

# ANC 2F | Community Development Committee Meeting

## MINUTES

WEDNESDAY  
APRIL 26, 2017

7:00 P.M.

WASHINGTON PLAZA HOTEL  
10 THOMAS CIRCLE, NW

## Attendance

### PRESENT

Lou Cipro  
Commissioner Deeley (2F08)  
Dave Feinstein\*  
Joel Heisey  
Helen Kramer  
John Long  
Jim Loucks  
Sarah Marcus  
Greg Melcher  
Jenny Rickard  
Commissioner Sylvester (2F07)

### ABSENT

Janice Ferebee  
Philip Miatkowski  
Commissioner Rubin (2F05)

### GUESTS AND PRESENTERS

Josh Phillips, Espita Mezcaleria  
Rachel Reid Aikens, Espita Mezcaleria  
Ann Friedman, Planet Word  
David Dale, Dale Management  
Ron Shneck, Square 134 architects  
Will Taze, Taze Warren architects  
Diana Cheng, Da Hong Pao

\*denotes Committee member(s) not present for all votes

Committee meeting **called to order** by CDC Chair Commissioner Kevin Deeley at **7:06 p.m.**

### Approval of Meeting Agenda

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

**Vote: 11-0 (unanimous)**

### Approval of March 22, 2017 Meeting Minutes

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The March meeting minutes were not complete.

**No action taken**

## Old Business

[none]

## New Business

### 1250 9th St, NW / Espita Mezcaleria (2F06)

Josh Phillips, owner  
Rachel Reid Aikens, designer

*DDOT public space application to add furniture/equipment to café plans*

Josh Phillips and Rachel Reid Aikens of Espita Mezcaleria requested the Committee's support for partial enclosure of their existing sidewalk café and the addition of more tables and chairs. Phillips explained that present difficulties using the outdoor space because of ventilation issues and a desire to serve outdoors year round were the motivations for the request.

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The Committee asked questions about the movability of the enclosure structure, the semi-permanent use of public space (365 days a year) and climate control plans.

Greg Melcher moved that the CDC recommend that the full ANC send a letter to the DDOT Public Space Committee in support of the requested public space application for an unenclosed sidewalk café as presented in the applicant's diagrams; the motion was seconded and approved by the Committee.

**Vote: 9-2**

**Planet Word at the historic Franklin School (2F08)**

Ann Friedman

*Request for ANC support of surplus and disposition of the Franklin School*

Commissioner Deeley provided a brief synopsis of ANC 2F's consideration of past proposals for the surplus and disposition of the historic Franklin School. Deeley then invited Ann Friedman, manager of ABooks, LLC, to address the Committee.

Friedman requested the Committee's support for the declaration of the property as surplus and approval of the surplus disposition proposal that will go before the D.C. Council later this summer, in order to allow for the Planet Word museum. Friedman detailed the museum concept and spoke generally to planning, concept development, and financial operations.

The Committee asked questions about the architectural plans and sustainability of the museum's business model, noting that without more specifics on each of these aspects, the Committee was unable to fully consider the applicant's request.

Commissioner Deeley moved that the CDC recommend that the ANC send a letter to DMPED requesting conceptual design plans and publicly available financial information about the proposed operating model and long term viability of the Planet Word museum; the motion was seconded and approved unanimously by the Committee.

**Vote: 11-0 (unanimous)**

**1329-1335 11th St, NW (2F04)**

David Dale, Dale Management  
Ron Shneck, Square 134 Architects

*HPRB concept/subdivide, rear and penthouse addition*

David Dale of Dale Management and Ron Shneck, architect with Square 134 Architects, requested the Committee's support for the concept of the redevelopment of 1329, 1331, 1333 and 1335 11th St, NW. Dale explained plans to subdivide the four properties in question into one record lot so that they could be redeveloped into one cohesive mixed-use structure, which would include ten residential apartments, as well as retail and office space. The redevelopment also includes a rear and penthouse addition.

The Committee inquired about the applicant's outreach to neighbors, and provided feedback on various aspects of the proposed design.

Sarah Marcus moved that the CDC recommend that the ANC send a letter to HPRB in support of the project concept, subject to the following conditions:

1. That the walls at the sidewalk level (in front of the stairs to the entrances) be as low and unobtrusive as possible, and certainly no higher than the sills of the windows of the buildings' basement level;
2. That the new/fourth bay window along the front of the building replicate the existing three

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- bay windows in appearance;
3. That the visible portions of the back of the building be constructed of brick; and
  4. That the existing wrought iron stairwell be retained.

The motion was seconded and approved by the Committee.

**Vote: 9-2**

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**1207 10th St, NW (2F06)**

Will Taze, Taze Warren architects

*HPRB concept/new 3-story bay and mansard*

Will Taze of Taze Warren Architects requested the Committee's support for the development of two consolidated vacant lots that Taze explained would meet all minimum lot standards. When asked by the Committee, Taze answered that he had not formally reached out to surrounding neighbors.

Greg Melcher moved that the CDC recommend that the ANC send a letter to HPRB in support of the project concept, subject to the following conditions:

1. That brick be used for the building façade;
2. That the applicant carefully consider the mansard materials;
3. That the window lintel size be reconsidered;
4. That the ganging of four window-wide approach be reconsidered in order to be more consistent with Victorian design; and
5. That the entry door be reconsidered so that it too is more consistent with Victorian design.

Commissioner Sylvester offered a friendly amendment that ANC, in its letter to HPRB, refer to the specific lot and square number of this property so as not to confuse it with the abutting property. The amended motion was seconded and approved by the Committee.

**Vote: 11-0 (unanimous)**

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**1409 14th St, NW / Da Hong Pao (2F02)**

Diana Cheng

*DDOT public space application for new unenclosed sidewalk cafe*

Diana Cheng, representative of the Applicant, requested the Committee's support for a new unenclosed sidewalk café in front of Da Hong Pao restaurant. Commissioner Deeley moved that the Committee suspend CDC rules and consider the applicant's request despite not having printed copies of the application materials; the motion was seconded and approved unanimously by the Committee.

**Vote: 11-0 (unanimous)**

After Cheng detailed specifics of the public space application, Joel Heisey moved that the CDC recommend that the ANC send a letter to the DDOT Public Space Committee in support of the application for an unenclosed sidewalk café with the stipulation that the applicant provide a movable fence around the space that is consistent with DDOT clear width passage sidewalk requirements; the motion was seconded and approved unanimously by the Committee.

**Vote: 10-0 (unanimous; Feinstein not present)**

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**1527 12th St, NW and 1001 O St, NW**

*Unpermitted parking pad and installation in public spaces*

Commissioner Deeley initiated conversation by noting that stop work order activity is under way on both properties, thanks to assistance from Sherri Kimbel in Councilmember Evans' office. Deeley yielded the floor to Joel Heisey to explain the nature of the unpermitted construction on public space at both properties.

Thereafter, Heisey moved that the CDC recommend that the ANC send a letter to the DDOT Public

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Space Committee, HPRB, and the Office of Zoning supporting removal of the illegally constructed parking surface (along Q Street) and reduction of the height of the brick wall along 12th Street, NW to NTE 36" in public space at 1527 12th Street, NW, and that the public space in question be landscaped instead of hardscaped. Heisey added that any future application for construction of a driveway, parking surface, and wall on the public space in question be summarily denied and added a request for removal of the curb cut on Q Street, NW and requiring parking access from the alley. The motion was seconded and approved unanimously by the Committee.

**Vote: 10-0 (unanimous; Feinstein not present)**

Heisey then moved that the CDC recommend that the ANC send a letter to the DDOT Public Space Committee, HPRB, the Mayor's Office, and Jack Evans' office supporting removal of the illegally constructed parking pad on public space at 1001 O Street, NW. Heisey added that any future application for construction of parking space on the public space in question be summarily denied, and that space in question should be landscaped rather than hardscaped. The motion was seconded and approved unanimously by the Committee.

**Vote: 10-0 (unanimous; Feinstein not present)**

Meeting adjourned at **9:28 p.m.**