

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
February 23, 2017

Present: Marnique Heath (Chair), Rauzia Ally, Andrew Aurbach, Brian Crane, Linda Greene, Outerbridge Horsey, Chris Landis, Gretchen Pfaehler. Absent: Rauzia Ally.

AGENDA

GEORGETOWN HISTORIC DISTRICT

1212 and 1214 28th Street NW, HPA 17-174, concept/subdivision to consolidate two lots and buildings, two-story rear addition, demolition.

The Board did not decide on the matter, but asked staff to inspect the interior of 1212 28th Street to see if a resolution could be worked out before the case returns to the Board. The Board requested any information from the application on earlier concepts that were considered and any information on why the rear wall of 1212 could not be largely retained. Vote: 5-2 (Greene and Landis opposed).

ST. ELIZABETHS HOSPITAL HISTORIC DISTRICT

1100 Alabama Avenue SE, 17-047, revised concept/construction of new arena.

The Board approved the project in concept as not incompatible with the character of the historic district, and delegated to staff further review, with conditions that: (1) if the second-story front windows must be eliminated, then a loggia or some other element replace them in order to tie the two double-height entrance pieces together and create a higher “eave” height that relates to that on the two-story historic buildings across Oak Street; (2) there be no areaway between the rear of the arena and the public sidewalk; (3) the security fencing around the parking lot end at the north corner of the area portion of the complex, above where the loading bays are; and (4) the landscape in front of Building 102 be limited to a buffer screening the parking lot and its fence, with the yard remaining flat lawn with occasional trees and shrubs. Vote: 7-0.

MOUNT VERNON SQUARE HISTORIC DISTRICT

1251 4th Street NW, HPA 17-075, concept/subdivision into three lots, construction of two three-story buildings, and roof deck to two-story house wing.

The Board approved the revised concept contingent on revision of the window condition on the south end of the building and delegated final approval to Staff. Vote: 7-0.

CAPITOL HILL HISTORIC DISTRICT

517 7th Street SE, HPA 17-181 concept/three-story rear addition.

The Board found the concept to be generally compatible with the character of the historic district and delegated final approval to staff with the following conditions: (1) the third floor should be eliminated or reduced in size and redesigned as a shed dormer; (2) the addition’s fenestration should be revised to feature vertically-oriented double-hung windows; and (3) the mechanical equipment and ductwork should be moved to a less conspicuous location. Vote: 6-0.

417 4th Street SE, HPA 17-076, concept/three-story rear addition.

The Board found the concept to be compatible with the Capitol Hill Historic District and delegate final approval to staff. The Board concurred with the ANC resolution in support of the project. Vote: 7-0.

108-110 8th St NE, HPA 16-694, concept/three-story addition, new carriage house.

The Board voted to approve the revised concept as consistent with the purposes of the preservation act and delegate final approval to staff with the following conditions: (1) that the side-yard addition at the north elevation at 110 be reduced in size to align with the location of the highest point of the historic roof; (2) and that the exterior of the existing chimney be retained. Vote: 6-1, 1 abstained.

14TH STREET HISTORIC DISTRICT

1341 14th Street NW, HPA 17-081, concept/alteration and new construction.

The Board approved the concept as consistent with the historic district with the conditions that the 6th floor be setback a minimum of five feet on the Rhode Island Avenue elevation and that the main entrance continue to be studied, and delegated final approval to staff. Vote: 8-0.

CONSENT CALENDAR

The Board considered and approved the following items on the consent calendar on February 23. Vote: 7-0.

LANDMARK DESIGNATION HEARING

Perna Brothers Chesapeake Street Houses, 4112-4118 Chesapeake Street NW, Case 16-20.

CAPITOL HILL HISTORIC DISTRICT

~~1335 Massachusetts Ave SE HPA 17-041 concept/roof top and rear additions.~~

The Board received a letter of opposition to the project and also expressed concerns about the compatibility of the proposal. It asked that a sight-line drawing be prepared from the park across the street and that the project be scheduled on the agenda at a future meeting.

14TH STREET HISTORIC DISTRICT

1534 14th Street NW, HPA 16-254, concept/rear and roof addition.

The Board approved the general concept on the condition that a flag test of the rooftop mezzanine addition be performed, as per the condition in the HPO report, and that the addition be pulled back further as necessary to ensure that it is not visible over the top of the building, that the roof deck be pulled back a minimum of four feet from the face of the building, that all utility meters be placed inside or in a manner that is not visible from the street.

GEORGETOWN HISTORIC DISTRICT

~~3255-3259 Prospect Street NW, HPA 17-182, concept/subdivision to allow construction of four-story building adjacent to a historic rowhouse.~~ The Board received a letter of opposition to the project, and removed the case from the consent calendar and asked that it be scheduled on the agenda at a future meeting.

www.nealgross.com or info@nealgross.com. Individual staff reports that are prepared in advance of the hearing are posted on our website at <http://planning.dc.gov>