

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
September 26 and October 3, 2013

The Historic Preservation Review Board met to consider the following items on September 26 and October 3, 2013.

SEPTEMBER 26 HPRB AGENDA

Present: Gretchen Pfaehler, Chair; Rauzia Ally, Andrew Aurbach, Maria Casarella, Nancy Metzger, Joseph Taylor and Charles Wilson. Absent: Graham Davidson and Robert Sonderman,

HISTORIC LANDMARKS

Town Center East, 1001 and 1101 3rd Street, SW, HPA #13-394, concept/new construction.

- The Board found the concept to be compatible with the landmark, but recommended that the design of the buildings and landscape be studied with the goal of simplifying the palette of materials, making the buildings more residential in character, more directly evoking the piloti bases of the Pei towers, and simplifying the tops of the building. The Board asked that the project return for further review. Vote: 6-0 (Ally not present).

Wardman Tower, 2600 Woodley Road, NW, HPA #13-569, concept/alterations.

- The Board found the conceptual landscape plan, driveway and walkway paving, below-grade garage, and corridor alterations compatible with the character of the landmark, the applicants withdrew their proposal to expand the porte cochere and offered an alternative plan to reuse it and provide pedestrian access through the sides of the existing corridor. Vote: 4-1 (Taylor opposed; Ally absent, Casarella recused).

CLEVELAND PARK HISTORIC DISTRICT

3210 Newark Street, NW, HPA #13-475, concept/swimming pool and pool house.

- The Board did not approve the concept proposal. Vote: 7-0

3207 Highland Place, NW, HPA #13-559, permit/swimming pool

- The Board approved the proposal as consistent with the purposes of the preservation act. Vote: 7-0

DOWNTOWN HISTORIC DISTRICT

736-40 6th Street, NW, HPA #13-575, concept/alterations to non-contributing buildings.

- The Board found the design to be generally compatible with the character of the historic district and consistent with the purposes of the preservation act, pending revisions to the fenestration, and pushing the roof monitors back from the street elevations. Final approval delegated to staff. Vote: 7-0.

675 H Street NW, HPA #13-508, permit/cell antennas.

- The Board recommended denial of a permit to install antennas and associated equipment as incompatible with the character of the historic district and inconsistent with the purposes of the preservation act. Vote: 7-0.

TAKOMA PARK HISTORIC DISTRICT

6833 4th Street NW, HPA #13-467, concept/Takoma Theater addition and rehabilitation.

- The Board found the design to be generally compatible with the character of the historic district and consistent with the purposes of the preservation act, pending revisions to the design and location of the addition and requested that the project return to the Board for further review. Vote: 6-0 (Cassarella recused).

MOUNT PLEASANT HISTORIC DISTRICT

3428, 3430 and 3432 Oakwood Terrace NW, HPA #13-335, revised concept/four rowhouses and site work.

- The case was continued to the October 3rd meeting.

OCTOBER 3 HPRB AGENDA

The Historic Preservation Review Board met and considered the following items on October 3, 2013.

Present: Gretchen Pfahler, Chair; Rauzia Ally, Andrew Aurbach, Maria Casarella, Graham Davidson, Nancy Metzger, Robert Sonderman, and Charles Wilson. Absent: Joseph Taylor.

MOUNT PLEASANT HISTORIC DISTRICT

3428, 3430 and 3432 Oakwood Terrace NW, HPA #13-335, revised concept/four rowhouses and site work.

- The Board approved the design development of the concept and delegated further review to the staff, on condition that the applicant: further refines the bay at the south end of the building; composes the rear elevation more formally, making the windows more consistent with those of the front and bringing the precast cornice/parapet and belt course around the building; better balances the proportion of solid to void on the rear elevation, with wider windows and smaller door openings (transoms reduced in height); conceals the electric meters; uses either red or buff brick on the whole, but with the shades varied between the end units and the center of the façade; and submits to the staff, prior to permitting, an arborist's report on the likely impacts of the construction on oak tree at 17th Street. Vote: 6-0 (Davidson and Sonderman recused).

BLAGDEN ALLEY AND SHAW HISTORIC DISTRICTS

1211 10th Street NW, HPA #13-476, permit/substantial demolition contributing house, rear and side addition.

- The Board unanimously adopted the staff report which recommended that the Board advise the Mayor's Agent that the proposed work will result in substantial demolition of 1211 10th Street, NW, a contributing property to the Blagden-Alley Naylor Court Historic District, and is inconsistent with the purposes of the preservation act. Vote: 8-0.

HISTORIC LANDMARKS

Spingarn High School, 2500 Benning Road, NE, HPA #13-004, further refinements to approved concept for proposed streetcar car barn.

- The Board unanimously adopted the staff report which recommended that the revised architectural and landscape-related aspects of the car barn design were consistent with the purposes of the preservation act and that further refinement of the designs be delegated to staff. Topics identified for further staff review included refinement of the building frame's dimensions and materials (i.e. metal vs. stone cladding); approaches which could modify the rooftop solar panels to improve views to Spingarn, and other general refinements that could be made to improve the architecture and better compliment Spingarn. The staff report also affirmed that any future revisions to the car barn design which may result from the anticipated

design/build process must be submitted for additional historic preservation review in accordance with the preservation act. Vote: 8-0.

KALORAMA TRIANGLE HISTORIC DISTRICT

2322 19th Street NW, HPA #13-558, concept/rear addition.

- The Board approved the concept with instructions to simplify and refine the design and delegated final approval to staff. Vote: 6-1

CAPITOL HILL HISTORIC DISTRICT

1325-1327 Constitution Ave., NE, HPA #13-509, concept/third story addition.

- The Board approved the concept and delegated final approval to staff with the condition that the applicants work with HPO to finalize storefront details, ensure the third floors are not visible, and on the location of any new utility meters. Vote: 8-0. (d; Wilson and Taylor absent).

ANACOSTIA HISTORIC DISTRICT

2226, 2228, 2234, 2238 and 2252 Martin Luther King Jr. Avenue and 1328 W Street SE, HPA #13-578, concept/relocation of two buildings, demolition of two-three noncontributing buildings, subdivisions, and construction of six-story residential and retail building.

- The Board recommended against moving the two contributing houses from the site as incompatible with the character of the historic district and damaging to their historic integrity, and stated that the information offered regarding the move was insufficient as to explaining the ultimate location of the buildings and the feasibility, timing and scope of the move and repair work. The Board further stated that a more creative solution to redevelopment could retain the buildings in situ, but that the Board might be supportive of moving of the buildings within the site, if necessary to construct a compatible project or projects. The Board denied the concept for new construction as incompatible with the character of the historic district because it is too large in height and extent relative to the historic buildings in the commercial corridor and out of scale with the historic district. Vote: 7-0. (Auerbach absent)

CAPITOL HILL HISTORIC DISTRICT

229 12th Street, SE, HPA #13-544, permit/rear addition.

- The Board approved the concept with the condition the applicant work with staff on the placement of a window and any fencing to maintain a sense of openness where the side court is closed. The Board also requested the applicant and staff work with the Capitol Hill Restoration Society to incorporate their suggestions into the final design. Final approval was delegated to staff unless there are significant updates that staff determines require further review by the Board. Vote: 7-0. (Auerbach absent).

508 4th Street, SE, HPA #13-543, concept/rear addition.

- The Board approved the concept with the condition the applicant work with staff on the side elevation to allow for the placement of additional windows in order to increase a sense of openness at the closure of the side court. Vote: 7-0. (Auerbach absent).

CONSENT CALENDAR

The Board approved the following items on the consent calendar on September 26:

CAPITOL HILL HISTORIC DISTRICT

635 South Carolina Ave., SE, HPA #13-553, concept/rear addition.
423 7th Street, SE, HPA #13-554, concept/rear addition and façade alterations.
14 5th Street, NE, HPA #13-556, concept/rear addition.

GEORGETOWN HISTORIC DISTRICT

1328-1330 Wisconsin Avenue NW, HPA #13-510, concept/one story rear addition(s).
1332-1336 Wisconsin Avenue NW, HPA #13-510, concept/one story rear addition(s).

LEDROIT PARK HISTORIC DISTRICT

1801 4th Street NW, HPA #13-570, new 2-1/2 story brick rowhouse, 2-units.

MOUNT PLEASANT HISTORIC DISTRICT

1705 Hobart Street NW, HPA #13-562, concept/rooftop addition.

SHERIDAN KALORAMA HISTORIC DISTRICT

2328 Massachusetts Avenue, NW, HPA #13-464, concept/rear addition.

U STREET HISTORIC DISTRICT

1315 T Street NW, HPA #13-557, concept/3rd floor and roof deck addition.

Transcripts of Historic Preservation Review Board Meetings may be purchased from the court reporting agency that covered this hearing – Olender Reporting, Inc. (202) 898-1108, www.olenderreporting.com or info@OlenderReporting.com. Copies of individual staff reports that are prepared in advance of the hearing are posted on our website at <http://planning.dc.gov>