

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
September 24 and October 1, 2015

The Historic Preservation Review Board met and considered the following items on September 24 and October 1, 2015.

SEPTEMBER 24 MEETING

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

AGENDA

DESIGNATION HEARING

~~Dr. Ernest Hadley House, 4304 Forest Lane NW, Case 15-17 and HPA 15-530, raze [to be heard only if designated]~~ [Application withdrawn by the applicant]

ANACOSTIA HISTORIC DISTRICT

1337 Maple View Place SE, HPA 15-323, concept/new two-story frame house.

The Board removed this item from the Consent Calendar and did not recommend approval, because the applicant had not met all of the conditions the Board had requested in July, namely that a sample of the pattern cast-concrete foundation material was not provided, and the fenestration of the side elevations had not been recomposed. The Board added that the dimensions of the windows should be specified, the applicant should discuss the plans with the ANC and the community, and any significant changes during construction should return for Board review. Vote: 6-0.

2204-2206 Martin Luther King Jr. Avenue SE, HPA 15-463, revised concept/new three-story building including a two-story addition atop a one-story commercial building.

The Board supported the concept, including a one- or two-story addition atop the former garage, assuming that it is properly detailed and materials are revised. The Board appreciated that the EIFS would be removed from the façade of the former garage. The Board asked for: 1) revisions or alternatives to the front balconies; and 2) that the brick of the three-story new building return along the sides; 3) that the cladding material on the addition be of a smaller module (with a sample of the material to be provided at a subsequent hearing; 4) that there be more masonry at the corners of the south side of the three-story new construction; 5) that the upper-story windows and the canopy over the store entrance be further refined and detailed; and 6) that the mechanical penthouse be designed and shown. Vote: 4-3.

~~2001-2027 Martin Luther King Jr. Avenue SE, HPA 15-504, concept/subdivision and new construction of theater, retail and residential building.~~ [Application withdrawn by the applicant]

SHAW HISTORIC DISTRICT

1126 9th Street NW, HPA 15-487, concept/nine-story addition to a two-story building, with a five-story wing fronting M Street.

The Board approved the general concept for new construction and alterations with the conditions that for the new construction, the applicants rethink the use of exterior wood paneling as a material choice, include ~~integral interior shades in the design, remove the horizontal banding from the south elevation, better~~ Start of Historic Addition

differentiate the projecting oriels from the mass of the building, and further develop the M Street façade (reducing the amount of glazing and developing the ground level), and for the historic building determine the appropriate restoration details and eliminate the roof top deck and railing. Final approval was delegated to staff. Vote: 6-0 (Davidson abstained).

MOUNT VERNON SQUARE HISTORIC DISTRICT

410 N Street NW, HPA 15-509, three-story rear addition to two-story rowhouse.

The Board advised the Mayor's Agent that a third floor addition to the two-story rowhouse at 410 N Street NW is not consistent with the purposes of the preservation law, because it is not compatible with the character of the historic district. Vote: 7-0.

HISTORIC LANDMARKS

Riggs National Bank, 1503-1505 Pennsylvania Avenue NW, HPA 15-374, revised concept/one-story rooftop addition, accessible street-level entrance.

The Board endorsed the project concept as a reasonable balance between restoration and the adaptation needed to bring about that benefit. In order to secure the restored character of the central banking hall as a permanent benefit, the Board conditioned its approval on the applicant preparing the documentation needed to expand protection of the landmark to include the banking hall. Vote: 6-0 (Pfaehler absent).

2207 Foxhall Road NW [pending landmark], HPA 15-500, concept/building relocation and addition.

The Board recommended increase the setback of the relocated historic house from the street, eliminate the front yard privacy fence, relocate the garage within the mass of the rear addition, and lighten the connecting covered walkway. Vote: 7-0.

OCTOBER 1 MEETING

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

AGENDA

CAPITOL HILL HISTORIC DISTRICT

604 A Street SE, HPA 15-492, concept/rooftop addition.

The Board found the concept of a 3rd floor penthouse with the proposed volume to be compatible with the condition that the applicant continue to work with HPO staff on the massing and design to improve the compatibility and to ensure the addition, deck, and any roof appurtenances are not visible from public space. Additionally, the applicant should retain historic material where possible and replicate deteriorated or missing historic elements where necessary for character-defining features including the side porch, windows, and iron stairs. The Board delegated final approval to staff. Vote: 6-0.

MOUNT VERNON TRIANGLE HISTORIC DISTRICT

901 5th Street NW, HPA 15-491, concept/new mixed-use twelve-story building.

The Board found the scale and massing of the building compatible with the District, but recommended that the applicant continue to work on the points outlined in the staff report: (A) the scale of the building's base, (B) providing a stronger top to the building, (C) ensuring that the roof terrace is designed so that roof furniture is not visible from street, (D) that an archeological work plan be developed and carried out in consultation with the DC State Archeologist; as well as Board comments

with attention to: amplifying the details of the building; creating a stronger base; designing the elevations so the base, shaft, and capitol work together; and engaging the pedestrian and green space. HPRB asked that the applicant return to the Board as they develop the design. Vote:6-0.

U STREET HISTORIC DISTRICT

2000-2002 11th Street NW, HPA 15-535, demolition, subdivision, ten-story addition.

The HPRB recommended that the applicants restudy the massing of the proposed addition, particularly in regard to the south cantilever and return to the Board for further design review. The Board's recommendation should not be constructed as endorsement for any necessary zoning relief. Vote: 5-0

ANACOSTIA HISTORIC DISTRICT

1409 V Street SE, HPA 15-577, alterations and additions to school.

The Board supported the subdivision and the general outlines of the project, i.e., flanking wings, but did not approve the concept, requesting revisions suggested in the staff report and recognizing that much greater detail (including rear elevations and proposed rooftop mechanical) will be necessary before the concept can be approved. The Board was particularly concerned about the size and massing of the wings, their height equal to the historic school, and the imposing nature of the whole as it faces surrounding homes. It was suggested that the applicant need not attempt a wholly symmetrical composition but could step down, especially on the west end of the site, to take advantage of the lower grade both to lower the overall height and provide a more natural main entrance at grade. The Board encouraged changes in the height and/or plane of the hyphens as they relate to the school's existing stair towers. The Board discouraged creating a berm on that end of the site and requested more study of the program, of the historic evolution of the site, and of the proposal to strip the paint from the historic building. Vote: 5-0.

WALTER REED HISTORIC DISTRICT

~~Walter Reed Army Medical Center, HPA 15-513, master plan review~~

[Application has been deferred at the request of the ANC]

CONSENT CALENDAR

The Board approved the following items on the consent calendar on September 24 by a vote of 6-0. Add additional comments here or below at the specific case(s) in question.

ANACOSTIA HISTORIC DISTRICT

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

The Board approved the concept and delegated to staff further review with the conditions that: 1) the porch be decked with three-inch-wide tongue-and-groove boards running perpendicular to the front of the house; 2) the applicant should discuss the plans with the ANC and the community; and 3) any significant changes during construction should return for Board review.

BLAGDEN ALLEY/NAYLOR COURT HISTORIC DISTRICT

1317 Naylor Court NW, HPA 15-576, concept/one story addition atop commercial garage.

CAPITOL HILL HISTORIC DISTRICT

209 C Street SE, HPA 15-503, concept/roof addition.

The Board wanted to ensure that the original entry stairs are retained.

160 North Carolina Ave SE, HPA 15-578, concept/attic expansion.

The Board recommended that the cladding material for the side of the addition be a roof-like material rather than clapboards.

705 North Carolina Ave SE, HPA 15-580, concept/rear addition.

525 A Street NE, HPA 15-502, concept/new ramp for accessibility.

The Board asked that the impact of the ramp be lessened, perhaps by a lowering of the slope, if possible, and that the staff discuss the matter further with the applicant, with the chairman to assist with design advice if desired.

401 11th Street SE, HPA 15-498, concept/new carriage house.

The Board requested that the roof be sloped toward the house, even if that means a heightening of a portion of the roof, so that carriage house has a more traditional profile, similar to others nearby.

DUPONT CIRCLE HISTORIC DISTRICT

1315 22nd Street NW, HPA 15-574, two-story rear addition.

14TH STREET HISTORIC DISTRICT

12-Rear Logan Circle, NW, HPA 15-583, new construction/two-story garage and alley dwelling.

U STREET HISTORIC DISTRICT

1913 11th Street NW, HPA 15-516, rear addition.

2233 13th Street NW, HPA 15-483, concept/rear three-story addition.

1508 Caroline Street NW, HPA 15-582, concept/rear addition, roof deck and stair.

WASHINGTON HEIGHTS HISTORIC DISTRICT

2001 18th Street NW, 1771 U Street NW, HPA 15-489, concept/roof and rear additions.

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>