

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
November 16, 2017

NOVEMBER 16 MEETING

Present: Marnique Heath (Chair), Andrew Aurbach, Brian Crane, Outerbridge Horsey, Joseph Taylor.
Absent: Rauzia Ally, Linda Greene, Gretchen Pfahler.

AGENDA

DESIGNATION HEARINGS

PEPCO Harrison Street Substation, 5210 Wisconsin Avenue NW, Case 17-23.

The Board designated the PEPCO Harrison Street Substation, 5210 Wisconsin Avenue NW, a historic landmark in the D.C. Inventory of Historic Sites, and 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 1940. The HPRB made clear that the only protected portion of the property will be the front elevation facing Wisconsin Avenue, that the designation would have no effect or result in any delay on the on-going renovation of the substation, and that the designation would not preclude redevelopment of the site in the future in the event the property is no longer needed by PEPCO; the Board also noted for the record that a letter of support for the designation had been received from the property owner. Vote: 5-0.

St. Paul's College, 3015/3025 4th Street NE, Cases 17-14 and 17-21.

The Board designated St. Paul's College, 3015/3025 4th Street NE, a historic landmark in the D.C. Inventory of Historic Sites with the modified boundaries recommended by HPO, and recommended that the relevant historical information in the two nominations be combined and archaeological potential be addressed in the final nomination for forwarding to the National Register of Historic Places for listing as of local significance. Vote: 5-0.

Equitable Life Insurance Company Headquarters, 3900 Wisconsin Avenue NW, Case 17-19.

The Board designated the Equitable Life Insurance Company at 3900 Wisconsin Avenue a historic landmark in the D.C. Inventory of Historic Sites, and recommended that the nomination be forwarded to the National Register of Historic Places for listing as of local significance, with a period of significance 1956-1963. Vote: 5-0.

HISTORIC LANDMARK

Equitable Life Insurance Company, 3900 Wisconsin Avenue NW, 17-495, concept/new construction.

The Board found the concept to be compatible with the character of the landmark, concurred with the recommendations made in the HPO report and also recommended that Building 3 could be quieter and simpler in design and that Building 4 should be pulled further back from Wisconsin Avenue, and the project return for final review when appropriate. Vote: 6-0.

SAINT ELIZABETHS HISTORIC DISTRICT

1100 Alabama Avenue SE, HPA 17-589, revised concept/addition of glass entry vestibules.

The Board approved the project in concept, including the further development of Option A (and an Option C introduced at the hearing) for the exterior entry additions, and delegated further review to staff to address the issues raised in the staff report. Vote: 5-0.

16TH STREET HISTORIC DISTRICT

1529 16th Street NW, HPA 17-664, concept/additions, rooftop penthouse and rear.

The Board approved the concept for the rear alterations, with the condition that the extent of night time lighting of the stair be minimized, and found that the penthouse and roof terrace should continue to be studied to reduce its visibility and return for further review when ready. Vote: 6-0.

CAPITOL HILL HISTORIC DISTRICT

1015 D Street SE, HPA 18-041, concept/alterations, rear addition and dormers.

The Board found the revised concept to be consistent with the purposes of the preservation act with the conditions the applicant work with HPO Staff to revise the plans to show substantial retention and, if necessary, adaptation of the existing stained-glass windows. Vote 6-0

716 L Street SE, HPA 17-658, concept/rear and rooftop additions and storefront infill.

The Board found the general concept for rear and roof additions to be compatible with the character of the historic district, with the following conditions: (1) The rooftop addition should be pulled back from the front elevation a minimum of 20 feet to ensure that it is not visible from directly in front of the building on L Street; (2) The roof top addition's east elevation should be clad in metal to better differentiate the addition from the volume of the historic building; (3) The west side addition should be pulled back so that it aligns with the back of the existing building; (4) The design of the new storefront should be revised as described above; (5) The replacement windows at the primary elevation should replicate the historic six-over-one window configuration; and (6) Final approval delegated to staff. Vote: 6-0

SHAW HISTORIC DISTRICT

1501 9th Street NW, HPA 17-434, concept/enclosed sidewalk café.

The Board advised the applicant that the location of the enclosed sidewalk café was incompatible and should either be moved west to project from the building, or that the seating area remain open. No vote taken.

CONSENT CALENDAR

The Board considered and approved the following items on the consent calendar. Vote: 5-0.

DESIGNATION HEARINGS

Homestead Apartments, 812 Jefferson Street NW, Case 17-15.

HISTORIC LANDMARKS

PEPCO Harrison Street Substation, 5210 Wisconsin Avenue NW, HPA 18-014, concept/façade restoration and exterior alterations.

Benjamin Franklin School, 925 13th Street NW, HPA 17-667, concept/interior rehabilitation and exterior preservation.

Capitol Park Towers, 301 G Street SW, HPA 15-368, renewal of concept approval for additions.

Metropolitan Club, 1700 H Street NW, HPA 17-487, revised concept/one-story roof addition.

CAPITOL HILL HISTORIC DISTRICT

421 Seward Square SE, HPA 18-044, concept/rooftop addition.

DUPONT CIRCLE HISTORIC DISTRICT

1615 Riggs Place NW, HPA 18-045, concept/basement addition, demolition and construction of rear addition with balcony.

The Board heard concerns from the ANC SMD and a neighbor regarding the materials of the addition and the lengthening of the front side window and directed HPO to work with the applicant on these issues.

14TH STREET HISTORIC DISTRICT

1335 Corcoran Street NW, HPA 17-661, concept/three-story rear addition.

1310-1312 Vermont Avenue NW, HPA 18-047, concept/rear and side addition.

MCMILLAN PARK RESERVOIR HISTORIC DISTRICT

350 McMillan Drive NW, HPA 17-407, construction of new DDOT Materials Testing Laboratory.

U STREET HISTORIC DISTRICT

915 French Street NW, HPA 18-006, concept/third floor addition and roof deck.

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>