



**ADVISORY NEIGHBORHOOD COMMISSION 6B PLANNING AND ZONING COMMITTEE**

**Virtual Meeting**

**January 4, 2022, 7:00 p.m.**

**1. HPA 22-02: Historic Landmark Nomination for The Seafarers Yacht Club, 1950 M Street SE**

**[6B09]Nominated by:** Seafarers Yacht Club and DC Historic Preservation Office

**OP Representative:** Anne Brockett

Owner's Representative: Captain Roger Legerwood, Commodore Tony Ford

**Hearing Date:** *Unscheduled but early 2022*

**Project:** HPO and Seafarers has nominated their building for landmark status. The nomination documents the standards and how it meets them as well as the context along boathouse row.

Commodore Tony Ford and Captain Roger Legerwood of Seafarers Yacht Club (SYC) and Anne Brockett of OP presented the Historic Landmark Nomination for SYC. This nomination is unique in that it's only being nominated for history and not architecture. The nomination details in incredible detail the founding and contributions of SYC to the boating community in DC as well as the larger neighborhood. SYC was the first African American boating club in DC. Ms. Brockett indicated that if alterations are proposed, a landmark that isn't nominated for architecture would be looked at differently than if it were nominated for architecture, but there are no plans for changes.

Motion [Holman/Ready]: Support nomination, note it's place in the entirety of Boathouse Row and the plans for the future in the Comp Plan. *Passes unanimously on consent.*

**2. Marine Barracks Washington Window Replacement**

**Project:** ANC 6B is part to an MOU with Marine Barracks of Washington (MBW) related to historic preservation issues. MBW is seeking to change some windows along the eastern façade.

Commissioner Oldenburg received notice late last week that MBW plans to replace windows in Building 8, which is the building that is on 9<sup>th</sup> Street SE. ANC 6B is a consulting parties to the Memorandum of Understanding between MBW and various planning agencies. The committee reviewed the historic documents and the shop drawings and has no substantive comments, since the original MOA ensured that the window replacements would be as close to historic as possible. That said, Commissioner Oldenburg and the neighbors on 9<sup>th</sup> Street are appreciative of the notice after some issues within the last couple of years.

**Motion [Oldenburg/Holtzman]:** Write a letter to MBW saying ANC 6B and the neighbors on 9<sup>th</sup> Street SE reviewed the shop drawings and historic documents and has no substantive comments. And to note ANC 6B's appreciation of the notice of changes proposed. *Passes unanimously on consent*

**3. HPA 22-090 and BZA 20614: 133 Kentucky Ave SE [6B05]**

**Applicant:** Phillip and Kjersten Drager Architect: Jennifer Fowler

**Project:** Special Exception to construct a rear addition to an existing, attached, two-story principal dwelling unit in the RF-1 zone

Hearing Date: 02/09/22

Architect Jennifer Fowler presented plans to enclose an existing porch. The porch was recently supported by ANC 6B and approved by the BZA. The relief needed is for lot occupancy and the 10-foot rule, even though the footprint isn't really changing from the porch to enclosing it. Neighbor letters of support for both sides.

Motion [Holtzman/Sroufe] Motion to support both cases with standard letters. *Passes Unanimously on consent.*

**4. HPA 22-086: 310 9th St SE [6B05]**

**Applicant:** Irma Patricia Morales Delgado and Benjamin Brewster Architect: Chris Dietz

**Project:** Concept review Build rear addition to rowhouse not visible from street, and no alley rear of property

**Hearing Date:** 01/27/22 or 02/03/22

Architect Chris Dietz presented plans for a two-story rear addition to a landlocked lot. The project does not need zoning relief. The adjoining neighbors have been contacted and the architect and neighbors have agreed to continued to work together going forward on construction issues. The committee did not have any historic issues with the project

Motion [Holtzman/Danks] Motion to support both cases with standard letters. *Passes unanimously on consent*

**5. HPA 22-091 and BZA 20615: 751 10th St SE [6B04]**

**Applicant:** Thomas Picarsic and Katherine Kuzma Architect: Jennifer Fowler

**Project:** *Special Exception* and *Concept Review* to construct a two-story rear addition and a two-story accessory garage, to an existing, semi-detached, two-story, principal dwelling unit in the RF-1 zone

Hearing Date: 02/09/22 [6B04]

Architect Jennifer Fowler presented plans to add a two-story addition and a carriage house to an existing two-story house. The project seeks to add a new dining room and bedroom to the back of the house as well as a new garage. Sun studies were presented of the project compared to the existing conditions and a by-right project. The properties owners also spoke on their desires for changes to accommodate their family.

Four residents and the owners of 747 10th Street SE spoke in opposition to the project noting the impact on the light on the south-facing window wells, nothing the window columns were designed to bring in light and air flow. The residents also noted that their window columns had been used for emergency egress across the property line since the building was built in 1912. The owners of 753 to the south and spoke in support of the project and the need for extensive renovations to the interior of 751.

Regarding alternatives to the design, the architect said they explored other options, but focused on keeping the yard and aligning the back of the house to the twinned house to the south without adding a third story addition.

The committee did not make a motion instead imploring the applicant and property owner and residents of 747 to continue discussion on possible impacts and more clarity on why this is the best

**6. BZA 18701E: 1247 E Street SE [6B06]**

**Applicant:** Hatem Hatem    **Attorney:** Martin Sullivan, Sullivan and Barros

**Project:** Modification of Significance to include general retail, service, and office uses in addition to the restaurant use within an existing, semi-detached, two-story with cellar, apartment house the RF-1 zone

The committee heard from the owner of 1247 E Street SE. About 10 years ago, the property was redeveloped and the long-time commercial space on the first floor was approved for restaurant use. The restaurant use is limited to daytime and early evening hours. Despite diligent efforts by the property owner, he has been unable to lease the space for the last eight years or so. The property owner shared history of past potential tenants and the reasons he was not able to lease to space to them, because of impacts on the six residential units in the mixed-use building. The applicant also presented the case where he had to reject potential low-impact uses like a yoga studio or other service business.

There was discussion of some of the lesser desired uses of the property and the owner agreed to allow a list of excluded uses, on the grounds that whatever the ANC came up with he would be likely have a more restrictive use that he felt comfortable for his tenants. Commissioner Holman agreed to work with the applicant on this list after the meeting. The earlier conditions will continue as well.

Those are:

- a. Operating times shall not exceed 7:30 a.m. to 8:00 p.m., Monday through Friday, and 9:00 a.m. to 8:00 p.m., Saturday and Sunday.
- b. Subject to any conditions imposed by the Public Space Committee and Historic Preservation Review Board, trash cans shall be concealed and not visible from the street.
- c. Deliveries shall only be allowed between 8:30 a.m. to 5:00 p.m., Monday through Friday, and 9:30 a.m. to 2:00 p.m., Saturdays only.
- d. Outdoor seating shall be permitted if approved by the Public Space Committee.
- e. Outdoor seating is not permitted between the entry door on E Street and the fence line of 1245 E Street, S.E.
- f. No outdoor music shall be allowed.
- g. Subject to any conditions imposed by the Historic Preservation Office, the boarded-up door facing 13th Street shall be reopened.

There was also discussion on what happens the owner sells. The use variance transfer with the property. To help alleviate this fear, the applicant has agreed to a 12-year term on this variance, to allow two years for acquiring a tenant, permitting, and building out and then a 10-year lease standard in most commercial leases.

**Motion [Holman/Oldenburg]** *Support application with further conditions on use to be agreed on by Commissioner Holman and the applicant and to include a 12-year term on consent.*

**Upcoming Meeting:** January 26 Meeting with office of Attorney General joint virtual meeting with ANC 6A Economic Development and Zoning Committee and ANC 6C Planning, Zoning, and Economic Development Committee