

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
December 15, 2016

Present: Gretchen Pfaehler (Chair), Rauzia Ally, Andrew Aurbach, Brian Crane, Graham Davidson, Nancy Metzger, Joseph Taylor and Charles Wilson.

AGENDA

CAPITOL HILL HISTORIC DISTRICT

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

The Board approved the proposed alterations to the primary façade and roof, however stipulated that roof be clad in standing seam metal. The board found the concept of a visible rear addition compatible with the character of the Capitol Hill Historic District, however, required that no part of the rear addition extend past the rear façade at 419, that the third floor at the rear not be extended past its current plain, and that the applicant work with staff to refine the design and details of the rear façade. Vote: 8-0.

108-110 8th Street NE, HPA 16-694, concept/rear addition and new carriage house.

The Board found the concept incompatible with the character of the historic district and inconsistent with the purposes of the preservation act, and direct the applicant to continue design work to accomplish the following: (1) limit the amount of demolition and specifically to not demolish the north wall at 110; (2) decrease the size of the rear addition; (3) increase the compatibility of the rear elevation through materials and fenestration; and (4) rebuild a one-story garage within the footprint of the existing garage. The Board acknowledged and agreed with the concerns that were raised by neighbors in the ANC resolution. Vote: 8-0.

518 6th Street, NE HPA 16-199, concept/three-story rear addition.

The Board found the concept to be generally compatible with the character of the historic district, however, asked that the rear addition be a dog-leg, align with the rear façades at the two adjacent buildings, and be clad in brick; and that the applicant continue to work with staff to refine the details of the replacement windows and doors. The Board acknowledged and concurred with the concerns that were raised in the ANC resolution. The project should return to the Board for final review when ready. Vote: 8-0.

434 3rd Street NE, HPA 16-697, concept/two unit building on vacant lot.

The Board found the concept to be generally compatible with the character of the historic district, but that revisions are needed to the color of the materials and to the massing, materials and fenestration of the projecting bay. The applicant is to continue working with HPO and final delegation has been given to staff. Vote: 8-0.

U STREET HISTORIC DISTRICT

2213 14th Street NW, HPA 16-699, revised concept/four-story addition above three-story non-contributing building and re-clad façade.

The Board found the concept compatible with the historic district and adopted the staff report's recommendations. Final review was delegated to staff. Vote: 8-0.

~~**SAINT ELIZABETHS HOSPITAL HISTORIC DISTRICT**~~

~~1100 Alabama Avenue SE, 17-047, concept/new arena.~~

~~[This case deferred at the request of the applicant]~~

MOUNT PLEASANT HISTORIC DISTRICT

1842-1844 Monroe Street NW, HPA 16-618, revised concept/subdivision into two lots and construction of two three-story two-unit buildings, plus site work.

The Board approved the project in concept, delegating to staff further review, considering three-level rowhouses not to be incompatible with the character of the historic district, with the conditions that: the third floor be lowered so that each building is two stories plus an attic that is perhaps under a well-proportioned mansard; the houses be repeating twins rather than mirror twins; the utility meters be concealed, beyond merely screening with vegetation; the window openings be less horizontal, with a preference for single and not ganged windows throughout; the houses' field brick not be of two different colors; and that the applicant address the points raised in the staff report. Vote: 8-0.

HISTORIC LANDMARK

Tregaron, 3100 Macomb Street NW, HPA 16-053, concept/construction of new classroom building and site alterations by Washington International School.

The Board concurred with the HPO report in finding the proposal to be incompatible with the landmark. While stating that a building could potentially be built on this site, the proposal's scale, size, length, continuity along the edge of the hill, and materiality were cited as attributes that were not compatible. Vote: 7-1.

DUPONT CIRCLE HISTORIC DISTRICT

1721 20th St NW, HPA 17-074, concept/renovation and three-story addition and roof deck.

The Board found the concept generally compatible with the character of the historic district and consistent with the preservation act with the following recommendations: (1) the interior of the historic houses must maintain the load bearing party wall and part of the rear wall with allowances for openings; (2) the plans must identify that the utility meters will be placed in a room on the interior of the building; (3) the architect should continue to work with HPO on the transition between historic and new construction, and on the preservation plan for the front elevation; (4) a flag test must be conducted with HPO staff to confirm there is no visibility of the proposed addition from across the street. Final approval was delegated to staff. Vote: 6-0. *[NOTE: Upon receipt of a resolution in support of the project by ANC 2B and a letter of support from the Dupont Circle Conservancy, the case was approved on the consent calendar.]*

CONSENT CALENDAR

The Board approved the following items on the consent calendar by a vote of 7-0.

HISTORIC DESIGNATION NOMINATIONS

National Mall Historic District amendment, Reservations 2 and 332, Parcel 316, Lots 6 and 7, Case 17-02.
Washington Monument and Grounds Historic District amendment, Reservation 2, Case 17-03.

HISTORIC LANDMARKS

First African New Church, 2101 10th Street NW, HPA 14-125, renewal of expired concept/addition to landmark.

ANACOSTIA HISTORIC DISTRICT

1648 U Street SE, HPA 17-073, partial demolition, stabilization and new foundation.

The Board approved the concept as compatible given the deterioration of the neglected property, with the conditions that the windows be boarded on the exterior, and the turned porch columns be salvaged.

2126 15th Street SE, HPA 17-080, concept/construction of two-story accessory building for apartment.

The Board approved the concept as not incompatible, with the conditions that the glass block be eliminated; the structure be moved forward so as not to abut 1508 W Street; and that the balcony be eliminated or made to project substantially less. The Board preferred that the structure sit on the ground instead of on piers.

CAPITOL HILL HISTORIC DISTRICT

316 10th Street SE HPA-17-079, concept/two-story plus cellar rear addition.

18 8th Street NE 17-043, concept/two-story rear addition.

515 7th Street SE, HPA 17-071, concept/two-story plus basement carriage house.

The Board requested that the applicant protect and preserve yellow brick alley paving.

CLEVELAND PARK HISTORIC DISTRICT

3529 Ordway Street NW, HPA 17-078, concept/rear addition.

WALTER REED ARMY MEDICAL CENTER HISTORIC DISTRICT

6900 Georgia Avenue NW, HPA 17-070, concept/subdivision of campus.

The Board approved the subdivisions in concept, with the exception of those discussed in the staff report, and delegated to staff further review of the subdivisions proposed (with further significant subdivisions within the parcels presently outlined to come to the Board in the future).

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 <http://planning.dc.gov>