

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



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HISTORIC PRESERVATION OFFICE



HPRB ACTIONS
May 25 and June 1, 2023

The Historic Preservation Review Board met on these dates to consider the following items.

MAY 25TH MEETING

Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Matt Bell, Gretchen Pfaehler and Carisa Stanley Beatty.

AGENDA

MEETING CALLED TO ORDER; CONSIDERATION OF CONSENT CALENDAR
CLOSED EXECUTIVE SESSION TO RECEIVE ADVICE OF COUNSEL
MEETING RECONVENED

HISTORIC DESIGNATION HEARING

U.S. Naval Observatory (historic district), 3450 Massachusetts Avenue NW, Case 23-01.

The Historic Preservation Review Board voted to designate the U.S. Naval Observatory a historic district to be entered in the D.C. Inventory of Historic Sites with a period of significance from 1887, the date when construction of the Observatory began, to 1973, a date fifty years from the present that acknowledges the on-going scientific achievements that continue to be made at the Observatory. The Board further voted to forward the nomination to the National Register of Historic Places for listing at the national level of significance under National Register Criteria A and C and at the local level of significance under Criterion D but requested research be done to determine whether slaves constructed anything on site. Vote: 5-0

INFORMATIONAL PRESENTATION

Connecticut Avenue Development Guidelines

The Board heard public testimony and encouraged OP to further develop the massing diagrams with greater granularity, evaluate how expanded floor plates effect the urban vitality provided by existing narrower storefronts, evaluate how height transitions may be necessary for development that extends back from Connecticut Avenue to residential side streets, and ensure that proposed relationships between historic one- and two-story buildings to tall buildings and additions is compatible. In response to concerns expressed in public testimony, the Board also asked that language of the document make clear that the historic preservation regulations regarding substantial demolition and “facadism” (just retaining front facades of historic buildings) remain in place and are not being changed, that the plan does not override the historic preservation review

process, and that each case will continue to be reviewed on its own merits for compatibility and consistency with the preservation law.

TAKOMA PARK HISTORIC DISTRICT

6901 Willow Street NW, HPA 23-178, concept/new construction.

The Board asked that further study be undertaken of how the roof meets the side walls and whether breaking the plane of the continuous roofline could help break down the scale of the building.

U STREET HISTORIC DISTRICT

941 Westminster Street NW, HPA 23-321, permit/revision to rear deck.

The Board found the constructed straight-run stair to be incompatible in form for a location that is so visible from street view, and that a spiral stair is the most appropriate option. Vote: 5-0.

FOGGY BOTTOM HISTORIC DISTRICT

2407-2409 I Street NW, HPA 23-325, permit/awning.

The Board recommended against issuance of a permit for the canopy as incompatible with the character of the historic district. As an alternative, the older awning on the building may be recovered. Vote: 5-0.

MOUNT PLEASANT HISTORIC DISTRICT

3212 19th Street NW, HPA 23-329 and 23-330, permit/replace front walkway and permit/replace windows.

The Board recommended against approval of a permit for the dormer windows and the paving as is, but supported the windows being replaced with compatible fifteen-over-one windows, and the stone being removed from at least the walk and steps. Vote: 5-0.

ANACOSTIA HISTORIC DISTRICT

1605-07 Good Hope Road SE, HPA 22-445, revised concept/construction of four-story plus penthouse mixed use building.

The Board found Option B – without raised stairs for the entrances – to be compatible with the character of the Anacostia Historic District, and also asked that there be less contrast in the masonry colors used, and delegated final approval to staff. Vote: 5-0.

1223 Talbert Street SE, HPA 23-289, concept/new construction.

The Board found the revised concept for new construction to be compatible with the character of the Anacostia Historic District on the condition that the applicant continue to work with HPO on construction detailing and materials selection and that the spiral stairs on the rear of the building be incorporated into the footprints of the proposed rear decks, and that final approval be delegated to HPO. Vote: 3-0

SHAW HISTORIC DISTRICT

1515 9th Street NW, HPA 23-215, revised concept/new construction of six-story building.

The Board found the concept design for new construction to be compatible with the character of the historic district but asked that the project come back with final detailing. Vote: 4-0.

DOWNTOWN HISTORIC DISTRICT

512 10th Street NW, HPA 19-100, revised concept/roof addition.

The Board heard testimony but deferred the case to the June 1 meeting to allow the DC Preservation League to review and comment on an alternative option. At the June 1 meeting the case was moved to Consent and approved by a vote of 4-0.

JUNE 1ST MEETING

Present for the meeting were: Marnique Heath, Chair; Matt Bell, Gretchen Pfaehler and Carisa Stanley Beatty.
Absent: Andrew Aurbach

TAKOMA PARK HISTORIC DISTRICT

327 Cedar Street NW, HPA 23-288, concept/new multi-unit residential and retail building.

The Board did not take a formal action but the members commented that the site plan and general conceptual approach to the project were well thought out. However, the members thought that the architecture of the building facing Carroll Street needed to be edited, simplified, and unified and concurred with the recommendations in the HPO report that further evaluation of color, materials, detailing and composition were needed for the building to be found compatible with the Takoma Park Historic District. The Board also asked that more detailed mapping and treatment of the heritage trees and the design and programming of the public park be provided. The project should return to the Board for further review when ready.

CAPITOL HILL HISTORIC DISTRICT

639 A Street SE, HPA 23-319, permit/demolition of side walls, roof and framing.

The Board found the project to be compatible with the Capitol Hill historic district, and delegated final approval to staff. Vote: 4-0.

235 12th Street SE, HPA 23-286, concept/third story addition, second story addition to garage.

The Board found the project to be compatible with the Capitol Hill historic district, and delegated final approval to staff. Vote: 4-0.

WALTER REED HISTORIC DISTRICT

1250 Dahlia Street NW, HPA 23-320, concept/new construction of three-story building.

The Board generally supported the concept and appreciated the shortening of the penthouse but requested revisions. It found the building to be too simplified and recommended consideration of: 1) a single brick color; 2) a continuous beltcourse at the top story; 3) breaking up the penthouse; 4) varying the fenestration on the wings relative to the center of the building; 5) a recess or otherwise visually breaking up largely blank end walls; 6) porches or balconies or a pediment.

ANACOSTIA HISTORIC DISTRICT

1603 Good Hope Road SE, HPA 23-322, concept/new construction of six story building.

The Board did not take a vote but agreed that the architectural character of the building – including the modulated massing of the façade and the stepping down of the building in the back, the strong corner tower element, and the use of masonry in an Art Deco-inspired style were all positive elements that were trending in the right direction. While the members agreed that a taller tower element on the corner was a good approach, several members expressed concerns that six stories with a penthouse was too tall for the historic district, and asked that the height, the design of the ground floor, and overall detailing and color continue to be studied and revised and return for review after further community engagement.

CONSENT CALENDAR

The Consent Calendar was approved on May 25 by a vote of 5-0.

CAPITOL HILL HISTORIC DISTRICT

336 11th Street NE, HPA 23-252, concept/dog leg, bay and partial third floor addition

407 3rd Street NE, HPA 23-324, concept/window wells, rear addition

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