

ANC 2F COMMUNITY DEVELOPMENT COMMITTEE
November 17, 2004

In attendance:	Helen Kramer, Chair (ANC2F04)	<u>Absent:</u>	
	Jim Richardson (2F02)	Frona Hall	(2F03)
	Jim Cook (2F02)	Kara McCabe	(2F01)
	Jim Loucks (2F06)	Michael Bernardo	(2F06)
	Mike Petri (2F04)	Miriam Trimble	(2F03)
	Tom Funk (2F05)		
	Brigid Quinn (2F01)		
	Mike Schaefer (2F05)		

Helen Kramer called the meeting to order, and had the committee members introduce themselves.

1402 14th Street: Revision to Abdo Development Office Building Design

Architect Jyh-Mei Lee presented the new massing concept, which was revised in consultation with the historic preservation staff at the Office of Planning in accordance with comments made by members of the Historic Preservation Review Board. The corner massing of the building will be six stories, with the top floor set back. Caribou Coffee will remain on the first floor. The walls of the Rhode Island Avenue façade are now curved. The existing exterior wall of Caribou will remain, but will be veiled. Loucks said that it appears that the historic structure has been completely obliterated and that he likes the previous design better. Lee said that the HPRB said that the new building should have a different look and feel from the existing historic buildings surrounding it. The corner building housing Caribou Coffee is not a contributing historic building. Petri said that this building is an important approach to the 14th Street corridor and it doesn't make the right statement. Kramer asked about windows. Lee explained where the windows would be on the building. They are planning to have one tenant per floor (five tenants) plus first floor retail. There are four parking spaces that will be accessed through the alley on P Street. Lee said that they have been working with Tim Dennee and David Maloney, rather than Steve Callcott, at the Historic Preservation Office, and they steered the design in this direction. Caribou will still have outside seating, but will be viewed through the glass curtain. Funk said that they have scrapped the original and have done something avant garde. Petri said that it could be avant garde, but this doesn't even do that justice. Kramer said that it appears that the committee is not prepared to recommend approval to the ANC. There are two concerns: one is that the building as revised looks like something that belongs in downtown, not the 14th Street historic area, and secondly what this design will do to Caribou Coffee. The committee recommended that the ANC not approve this revised plan. Kramer said that if they have any further designs by December 1, Lee should bring them to the ANC meeting.

1123 11th Street: Renovation and addition, mixed use building

This is a conceptual design review of a renovation of a contributing historic three-story row house with a proposed addition of a fourth floor to a mansard roof with an additional three stories to be added with a setback, for a total of eight stories. The current use is offices. Kendall Dorman, the architect, said that they are considering keeping the existing amount of square footage commercial, and making the addition residential. Loucks said that the trash issue needs to be addressed, as they cannot have trash bins out front for that much space. There is no alley in the rear. There is approximately 3,700 square feet of with the additions. Loucks reported that the LCCA Historic Preservation Committee approved the height, but did not like the addition built flush with the façade, and recommended that the entire addition be set back. Loucks moved that the CDC recommend to the ANC approval of the concept with the following considerations: (1) that the façade of the historic building be maintained and restored including the windows; (2) that the fourth floor should be aligned with the rest of the additional floors; and (3) that the building setback could be reduced to less than the current 30 feet.

VOTE: Approved 8-0.

1446-52 Church Street: Residential Renovation and Addition

Bill Bonstra is the architect for this project. The project consists of an existing historic building, an auto repair shop and vacant lot. Emily Eig, architectural historian, researched the building's history. She explained that the original two-story building at 1446-1448 Church Street was designed by John Lankford, an African-American architect, and constructed in 1921 as an office and apartment for the African-American owner of a coal yard on the site. At some time in the late 1920s, a third story and new tan brick façade were applied to the original red brick building. There was no permit and the architect is unknown. Further changes were made in 1941. Loucks said that there is an almost identical building across the street from him, and it is attributed to the same architect. The owner of the property said that it would be beneficial to him to tear it down, as it is in very deteriorated condition, but he understands that it probably cannot be demolished if it is considered a contributing building. Kramer asked if it was worth looking into whether or not it really is contributing, as the original design is not visible and the original use as a coal yard does not fit the automotive theme of the Greater 14th Street Historic District. Bonstra said that the façade is at risk, and will need to be carefully rehabilitated. Loucks said that the similar building on 10th Street had to be taken down and rebuilt brick by brick.

Bonstra said that there is only one zoning issue they will seek relief from and that is recreational space. The building will be built to a height of 70 feet, although zoning permits 75 feet. There will be an entry façade in the middle with an iron gate that will open onto a small courtyard. The higher floors will be

set back. There will be 28 units and seven parking spaces off the alley in the rear. Quinn said that they should look for another way to put in more parking. Bonstra said that they are small units, mostly one bedroom and one bedroom with dens. Bonstra said that the law requires that the lots be combined. Funk moved that the CDC recommend to the ANC approval of this project as presented for concept and massing. Richardson seconded. **VOTE: 7-0-1**, Quinn abstaining.

931 M Street: Renovation of Alley Carriage House

David Vogt of Case Design presented the proposed renovation on behalf of Carolyn Beebe, the owner. The existing structure is located next to a building that was demolished many years ago. Vogt said that Steve Callcott has no objections to the plan. They want to keep this as residential for the owner's use. Kramer asked where the entrance to the carriage house would be, and Vogt said it was off the alley. Charles Reed pointed out that according to the Alley Dwellings Act, it is illegal to have a dwelling on an alley that does not have access from the street. You can have a doorway on the alley, but you must have another opening from the street. Kramer said that one possible solution would be to add a covered walkway from the rear of the house at 931 M Street to the carriage house, but that if this exceeded the percentage of lot occupancy allowed under the zoning, they would have to apply to the Board of Zoning Adjustment for a variance. Vogt said that he was looking for direction. Kramer said that it was premature to act on this item.

1515 15th Street: Modification of original plan for Metropole

Scott Pannick of Metropolis Development said that the Zoning Administrator told them they would have to obtain approval from the Board of Zoning Adjustment of the minor changes made to the plans previously approved. The original plan was for 167 parking spaces, some of which would be in the public vault space. Some of these spaces had to be moved to avoid a large sewer pipe. They now have 168 spaces, of which 75 will be available for day parking on an hourly basis. In addition, they have removed the residential units from the ground floor to make room for a day spa and offices for Metropolis. Kramer said that this is a minor modification and does not need any discussion. Richardson moved that the CDC recommend to the ANC approval of the changes and that a letter be sent to BZA. Petri seconded.

VOTE: Approved 8-0.

The meeting was adjourned at 9:00.