

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**HPRB ACTIONS**  
**May 28 and June 4, 2020**

**May 28, 2020**

The Historic Preservation Review Board convened a public meeting on May 28 via WebEx. Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Outerbridge Horsey, Sandra Jowers-Barber, Gretchen Pfaehler. Absent: Thomas Brokaw, Linda Greene.

**AGENDA**

**PRELIMINARY MATTER**

Response to letters received regarding removal of sculpture at National Geographic Society, 1145 17<sup>th</sup> Street, NW

*The Board considered the many public letters it received regarding the proposed removal of the Marabar sculpture at the National Geographic headquarters and determined that it did not have sufficient information on the sculpture when it approved redevelopment plans that would result in its removal. The Board asked that the project be scheduled for reconsideration at a future meeting so it could hear from the project applicants and proponents of the sculpture's retention, and strongly encouraged National Geographic to consider whether the sculpture could remain in place or be incorporated into its proposed project.*

**HISTORIC LANDMARK**

Decatur Street Car Barn/WMATA Northern Bus Garage, 4615 14<sup>th</sup> Street, NW, HPA 20-176, concept/new construction/rehabilitation.

*The Board unanimously approved the staff report conditioned upon revisions to make the Arkansas and Iowa Avenues and the Buchanan Street façades more compatible with the surrounding residential context by breaking down the scale of the elevations, refining the materials palette, redesigning the vegetative panels in a more cohesive fashion, and ensuring that trees are incorporated on site. The Board also recommended that the new construction at the southwest corner of the site be revised to be more welcoming and compatible with the scale and character of the adjacent commercial development, especially the canopy and entry stair. Finally, the Board requested that the local community be involved in revising the designs for the new construction and that the updated plans be resubmitted to the Board for additional review. Vote:4-0 (Pfaehler recused)*

**MOUNT PLEASANT HISTORIC DISTRICT**

3428, 3430 and 3432 Oakwood Terrace NW, HPA 20-118, concept/subdivision and new construction of two three-story flats.

*The Board determined that the subdivision to combine two of the three lots should be cleared as consistent with the purposes of the preservation law. The Board supported the compatibility of the footprint and massing of the new construction, but requested that the project return for review of its*

*development to address issues raised in the staff report and to organize the windows more regularly. It requested sections or three-dimensional modeling of the project. Vote: 5-0.*

#### **U STREET HISTORIC DISTRICT**

1901 9<sup>th</sup> Street NW, HPA 20-117, revised concept/four-story rear addition.

*The Board found the concept compatible with the U Street Historic District and final review be delegated to staff contingent that the basement level is constructed without resulting in exterior alterations to the front façade or front yard, the electrical meter is located on the interior, and a flag test with HPO is conducted prior to the approval of permit plans. Vote 5-0.*

#### **CLEVELAND PARK HISTORIC DISTRICT**

3400 Connecticut Avenue NW, HPA 20-095, revised concept/construction of two multi-unit residential buildings.

*The Board approved the revised concept with the following conditions: 1) the north facade of the townhouse/retail building should be made perpendicular to the east side of the Macklin (vote: 3-2); 2) the north elevation of the 4th floor of the apartment building addition should be pulled back 10-12 feet (vote: 4-1); 3) the SE corner of the apartment building addition should be pulled back to be in the same plane as the SW corner of the Macklin, and the south elevation of the 4th floor should be set back 1:1 to be equivalent to its height (vote: 3-2).*

3512 Lowell Street NW, HPA 20-234, concept/construction of new guest house, demolish existing and construct new garage.

*The Board denied the conceptual plan for the demolition of the garage and encouraged the applicant to develop a rehabilitation/restoration plan that retains as much of the original building fabric as possible. While no vote was taken on the compatibility of the new house, the Board advised the applicant to revise the design to have it read more clearly as its own house differentiated from 3512 including making the front dormer larger, moving the entrance to the front, and moving it further to the east so that it was more centered on its lot. The Board asked that the project return for further review when ready.*

#### **JUNE 4, 2020**

The Historic Preservation Review Board convened a public meeting on June 4 via WebEx. Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Thomas Brokaw, Outerbridge Horsey, Sandra Jowers-Barber, Gretchen Pfaehler. Absent: Linda Greene.

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

3215 Mount Pleasant Street NW, HPA 20-118, revised concept/three-story addition above existing building.

*The Board approved as compatible the four-story concept as presented in the alternate option, with the fourth floor of lighter-colored brick set back from the façade and its forward volume set several feet forward of the interior court. The approval is subject to the condition that the design be further developed and reviewed by staff, including the development of some brick detail on the side of the northwest corner of the fourth floor and a more robust storefront cornice if the present one is to be replaced. Vote 6-0.*

**SAINT ELIZABETHS HISTORIC DISTRICT**

1200 Alabama Avenue SE, (Lot 809), Martin Luther King Jr. Avenue SE, HPA 20-316, concept/construction of a six-story office building plus garage.

*The Board approved the concept, with the conditions that: the terra cotta be red with variations in shade/tone to be more compatible with the color palette of campus buildings; the terra cotta piers have more depth; the applicant consider making even the curved Sycamore Street elevation tripartite, with a base, middle and top, possibly projecting the second through fifth floors beyond the column line, the first floor and the terra cotta corners of the building; the entrances be more prominent; the landscape at the east of the building more clearly direct pedestrians approaching the building from the east; the penthouse canopy be developed to be functional; the materials in the public space be consistent with the rest of the campus; and the garage ramp be appropriately screened. Vote: 5-0 (Aurbach recused).*

**HISTORIC LANDMARK**

Wardman Flats, 302 & 304 Florida Avenue NW, HPA 20-235, concept/combine lots, add partial third story to two-story rowhouses.

*The Board found the concept to combine lots and for a partial third floor and rear addition at 302 and 304 Florida Avenue NW to be compatible with the historic landmark and consistent with the purposes of the preservation act, and delegate final approval to staff, on the condition that the roof deck be substantially reduced in terms of visibility from the east and south. Vote: 6-0.*

**MOUNT VERNON SQUARE HISTORIC DISTRICT**

~~441 M Street NW, HPA 20-287, permit/new front windows, door and stair; three-story rear addition and roof deck.~~

This case was deferred to a future meeting at the request of the applicant.

**U STREET HISTORIC DISTRICT**

~~1349 Wallach Place NW, HPA 20-318, concept/roof addition.~~

This case deferred to a future meeting at the request of the applicant.

**CONSENT CALENDAR**

The Consent Calendar was approved by a vote of 5-0 at the May 28 meeting.

**CAPITOL HILL HISTORIC DISTRICT**

222 Kentucky Avenue SE, HPA 20-304, concept/rear addition.

630 Lexington Place NE, HPA 20-236, concept/three-story addition at rear.

1235 E Street SE, HPA 20-306, concept/two-story front addition.

310 4<sup>th</sup> Street SE, HPA 20-305, concept/roof addition.

**CLEVELAND PARK HISTORIC DISTRICT**

3610 Quebec Street NW, HPA 20-232, concept/alterations and construction of second story addition on existing one-story side wing.

**FOURTEENTH STREET HISTORIC DISTRICT**

1327 Q Street NW, HPA 20-289, concept/three-story rear addition and deck.

1300 Q Street NW, HPA 20-307, concept/three-story rear addition.

**GEORGETOWN HISTORIC DISTRICT**

1217 29<sup>th</sup> Street NW, HPA 20-248, permit/rear addition.

**16<sup>TH</sup> STREET HISTORIC DISTRICT**

1826 16<sup>th</sup> Street NW, HPA 20-308, concept/two-story rear addition.

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