

# COMMISSION MINUTES

## ANC6B – SEPTEMBER 14, 2021

1. **Welcome and Introductions:** ANC6B Chair, Brian Ready, convened the meeting at 7:05. He welcomed presenters, residents, and media guests, and invited introductions from the 10 Commissioners present: 6B01, Jennifer Samolyk; 6B02, Jerry Sroufe, Secretary; 6B03 Brian Ready, Chair; 6B04, Kirsten Oldenburg, Parliamentarian; 6B05, Steve Holtzman, Vice Chair; 6B06, Corey Holman, Treasurer; 6B07, Edward Ryder; 6B08, Peter Wright; 6B09, Alison Horn; 6B10, Denise Krepp.

2. **Approval of the Meeting Agenda:** Following discussion and modification, the meeting agenda was approved unanimously (Oldenburg/Ready). One modification in the meeting agenda involved correction of an erroneous location given for requested speed bumps. A second modification was the addition of an update on hiring an Executive Assistant, which was added to item #14 (6B Administrative Matters).

3. **Approval of Consent Agenda.** Following discussion the Consent Agenda was adopted unanimously (Oldenburg/Holman). The following items were included in the Consent Agenda:

- a. July Minutes
- b. ABC Committee
  - Letter to ABRA approving change of name from BR Fine Wine and Spirits to Classy Corks Wine and Spirits.
  - Letter to ABRA approving Settlement Agreement with La Casina 1978 at 327 7<sup>th</sup> Street.
- c. Transportation Committee
  - Letter to DDOT urging quick action on installation of safety features at the Freeway Exit at 9<sup>th</sup> and I Street, SE intersection.
  - Recommended a TSA for speed humps on the 1400-1600 blocks of E street. The area of E street is bounded by Kentucky Ave to the West and 17<sup>th</sup> Street to the East.
  - Recommended speed humps for the 1100 block of D street, SE.
  - Supported a request for No Parking immediately in front of the Southeastern Library, on both sides of 7<sup>th</sup> street, on the table-top walkway. Also, removal of the Zip Car parking at the same intersection.
  - Letter to CM Allen in support of naming alley on the 200 block of 10<sup>th</sup> and 11<sup>th</sup> streets, "River Rock Court."
  - Letter supporting Counter Flow Bike Lane on two blocks for 1200 G street, SE.
  - Letter supporting DDOT NOI recommendation to covert one-way blocks to two-way.

- Letter to DDOT supporting the 30 percent design for the Pennsylvania Avenue SE Corridor.
- d. Planning and Zoning Committee
  - Letter in support of BZA 20502 for an addition at 921 G Street, SE.

#### 4. Presentations

Presentation #1: Emily Haskel of Ward 6 Mutual Aid sought ANC support of the Universal Basic Income Plan being developed by the DC Council. Basically the plan is an augmentation to the federal Earned Income Tax Credit program. It would provide a minimum monthly income to qualified individuals and CM Charles Allen is leading the proposal. Commissioners raised questions about the distinction between Guaranteed Minimum Income and UBI, and wondered about its affordability in the absence of a means test. Several commissioners referenced pilot studies in other states and nations (Canada, Finland) and expressed interest in receiving additional information about the forthcoming legislation.

Presentation #2: Jamal Jordon and Brandon Hause presented an overview of the G Street Conversion. The project seeks to provide more and more reliable electrical service in areas that have aged or aging equipment, going from 4KB to 13KB capacity. Site preparation is ongoing now, the project will be completed in 2027. While the work will involve installation of underground cables and transformers, customers services will not be impacted during the work. Commissioners requested a map of the area to be impacted and one was provided on zoom, hard copy to follow. PEPCO plans to host a community meeting in October.

Presentation #3: Ted Jutras discussed the M Street Mobility Study being conducted by the Capitol Riverfront BID on behalf of DDOT. Charts were shown for the area of street from the river to 11<sup>th</sup> street, SE. The goal of the development is to be pedestrian friendly, bike friendly, and street sharing. Two concepts for bike lanes presented for discussion distinguished between one-lane for bike sharing in both directions and two single bike lanes going in opposite directions.

#### 5. Commissioner and Community Announcements and Speak-Out.

- a. Commissioner Holman called attention to commencement of the redistricting process and its likely impact on Ward 6.
- b. Commissioner Ready announced a program to celebrate the successful conclusion of 6<sup>th</sup> Street underpass mural repainting and viewing on September 25.
- c. Commissioner Horn called attention to services provided regarding rent adjustments by the Landlord-Tenant Legal Assistance program.
- d. Commissioner Krepp called attention for the need to prosecute fully the January 6 rioters.
- e. Brea Govan, Events DC, noted that a 6 hole disk golf course was now open at RFK Stadium.
- f. Kevin Pham, MOCR, called attention to a forthcoming Mayor's event: Maternal and Infant Care Health Summit
- g. Maurice Cook, Serve Your City, raised concern about the District's plan to establish no-tent zones in advance of providing alternative housing for the homeless.

#### Standing Committee Reports and Actions

6. ABC Committee Report and Actions.

The ABC Committee forwarded the request for a license at Crazy Aunt Helen's at 713 8th SE without recommendation because there was insufficient information available at the time of its meeting. Research conducted by Chair Ready indicated that the closing hours included in the SA were similar to those of other establishments. A motion to grant the requested change in opening hours (to 7:00 AM) passed unanimously (Ready/Wright).

#### 7. Planning and Zoning Committee

The Committee had forwarded one case to the Commission without recommendation. Following expressions of concern by neighbors, examination of pertinent documents, and discussion among the Commissioners, a motion was offered by Commissioner Horn "to appeal the decision of the Zoning Administrator in changing permit #B2106141 (815 8<sup>th</sup> SE) from a fast food establishment to a "restaurant". The motion passed unanimously (Horn/Ready).

#### 8. Transportation Committee

Following community comment and discussion, the Commission approved a motion to oppose the proposed location of food trucks in the vicinity at 100 D Street, SE. Unanimous (Samolyk/Oldenburg).

### Task Force Reports and Actions

9. Hill East had the benefit of a walk and talk with Will Hansfield (DDOT) to discuss traffic calming measures. It was noted that a protected bike lane was to be installed from Benning Road to Barney Circle on 17<sup>th</sup> Street (NE and SE) toward the goal of "traffic calming through cycling."

10. Livable Community no August meetings or reports.

11. Eastern Market Community Advisory Committee (EMCAC). Commissioner Sroufe noted that the Committee had not met in August, but that music programming in the Eastern Market Metro Plaza Park had been planned for each weekend in September.

12. Capitol Hill Business Working Group. No August Meeting, no report.

13. Finance Report. Treasurer Corey Holman requested approval of Quarterly Report that had been submitted in July. The QR, showing a balance of \$17,617 for the 3<sup>rd</sup> quarter, was approved unanimously (Holman/Horn). Commissioner Holman noted that the annual budget would be considered by the ANC at the October meeting, following review by the Executive Board at its September 28 meeting.

14. ANC6B Administrative Matters. Chairman Ready said that our Executive Director had agreed to serve in an interim capacity until such time as her replacement was selected. His recommendation to proceed with this appointment under these terms was approved unanimously (Ready/Sroufe).

15. Commissioner Oldenburg adjourned the meeting with unanimous support at 9:54 pm. The ANC6B will meet next on October 12. It will be a virtual meeting.





**ADVISORY NEIGHBORHOOD COMMISSION 6B  
ALCOHOL BEVERAGE CONTROL COMMITTEE MEETING**

**October 7th, 2021, 7:00 p.m.**

**Commissioners Present:** *Ready, Oldenburg, Horn, Holtzman and Sroufe*

**Resident Members Present:** Chander Jayaraman, Katherine Szafran, and Ryan Fochler

1. **ABRA-117891:** Assoc. for the Preservation of Historic Congressional Cemetery, t/a Historic Congressional Cemetery, 1801 E Street, S.E.: Retailer's Class "CX" Multipurpose Facility, Applicant: Kimberly Sullivan: (202) 543-0530: Petition Deadline November 29<sup>th</sup>, 2021. **[6B09]**

- a) **HOURS OF OPERATION**

Sunday through Saturday 8am – 10pm

- b) **HOURS OF ALCOHOLIC BEVERAGE SALES, SERVICE, AND CONSUMPTION**

Sunday through Saturday 5pm – 10pm

**Background:** The applicant is an active cemetery which hosts special events. The events include funerals, weddings, movie nights, festivals, roving theatrical performances, goat yoga, guided and group tours, and group gatherings partnering with food trucks and caterers to provide food on-site. Seating Capacity of 5,000 patrons. Total Occupancy Load of 15,000 patrons.

**Motion:** Recommend that the Commission support the new Retailer's Class "CX" Multipurpose Facility of the Assoc. for the Preservation of Historic Congressional Cemetery, t/a Historic Congressional Cemetery pending a signed settlement agreement and place on the consent agenda.

**(Horn/Holtzman) 8-0-0 Passed**

2. **ABRA-107131:** 514 Partners, LLC, t/a Tortuga Caribbean Bar & Grille, 514 8th Street, S.E., Retailer's Class "C" Restaurant, Applicant: William Sport: (202) 846-7728: Petition Deadline: October 18<sup>th</sup> 2021**[6B04]**

- a) Applicant requests to expand existing Entertainment Endorsement to the rooftop Summer Garden.

**(1) HOURS OF OPERATION AND ALCOHOLIC BEVERAGE SALES, SERVICE, AND CONSUMPTION INSIDE PREMISES:**

Sunday 10 am – 1am, Monday through Thursday 8am – 1am, Friday and Saturday 8am – 2am

**(1) HOURS OF LIVE INDOOR ENTERTAINMENT**

Sunday 11am – 12am, Monday through Friday 3pm – 12am, and Saturday 11am – 12am

**(2) PROPOSED HOURS OF LIVE ENTERTAINMENT ON THE ROOFTOP SUMMER GARDEN**

Sunday through Saturday 3pm – 8:30pm

**Background:** Applicant requests to expand existing Entertainment Endorsement to the rooftop Summer Garden. This committee and ANC 6B had already taken up this request back in February 2020. Also, the applicant had not requested any changes to their settlement agreement. Considering the above facts, the committee discussed sending another letter of support to ABRA citing ANC 6B's previous letter of support send to them back in February 2020.

**Motion:** Recommend that the Commission re-supports the applicant's request to expand the existing Entertainment Endorsement to the rooftop Summer Garden and includes language in the letter referring to the support action that the ANC took back in February 2020. Also, to send ABRA a copy of the support letter that ANC 6B sent to them back in February 2020 and place on the consent agenda.

**(Oldenburg/Katherine) 7-0-0 Passed**

2. **ABRA-118108:** Harvest Tide Steak House: 212 7th Street, S.E., WASHINGTON, DC 20003: **Retailer's Class "C" Restaurant: Applicant: Harvest Tide Capitol Hill DC, LLC - Jeff Jackson: (202) 251-1566; [6B02]**

**Background:** A few neighbors were having some challenges with Harvest Tide Steak House use of the alley. They had observed vehicles blocking the alley during various times during the day. To solve this challenge, a future community meeting has been scheduled.

**Motion:** No motion was taken or needed at this meeting.



**ADVISORY NEIGHBORHOOD COMMISSION 6B PLANNING AND ZONING COMMITTEE**  
**Virtual Meeting**  
**October 5, 2021, 7:00 p.m.**

**Commissioners: Samolyk, Sroufe, Ready, Oldenburg, Holtzman, Holman (Chair), Ryder, Wright, Horn**  
**Resident Members: Friedman, Jarboe, Ryan, Thomas, Campbell**

**1. Rock and Roll Half Marathon**

**Representative:** Diane Romo Thomas

Ms Thomas returned to ANC 6B for her fourteenth year seeking ANC 6B support for the Rock and Roll half marathon on November 13, 2021. This year, and for the foreseeable future, there will only be a half marathon with about 12,000 participants (compared to 20,000 in a normal year). The race will not be in 6B but there are some impacts. The race end will be at the Stadium and East Capitol will be closed around the Armory and 19<sup>th</sup> Street north of East Capitol. Ms Thomas noted that the race will be returning in the spring and will be coming back to ANC 6B in February to discuss the 2022 event

**Motion [Holman/Holtzman]** Write a letter in support to HSEMA on consent. Passes unanimously

**2. Informational Presentation: Update from DMPED on Boys and Girls Club Disposition, 261 17<sup>th</sup> St SE [6B09]**

**DMPED:** Chris Todd and Esther Ezra from DMPED. Stan Voudrie and Mazen Zaatari from Morningstar

**Presentation:** Chris Todd from DMPED noted that the previous RFP Winner, Century Associates, was not able to obtain financing or make changes to the RFP to make things work. The disposition timed out and DMPED was able to award it to a prior applicant, Morningstar Development, without going through the entire RFP process. The Morningstar project is focused on for sale condo units. The project is delivering 32 to 35 units, 11 of those are committed affordable units at 50% and 80% Median Family Income. The project will need a rezoning or special exception relief though they are working with the office of planning for the best way forward. The developer has said they are seeking to provide the non-affordable units as workforce (up to 120% AMI) but that is being done outside of the RFP process and for financing reasons. The committee had many questions on the landscape and design of the building. Regarding the community space in the basement and wall of fame, the development team said they were still working out the final details. It will be 2000 to 3200 square feet depending on where the C street entrance ramp is located. When asked about going below 50% MFI, Morningstar claimed anything below 50% MFI is not preferred by affordable housing advocates. The applicant clarified they could provide parking off the alley but prefer a new curb cut on C Street. The project will likely have a first source requirement. Some members requested the applicant continue to explore parking off the alley to not include a curb cut. The team expects to come back to the Council by the end of the year. ANC 6B will have work with Councilmember Allen or Gray (depending on redistricting) to make comments on the disposition agreement with any issues.

**No motion was taken; No agenda item for full ANC.**

**3. HPA 21-548: 1007 8th St SE [6B04]**



**Applicant:** Neil Cruickshank    **Owner:** Mark Brody    **Hearing Date:** October 28 or November 4  
**Project:** Permit deck addition in front yard of property facing L Street above existing ground floor seating

Mr Cruickshank presented plans to build an elevated deck in the front yard of the Brig. The plan is to both add more seating as well as expand the coverage for rain to expand the three season use. The committee was confused as to why this is coming to HPRB in the first place and has reached out to the Historic Preservation Office for clarification. The committee also encouraged the applicant, even if it's not required, to explore an elevator or wheelchair lift to the top of the deck. The committee needed clarification from HPO before making a recommendation to the full ANC. Commissioner Oldenburg is meeting with the Historic Preservation Office Tuesday morning.

**No Motion, will be an agenda item at full ANCa**

**4. BZA 20581: 1241 Independence Ave SE [6B05]**

**Applicant/Owner:** Jennifer Dalzell    **Architect:** Matthew Ossolinski    **Hearing Date:** November 10  
**Project:** Special Exception Roof deck on existing garage. Extending Lot Occupancy (69% current, 70% proposed) and rear yard (existing non-conformity)

Mr. Ossolinski presented plans to add a rooftop garden while repairing an existing garage. For zoning it's classified as a roof deck but the intent and layout is designed solely for use as a garden. The maximum increase in height is less than four feet along a parapet and the lot occupancy is for an increase only for the spiral staircase.

**Motion [Wright/Holtzman] to support on consent. Passes unanimously.**

**5. BZA 20560: 1713 D St SE [6B09]**

**Applicant:** Bridget and Michael Sewell    **Representative:** Andrew Justus    **Architect:** Eric Teran    **Hearing Date:** November 10  
**Project:** Special Exception Rooftop third story addition and new three-story rear addition to existing two-story building. Special exception to the 10-foot rule (14' 6"), Lot occupancy (62.7% proposed), and rooftop elements (To remove existing mansard roof)

Architect Eric Teran presented a plan to add a rooftop addition and rear three-story addition. The project will have the same footprint more or less as 1711 D Street SE, with minor changes to the third story windows and the pitch of the mansard roof. Multiple letters of support including adjacent neighbors.

**Motion [Horn/Ready] Motion to support on consent. Holman friendly motion to note for board the cornice line should match 1711 D Street SE. Unanimous.**

**6. BZA 20534 and HPA 21-511: 152 11<sup>th</sup> St SE [6B05]**

**Applicant:** Jennifer Fowler    **Owner:** Edward and Lauren Kraemer    **Hearing Date:** October 27 (BZA), HPRB





October 28 or November 4

**Project:** Special Exception to replace an existing one-story garage with a two-story garage to create a second dwelling unit

Ms. Fowler presented plans to replace an existing one-story garage with a larger footprint garage as well. Letters of support from adjacent neighbors. Commissioner Holtzman noted it would be visible from Independence Avenue but believes it's consistent with the Historic District standards as it's a secondary elevation.

**Motion 1 [Holtzman/Jarboe] Support BZA application on consent. Passes Unanimously**

**Motion 2 [Holtzman/Jarboe] Support HRPB application on consent. Passes Unanimously.**

**7. BZA 20537: 1227 E St SE [6B06]**

**Applicant:** Margaret McCullough      **Architect:** Mike Fowler      **Hearing Date:** November 3

**Project:** Special Exception to add a 10'6" two-story rear addition and dogleg infill, which needs relief from the 10-foot rule for one of the adjoining properties

Mr. Fowler presented plans for a two-story rear addition and dogleg infill. The homeowners were also present. The plan is to add a 10'6" rear addition on a 14-foot wide lot while filling in the dogleg going from a property with 40.2% lot occupancy to 59% lot occupancy. The proposed project extends 4'6" past the property to the east and 19'6" past the property to the west, the reason for the special exception request. The project conforms with all the other development standards.

The neighbor to the west, Ms. McGlyn, opposes the addition and presented about the impacts of the addition and dogleg infill. Ms. McGlyn submitted a document to the committee outlining her opposition. That document is attached. Mr. Fowler provide the committee with a sun study showing the impact of the addition compared to a by-right addition would would infill the dogleg. The property owners has submitted a number of letters in support from non-adjoining neighbors and said the neighbors to the east do not oppose the project but don't want to provide a letter of support for the record.

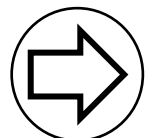
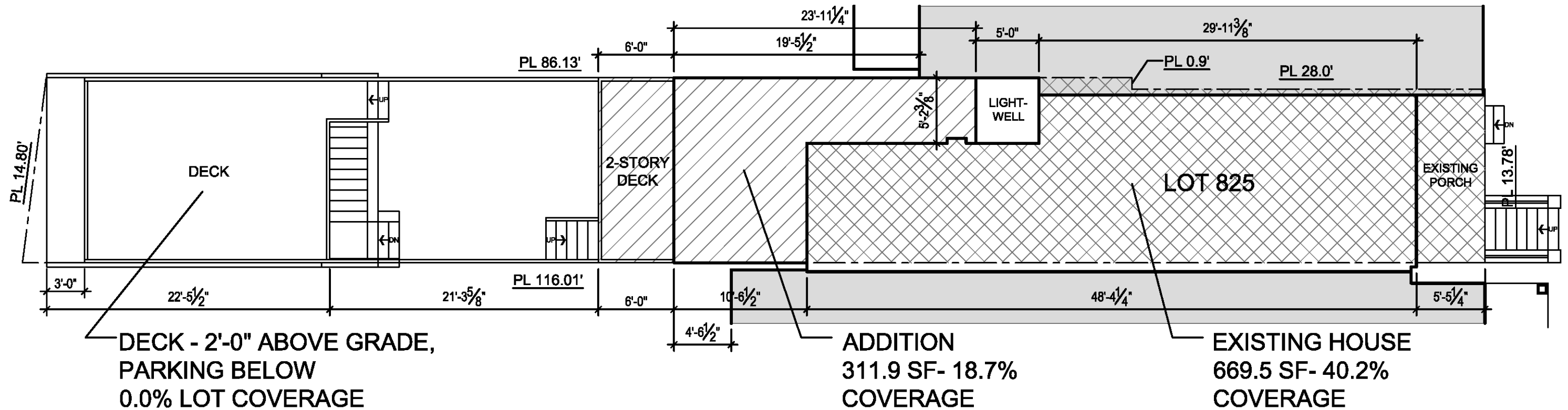
The committee did not take action as nothing would move to the consent calendar but instead discussed some of the impacts as well as potential avenues for discussion in the intervening work.

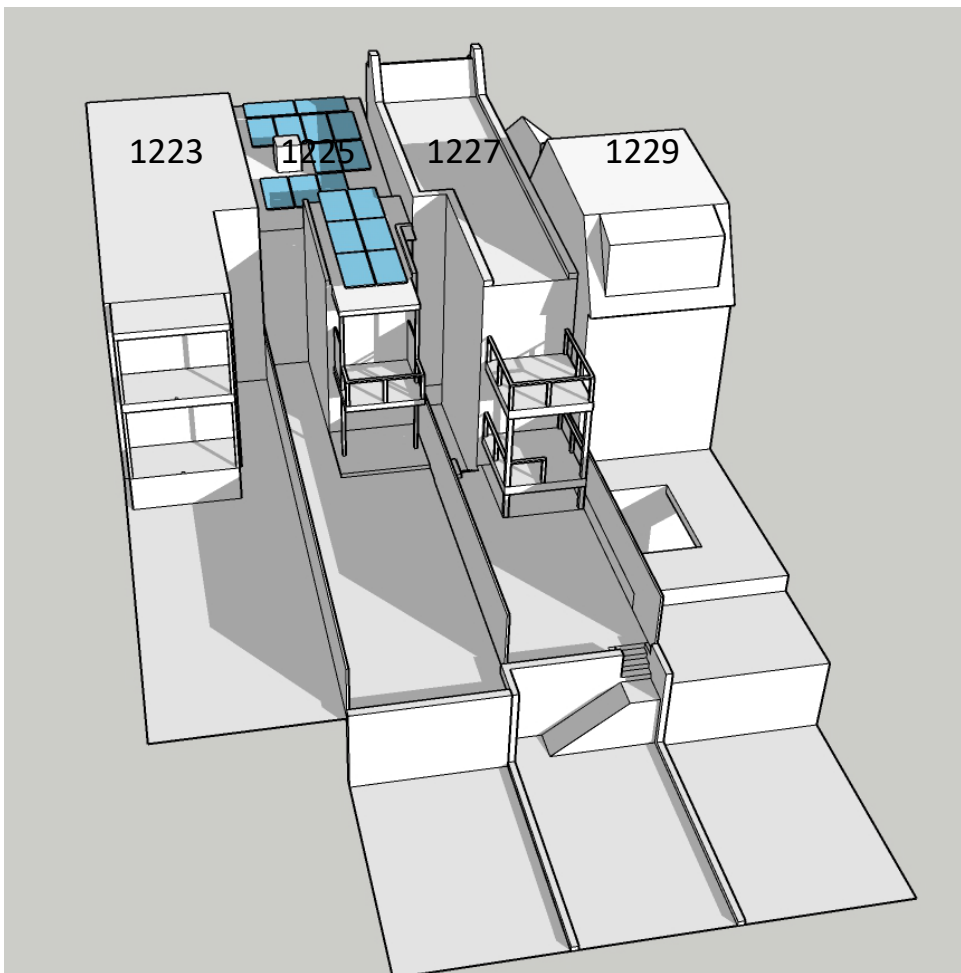
# 1227 E STREET SE—ADDITION AND RENOVATION

Washington, DC 20003

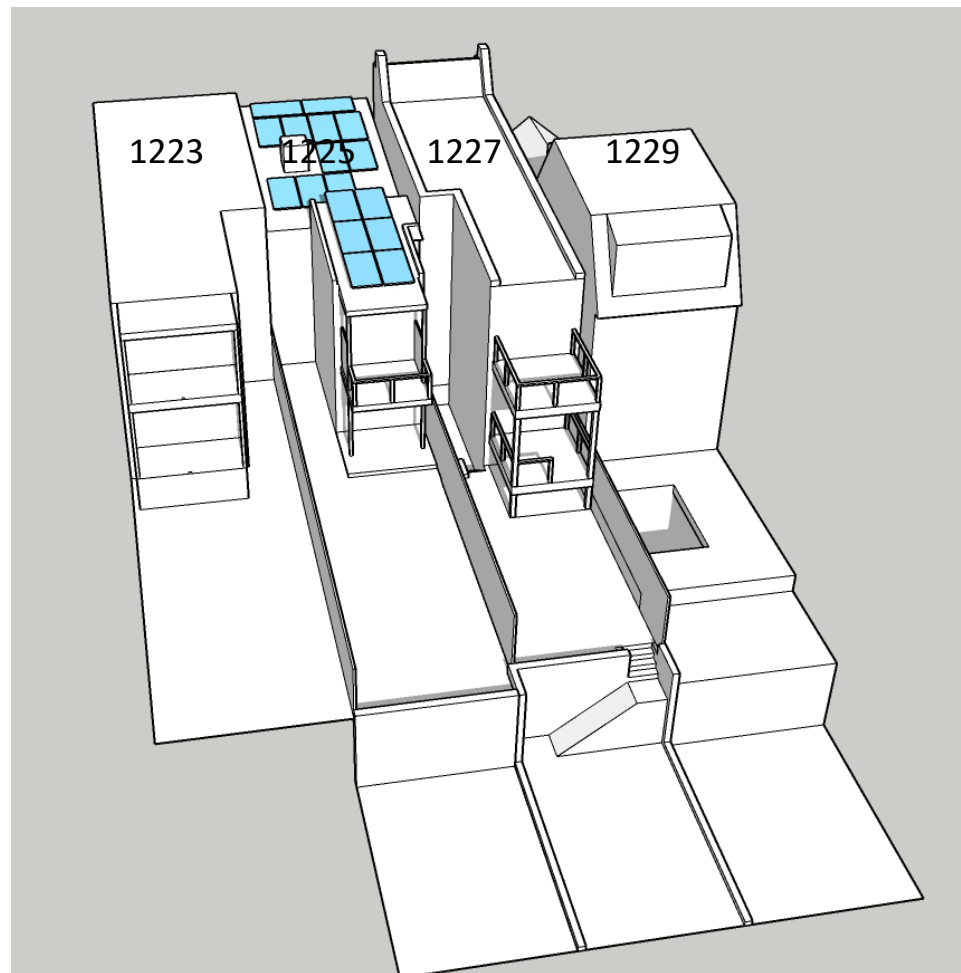
Shadow Study

September 24, 2021

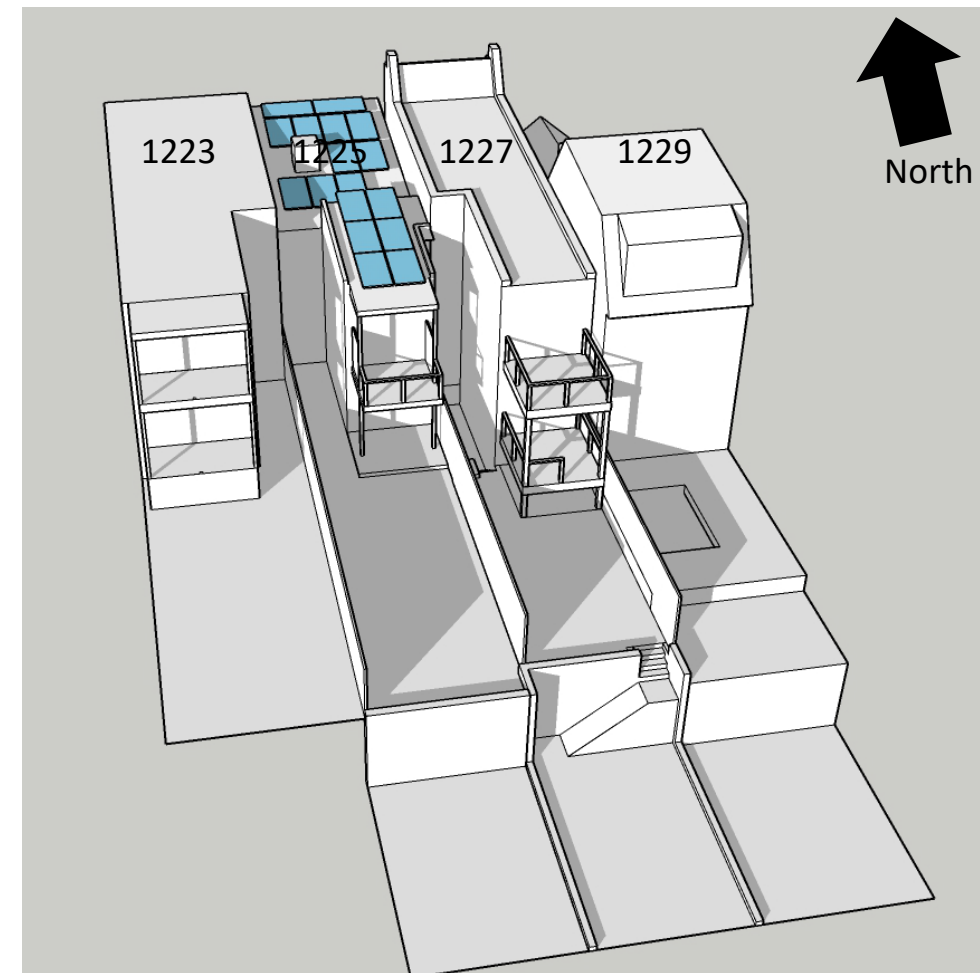




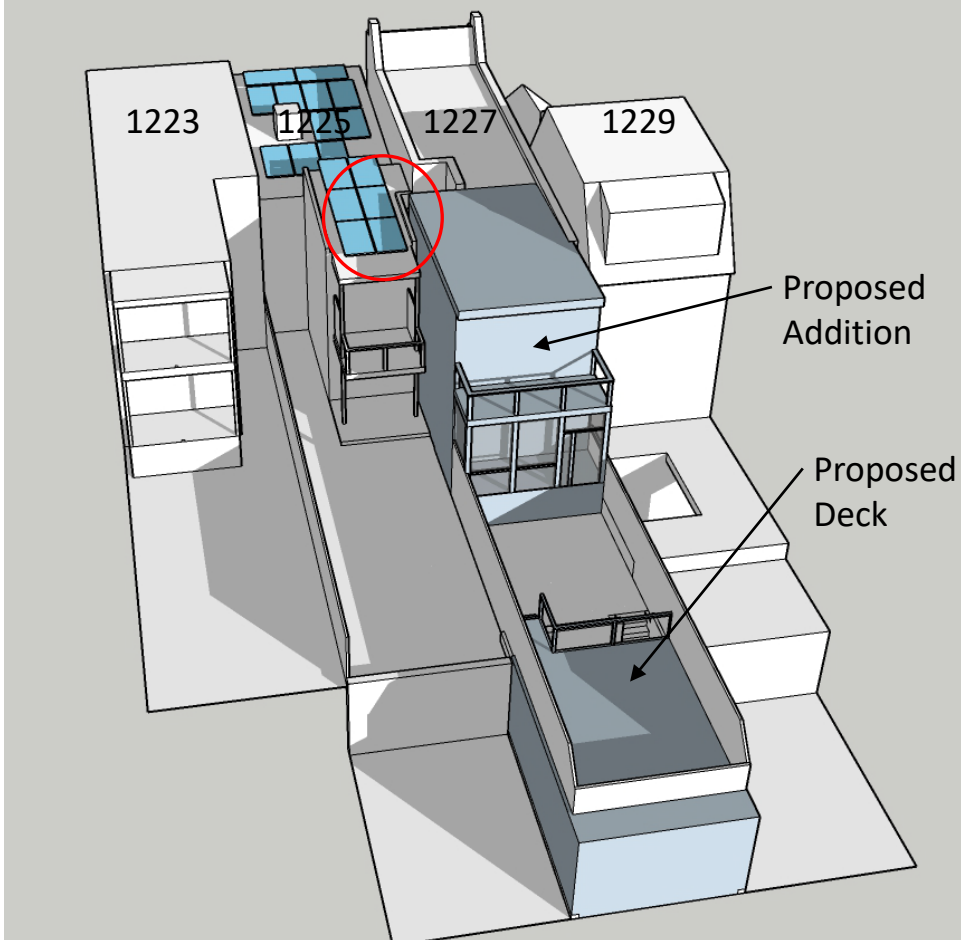
Existing – December 21, 9:30am



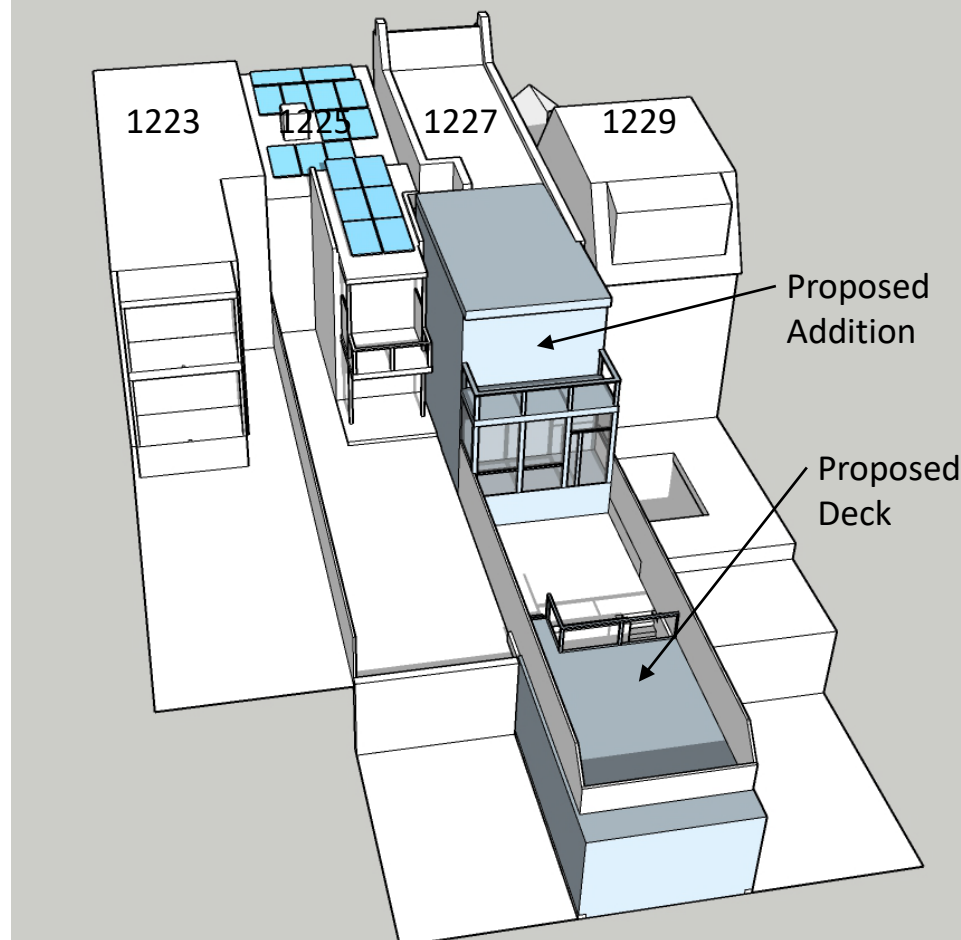
Existing – December 21, 12pm



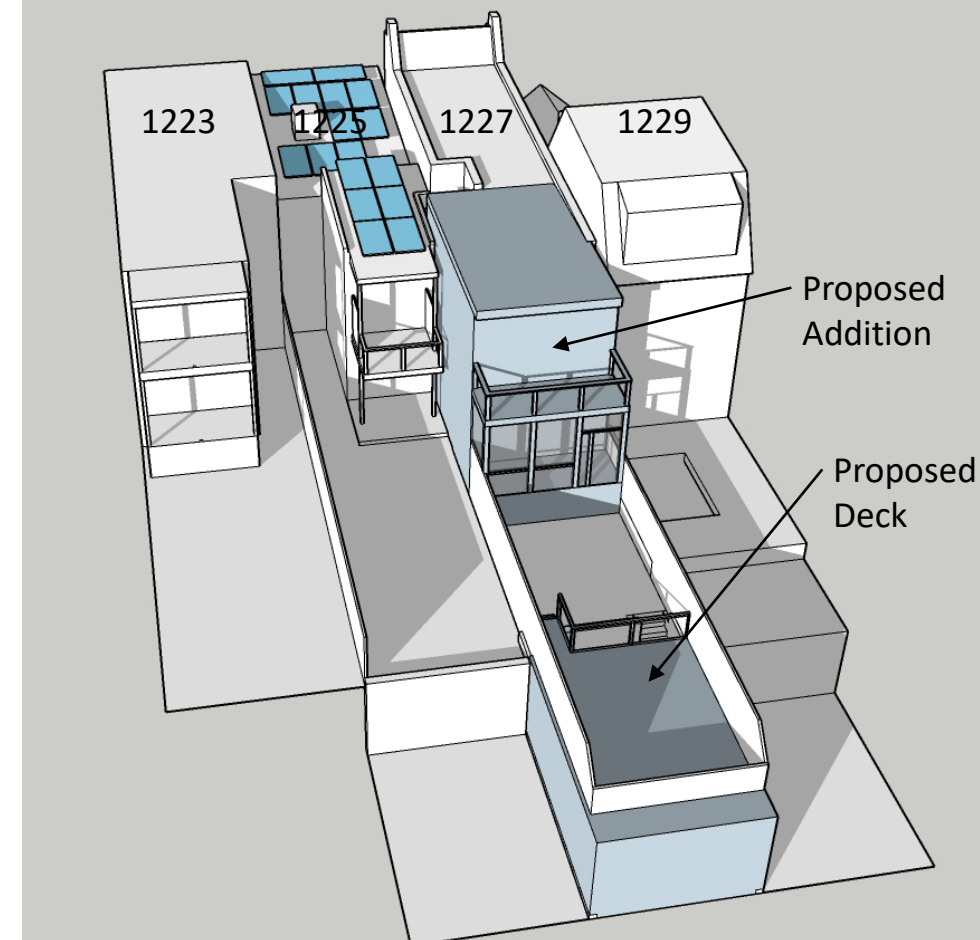
Existing – December 21, 3pm



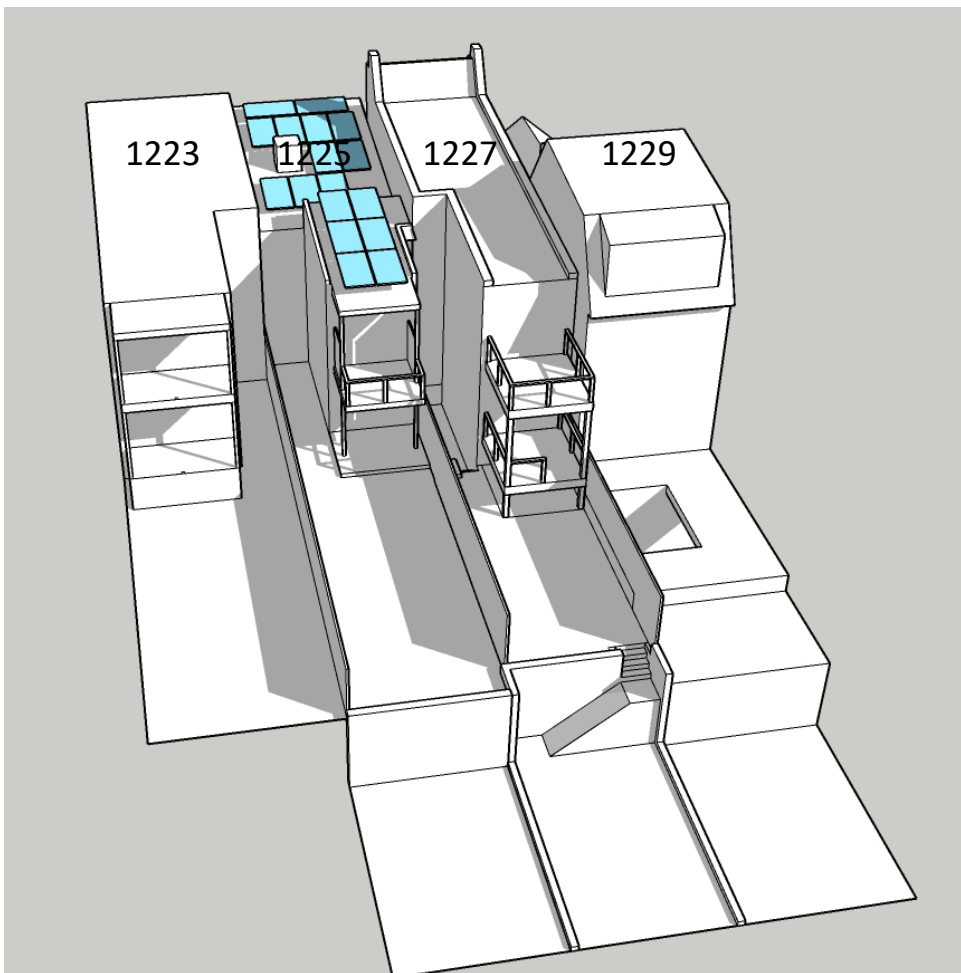
Proposed – December 21, 9:30am



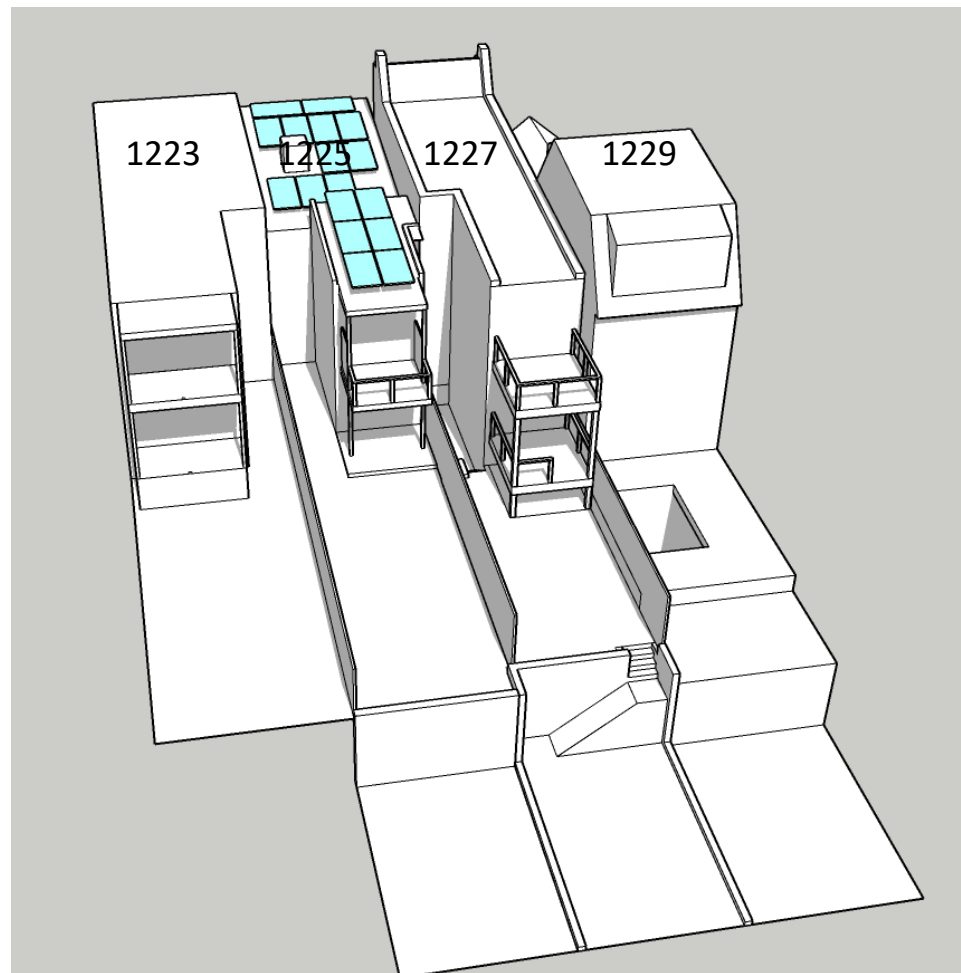
Proposed – December 21, 12pm



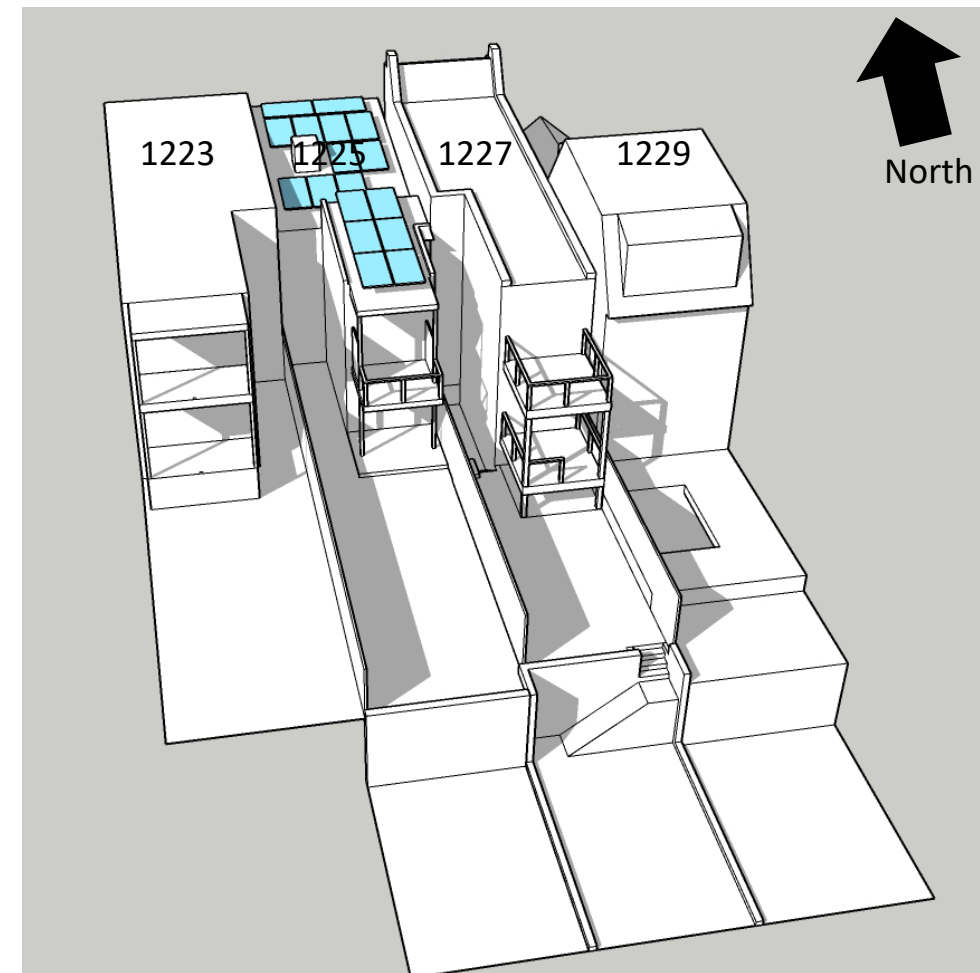
Proposed – December 21, 3pm



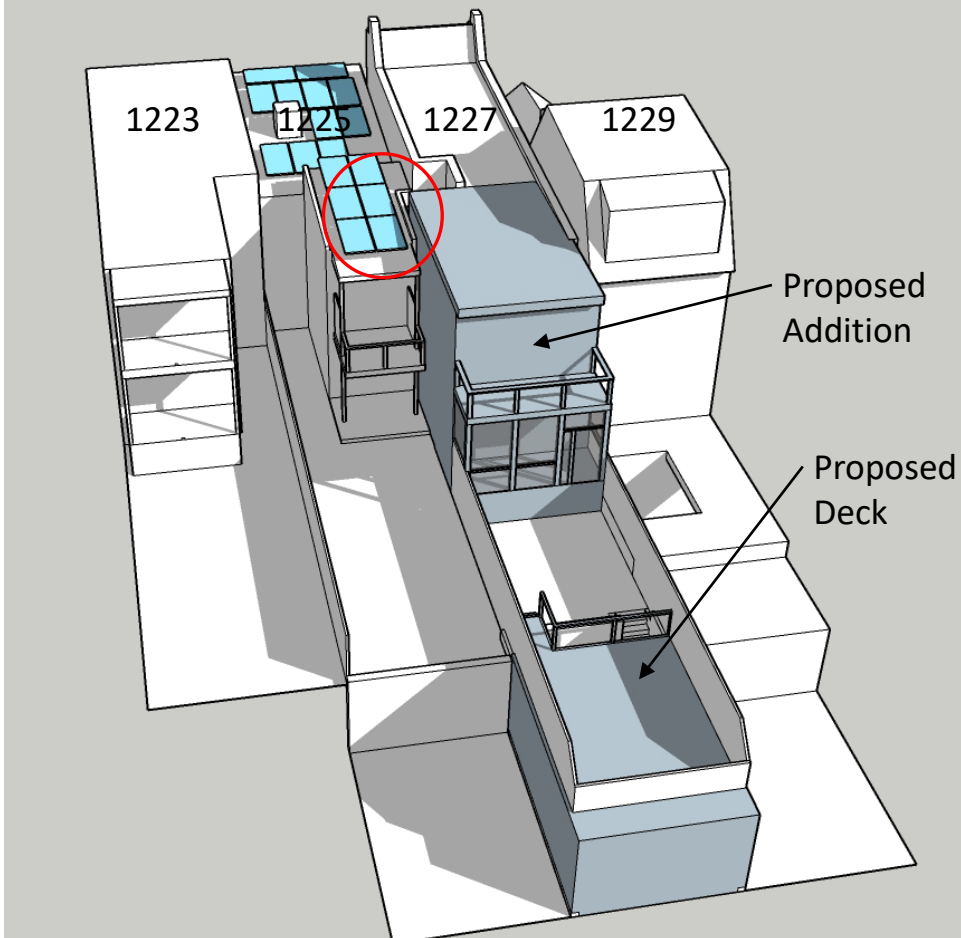
Existing – March/September 20, 9:30am



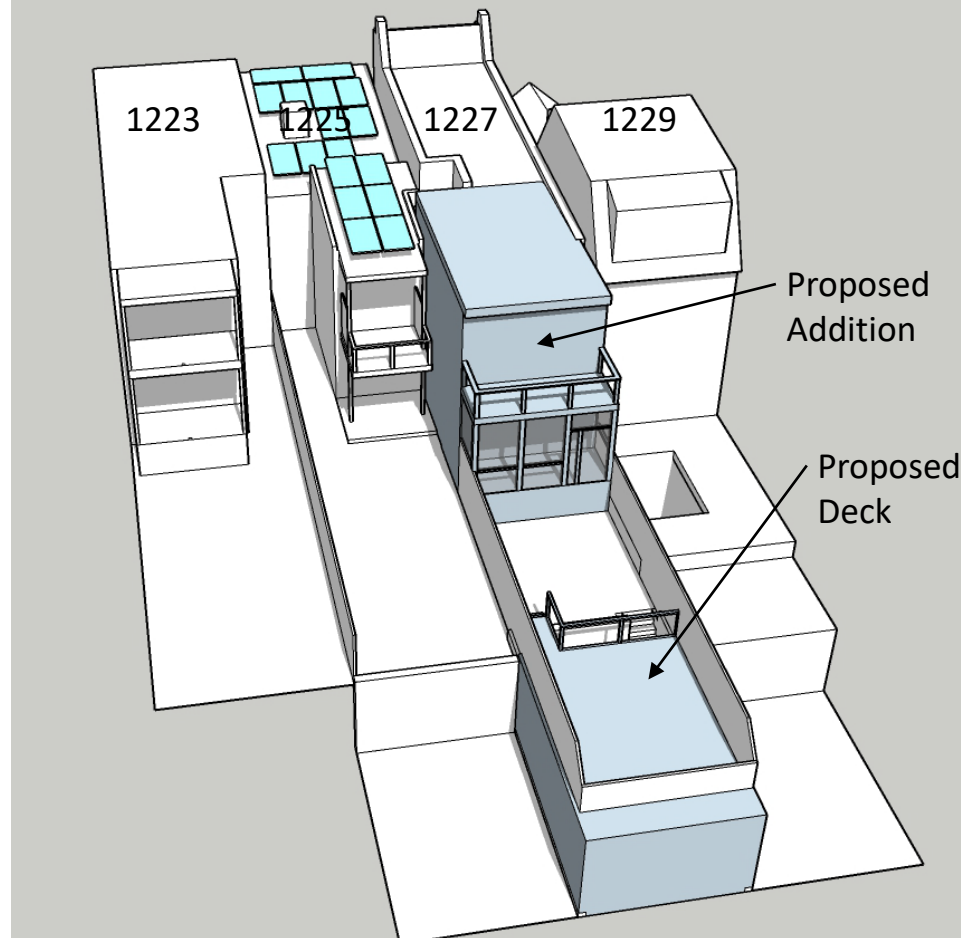
Existing – March/September 20, 12pm



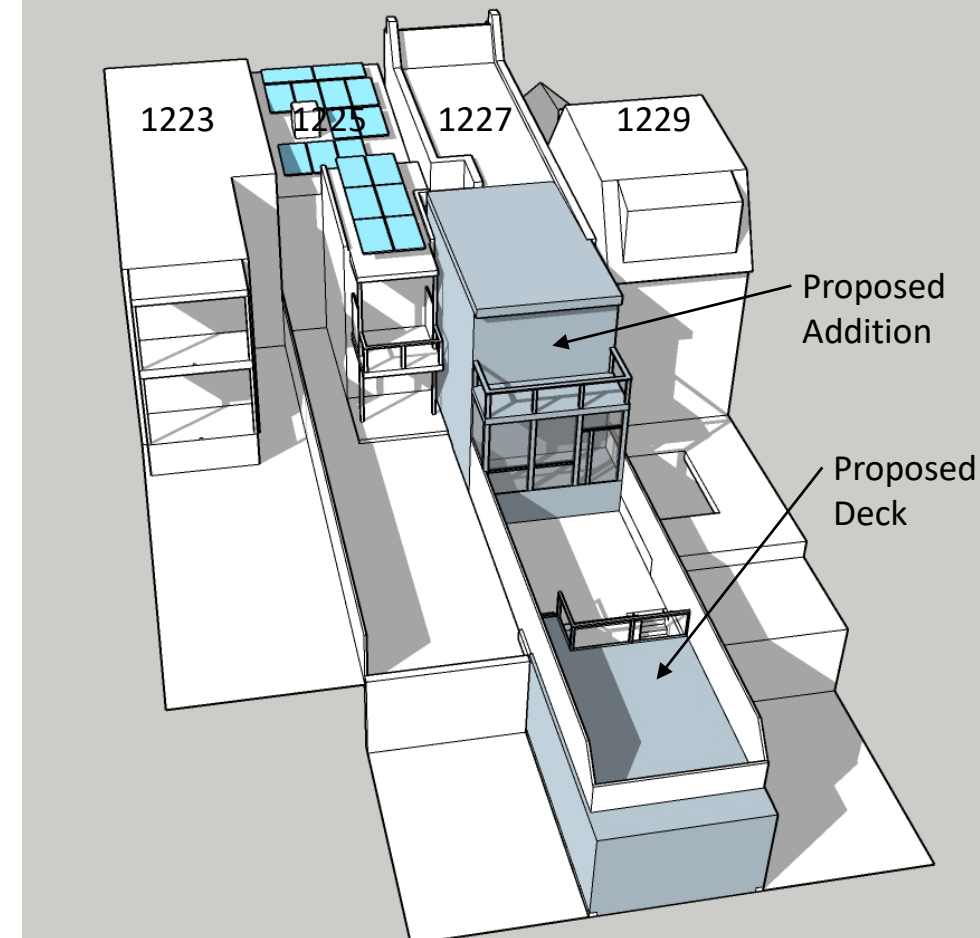
Existing – March/September 20, 3pm



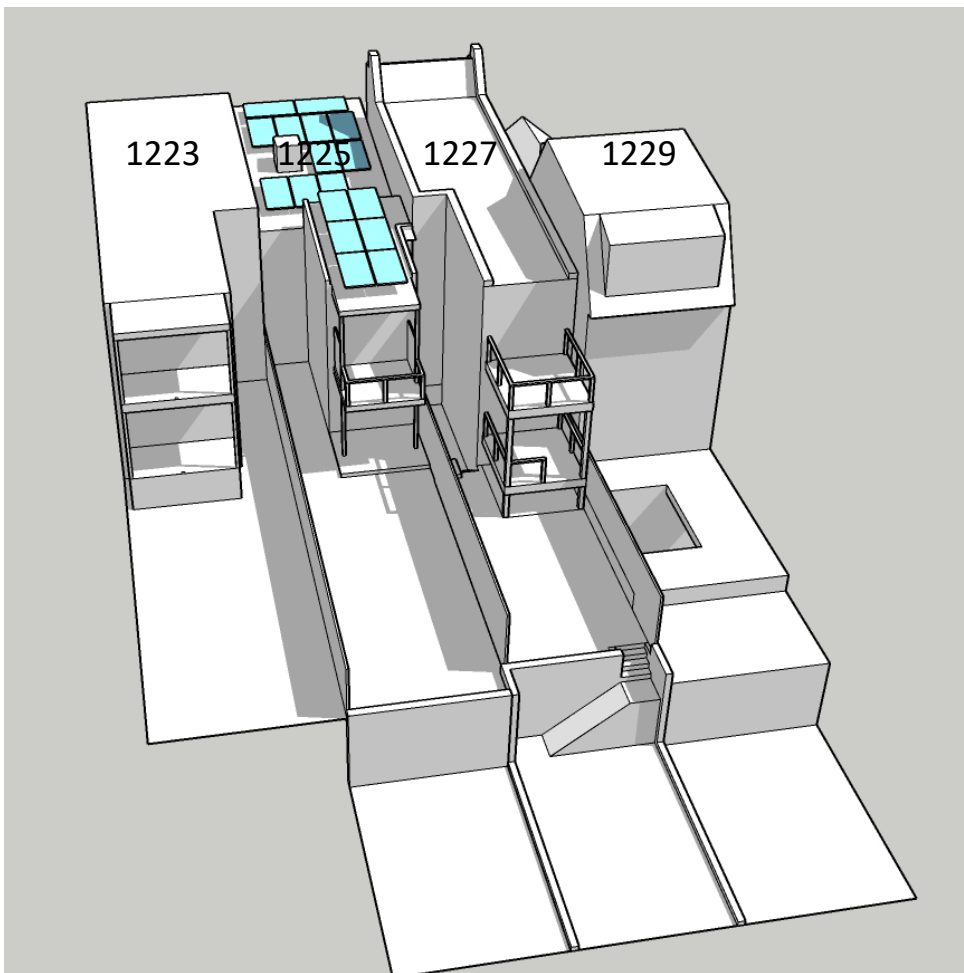
Proposed – March/September 20, 9:30am



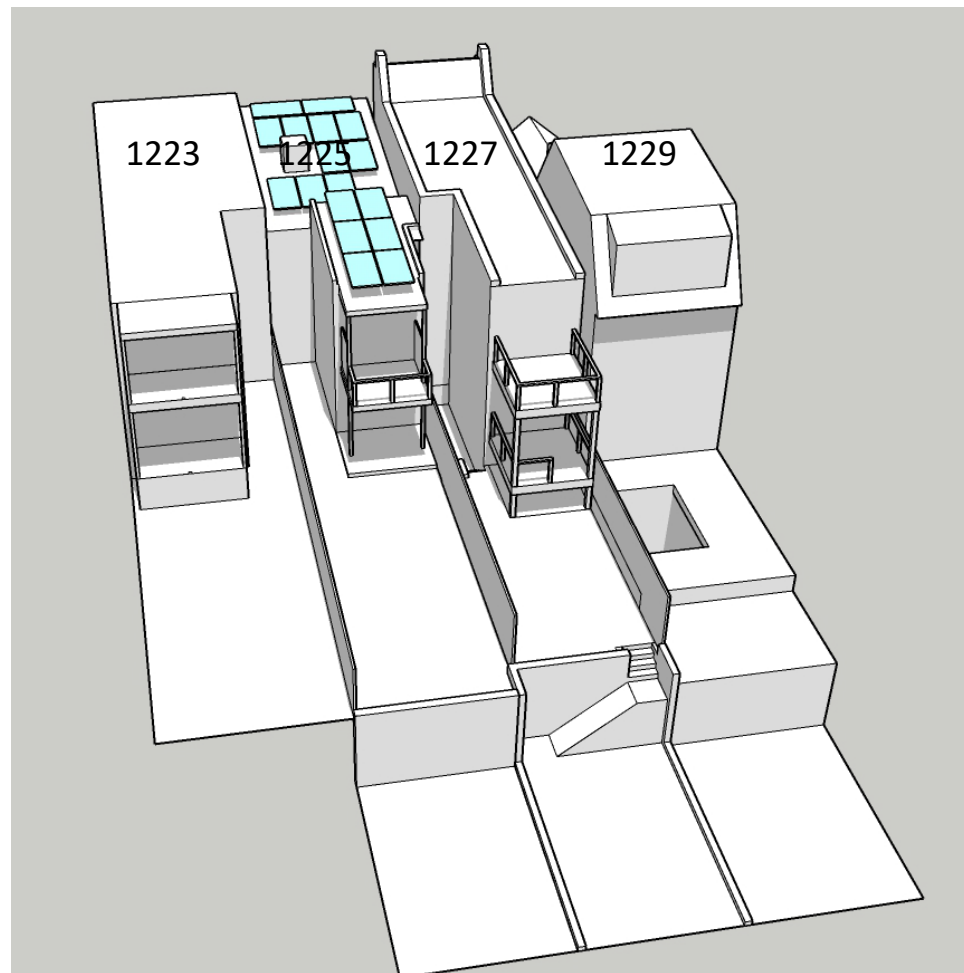
Proposed – March/September 20, 12pm



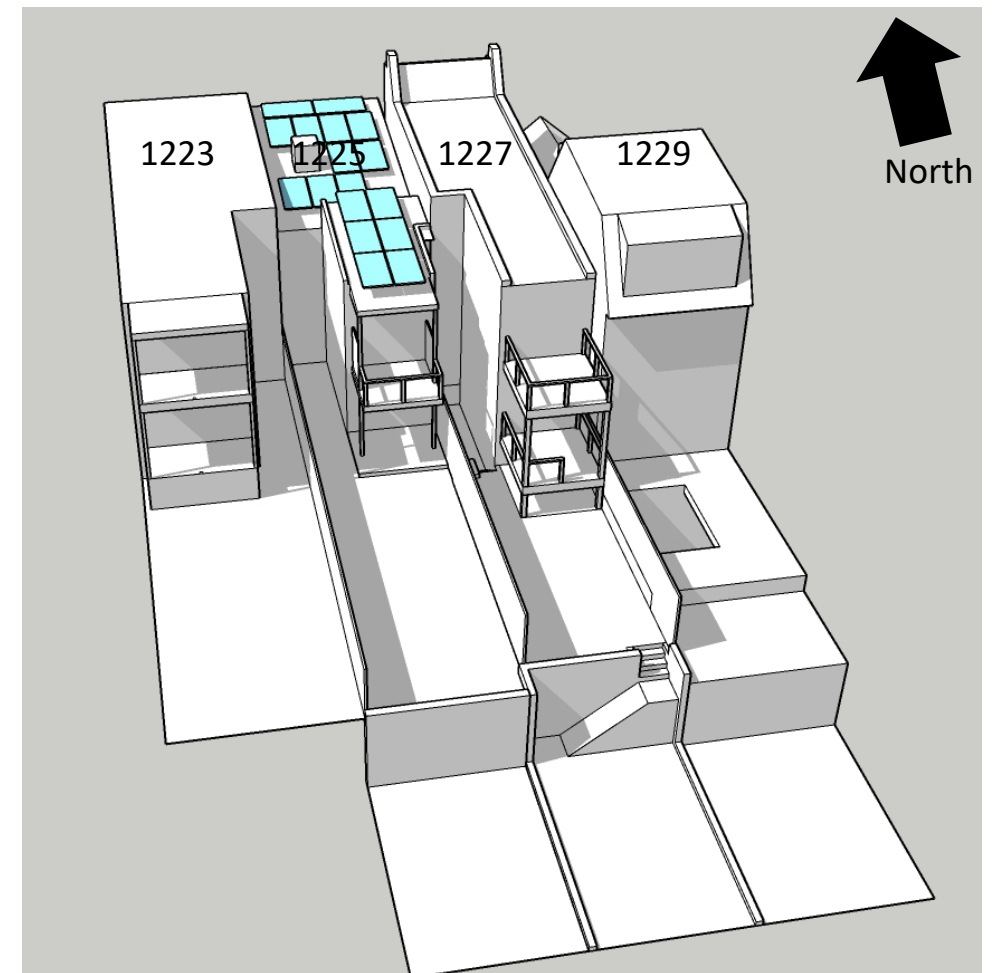
Proposed – March/September 20, 3pm



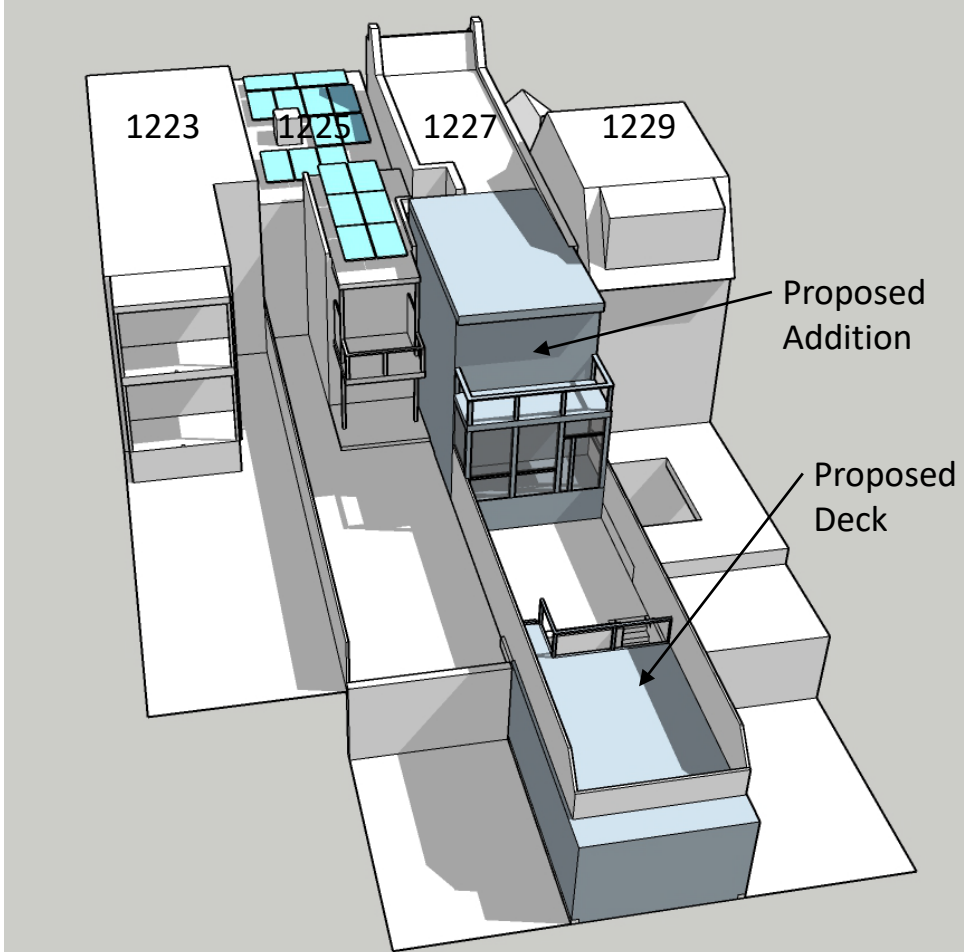
Existing – June 20, 9:30am



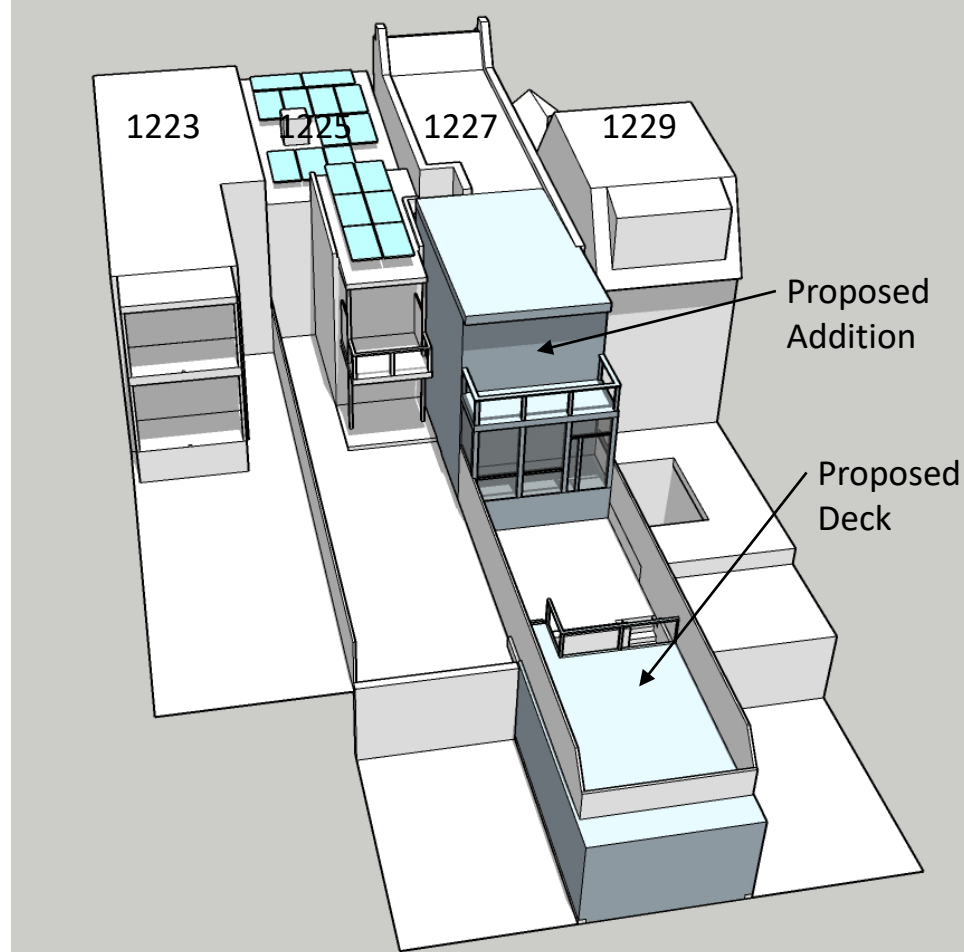
Existing – June 20, 12pm



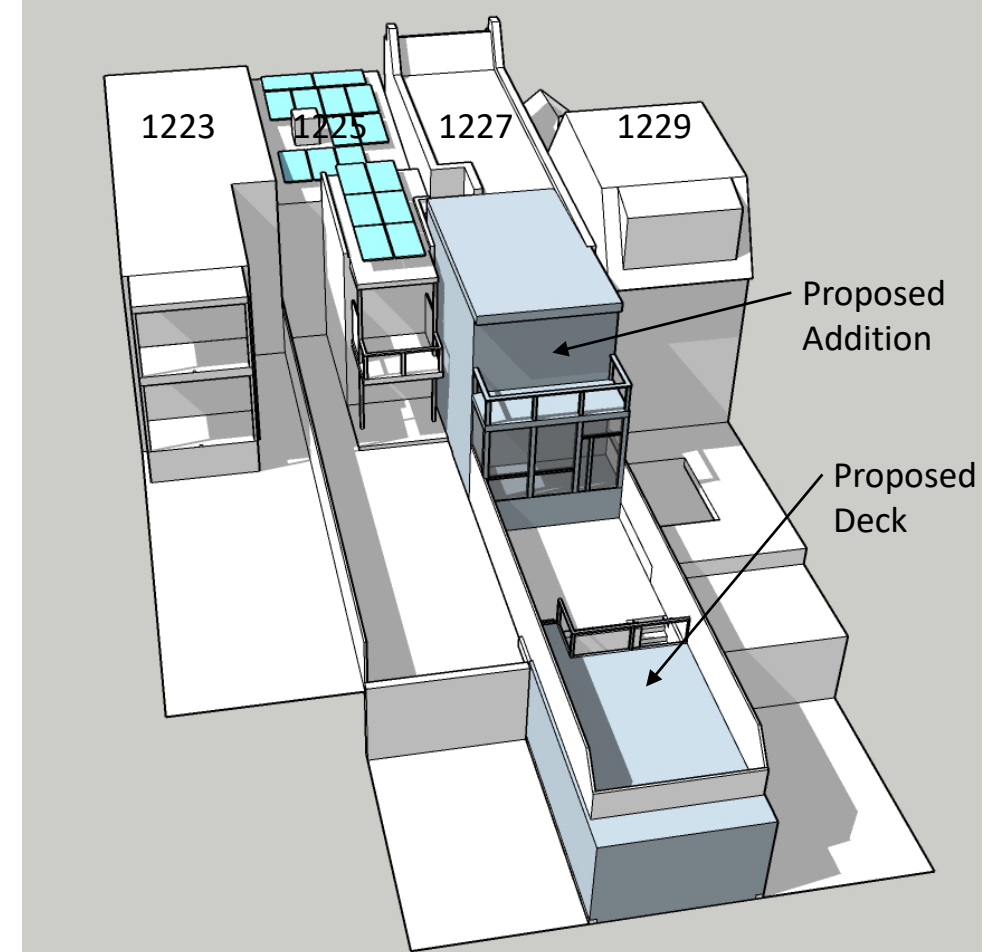
Existing – June 20, 3pm



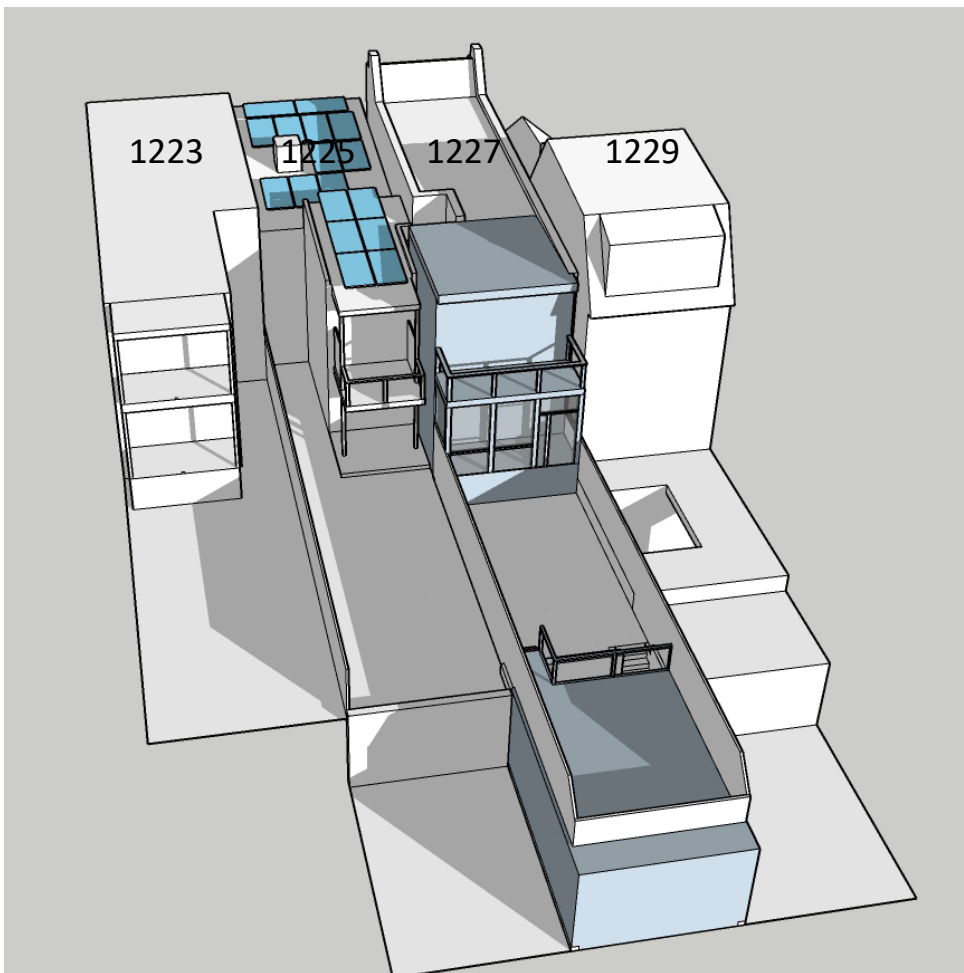
Proposed – June 20, 9:30am



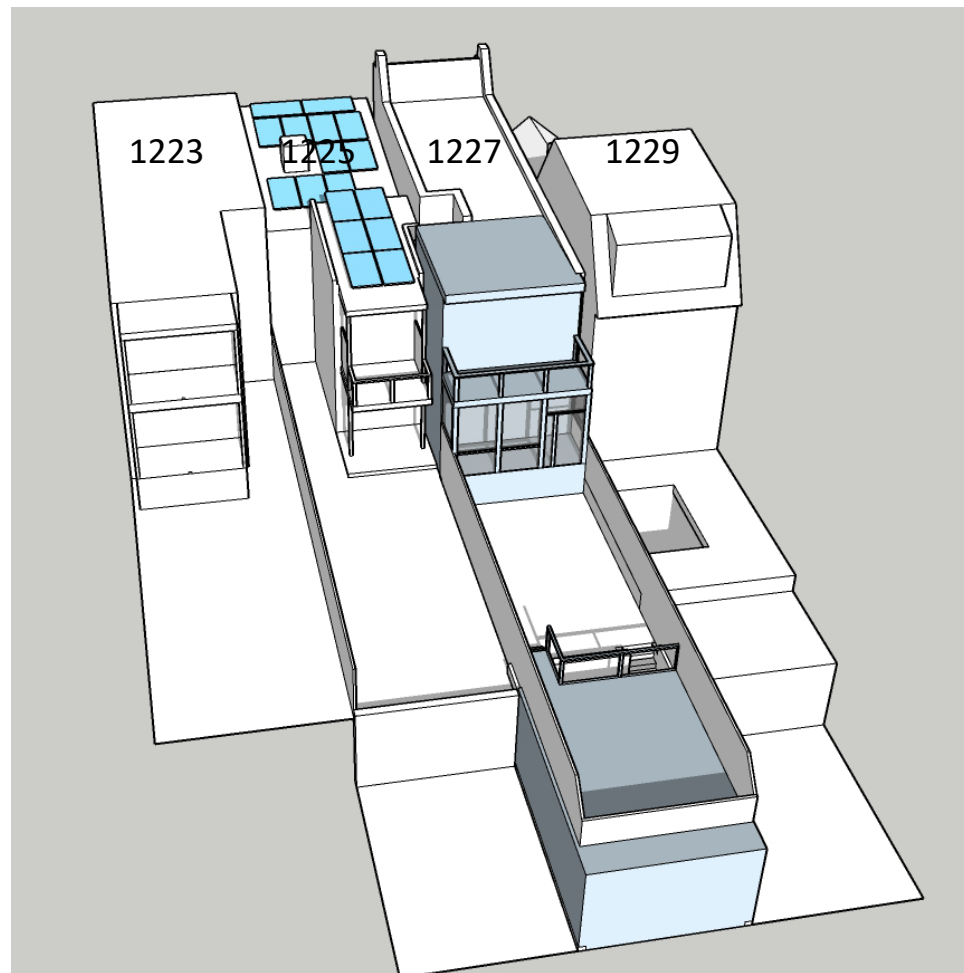
Proposed – June 20, 12pm



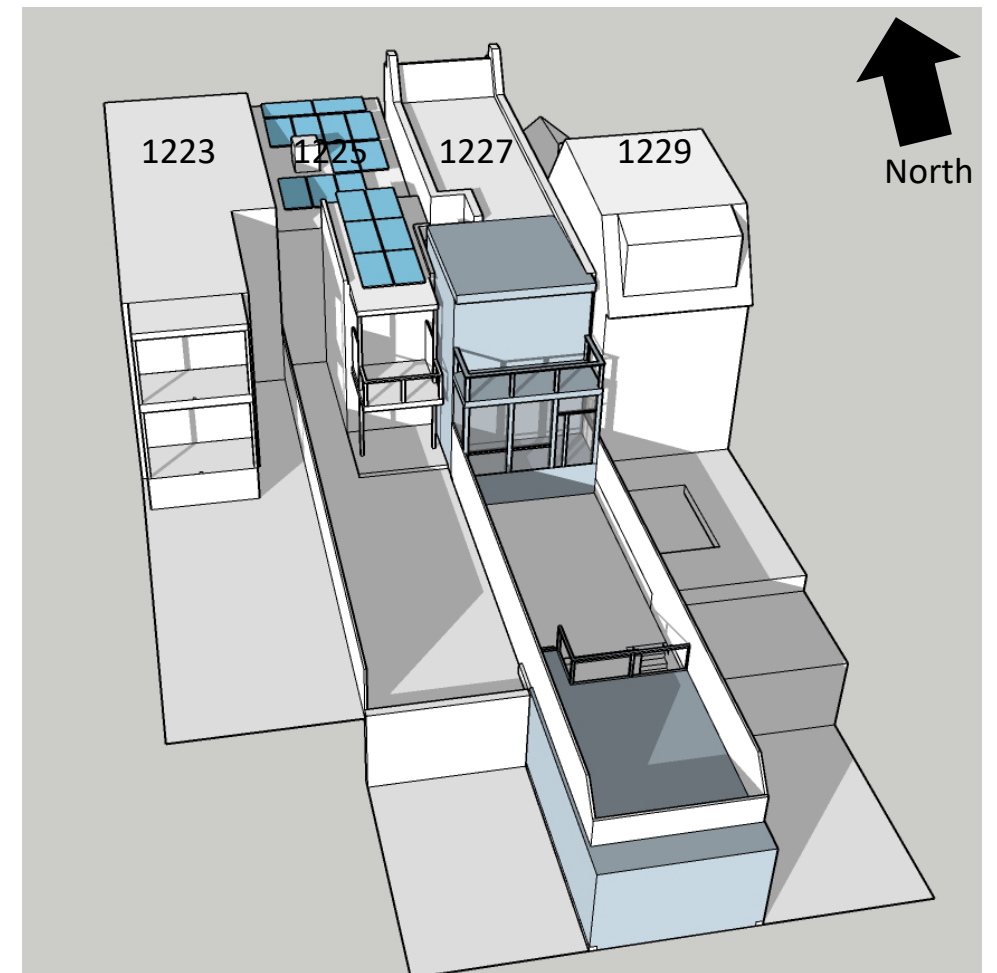
Proposed – June 20, 3pm



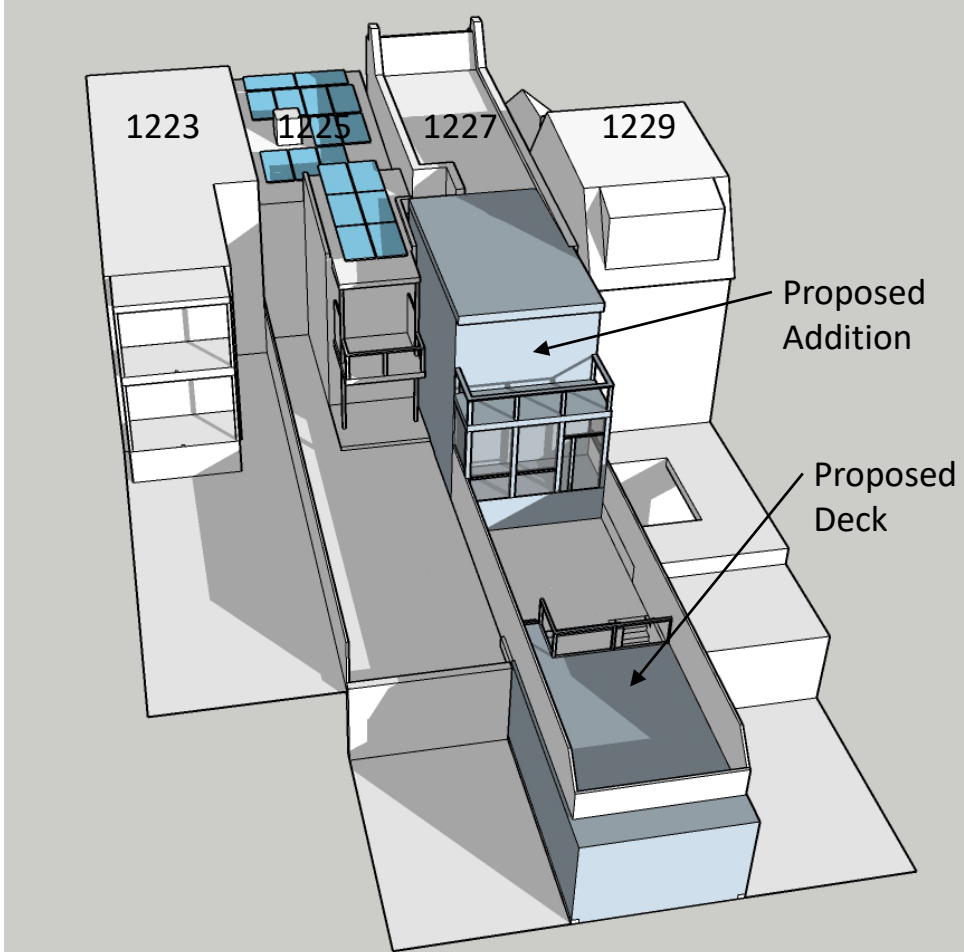
10' Limit – December 21, 9:30am



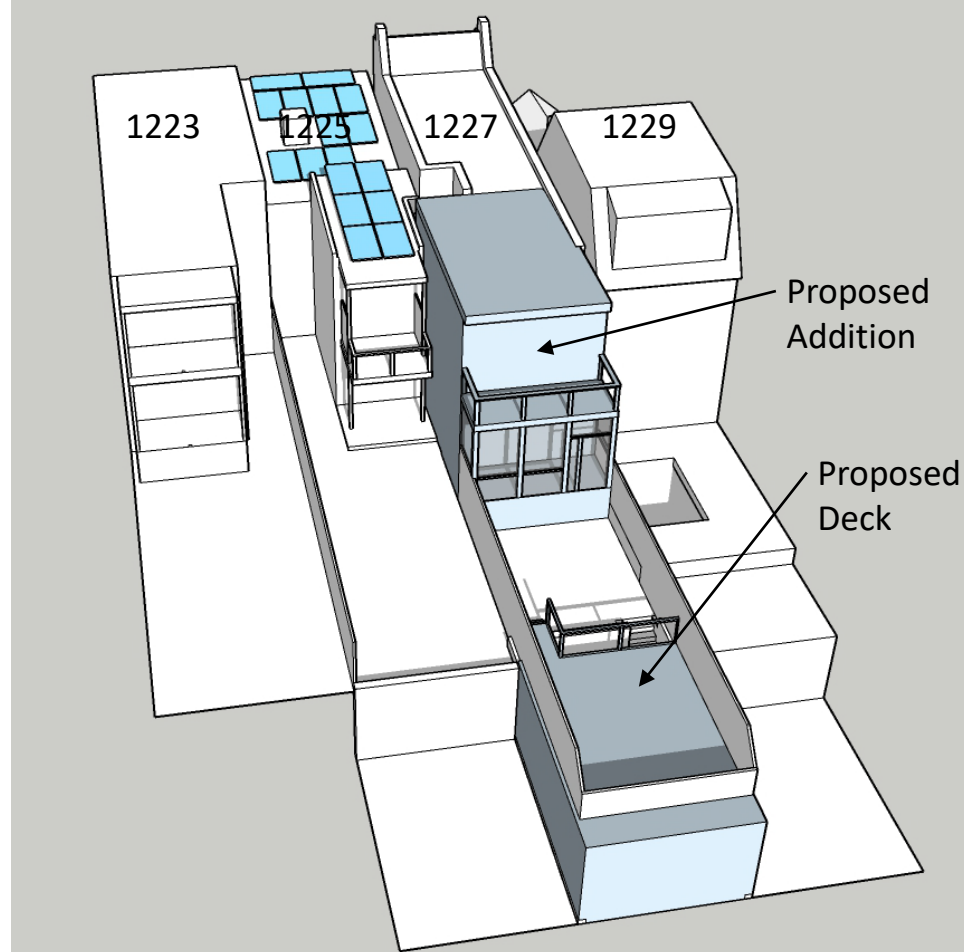
10' Limit – December 21, 12pm



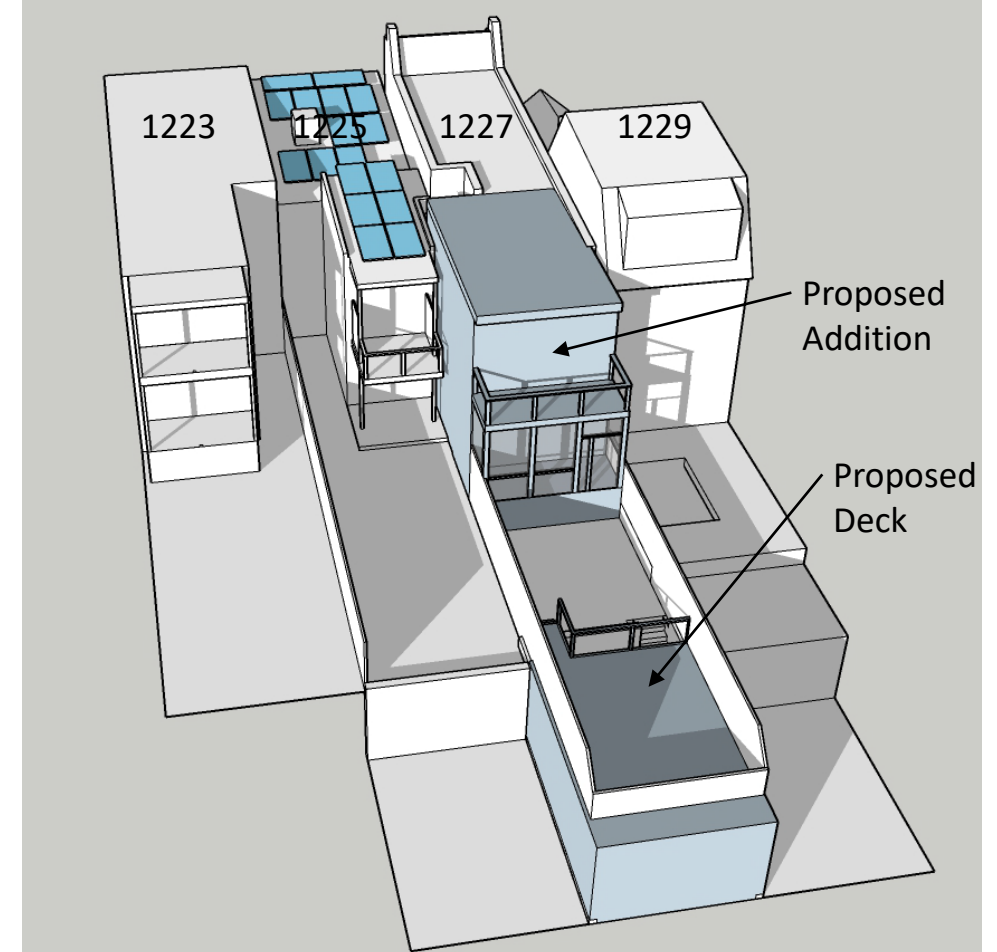
10' Limit – December 21, 3pm



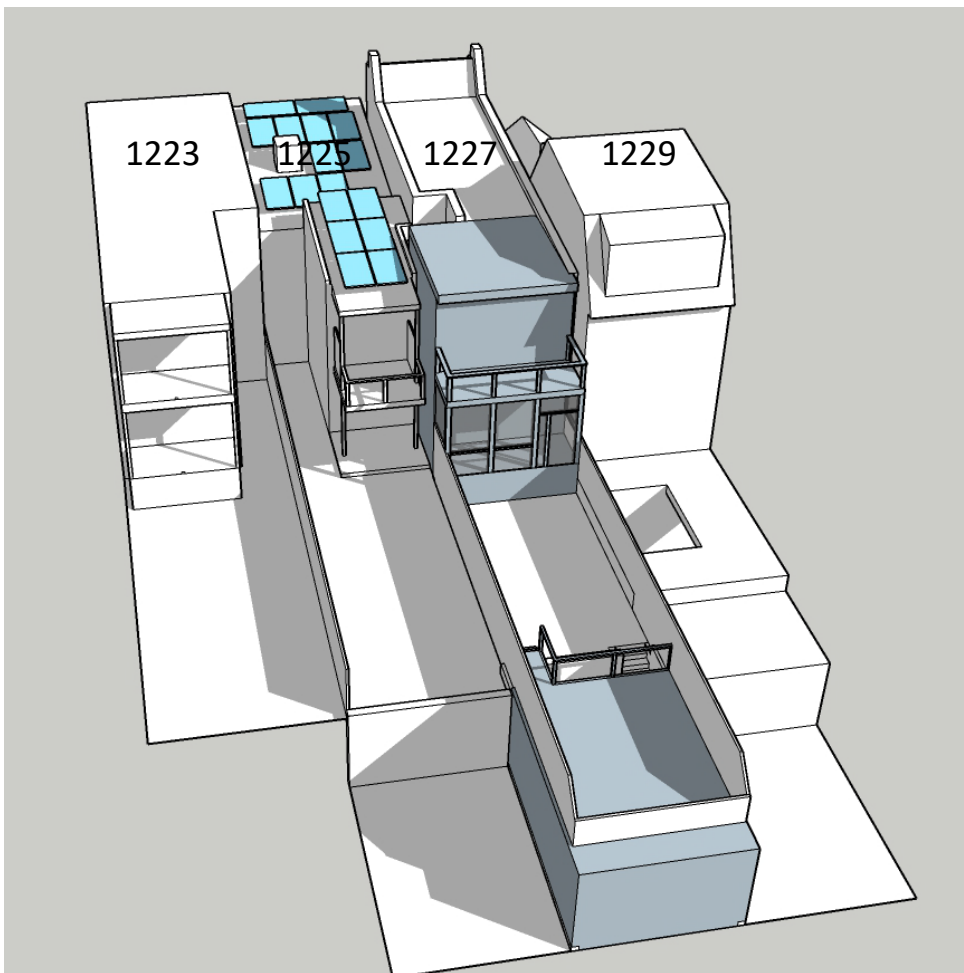
Proposed – December 21, 9:30am



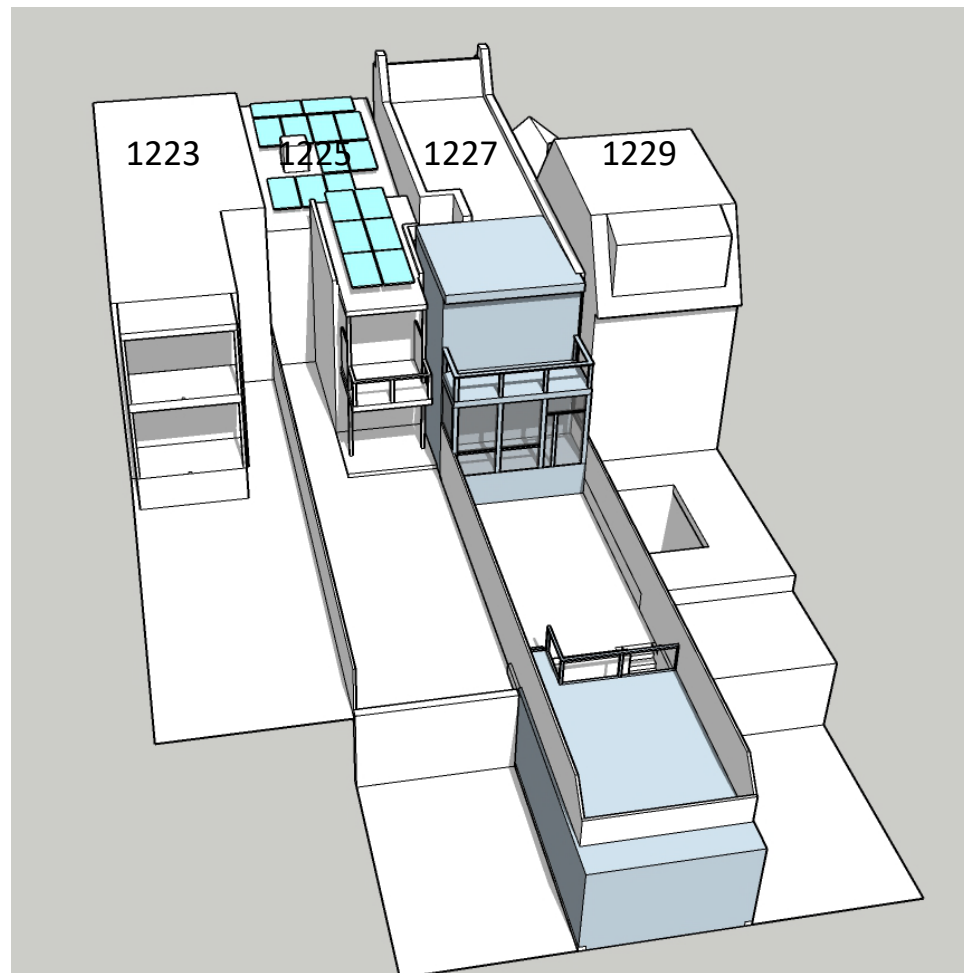
Proposed – December 21, 12pm



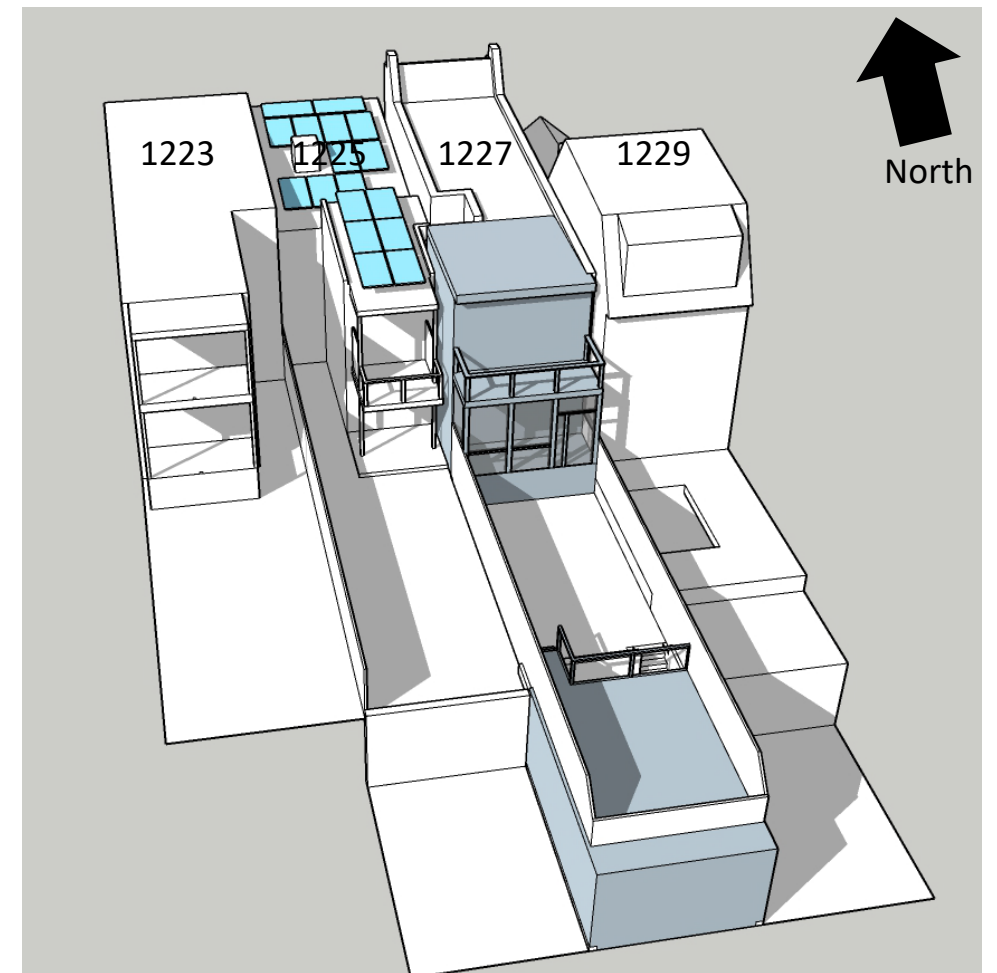
Proposed – December 21, 3pm



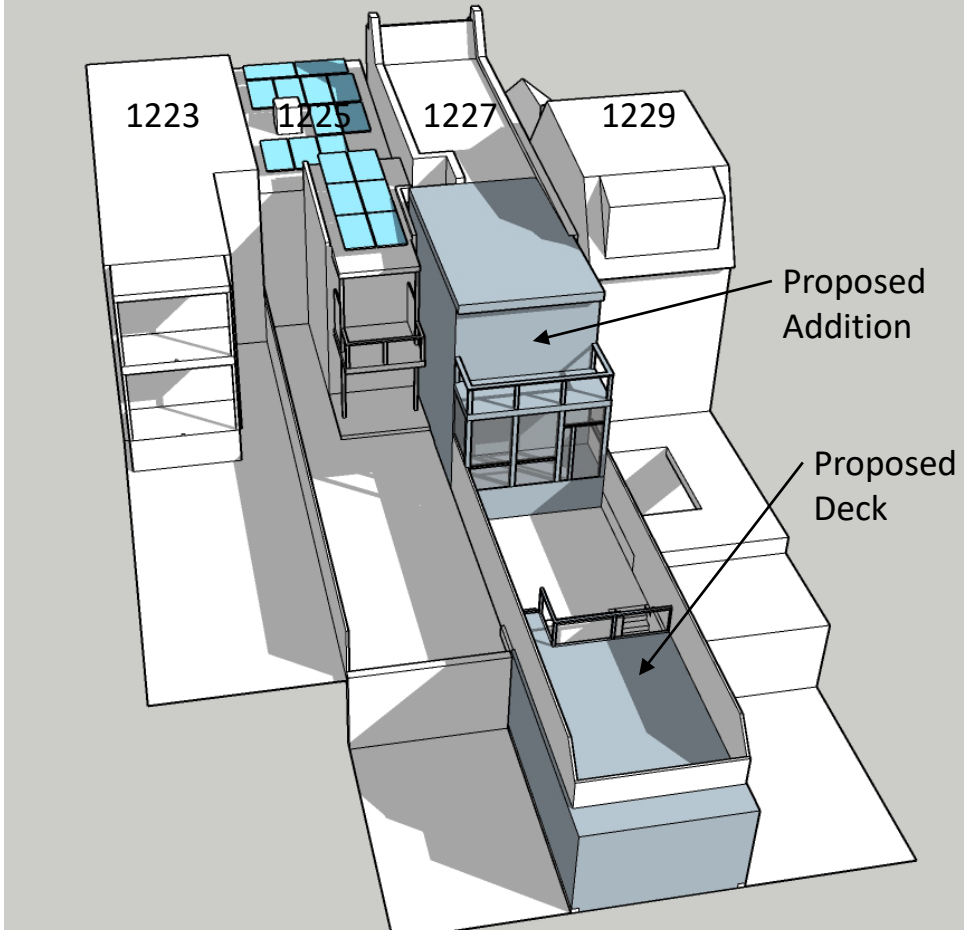
10' Limit – March/September 20, 9:30am



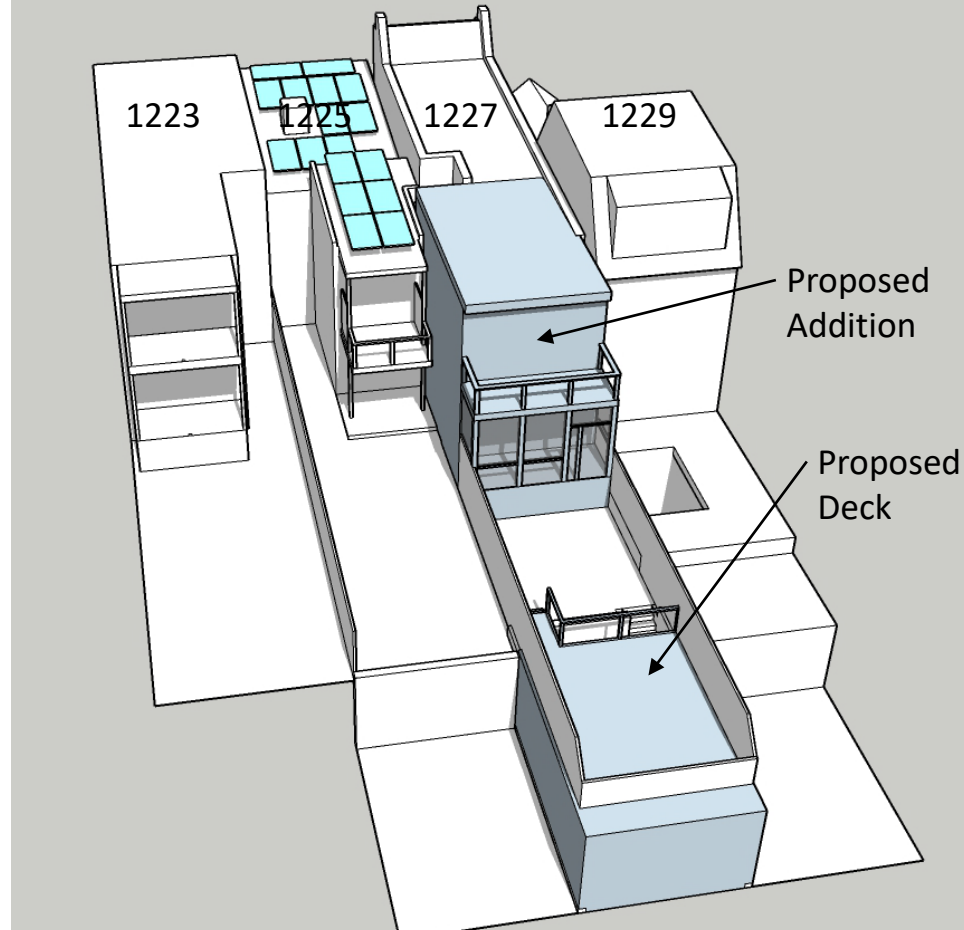
10' Limit – March/September 20, 12pm



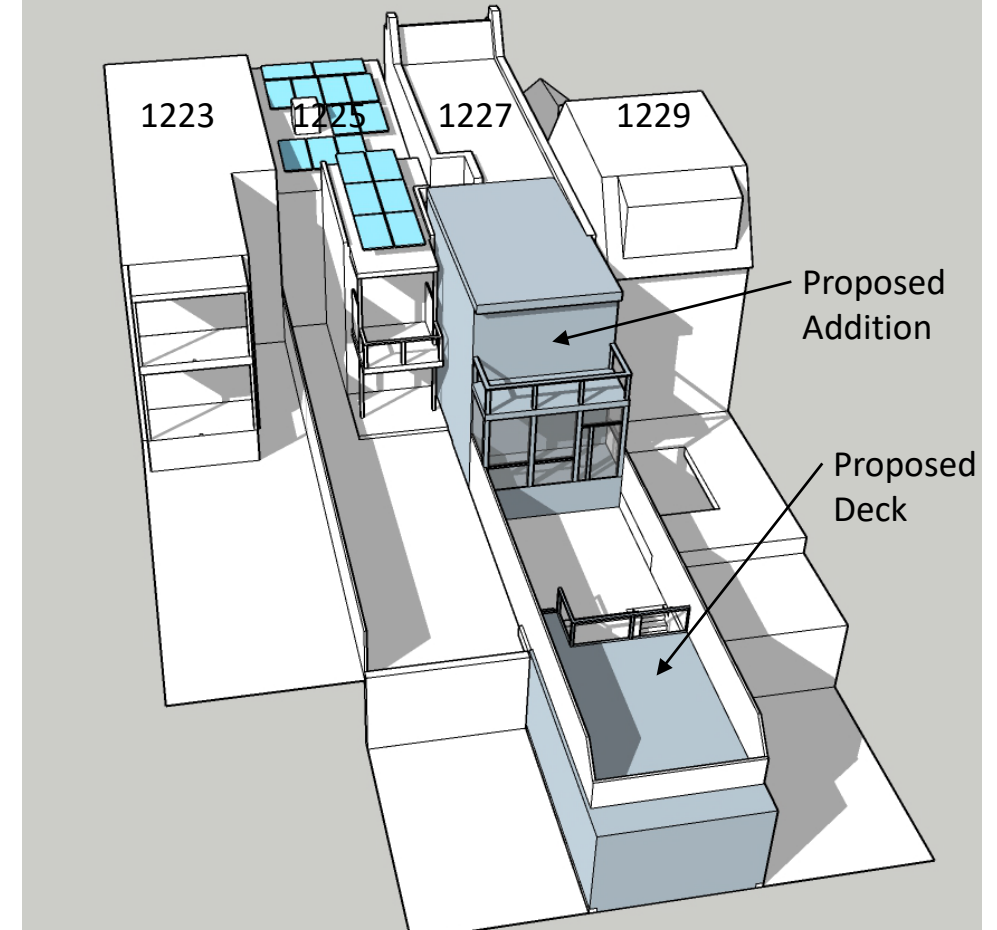
10' Limit – March/September 20, 3pm



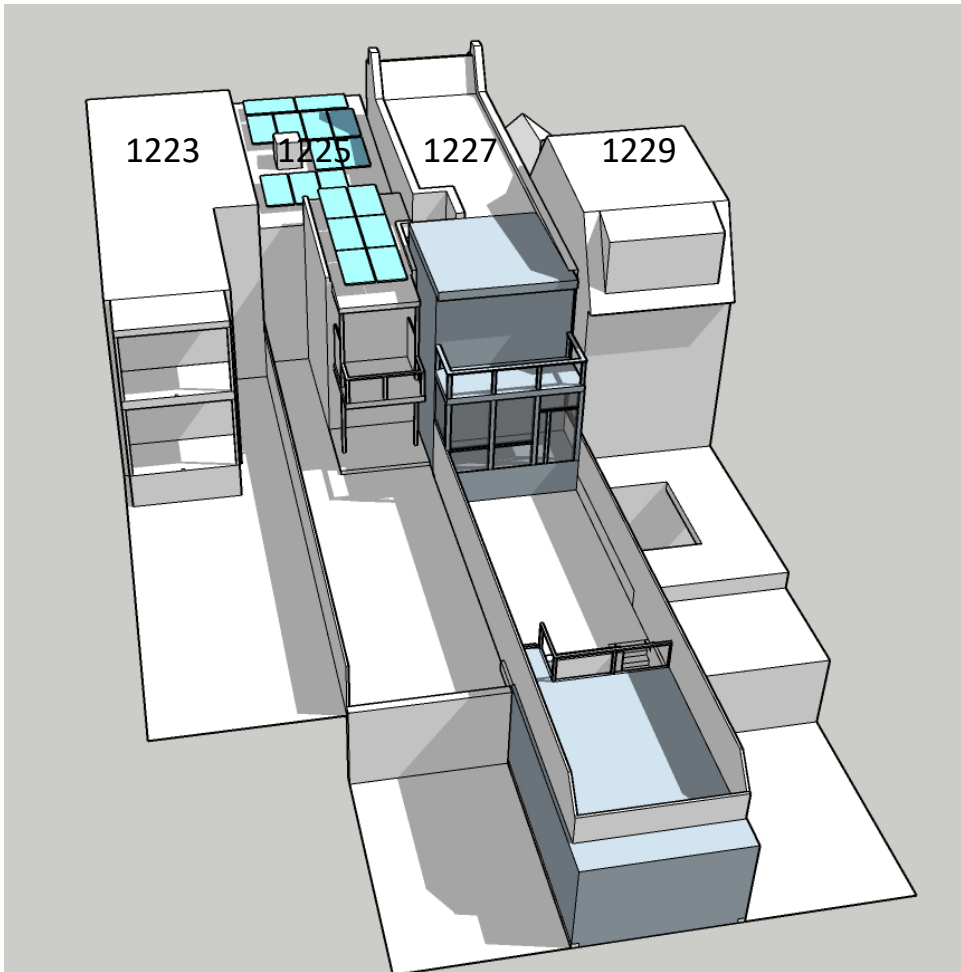
Proposed – March/September 20, 9:30am



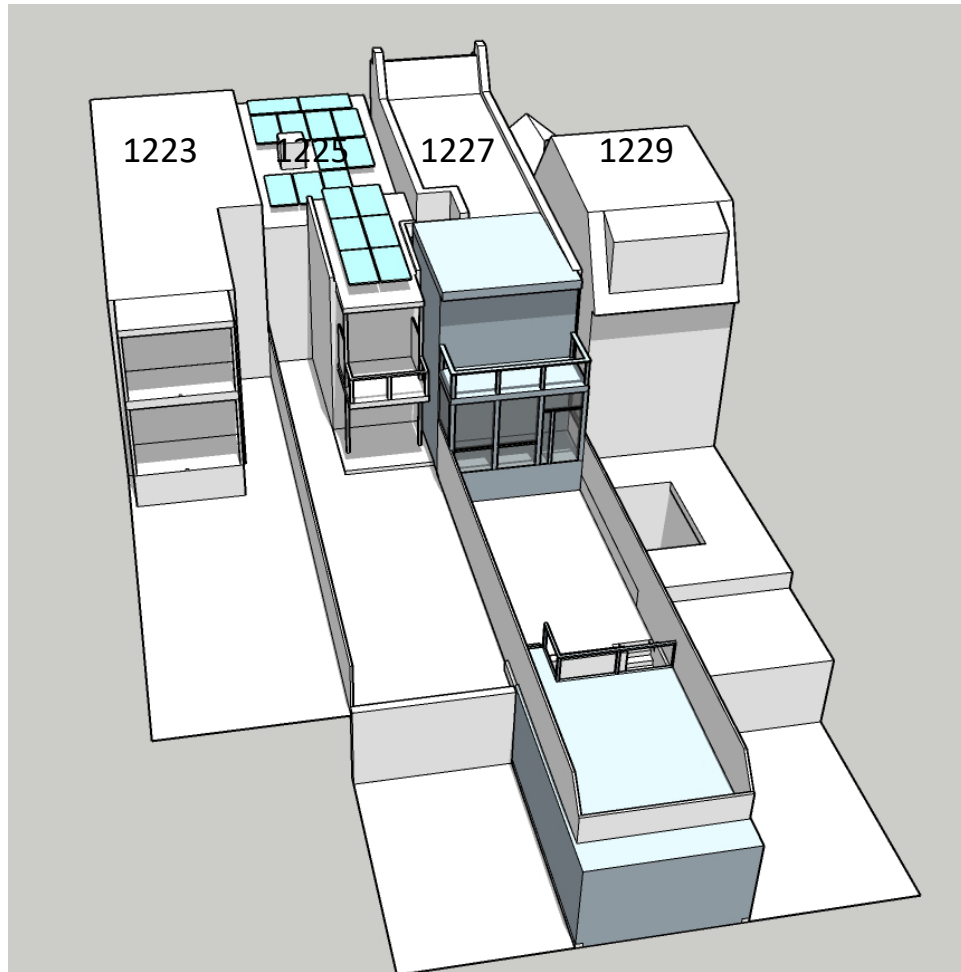
Proposed – March/September 20, 12pm



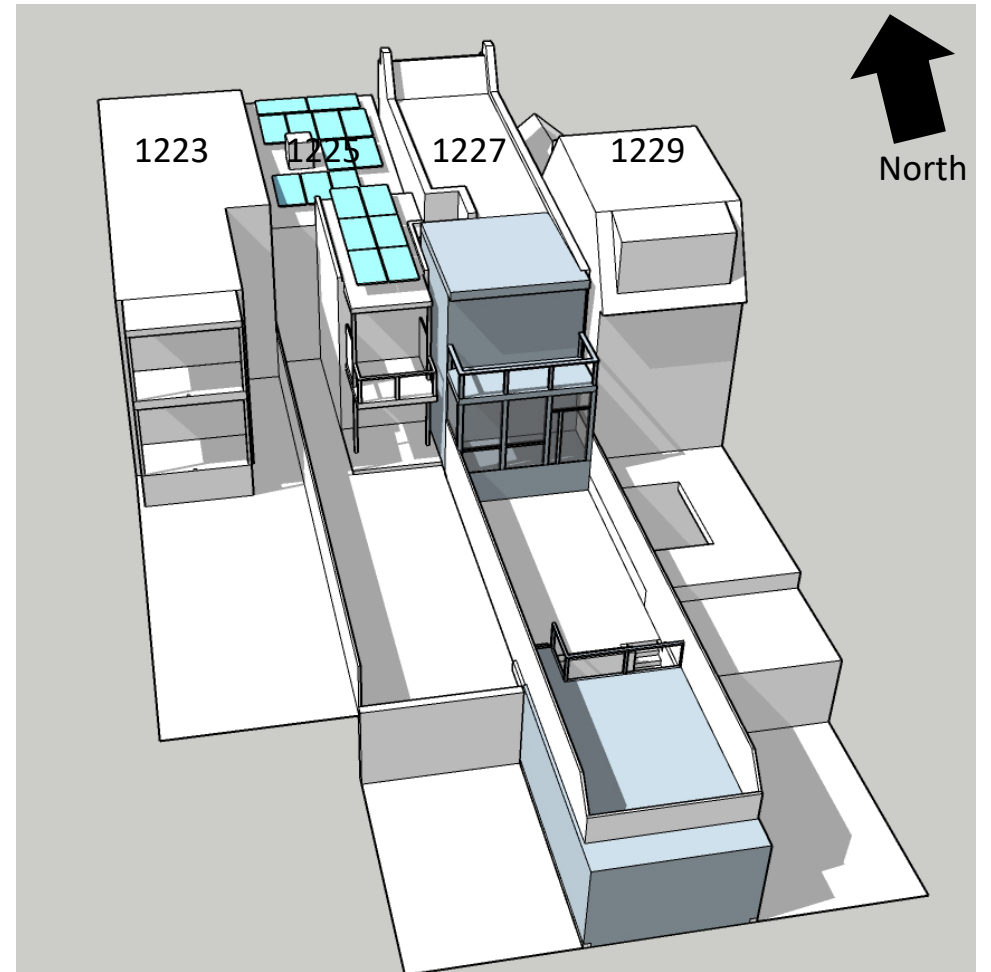
Proposed – March/September 20, 3pm



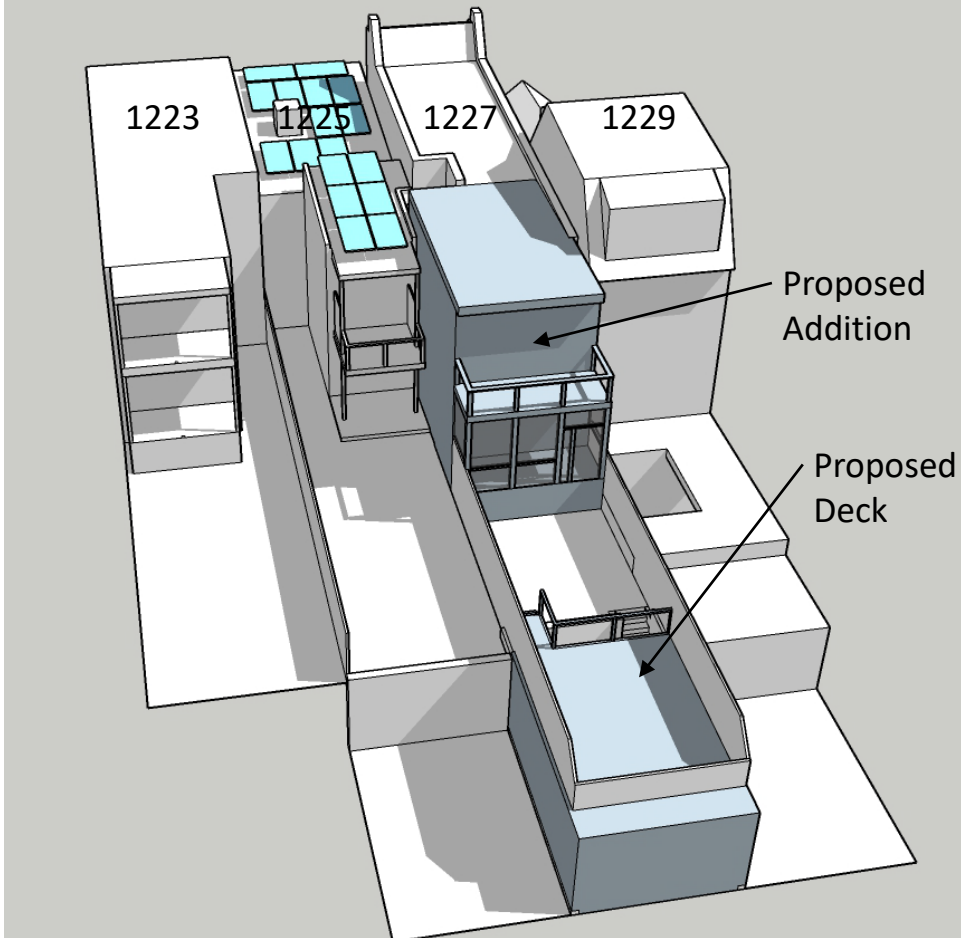
10' Limit – June 20, 9:30am



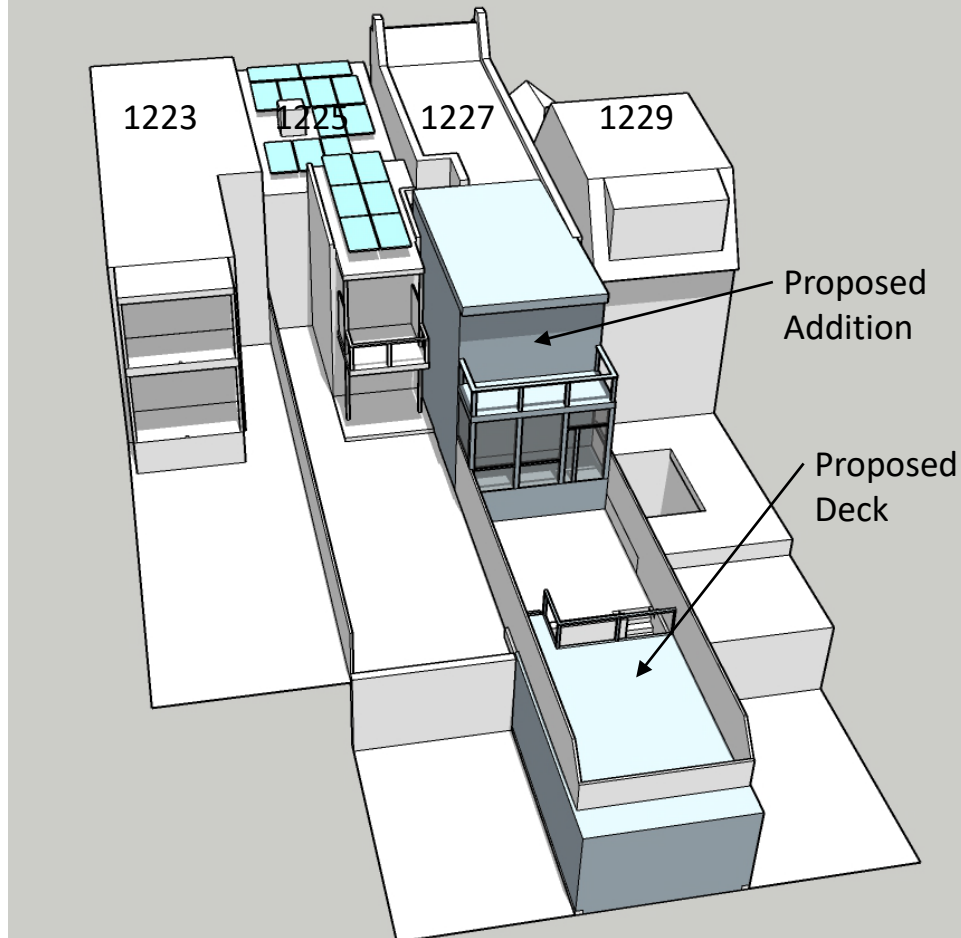
10' Limit – June 20, 12pm



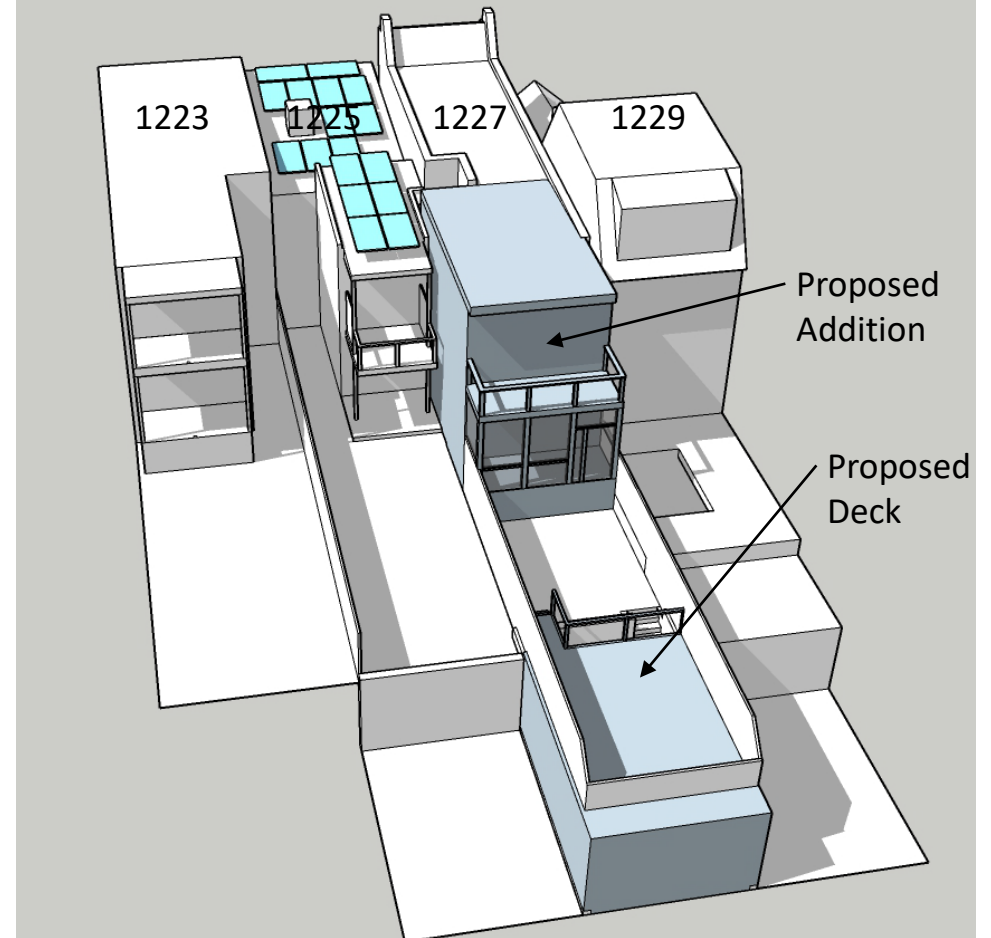
10' Limit – June 20, 3pm



Proposed – June 20, 9:30am

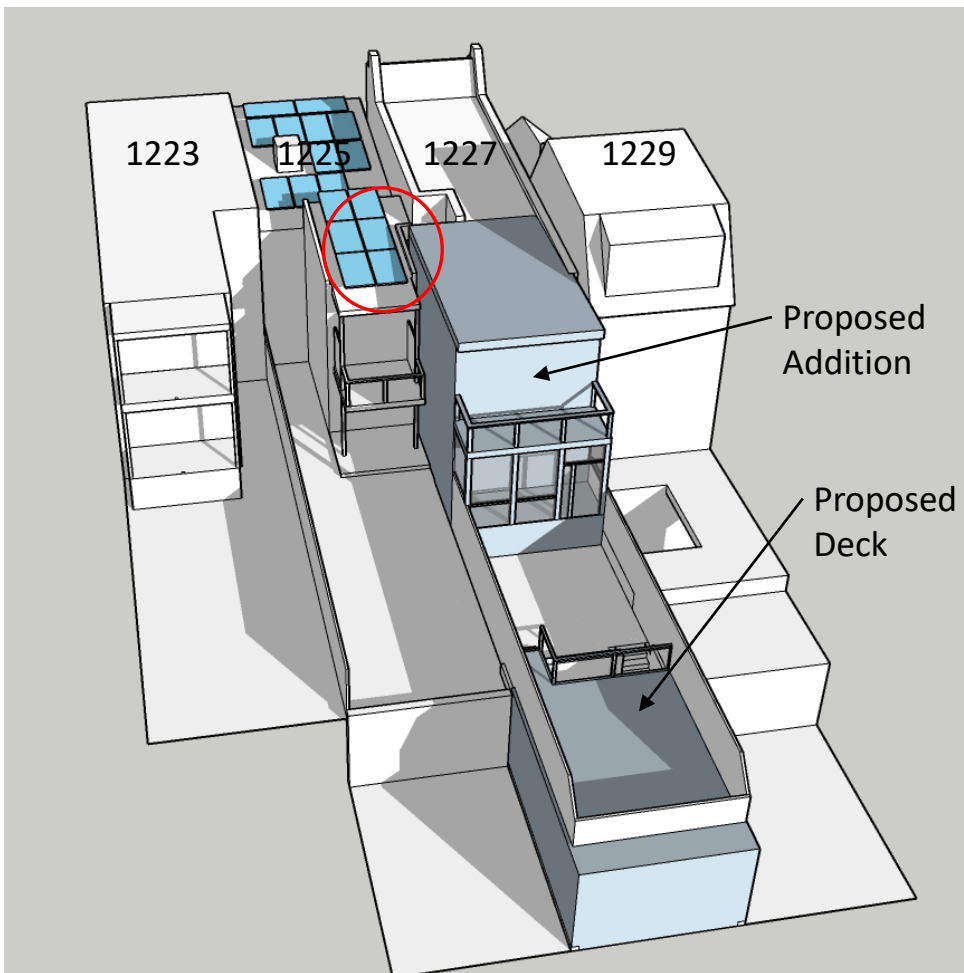


Proposed – June 20, 12pm

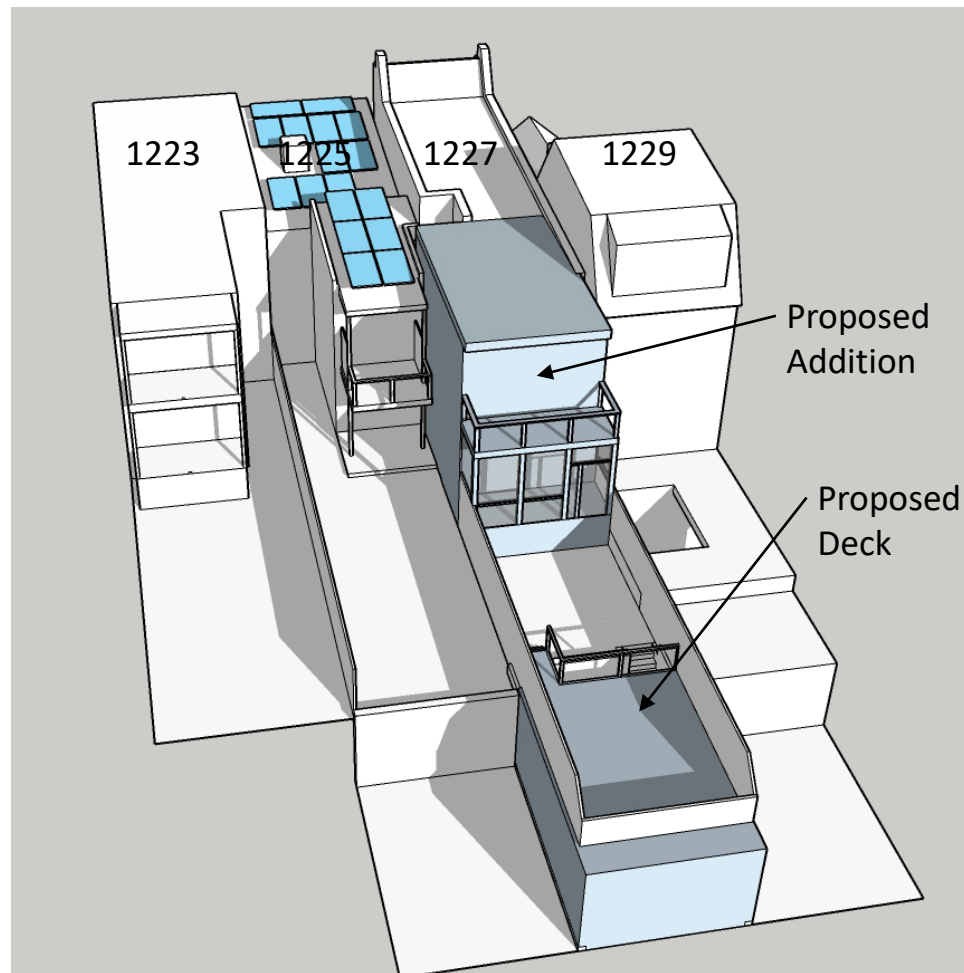


Proposed – June 20, 3pm

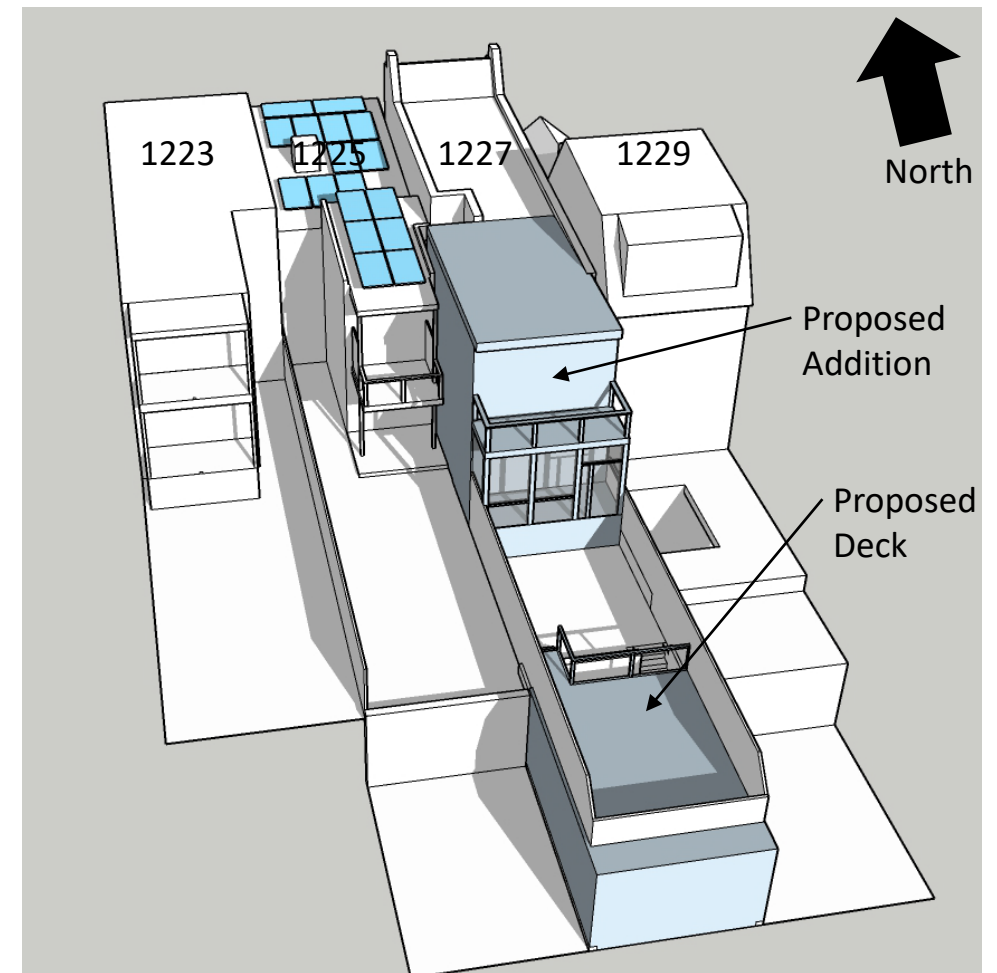




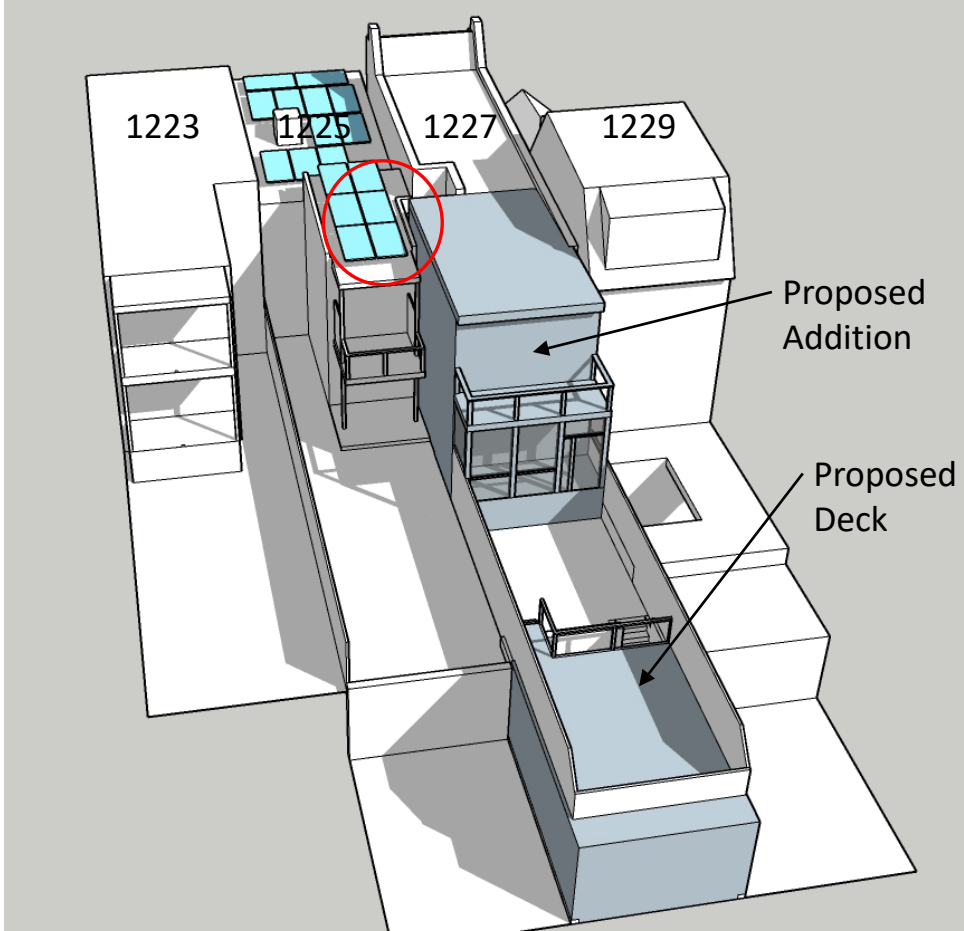
Proposed – December 21, 10:00am



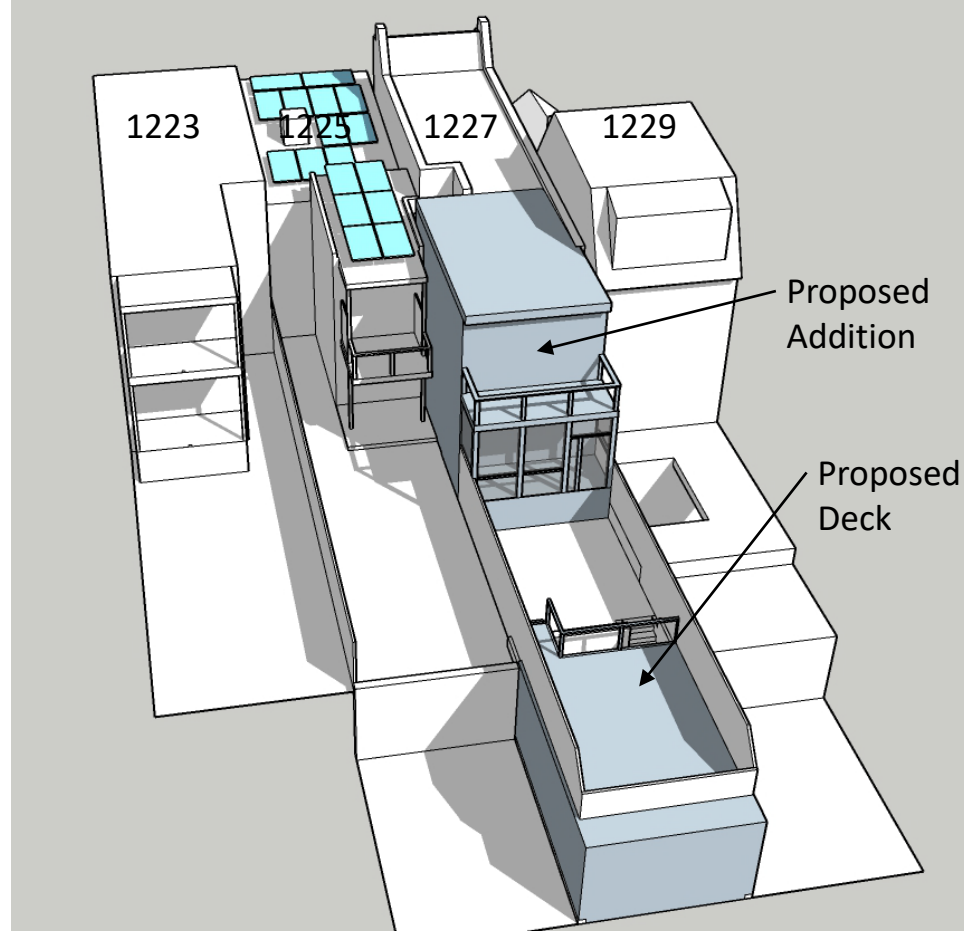
Proposed – December 21, 10:30am



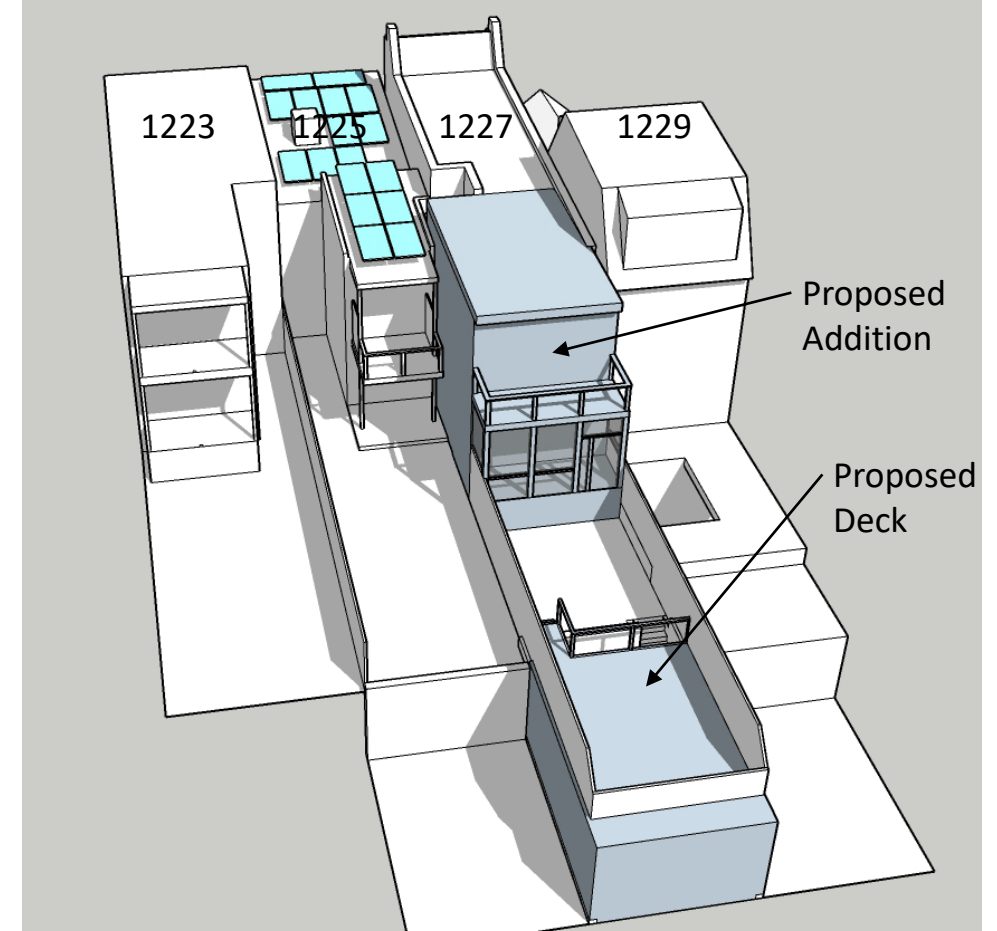
Proposed – December 21, 11:00am



Proposed – March/September 20, 10:00am



Proposed – March/September 20, 10:30am



Proposed – March/September 20, 11:00am

## Executive Summary Testimony October ANC 6B Planning and Zoning Meeting

- **I would support almost ANY other proposal. But I oppose this particular configuration because its combined height, length and width substantially adversely impacts use and enjoyment of my property.** I've lived next door to 1227 for 16 years. I'd support almost any of the numerous other options for a rear extension.
- **Not a "modest" proposal from where I sit.** They propose a two-story building that's taller than mine, built out 19 feet beyond my rear wall (almost twice what they are allowed) and 6 feet more of length in covered deck. They'd build up to my property line where there is currently a minimum of 5 ½ feet between our buildings. The cumulative impact will have a **substantially adverse effect on my use and enjoyment** of my property in 5 ways.
- **Frame of reference to evaluate "substantially adverse impact" is what I, the adjacent neighbor, stand to lose. Enjoyment is subjective.** They can't meet the burden of proof that they aren't they aren't substantially impacting me. They clearly don't understand the impacts and, worse, have shown that they don't care.
- **How I enjoy and use this property.** I spend most of my time at home in the rear of my house, which includes my sun porch, kitchen, sunroom and yard. It's light, spacious, expansive and offers wonderful views. Because of these features, I use this space to work, garden, meditate, paint, write, entertain, and rest.
- **Five impacts, cumulatively these add up to unduly and substantively impacted my use and enjoyment:**
  1. **The addition substantially visually intrudes upon the character, scale, and pattern of houses from the rear.** **Fundamental change to unique charm,** character, look and feel of rear of the house that made me want to buy this house to begin with. I chose this house because of its unique rear space, with no buildings adjacent to my yard. It's open, expansive, spacious and full of light.
  2. **Big loss of views from sunroom and sunporch** (see Exhibit A, Fig 1 and 2). I look at and love this view every day. It will be replaced by this brick wall. This unduly compromises my enjoyment of my property.
  3. **Loss of spaciousness,** where I now have open space, I would instead have the gigantic brick wall right on top of me (see Exhibit A, Fig 1-6). This unduly compromises my enjoyment of my property.
  4. **My light will be unduly affected** (see architect report Exhibit B). *"The proposed extension will indeed impact direct sunlight in the entire south façade and an extensive part of the backyard...the extension will **significantly** block sunlight from early morning hours until noon, which during the winter makes up for over half of sunlight hours".* Any natural light in a dark row house is at a premium. I'd lose light year-round, from sunrise to noon. Most extreme impact in winter, when lots of us suffer seasonal depression and light is most precious. Would be in the dark over ½ the day. Would greatly diminish my enjoyment of my sunroom and sunporch. If they stayed within the 10 foot regulation, there would only be a negligible loss of light. May be part of the rationale for the 10 foot rule.
  5. **Impacts on tree and plants** – ex. favorite tree of great sentimental value will likely be damaged at the root and vegetable/flower garden and other trees impacted from loss of sun. Unduly compromising enjoyment of my property. (see Exhibit A, Figure 7 and Figure 3 for deck plant loss)
- **Slippery Slope:** What if the neighbor on the other side of me decides to do the same thing? Will go from light and airiness to a cave.
- **I am eager to compromise:** Margaret and Paul have refused to hear me out, stating *"knowing what we know about the process, we do not expect to have a problem with the ANC and BZA approving our plans as is"* and asking me to drop the opposition, rather than address my concerns (pers. comms Aug 15<sup>th</sup>). Instead, they've campaigned neighbors **NOT** impacted by their proposal to give letters of support. This is not good faith neighborliness. My experience with ANC is that they would like to see the proposing owner work out issues with adjacent owners.

The BZA exception criteria are clear -the impacts on me, the adjacent neighbor, matters. Margaret and Paul claim that this proposal is their only option. That's patently false-there are lots of other options to get more livable space that I could support. I remain flexible and open to compromise and ask them to work with their architect on a new design.

**Exhibit A. Before and After Impact Photos 1225 E St.**

*Figure 1. Current view from sunporch. I love this open-sky view.*



*Figure 2. Rendition of view from sunporch with proposed extension. Not the view I signed up for 16 years ago.*



**Fig 3. Sunporch sun-loving plants will be impacted by brick wall**



**Fig. 4. Current backyard, 10-19 foot from my rear deck, straight view**



**Fig 5. Backyard, 10-19 foot from my rear wall, looking up**



**Fig 6. Rendition of Proposal Backyard, 10-19 foot zone, Goodbye Open Sky, Hello Giant Brick Wall**





***Figure 7. Beloved cherry tree, roots will be damaged by proposal. Garden may be impacted by light loss***

## 1227 E Street SE - Addition and Renovation

### Sunlight Affections on 1225 E Street SE:

The following study is to establish that the proposed extension on 1227 E St will indeed impact direct sunlight in the entire south facade and an extensive part of the backyard of the building in 1225 E St.

The location of the project is at a high latitude zone in which winter daylight levels are low, making it important to maximize daylight penetration in the building. Daylight from early morning hours is an important strategy for housing at these latitudes, and the extension will significantly block sunlight during early morning hours until noon, which during winter makes up for over half of sunlight hours.

Solar data for the location during:

- **Winter time** (01.Jan.2021) 9:34 UTC-5:  
Dawn: 06:56:47  
Sunrise: 07:26:15  
Sun peak level: 12:11:44  
Sunset: 16:57:21  
Dusk: 17:26:49  
Duration: 8h31m6s
  
- **Spring time** (26.Apr.2021) 9:34 UTC-5  
Dawn: 05:47:41  
Sunrise: 06:15:43  
Sun peak level: 13:05:41  
Sunset: 19:56:18  
Dusk: 20:24:25  
Duration: 13h40m35s
  
- **Summer time** (01.Jul.2021) 9:34 UTC-5  
Dawn: 05:14:37  
Sunrise: 05:46:09  
Sun peak level: 13:11:56  
Sunset: 20:37:31  
Dusk: 21:09:01  
Duration: 14h51m22s

- **Autumn time (26.Oct.2021) 9:34 UTC-5**  
 Dawn: 07:02:40  
 Sunrise: 07:28:41  
 Sun peak level: 12:51:53  
 Sunset: 18:14:33  
 Dusk: 18:41:33  
 Duration: 10h45m52s

Daylight access for the building in 1225 strongly depends on the existing orientation of the building, and the angle in which the sun rises from east west during sunpeak hours will be blocked by the extension and deck in 1227.

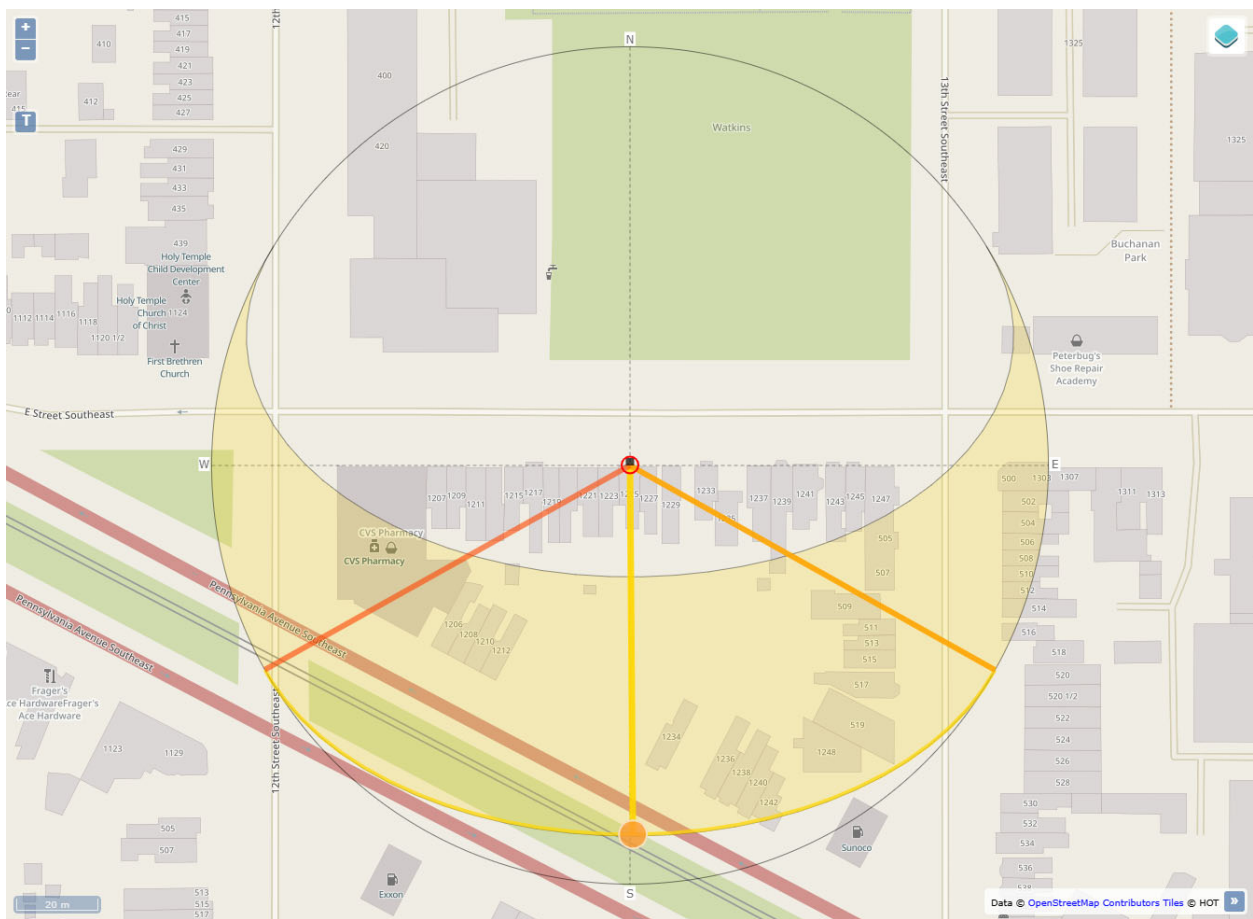


Figure 1: Sunpeak during winter time

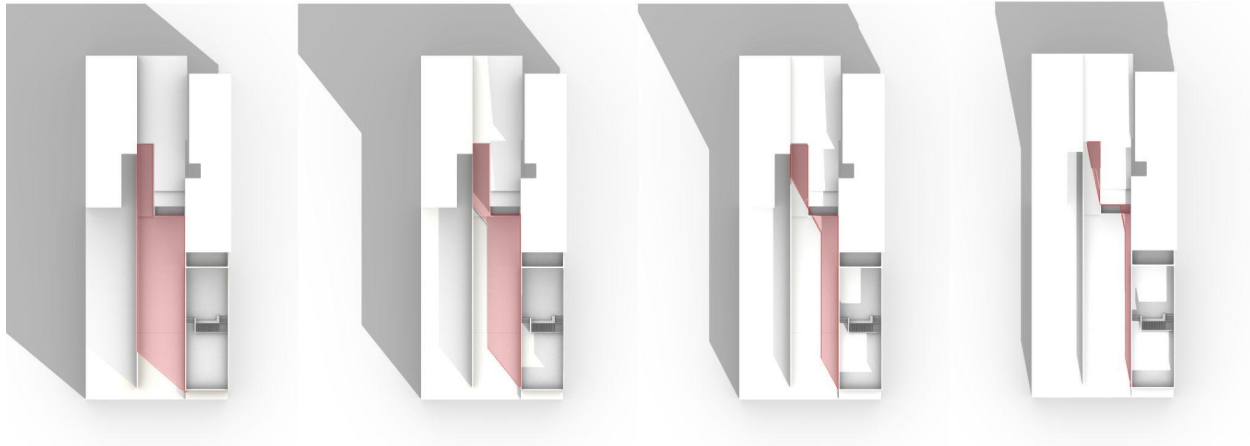




Figure 2: Sunpeak during summer time

The proposed extension and deck will decrease the amount of light on the south facade and backyard due to it's long casted shadows:

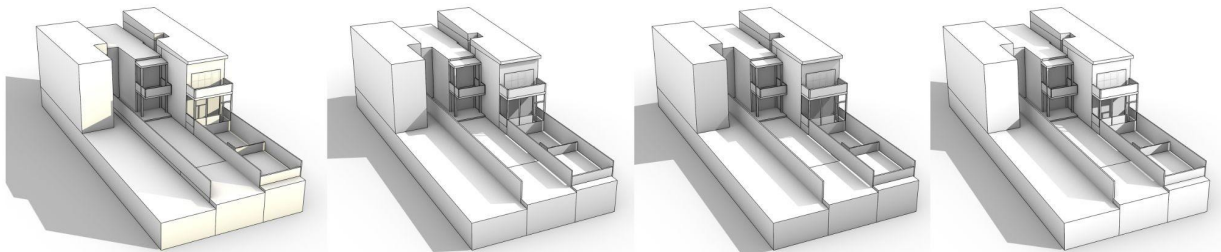
- **Winter time:**
  - 8:00am: 11.80 m
  - 9:00am: 4.10m
  - 10:00am: 2.61m
  - 11:00am: 2.05m
  - 12:00pm: 1.87m
  
- **Summer time:**
  - 8:00am 2.32 m
  - 9:00am 1.44m
  - 10:00am .95m
  - 11:00am .63m
  - 12:00pm .41m



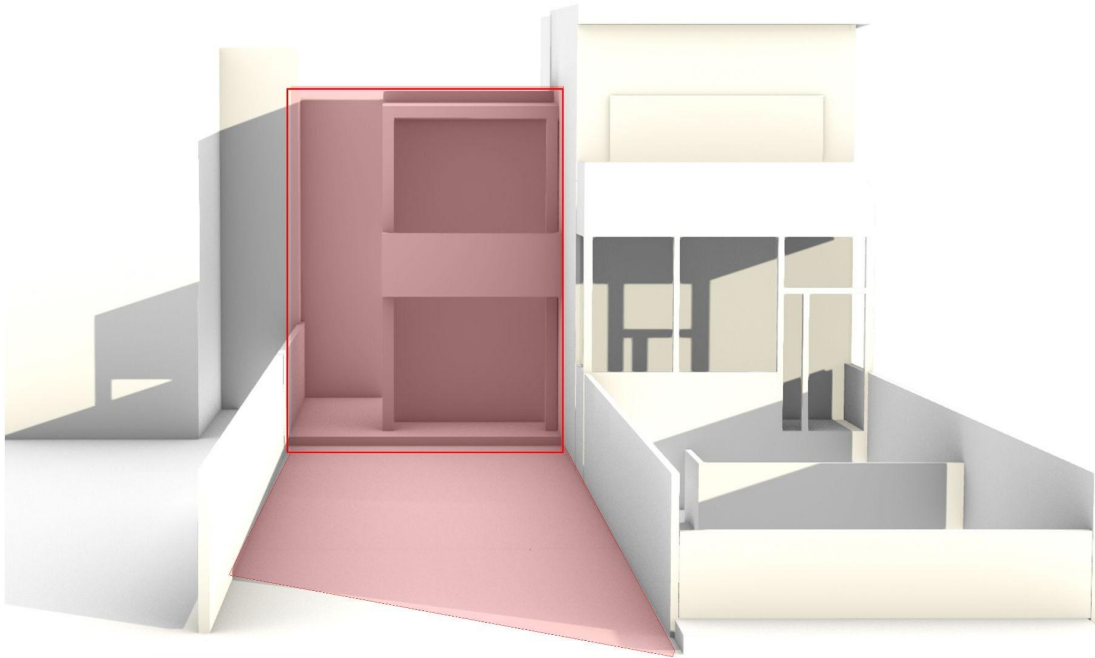
*Figure 3: Casted shadows from building 1227 on building 1225 from 8:30 AM to 11:30 AM. The red shape illustrates the affected areas during early morning hours.*

Examining obstructions from a specific view point by projecting the sun's course on the building is imperative in order to clarify and visually prove the impact of the construction. The projection of shadows that will fall on the facade or ground when the sun is in specific positions gives us an overview of the availability of sunlight at the site as well.

Although the biggest impact of sunlight is during winter time, the extension still blocks morning sunlight throughout the entire year. During spring and summer time the casted shadows decrease in size, but they are still actively disrupting daylight in the south facade.



*Figure 4: 9AM casted shadows in the month of January, April, July, and October (left to right).*



*Figure 5:* The perspective renders the casted shadows from building 1227 on the facade and backyard of building 1225. The image illustrates the darkness the building will experience on winter mornings at 9AM.

This study was made to avoid incorrect assumptions on the impact that the construction on 1227 will have in terms of daylight distribution within the south-facing spaces of building 1225, and it has demonstrated that construction on 1227 will result in poor daylighting performance for building 1225.

Valeria Cedillos  
MS Architecture and Urban Design

**Historic Preservation Committee of the  
Capitol Hill Restoration Society  
152 11<sup>th</sup> Street, SE HPA 21-551**

October 2021

The Preservation Committee of the Capitol Hill Restoration Society met to discuss plans for 152 11<sup>th</sup> St SE on October 4, 2021.

This contributing property is part of historic Philadelphia Row, a row of 16 attached brick flat-front row houses built in 1865-1867 by Charles Gessford and Stephen Flanagan. The applicant plans to demolish the one-and-a-half story garage and build a taller two-story garage in its place that will feature an accessory second-story apartment.

According to the 1903-1916 Sanborn Fire Insurance Map, there is a two-story brick stable with metal cornice and iron chimney at this location (See Figures 1 and 2). The existing brick garage which features seven-course American bond, a brick-arched opening above the replacement concrete lintel, and a metal cornice is likely the same structure depicted in the 1916 Sanborn Map although its openings have been considerably altered throughout its 100-year history.

The wide alley behind Philadelphia Row features a mixture of one- and two-story brick garages. The new garage will increase the footprint of the existing garage by extending into the back yard 3' and 5' further than the neighboring garages, be constructed of brick, and feature traditional architectural features like two-over-two sash windows, arched-brick lintels over the openings, brick sills, a paneled door, and a low-slope roof. The height of the garage will be 21'4" and exceeds the 20-foot height limit that HPRB has applied. See 514 Archibald Walk, SE, (HPA 20-478). The Historic Preservation Committee expresses no opinion on zoning issues.

Neighbors' views are important, we would appreciate learning their views on the project.

We believe that this project is compatible with the Capitol Hill Historic District. Thank you for considering our comments.

*Alison Ross*

Alison Ross

Member, Historic Preservation Committee  
Capitol Hill Restoration Society

Figure 1. Plate 201 showing 152 11<sup>th</sup> Street SE as 132 11<sup>th</sup> Street SE with two-story, brick stable with metal cornice and iron chimney.

*Sanborn Fire Insurance Map from Washington, District of Columbia, District of Columbia. Sanborn Map Company, - 1916 Vol. 2, 1904 - 1916, 1916. Map.*  
[https://www.loc.gov/item/sanborn01227\\_003/](https://www.loc.gov/item/sanborn01227_003/).

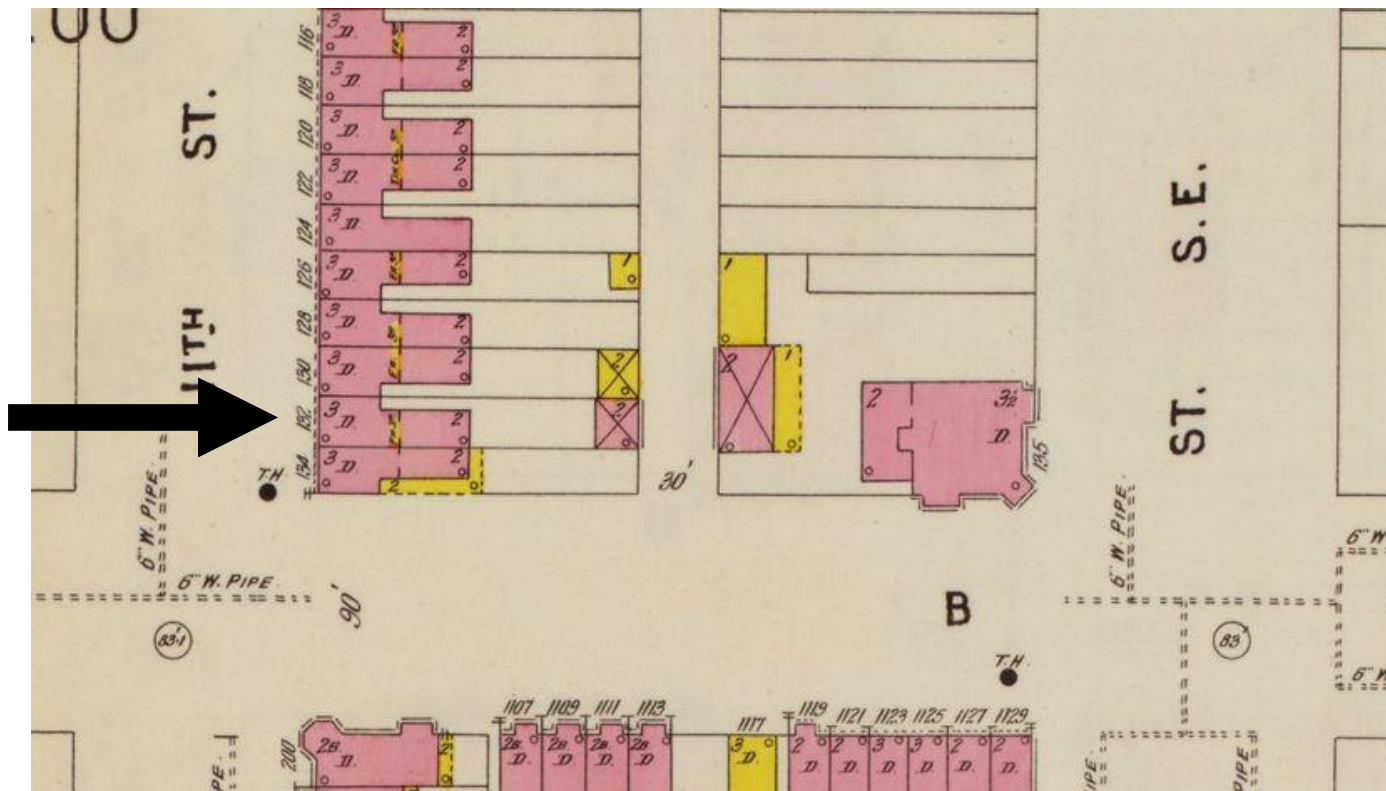
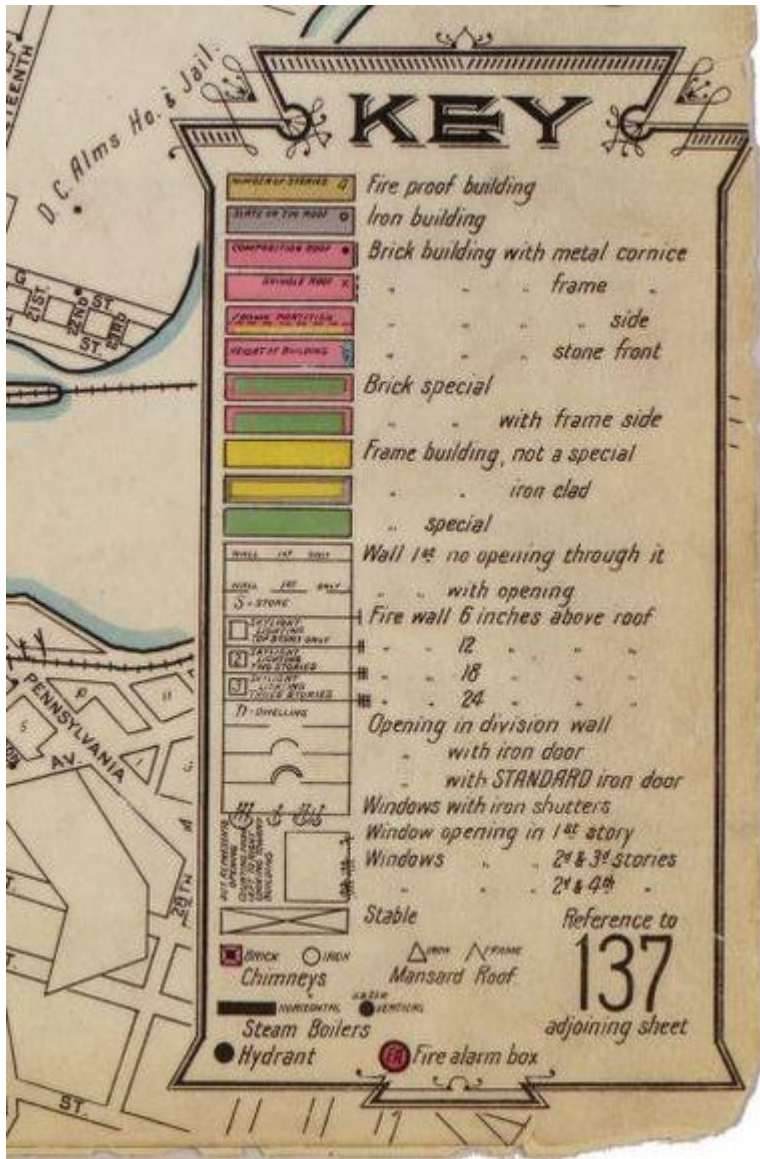


Figure 2. Close up of Sanborn Fire Insurance Maps Key taken from Image 2. *Sanborn Fire Insurance Map from Washington, District of Columbia, District of Columbia.* Sanborn Map Company, - 1916 Vol. 2, 1904 - 1916, 1916. Map. [https://www.loc.gov/item/sanborn01227\\_003/](https://www.loc.gov/item/sanborn01227_003/).



**Historic Preservation Committee of the  
Capitol Hill Restoration Society  
1007 8<sup>th</sup> Street, SE HPA 21-548**

October 2021

The Capitol Hill Restoration Society's Historic Preservation Committee reviewed the plans for the project dated August 1, 2021.

The applicant proposes to add a commercial deck to the Brig Beergarden, a noncontributing building constructed in 2015 in a relatively isolated area. We believe that the project is compatible, and suggest painting the railing.

The Historic Preservation Committee expresses no opinion on zoning issues.

We believe that this project is compatible with the Capitol Hill Historic District.

Thank you for considering our comments.

Beth Purcell, Chair



**Report of the ANC6B Transportation Committee Meeting  
October 6, 2021**

**Commissioners Present: Corey Holman, Alison Horn, Kirsten Oldenburg (chairing), Brian Ready, and Gerald Sroufe.**

**Resident Members Present: Floyd Brown (6B01), Brian Kirrane (6B03), John Manley (6B04), Paul Hyden (6B06), Stefan Katz (6B07), Carol Grissom (6B08) and John Ten Hoeve (6B09)**

**Presentation on the Landscaping Plan for Penn-Potomac Intersection Ellipse**

Morvaid Ganjalizadeh, DDOT Project Manager, introduced and Landscape Architect Rachel Schneider presented the final landscape plans for the ellipse in the center of the new intersection. The plans have now been approved by CFA and NCPC and this process has delayed the project somewhat. DDOT will most likely present the 90% plans at a virtual meeting to be held at the end of 2021 or early in 2022. The estimate for completing the engineering plans (ie,100%) is May 2022 and the construction budget will be in the DDOT FY 2023 budget.

Rachel Schneider explained that the ellipse will be ADA accessible with at least 8-foot wide walkways, have benches and lighting. The inner portion of the ellipse will be planted with easily maintained perennials. The outer ring of the ellipse will be Swamp Oak trees.

Committee members asked a few clarifying questions and about landscaping aspects of the overall intersection. DDOT Urban Forestry will make decisions about trees for the rest of the intersection.

[https://www.dropbox.com/s/qsjzjyzcew96fe/2021-01-07\\_CFA\\_Presentation-FINAL.pptx?dl=0](https://www.dropbox.com/s/qsjzjyzcew96fe/2021-01-07_CFA_Presentation-FINAL.pptx?dl=0)

**Discussion on How/Whether to Track 6B Transportation-related Requests**

Commissioner Oldenburg said she does not do comprehensive follow up on requests the Commission asked for. Two documents she maintains help primarily with planning agendas. A *TC Agenda List 2018-2022* shows items by month, whether they resulted in requests and the date of the letter/resolution. A separate *Transportation Projects* document tracks the status of major projects (Penn-Potomac Intersection, SE Boulevard, Pennsylvania Avenue Streetlights & Signal Upgrades, Pennsylvania Avenue Corridor Study, & 2020 I-695 Ramp Traffic Study) including dates reviewed by the Committee. Commissioner Ready said the ANC goal is to get responses to requests not just acknowledgements.



The Committee discussed various ways and reasons to better track outcomes and level of effort to do so. Commissioner Oldenburg said there are two streams of requests; those of the Commission and individual SMD ones. RM Katz suggested we look at a relative sample; RM Ten Hoeve concurred and suggested we use a Google sheet. Commissioner Horn concurred as Google docs can be shared; she also notes that having a full record might be a good way to push Councilmembers.

RMs John Ten Heove and Stefan Katz along with Alice Grossman offered to set up a Google doc accessible by all and suggested an initial focus on all the 2020 requests as a pilot project.

#### **Updated Future Topics List**

- Penn-Potomac 90% design—maybe Dec 2021
- 2020 I-695 Ramp Traffic Study 30% design—mid 2022
- School Parking Zone regulations/program—early 2022
- Legislation on Residential Parking (CM Henderson Bill)
- Metro For DC Amendment Act of 2021 (CM Allen--B24-0429)
- Shared Electric Charging Stations

**NOTE:** The Committee did not take any votes on October 6, 2021

# Report

## Eastern Market and the Eastern Market Community Advisory Committee

October, 2021

The 2021 Fiscal Year was a difficult year for the market. New procedures, many still in place, were created to permit the EM to stay in business during the various policy requirements of the Corona Virus. Reduced hours and other expenses were reduced during the period to compensate for dramatically low revenues. However, revenues have rebounded in recent months and the future is much brighter than the recent past.

### Revenues and Budget

The EM received federal and District help to address revenue shortfalls during the year. The market qualified for a Covid-19 reimbursement of \$96 K and a separate subsidy of \$200 K (secured by CM Charles Allen). With the recent increase in monthly revenue, it appears that the EM will be in the black by year's end.

The EM anticipated expenditures for 2021 are \$828 K. Total revenues for 2021, with the federal and District assistance, are projected to be very close to this amount.

One indication of the rebound of the EM is that projected revenue for September 2021 is roughly double the actual revenue in October 2021 (\$63K vs 35K).

DGS and EMCAC will meet in October to discuss a budget for the coming year.

### Election of Officers

As reported in the Hill Rag

The current leadership was re-elected, including Chair Donna Scheeder, Vice Chair Chuck Burger, Secretary Monte Edwards and Treasurer and community representative Tom Kuchenberg. There was one abstention: Advisory Neighborhood Commission (ANC) 6B representative, Commissioner Gerry Sroufe (6B02).

It will be noted that this is the same slate as has been elected every year since the discovery of dirt. I abstained rather than voting "no" and raising objections because there is an expectation that the governance structure soon will be revised according to the strategic plan instituted by CM Allen, which is awaiting implementation. My objection rests not with the individuals involved, but with the concept of an essentially self-perpetuating group serving as advisory to a public institution.

### Signage Progress

It may at first seem trivial, but the EMCAC has been working on the important task of adopting and implementing a dramatic signage and wayfinding program for the market. One hopes that residents and shoppers will be pleased with the results. I have been enthusiastic about the project because of experiencing visitors who, while admiring the market building from across the street, have asked: "Is there anything in there now?"

### Sound vs Music

The problem of competing musicians and sound leakage throughout the market area – especially on weekends -- resulted in a renewed search for an existing plan for encouraging and regulating buskers at the market area. The plan has been found and will be reviewed for revision and implementation over forthcoming EMCAC meetings.

### An ANC Issue from the Past

It turns out that there are ANC materials stored in the basement of the EM. Barry Margeson, the Market Manager, would like to have the space available to the market. It is my intention to meet with Barry, along with our ANC Chair, to see what is actually there and how it should be archived or disposed of. I am told that the ANC previously meet at the Eastern Market. (Just let me know if you wish to be part of the discovery team.)

Jerry Sroufe

ANC6b EMCAC Representative

## ANC 6B Transactions FY21 Q4: Checking

Check	Date	Payee/Payor	Cat	Income	Expenses
	7/30/2021	NCB	D-I	\$0.75	
	8/31/2021	NCB	D-I	\$0.75	
4868	9/2/2021	Capital Community News	3		\$310.50
	9/30/2021	NCB	D-I	\$0.72	

**Date Approved**

9/7/2020

ANC 6B FY 2022 Budget

	Approved FY22	Q1	Q2	Q3	Q4	YTD	Remaining
<b>Balance Forward</b>	\$17,309	\$17,309	\$17,309	\$17,309	\$17,309		
<b>Receipts</b>							
District Allotment	\$26,868	\$0	\$0	\$0	\$0	\$0	\$26,868
Interest		\$0	\$0	\$0	\$0	\$0	\$0
Other		\$0	\$0	\$0	\$0	\$0	\$0
Transfer From Savings		\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Receipts</b>	<b>\$26,868</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$26,868.16</b>
<b>Total Funds Available</b>	<b>\$44,178</b>	<b>\$17,309.43</b>	<b>\$17,309.43</b>	<b>\$17,309.43</b>	<b>\$17,309.43</b>		
<i>(Balance Forward + Total Receipts)</i>							
<b>Disbursements</b>							
1 Personnel		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2. Direct Office Cost	\$1,861	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,861.00
3. Communication	\$500	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
4. Office Supplies, Equipment, Printing	\$500	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
5. Grants	\$23,807	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,807.16
6. Local Transportation		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7. Purchase of Service		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8. Bank Charges	\$200	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
9. Other		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Disbursements</b>	<b>\$26,868</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$26,868.16</b>
<b>Ending Balance</b>	<b>\$17,309</b>	<b>\$17,309.43</b>	<b>\$17,309.43</b>	<b>\$17,309.43</b>	<b>\$17,309.43</b>		
<i>(Total Funds Available - Total Disbursements)</i>							

Notes:

# ANC 6B Quarterly Financial Report FY21 Q4

---

<b>Balance Forward (Checking)</b>	\$17,617.71
-----------------------------------	-------------

---

## Receipts

District Allotment	\$0.00
Interest	\$2.22
Other	\$0.00
Transfer from Savings	\$0.00

---

<b>Total Receipts</b>	<b>\$2.22</b>
-----------------------	---------------

---

<b>Total Funds Available During Quarter</b>	<b>\$17,619.93</b>
---	--------------------

---

## Disbursements

1. Personnel	\$0.00
2. Direct Office Cost	\$0.00
3. Communication	\$310.50
4. Office Supplies, Equipment, Printing	\$0.00
5. Grants	\$0.00
6. Local Transportation	\$0.00
7. Purchase of Service	\$0.00
8. Bank Charges	\$0.00
9. Other	\$0.00

---

<b>Total Disbursements</b>	<b>\$310.50</b>
----------------------------	-----------------

---

<b>Ending Balances: Checking</b>	<b>\$17,309.43</b>
----------------------------------	--------------------

---

Approval Date by Commission: \_\_\_\_\_

Treasurer: \_\_\_\_\_ Chairperson: \_\_\_\_\_

Secretary Certification: \_\_\_\_\_ Date: \_\_\_\_\_

*I hereby certify that the above noted quarterly financial report has been approved by a majority of Commissioners during a public meeting when there existed a quorum.*