

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



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HISTORIC PRESERVATION OFFICE



HPRB ACTIONS
July 27 and August 3, 2023

The Historic Preservation Review Board met via WebEx on these dates to consider the following items.

JULY 27 MEETING

Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Carisa Stanley Beatty, Matt Bell and Gretchen Pfahler.

AGENDA

HISTORIC LANDMARK

Church of the Ascension and St. Agnes, 1201-1219 Massachusetts Avenue NW, HPA 23-367, concept/seven-story addition behind townhouses and two-story parish center.

The Board did not take a vote but the members expressed no concerns about the extent of alteration to the rear elevations of 1217 and 1219 and expressed their support for the height and mass of the proposed residential tower. While the members expressed a preference for Option 2 for the parish hall over Option 1, they were not convinced that the design worked and asked for continuing study and for the project to return when ready.

Vote: 5-0.

ANACOSTIA HISTORIC DISTRICT

2218-2224 Martin Luther King Jr. Avenue SE, HPA 22-081, revised concept/addition and incorporation of three historic buildings into new construction.

The Board approved the revised concept with suggestions that the top floor of the four story element could be made further differentiated and lighter, and that additional refinement was needed on the detailed and materials, and asked that the final design be forwarded back for Board review when ready. Vote: 5-0.

1603 Good Hope Road SE, HPA 23-322, revised concept/new construction.

The Board approved the revised concept, suggested that the corner tower could be simplified, and delegated final approval to staff. Vote: 5-0.

TAKOMA PARK HISTORIC DISTRICT

327 Cedar Street NW, HPA 23-288, revised concept/seven story retail and residential building.

The Board found the revised concept to be compatible with the character of the Takoma Park Historic District, with further study of the balconies and storefronts as outlined in the HPO report, and delegated final approval to staff. Vote: 4-0.

CLEVELAND PARK HISTORIC DISTRICT

3424 Quebec Street NW, HPA 23-438, concept/second story addition to bungalow.

[testimony completed and record closed; deliberation deferred to Aug 3 meeting]

CAPITOL HILL HISTORIC DISTRICT

504 4th Street SE, HPA 23-435, concept/rear addition; construct accessory dwelling unit.

[deferred to Aug 3 meeting]

AUGUST 3 MEETING

Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Gretchen Pfaehler, Carisa Stanely Beatty. Absent: Matt Bell.

AGENDA

INFORMATIONAL PRESENTATIONS

Women's Suffrage Movement in Washington DC, Historic Context Study.

Connecticut Avenue Development Guidelines, status report.

HISTORIC DESIGNATION HEARING

Eastern High School, 1700 East Capitol Street NE, Case 23-08.

The Historic Preservation Office designated Eastern High School at 1700/1730 East Capitol Street NE a historic landmark to be entered in the D.C. Inventory of Historic Sites and requested that the proposed period of significance be extended from 1938 to 1954 or later to include the period of racial integration following the 1954 Supreme Court decision of Brown v. Board of Education and Bolling v. Sharpe. The Board recommended that the nomination be forwarded to the National Register of Historic Places under the Multiple Property document: Public School Buildings in the District of Columbia, 1862-1960 and designation Criteria A and C with a Period of Significance from 1923 to 1954 or later, as determined by staff. Vote: 4 to 0

ANACOSTIA HISTORIC DISTRICT

2249 Mount View Place SE, HPA 23-370, permit/install solar panels on front gable.

The Board did not take a vote but discussed options with the applicant to bring the installation more in line with the Board's solar installation guidelines, such as arranging the panels in a more composed pattern, setting them back from the roof edges, and mounting them lower to the roof plane; the applicant agreed that these changes, together with undertaking a needed replacement of the roof with darker shingles, could be accommodated and would work with staff on a revised proposal.

TAKOMA PARK HISTORIC DISTRICT

6917 Maple Street NW, HPA 23-440, concept/two story rear addition.

The Board approved the conceptual plans for the addition with the conditions that it be pulled in further from each the rear corners of the house (but could be lengthened further into the rear yard), the driveway is narrowed, that the windows on the rear elevation be organized in a more balanced composition, and that an awning be provided over the side basement door, and delegated final approval to staff. Vote: 4-0.

UNION MARKET HISTORIC DISTRICT

~~1272 5th Street NE, HPA 23-433, concept/second story enclosure on front loading dock [Deferred at the request of the applicant]~~

WALTER REED HISTORIC DISTRICT

1010 Butternut Street/6099 Georgia Avenue NW, HPA 23-369, revised concept/alterations.

The Board expressed appreciation for the revisions, including the removal of some exterior stairs, and for the engagement of a preservation consultant. The Board approved the concept with the conditions that the applicant address issues raised in the staff report and that the project return to the Board for review of design development. Vote: 4-0.

HISTORIC LANDMARK

Episcopal Home for Children, 5901 Utah Avenue NW, HPA 23-431, permit/redevelopment of existing field with artificial turf and landscaping.

The Board recommended clearance of the permit application, conditioned upon the fencing details to be detailed and included, and the Board recommended consideration of an alternative type of turf, while acknowledging that the particular environmental aspects of it are beyond the law's purview. Vote: 4-0.

CLEVELAND PARK HISTORIC DISTRICT

3424 Quebec Street NW, HPA 23-438, concept/second story addition to bungalow.

The Board approved the "Shed Roof Option" and found the project compatible with the Cleveland Park Historic District, and delegated final approval authority to staff. Vote: 4-0.

CAPITOL HILL HISTORIC DISTRICT

504 4th Street SE, HPA 23-435, concept/rear addition; construct accessory dwelling unit.

The Board found the applicant's conceptual proposal for an ADU and revised proposal for the rear addition, which lowers the height to 28 feet, to be compatible with the Capitol Hill Historic District and delegated final approval to staff. Vote: 3-1.

JULY 27 CONSENT CALENDAR

The following cases were approved, with comments, on the Consent Calendar by a vote of 5-0.

ANACOSTIA HISTORIC DISTRICT

1522 W Street SE, HPA 23-432, concept/two story rear addition, pergola, front porch.

1323 W Street SE, HPA 23-441, concept/two story rear addition, exterior alterations.

BLOOMINGDALE HISTORIC DISTRICT

11 Adams Street NW, HPA 23-434, concept/construct two story accessory unit at rear.

CLEVELAND PARK HISTORIC DISTRICT

3542 Porter Street NW, HPA 23-443, concept/two story addition.
2821 Ordway Street NW, HPA 23-444, concept/one-story addition.

GEORGETOWN HISTORIC DISTRICT

2900-2922 M Street NW, HPA 23-323, concept/subdivision to combine eight lots and nine buildings, demolition, construction of additions.

TAKOMA PARK HISTORIC DISTRICT

6901 Willow Street NW, HPA 23-178, revised concept/new construction.
7050 Eastern Avenue NW, HPA 22-487, revised concept/new construction.

U STREET HISTORIC DISTRICT

1311 S Street NW, HPA 23-430, concept/raze garage and replace with two story accessory dwelling unit.

JULY 27 DENIAL CALENDAR

The following case was denied on the Denial Calendar by a vote of 4-0 (Aurbach recused).

ST. ELIZABETHS HOSPITAL HISTORIC DISTRICT

1110 Oak Drive SE, HPA 23-379, raze two contributing buildings 115 and 116.

AUGUST 3 CONSENT CALENDAR

ANACOSTIA HISTORIC DISTRICT

2100 Martin Luther King Jr. Avenue SE, HPA 23-442, concept/subdivision, construction of three-story house.
The case was deferred due to incomplete information. The submission should be revised to provide all four elevations of the building with materials clearly indicated and showing it in context with adjacent buildings.

The following case was approved based by a vote of 4-0 on the condition that the addition and its appurtenances (with the exception of some chimney flues) not be visible from Irving Street, to be first demonstrated by a stick test prior to permit clearance:

MOUNT PLEASANT HISTORIC DISTRICT

1717 Irving Street NW, HPA 23-437, concept/third-floor addition.

HPRB meetings are governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov

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> .

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Anacostia Historic District	(x) Agenda
Address:	1603 Good Hope Road SE	() Alteration
Meeting Date:	July 27, 2023	(X) New construction
Case Number:	HPA 23-441	(x) Concept

Applicant Amir Irani, with plans prepared by Square 134 Architects, seeks conceptual design review of revised plans for construction of a six-story plus penthouse residential and retail building located on a corner lot in the Anacostia Historic District. The site is currently occupied by a one-story non-contributing laundromat and surface parking.

At the June 1st meeting, the Board did not take a vote on the project but agreed that the architectural character of the building – including the modulated massing of the façade and the stepping down of the building in the back, the strong corner tower element, and the use of masonry in an Art Deco-inspired style were all positive elements that were trending in the right direction. While the members agreed that a taller tower element on the corner was a good approach, several members expressed concerns that six stories with a penthouse was too tall for the historic district, and asked that the height, the design of the ground floor, and overall detailing and color continue to be studied and revised and return for review after further community engagement.

Property Description

The site is located at the corner of Good Hope Road and 16th Street and adjacent to a vacant lot at 1605-1607 Good Hope where the Board recently gave final concept approval for construction of a five-story residential and retail building (HPA 22-445). The site is bordered by commercial properties on each side with residential properties at the rear behind the public alley. The block context includes the vacant non-contributing laundromat, a one-story non-contributing office building, and two- and three-story residential apartments. The grade gradually slopes down towards the west.

Project Description

The project calls for construction of a six-story building with a penthouse. The building would be clad primarily in brick, incorporating Art Deco motifs such as horizontal brick bands and vertical piers around the windows and at the corner. On Good Hope, the building would rise to 65' in height, with a five-story primary mass, a slight setback for the sixth floor, and a one-to-one setback for the penthouse. The building would have projecting bay-tower elements on each of the two primary elevations and step down to four stories in the rear, with a setback for the fifth and sixth stories.

Project Revision

The revised proposal call for a setback of the 6th floor by 12'-0" from the main building façade. The rooftop of the 5th floor has been lowered to be approximately 3'-0" taller than the adjacent neighbor. The storefront has been defined to show a more established sign band and showroom windows. The

building continues to incorporate Art Deco motifs such as horizontal brick bands and vertical piers around the windows and at the corner. The corner has been modified to be more prominent by increasing the size of the fenestration at the corner and reducing the setbacks of the bay projection.

Evaluation

For new construction projects on vacant lots in Anacostia, the Board has approved several projects at a height of five stories, typically with generous setbacks for the top one or more floors to help break down the buildings' massing and lower their apparent heights.

A six-story building proposed in the Anacostia Historic District continues to be greater than that found within the established ranges of height in the district. However, the applicant has lowered the fifth floor to align with the neighboring approved project and pulled the sixth floor in from the two sides. Despite these revisions, the sixth floor continues to be visible from the street and prominent at the corner. If the Board find the sixth floor compatible, it is recommended that the setback of the sixth floor be increased, both to help minimize the visibility down Good Hope Road and to increase the separation between the stepped parapets on each elevation from the sixth floor set immediately behind it.

Recommendation

HPO recommends that the Board approve the revised concept for the design of the building and seeks the Board's direction on the proposed height and treatment of the sixth floor. If the Board determines a sixth floor to be compatible, it is recommended that its setback be increased to diminish its visual impact and to provide more space behind the stepped parapet on the two primary elevations.

Staff contact: Imania Price