

ANC 2F COMMUNITY DEVELOPMENT COMMITTEE  
May 26, 2004

In attendance:	Helen Kramer, Chair (ANC2F04)	Absent:
	Frona Hall (2F03)	Jim Richardson
	Leah Lorber (2F05)	Jim Cook
	Kara McCabe (2F01)	Mike Petri
	Jim Loucks (2F06)	Mimi Trimble
	Tom Funk (2F05)	
	Michael Bernardo (2F06)	
	Brigid Quinn (2F01) (arrived 7:10)	

Helen Kramer called the meeting to order, and introduced new member Michael Bernardo, and had the rest of the committee members introduce themselves. She then explained how the meeting was conducted.

1318 10<sup>th</sup> Street, NW – Concept review, façade alterations

John Sayah and Terry Morgan recently purchased the home at 1318 10<sup>th</sup> Street NW for use as a home and office. It has two entrances in the front. They plan to eliminate one of them along with the rental unit. This home was just built 15 years ago and in changing it, they decided it was best to keep a modern appearance rather than to try to make it look Victorian. The plans call for a glass curtain wall in the front to the second floor. Jim Loucks reported on the Logan Circle Community Association's Historic Preservation Committee's (LCCA HPC) recommendations for the project. They reviewed the original plans that mixed Victorian and modern styles and suggested that they go one way or the other. Sayah brought new drawings to the CDC meeting. Loucks liked the changes they made, but was concerned about the colors of the materials they would use. Loucks said that the CDC could review and vote on the concept, but that they would want approval on the choice of materials and colors when they are selected. The architect for the project asked what would be more acceptable in terms of palette for the house. The brick on the house could be white, with blue or gray glass and aluminum. Kramer said that the guidelines do say that any structure must be "not incompatible with surrounding buildings," all of which, in this case, are Victorian. Loucks moved that the CDC recommend to the ANC to approve concept only, version 4/20/04, and that they delegate to staff review of materials and details. Hall seconded.

VOTE: Approved 8-0.

### 1314-1320 14<sup>th</sup> Street, NW, massing and concept review

Ronnie McGhee, architect of R. McGhee and Associates, made the presentation. There are three existing buildings. The proposed addition is 7 stories, 75', and it would be set back 60' from the 14<sup>th</sup> Street property line. It is a matter of right building. There will be retail on the first floor, and there may be parking at the rear. They anticipate 31-35 residential units. They want to add two stories to the one story building, and restore the facades of all of the existing buildings. The goal was to create a building that looked like it was behind the existing buildings, not a part of them. They came to the CDC seeking approval of height and massing, the set back, and the addition of two stories on the one story building. There will be recreational space on the roof, and an interior court. Trash pick up and the entrance to the garage is through the rear alley. At this time, it is rental units, with retail on the first floor. Hall asked if they would beautify the sidewalk by adding tree boxes. McGhee said that he would certainly look into it. Tim Hillard of Rhode Island West Association asked that this committee delay consideration until the developer makes a presentation to their association. McGhee said that he would be happy to make a presentation, but that they were on the HPRB's June calendar, and he asked that the vote not be delayed. Kramer said that she understands the concerns of RIW, but it would not be appropriate to cause undue delays, which in this case could hold up approval of the building until September. She suggested that RIW discuss their concerns when the ANC considers the CDC report at the June 2 meeting. Loucks said the LCCA HPC reviewed the project and approved the height and massing. They did not take a stand on the addition to the one story building being flush with the façade, but he would support that. Hillard said that he was troubled by these comments and support voiced by the CDC, since this is the first building on 14<sup>th</sup> Street to go up to 70'. He thinks there should be more debate. Jim Kane said that there are low rise residential buildings on Rhode Island that will be overshadowed by this building. Funk moved that the CDC recommend to the ANC to approve height and massing of the project, including the addition to the one story building (1320 14<sup>th</sup> Street) to make it flush with the 14<sup>th</sup> Street façade, with the proviso that shadow studies be presented to show the effect on the residences in the 1400 block of Rhode Island Avenue. Loucks seconded.

VOTE: Approved 8-0.

### 1402 14<sup>th</sup> Street-revised design

The HPRB did not approve the original design for an office addition cantilevered over an existing building. This was a new presentation. Jy-Mei Lee made the presentation for Abdo Development. The new concept is to build directly on top of the building now housing Caribou Coffee, and the building just to the north of it. It will be a six-story building with ground floor retail and offices on the 2<sup>nd</sup> – 6<sup>th</sup> floors. The building will be set back from 14<sup>th</sup> Street by 23 feet, and the

building height will step down to 5 stories and then to 4 at the current dry cleaners building. There was a discussion of the uneven levels of the adjacent buildings. The overall height of the tallest building is 75', plus 8 feet for the mechanical penthouse. By grouping all three of the adjacent buildings, they include a contributing historical building and therefore they have no additional parking requirement. There are four parking spaces in the rear. Loucks moved that the CDC recommend to the ANC approval on the height, massing and concept, with a recommendation of further study of the alignment of window openings on the 14<sup>th</sup> Street side. Quinn seconded.  
VOTE: Approved 7-0-1 abstention (Lorber).

#### 1529 14<sup>th</sup> Street NW-BZA Application 17183

Christopher Collins of Holland and Knight and Steve Dickens the architect made presentations. This site includes the Capsco Building, and two adjacent vacant lots on either side, located south of Candida's Books. The height and massing concept was approved by the ANC at an earlier meeting. The project is residential condominiums with retail on the first floor. The existing building is in the middle, so there are stairways at either end. The elevator is in the building. HPRB supports the three roof structures, but zoning calls for only one roof structure of a single height. This building is not as tall as zoning permits. They need three roof structures, one for the elevator, and one for each stairwell. The stairwell structures would be shorter. They also ask to have reduced recreational space to 5%. Loucks moved that the CDC recommend to the ANC approval the request for special exception from the roof structures requirement and recreational space. McCabe seconded.  
VOTE: Approved 8-0.

There being no further business, the meeting was adjourned at 8:52 p.m.