

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**HPRB ACTIONS**  
**July 24 and July 31, 2014**

The Historic Preservation Review Board met to consider the following items on July 24 and 31, 2014.

**JULY 24 MEETING**

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

**HISTORIC DESIGNATION HEARING**

Terminal Refrigerating and Warehousing Co., 300 D Street SW, Case 14-17.

The Board designated the Terminal Refrigerating and Warehousing Company, 300 D Street SW, a landmark to be entered in the District of Columbia Inventory of Historic Sites. The Board also 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 1923 through 1959. Vote: 6-0. (Wilson absent)

**HISTORIC LANDMARKS**

Terminal Refrigerating and Warehousing Company, 300 D Street SW, HPA 14-531, revised concept/roof addition and alterations.

The Board approved the revised conceptual design, and delegated final review of the permit application and plans to the staff. As the design is developed, the Board recommended being cognizant of pedestrian and vehicular circulation issues in developing the site design; ensuring that the roof addition becomes no larger in size; giving consideration to the massing and geometry of the roof addition in terms of practical durability and weatherproofing issues, as well as its architectural expression and proportions relative to the warehouse below (the Board was generally supportive of the glass “prow” but comments were offered on how it could be refined as a more expressive signature element visible from the Mall—but not brightly lit). The Board also praised the project as a possible model of sustainability through building adaptation. Vote: 6-0. (Wilson absent)

**~~ANACOSTIA HISTORIC DISTRICT~~**

~~1321 and 1323 Maple View Place SE, HPA 14-522, concept/subdivision into two lots, construction of two abutting two-story houses~~

*This case was deferred at the request of the applicant.*

**HISTORIC LANDMARKS**

625-631 Park Road NW, HPA 14-522, concept/three-and-a-half-story multi-family addition to Park View Christian Church.

The Board approved the concept’s site plan, height and general massing as compatible with the character of the landmark, but expressed a preference for a further setback of the building, so that its front wall would align with those of the rowhouses immediately to the west. The Board requested a preservation plan for the church building that would address the condition,

significance and feasibility of salvaging the windows, especially the stained-glass ones, as well as the maintenance and repair of the masonry. The Board also asked for more detail as the design develops, with particular attention to: repairs, replacements and alterations of the front steps and entrances; window repairs and replacements; any areaways or alterations to basement windows; the design of proper, efficient and unobtrusive roof drainage; the concealment of mechanical and electrical equipment; and the landscaping of the front yard. Vote: 6-0. (Wilson absent)

#### **MOUNT PLEASANT HISTORIC DISTRICT**

1682 Irving Street NW, HPA 14-436, revised concept/addition at rear of third story, enclosure of rear porch, alterations to openings, some demolition.

The Board approved the project and delegated it to staff for further review, with the conditions that: (A) the front areaway not wrap around the west side of the bay; (B) the rooftop access structure, deck and mechanical equipment not become more prominent than the drawings now indicate; (C) the new brick masonry on the west side near the front of the house match the appearance of the façade brick; (D) the applicant further detail repairs and replacements of existing elements; (E) utility meters and mechanical equipment be concealed from public view and not be in front of or on the front of the building; and (F) the applicant restudy the rear decks and stairs, and possibly reorient the latter, in order to minimize the footprint. Vote: 6-0. (Wilson absent)

#### **WOODLEY PARK HISTORIC DISTRICT**

2737 Woodley Place NW, HPA 14-299, concept/rear screen porch addition.

The Board did not approve the concept design. Vote: 3-2 (Sonderman, Wilson absent)

#### **DOWNTOWN HISTORIC DISTRICT**

~~726 (718) 7<sup>th</sup> Street NW, HPA 14-364, roof addition.~~

*This case deferred at the request of the applicant.*

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

625 South Carolina Avenue SE, HPA 14-455, concept/rear addition.

The Board found the concept compatible and directed the applicants to construct a lumber mockup to test for visibility from public space, to change the rear knee wall to a railing (if permitted by code), to change the third story windows to double hung (not casement) windows, and to work with HPO staff to show how the addition will be built into existing structure to minimize the amount of modifications to the existing building. Vote: 6-0 (Sonderman absent)

518 6<sup>th</sup> Street SE, HPA 14-450, concept/rear addition.

The Board found the concept of a rear addition to be compatible with the Capitol Hill Historic District with the condition that the applicant work with staff on the detailing of the windows and materials. If the shed is built, the alley-facing side should be no higher than the existing garage and should be of a simple design. The applicant should work with staff to determine if the garage is a contributing structure especially with regard to whether it has retained enough integrity. If it has lost integrity, it should be documented in detail with photographs before being demolished. Vote: 4-2 (Sonderman absent)

## **JULY 31 MEETING**

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

### **KALORAMA TRIANGLE HISTORIC DISTRICT**

2324 19<sup>th</sup> Street NW, HPA 14-440, concept/rear addition.

The Board approved the concept for a two-story rear addition and delegated further review to staff. Vote: 7-0 (Sonderman absent, Cassarella recused)

### **SHAW/BLAGDEN ALLEY HISTORIC DISTRICT**

1212 9<sup>th</sup> Street NW, HPA 14-374 and 917 M Street, HPA 14-373, concept/two new four-story multi-unit buildings with connecting bridge over alley.

The Board found the concept design for a pedestrian walkway and the alterations at the alleyway compatible with the Blagden Alley-Naylor Court Historic District, on the condition the bridge be one-story and not enclosed, and return to the Board after further development. Vote: 4-3 (Davidson, Sonderman absent)

### **CAPITOL HILL HISTORIC DISTRICT**

700 Constitution Avenue NE, HPA 12-150, revised concept/rear addition, façade alterations and roof deck.

The Board adopted the staff report and delegated final approval to staff with the following recommendations: the edge of the roof deck is pulled back sufficiently so that furnishings will not be visible; the applicant is encouraged to seek BZA relief for the trellis; the stair access and bathroom structure is minimized so it will not be visible from public space; the bike rack is moved from the front of the building if allowed by DDOT; clear glass instead of opaque is selected for the historic 8<sup>th</sup> Street entrance doors; metal fencing is selected and is not placed atop a masonry wall; the plaque and flowers are placed behind the fence; and the applicant continue to monitor the effect of the construction on the Parish of St. Monica and St. James, located next to the project site. Vote: 8-0 (Sonderman absent).

### **HISTORIC LANDMARKS**

Riggs Building (Keith-Albee Building) and National Metropolitan Bank, 655 15<sup>th</sup> Street NW, concept/façade replacement for Metropolitan Square office building.

The Board did not approve the conceptual design for new facades and asked for the project to be restudied and return for further review. Vote 8-0 (Sonderman absent).

### **MOUNT VERNON SQUARE HISTORIC DISTRICT**

416 Ridge Street NW, HPA 14-365, concept/rear additions to rowhouse.

The Board did not approve the concept design and directed the applicant to return to the Board after further development. Vote: 8-0. (Sonderman absent).

### **HISTORIC LANDMARK**

~~Central Public (Carnegie) Library, 800 K Street NW, HPA 14-254, revisions to concept/building and site alterations, additions.~~

*This case deferred at the request of the applicant.*

**DOWNTOWN HISTORIC DISTRICT**

610-624 I and 609-619 H Street NW, HPA 14-242, revised concept/alterations and additions.

Public testimony on the case was concluded and the record closed. The Board will deliberate and vote on the case at the September 18<sup>th</sup> meeting.

**CONSENT CALENDAR JULY 24**

The Board approved all of the following items on the consent calendar on July 24 by a vote of 6-0.

**HISTORIC LANDMARKS**

Standard Materials Company/Gyro Motor Company, 770-774 Girard Street NW, HPA 14-459, concept/alterations and construction of two townhouses.

**CAPITOL HILL HISTORIC DISTRICT**

1122 East Capitol Street NE, HPA 14-463, concept/two-story rear addition.

**MOUNT PLEASANT HISTORIC DISTRICT**

1837 Kilbourne Place NW, HPA 14-537, concept/two-story rear addition.

1834 Lamont Street NW, HPA 14-538, concept/one-story rear addition and second-story screened porch.

**GEORGETOWN HISTORIC DISTRICT**

3104 and 3106 Q Street NW, HPA 14-521, subdivision to consolidate lots and connect two semi-detached houses.

**WASHINGTON HEIGHTS HISTORIC DISTRICT**

1821 Vernon Street NW, HPA 14-286, roof deck.

**CONSENT CALENDAR JULY 31**

The Board approved the following item on the consent calendar on July 31 by a vote of 6-0

**CLEVELAND PARK HISTORIC DISTRICT**

3450 Ordway Street NW, HPA 14-446, concept/new curb cut, driveway and underground garage.

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