

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
May 26 and June 2, 2022

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

MAY 26TH AGENDA

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

Absent: Alexandra Jones, Gretchen Pfaehler.

HISTORIC DESIGNATION HEARINGS

~~National Training School for Women and Girls, 601 50th Street NE, Case 22-07.~~

This case was deferred at the request of the applicant/owner and the Deanwood Citizens Association for no more than two months. The nomination was also deferred in April.

St. Joseph's Seminary, 1200 Varnum Street NE, Case 21-14.

The Board designated St. Joseph's Seminary at 1200 Varnum Street NE a historic landmark to be entered in the D.C. Inventory of Historic Sites and recommends that the nomination, with revisions, be forwarded to the National Register of Historic Places for listing at the local level of significance under National Register Criteria A (history) and C (architecture). The period of significance extends from 1929, the completion of the main block of the seminary building to 1958, the date of construction of the chapel wing. Vote: 7-0.

Uptown Theater, 3426 Connecticut Avenue NW, Case 21-06.

The Board designated the Uptown Theater a historic landmark to be entered in the D.C. Inventory of Historic Sites as meeting District of Columbia designation criteria B, D, E and F. It recommended that the nomination be forwarded to the National Register of Historic Places for listing as of local significance, with a period of significance of 1936, the date of its construction. It requested that the nomination first be revised with a discussion of racial segregation and desegregation of the facility, and that the issue of the parking lot behind the building be clarified as to whether it was associated with the theater. Vote: 7-0.

ANACOSTIA HISTORIC DISTRICT

2102 16th Street SE, HPA 22-225, concept/new construction of single family house.

The Board conditionally supports the concept as consistent with the character of the Anacostia Historic District contingent on the support of the ANC 8A and delegate final approval to staff. Vote: 7-0.

2100 16th Street SE, HPA 22-232, concept/new construction of single family house.

The Board did not find the north elevation design compatible with historic district and requested the applicant to revise the plans, meet with the community and ANC, and return to the Board for further review. No vote taken.

WASHINGTON HEIGHTS HISTORIC DISTRICT

2001 18th Street NW, HPA 22-227, concept/rooftop canopy structure and exterior vestibule addition.

The Board found the design of the canopy and vestibule problematic, but did not vote. The applicant may return with alternate designs.

U STREET HISTORIC DISTRICT

1250 U Street NW, HPA 21-421, revised concept/new construction of apartment and alley buildings.

The Board supports the revised proposal as compatible with the U Street Historic District and delegated final approval to HPO. The Board requested that the applicant include interpretative education on the history of DC alley dwellings and the alley be installed on site in a manner accessible to the public. Vote: 6-0.

DUPONT CIRCLE HISTORIC DISTRICT

1722 Swann Street NW, HPA 22-276, concept/new construction of three-story plus penthouse building.

The Board did not vote but generally supported the staff report and provided comments to the applicant for resubmission.

JUNE 2ND AGENDA

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

MOUNT VERNON SQUARE HISTORIC DISTRICT

1100 6th Street NW, HPA 22-274, concept/construct 7 story plus penthouse building connected to historic corner building.

The Board found the height and massing of the concept compatible with the historic district but advised the applicant to reduce and simplify the façade materials, with a focus on east elevation treatments, and to return for further review. Vote: 6 -0.

CAPITOL HILL HISTORIC DISTRICT

227-239 Massachusetts Avenue NE, HPA 22-281, concept/fourth floor roof addition to 227, façade and site alterations.

The Board approved the proposed addition in concept, but asked that the site work be revised to express the individual character of each building, taking into consideration the input of the Advisory Neighborhood Commission and the Capitol Hill Restoration Society, and that the original doors at 227 Massachusetts Avenue remain entry doors, each with compatible exterior stairs. Vote: 5 -1.

CLEVELAND PARK HISTORIC DISTRICT

3522 Quebec Street NW, HPA 22-273, concept/two story addition at rear.

The Board approved the addition as compatible with the character of the Cleveland Park Historic District and delegated final approval to staff. Vote: 6- 0.

DUPONT CIRCLE HISTORIC DISTRICT

1322-1326 18th Street NW, HPA 22-144, concept/five-story rear addition, alterations.

The Board approved the recommendation of HPO for a fifth floor addition with the condition that revision of the project for permit adequately addresses the comments in the staff report, with final approval delegated to staff. Vote: 6- 0.

CONSENT CALENDAR

The following cases were approved by HPRB on May 26 by a vote of 7-0 with noted comments on 2040 S Street NW by board member Bell.

ANACOSTIA HISTORIC DISTRICT

1337 Good Hope Road SE, HPA 21-500, revised concept/demolish non-contributing building and construct 4-story mixed use building.

CAPITOL HILL HISTORIC DISTRICT

510 9th Street SE, HPA 22-228, concept/third story addition and roof deck at rear, window wells and replace stairs at front.

639 A Street SE, HPA 22-277, concept/two story rear addition, replace garage with two-story carriage house.

135 Kentucky Avenue SE, HPA 22-278, concept/two story rear addition, second story addition to garage.

CLEVELAND PARK HISTORIC DISTRICT

3019 Rodman Street NW, HPA 22-275, concept/two story addition at rear.

DUPONT CIRCLE HISTORIC DISTRICT

2040 S Street NW, HPA 22-224, concept/three-story addition.

The Board added comments about the design of the garage door and selection of cast stone material to be addressed with staff prior to permitting.

GEORGETOWN HISTORIC DISTRICT

1071 and 1075 Thomas Jefferson Street NW, HPA 22-155, concept/subdivision to combine two lots and buildings, addition, alterations, site work.

Following an executive session with counsel, the following case was approved by HPRB by a vote of 7-0-1 (*Bell recused and abstained*).

WASHINGTON HEIGHTS HISTORIC DISTRICT

1800 Columbia Road NW, HPA 16-388, renewal of approved concept/new construction.

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>.