

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB AGENDA
October 23 and 30, 2014

The Historic Preservation Review Board met to consider the following items on October 23 and October 30, 2014.

OCTOBER 23 MEETING

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

HISTORIC DESIGNATION HEARING

The Ethelhurst, 1025 15th Street NW, Case 14-13.

The Board designated the Ethelhurst, 1025 15th Street NW, a landmark to be entered in the District of Columbia Inventory of Historic Sites. The Board requested that the State Historic Preservation Officer forward the nomination to the National Register of Historic Places with a recommendation for listing as of local significance, with a period of significance of 1902, the beginning of its construction, to 1958, the date the building ceased being occupied as apartments. Vote: 6-0.

ANACOSTIA HISTORIC DISTRICT

1326 Valley Place SE, HPA #14-717, concept/reconstruction of the main block of a house, two-story addition, alterations, and site work.

The Board approved the concept as compatible with the character of the historic district, and delegate to staff further review of the details, with the conditions that: (A) the main block be constructed to its original depth; (B) its front and preferably its sides be sided with wood siding to match the original profile and exposure, but that fiber-cement lapped weatherboard of a wider exposure may be acceptable on the sides, (C) the house have fenestration generally consistent in size and proportions with the original primary windows, (D) the windows on the rear addition be moved inward a bit from the corners; (E) there be no skylights installed on the principal roof, and (F) the construction and the landscaping plan should provide reasonable protection from termites in the form of termite barriers at the sill and locating the planting beds away from the foundation. Vote: 6-0.

1350 Valley Place SE, HPA 14-667, concept/ two-story frame house.

The Board found the concept to be incompatible with the character of the historic district and encouraged the applicant to study compatibility with the cottage-type houses in the immediate neighborhood and to reach out to the community. Vote: 6-0.

MOUNT PLEASANT HISTORIC DISTRICT

3146 16th Street NW, HPA 11-345, design development of construction of residential additions, alterations.

Board of Zoning Adjustment

District of Columbia

The Board requested (A) a preservation plan for treatment of the church building, (B) that all the spandrels of the façade of the side addition be masonry, (C) that there be some kind of cornice on the additions, (D) that there be more emphasis of the gate between the church and side addition to signal one of the primary entrances, (E) that the ground-floor openings on the façade of the side entrance be real windows and doors or have some kind of decorative grilles, (F) that the applicant consider using true slate on the church roof, and (G) that the applicant consider taller window openings on the additions and a simpler fence in front of the side addition. Vote: 6-0.

SHAW HISTORIC DISTRICT

901 L Street NW, HPA 14-040, revised concept/rehabilitation and construction of a twelve-story hotel and apartment building.

The Board commended the applicants on the revised concept, finding it to respond to all of its previous comments. The changes to the hotel and new residential building were found to substantially improve the proposal's compatibility and enliven the 9th and L Street streetscapes. The partial retention of 911 L Street into the project was also commended, as it will retain a substantial portion of one of the earliest buildings in the historic district and retain more of an historic context for the project. The concept was approved and, if found to be a project of special merit by the Mayor's Agent, final approval is delegated to the HPO. Vote: 6-0.

16TH STREET HISTORIC DISTRICT

1108 16th Street NW, HPA 14-638, concept/alterations, construction of six floors atop a two-story building.

The Board found the retention strategy for the structure uniquely appropriate, given its unusual and much-altered character. The concept design was found compatible with the character of the historic district, but requested the architect continue to study the detailing and relationship of the oriels to the retained base. Final approval delegated to Staff. Vote: 6-0.

CAPITOL HILL HISTORIC DISTRICT

429 12th Street SE Rear, HPA 14-624, concept/second-floor addition to one-story garage.

The Board found the concept generally compatible with the Capitol Hill historic district but with the conditions that the applicants study preserving more of the existing masonry walls, reducing the extent of new construction, and further distinguishing the original one-story building from the addition. Vote: 4-2.

530 8th Street SE, HPA 14-707, concept/side addition and roof deck.

The Board found the concept compatible with the Capitol Hill Historic District. Final approval delegated to Staff. Vote: 4-1.

518 6th Street SE, HPA 14-722, concept/raze garage and construct a shed.

The Board found the project compatible with the Capitol Hill Historic District. Vote: 4-1.

OCTOBER 30TH MEETING

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