

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS

APRIL 28 MEETING

The Historic Preservation Review Board met and considered the following items. Present: Gretchen Pfaehler (Chair), Rauzia Ally, Andrew Aurbach, Brian Crane, Nancy Metzger, Joseph Taylor, and Charles Wilson. Absent: Graham Davidson

AGENDA

HISTORIC LANDMARK NOMINATIONS

Kelsey Temple Church of God in Christ, 1435 Park Road NW, Case 15-05.

The Board designated Kelsey Temple Church of God in Christ, 1435-1437 Park Road NW, a historic landmark in the D.C. Inventory of Historic Sites, and recommended forwarding the nomination to the National Register of Historic Places. Vote: 7-0.

Glenwood Cemetery, 2219 Lincoln Road NE, Case 15-24.

The Board designated Glenwood Cemetery at 2219 Lincoln Road NE a historic landmark in the D.C. Inventory of Historic Sites, and recommended forwarding the nomination to the National Register of Historic Places for listing as a site of local importance with a period of significance of 1852-1966. Vote: 7-0.

Palisades Playground and Field House, 5200 Sherier Place NW, Case 15-13.

The concurred with the Advisory Neighborhood Commission in favor and Board designated the Palisades Playground a historic landmark in the D.C. Inventory of Historic Sites. The Board requested that the nomination be forwarded to the National Register of Historic Places for listing as of local significance, with a period of significance stretching from about 8000 B.C. until 1936. The fieldhouse is to be considered a contributing building and the archaeological resources collectively a designated archaeological site. The Board requested that the nomination be edited for more information about the parcel's prehistoric and historic background and archaeological resources and on the role of the Public Works Administration in the development of the playground. Vote: 5-2.

U STREET HISTORIC DISTRICT

1357 U Street NW, HPA 15-311, revised concept/seven-story addition.

The Board found the height of the addition to 1355-57 U Street to be incompatible with the character of the historic district and offered some design suggestions for consideration.

Vote: 7-0.

CAPITOL HILL HISTORIC DISTRICT

1101 Pennsylvania Avenue SE, HPA 16-308, concept/alteration and new construction.

The Board found the project to be generally compatible with the Capitol Hill Historic District but agreed with many of the points raised by the ANC as in need for further study and refinement, including the hyphen element between the historic facades, the color of the masonry and glass,

the number of materials and setbacks, the extent of glazing, and the need for the project to have a stronger residential feel. The Board asked that these comments be taken into account as the plan is further developed, and that the project should return to the HPRB on the consent calendar for final approval if there are no outstanding community objections. Vote: 7-0.

MERIDIAN HILL HISTORIC DISTRICT

2627 Mozart Place NW, HPA 16-309, concept/new construction.

The Board found the concept to be compatible with the character of the Meridian Hill Historic District and delegated further study of the articulation of the Columbia Road base and the Mozart entry, the material detailing, and design development and final approval to staff. Vote: 7-0.

LEDROIT PARK HISTORIC DISTRICT

1922 3rd Street NW, HPA 16-142, concept/landscape paving and sunken court.

Testimony was heard and the case was continued to the May 5th meeting.

MAY 5 MEETING

The Historic Preservation Review Board met and considered the following items. Present: Gretchen Pfahler (Chair), Rauzia Ally, Andrew Aurbach, Brian Crane, Graham Davidson, Nancy Metzger, Joseph Taylor, and Charles Wilson.

LEDROIT PARK HISTORIC DISTRICT

1922 3rd Street NW, HPA 16-142, concept/landscape paving and sunken court.

The Board did not adopt the staff recommendation that the concept was incompatible with the character of this property. The Board approved the concept on the condition that the subterranean court be pulled back behind the face of the building and that no fence be taller than what was shown in the concept design. Vote: 6-2.

SHAW HISTORIC DISTRICT

~~1612-1616 7th Street NW, HPA 16-262, concept/four-story rear addition on three two-story commercial buildings [deferred at request of the applicant]~~

MOUNT PLEASANT HISTORIC DISTRICT

3118-3120 16th Street NW, HPA 16-312, concept/side and roof additions to two buildings.

The Board approved the staff recommendation with additional comments. The Board supported, but has not yet approved finally, the concept to: consolidate the two lots; connect the two houses; perform the necessary demolition (although less demolition is encouraged); and construct side and rear additions.

The Board requested revision of the proposed side addition so that it appears more like enclosed porches and so that it does not continue the house's tile roof. The rear of the buildings should be revised to decrease the extent of siding and to maintain a visual distinction between the buildings. The rearward projection of the rear stair should also be reconsidered. Any roof deck should be made invisible from 16th Street. A roof addition should be minimally visible, but whether a roof addition can be successful depends upon additional drawings showing building sections, the intended mechanical units and the revised side addition (whose lower roof profile would reveal more of an addition above and behind).

The applicant should provide further details of the treatment of the stoop of 3120 16th, as well as the masonry in general, windows, mechanical equipment, meters, etc. Vote: 8-0.

CAPITOL HILL HISTORIC DISTRICT

518 6th Street SE, HPA 16-199, concept/rear addition.

The Board found the project to be generally compatible with the Capitol Hill Historic District but agreed with many of the points raised by the ANC and CHRS as in need for further study and refinement, including the production of as-is drawings in specific regard to what remains of the flooring assemblies, refinement of the rear balcony, as well as the production of accurate final proposal drawings. The Board asked that these comments be taken into account as the plan is further developed and that the accurate final drawings are shared with ANC, CHRS, and HPO staff, with adequate time provided for comment. The Board provided, should ANC, CHRS, and HPO have no comments, and if there are no outstanding community objections, that the project could move forward on the consent calendar. Vote: 8-0.

CONSENT CALENDAR

The Board approved the following items on the consent calendar on April 28, 2016 by a vote of 6-0 (Davidson and Wilson absent).

HISTORIC LANDMARKS

Heurich-Parks House, 3400 Massachusetts Avenue NW, HPA 16-313, concept/remove later wing, build rear and side additions and alter garage.

CAPITOL HILL HISTORIC DISTRICT

631 Lexington Place NE, HPA 16-100, revised concept/basement entrance.

The Board approved the concept with the condition that

609 2nd Street NE, HPA 16-302, concept/rear addition.

The Board approved the concept with the condition that the addition be recessive and not brightly lit.

CLEVELAND PARK HISTORIC DISTRICT

3203 Macomb Street NW, HPA 16-305, revised concept/second floor addition.

The Board approved the concept with the condition that the porch skylights be low, in the plane of the roof.

2939 Macomb Street NW, HPLA 16-314, concept/new rear and side dormers.

MOUNT VERNON SQUARE HISTORIC DISTRICT

1127 5th Street NW, HPA 16-244, concept/addition, set-back fourth floor on three-story rowhouse. The Board approved the concept with the condition that the parapet remain stepped.

445 Ridge Street NW, HPA 16-221, concept/two-story rear addition on two-story rowhouse.

The Board approved the concept with the staff report condition regarding the fenestration.

WALTER REED ARMY MEDICAL CENTER HISTORIC DISTRICT

6825 16th Street NW, HPA 16-158, revised concept/gymnasium addition and alterations to Delano Hall to accommodate charter school.

The Board approved the concept for the building, but with the fiber-cement panels to be a darker earth tone; with a materials sample board to be erected on site for inspection by staff and the Advisory Neighborhood

Commissions; and with further development of the storm-water management measures, HVAC equipment or vents, and solar panels to return to the Board if the staff considers the proposed features to be potentially incompatible.

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>