

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



**Historic Preservation Review Board Meeting
September 23 and 30, 2021**

The Historic Preservation Review Board met and considered the following items.

SEPTEMBER 23RD MEETING

Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Carisa Stanley Beatty, Matt Bell, Linda Greene, Outerbridge Horsey, Alexandra Jones, Sandra Jowers-Barber and Gretchen Pfaehler.

Absent: Outerbridge Horsey.

AGENDA

SHAW HISTORIC DISTRICT

1521-1521 ½ 11th Street NW, HPA 21-366, concept/lot combination, two-story rear addition.

The Board advised the applicant to revise drawings according to Staff recommendation and Board comments and return to the Board for further review. No vote taken.

HISTORIC DISTRICT DESIGNATION HEARING

Anacostia Historic District boundary expansion, Case 21-10.

The Board took testimony, kept the record open, and deferred action on the application to October, following a Board visit to the historic district with the various recommendations in mind.

MOUNT PLEASANT HISTORIC DISTRICT

3060 16th Street NW, HPA 21-219, permit/removal of balconies.

The Board supported replacement of the remainder of the balconies as necessary to match the originals, and recommended denial of the removal of 25, as proposed, as incompatible with the purposes of the preservation law. Vote: 7-0.

1656 Hobart Street NW, HPA 21-497, permit/deck with privacy panels.

The Board recommended approval of a permit for a rear deck/carport topped by a six-foot-tall plank privacy fence with the drawings to be revised to accurately depict the proposed structure. Vote: 7-0.

3118 Mount Pleasant Street NW, HPA 21-501, concept/alterations, basement areaway and storefront, rear additions.

The Board approved the concept and delegated further review to staff, with the conditions that: 1) the floor framing be mostly retained within the main block; 2) the replacement windows be compatible, as described in the staff report and in the guidelines; 3) the front porch be restored, or the reconstruction of its storefront infill be approached as described in the staff report, set back behind columns to match the lost originals; 4) the porch masonry not be painted black, and not be painted at all if it is avoidable, with a preservation plan for the masonry; 5) the storefront fill the space beneath the porch slab; and 6) the areaway railing not extend nearer the street than the ends of the railings on the next-door landings. Vote: 7-0.

DUPONT CIRCLE HISTORIC DISTRICT

1632 17th Street NW, HPA 21-370; concept/storefront alterations and addition of fourth story and penthouse to three-story building.

The Board approved the revised proposal, with the suggested changes to materials and height recommended in the HPO, as compatible with the Dupont Circle Historic District. Vote: 7-0.

1739 Church Street NW, HPA 21-443; permit/after-the-fact review of handrails at front stairs.

The Board approved the permit for the handrails as installed and recently modified to lower the height of the posts. Vote: 7-0.

BLOOMINGDALE HISTORIC DISTRICT

2401-2405 1st Street NW, HPA 21-274, revised concept/subdivision for four rowhouses on two lots.

The Board approved Option A, with four equal width rowhouses on the two lots, as compatible with the character of the Bloomingdale Historic District. Vote: 6-0.

SEPTEMBER 30TH MEETING

Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Carisa Stanley Beatty, Matt Bell, Alexandra Jones, Sandra Jowers-Barber and Gretchen Pfaehler. Absent: Linda Greene, Outerbridge Horsey.

CAPITOL HILL HISTORIC DISTRICT

810 C Street NE, HPA 21-416, concept/rebuild front façade, add third story to existing two-story building.

The Board found the project to be generally compatible with the Capitol Hill Historic District, with the conditions that (1) the basement level be lowered about one foot to align with the adjacent historic building and (2) that revisions made to improve the compatibility of the entry stairs; and delegated final approval to staff. Vote: 7-0.

114 12th Street NE, HPA 21-442; concept/add second story to existing one-story garage.

The Board found the proposal to be compatible with the Capitol Hill Historic District, with the conditions that (1) a false front be added to make the alley elevation appear to be full-width and (2) that a door or window be added to the recessed wall facing the adjacent carriage house to create access to the addition roof; and delegated final approval to staff. Vote: 7-0.

LEDROIT PARK HISTORIC DISTRICT

611 Florida Avenue NW, HPA 21-413, permit/construct four-story plus cellar addition at rear.

The Board found the concept for a new three-story rear wing 611 Florida Avenue NW to be compatible with the character of the LeDroit Park Historic District, and consistent with the purpose of the preservation act, on the condition that the fourth-floor addition is removed from the concept design and delegated final review to staff. Vote: 7-0.

MOUNT VERNON SQUARE HISTORIC DISTRICT

1112 6th Street NW, HPA 21-441, concept/demolish rear two-story addition: construct three story plus penthouse addition at rear with interior court.

No vote was taken on the project with the instructions that it return to the Board for further review.

U STREET HISTORIC DISTRICT

1708-1/2 10th Street NW, HPA 21-521, concept/façade alterations and addition to non-contributing building.

The Board did not take a vote but encouraged the applicant to reconsider the proposal to improve its compatibility with the historic district and to return for review when ready.

ANACOSTIA HISTORIC DISTRICT

1337 Good Hope Road SE, HPA 21-500, courtesy concept review/demolish non-contributing building and construct 5-story mixed use building in proposed historic district expansion area.

The Board did not take a formal vote or action, as is their policy on courtesy concept reviews, but expressed that it was supportive of the height and mass, with recommendation for further study of the materials and fenestration of the corner tower element. If the property is included in the boundaries of the historic district, it should return to the Board for a formal concept review when ready.

TAKOMA PARK HISTORIC DISTRICT

515 Cedar Street NW, HPA 21-373, revised concept/new construction, two-story detached house.

The Board did not take a vote but expressed its support for the reduced width, design of the front elevation, and retention of the garage within the mass of the building, but asked the applicant to look at providing more variety to the mass and articulation of the sides of the building, and for the project to return for further review when ready.

GEORGETOWN HISTORIC DISTRICT

1217 29th Street NW, HPA 21-446, permit/rear addition.

The Board approved the addition, including its fenestration, on the condition that the parapet wall be eliminated and replaced with an inconspicuous railing. Vote: 7-0.

CONSENT CALENDAR

The Consent Calendar was approved by HPRB on September 23 by a vote of 7-0.

HISTORIC LANDMARK DESIGNATION

Coolidge High School, 6315 5th Street NW, Case 21-17.

FORT CIRCLE PARK HISTORIC DISTRICT

3779 Ely Place SE, HPA 21-495, concept/construction of skating rink.

ST. ELIZABETHS HOSPITAL HISTORIC DISTRICT

2700 Martin Luther King Jr. Avenue SE, HPA 21-498, concept/new construction of hospital and parking garage.

Transcripts of Historic Preservation Review Board Meetings may be purchased from the court reporting agency that covered this hearing – Neal R. Gross & Co., Inc., (202) 234-4433, www.nealrgross.com or info@nealrgross.com. Individual staff reports that are prepared in advance of the hearing are posted on our website at <https://planning.dc.gov> .