

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
January 26 and February 2, 2017

JANUARY 26 MEETING

Present: Marnique Heath (Chair), Rauzia Ally, Andrew Aurbach, Brian Crane, Linda Greene, Outerbridge Horsey, Chris Landis, Gretchen Pfaehler and Joseph Taylor.

HISTORIC DESIGNATION HEARING

Holzbeierlein Bakery, 1815-1827 Wiltberger Street NW, Case 16-03.

The Historic Preservation Review Board designated the Holzbeierlein Bakery complex at 1815-1827 Wiltberger Street NW a historic landmark to be entered into the D.C. Inventory of Historic Sites, and recommended forwarding the nomination to the National Register of Historic Places for listing at the local level of significance with a Period of Significance 1891-1930. The Board acknowledged and concurred with the ANC resolution in favor of the designation. Vote: 9-0.

HISTORIC LANDMARK

Holzbeierlein Bakery, 1827 Wiltberger Street NW, HPA 17-077, concept/alteration and addition.

The Board found the concept for alterations and additional floors being added to be compatible with the character of this industrial complex of buildings. The Board asked that the color, window-to-wall proportions, and top floor of the new construction element at the corner continue to be studied, that the detailing of the additional floors continue to be simplified, that the storefront detailing be further developed, and that a preservation treatment plan for the historic building be developed. The Board acknowledged and concurred with the letter of support provided for the project by the ANC, and final approval was delegated to staff. Vote: 9-0.

14TH STREET HISTORIC DISTRICT

1341 14th Street NW, HPA 17-081, concept/alteration and new construction.

The Board was supportive of the project's massing but found that the overall use of materials should be simplified, that the detailing on the top two floors should be lighter in weight and/or color, and that possibly the top floors needed to be set back further. The cantilevered projection on the 14th Street elevation should also continue to be studied to improve its compatibility atop the retained Barrel House. The Board acknowledged the resolution of support from the ANC but found that the additional work described above was needed for the project to be found compatible, and asked that it return for further review. Vote: 9-0.

CAPITOL HILL HISTORIC DISTRICT

504 C Street, NE HPA 17-122 permit/raze, new construction of three-story building

The Board found the concept to be compatible with the Capitol Hill Historic District and delegated final approval to staff. The Board confirmed that the plans had been updated to respond to the issues raised in the ANC resolution. Vote: 9-0.

732 4th Street, NE 17-129, concept/rear and rooftop additions.

The Board concurred with the HPO report and ANC resolution in finding the proposed third floor rooftop addition to be incompatible with building and historic district. The proposed rear addition and new window openings were approved by the Board. Final review was delegated to staff. Vote: 9-0.

WASHINGTON HEIGHTS HISTORIC DISTRICT

1800 Columbia Road NW, HPA 16-388, revised concept/new construction.

The Board found the concept compatible with the historic district and consistent with the purposes of the preservation act, and delegated final approval to staff. The Board acknowledged receipt of the ANC's January 11th resolution which reiterated opposition to the project for the same reasons as the ANC's October resolution. The Board confirmed that it had addressed each point of the ANC's first resolution at the October 2016 meeting and reaffirmed its findings from the October and January meetings. Vote: 9-0.

FEBRUARY 2 MEETING

Present: Marnique Heath (Chair), Andrew Aurbach, Brian Crane, Linda Greene, Outerbridge Horsey, Chris Landis and Gretchen Pfaehler. Absent: Rauzia Ally and Joseph Taylor.

ANACOSTIA HISTORIC DISTRICT

1321-1325 Maple View Place SE, HPA 17-129, concept/construction of four two- story frame houses.

The Board approved the project in concept, including the subdivision, and delegated to staff further review, with the conditions that: 1) the houses' front-yard setbacks be consistent with those of 1319 and 1333 Maple View; 2) the exterior air-conditioning and electrical equipment be located inconspicuously; 3) the porch piers be brick-faced; 4) the front yards be more naturally sloped side to side, so that they do not require retaining walls; 5) that the staff and architect take another look at the fenestration; and 6) that the rear-yard grading be developed to avoid the ponding of water. Vote: 7-0.

MOUNT PLEASANT HISTORIC DISTRICT

3109 18th Street NW, HPA 16-527, revised concept/roof addition.

The Board approved the general concept for the roof addition and deck, but recommended that the staff and a couple Board members meet with the applicant to discuss refinements to the plans. The Board acknowledged the ANC resolution and agreed that the proposed structure may be sufficiently inconspicuous as to be compatible. Vote: 6-1 (Pfaehler opposed).

GEORGETOWN HISTORIC DISTRICT

3317 P Street NW, HPA 17-015, concept/two-story rear addition.

The Board approved the concept as compatible with the character of the historic district, and delegated further review to staff. Vote: 6-1 (Horsey opposed).

~~SHAW HISTORIC DISTRICT~~

~~1532-1536 9th Street NW, HPA 17-150, concept/reconstruct front façade. [case deferred]~~

HISTORIC DESIGNATION NOMINATION

Scheele-Brown Farmhouse, 2207 Foxhall Road NW, Case 13-22.

The Board designated the Scheele-Brown Farmhouse, 2207 Foxhall Road NW, a historic landmark in the D.C. Inventory of Historic Sites and recommended that the Board request the nomination be forwarded to the National Register of Historic Places for listing as of local significance, with a period of significance of 1865 to 1915, from the date of its construction until it was no longer used by a farm family in the butchering business. Vote: 7-0.

MOUNT VERNON SQUARE HISTORIC DISTRICT

1251 4th Street NW, HPA 17-075, concept/subdivision into three lots, construction of two three-story buildings, and roof deck to two-story house wing.

The Board found the concept of subdividing 1251 4th Street NW into three new lots for the purposes of building two new buildings with three, 18-foot wide facades to be compatible with the character of the historic district and delegated final subdivision approval to staff, and asked that the conceptual design for the project return to the Board for further of architectural details. Vote: 7-0.

DUPONT CIRCLE HISTORIC DISTRICT

1610 Riggs Place NW, HPA 17-127, permit/rear alteration.

The Board found the concept for an exterior stair to be compatible with the following provisions as outlined in the staff report: (1) the exterior stair should be limited to 3 stories and should not extend to the roof; (2) the proposed basement windows needed to be redesigned to match the existing basement casement window; (3) the structure on top of the garage roof should be minimized. The Board concurred with the ANC's opposition to the stair extending to the roof but did not concur that the stair was incompatible as the nature of this house's rear elevation was different and differentiated from the others in the row. The applicant was advised to work with staff on the necessary revisions. Vote: 7-0.

CLEVELAND PARK HISTORIC DISTRICT

3700 Connecticut Avenue NW, HPA 17-126, concept/new construction of single family house.

The Board reaffirmed its finding that the existing building is non-contributing due to a loss of integrity, found the concept for new construction to be compatible with the historic district, and delegated final approval to staff with the condition the applicant work with HPO on finalizing the details and the selection of materials, including the brick, windows, doors, and cornice. The Board concurred with the ANC resolution in support of the project. Vote: 7-0.

CONSENT CALENDAR

The Board considered and approved the following items on the consent calendar on January 26.

ANACOSTIA HISTORIC DISTRICT

1644 U Street SE, HPA 17-141, concept/two-story rear addition.

CAPITOL HILL HISTORIC DISTRICT

1127 C Street, NE, HPA 17-123, permit/rear and rooftop additions.

The Board requested that the applicant work with staff to refine the placement of brick soldier courses at the primary façade.

202 9th Street, SE, HPA 17-125, concept/new two-story carriage house.

FOGGY BOTTOM HISTORIC DISTRICT

938 24th Street NW, HPA 17-056, two-story rear addition.

~~LE DROIT PARK HISTORIC DISTRICT~~

~~1946 2nd Street NW, HPA 17-119, permit/garage. [case deferred due to inadequate drawings]~~

WALTER REED ARMY MEDICAL CENTER HISTORIC DISTRICT

Building 14, 6900 Georgia Avenue NW, HPA 16-641, revised concept/addition, alterations.

Transcripts of Historic Preservation Review Board Meetings may be purchased from the court reporting agency that covered this hearing – Neal R. Gross & Co., Inc., (202) 234-4433, www.nealgross.com or info@nealgross.com. Individual staff reports that are prepared in advance of the hearing are posted on our website at <http://planning.dc.gov>