

## ANC2F Community Development Committee

April 25, 2007 – 7PM

Washington Plaza Hotel

### In Attendance:

Mike Bernardo, 2F06  
Jim Cook, 2F02  
Chris Dyer, Chairman  
Helen Kramer, 2F04  
Jim Loucks, 2F06  
Samuel Robfogel, 2F01  
Brian Vargas, 2F03

### Absent:

Jim Richardson, 2F02  
Kara McCabe, 2F01  
Jennifer Trock, 2F04

**Chairman Dyer** called the meeting to order and noted that a quorum was present.

### **Approval of Agenda**

Commissioner **Bernardo** moved and **Cook** seconded to approve the agenda

The agenda was adopted by a **VOTE** of 7-0.

### **Q Street alley between 15<sup>th</sup> and 14<sup>th</sup>. TCP, Monarc Construction**

Paul Hoftyer of Metropolis Development provided an update on the status of the progress for the repaving of the alley Between Q and Church Street and 15<sup>th</sup> and 14<sup>th</sup>. The ANC had passed a resolution in the September meeting that outlined the conditions for a TCP for this project to be issues. Hoftyer stated that due to some challenges in securing a sub-contractor, the final TCP for the project hadn't been developed. Mike Jelen of DDOT reported that the alley had been inspected per the recommendation of the ANC and that some garages need to be underpinned. Chuck Keller, resident of Church Street asked how long is our parking going to be unavailable?" Hoftyer said that they will be working at the lowest point in the alley (manhole) and working toward 14<sup>th</sup> street; a 72 hour notice will be given when parking is interred with and a posting board with weekly updates at 14<sup>th</sup> and Q will mark progress.

**Dyer** read the resolution from the ANC September 2006:

*RESOLVED, That ANC2F advise DDOT to approve a space permit after DDOT has thoroughly review of the engineering and other aspects of the project, provided, that a traffic control plan be presented to this ANC2F for advice to DDOT under the applicable provisions of the ANC Act, which plan shall contain at least the following elements:*

- (1) Monarc will provide for four parking spaces for the duration of the project.*
- (2) Monarc will maintain a community bulletin board at its project at 1601 14th Street, NW which shall give 72-hours notice of any work that will disrupt residents on Church street and Q Street affected by the work,*
- (3) Monarc will provide trash pickup arrangements provided are in accordance with the proposal that Monarc gave to the ANC, and before the space permit is issued, the revised traffic control plan be forwarded to Chairman Reed, and*
- (4) Any subsequent permit issuance for reconstructive work under a permit issued to Monarc specify that the work shall be completed within two months.*

*Vote: (4-0) Unanimous*

Monarc will provide 4 parking additional spaces during business hours and during construction of the alley as well as a message board to update the residents of the progress.

Hoftyzer hopes to present a TCP to the ANC at the May meeting for approval.

No Action from CDC

### **1712 14<sup>th</sup> Street, Concept, Massing and Design approval for HPRB, John Dodds**

John **Dodds** made a presentation about a project he is working on at 1712 14<sup>th</sup> Street.

He and his wife will restore the beautiful façade of the building so as to return it to its original glory. This would involve squaring off the ground level window that comes over the common space (at the request of the historic society), re-opening old windows above the entry doors and window on the ground floor. Replacing old windows with new windows (already to historic dept code, ie wood frame, same design etc.) We shall remove the "stone stucco" at the ground level and restore the brick appearance if possible, or a more appropriate finish than is currently there, if brick cannot be matched well.

They will restore all the current space, keeping, and in many places enhancing the historic look of the space by installing crown moldings etc (particularly space on second and third floor). They plan on extending the space on the second and third floors of the property, in line with FAR and height restrictions. The rear to the alley would be brick finish.

They will also add a 4th and 5th floor (back 50-75 feet from façade, so not visible on 14th st) to be an apartment to live in.

**Recommendation.....**Chairman **Dyer** moved, **Kramer** seconded , that the ANC2F send a letter to the Historical Preservation Review Board asking the they approve concept, design, massing at 1712 14<sup>th</sup> Street, NW because the proposal was not inconsistent with historical guidelines.

**Vote: Approved 7-0**

**Vegas** moved and **Bernardo** seconded that all business had been conducted and the meeting be adjourned,

Meeting adjourned at 8:00 pm.