

# **ANC 6C Planning, Zoning, and Economic Development Committee Report**

## **ANC 6C Commission Meeting: January 11, 2017**

**PZE Meeting Date:** January 3, 2017 7:00 pm

**Meeting Location:** Kaiser Permanente  
700 Second St. NE

**Committee Attendees:** Mark Eckenwiler (Chair)  
Bobbi Krengel  
Ryan McGinness  
Chris Mitchell  
Bill Sisolak

**Other Commissioners Present:** n/a

### **Agenda Items**

1. **732 4<sup>th</sup> St. NE (HPA 17-129)** – Application of Anthony Balestrieri for concept approval for the construction of a rear addition and rooftop addition. Representative: Applicant. Hearing on January 26, 2017. [6C04]
2. **504 C St. NE (HPA 17-122)** – Application of Jonathan Schmidt for concept approval for the raze of an existing noncontributing structure and construction of a new three-story building. Representative: Ryan Amons (Connell & Schmidt). Hearing on January 26, 2017. [6C03]

## **Agenda Item #1: Discussion and Recommendations**

*732 4th St. NE (HPA 17-129) – Application of Anthony Balestrieri for concept approval for the construction of a rooftop addition. Representative: Applicant. Hearing on January 26, 2017. [6C04]*

Motion     **To recommend opposition**  
                  (passed 5-0)

Key Discussion Points:

1. Applicant seeks to construct a new third floor running the full length of the building, along with a roof deck atop it at the rear. The property sits on the south side of an alley that marks the north boundary of the Swampoodle addition to the Capitol Hill Historic District.
2. Discussion focused initially on the visibility from various positions on 4<sup>th</sup> St. of a) the proposed mansard roof and b) the 3<sup>rd</sup>-floor hardiplank siding on the north (alley) side of the structure. The applicant argued that most of the relevant views would be from positions outside the historic district, either across 4<sup>th</sup> St. or further north toward H St. Applicant also noted the existing pop-up mansards at 726 & 728 4<sup>th</sup>, as well as the nearby projects along H St. with larger and higher zoning envelopes.
3. The PZE did not find these arguments persuasive. Committee members noted that the boundaries of the historic district are meant to protect all structures within; a rule that allows for nonconforming alterations visible from a position outside the boundary would substantially erode the boundary and the purposes of designation.
4. Likewise, the PZE noted that the pop-ups at 726 & 728 were done under permits issued prior to the Swampoodle boundary increase, and further noted that the existence of nearby nonconforming alterations cannot justify further additions & alterations inconsistent with historic preservation.
5. The PZE also noted page 10 of the application misrepresents the nearby conditions by depicting a tall but nonexistent “project[] under construction” at 337 H (on the corner of 4<sup>th</sup>).
6. In general, PZE members had serious reservations about relaxing preservation standards simply because a property sits on the historic district boundary.
7. Finally, members noted that the submission shows deteriorated front steps (page 5), but does not describe any plans for repair/replacement. The PZE also noted the proposed use of inappropriate 6-over-6 windows on the front elevation (page 6).

## **Agenda Item #2: Discussion and Recommendations**

*504 C St. NE (HPA 17-122) – Application of Jonathan Schmidt for concept approval for the raze of an existing noncontributing structure and construction of a new three-story building. Representative: Ryan Amons (Connell & Schmidt). Hearing on January 26, 2017. [6C03]*

Motion **To recommend support, with conditions (see below)**  
(Passed 5-0)

### Key Discussion Points:

1. Applicant proposes to raze the existing nonconforming 1981 structure and construct a new three-story dwelling. The curb cut would be eliminated.
2. PZE members generally supported the concept, and were especially pleased to see a design that removes the curb cut. However, members expressed a number of concerns and/or expressed a desire for specific changes. As a result, the motion incorporated the following conditions:
  - a. **Multilevel front porches:** The applicant could not point to precedent on Capitol Hill for a multilevel set of balconies/porches on the front of a row dwelling. The PZE did not object in principle, but did suggest that HPRB give close consideration to whether the third-story porch (i.e., the roof over the balcony) improperly obstructs the visibility of the projecting cornice.
  - b. **Percent of projection:** Members noted that the porches and the bay project into public space, making for projection along the entire façade except for a short portion at the extreme east end, and questioned whether this is appropriate.
  - c. **Roof structures/furniture:** The concept includes a stair overrun extending above the roof line (not shown on A4.1, but depicted on A4.1A). The PZE noted that in January 2016, HPRB denied permission for roof structures at 418-426 C. St NE that would be visible from locations in Stanton Park, and objected to applying a different standard here. PZE members also noted the need to prohibit tall furniture (such as patio umbrellas) from visibility, as HPRB did in the case of 513 C St. NE in March 2013.
  - d. **Side windows in bay:** Unusual for Capitol Hill, the bay has no windows on either side. The PZE recommended that windows be added to the east side of the bay, at a minimum.
  - e. **Brick type:** The renderings seem to show a coarser, wire-brick material for the front façade. The PZE urged clarification as to the proposed material/texture.
  - f. **West elevation:** As shown on sheet A4.3, the concept includes the use of hardiplank on the west elevation that extends past the adjacent structure. The PZE recommends the use of brick instead given the potential visibility from 5<sup>th</sup> St.
  - g. **Bands on front façade:** The PZE also recommends that the brick banding below the windows on the front be widened to match the width of the lintels.