

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
June 25 and July 9, 2015

The Historic Preservation Review Board met and considered the following items on June 25 and July 9, 2015.

JUNE 25 MEETING

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

AGENDA

DESIGNATION HEARING

Tilden Hall Apartments, 3945 Connecticut Avenue NW, Case 15-11.

The Historic Preservation Review Board designated Tilden Hall, 3945 Connecticut Avenue NW, a historic landmark in the D.C. Inventory of Historic Sites, and requested that the nomination be forwarded to the National Register of Historic Places for listing as of local significance, with a period of significance of 1924, the year of its completion. The Board requested more information about the property's landscape in the final version of the nomination. Vote: 5-0.

HISTORIC LANDMARK

Tilden Hall Apartments, 3945 Connecticut Ave NW, HPA 15-418, concept/addition, five stories and basement to fill rear court.

The HPRB approved the concept for a five story rear addition as consistent with the preservation act and delegated final approval to staff. The Board encouraged additional refinements and simplification be made to the scale and treatment of materials to improve the compatibility, such as extending the belt courses through the addition, further development of the hyphen connections to make them as light as possible, and strengthening the grounding of the addition. Vote: 5-0.

DOWNTOWN HISTORIC DISTRICT

600 Massachusetts Avenue NW, HPA 15-432, signage.

The HPRB found the proposed sign to be inconsistent with its regulations and the purposes of the preservation act, and encouraged the applicants to consider more pedestrian-oriented signage options. Vote: 5-0.

CAPITOL HILL HISTORIC DISTRICT

801 North Carolina Avenue SE, HPA 15-246, concept/replace tower.

The Board found the concept of replicating the existing belfry in fiberglass to be a compatible alteration with the condition that the plans include the details agreed to by the applicants including dentils, detailing at the corner towers, and scalloping on louvres as well as the historic paint color and sheen. The shop drawings shall be approved by the HPO before permit approval is granted. Vote: 5-0.

CAPITOL HILL HISTORIC DISTRICT

205 C St NE, HPA 15-304, concept/rear addition and garage raze.

The Board found the concept to be compatible with the Capitol Hill Historic District with the condition that the applicants work with staff to refine the rear elevation and provide a framing plan showing the extent of structural demolition in the main block. Vote: 5-0.

SHAW HISTORIC LANDMARK

1001 O Street NW, HPA 15-359, concept/new construction, two-unit rowhouse.

The Board found the concept for a 3-story, 2-unit brick and metal rowhouse at 1001 O Street NW to be compatible with the character of the historic district, consistent with the purpose of the preservation act, and that final approval be delegated to staff with instructions to communicate design revisions with ANC. Vote: 4-1.

GRANT CIRCLE HISTORIC DISTRICT

16 Grant Circle NW, HPA 15-417, subdivision/divide one lot into three lots.

The Board found the subdivision of Lot 801, Square 3244 into three lots oriented to face New Hampshire Avenue to be compatible with the character of the historic district. Vote: 5-0.

MOUNT VERNON SQUARE HISTORIC DISTRICT

1110 6th Street NW, HPA 15-321, concept/four-story rear addition.

The Board found the concept design to be compatible with the historic district, consistent with the preservation act, and that final approval be delegated to staff on the conditions that: (1) the partial fourth floor be removed; (2) the front roof deck be removed; and (3) the multi-level front basement entrance be removed. Vote: 5-0.

HISTORIC LANDMARK

Riggs National Bank, 1503-1505 Pennsylvania Avenue NW, HPA 15-374, concept/rooftop addition and alteration, accessible street-level entrance.

The Board adopted the staff report which encouraged the applicant to refine the project with particular regard to reducing the visibility of the addition and retaining the stone ornament where the 1924 addition front window is to be converted to a new accessible entrance. Vote: 5-0.

JULY 9 MEETING

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

AGENDA

U STREET HISTORIC DISTRICT

1355-57 U Street NW, HPA 15-311, concept/four and six-story addition to two rowhouses.

The Board found the subdivision and an addition to 1355-57 U Street compatible with direction to design the addition read as a separate mid-block building, not as an addition. Vote 6-0.

ANACOSTIA HISTORIC DISTRICT

1227 Maple View Place SE, HPA 15-416, raze two-story frame house.

The Board recommended denial of a permit to raze the building on the grounds that it would be inconsistent with the purposes of the preservation law, specifically the law's purpose to retain and enhance historic buildings. The Board also recommended that the Mayor's Agent make a finding of demolition by neglect and encouraged the applicant to retain as much historic fabric as possible while reconstructing the building as necessitated by its structural condition. Vote: 6-0.

MOUNT PLEASANT HISTORIC DISTRICT

3054 Mount Pleasant Street NW, HPA 15-421, concept/three-story addition atop one-story commercial building.

The Board denied the concept, agreeing with the Advisory Neighborhood Commission that it would disturb the strong one-story character of this commercial block, but did not rule out the idea of some small addition. The Board also expressed skepticism of enclosing the area beneath the garage canopy. Vote: 4-2 (Aurbach and Metzger against).

~~2021 Klingle Road NW, HPA 15-427, replace aluminum siding with fiber cement.~~

~~[This project postponed at the request of the applicant]~~

1756 Kilbourne Place NW, HPA 15-422, roof addition and alterations to rear wing.

The Board supported the concept of the roof addition and alterations to the rowhouse with delegation to staff of further review, with the conditions that: (1) the rear ell is substantially retained; (2) no part of the addition or its appurtenances will be visible from Kilbourne Place; (3) there is no roof over the porch/deck off the rear of the addition; (4) the rear access/egress stair from the second story is restudied and possibly at least partially relocated in order to break up the run of the stair, with the applicant to consult the Advisory Neighborhood Commission and immediate neighbors on alternatives; (5) any new meters are placed under the porch or inside; (6) a lattice apron remains under the front porch; (7) the fiber-cement siding does not exceed six-inch exposure; (8) the floor framing in the main block remains; and (9) there is a preservation plan or more detailed preservation scope of work presented. Vote: 6-0.

COURTESY REVIEW: POSSIBLE HISTORIC LANDMARK

301 N Street NE, HPA 15-300, concept/rehabilitation, alteration, new construction.

The Board found the conceptual design for alterations and adjacent new construction to be compatible with the potential landmark and delegated final approval to staff, with the encouragement that demolition be limited as much as is feasible once a more detailed structural assessment is prepared, to continue evaluating how the two towers could be further differentiated, and to develop a preservation plan for the building's rehabilitation. Vote: 5-0.

HISTORIC LANDMARK

~~Spring Valley Shopping Center, 4820 Massachusetts Avenue, NW, HPA 15-252, concept/construction of two-story building and lot consolidation subdivision.~~

~~[deferred to July 23rd HPRB meeting at request of ANC 3-D and agreed to by applicant]~~

CONSENT CALENDAR

The Board approved the following items on the consent calendar on June 25 by a vote of 4-0.

HISTORIC LANDMARKS

Stevens School, 1050 21st Street, NW, HPA 15-219, revised concept/renovation, new construction.

The Board commented that particular attention should be paid to the detailing of the curtain wall which remains very schematic, and that the treatment of the school should closely adhere to the approved preservation plan.

CAPITOL HILL HISTORIC DISTRICT

148 11th Street SE, HPA 15-395, concept/addition to carriage house

333 F Street NE, HPA 15-414, concept/ rear addition

KALORAMA TRIANGLE HISTORIC DISTRICT

2312 Ashmead Place NW, HPA 15-297, concept/rear addition and third-floor expansion

The Board stipulated that they were approving the rear elevation as shown on A2.02, which shows windows rather than doors (differing from the axonometric view), and that the concerns raised by the ANC regarding the retaining wall should be clarified and addressed as appropriate in the final design.

DENIAL CALENDAR

The Board approved the following items on the consent calendar on June 25 by a vote of 4-0.

MOUNT PLEASANT HISTORIC DISTRICT

1755 Newton Street NW (Bancroft Elementary School), HPA 15-439, demolish gym.

The Board discussed and gave great weight to the concerns raised by the ANC resolution with regard to the contributing nature of the gymnasium, and confirmed that the gym did fall within the period of significance for the historic district.

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>