

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**HPRB ACTIONS**  
**May 28 and June 4, 2015**

The Historic Preservation Review Board met and considered the following items on May 28 and June 4, 2015.

**MAY 28 MEETING**

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

**AGENDA**

**PRELIMINARY MATTER: GEORGETOWN HISTORIC DISTRICT**

Determination on ANC request to review 1513 Wisconsin Avenue NW (HPA 15-275, concept/three-story rear addition to three-story commercial building.

The Board determined that a duplicate review is not appropriate at this time in this matter, the Chair recommended the applicant, ANC, and neighbors continue to work with the Old Georgetown Board towards a resolution on the matter. The case returns to the docket for OGB on June 4, 2015 for further consideration. No vote taken.

**DESIGNATION HEARINGS**

Capitol Hill Historic District amendment/expansion, Case 15-01.

The Board amended the Capitol Hill Historic District nomination by expanding the district's boundaries and requested that the amended nomination be forwarded to the National Register of Historic Places. Vote: 8-0.

Young, Browne, Phelps and Spingarn Education Campus  
2500 Benning Road and 704, 820 and 850 26<sup>th</sup> Street NE, Case 13-15.

The Board designated the Young, Browne, Phelps and Spingarn Education Campus as an historic district to be listed in the D.C. Inventory of Historic Sites and requested that the nomination be forwarded to the National Register of Historic Places. Vote: 8-0.

Sedgwick Gardens Apartment House (including interior), 3726 Connecticut Avenue NW, Case 15-03.

The Board designated Sedgwick Gardens, 3726 Connecticut Avenue NW, including its entrance lobby and elevator lobbies, a landmark to be entered in the District of Columbia Inventory of Historic Sites. The HPO further recommends that the Board request 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 1931-1932. Vote: 8-0.

**HISTORIC LANDMARK**

Sedgwick Gardens Apartment House, 3726 Connecticut Avenue NW, HPA 15-327, lobby modifications.

The Board found the concept compatible with the building and delegated final approval to staff to finalize detailing on the enclosed office space, ceiling trays, and lighting, and the selection of materials, including the new doors, fountain tile and skylight glass.

Vote: 8-0.

**HISTORIC LANDMARK**

Emory United Methodist Church, 6100 Georgia Avenue NW, HPA 15-319, revised concept/alterations and new construction.

The Board approved the concept and delegated to staff further review, with the following findings and comments: (1) The proposed alterations and additions to the church are an acceptable accommodation to the congregation's continued use and needed expansion and do not constitute demolition as defined in the preservation regulations; (2) The proposed new construction and site alterations are acceptably compatible for the landmark; (3) An archaeological work plan for investigative phases should be developed for review and approval by HPO, and should be implemented in full as a condition of permit clearance for the project; (4) The applicants should continue to refine the design in consultation with HPO, including but not necessarily limited to the material finish for the church additions, the materials and character of the accessible entrance portal on Georgia Avenue, consideration of landscaping of the hillside, minimization and simplification of penthouses and rooftop mechanical units, the better detailing of the blank walls behind the church with some pattern or reveals, refinement of the north court, detailing of the vents next to the church, and refinement of the elevations, fenestration and materials of the new construction, including the rear elevation facing Fort Stevens; and (6) Final approval should be delegated to staff. Vote: 8-0.

**CAPITOL HILL HISTORIC DISTRICT**

146 13<sup>th</sup> Street SE, HPA 15-127, concept/rooftop addition.

The Board found the concept of the deck and railing to be compatible with the Capitol Hill Historic District but found that the penthouse access structure was not compatible based on its visibility. Vote: 6-1.

**MOUNT VERNON SQUARE HISTORIC DISTRICT**

~~1110 6<sup>th</sup> Street NW, HPA 15-321, concept/four-story rear addition~~ [case deferred at request of applicant]

**HISTORIC LANDMARKS**

Chapman Coal Company Stable and Garage, 57 N Street, NW, HPA 15-306, subdivision, concept/addition, alteration, new construction.

The Board approved the subdivision of the property to include a consolidation of Lots 214 and 215 on Square 0617, and it approved the concept/addition, alteration and new construction of the property with the following conditions: (1) The roof addition on the landmark be set back so as to be minimally visible from N Street, or removed entirely; (2) The hyphen connecting the landmark and the new construction should be reduced in height; (3) the iron stair and canopy should be repaired and retained; and (4) a building preservation plan, to include specifications for replacement windows based upon historic existing ones should be prepared. Vote: 8-0.

**CLEVELAND PARK HISTORIC DISTRICT**

3203 Macomb Street NW, HPA 15-303, addition, curb cut and driveway, rear deck.

The Board found concept Option 1 compatible with the historic district and delegated final approval to staff to finalize details and selection of materials, including the driveway gate. Vote: 6-0. (Absent: Aurbach; Recused: Casarella)

**JUNE 4 MEETING**

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

**AGENDA****DUPONT CIRCLE HISTORIC DISTRICT**

1772 Church Street, NW, HPA 14-530, revised concept/new construction.

The Board approved the concept of the project but asked the applicant to come back to the Board with the following efforts: 1) Adjust residential bays to align more with the setback along Church St.; 2) Work on stepping back or reducing the upper floors (6+7) to minimize perceived mass; 3) Look at scale of residential windows compared to the rest of church street rowhouses; 4) Refine the glass detailing of upper and at the main entrance levels of church to reflect what the actual condition will be as it relates to transparency and construction; 5) Develop and integrate the landscape at front of church. Vote: 5-0

**STRIVERS SECTION HISTORIC DISTRICT**

1719 T Street, NW, HPA 15-301, new construction of 3 story rowhouse.

The HPO recommends that the Board find the concept generally compatible with the historic district and consistent with the purposes of the preservation act, with the following conditions: (1) That the applicant re-design the bay to connect to the ground or be more like an oriel and how this impacts the areaway; (2) Revise the glass bay to reconsider amount of translucent vs. transparent glazing; and consider material and colors; (3) Delegate final approval to staff. Vote: 5-0.

**MOUNT VERNON TRIANGLE HISTORIC DISTRICT**

444-446 K Street NW, HPA 15-298, massing concept of addition to 2-story houses.

The Board found that (1) A visible vertical addition could be compatible in this context as a transition from small-scale rowhouse to large-scale apartment building if it is set-back off of the main block of the building, with a minimum setback of 40 feet; (2) Restoration of the original façade at 444 should be an important component of the project; and (3) No portion of this recommendation or the Board's action shall be construed as support for any needed zoning relief. Vote: 5-0.

**MOUNT PLEASANT HISTORIC DISTRICT**

1755 Newton Street NW, HPA 15-369, Bancroft School rehabilitation, partial demolition and new addition concept.

The Board complimented many aspects of the design but unanimously found the overall concept inconsistent with the Act due to demolition of the historic gymnasium wing. Other comments directed the project team to refine the massing, rhythm and materials of the Mt. Pleasant Street elevations to improve the relationship with neighboring buildings and to relocate mechanical equipment slated for the existing stair tower's roof to the lower rooftops of the new additions. The need to ensure restrained landscaping treatments near historic buildings, coordinated signage and fencing, and replacement windows that match the original sash and mullion pattern were also stressed. The Board also delegated remaining design review to staff if the Mayor's Agent determines there is a case of Special Merit. Vote: 6-0

**MOUNT VERNON SQUARE HISTORIC DISTRICT**

479 Ridge Street NW, HPA 15-259, concept/three-story rear addition to two-story frame house.

The Board did not find the concept design for a 3-story rear addition at 479 Ridge Street NW compatible with the historic district and advised the applicant to return to the Board after further development. Vote: 5-0.

~~655 New York Avenue, NW, HPA 15-299, concept/new construction of 12 story office building incorporating five historic buildings. (This case was deferred at the request of the applicant)~~

**KALORAMA TRIANGLE HISTORIC DISTRICT**

~~2312 Ashmead Place NW, HPA 15-297, concept/rear addition and third floor expansion. (This case was deferred at the request of the applicant)~~

**U STREET HISTORIC DISTRICT**

~~1355-57 U Street NW, HPA 15-311, concept/seven-story addition to two rowhouses. (This case was deferred at the request of the applicant)~~

**CONSENT CALENDAR**

The Board approved the following items on the consent calendar on May 28 by a vote of 7-0 (Wilson absent).

**CAPITOL HILL HISTORIC DISTRICT**

631 South Carolina Ave SE, HPA 15-305, concept/rear addition

~~205 C St NE, HPA 15-304, concept/rear addition and garage raze [deferred until June 25]~~

224 9<sup>th</sup> Street NE, HPA 15-285, concept/rear addition and fill in dogleg

642 Lexington Place NE, HPA 15-353, concept/rear and roof addition

732 7<sup>th</sup> Street SE, HPA 15-367, permit/raze. (One member encouraged exploring adapting the present building as an alternative or refraining from razing until there is a project to replace the building).

**MOUNT VERNON SQUARE HISTORIC DISTRICT**

448 Ridge Street NW, HPA 15-061, concept/ construction of four two-unit rowhouses.

**BLAGDEN ALLEY/SHAW HISTORIC DISTRICT**

1209 10<sup>th</sup> Street NW, HPA 15-358, concept renewal/new two-unit rowhouse. (One member encouraged more solidity in the bay, especially on the alley side.)

**The Board voted separately on the following case.**

On vote of 4 to 3, the HPRB approved the case as a Consent Calendar approval. Prior to this vote, on a vote of 3 to 4, the HPRB failed to move this item from the Consent Calendar to a regular Agenda case.

**DUPONT CIRCLE HISTORIC DISTRICT**

1337 Connecticut Avenue, NW, HPA 15-373, revised concept/sixth-floor addition to a five-story building. (Two members encouraged that the addition's facade be refined to break up the scale of the double-height space)

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