

AGENDA

ANC 6A Economic Development & Zoning Committee
Wednesday April 21, 2010, 7-9:00 PM
Sherwood Recreation Center (640 10th St, NE)
2nd Floor Community Room

7:00 pm **Call to order**

7:01 **Community Comments**

7:05 **Ongoing Status Reports:**

1. H Street Connection Redevelopment (Drew Ronneberg) (2 min)
2. Zoning Code Rewrite (Cody Rice) (2 min)
3. Vacant Properties (Dan Golden/Phil Toomajian) (2 min)
4. 1019 Florida Ave. NE (Drew Ronneberg) (1 min)

7:11 **Old Business** - None

7:11 **New Business**

1. 1310 East Capitol St. – HPA #XXXXXX. The House of God is proposed to raze an alley structure and build a wheelchair ramp and on-site parking for their sanctuary. The roof of the structure collapsed from the recent snow. (30 min)
2. H Street Connection Future Tenants. The Rappaport Corporation has signed long-term leases with 7-11 and America's Best Wings. At the recent PSA 102 meeting, residents expressed concerns about trash and loitering and the proposed 24-hour operation of the 7-11. The ED&Z committee will discuss these concerns and explore if zoning relief is required for these businesses to operate. (35 min)
3. Nomination of the Ban of America and SunTrust banks on the corner of 8th and H St NE as historic landmarks. The Historic Preservation Office has developed an expedited process for nomination of historic bank buildings. (20 min)
4. Vacant and Blighted Property Legislation. Discuss ideas for improving the definition of blighted properties, encouraging owners of vacant properties to register with the City and greater transparency in administrative system. (20 minutes)

8:45 **Additional Community Comment (time permitting)**

Everyone is welcome! Call Drew Ronneberg with questions at 202 431-4305.

Visit our website at <http://www.anc6a.org/>

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
PERMIT PROCESSING DIVISION
PERMIT INFORMATION BRANCH

HISTORIC PRESERVATION/FINE ARTS/PADC REVIEW FILING FEE

DATE: 4/15/10
ADDRESS: 1310 East Capitol St NE
LOT: 10 SQUARE: 1035

HISTORIC PRESERVATION PLAN REVIEW FEE: \$ 25 -

CASE NO: _____

CONCEPTUAL DESIGN REVIEW: _____ PRELIMINARY DESIGN REVIEW: _____

PERMIT APPLIC. PLAN REVIEW: _____

FINE ARTS PLAN REVIEW FEE: \$ _____

CASE NO. _____

CONCEPTUAL DESIGN REVIEW: _____ PRELIMINARY DESIGN REVIEW: _____

PERMIT APPLIC. PLAN REVIEW: _____

PADC PLAN REVIEW FILING FEE: \$ _____

CASE NO. _____

TOTAL FEE PAYABLE: \$ 25 -

CREDIT ACCOUNT NO. 1247
NONREFUNDABLE 321021

HISTORIC PRESERVATION DIVISION OFFICE COPY

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPA #

10-24-1

APPLICATION FOR HISTORIC PRESERVATION REVIEW

I request the following review by the Historic Preservation Review Board:

- ☒ **CONCEPTUAL REVIEW** to receive guidance at the early stages of design from the Historic Preservation Review Board (HPRB) and to enable delegation of final permit approval to the HPO when appropriate.
- ☐ **PERMIT REVIEW** to receive final building permit approval for a project. I have consulted with the HPO staff and confirmed that the proposed work needs to be submitted for HPRB review.

1. OWNER and PROPERTY INFORMATION

Owner Name(s): House of God, etc., Inc.

Project Address: 1310 East Capitol St., NE

Square: 1035 Lot: 70 Historic District: _____ Zoning District: _____

- ☐ I am a homeowner currently receiving the Homestead deduction for this property

2. SUBMISSION MATERIALS

The following materials are included with this application:

- ☐ Comprehensive exterior photographs of the building, structure, or site and its context (adjacent buildings and immediate surroundings)
- ☐ Site plan showing existing footprint of subject property and adjacent buildings
- ☐ Building plans, elevations, and site plan sufficient to illustrate the footprint, height, massing, design, and materials of the proposed work and its surrounding context

3. DESCRIPTION OF PROJECT

- ☐ Addition ☐ Exterior alteration ☐ New Construction ☐ Subdivision ☐ Other

Briefly describe the nature of the project (for large projects, see Section 7): _____

See the attached sheet

	Yes	No	Unsure
Is the proposed work visible from a public street?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will there be work on the front of the building or in the front yard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the project include work in public space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the project include removal or replacement of roof or floor framing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the project subject to review by the Commission of Fine Arts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are you requesting a "reasonable accommodation" under the Fair Housing Act?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. EASEMENTS

	Yes	No	Unsure
Is there a conservation easement on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, have you discussed the project with the easement holder?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. COMMUNITY CONSULTATION

	Yes	No	Unsure
Have you shared project information with abutting neighbors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you contacted the affected Advisory Neighborhood Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you contacted any neighborhood community organizations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. ZONING and CONSTRUCTION CODES

	Yes	No	Unsure
Will the project cause a change in building footprint or lot occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are any zoning variances or special exceptions required for the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, have you discussed the project with the Zoning Administrator?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, have you discussed the project with the Office of Planning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is any building code relief required for the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Briefly describe the nature of any zoning variances or code relief being sought: _____

N/A

7. ADDITIONAL INFORMATION FOR LARGER AND COMMERCIAL PROJECTS

For renovation or new construction projects exceeding 5,000 square feet, applicants should provide a narrative description indicating the general nature of the project, the program of uses, estimated gross floor area by use, the number of residential units, the scope of preservation work, and any other pertinent features. *Homeowners proposing a project on their own house do not need to provide this information.*

8. CERTIFICATION AND CONTACT INFORMATION

Owner Address (if different from Project Address): _____

Owner Phone: (202) 546-6518 Owner Email: ellaathornton@rcn.com

Agent for Owner (if applicable): _____ ☐ Architect ☐ Contractor ☐ Other

Agent Phone: _____ Agent Email: _____

I hereby certify that the information given in this application is true and accurate:

Signature of Owner or Agent: Ella L. Thornton Date: 4/15/10

3. DESCRIPTION OF PROJECT

Briefly describe the nature of the project

Request permission for the demolition of the entire structure (front, rear, and left side) of the deteriorated and unsafe building located in the rear of 1310 East Capitol St., NE. The right side of the connecting property at 1312 is not included in the demolition. The property is hazardous and unsightly. The old bricks continue to erode on a daily basis due to the long-term standing of the building. Some of the building's framework is now exposed. And since the snowstorm the roof has totally collapsed into the inside of the property. Our desire is to quickly demolish the building to prevent our Capitol Hill neighborhood from becoming a harboring place for additional city's rodents.

NARRATIVE/STATEMENT

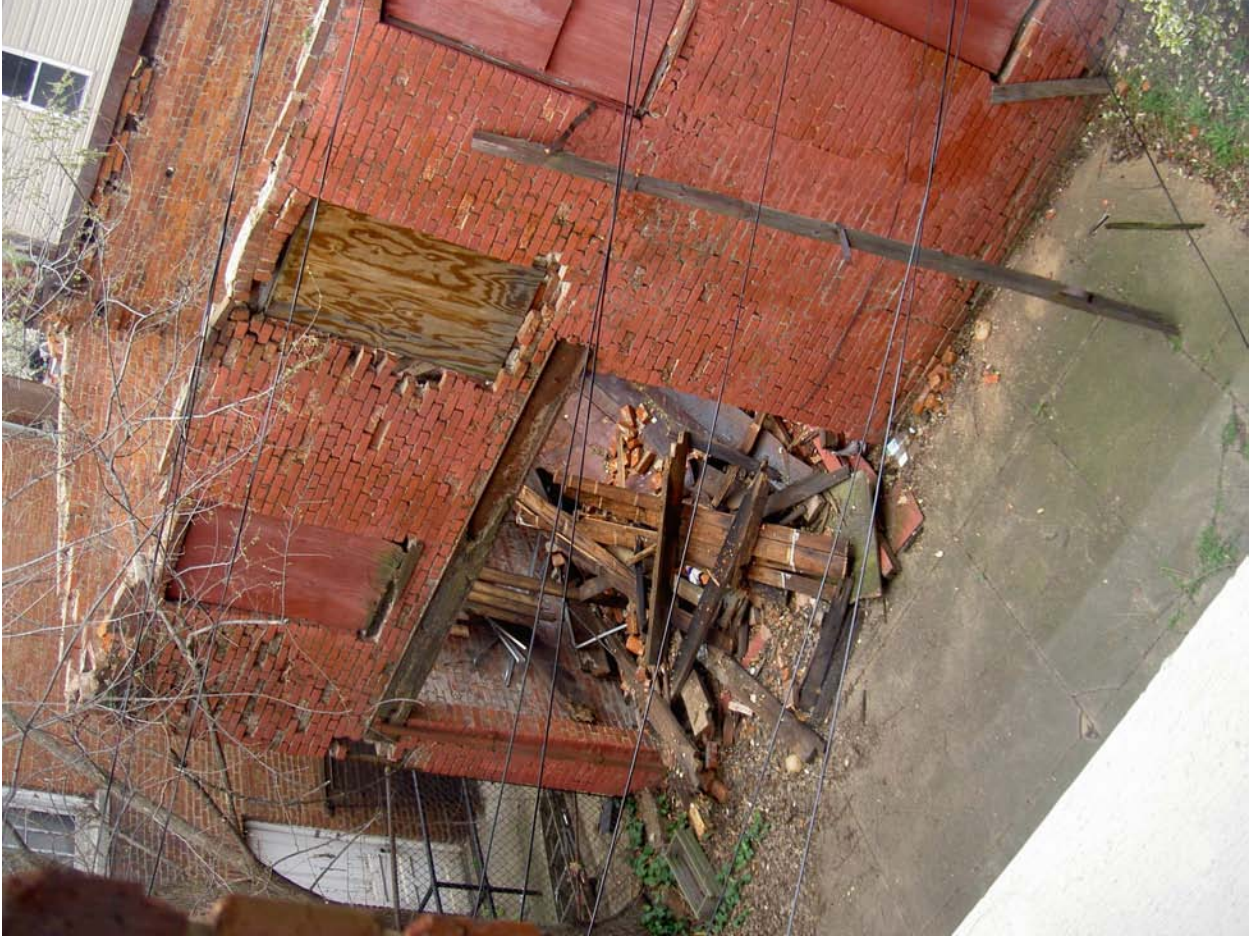
The property was acquired in the late 70's. Sometime later, the building was used to store additional church supplies and furnishing. Then used briefly for parking. Because the property has not been used for a number of years, the building began to weaken with age. The bricks and structure began to erode much faster than the funds were available for repairs. The door and the window enclosures were replaced many times; the building was secured and spruced up with a full paint job. The last snowstorm completely demolished the roof.

After the building is demolished, we plan to make the church more accessible to our physically challenged and senior members by installing a ramp from the old building site to the side entry of the sanctuary. The remaining area is to be used for off-street parking for parishioners. As of this date, many of our members continue to receive parking violations while attending church services, especially on high-holy days. The area to the right side of the structure will be a floral garden in honor of past parishioners.

ATTACHMENTS

3 Photos of the property (duplicates)





Theme: Accessibility :
**Accessibility for the Disabled - A
Design Manual for a Barrier Free
Environment**

◀Previous : Next▶

II. ARCHITECTURAL DESIGN CONSIDERATIONS

1. RAMPS

1. PROBLEM IDENTIFICATION

Inaccessible building entrances due to difference between indoor and outdoor levels.

Inaccessible routes due to differences in level.

Lack of or improper design of ramps.

Very steep and/or long ramps with no resting landings.

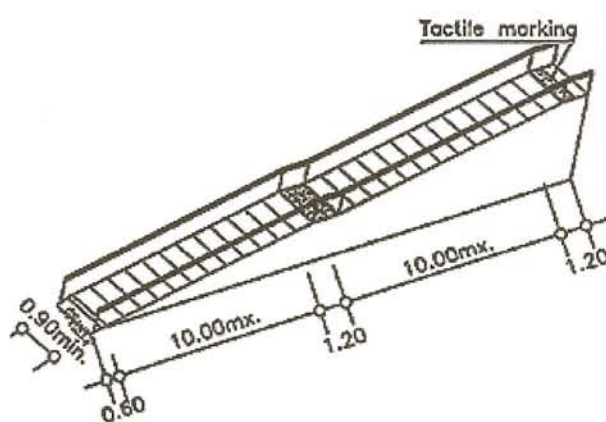


Fig. 1

2. PLANNING PRINCIPLE

To provide ramps wherever stairs obstruct the free passage of pedestrians, mainly wheelchair users and people with mobility problems.

3. DESIGN CONSIDERATIONS

3.1 General

- An exterior location is preferred for ramps. Indoor ramps are not recommended because they take up a great deal of space.

- Ideally, the entrance to a ramp should be immediately adjacent to the stairs.

3.2 Ramp configuration ⁽¹⁾

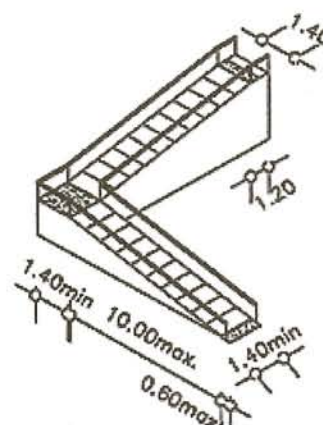


Fig. 2

■ Ramps can have one of the following configurations:

- (a) Straight run (fig. 1);
- (b) 90 turn (fig. 2);
- (c) Switch back or 180 turn (fig. 3).

3.3 Width

■ Width varies according to use, configuration and slope.

■ The minimum width should be 0.90 m.

3.4 Slope

■ The maximum recommended slope of ramps is 1:20. Steeper slopes may be allowed in special cases depending on the length to be covered (fig. 4).

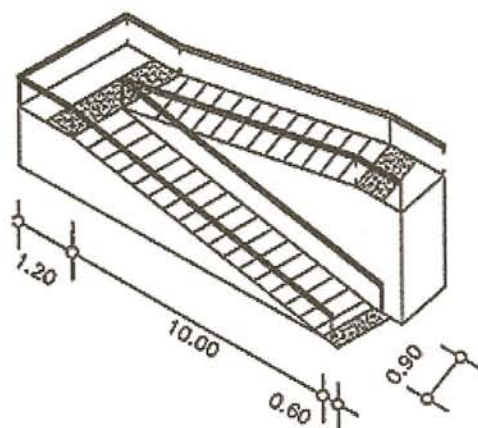


Fig. 3

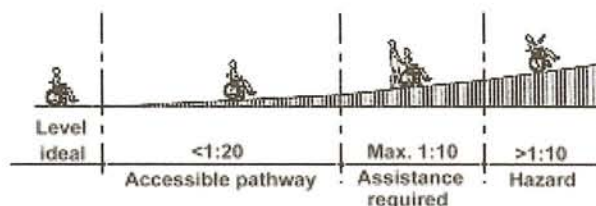


Fig. 4

Maximum slope	Maximum length	Maximum rise
1:20 i.e., 9%	-	-
1:16 i.e., 6%	8 m	0.50 m
1:14 i.e., 7%	5 m	0.35 m
1:12 i.e., 8%	2 m	0.15 m
1:10 i.e., 10%	1.25 m	0.12 m
1:08 i.e., 12%	0.5 m	0.06 m

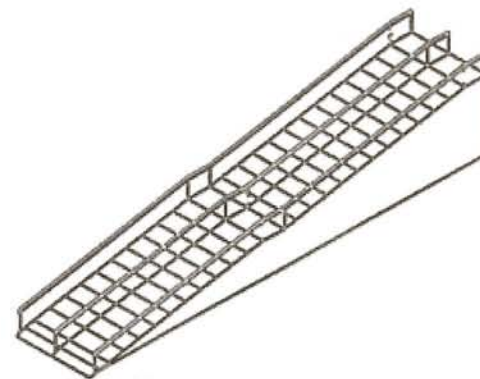


Fig. 5

3.4 Landings

■ Ramps should be provided with landings for resting, maneuvering and avoiding excessive speed.

■ Landings should be provided every 10.00 m, at every change of direction and at the top and bottom of every ramp.

HOUSE OF GOD, INC.

1310 East Capitol Street, N.E.
Washington, DC 20003-1533



(202) 546-6518

(202) 544-9462

April 17, 2010

Ms. Deborah Shore
Director
Sasha Bruce
741 8th Street, SE
Washington, DC 20003

Mrs. Shore:

This correspondence is to inform you that upon approval by the proper authorities, the House of God at 1310 East Capitol Street, NE, Washington, DC 20003, plan to demolish what remains of the hazardous and unsightly unattached garage in the rear of our property.

Looking at the garage from the rear of our building, our garage is attached to the right wall of your property at 1312 East Capitol Street, NE. The demolition team will remove only our portion of the garage - the front wall, rear wall, and left wall of the garage. Your wall on the right will remain unharmed and in tack.

As the time draws nears for the work to begin, you will receive further notification from us.

For additional information, you may contact Pastor E. Thornton, House of God, at (202) 882-8770 or (202) 546-6518. My email address is ellathornton@rcn.com.

Sincerely.

E. Thornton
Pastor

199 DEFINITIONS

199.1 When used in this title, the following terms and phrases shall have the meanings ascribed:

Fast food establishment - a place of business, other than a "prepared food shop," where food is prepared on the premises and sold to customers for consumption and at least one of the following conditions apply:

- (a) The premises include a drive-through;
- (b) Customers pay for the food before it is consumed. One characteristic that would satisfy this element would be building permit plans that depict a service counter without seating unless the applicant certifies that the intended principal use is for a restaurant or grocery and that the counter is part of a carry out service that is clearly subordinate to that principal use; or
- (c) Food is served on/in anything other than non-disposable tableware. Characteristics that would satisfy this element include, but are not limited to: the building permit plans do not depict a dishwasher or do depict trash receptacles in public areas.

A proposed or existing establishment meeting this definition shall not be deemed to constitute any other use permitted under the authority of these regulations, except that a restaurant, grocery store, movie theater, or other use providing carryout service that is clearly subordinate to its principal use shall not be deemed a fast-food establishment. (54 DCR 9393)

Prepared food - food that is assembled, but not heated by means other than microwave or toaster, on the premises of a prepared food shop. (54 DCR 9393)

Prepared food shop - a place of business that offers seating or carry out service, or both, and which is principally devoted to the sale of prepared food, non-alcoholic beverages, or cold refreshments. This term includes an establishment known as a sandwich shop, coffee shop, or an ice cream parlor. (54 DCR 9393)

1320 H STREET NORTHEAST NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT (HS)

1320.1 The H Street Northeast Neighborhood Commercial Overlay District (HS) applies to all lots fronting onto H Street, N.E. from 2nd Street to 15th Street, N.E. and zoned C-2-A, C-2-B, C-2-C, C-3-A, or C-3-B. The Overlay is divided into three sub-districts affecting the following squares:

- (a) H Street Northeast Overlay Housing Sub-district (HS-H) encompasses properties fronting on H Street, N.E. in Squares 751, 752, 776, 777, 808, 809, 832, 833, 858, and 859 from 2nd to 7th Streets, N.E.;
- (b) H Street Northeast Overlay Retail Sub-district (HS-R) encompasses properties fronting on H Street, N.E. in Squares 889, 890, 911, 912, 933, 958, 959, 981, and 982 from 7th to 12th Streets, N.E.;
- (c) H Street Northeast Overlay Arts Sub-district (HS-A) encompasses properties fronting on H Street, N.E. in Squares 1003, 1004, 1026, 1027, 1049N, and 1049 from 12th to 15th Streets, N.E.

1320.2 In addition to the purposes in § 1300, the purposes of the HS Overlay District are to:

- (a) Implement the policies and goals of the Comprehensive Plan and the H Street NE Strategic Development Plan as approved by the Council of the District of Columbia on February 17, 2004 (R15-460);
- (b) Encourage residential uses along the H Street, N.E. corridor, particularly provision of affordable units and reuse of upper floors;
- (c) Encourage the clustering of uses into unique destination districts along the corridor, specifically a housing district from 2nd Street to 7th Street, N.E.; a neighborhood-serving retail shopping district from 7th Street to 12th Street, N.E.; and an arts and entertainment district from 12th Street to 15th Street, N.E.;
- (d) Establish design guidelines for new and rehabilitated buildings that are consistent with the historic character and scale of the Overlay District; and
- (e) Encourage the reuse of existing buildings along the corridor.

1320.3 For purposes of § 1302, the designated use area shall include any lot within the HS Overlay District that fronts on H Street, N.E. In addition to the ground floor uses designated by § 1302.2, the following uses are also designated in each Sub-district:

- (a) HS-H Sub-district: Residential Uses
- (b) HS-R Sub-district:
 - (1) Candy store;
 - (2) Computer store;
 - (3) Delicatessen;
 - (4) Fabric store;
 - (5) Health or exercise studio;

- (6) Ice cream parlor;
- (7) Plant store or nursery;
- (8) Secondhand or consignment store;
- (9) Shoe store;
- (10) Video rental and sales; and
- (11) Other similar personal/consumer service establishment or retail use.

(c) HS-A Sub-district: Any use listed in §1323.2.

1320.4 The following buildings, structures, and uses are permitted only by special exception if approved by the Board of Zoning Adjustment, in accordance with the standards specified in §§ 3104 and 1325 of this Title.

- (a) Any use requiring a special exception in the underlying zone, except a new gasoline service station;
- (b) Accessory parking spaces located off-site from the principal use;
- (c) Fast food establishment or food delivery service provided:
 - (1) No part of the lot on which the use is located shall be within twenty-five feet (25 ft.) of a Residence District, unless separated therefrom by a street or alley;
 - (2) If any lot line of the lot abuts an alley containing a zone district boundary line for a Residence District, a continuous brick wall at least six feet (6 ft.) high and twelve inches (12 in.) thick shall be constructed and maintained on the lot along the length of that lot line;
 - (3) Any refuse dumpsters shall be housed in a three (3) sided brick enclosure equal in height to the dumpster or six feet (6 ft.) high, whichever is greater.
The entrance to the enclosure shall include an opaque gate and shall not face a Residence District; and
 - (4) This use shall occupy no more than twenty-five percent (25%) of the linear street frontage within the HS Overlay District as measured along the lots that face the designated roadway;
- (d) Funeral, mortuary, or undertaking establishment;
- (e) Parking garage; and
- (f) Construction of a new building or enlargement of the gross floor area of an existing building by fifty percent (50%) or more, if located on a lot that has six thousand square feet (6,000 sq. ft.) or more of land area.

1320.5 The following uses are prohibited:

- (a) Automobile and truck sales;

- (b) Automobile laundry;
- (c) Boat or marine sales;
- (d) Gasoline service station;
- (e) Outdoor storage of any materials; and
- (f) Parking lot.

1320.6 The provisions of § 1302.5 shall not apply to the HS Overlay District.

1320.7 For purposes of §1303.2, the designated roadway within the HS Overlay Districts shall be H Street, N.E.

SOURCE: Final Rulemaking published at 53 DCR 1708, 1711 (March 10, 2006); as amended by Final Rulemaking published at 54 DCR 9393 (September 28, 2007).

1324 DESIGN REQUIREMENTS (HS)

- 1324.1 The design requirements of §§ 1324.2 through 1324.16 shall apply to any lot in the HS Overlay District for which a building permit was applied after October 25, 2004.
- 1324.2 Buildings shall be designed and built so that not less than seventy-five percent (75%) of the streetwall(s) to a height of not less than twenty-five feet (25 ft.) shall be constructed to the property line abutting the street right-of-way. Buildings on corner lots shall be constructed to both property lines abutting public streets.
- 1324.3 New construction that preserves an existing façade constructed before 1958 is permitted to use, for residential uses, an additional 0.5 FAR above the total density permitted in the underlying zone district for residential uses.
- 1324.4 In C-2 Districts within the HS Overlay District, a seventy percent (70%) residential lot occupancy shall be permitted.
- 1324.5 For the purposes of this Section, the percentage of lot occupancy may be calculated on a horizontal plane located at the lowest level where residential uses begin.
- 1324.6 For the purposes of § 1324.5, "residential uses" includes single-family dwellings, flats, multiple dwellings, rooming and boarding houses, and community-based residential facilities.
- 1324.7 Parking structures with frontage on H Street, N.E. shall provide not less than sixty-five percent (65%) of the ground level frontage as commercial space.
- 1324.8 Each new building on a lot that fronts on H Street, N.E. shall devote not less than fifty percent (50%) of the surface area of the streetwall(s) at the ground level of each building to display windows having clear or clear/low-emissivity glass, except for decorative or architectural accent, and to entrances to commercial uses or to the building.
- 1324.9 Security grilles shall have no less than seventy percent (70%) transparency.
- 1324.10 Each commercial use with frontage on H Street, N.E. shall have an individual public entrance directly accessible from the public sidewalk. Multiple-dwellings shall have at least one primary entrance on H Street directly accessible from the sidewalk.
- 1324.11 Buildings shall be designed so as not to preclude an entrance every forty feet (40 ft.) on average, for the linear frontage of the building, excluding vehicular entrances, but including entrances to ground floor uses and the main lobby.
- 1324.12 The ground floor level of each building or building addition shall have a uniform minimum clear floor-to-ceiling height of fourteen feet (14 ft.).
- 1324.13 Buildings subject to § 1324.12 shall be permitted an additional 5 feet (5 ft.) of building height over that permitted in the underlying zone.
- 1324.14 Projection signs shall have a minimum clearance of eight feet (8 ft.) above a sidewalk and fourteen feet (14 ft.) above a driveway, project no more than three feet, six inches (3 ft., 6 in.) from the face of the building, and end a minimum of one foot (1 ft.) behind the curbline or extension of the curbline.
- 1324.15 Façade panel signs shall not be placed so as to interrupt windows or doors and shall project no more than twelve inches (12 in.) from the face of the building.

1342.16 Roof signs are prohibited.

SOURCE: Final Rulemaking published at 53 DCR 1708, 1718 (March 10, 2006).