

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**HPRB AGENDA**  
**October 23 and 30, 2014**

The Historic Preservation Review Board met to consider the following items on October 23 and October 30, 2014.

**OCTOBER 23 MEETING**

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

**HISTORIC DESIGNATION HEARING**

The Ethelhurst, 1025 15<sup>th</sup> Street NW, Case 14-13.

The Board designated the Ethelhurst, 1025 15<sup>th</sup> Street NW, a landmark to be entered in the District of Columbia Inventory of Historic Sites. The Board requested that the State Historic Preservation Officer forward the nomination to the National Register of Historic Places with a recommendation for listing as of local significance, with a period of significance of 1902, the beginning of its construction, to 1958, the date the building ceased being occupied as apartments. Vote: 6-0.

**ANACOSTIA HISTORIC DISTRICT**

1326 Valley Place SE, HPA #14-717, concept/reconstruction of the main block of a house, two-story addition, alterations, and site work.

The Board approved the concept as compatible with the character of the historic district, and delegate to staff further review of the details, with the conditions that: (A) the main block be constructed to its original depth; (B) its front and preferably its sides be sided with wood siding to match the original profile and exposure, but that fiber-cement lapped weatherboard of a wider exposure may be acceptable on the sides, (C) the house have fenestration generally consistent in size and proportions with the original primary windows, (D) the windows on the rear addition be moved inward a bit from the corners; (E) there be no skylights installed on the principal roof, and (F) the construction and the landscaping plan should provide reasonable protection from termites in the form of termite barriers at the sill and locating the planting beds away from the foundation. Vote: 6-0.

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

The Board found the concept to be incompatible with the character of the historic district and encouraged the applicant to study compatibility with the cottage-type houses in the immediate neighborhood and to reach out to the community. Vote: 6-0.

**MOUNT PLEASANT HISTORIC DISTRICT**

3146 16<sup>th</sup> Street NW, HPA 11-345, design development of construction of residential additions, alterations.

The Board requested (A) a preservation plan for treatment of the church building, (B) that all the spandrels of the façade of the side addition be masonry, (C) that there be some kind of cornice on the additions, (D) that there be more emphasis of the gate between the church and side addition to signal one of the primary entrances, (E) that the ground-floor openings on the façade of the side entrance be real windows and doors or have some kind of decorative grilles, (F) that the applicant consider using true slate on the church roof, and (G) that the applicant consider taller window openings on the additions and a simpler fence in front of the side addition. Vote: 6-0.

#### **SHAW HISTORIC DISTRICT**

901 L Street NW, HPA 14-040, revised concept/rehabilitation and construction of a twelve-story hotel and apartment building.

The Board commended the applicants on the revised concept, finding it to respond to all of its previous comments. The changes to the hotel and new residential building were found to substantially improve the proposal's compatibility and enliven the 9<sup>th</sup> and L Street streetscapes. The partial retention of 911 L Street into the project was also commended, as it will retain a substantial portion of one of the earliest buildings in the historic district and retain more of an historic context for the project. The concept was approved and, if found to be a project of special merit by the Mayor's Agent, final approval is delegated to the HPO. Vote: 6-0.

#### **16<sup>TH</sup> STREET HISTORIC DISTRICT**

1108 16<sup>th</sup> Street NW, HPA 14-638, concept/alterations, construction of six floors atop a two-story building.

The Board found the retention strategy for the structure uniquely appropriate, given its unusual and much-altered character. The concept design was found compatible with the character of the historic district, but requested the architect continue to study the detailing and relationship of the oriels to the retained base. Final approval delegated to Staff. Vote: 6-0.

#### **CAPITOL HILL HISTORIC DISTRICT**

429 12<sup>th</sup> Street SE Rear, HPA 14-624, concept/second-floor addition to one-story garage.

The Board found the concept generally compatible with the Capitol Hill historic district but with the conditions that the applicants study preserving more of the existing masonry walls, reducing the extent of new construction, and further distinguishing the original one-story building from the addition. Vote: 4-2.

530 8<sup>th</sup> Street SE, HPA 14-707, concept/side addition and roof deck.

The Board found the concept compatible with the Capitol Hill Historic District. Final approval delegated to Staff. Vote: 4-1.

518 6<sup>th</sup> Street SE, HPA 14-722, concept/raze garage and construct a shed.

The Board found the project compatible with the Capitol Hill Historic District. Vote: 4-1.

### **OCTOBER 30<sup>TH</sup> MEETING**

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

**HISTORIC DESIGNATION HEARING**

Van View, 7714 13<sup>th</sup> Street NW, Case 14-16.

The Board voted to designate the country house dwelling known as Van View located at 7714 13<sup>th</sup> Street NW to the D.C. Inventory of Historic Sites and recommended that the landmark nomination be forwarded to the National Register of Historic Places for listing at the local level of significance. Approved: 6-0.

**LEDROIT PARK HISTORIC DISTRICT**

406 U Street NW, HPA 14-715, concept/rear two-story addition with hipped roof, front alteration.

The Board found that the concept for a two-story brick rear addition with jerkinhead roof at 406 U Street NW, with the exception of the front alterations for a window well, to be compatible with the character of the historic district. Final approval delegated to Staff. Vote: 5-1.

**HISTORIC LANDMARKS**

Equitable Cooperative Building Association, 915 F Street NW, HPA 14-712, concept/add glass enclosed display cases to front portico.

The Board recommended the applicant develop Option 2 or Option 3 further and return to the Board for future consideration of the concept. Vote: 6-0.

Real Estate Trust Company, 1333-1343 H Street NW, HPA 14-652, concept/alteration of non-contributing addition.

The Board found the concept to reskin the 1980s addition to the building to be generally compatible with the adjacent landmark, with the exception of the projecting oriel bays, which were found to be too aggressive and detracted from the landmark. The Board asked that the project be further developed and return for further review when ready. Vote: 6-0.

**SHERIDAN KALORAMA HISTORIC DISTRICT**

2310 Bancroft Place NW, HPA 14-635, concept/construction of a three-story residence.

The Board the concept design for a new three-story brick and stone house to be compatible with the character of the Sheridan-Kalorama Historic District, but asked the applicant to either eliminate the front circular driveway, or to set the house further back on its lot to allow for the drive to be balanced with additional green space. Final approval was delegated to staff. Vote:6-0.

**MERIDIAN HILL HISTORIC DISTRICT**

2437 15<sup>th</sup> Street NW, HPA 14-709, concept/rear addition.

The Board voted unanimously that a rear addition to 2437 15<sup>th</sup> Street was compatible with the character of the landmark and the historic district, and that the height of the rear addition could, in concept, be above the cornice line, so long as it is not visible from 15<sup>th</sup> Street or Meridian Hill Park. Vote: 6-0.

**KALORAMA TRIANGLE HISTORIC DISTRICT**

1922 Belmont Road NW, HPA 14-518, roof addition (*continuation from September meeting*).

The Board found the concept for a roof addition and deck compatible with the character of the historic district and consistent with the purposes of the preservation act and delegated final review to staff. Vote: 5-1

**U STREET HISTORIC DISTRICT**

1841 15<sup>th</sup> Street NW, HPA 14-649, rear addition.

The Board found the concept for a rear addition compatible with the character of the historic district and consistent with the purposes of the preservation act. The Board directed the applicant to work with the staff re-opening the original front door and on compatibility of materials. Vote:4-2.

**CONSENT CALENDAR**

The Board approved the following items on the consent calendar on October 23 by a vote of 6-0.

**BLAGDEN ALLEY/NAYLOR COURT HISTORIC DISTRICT**

Blagden Alley, lots 101-112, HPA 14-703, concept/alterations to a non-contributing building.

**CAPITOL HILL HISTORIC DISTRICT**

1334 A Street SE, HPA 14-457, concept/rear addition.

1300 South Carolina Avenue SE, HPA 14-560, concept/rear addition.

438 New Jersey Avenue SE, HPA 14-663, concept/rear addition.

**CLEVELAND PARK HISTORIC DISTRICT**

3513 Rodman Street NW, HPA 14-628, concept/rear addition.

3506 34<sup>th</sup> Street NW, HPA 14-644, concept/side addition.

3460 Ordway Street NW, HPA 15-003, concept/below-grade garage, pool, perimeter fence.

**FOXHALL VILLAGE HISTORIC DISTRICT**

4415 Q Street NW, HPA 14-620, concept/rear addition.

**14<sup>TH</sup> STREET HISTORIC DISTRICT**

1506 Q Street NW, HPA 14-517, concept/third story addition on a two-story rear wing.

1608 14<sup>th</sup> Street NW, HPA 14-515, concept/rear addition.

**MOUNT PLEASANT HISTORIC DISTRICT**

3224 16<sup>th</sup> Street and 1604 Park Road NW, HPA 15-016, subdivision to combine two lots to legitimize the existing connections between two buildings.

**MOUNT VERNON SQUARE HISTORIC DISTRICT**

437 Ridge Street NW, HPA 14-718, concept/rear two-story addition on a two-story rowhouse.

**U STREET HISTORIC DISTRICT**

1429 W Street NW, HPA 14-641, concept/rear addition.

**DENIAL CALENDAR**

The Board approved the following individual item on the denial calendar on October 23 by a vote of 5-1.

**CLEVELAND PARK HISTORIC DISTRICT**

3065 Porter Street NW, HPA 14-713, concept/front porch, window replacement.

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