

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
December 3, 2020

The Historic Preservation Review Board convened a public meeting on December 3 via WebEx. Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Matthew Bell, Linda Greene, Outerbridge Horsey, Alexandra Jones, Sandra Jowers-Barber, Gretchen Pfahler.

AGENDA

LANDMARK DESIGNATION HEARING

A. Loffler Provisions Company, 3701 Benning Road NE, Case 21-01.

The Board did not designate the A. Loffler Provisions Company building a historic landmark. The Board did not request that the nomination be forwarded to the National Register of Historic Places. The Board addressed the resolution of the ANC, which was also the applicant, by determining that the property retains insufficient historic integrity to be eligible for designation. The Board encouraged an effort to interpret the former meatpacking center in this area. Vote: 7-1 (Pfahler opposed).

LANDMARK/CLEVELAND PARK HISTORIC DISTRICT

Tregaron (Washington International School), 3100 Macomb Street NW, HPA 20-095, revised concept/consideration of guardhouse and dacha location.

The Board approved the revised concept design for the classroom building and landscape plans, contingent on the parapet around the top of the building being unified in appearance and allowing the bay projection on the north elevation to be two-stories rather than one. Further design development was delegated to staff but the final materials selection should return to the Board following construction of an on-site material panel. Vote: 7-1.

The Board approved the relocation of the dacha to the east woodlands as proposed. Vote: 7-1.

The Board found the two proposed locations for the guardhouse to be incompatible with the landmark and encouraged the applicant to evaluate locations that were not visible from either Macomb Street or Klinge Road. Vote: 5-3.

SHAW HISTORIC DISTRICT

1320-1322 8th Street NW, HPA 20-471, concept/multi-story additions to three existing rowhouses.

With further clarification of the extent of demolition provided, the Board approved the concept as proposed. Vote: 8-0.

LEDROIT PARK HISTORIC DISTRICT

421 T Street NW, HPA 20-300, revised concept/three-story addition at rear.

The Board approved the subdivision and found the revised concept design for a three-story rear addition to 421 T Street NW to be responsive to their previous direction and compatible with the character of the house and historic district, contingent on the bay projection on the west elevation being reduced in height to be lower than the addition's cornice, and delegated final approval to staff. The Board considered the resolution of ANC 1B raising concerns that the addition was still too big but determined that the substantial revisions made to reduce its size and modify its design were successful in achieving compatibility with the historic district. Vote: 8-0.

Board of Zoning Adjustment
District of Columbia

CASE NO.20290

HIBIT NO.60G

DUPONT CIRCLE HISTORIC DISTRICT

1625 P Street NW (Stead Park), HPA 20-468, concept/renovate and add to carriage house; site alterations.
The Board concurred with the resolution of ANC 2B and voted to approve building option 2 and a hybrid option of the two landscape plans shown, and delegated final approval to staff. Vote: 4-2 (Horsey recused).

CAPITOL HILL HISTORIC DISTRICT

646 E Street NE, HPA 21-014, concept/two story rear addition.
The Board concurred with the resolution of ANC 6C, finding the addition to be compatible with the Capitol Hill Historic District with the conditions that the roof hatch and rooftop railings be removed, and with final approval delegated to staff. Vote: 7-0 (Greene absent).

CLEVELAND PARK HISTORIC DISTRICT

3303 Highland Place NW, HPA 20-045, revised concept/side addition.
The Board found applicant's option 3 for the side addition to be compatible with the house and historic district and delegated final approval to staff. Vote: 7-0.

ANACOSTIA HISTORIC DISTRICT

~~1335 Maple View Place SE, HPA 21-049, concept/add additional story to existing house.~~
~~[Case deferred at request of applicant]~~

1238-1240 V Street SE, HPA 21-047, concept/new construction of two two-story dwellings.
The Board found the general concept to be compatible with the historic district contingent on lowering the building further down so as to eliminate at least 3-4 porch stair risers, revising the front elevation to have 2 windows in each bay rather than 3, walkways being provided on the sides of each house to access the rear apartments, increasing the depth of the front porches to make them usable, and studying whether the parapets should be reduced in height. The case should return to the Board for further review when ready. Vote: 7-0.

DOWNTOWN HISTORIC DISTRICT

819 7th Street NW, HPA 21-053, concept/add 6th story addition.
The Board found the general concept for a visible roof addition on this building and in this location to be compatible with the Downtown Historic District contingent on a restudy of the side windows to reduce the extent of glazing and considering alternative, lighter-weight materials for the cladding of the addition. The case should return to the Board when ready. Vote: 7-0.

CONSENT CALENDAR

The Consent Calendar was approved by a vote of 8-0.

CAPITOL HILL HISTORIC DISTRICT

240 11th Street NE, HPA 21-055, concept/ third story roof addition and three-story rear addition.

CLEVELAND PARK HISTORIC DISTRICT

3616 Ordway Street NW, HPA 20-517, replace existing rear addition with two-story addition; convert garage into living space; add egress window wells.

16TH STREET HISTORIC DISTRICT

1328 16th Street NW, HPA 21-051, concept/demolish non-contributing annex to church, construct seven-story apartment building.

TAKOMA PARK HISTORIC DISTRICT

7211 Blair Road NW, HPA 21-048, concept/two-story rear addition.

U STREET HISTORIC DISTRICT

944 S Street NW, HPA 21-046, concept/partial third story roof addition on two-story house.

Transcripts of Historic Preservation Review Board Meetings may be purchased from the court reporting agency that covered this hearing – Neal R. Gross & Co., Inc., (202) 234-4433, www.nealgross.com or info@nealgross.com. Individual staff reports that are prepared in advance of the hearing are posted on our website at <https://planning.dc.gov>.