

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



**Historic Preservation Review Board Meetings
March 22 and 29, 2018**

MARCH 22, 2018 MEETING

Present: Marnique Heath (Chair), Andrew Aurbach, Linda Greene, Outerbridge Horsey, Sandra Jowers-Barber, Chris Landis and Gretchen Pfaehler. Absent: Thomas Brokaw, Brian Crane.

AGENDA

LANDMARK DESIGNATION HEARING

~~St. Paul's Methodist Episcopal Church South, 150 S Street NW, Case 18-09 and HPA 18-147, raze~~
[Landmark hearing and consideration of raze application deferred at request of the owner].

ANACOSTIA HISTORIC DISTRICT

1446 W Street SE (Square 5780, Lot 810), HPA 18-247, concept/new dwelling.

The Board found the concept for new construction to be not incompatible with the character of the historic district, and delegated approval to staff on the condition the architect continue to correspond with the community on final project and the final permit approval to return to the Board for review. Vote: 7-0

STRIVERS SECTION HISTORIC DISTRICT

1729 T Street NW, HPA 18-249, concept/ new construction of four-story multi-unit rowhouse.

The Board found the concept for new construction to be not incompatible with the character of the historic district, and delegated final approval to staff on the condition that the front window configuration and basement areaway and front stoop be revised as outlined in the HPO report. The Board additionally asked the applicant to work with staff to evaluate the height of the penthouse via a flag test, to explore a two-story projecting bay alternative, and study a straight front stair at the front yard. Vote: 7-0

MOUNT VERNON TRIANGLE HISTORIC DISTRICT

923-927 5th Street NW, HPA 18-212, concept/new construction.

The Board approved the massing and general concept of the project and asked the applicant to continue to work on the following and return to the Board for a final review: 1) Continue working on the base of the building: refining how the new building meets the historic element; studying the profile and material of the columns; studying the proportion of the setback both in plan and section; and clarifying the main entry of the building; 2) Minimizing the penthouse level through materials, detailing, and/or setbacks. Vote: 7-0

U STREET HISTORIC DISTRICT

2114-2124 14th Street NW, HPA 18-136, concept/new seven-story building behind historic buildings.

The Board approved the general concept with the following findings: (1) the treatment of the historic buildings, including some being reclassified as non-contributing due to a lack of integrity, is based on archival and on-site analysis and is consistent with the purposes of the preservation act; (2) the general concept is compatible in height, mass, materials and architectural character with the character of the U Street Historic District; (3) the projections on the V and W Street elevations are not compatible in size, scale and location and should be redesigned; (4) some members questioned the compatibility of the bridge element and suggested that it continue to be studied; and (5) additional breaking down of the massing, height and scale was needed of the primary (gray brick) portion of the building to improve its compatibility. The concept should return to the Board with revisions to the V and W Street elevations and after options for the parking garage entrance location have been evaluated. Vote: 6-0.

MOUNT PLEASANT HISTORIC DISTRICT

~~1800 Kenyon Street NW, HPA 18-252, concept/roof deck on brick garage [deferred at request of the owner].~~

U STREET HISTORIC DISTRICT

1926 10th Street NW, HPA 18-229, concept/remove rear addition, construct new three-level addition

The Board approved the concept and delegated final approval to staff. Vote: 6-0.

ANACOSTIA HISTORIC DISTRICT

2216 Chester Street SE, HPA 18-105, revised concept/new construction.

The Board found the concept for new construction to be not incompatible with the character of the historic district, with the recommendation the applicant follow the staff report and provide materials and detailed dimensions for the rear elevation windows and doors. The applicant was asked to work with staff on refining the cornice detailing and how it will return onto the sides, and to return to the Board for final permit approval. Vote 6-0

MARCH 29 MEETING

Present: Marnique Heath (Chair), Andrew Aurbach, Thomas Brokaw, Brian Crane, Linda Greene, Outerbridge Horsey, Sandra Jowers-Barber. Absent: Chris Landis, Gretchen Pfaehler.

AGENDA**MOUNT VERNON SQUARE HISTORIC DISTRICT**

1253 4th Street NW, HPA 18-205, concept/new construction; three-story, four-unit building.

The Board found the general concept for new construction to be not incompatible with the character of the historic district and recommended revisions to reduce the prominence of the stairs at the south end of the front façade. Final approval was delegated to staff. Vote: 7-0.

LEDROIT PARK HISTORIC DISTRICT

400 U Street NW, HPA 18-201, permit/fence in rear yard.

The Board approved the location and height of the fence on the condition that it be 50% open to achieve an ornamental character. Vote: 7-0.

U STREET HISTORIC DISTRICT

1114-1118 U Street NW, HPA 18-018, revised concept/roof addition.

The Board found the concept compatible with the character of the historic district with the requirement the applicant resolve the materials and canopy along 12th street façade; final approval was delegated to staff. Vote 7-0

2228 12th Street NW, HPA 18-254, permit/addition.

The Board did not vote on the permit and delegated final approval to staff on the condition the project is approved by the ANC.

CONSENT CALENDAR

The following cases were approved on the consent calendar on March 22 by a vote of: 7-0.

LANDMARK DESIGNATION

Langston Golf Course, 2600 Benning Road NE, Case 18-11.

ANACOSTIA HISTORIC DISTRICT

~~1446 W Street SE (Square 5780, Lot 810), HPA 18-247, concept/new two-story dwelling~~
[Case moved to March 22 agenda].

CAPITOL HILL HISTORIC DISTRICT

816 E Street and 518 9th Street NE, HPA 18-251, concept/one-story rooftop additions; rooftop mechanicals and railings.

SHAW HISTORIC DISTRICT

1407 10th Street NW, HPA 18-250, concept/ partial third floor addition at rear ell, new cellar level.

U STREET HISTORIC DISTRICT

1321 Wallach Place NW, HPA 18-197, concept/three floor addition.

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>