

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**HPRB ACTIONS**  
**September 22 and 29, 2022**

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

HPRB meetings are governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at [opengovoffice@dc.gov](mailto:opengovoffice@dc.gov).

**SEPTEMBER 22 MEETING**

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

**AGENDA**

**INFORMATIONAL PRESENTATIONS**

Update on Connecticut Avenue Development Guidelines.

Overview of Recently Completed Projects.

**HISTORIC LANDMARK**

733 Euclid Street NW, HPA 22-366, revised concept/construct two three-story side and rear additions, subdivision.

*The Board found the revised concept to be compatible with the landmark and delegated final approval to staff. The Board suggested that the applicant look at lowering the height of the roof over the stairs on the third floor and outlined the scope of work that should be covered in the preservation plan, and continued to encourage the owner to consider historic interpretation of the site be incorporated into the final proposal. Vote: 7-0.*

**WALTER REED ARMY MEDICAL HOSPITAL HISTORIC DISTRICT**

7101 13<sup>th</sup> Street NW, HPA 22-332, revised concept/new construction of five-story apartment building.

*The Board suggested that either the two sections of the project be made more distinct, perhaps with a hyphen between, or that the organization of the entire building take inspiration from Delano Hall on campus.*

**MOUNT PLEASANT HISTORIC DISTRICT**

1614 Kilbourne Place NW, HPA 22-365, concept/three-story side addition and alterations.

*The Board suggested that the top floor of the addition be eliminated or have a front setback of at least five feet.*

**GEORGETOWN HISTORIC DISTRICT**

1023, 1025 and 1027 31<sup>st</sup> Street NW, HPA 22-317, concept/subdivision to consolidate three lots into one, alterations, additions, demolition.

*The Board approved the concept for the project, including the necessary subdivision, as consistent with the purposes of the historic preservation law, and delegated to staff further review with the understanding that the*

permit application will also be reviewed by CFA, with the condition that the applicant prepare a preservation plan for treatment of the historic facades. Vote: 7-0.

#### **HISTORIC LANDMARK**

4624 Verplanck Street NW, HPA 22-436, concept/remove existing rear addition, construction new rear addition.

*The Board did not take a vote and was hesitant to vote on a design concept unseen by the ANC. The Board indicated that the proposed plans did not sufficiently enhance the landmark. The Board encouraged the applicant to return with revised plans that could change the configuration of the addition wall on the eastern elevation, making it even with the eastern wall of the historic house so that the hexagonal bay was the only projection. The Board also encouraged the applicant to rethink the height of the addition to either be one-floor or two-floors, rather than in between.*

#### **U STREET HISTORIC DISTRICT**

1920 9<sup>th</sup> Street NW, HPA 22-372, concept/install metal and glass retractable canopy over roof deck.

*The Board found the proposed glass roof to be compatible with the character of the property and historic district. Vote: 6-0.*

### **SEPTEMBER 29 MEETING**

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

#### **AGENDA**

#### **HISTORIC LANDMARK**

WRECO/Central Bus Garage and Bond Bread Factory, 2112-2146 Georgia Avenue NW, HPA 22-444, concept/rehabilitation, alterations, additions.

*The Board found the proposed subdivision to combine the two landmark lots to be consistent with the purposes of the preservation act, as the plans call for substantial retention of the interior walls that separate the two buildings and the buildings will continue to be understood as separate and discrete structures. Vote: 7-0. Heath recused.*

*The Board approved the concept for building alterations, selective demolition, and building additions with the following comments to be further explored in consultation with HPO: 1) the upper floors of the new construction on WRECO should be slightly set back and not co-planar with the garage's V Street elevation, and the inflexion point of the upper floors atop the Georgia Avenue elevation should continue to be studied to make it more intentional, 2) relocation of the two trusses in the northern part of the WRECO atrium to join the other five retained trusses in the southern portion should be explored, 3) the storefronts at WRECO should continue to be studied to retain the line of the building's watertable, 4) the size of the openings between Bond and WRECO should be restudied to retain more of the masonry walls, 5) the new construction behind the central tower of Bond should continue to be studied to provide more space between them, 6) final materials selection should be made with field mock ups adjacent to the historic buildings. Vote: 7-0. Heath recused.*

**ANACOSTIA HISTORIC DISTRICT**

2321 Shannon Place SE, HPA 22-442, concept/new construction of three-story house and third story addition to existing two-story house.

*The Board did not take an action but concurred with the staff report in supporting the subdivision, the concept for a two-story rear addition to 2321, and the proposed new construction with the third floor redesigned to read as a more subordinate roof form. The project should return to the Board when ready.*

2408 Martin Luther King Jr. Avenue SE, HPA 22-446, concept/two-story roof addition to two-story building.

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

**CAPITOL HILL HISTORIC DISTRICT**

223 8<sup>th</sup> Street NE, HPA 22-329, concept/three-story addition at rear; third story at roof.

*The Board found a rear and partial rooftop addition to be compatible with the Capitol Hill historic district, but recommended that the applicant revise the rear addition by pushing back the rear wall to the edge of the current ell and then continuing the addition in the form of a dogleg beyond that, and delegated final approval to staff. Vote: 4-0.*

236 11<sup>th</sup> Street NE, HPA 22-439, concept/infill dogleg and third story addition.

*The Board directed the applicant to revise their proposal to retain the existing dogleg and create additions at the rear and roof, with a setback on the ell roof addition, to emulate the massing of the adjacent neighbor at 234, and to return for further Board review.*

1107 10<sup>th</sup> Street SE, HPA 22-434, concept/new construction, three-story rowhouse above raised basement.

*The Board voted to support the staff report, finding the concept compatible conditioned on HPO's recommended revisions, and delegated final approval to Staff. Vote:5-0.*

**CONSENT CALENDAR SEPTEMBER 22**

The following items were approved with comment by a vote of 6-0.

**HISTORIC LANDMARK**

National Cathedral and Close, 3101 Wisconsin Avenue NW, HPA 22-367, concept/build new transept addition.

**DUPONT CIRCLE HISTORIC DISTRICT**

1837 19<sup>th</sup> Street NW, HPA 22-370, revised concept/construction of one-story addition.

**TAKOMA PARK HISTORIC DISTRICT**

635 Aspen Street NW, HPA 22-443, permit/subdivision of one lot into two.

**WOODLEY PARK HISTORIC DISTRICT**

2631-41 Connecticut Avenue NW, HPA 22-441; two-year extension of approved concept HPA 20-369.

The following Consent Calendar item was approved by a vote of 5-0-1 (Horsey recused).

**KALORAMA TRIANGLE HISTORIC DISTRICT**

1918 Belmont Road NW, HPA 22-447, two-year extension of approved concept

**CONSENT CALENDAR SEPTEMBER 29**

The following items were approved with comments on the historic designation by a vote of 5-0.

**HISTORIC DESIGNATION**

Lafayette Square Historic District amendment (additional documentation and boundary alterations), including parts of Squares 167, 186, 187S, 200, 221 and 222, Case 22-13.

**CAPITOL HILL HISTORIC DISTRICT**

409 East Capitol Street SE, HPA 22-369, concept/construct three-story addition at rear.

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