

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**HPRB ACTIONS**  
**December 17, 2015**

The Historic Preservation Review Board met and considered the following items on December 17, 2015.  
Present: Gretchen Pfaehler (Chair), Rauzia Ally, Andrew Aurbach, Graham Davidson, Nancy Metzger, Joseph Taylor, and Charles Wilson.

**AGENDA**

**MOUNT VERNON TRIANGLE HISTORIC DISTRICT**

901 5<sup>th</sup> Street NW, HPA 15-491, concept/new mixed-use twelve-story building.

The Board approved the concept as consistent with the preservation act and encouraged the applicant to continue to develop the project with input from HPO staff and Board members based on comments from the Board review today. Vote: 6-0.

**HISTORIC LANDMARK**

Lothrop Mansion, 2001 Connecticut Avenue NW, concept/fence.

The HPRB expressed that it was sympathetic to the applicant's security needs, but found the proposal to be incompatible with the character of this historic landmark and inconsistent with the purposes of the DC Historic Landmark and Historic District Protection Act. The Board encouraged that less visually intrusive alternatives be explored. Vote: 6-0.

**CAPITOL HILL HISTORIC DISTRICT**

1220 Potomac Avenue SE, HPA 13-566, revised concept/new construction.

The Board approved the revised concept and delegated final approval to staff with the following conditions: the applicant consults with the community about adding windows to the east elevation; the entrance steps railing remains a light and simple design; refine the design for the horizontal banding and the detail, scale, and height of cornice and parapet so they are in proportion with the building while screening the rooftop HVAC units. Vote: 6-0.

**MOUNT PLEASANT HISTORIC DISTRICT**

1716 Hobart Street NW, HPA 16-046, reconstruction or renovation of rear wing and construction of a third-floor addition.

The Board approved the project in concept and delegated to staff further review with the following conditions: (1) the permit be conditioned upon the roof addition and appurtenances such as mechanical equipment, chimneys, flues and vents being invisible from the Hobart Street right of way, with the drawings to indicate the same; (2) the roof addition be reduced about a foot in height; (3) the rear wall be simplified, possibly by removing the oriel projection; (4) the main rear wall plane not be located any further rearward than the rear walls of the abutting houses, with the permit drawings to depict this relationship; (5) the roof addition be at least four feet forward of the rear walls of 1714 and 1718 Hobart; (6) a stick test be conducted prior to permit application; (7) if the stick test indicates that the addition would be visible from Hobart Street, the applicant must revise the project, or abandon the roof addition, or return to the Board; and (8) the drawings specify

compatible materials for siding and rails; and (9) the Board encouraged that the applicant coordinate revisions with staff and the neighbors. Vote: 5-0 (Pfaehler abstained, Wilson absent).

### **ANACOSTIA HISTORIC DISTRICT**

1409 V Street SE, HPA 15-577, revised concept/alterations and additions to school.

The Board supported the size, massing and location of the wings, the rooftop mechanical equipment, the location of the parking lot, and the retention of the berm and historic entrance and entry sequence. The Board also generally supported the staff report comments and suggested revisions of the elevations of the wings to: (1) make the colors more subdued relative to that of the existing school; (2) provide more rhythm to the classroom windows; (3) provide a better proportional relationship between the classroom wing and main block; (4) eliminate hyphens or reveals at the juncture of the wings with the main block; (5) add more solidity to the ground floor of the classroom wing; (6) provide more texture and a smaller module to the siding material of the wings; (7) provide ADA access at the entry from the parking lot; and (8) provide sensitive sight lighting and landscaping. Vote: 6-0 (Aurbach absent).

2228, 2234, 2238 and 2252 Martin Luther King Jr. Avenue SE, HPA 13-578, revised concept/subdivision and construction of residential and retail building.

The Board approved the project in concept but asked that revisions return to the Board on the consent calendar. The Board suggested that: (1) the amount of glazing be reduced; (2) the blade sign at the residential entrance is unnecessary and that signage might be needed near the garage entrance; and (3) the metal mullions not be green or a dark color that will recede. Vote: 5-0 (Pfaehler recused, Aurbach absent).

### **CLEVELAND PARK HISTORIC DISTRICT**

Cleveland Park Library, 3310 Connecticut Avenue NW, concept/new construction.

The Board stressed the importance of reducing the scale of the Newark Street elevation and relating it more directly to the finer grain of the residential street's architectural vocabulary. The Connecticut Avenue façade was identified as a model that should be used to establish an overall design aesthetic for the new library, but the Board recommended reducing the scale of the limestone panels and refining the corner element to better denote entry. Improvements were recommended to alleviate the "blank wall" effect of the west elevation and to better relate the design of the garden and its landscape to the building. The Board noted that the concept already referenced some of the character defining features of the historic district which were identified in the ANC comments, but recommended that those features be emphasized. Finally, the Board offered to participate in a workshop with the design team and adopted the staff report. Vote 5-0.

3618 Ordway Street NW, HPA 16-058, concept/roof alteration, rear addition.

The Board recommended maintaining the existing roof pitch, but a subtle change was acceptable if it was the result of measures taken to address ongoing drainage issues. The Board found the rear addition incompatible as currently proposed, but delegated final approval of the addition to staff with the condition the applicant continue to work with HPO, the ANC and the ARC on the design. Vote: 5-0.

3008 Ordway Street NW, HPA 16-041, concept/one-story rear addition.

The Board approved the concept and delegated final approval to staff with the condition the applicant continues to refine the design so it is more in keeping with the character of the historic district. The Board noted that the approval is not to be used as a component of negotiations of the terms of the covenant the owners are developing with their adjacent neighbor. Vote: 3-2 (Pfaehler, Davidson opposed)

**CONSENT CALENDAR**

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

**U STREET HISTORIC DISTRICT**

1308 T Street NW, HPA 16-096, concept/construction of new garage

**DENIAL CALENDAR**

The Board approved the denial of the following case by a vote of 6-0.

**U STREET HISTORIC DISTRICT**

2001 14<sup>th</sup> Street NW, HPA 16-099, rooftop canopy

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