

ANC 2F | Community Development Committee Meeting

MINUTES WEDNESDAY
AUGUST 27, 2014

7:00 P.M.

WASHINGTON PLAZA HOTEL
10 THOMAS CIRCLE, NW

Attendance

PRESENT

Commissioner Cain (2F02)
Louis Cipro
Joyce Cowan
Commissioner Deeley (2F08)
Joel Heisey
Helen Kramer
Jim Loucks
Commissioner Melcher (2F06)
Ron Rubin (arrived after first vote)

ABSENT

Dave Feinstein
Leah Frelinghuysen

GUESTS AND PRESENTERS

Joel de Leon, Architects Group Practice
Robin Bettarel, CAS Riegler
Jeff Lockwood, Hickok Cole
David Bagnoli, McGraw Bagnoli Architects

Committee meeting **called to order** by Commissioner Walt Cain at **7:00 p.m.**

Approval of Meeting Agenda

Commissioner Cain moved to adopt the draft agenda without modification; the motion was seconded and approved unanimously by the Committee.

Vote: 8-0 (unanimous; Rubin not present)

Approval of July 30, 2014 Meeting Minutes

Cain moved to adopt the July 30, 2014 meeting minutes with the following footnote related to Committee Member Helen Kramer's "Committee Announcement:" subsequent to the July 30, 2014 meeting, Kramer learned she had been misinformed about the reason for permit issuance delays by the D.C. Office of Zoning. Kramer thereafter clarified that the permit issuance delays were the result of Office of Zoning understaffing. The motion was seconded and approved unanimously by the Committee.

Vote: 9-0 (unanimous)

Committee Announcements

1. Committee Member Joyce Cowan shared that DDOT extended the expiration date of all ANC 2F Visitor Parking Passes from September 30 to December 31, 2014. DDOT is attempting to synchronize the individual VPP programs throughout the city and roll out a unified citywide VPP program in 2015.

Old Business

1738 14th St, NW

Joel de Leon, Architects Group Practice

BZA rear yard setback special exception

Architect Joel De Leon returned to the CDC after having presented at the June 2014 CDC meeting,

at which time the Committee voted to recommend disapproval of a variance request by the Applicant. Presently, De Leon explained the difference between a special exception and a variance request as per the zoning regulations, and clarified the Applicant's request for the former. De Leon requested CDC endorsement of a setback special exception, noting that the standard for a special exception request is "no adverse affect to surrounding neighbors," and arguing that the Applicant's request met that standard.

Commissioner Cain moved that the CDC recommend to the full ANC endorsement to the Board of Zoning Adjustment for the rear yard setback special exception; the motion was seconded and approved by the Committee.

Vote: 8-0-1

1250 9th St, NW (The Colonel)

Robin Bettarel ,CAS Riegler
Jeff Lockwood, Hickok Cole

Finish materials for rear of building

The issue of the finishing materials for the rear side of The Colonel arose after developer CAS Riegler began installing horizontal siding, which conflicted with the developer's plans as filed with HPO. The developer's action resulted in consternation from surrounding neighbors, and subsequent developer outreach to the neighbors with proposed alternatives to the siding.

Robin Bettarel (CAS Riegler) and architect Jeff Lockwood (Hicok Cole) presented three alternative schemes (A, B, and C) for the finishing materials on the rear of the building. Commissioner Melcher, in whose Single-Member District the development is located, communicated neighbors' preference for "Scheme C," which proposed a stucco finish for the upper three levels of the rear side of the building, clapboard siding for the second and third floors, and stone for the first level.

Commissioner Cain moved that the CDC recommend that the ANC endorse "Scheme C" to the Historic Preservation Office in its role to mediate and resolve the issue; the motion was seconded and approved by the Committee.

Vote: 8-1

New Business

928 O St, NW

David Bagnoli, McGraw Bagnoli Architects

HPRB approval for design, concept, and massing

Architect David Bagnoli returned to the CDC with a new design for the proposed building (a three-unit residential development in a vacant lot near Naylor Court) and an update on the Applicant's outreach to surrounding neighbors. Bagnoli initially presented to the Committee at the June 2014 CDC meeting. Bagnoli presented a modified design, which the majority of the Committee felt was a significant improvement over the initially presented design.

Commissioner Cain moved that the CDC recommend that the full ANC recommend HPRB endorsement of the concept, massing, and design for 928 O St, NW; the motion was seconded and approved by the Committee.

Vote: 8-1

Commissioner Cain moved to adjourn the meeting; the motion was seconded and unanimously approved by the Committee. Meeting adjourned at **8:21 p.m.**