

**Report of the Economic Development and Zoning Committee of ANC 6A  
February 15, 2012**

Present: Members: Missy Boyette, Charmaine Josiah, Dan Golden, Jeff Fletcher  
Commissioners: Drew Ronneberg, David Holmes, Nick Alberti

Drew Ronneberg chaired the meeting.

**Community Comment**

There were no community comments.

**Status Reports**

**Resolution of Previously Heard BZA/HPA Cases:** David Holmes will testify before the HPRB with regards to the proposed project on the Medlink site. The case at 701 10th St. will be heard on 2/22. The case at 1400 Maryland Avenue seems to still be active in public space review, potentially with a March hearing, but the 2-year mark for the BZA case has expired, and no extension has been filed by the owner.

**Vacant Properties:** Phil Toomajian has resigned from the ANC ED&Z committee. The committee is currently searching for someone to fill this role.

**Zoning Regulations Rewrite:** Drew Ronneberg stated that the first third of the new zoning regulations is going out soon for public comment.

**H Street Business Liaison Report:** Charmaine reported that she met with the H Street Small Business Department and will invite them to the next ED&Z meeting.

**Other:** David Holmes stated that three ANC chairpersons met with the Deputy Mayor about a possible Redskin training center in DC, at Reservation 13. The Mayor will come to speak about this in March (March 20th or 22nd).

**Old Business**

None.

**New Business**

**1340 G Street, NE:** The owner, Ms. Cassandra Morgan, was present to describe the proposed concept for a deck addition at the rear of the property. The property was purchased as a vacant property, and the owner has paid all back taxes. Ms. Morgan is currently cleaning out and renovating the house. The lot has both R-4 and C-2-A zoning (garage is on the C-2-A portion). The existing porch will be removed. The lot occupancy is 51% without the deck; the proposed occupancy would be 59% with the deck. The committee noted that it appears that an error has been made on the lot occupancy calculations on the front page of the drawing set, which state that the allowed lot occupancy is 40%.

The committee voted 5-0 to support the concept of the deck and suggested that the owner fix the allowable lot occupancy on the front page of the drawing set and resubmit the documents.

**HPA #12-260 (1321-1323 Constitution Avenue NE):** Mr. Martin Ditto (Ditto Residential) and Mr. Robert Bailey presented the project. The property is under Historic Preservation review. The subject buildings were both originally 1-story buildings; in the early 1900s, a second story was added to 1321. The current addition and renovation scheme proposes 59% lot occupancy. The lot is one parcel with two houses; the applicant will have to get a variance in order to split the lots. Previous potential buyers of the property had proposed condo developments for the site, which OP did not support. The applicant is working with Amanda Molson at OP.

The following clarifications related to massing were requested of the applicant. Regarding the rear of the property, it was explained that the existing building is approximately sixty feet deep. The OP has been supportive toward the applicant of adding a second story to 1323. The existing garage, which is deeper than the dimension of a car, will be torn down and will be replaced with an area for uncovered parking. The applicant was asked whether the extension at the rear is in line with the adjacent row houses. The applicant responded that the plane of the rear will extend further, and that it will be lower than the neighbor to the west.

Community members posed additional questions for clarification. One attendee asked the applicant when they will decide about the number of units that will be included in the project. The applicant responded that, if the community supports the proposed massing, the applicant would favor a 4-unit project, such that the units will each be 1.5 floors. The applicant would not proceed with the project if a 2-unit building is all that is allowed. One community member expressed that they believe 4 units to be "excessive" for this site. There is no existing basement, and no basement is proposed. Regarding the proposed parking pad, the combined lot is approximately 28' total which, the applicant stated, allows for three (3) parking spaces across the width of the lot (zoning requires two). Community member Elizabeth Nelson asked whether the garage is a contributing structure. Mr. Ditto responded by stating that Ms. Molson is supportive of removing the garage. The applicant was asked whether there are other existing garages in the alley. The applicant responded that, yes, the church has an existing garage. A community member inquired whether commercial use is allowed on the site now. The committee responded by stating that this is not an approved use under the current zoning.

Attendees discussed the original uses of these buildings. Mr. Ditto explained that there is a property report that has been written and that can be forwarded to the ED&Z Chairman for record, which states that the buildings were originally 1-story merchant shops which have transitioned to residential use over time. Commissioner Nick Alberti inquired whether Ms. Molson has created a report for HPRB review. Mr. Ditto responded that a report has not yet been written. Mr. Alberti stated that, without an official report, it is difficult to fully understand Ms. Molson's recommendations based simply on the applicant's spoken word. Mr. Alberti stated that he believes the garage is a contributing structure, likely built as a shared garage, and thus has historic value. Mr. Alberti also added that he believes that the proposed 3rd story overwhelms the massing.

Additional clarifications were made pertaining to the proposed third story portions of the buildings. The applicant explained that the third floor will be set back so that it is not visible from the sidewalk. Charmaine Josiah expressed that the precedent on this street appears to

be that most of the homes on this street have already been altered. The applicant described that the roof terrace would have a railing. Ms. Josiah added that, as a community, she feels that we should make sure that the properties we have in our neighborhoods have are practical and useful for modern-day use and that, since the third story is not visible from the street, she has no issue with the proposed massing.

Attendees discussed the architectural implications of the proposed design. David Holmes pointed out that one of the defining characteristics of the streetscape is the sawtooth nature of the building elevations in terms of their varying heights. He asked whether Amanda Molson is approving the proposed 2-story facade for 1323. Mr. Ditto replied by stating that OP supports the 2nd floor facade as a modification at the front face of 1323. Missy Boyette stated that her preference would be for 1323's 2nd story facade to look different than 1321. Mr. Alberti inquired as to whether the height of the 1323 facade would match the 1321 facade height. Mr. Ditto stated that the design proposes to take the existing cornice on the adjacent east property and to pull the expression of this cornice across to both 1321 and 1323.

Charmaine Josiah inquired as to the role of the ED&Z committee in this case. Drew Ronneberg responded that the committee is to recommend to the ANC whether we support or do not support the case. Community members inquired as to the schedule for the project's approvals. The applicant hopes to present before the HPRB in March or April, and to close on the property soon after approval, with three months for building permitting and three to four months of construction.

Attendees discussed the construction logistics at this property. Mr. Ditto stated that his specialty is infill development. Most of the staging would be done in the back yard. A community member expressed concern about access. Mr. Ditto explained that the alley would be kept clear. Community members expressed concerns about alley access as well as parking.

In conclusion, the committee agreed that, in concept, the 2nd story addition to 1323 is acceptable. Charmaine Josiah asked whether the applicant should come back to present again. Mr. Ditto stated that they will come back if a 4th condo is proposed.

The Committee voted 5-0 to recommend that the ANC write a letter to HPRB supporting the conceptual plans. Drew Ronneberg added that the recommendation will be to retain the historic reading of the architectural elements of 1323 Constitution Avenue. The ED&Z Committee Chair will be a representative for the case, with Missy Boyette serving as an architectural representative from the Committee.

**Recommendation:** The ANC write a letter to HPRP supporting the conceptual plans and strongly recommend that the historic reading of the architectural elements of 1323 Constitution be retained.

**1113-1117 H Street, NE:** Stan Wall, of Wall Development, provided an update on the project. The architect is currently starting Construction Documentation phase for the proposed design. The terracotta has been eliminated from the building facade. In addition, the EIFS has been eliminated from the facades where it had been proposed previously, and will instead be replaced by brick. All of the windows on the facade are now exactly the same type of window, and the tower has been revised such that it now meets the ground. Mr. Wall expects to break ground on the project in August or September.

Missy Boyette responded to the design revisions by stating that the tower element has been greatly improved from the previous designs. Missy Boyette inquired about the size of the brick units. Mr. Wall replied that economy brick will be used. Mrs. Boyette expressed concern about the economy scaled bricks, stating that these are not in keeping with the traditional brick module that one would find on an historic building on H Street. Mr. Wall stated that the brick at the sides and the rear elevation will likely be one color. Drew Ronneberg stated that he likes the lighter color brick on the top floor. Mr. Wall stated that he can come back to the ED&Z Committee next month with brick samples.

**Commercial Trash on H Street:** Drew Ronneberg has observed that a business on H Street is not paying to have their trash removed by a commercial trash hauler. He has asked that the ANC recommend an audit of all businesses on the 1200 and 1300 blocks of H Street. Dan Golden added that DCPW should audit the 1100 block as well. Drew Ronneberg agreed, but stated that the 1200 block will be the priority.

The Committee voted 5-0 to recommend that the ANC write a letter to DCPW requesting an audit of businesses on the 1100, 1200 and 1300 blocks of H Street related to these businesses having contracts for trash removal with a commercial trash hauler.

**Recommendation:** The ANC write a letter to DPW requesting an audit of businesses on the 1100, 1200 and 1300 blocks of H Street related to these businesses having contracts for trash removal with a commercial trash hauler.

**Historic Stable at 1310 E. Capitol Street:** David Holmes stated that an historic stable at 1310 E. Capitol Street is the subject of continued discussion related to a proposed raze. The ANC has previously opposed the raze of the stable. In 2010, the roof of the stable collapsed in a storm; the ANC still opposes the raze. David testified before the Mayor's Agent, who has not yet ruled on the case. The stable was built in 1908 and is one of the last stables on Capitol Hill.

#### **Additional Community Comment**

None.

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, March 21, 2012  
7-9 PM  
640 10th St NE  
Sherwood Recreation Center, 2<sup>nd</sup> Floor**