

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
July 22 and July 29, 2021

The Historic Preservation Review Board met and considered the following items.

JULY 22 MEETING

Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Carisa Stanley Beatty, Matt Bell, Linda Greene, Alexandra Jones, Sandra Jowers-Barber. Absent: Outerbridge Horsey, Gretchen Pfaehler.

AGENDA

MOUNT VERNON SQUARE HISTORIC DISTRICT

1120 6th Street NW, HPA 21-362, concept/two-story rear addition, install iron stairs at front.

The Board found the two-story rear addition to be compatible with the character of 1120 6th Street NW and the historic district, and that final approval be delegated to staff, but determined that the proposed front window alteration and stair to be incompatible. Vote: 5-0. (Bell, Greene absent)

ANACOSTIA HISTORIC DISTRICT

2216 Martin Luther King Jr. Avenue SE, HPA 21-372, concept/three-story rear addition with roof deck.

The case was deferred due to the applicants not being present and the ANC reporting that they had not been contacted or consulted.

2004 14th Street SE, HPA 21-316, concept/new construction of two-story house.

The Board found the proposal for new construction to be compatible with the historic district and delegated final review to staff. Vote: 5-0. (Bell abstained, Greene absent).

KINGMAN PARK HISTORIC DISTRICT

Triangle Park bounded by D Street, 21st Street, and Oklahoma Avenue NE, HPA 21-435, concept/install benches and historical panels.

The Board approved the idea of an art installation in Kingman Park triangle park but raised several design and maintenance issues; it encouraged the applicants to consider should the project receive its funding through CAH. The Board asked that the project return to HPRB for further review. Vote: 7-0

MASSACHUSETTS AVENUE/SHERIDAN KALORAMA HISTORIC DISTRICTS

2400-2406 Massachusetts Avenue NW, HPA 21-433, concept/ demolition of contributing building (2400); construct three-story addition to 2406.

The Board make the following findings: (1) While modest and compromised in its design, 2400 Massachusetts Avenue is a contributing building to the Massachusetts Avenue and Sheridan Kalorama historic districts, and demolition is not a treatment that is substantially compliant with the city's preservation act; (2) the proposed addition is compatible in its general form and materials with the historic districts, but in its precise replication of the features and detailing of 2406 Massachusetts, it is not substantially compliant with federal or local guidelines

for additions to historic buildings and should be modified to be differentiated and distinguishable. If the project is approved by the FMBZA, the HPRB asked that the order include a condition that the applicants continue to work with HPO on final refinements to the design. Vote: 6-0.

CAPITOL HILL HISTORIC DISTRICT

~~810 C Street NE, HPA 21-416, permit/new construction of rowhouse.~~

This case deferred to the September hearing date at the request of the ANC.

607 E Street SE, HPA 21-420, concept/add second story to existing one-story addition.

The Board found the project to be compatible with the Capitol Hill Historic District, and delegated final approval to staff. Vote: 6-0.

JULY 29 MEETING

Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Carisa Stanley Beatty, Matt Bell, Linda Greene, Alexandra Jones, Sandra Jowers-Barber, Gretchen Pfaehler. Absent: Outerbridge Horsey.

BLOOMINGDALE HISTORIC DISTRICT

2401-2405 1st Street NW, HPA 21-274, concept/subdivide into three lots, remove exterior stair, construct townhouses on two new lots.

The Board found the general concept for subdivision to be compatible on the condition that the western-most "unit 1" house be pulled east at least 5 feet behind the rear of 2405. The Board approved the location and size of the two-story enclosed stair on the rear of 2405 but asked for more detailed plans and a plan for the treatment of needed repairs to the exposed side elevation when the current side stair is removed. The revised subdivision and alteration plans should return to the Board when ready. Vote: 7-0.

MOUNT PLEASANT HISTORIC DISTRICT

1710 Irving Street NW, HPA 21-414, concept/construct two-story garage at alley.

The Board did not approve the concept, finding the proposed two-story garage in this location to be incompatible with the character of the Mount Pleasant Historic District. Vote: 6-2.

GEORGETOWN HISTORIC DISTRICT

1517 Wisconsin Avenue NW, HPA 21-393, concept/three-story rear addition.

The Board approved the concept and delegated further review to staff, with the conditions that: 1) structural demolition and exterior alterations at the main block be kept to a minimum; 2) the addition attach to the main block below its eave; 3) the exposed walls of the addition be clad in a brick to be approved by staff. Vote: 8-0.

U STREET HISTORIC DISTRICT

2005 11th Street NW, HPA 21-364, revised concept/new construction of six-story residential building.

The Board found the revised concept compatible with the character of the U Street Historic District, on the condition that the applicant continue to work with staff on the design of the fifth floor windows and the south elevation, and exploring how the non-masonry elevations can be made quieter either through the elimination of the trim boards or other means. Vote: 8-0

1457 Swann Street NW, HPA 21-417, concept/two-story plus penthouse rear addition.

The Board found the scale and massing of the concept compatible with the character of the U Street Historic District and delegated final review and approval to staff. Vote: 8-0

CONSENT CALENDAR

The Consent Calendar was approved by HPRB on July 22 by a vote of 5-0.

DUPONT CIRCLE HISTORIC DISTRICT

1775 Swann Street NW, HPA 21-367, revised concept/new construction.

The Board considered the letters received expressing concerns about the project but reaffirmed that it found the concept compatible at the previous meeting and that its recommendation that the applicants continue working with the community and ANC to be a recommendation, not a requirement.

CAPITOL HILL HISTORIC DISTRICT

232 10th Street SE, HPA 21-272, concept/three-story rear and roof addition, roof deck, remove garage.

The Board considered the letter of opposition it received but determined that the proposed addition was compatible with the historic district and the objection needed to be considered by the BZA as part of the hearing for special exception relief.

MOUNT PLEASANT HISTORIC DISTRICT

1635 Harvard Street NW, HPA 21-418, concept/rebuild two-story addition, add third-story attic room, new window wells and fence.

SHAW HISTORIC DISTRICT

1521-1521 ½ 11th Street NW, HPA 21-366, concept/lot combination and construction of two-story rear addition.

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.nealrgross.com or info@nealrgross.com. Individual staff reports that are prepared in advance of the hearing are posted on our website at <https://planning.dc.gov>.