

**Report of the Economic Development and Zoning (ED&Z) Committee of the Advisory
Neighborhood Commission (ANC) 6A
Sherwood Recreation Center, 640 Tenth (10th) Street NE
October 18, 2017**

Present:

Members: Brad Greenfield; Michael Hoenig; Missy Boyette; and Jake Joyce.

Commissioners: None

Brad Greenfield chaired the meeting

Community Comment

None.

Previously Heard Cases

Chairman Brad Greenfield provided an update on items from the previous month's meeting.

Old Business

None.

New Business

1015 D Street, NE: HPRB recommendation on the plans for redevelopment of the chapel located at 1015 D Street, NE.

HPRB hearing was not scheduled at time of meeting, but will be set for some time in November.

Developer presented the proposed project. He began with a history of the development company and described other projects the company had developed on Capitol Hill and elsewhere in Washington, DC

In describing the proposed changes and addition to the chapel, he noted that HPRB leans toward a modern design for additions to historic buildings. The developer noted that the project will not increase the existing footprint on the lot. The project will maintain a clipped corner in alley to allow vehicular access.

The project will consist of two (2) homes, 2300 square feet each. Each home will have one (1) parking space located in the alley. Floor plans have a different point of view and do not feel traditional. The HPRB has stated it is satisfied with the added dormers and wants the shape of the new addition in back to be similar to that of the front; square with a triangle top.

The developer will try to use existing brick, but the quality is questionable. If the brick is not salvageable, they will use a painted cedar treatment. The development will maintain the silver top.

Chairman Greenfield asked if the developer has spoken to and received support from neighbors. The developer responded that he had not, other than letting people know they would be at EDZ meeting. He has no letters of support. A question was asked whether the developer will use same materials if the brick needs to be replaced. He answered that they would.

Community members expressed concern about continued access to the alley. The developer clarified that the entire footprint was the Chapel's property and although he offered

assurances that no fence or wall would be erected to make the alley inaccessible to larger vehicles, neighbors are using the Chapel's property when vehicles drive on the corner of the lot.

The developer is reviewing the condition of the existing stained glass, but noted that most of it is visibly missing or broken. Even if the stained glass is removed, the window size on the existing structure will not change.

AC condensers will be located in the side yard, not in the alley side of the building. The alley may be closed for two or three days during construction, but signs will be posted notifying people of the closure.

The builder and developer will be the point of contact and contact information will be shared with all neighbors.

Mr. Greenfield made a motion to recommend ANC send letter of support to HPRB with the following conditions:

1. The developers make best efforts to obtain letters of support from the neighbors at 1013 D Street, NE, 1009 D Street, NE, 338 11th Street, NE, 336 11th Street, NE, and 334 11th Street, NE;
2. submit plans showing the rear parking area and how it will address concerns about access to the alley;
3. consider changes to the exterior treatment, and
4. submit a sun study to show the impact to neighbor's light and air.

The motion was seconded by Mr. Joyce and passed unanimously with four (4) votes in favor, zero (0) opposed.

The meeting adjourned at 8:30 pm.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, November 15, 2017
7:00 -9:00 pm
640 10th Street NE
Sherwood Recreation Center, 2nd Floor**