

EXHIBIT C

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS

March 26 and April 2, 2015

The Historic Preservation Review Board met to consider the following item on March 26 and April 2, 2015.

March 26, 2015

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

14TH STREET HISTORIC DISTRICT

1421 Corcoran Street, NW, HPA 15-139, raze of non-contributing building; construction of three-story rowhouse.

The Review Board found the three-story height, façade alignment, and conceptual façade composition, as well as the use of brick and thin-framed steel double hung sash windows, to be compatible with the character of the historic district, but that the partial fourth-floor should be eliminated or designed so as to not be visible from perspective views from the street and the basement stair and areaway be studied to retain the maximum amount of front yard green space. The project should return to the Board with further information on materials and detailing when developed. Vote: 5-0 (Ally recused)

DESIGNATION HEARINGS

Corcoran Gallery of Art, 1700 New York Avenue/500 17th Street/1701 E Street NW, Case 13-01, amendment to designate portions of the interior.

The Board took testimony and closed the record for all but the Board's deliberation and decision, which will be scheduled for the April 23 meeting.

16 Grant Circle NW, Case 15-04.

The Board determined that the house at 16 Grant Circle NW did not meet the designation criteria and denied listing it as a Historic Landmark in the District of Columbia. Vote: 6-0.

16 Grant Circle, NW, HPA 15-284, raze [*considered only if designated*]

The raze was not considered, as the property was not designated and therefore not subject to review.

DUPONT CIRCLE HISTORIC DISTRICT

1772 Church Street NW, HPA14-530, addition and new church building.

The Board approved the concept design with the following conditions: (A) The increased setbacks for the residential building results in a height and mass that is compatible with the historic district, but that the design should continue to be simplified and edited, as suggested above; (B) The revised church design appropriately results in it being the dominant element of the overall composition, and is compatible as a new religious edifice within the historic district, and should continue to be refined as outlined above; (C) The project should return to the Board for additional review when appropriate; (D) No portion of this recommendation or the Board's action shall be construed as support for any needed zoning relief; and that the design team

~~addresses the Board's comments and the ANC resolution. Vote: 6-0.~~

BLAGDEN ALLEY/SHAW HISTORIC DISTRICTS

1212 9th Street and 917 M Street, NW, HPAs 14-373 and 374, concept/new 4-story apartment buildings w/ alley bridge.

The Board found the concept for a partially enclosed, glazed pedestrian walkway over Blagden Alley and miscellaneous revisions to building details compatible with the character of Blagden Alley-Naylor Court Historic District and delegated final approval to Staff. Vote: 4-1. (Davidson Recused)

SHAW HISTORIC DISTRICTS

801-811 N Street, NW, HPA 15-109, concept/new five-story, 22-unit building.

The Board found the concept for a 5-story, L-shaped apartment building at 801 N Street NW compatible with the character of the Shaw Historic District and delegated final approval to Staff. Vote: 6-0

HISTORIC LANDMARK

Equitable Cooperative Building, 915 F St NW, HPA 14-712, concept/alteration glazed portico enclosure.

The Board approved Scheme 2 for half height display cases between columns as compatible with the landmark. Vote: 5-1

April 2, 2015

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

DESIGNATION HEARING

Grant Circle Historic District, 4 through 33 Grant Circle, 519 (513) Varnum Street and 510 Webster Street NW and Reservations 312, 312A and 312I, Case 15-07.

The Board amended the boundaries to exclude the two properties owned by St. Gabriel's church that do not face Grant Circle (the convent and the school building) and voted to designate the Grant Circle Historic District to the D.C. Inventory of Historic Sites and that the historic district nomination be forwarded to the National Register of Historic Places. The Board encouraged the community to continue conducting outreach and research for an expanded historic district. Vote: 5-0.

HISTORIC LANDMARK

White-Meyer House, 1624 Crescent Place, NW, HPA 15-205, concept/alteration, new construction.

The Board approved the HPO report, finding it appropriate to review the project as one of new construction rather than as an addition and approving the overall site organization of locating the mass of the new construction along 16th Street, stepping down on Crescent, and creating open space between it and the White-Meyer House. The proposal's visibility from Meridian Hill Park

was found to be compatible with the park's character, and the subdivision was also approved in concept. As a new construction project, the Board accepted the general height and massing as compatible for 16th Street but found that further work on the relationship of the building to the raised berm and 16th Street were needed before approving the precise height and mass. The entrance, detailing, penthouse of the new building, and the design of the Meridian meeting rooms and parking court were among the elements identified as needing modification to improve the proposal's compatibility with the historic district. Vote: 5-0.

HISTORIC LANDMARK

~~Chevy Chase Arcade, 5520 Connecticut Avenue NW, HPA 15-233, alteration/install entry doors
[deferred at request of ANC]~~

U STREET HISTORIC DISTRICT

1481 Florida Ave NW, HPA 15-244, concept/4-story side addition.

The Board approved the proposal in concept and requested the applicant to refine the design and return to the Board for further review. Vote: 5-0

HISTORIC LANDMARK/CLEVELAND PARK HISTORIC DISTRICT

~~3470 Ordway Street NW, HPA 15-261, fence abutting Rosedale Conservancy.~~

~~The HPO recommends that the Board approve the proposal as compatible with the historic district and the abutting landmark and delegate final approval to staff after full consideration of alternatives as stated or in addition to the above. [deferred at request of applicant]~~

~~3501 Newark Street NW, HPA 15-258, fence at Rosedale farmhouse.~~

~~The HPO recommends that the Board approve the proposal as compatible with the historic landmark and delegate final approval to staff after full consideration of all alternatives with the Rosedale Conservancy. [deferred at request of applicant]~~

CAPITOL HILL HISTORIC DISTRICT

146 13th Street SE, HPA 15-127, concept/rooftop addition.

The Board found the concept of enclosing the porch and changing the side elevation to be compatible with the Historic District. The Board found the proposed penthouse to be too large and prominent and recommended that the applicant significantly reduce the size, study the materials, and install a lumber mock-up to demonstrate the impact on the view from Independence Avenue. The revised plans for the penthouse should return to the Board for review. Vote: 4-0

Consent Calendar

The Board approved the following items on the consent calendar on March 26 by a vote of 5-0 (Aurbach, Casarella and Wilson absent).

Capitol Hill Historic District

515 7th St SE, HPA 15-255, concept/new garage.

1102 Park Street NE, HPA 15-198, concept/new garage with deck, enclose dogleg.

Blagden Alley Historic District

920 Rear N Street NW, HPA 15-243, concept/new brick commercial building, 2 stories.

Georgetown Historic District

1544 33rd Street NW, HPA 15-085, one-story rear addition and alterations.

U Street Historic District

1826 12th Street NW, HPA 15-092, rear/side addition.

1826 15th Street NW, HPA 15-094, revised concept/rear and roof addition and new garage.

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>