

Planning and Zoning Committee November 2024 Report

Members present: Marsha Lea, Jerry Sroufe, Whit Smith, Gayle Girod, Ken Jarboe, Edward Ryder, Brian Taylor, Michael Bruggman, Corey Holman (chair)

1227 Independence Ave SE

Architect William Putman presented plans for a new two story accessory building at the rear of the property along the alley. The project is midblock along an alley. The project will be entirely clad in brick veneer and won't be visible from the street but may be ever so slightly visible looking down the alley. Multiple letters of support from adjacent neighbors and across the alley as well as Capitol Hill Restoration Society. The project will require zoning relief but the applicant wanted HPRB approval before filing with the BZA.

Motion from Edward Ryder to write a letter of support and place on the consent agenda. Passes unanimously

510 8th Street SE

Architect Jorel Sanchez presented updated plans to convert an existing double wide rowhouse office to a 7-unit residential building with rooftop and rear additions. The presentation showed a number of revisions to prior plans which further set back the rooftop addition and reduced it's height which led to removing a unit of housing. The committee had a detailed discussion on livability issues at the rear of the property related to the adjacent residential properties and the committee directed the applicant to continue to have discussions to best place air conditioners/heat pumps after HPRB directed them remove them from the roof. Trash and rat prevention also were topic of discussions. The committee found the project complies with historic guidelines but the neighbors and applicant should continue to discuss livability issues going forward.

Motion from Vice Chair Corey Holman to write a letter of support and place on the consent agenda. Passes unanimously

609 Independence Ave SE

Architect Mike Fowler, owner Carol Mitten, and representative Peter May presented plans to raze a non-conforming building and replace it with two three-story two-unit rowhouses with front porches. The project does not require zoning relief. A letter of support from CHRS has been submitted. A number of residents appeared at the committee expressing concern about the scale of the project and the impact from the height and building to the property line to the east. The architect and neighbors had a long contemporaneous discussion which mostly fell outside the purview of the committee but the committee let it continue as the discussion was productive for the neighbors and architect. The portions of the discussion relevant to HPRB review focused on the compatibility and design of the new construction in the historic district, a long murky topic for the committee as well as around the city and with the Historic Preservation Review Board. One resident found the design neither contemporary nor historicist and failed in it's mission to be compatible. The architect responded that in working with staff at the historic preservation office, the design has landed at what's being presented and he believes the board will approve it but will continue to look for revisions that can make the design better.

Commission Sroufe made a motion to make no recommendation to the full commission but is looking for the following items to be addressed by the architect and applicant in the next couple of days

***Possible infringement of solar on adjacent houses**

***Further clarity of the through property walkway in terms of ownership and access**

***Further clarity on fences for houses along 6th street and the impact on rear access that currently exists through**

the subject property

***Discussions on a point of contact and continued discussions for construction management and rat issues**

Motion passed unanimously