

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
JULY 23, 2009

The Historic Preservation Review Board met and considered the following items on July 23, 2009. Present at the meeting were: **Elinor Bacon, Tersh Boasberg, Catherine Buell, Maria Casarella, James Kane, Robert Sonderman, Joseph Taylor, and John Vlach.** Absent: **Andrew Aurbach.**

PRELIMINARY MATTER

Proposed revisions to Chapter 2, Designation of Historic Landmarks and Districts, DC
Historic preservation regulations (DCMR 10A).

The Board endorsed the publication of a revised version of the proposed revisions in the D.C. Register for a 30-day public comment period after the final review by the Office of the Attorney General is complete.

Vote: 8-0.

LANDMARK NOMINATION HEARING

Engine Company #19, 2825 Pennsylvania Avenue, SE, Case #02-12.

The Review Board designated Engine Company #19 a landmark to be entered in the D.C Inventory of Historic Sites and recommended that the nomination be forwarded to the National Register of Historic Places with a positive recommendation for listing as of local significance. Vote: 8-0.

WOODLEY PARK HISTORIC DISTRICT

2608-2612 Connecticut Avenue, NW, HPA #09-241, concept/five-story multi-unit addition on rear of lot.

The Review Board approved the proposal in concept, i.e., its height, general massing and general materials, with the conditions that the project return to the Board with additional development of the plans to address the issues such as better depiction of the streetscape in the vicinity of the project; provision of a scope of rehabilitation of the commercial buildings; the grounding of the bays; the elimination of the bay balconies; the modification of the fenestration and remaining balconies; the lowering of the penthouse parapet; the cladding of the sides of the building and most of the "penthouse" in brick; and the further study of the grade or slope in front of the building. Vote: 8-0.

DUPONT CIRCLE HISTORIC DISTRICT

1820-22 Jefferson Place, NW, HPA #09-294, concept/six-story rear addition.

1.) The HPO recommended that the top floor of the addition be reduced or set back several feet to ensure that the goal of achieving invisibility from the street is maintained. Reducing the monumental proportions of the addition at the top floor - perhaps terminating the piers and continuous wall of glass at the fifth floor and treating the sixth floor in a different manner - could also improve the scale relationship between the addition and the rowhouses as seen from surrounding buildings. The HPO recommended that the potential visibility of the penthouse be evaluated before the concept is finalized.

APPROVED 8-0, with direction that further effort be given to the refinement of the design and the penthouse be shrank as much as possible.

2.) The HPO recommended that the applicant fully evaluate alternative means of access to the property that does not result in the removal of important character-defining features.

APPROVED 8-0

3.) The HPO recommended that the Review Board direct the applicant to continue developing the proposal as outlined, and that the project return to the Board when appropriate.

APPROVED 8-0

Note: Ms. Bacon departed the meeting at this time. There were seven members present for the remainder of the day.

MOUNT PLEASANT HISTORIC DISTRICT

1815 Newton Street, NW, HPA #09-319, third floor addition.

The staff recommended that the Review Board approve the application with the exception or condition that the third floor addition be recessed from the plane of the wing's rear wall at least four feet. **Vote: 6-1 For: Boasberg, Buell, Casarella, Sonderman, Taylor, Vlach. Against: Kane.**

U STREET HISTORIC DISTRICT

1840 14th Street, NW, HPA #09-072, concept/alterations, fourth-story addition.

APPROVED 7-0, with recommendation that architect study canopy detailing in historic photographs with regard to how they are suspended, and that the roof deck railing be moved further back at a 2:1 ratio.

LANDMARK/CAPITOL HILL HISTORIC DISTRICT

Watterston House, 224 2nd Street, SE, HPA #09-001, revised concept/rear addition.

The HPO recommended that the Review Board approve the addition to the Watterston House in concept and delegate final approval to staff with direction to the architect to restudy the cladding material and to eliminate the balcony projections on the third floor. **Vote: 5-1. For: Boasberg, Casarella, Sonderman, Taylor, Vlach. Against: Kane. Recused: Buell.**

CAPITOL HILL HISTORIC DISTRICT

127 C Street, SE, HPA #09-285, concept/two-story rear addition.

The Review Board asked the applicant to restudy the depth and design of the deck, and the fenestration detailing on the addition, and to return to the Board. **Vote: 6-1. For: Boasberg, Buell, Casarella, Sonderman, Taylor, Vlach. Against: Kane.**

CLEVELAND PARK HISTORIC DISTRICT

3310 Ross Place, NW, HPA #09-322, concept/rear and side addition.

The HPO recommended that the Review Board approve the addition in concept as consistent with the Act and delegate final permit approval to staff. The Board adopted the staff report with the condition that the addition be set in further on the south side. **Vote: 6-1. For: Boasberg, Buell, Casarella, Sonderman, Taylor, Vlach. Against: Kane.**

MOUNT VERNON SQUARE HISTORIC DISTRICT

1208 3rd Street, NW, HPA #09-314, concept/three-story side addition.

The HPO recommended that the HPRB direct the applicant to restudy the orientation, setback, massing and scale of the addition as outlined in the staff report, develop a preservation plan for all the structures on Lots 860, 861, and 867, and return to the Board when further developed. Vote: 6-0. For: Boasberg, Buell, Casarella, Kane, Sonderman, Vlach. Recused: Taylor.

CONSENT CALENDAR

The Historic Preservation Review Board considered the following consent items on July 23, 2009. **The items proposed for approval by the Board based upon the written record, without discussion, were approved by a vote of 8-0.**

CAPITOL HILL HISTORIC DISTRICT

523 6th Street, SE, HPA #09-315, concept/two-story rear addition.

The HPO recommended that the Review Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.

308 9th Street, SE, HPA #09-283, concept/two-story rear addition.

The HPO recommended that the Review Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.

713 10th Street, SE, HPA #09-287, concept/two-story rear addition.

The HPO recommended that the Review Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.

DUPONT CIRCLE HISTORIC DISTRICT

1824-26 Jefferson Place, NW, HPA #09-317, concept/three-story rear addition.

The HPO recommended that the Review Board approve the conceptual design, and that the applicants continue to work with the staff on further development of the proposal.

U STREET HISTORIC DISTRICT

1428 T Street, NW, HPA #09-316, concept/two-story rear addition.

The HPO recommended that the Review Board approve the conceptual design and delegate final review to staff.

Transcripts of Historic Preservation Review Board Meetings may be purchased from the court reporting agency that covered this hearing - Beta Reporting Company (202) 464-2400. Copies of individual staff reports that are prepared in advance of the hearing are posted on our website: <http://planning.dc.gov/hp> under HPRB Archived Meetings.