

**ADVISORY NEIGHBORHOOD COMMISSION 2F
REGULAR MONTHLY MEETING
WEDNESDAY, JUNE 2, 2004, 7:00 PM
THE WASHINGTON PLAZA HOTEL**

IN ATTENDANCE: Cary Silverman, Chair
Helen Kramer, Vice Chair
Tom Funk, Secretary
Bob Hinterlong, Treasurer
Miriam Trimble
Jim Brandon

Community Forum

Commissioner Reports: Brandon reported that 14th Street is still being blocked by construction and that he would like to have the ANC agenda posted on the website. Kramer said that she and Funk went to a mediation hearing and that the applicant and the lawyer failed to show up. The next status hearing is mid-July, and the mediation needs to be rescheduled. Trimble spoke of a meeting with the Green lantern for changes to their VA. Silverman reported about a bike fest at Chain Reaction on June 5 and said that HPRB had approved the development at 14th and Q Streets. He also said that he will be moving to the Mt. Vernon/Shaw neighborhood within the next two months and will therefore be resigning from the ANC. He has been receiving many complaints about the parking lot in the 1400 block of Corcoran. It is littered and is being used, possibly illegally, by the nearby Auto Store. Sgt. Groomes said that the owners were very uncooperative in removing abandoned vehicles from that lot.

Rudolph Harrison of John Wesleyan AME Church at 14th and Q invited attendees to a symposium on the history of Brown vs. Board of Education. It is the 50th anniversary of the decision that "separate but equal" is not legal. He left fliers in the back of the room. He said that John Wesleyan wants to be a neighbor and thus, wanted to invite neighbors to the event.

Sam Brooks introduced himself and said that he will be running for the At-Large seat currently held by Harold Brazil. He gave a brief overview of his platform.

At 7:45, Silverman called for a brief break.

Public Safety / PSA Report

Lt. Smith said that the new PSA designation is 307. There are 22 officers covering an area 2.5 times bigger. He said that there will be better coverage. The new email address is MASmith@mapd.org. The hotmail account is PSA307@hotmail.com until a new email is established. There were 7 robberies in the area, which is low. He encouraged people to call and report crimes and leave their name and phone number. He sadly reported that Sgt. Rife was killed in the line of duty this morning in a robbery attempt. He was a prostitution officer.

Wayne Dickson reiterated again how lucky we are to have Lt. Smith. Ed Horvath said that he wanted to comment on the changes to the Convention Center agreement and hoped that the ANC would hold firm to the original agreement. Edith asked about trenches scheduled to be dug up along Massachusetts Avenue for repairs associated with Thomas Circle. She asked that the commission keep the street along the underpass clear of the big buses, and suggested that buses use L Street instead. Silverman said that he would get in touch with the new Ward 2

Traffic Coordinator and put her in touch with Trimble. He also said that the traffic pattern would change after the circle was redone. Claude Bailey suggested that they call the Convention Center community hotline and they might be able to help.

Roger Thiel on Naylor Court wants to know the schedule of the repaving of Naylor Court. Silverman said that he would get contact info to him.

Silverman called a 5 minute break.

Approval of Agenda

Silverman called approval of the agenda by acclamation. It was approved.

Approval of Minutes

Kramer moved acceptance of the minutes. Hinterlong seconded.

VOTE: Approved 6-0.

Community Development Committee (CDC) Report

1. 1318 10th Street, NW – Concept review, façade alterations

John Sayah and Terry Morgan recently purchased the home at 1318 10th 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. The CDC said that they would want approval on the choice of materials and colors when they are selected. The CDC voted to recommend to the ANC to approve concept only, version 4/20/04, and to delegate to staff review of materials and details.

1314-1320 14th Street, NW, massing and concept review

Kramer said that the three buildings are in a serious state of disrepair. All three are historically contributing. She asked Ronnie McGhee, principal architect of R. McGhee and Associates, to present the plans to the people in attendance. The proposed addition is 7 stories, 75', and it would be set back 60' from the 14th Street property line. He said it is a matter of right building according to zoning. There will be retail on the first floor, and 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. He presented shadow studies that showed the only shadow to be caused in the early morning in the summer and winter. They will provide more parking than is required. Kramer said that the CDC voted unanimously to recommend to the ANC the height and massing of the building including the addition to the one

story building (1320 14th Street) to make it flush with the 14th Street façade. Brandon asked if the pay phones would be removed and if the same tenants would be in the new retail space. McGhee said that there would most likely be new retail tenants. Brandon said that the owner of the building has been impossible to work with and is not to be trusted. McGhee said that in his dealings with the owner, he has indicated that he wants to work with the neighborhood.

Capt. Groomes said that she has been aware of this building for many years. The living conditions in the building were deplorable and the owner would do nothing. The building failed inspection. There were 16 apartments paying \$600-800 a month with no running water, no electricity, and no heating or air conditioning. The building was zoned for only 4 units. DCRA fined him \$17,000. He then forced the residents out so that they couldn't testify against him. She asked if any of the residents who have been living there in the horrible conditions and paying all that rent would be offered a place to stay in the new building. McGhee didn't know. He said that he would bring the complaints to the owner. He said that he doesn't think the community is well-served by keeping the building in its current status.

Terry Lynch said that there should be an enforceable agreement to determine what will happen in this building. He said that this is a great opportunity to do this, with such things as a portion of affordable apartments, desirable retail, etc. Cary asked how to achieve an enforceable agreement. Lynch said that using the historic status as a leverage would be a good starting point. Kramer said that the owner is not seeking any zoning variances and is building this building as a matter of right. McGhee said that they are limited to certain retail under the Arts Overlay zoning. Funk said that he liked the building, and supported it following the CDC meeting.

Tim Hillard presented 5 reasons why the design should be rejected. He asked that the Commission not rush to judgment and asked that they take the time to send it back to committee. Ken Rosenau said that he agreed it was not compatible, and that the owner should be present to address these issues. Al Collins said that adding stories to the top of the one story building sets a bad precedent, and takes away from the historic district. Nick Gregory of the Hotel Helix agreed with Tim Hillard's comments. Andrea Doughty was at the Logan Circle HRC and said that the committee was in support but that some of the things she is hearing tonight were not brought up at the committee meeting, for example the interior demolition.

McGhee said that some of the setbacks are required by zoning. The shadow study was requested by a resident, which is why it is being brought up for the first time. He said that it has no bearing on the historic appropriateness of the building. It was decided that this item would be voted separately.

1402 14th Street-revised design

The HPRB did not approve the original design for an office addition cantilevered over an existing building. 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 2nd – 6th floors. The building will be set back from 14th Street by 23 feet, and the building height will step down to 5 stories and then to 4 at the building currently housing the dry cleaners. The overall height of the tallest building is 75', plus 8 feet for the mechanical penthouse. By grouping all three of the adjacent buildings, it includes a contributing historical building and relieves the owners of putting any additional parking. There are four parking spaces in the rear. The CDC recommended to the ANC approval on the height, massing and concept, with a recommendation of further study of the alignment of window openings on the 14th Street side.

1529 14th Street NW-BZA Application 17183

This had been reviewed previously for height and massing. It came back for some zoning variances. This site includes the Capsco Building, and two adjacent vacant lots on either side, located south of Candida's Books. 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 center of 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 recreational space reduced to 5%. The CDC recommended that the ANC approve of the request for special exception from the roof structures requirement and recreational space.

Funk moved approval of items # 1, 3 and 4 on the agenda. Trimble seconded.
VOTE: Approved 6-0.

Brandon moved that the ANC oppose the massing and height on 1314-1320. Silverman seconded. Silverman said that he did not see it fitting in with other buildings in the area, and questioned its impact on the neighborhood. He said he'd like to see it more carefully reviewed before approval.

VOTE: The motion to oppose passed 4-2 (Kramer and Funk.) Silverman to write the letter.

New Business

American Heart Association Heart Walk

This will be on October 16th and will close E Street between 13th and 14th Streets.

Kramer moved to approve the closing, Hinterlong seconded.

VOTE: Approved 5-0. (Brandon had temporarily left the meeting.)

1125 11th Street NW – Taurus Enterprise Group

The HPRB hearing is June 25th, which is why this project is coming before the ANC not CDC. Gail Montplaisir and Norm Smith made the presentation. It is a surface parking lot now, and they want to build an apartment building. It will be 8 floors with a partial 9th floor. There would also be a penthouse. There will be up to 25 units, with a maximum of 12 parking spaces. They are requesting a curbcut on the M Street side, and removal of a tree. Kramer said that they should seriously look at another entrance into the site as their chance of getting a curbcut were very slim. The 11th Street side uses wood and aluminum to wrap around it. Funk asked for an M Street elevation but Smith said that they had just been working on the design for a few days and that they haven't designed that side yet. Kramer said that she shared Funk's concern, and it was very important to consider the impact of the M Street side on the historic homes located there. Jim Loucks reiterated the concern on the M Street side. He also said he doesn't understand the street level elevation on the 11th Street side. Richard Neidich said that there is not enough information in these pictures to vote on it. Also other developers in our area have seen fit to put 1-1 parking in their upscale buildings and this developer is reversing that trend. Gail Montplaisir said that they encourage their residents to use metro, and provide them with a year's membership to Zip Car. Ed Horvath suggested they use an automated parking system to provide additional parking.

Silverman asked if the ANC could give preliminary approval of the height and massing as seen on the 11th Street elevation, pending seeing elevations of the M Street side and east side at the next CDC meeting. Hinterlong seconded.

VOTE: Approved 6-0. Funk to write letter.

Green Lantern, 1335 Green Court

John Guggemos and Greg Zehnecker are co-owners of the Green Lantern. They are seeking the addition of a dance floor inside the tavern. This would be a change to the voluntary agreement. There will be no change to the other items in the VA. They've met with representatives of Thomas House and came to an agreement with them. They've had no problems with their neighbors or the police in the past 2 ½ years. Trimble said that the representatives at Thomas House agreed that a dance floor could be added as long as there were no other changes. Kramer said that the current agreement prohibits live music except for karaoke. Kramer asked if they would want live music now. Zehnecker said that they would continue to have only recorded music with a DJ. It will be a small (approx. 12' x 15') dance floor.

The commission approved the change to the voluntary agreement by acclamation. Silverman will work with the owners on specific wording.

Old Business

Claude Bailey said that in seeking financing for the parking lot, the bank balked at the ban on monthly parking. Bailey said that he edited other parts of the agreement, stating

that if short term parking does not generate the funds necessary, they would put in monthly parking. Funk asked why the bank stated that they would not want a limit to 30 buses. Bailey said that the limit would remain in the agreement. Bailey said that he would do all in his power to get Dan Tangherlini, Director of DDOT and Chief Ramsey, MPD, to sign off on the agreement. Silverman said that the only thing the commission is looking at now is addition of monthly parking. Bailey said yes, but only if they had to use it. They would still prefer short term parking. Ed Horvath said that he is still hesitant about buses, since there is never any restriction enforced on bus idling. Hinterlong asked why wording was removed from the agreement that said that if buses are idling action would be taken. Funk said that Bailey would be striking sections 14, 15 and 18. Kramer moved that the changes be made. Trimble seconded.

VOTE: Approved 5-1, Hinterlong opposed.

Treasurer's Report

Hinterlong moved acceptance of the following expenditures:

\$300.00	National City Christian Church, May rent
726.62	Sherri Kimbel, March wages
32.00	DC Treasurer, March withholding
53.68	Verizon, phone bill
682.10	US Treasurer, 1 st quarter Federal payroll taxes
43.20	DC DOES, 1 st quarter unemployment
70.61	S. Kimbel, reimbursement for office supplies

With a recent quarterly allotment payment, this leaves a balance of \$17,786.41 in the account when these checks have cleared. Brandon seconded.

VOTE: Approved 6-0.

There being no further business, the meeting was adjourned at 10:20.