

BEFORE THE BOARD
OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

APPLICATION OF
DAVID BROOKER

BZA APPLICATION NO. 18675
HEARING DATE:

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STATEMENT OF THE APPLICANTS

I.
NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of Dave and Cathy Brooker (the "Applicants") in support of this application to the Board of Zoning Adjustment for the following variance relief from the requirements of the Zoning Regulations pursuant to 11 DCMR § 3103.2 for their property 1617 and 1619 19th Street, NW (Square 134, Lots 18 and 19):

- (i) a variance from the floor area ratio limitation under subsection 402.4;
- (ii) a variance from the lot occupancy requirements under subsection 403.2;
- (iii) a variance from the minimum rear yard requirements under subsection 404.1;
- (iv) a variance from closed court width and area requirements of subsection 406.1;
- (v) a variance to increase the existing nonconforming aspects of the building under subsection 2001.3.

II.
JURISDICTION OF THE BOARD

The Board of Zoning Adjustment (the "Board") has jurisdiction to grant the variance relief requested herein pursuant to Section 3103 of the District of Columbia Municipal Regulations ("Zoning Regulations") 11 DCMR §3103.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18675

EXHIBIT NO. 3

III BACKGROUND

A. Description of the Site and Existing Conditions

The two properties at 1617 and 1619 19th Street, NW are located side by side on the east side of the street in the DC/R-5-B zone. The existing buildings are historic resources located within the Dupont Circle Historic District. The properties are rectangular in shape. Each property contains 1600 sq. ft. of land area and is 16 ft. wide. Abutting the properties to the rear is a 10 ft. wide public alley. The properties are each improved with a three-story row dwelling that was built sometime between 1874 and 1903. 1617 19th Street, NW is a three-unit apartment house. 1619 19th Street, NW is a single family dwelling and the home of the Applicants.

Each of the two buildings had a two-story carriage house garage in the rear at one time. The row dwellings to the south of the two buildings on this block all have remaining two-story carriage house garages. At some point the carriage house garages were removed from the two buildings. As a result, the parking areas in the rear of the Applicants' two buildings are open and unprotected unlike their neighboring properties to the south. Additions were made to the two properties during the early 1900's.

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B. Proposed Renovations

The Applicants would like to re-establish these carriage house garages, similar to and aligned along the alley with the carriage house garages at the rear of the dwellings to the south on this block. Other improvements will be made to the buildings including the introduction of an elevator to 1619 19th Street, NW and the extension of the cellar in 1619 19th Street, NW. As part of this project portions of both of the existing buildings will be removed.

The Applicants have reviewed these plans with the ANC, the Dupont Circle Conservancy (DCC) and their immediate neighbors, and have received support for the project. The HPRB granted concept approval for the plans in July of this year. However, in order to proceed with the project variance relief is required from this Board.

The proposed renovations to the Applicants' properties include the following:

1617 19th Street, NW – Rental (Lot 0018)

- a. Remove the rear one-story addition, and a portion of the second story.

Existing gross floor area = 2923 sq. ft. Proposed gross floor area = 2759 sq. ft.

- b. Add a two story carriage house garage addition with green roof, with a connection to the main building at the ground level.

Proposed gross floor area = 721 sq. ft. The area between the main building and the carriage house garage will become a closed court.

- c. Total combined new Proposed gross floor area = 3,382 sq. ft.

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1619 19th Street, NW (Lot 0019)

- a. Remove the carport/deck at the rear of the building.
- b. Add an elevator within the existing closed court, and extend the existing partial cellar to the front of the building.

Existing gross floor area = 2786 sq. ft. Proposed gross floor area = 2961 sq. ft.

- c. Add a two-story carriage house garage addition with green roof, with a connection to the main building at the ground level.

Proposed gross floor area = 703 sq. ft. The area between the main building and the carriage house garage will become a closed court.

d. Total combined new Proposed gross floor area = 3,584 sq. ft.

C. Description of Required Zoning Relief

When the Zoning Regulations were enacted in 1958, the subject property became non-conforming as to each of lot occupancy, floor area ratio and open court. As a result, in order to add even one square foot of living space to the property, variances are required as to each of the those elements as well as subsection Section 404.1 Rear Yard, Section 404.6 Closed Courts, and under subsection 2001.3 to increase the existing non-conforming aspects of the buildings.

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IV.

THE APPLICANT MEETS THE TESTS FOR VARIANCE RELIEF

A. Standards for Granting Area Variances

Under D.C. Code §6-641.07(g)(3) and 11 DCMR 3103.2, the Board is authorized to grant an area variance where it finds that three conditions exist:

- (1) the property is unusual because of its size, shape or topography or other extraordinary or exceptional situation or condition;
- (2) the owner would encounter practical difficulties if the zoning regulations were strictly applied; and
- (3) the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

See French v. District of Columbia Board of Zoning Adjustment, 658 A.2d 1023, 1035 (D.C. 1995) (quoting Roumel v. District of Columbia Board of Zoning Adjustment, 417 A.2d 405, 408 (D.C. 1980)); see also, Capitol Hill Restoration Society, Inc. v. District of Columbia Board of Zoning Adjustment, 534 A.2d 939 (D.C. 1987); Clerics of St. Viator vs. District of Columbia Board of Zoning Adjustment, 320 A.2d 291 (DC 1974) (exceptional situation standard applies to buildings as well as to land). As discussed below, the variances requested meet all three prongs of this test.

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B. The Property Is Affected By An Exceptional Situation Or Condition

The two properties each had a carriage house garage at the rear, similar to the two-story carriage house garages at the rear of the other row dwellings along this block of 19th Street, NW that have existed since well before the advent of the 1958 Zoning Regulations. The carriage houses were subsequently removed from these two properties; the carriage house was removed from lot 0019 between 1919-1932 and lot 0018 between 1932-1955. Based upon the current Zoning Regulations, the carriage houses on these two lots cannot be reconstructed. Therefore, unlike their immediate neighboring properties to the south, these two properties cannot have the same kind of carriage house garage without variance relief from this Board.

The existing buildings currently measure 2923 sq. ft. (1.82 FAR) on 1617 19th and 2786 sq. ft. (1.73 FAR) on 1619 19th. A two-story carriage house garage is not permitted in the DC/R-5-B zone. Therefore, in order to build a two-story carriage house garage in the rear, consistent with the two-story carriage houses on the four lots to the south, each of the two new carriage houses will be connected to the main building on its lot so that it is not a separate accessory building. In order to accommodate a motor vehicle on the ground level, each carriage house must be at least 19 ft. 10 in. deep from front to back. The carriage houses will therefore occupy

721 sq. ft. for 1617 19th St. (.45 FAR) and 703 sq. ft. 1619 19th St. (.44 FAR) sq. ft. on each of the two lots. The covered connections between the carriage house garages and the main buildings will include 721 sq. ft. for 1617 19th St. (.45 FAR) and 703 sq. ft. 1619 19th St. (.44 FAR) on each lot. The proposal includes the removal of 164 sq. ft. (.10 FAR) from the building at 1617 and 208 sq. ft. (.13 FAR) from the building at 1619. The end result is that the 1617 19th Street building, with the addition, will measure 3382 sq. ft. (2.10 FAR), and the 1619 19th Street building will measure 3584 sq. ft. (2.23 FAR), which is greater than the current 1.82 FAR and 1.73 FAR on each of the two lots. Therefore, FAR variance relief will be required from Section 402.

These modifications to the two properties will result in a lot occupancy of 77% on Lot 0018 and 92% on Lot 0019 which is greater than the currently existing 66% and 64% respectively. The lot occupancy calculation includes open courts measuring less than 5 ft. wide, and closed courts measuring less than 6 ft. wide. The existing buildings include 533 sq. ft. of open courts meeting this definition (264 sq. ft. 1617, 269 sq. ft. 1619), and the proposed buildings include 452 sq. ft. of closed courts (330 sq. ft. 1617, 122 sq. ft. 1619) meeting this definition. This will require lot occupancy variance relief from Section 403.

Because the carriage houses will be located at the rear lot line, no rear yard will be provided. This will require variance relief from Section 404 (rear yard). The area between the rear of the main building and the carriage house garage addition will be a closed court which measures 330 sq. ft. for 1617 and 122 sq. ft. for 1619 in area and 51'-3"x16'-0" for 1617 and 11'-3"x16'-1" for 1619 ft. in width. This will require variance relief from closed court (Section 406). In addition, the existing buildings are currently non-conforming as to Lot Coverage, FAR, closed courts and open courts. Therefore, variance relief will be required from Section 2001.3.

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C. The Strict Application Of The Zoning Regulations Would Impose A Practical Difficulty

As discussed above, there are a number of practical difficulties with the Applicant's home that they cannot remedy under a strict application of the zoning regulations.

i) In order to comply with all of the above sections of the Zoning Regulations, and build the carriage house garages, 1423 sq. ft. of the existing main buildings on both lots (721 sq. ft. of 1617 and 703 sq. ft. of 1619) would need to be demolished in order to:

- Fit the carriage house garages on the lots, with the depth dimension required to accommodate a motor vehicle, and to set the carriage house garages back at least 15 ft. from the rear lot line in order to create a minimum 15 ft. rear yard.
- Establish a minimum 21 ft. separation between the facing exterior walls of the carriage house garage and the main building, in order to provide the required width and area of the closed court.
- Meet the maximum permitted FAR and lot occupancy limitations.

ii) Historic Preservation

The property is limited as to what FAR and Lot Occupancy could be accommodated due to the Historic District overlay and the L'Enfant trust which protects the entire exterior envelope and grounds. This protection severely limits the ability to change the exterior of the buildings thus precluding as much demolition required to make the two buildings conforming, which in turn unreasonable limits the owners reasonable uses of their property for security and to enjoy the outside elements due to strict application of the zoning requirements.

iii) Security

The property is unique in the alley as the abutting properties to the south have 2 story carriage houses provide protection from the alley for their cars and security preventing access to the rear of the main buildings. The applicants desire to protect their vehicles, personal property and access to the buildings to the same degree as other buildings in the block.

Also, a closed, secure court created by the additions would allow the owners full use and enjoyment of the property which is currently denied due to area being open to alley users and sundry people; the applicants cannot have an uninterrupted dinner outside the back door on the ground floor as can all the other neighbors.

iv) No storage space for occupants (1617)

To maximize living space, the occupants of 1617 have extremely limited closet and storage space, and there is no cellar storage space existing or planned. The carriage houses will provide necessary secure closets and storage for the occupants, consistent with the use of the original carriage houses. The HARB would also like to retain the carriage house 2nd floor as it keeps the context and texture of the alley consistent.

v) Galley Kitchen, No Dining Room and Very Small Living room (1619)

If the zoning regulations are strictly applied and the 703 sq. ft. of the Carriage House were removed from the Main Dwelling, there is nothing that the Applicants could do to remedy inadequate floor space to fit a kitchen, a modest living room and a functional dining room on the first floor. Moving any one of these three elements to the second or third floor in order to create adequate space for the other two elements on the first floor is not a viable option, and would create a practical difficulty. All three elements are traditionally part of the "public living space" of a dwelling. It would be inappropriate to bring guests to the second or third floor for either the living room or dining room, where the more "private" bedroom, bathroom and study areas are located, and it would be impractical to have the kitchen on either of these two levels. Moreover, this would reduce the area in the dwelling for bedrooms and other private living purposes.

vi) Unusable Bedrooms (1617).

If the zoning regulations are strictly applied and the 721 sq. ft. of the Carriage House were removed from the Apartment Dwelling the rear bedrooms would be too small to be of any practical use and the closets would be eliminated.

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HARB

vii) Poor Outdoor Space (1617 and 1619)

Applicants have no ability to control the rats, flies and odors resulting from the garbage left by alley users and the speeding cars using the alley at all times of day and night. Furthermore, the existing concrete is of limited use as a parking area. Strict application of the zoning regulations would prohibit Applicants from building the closed court that would allow for adequate outdoor green space and would only serve to preserve outdoor space rendered unusable by vermin, concrete and traffic.

viii) Limited Green Space (1617 and 1619)

The applicants do not have the same use and enjoyment of their rear outdoor area as their neighbors. The applicants' area is completely covered with impervious concrete. The additions will have a green roof which will contribute significantly to the Green Area Ratio of the property. The closed courts created by the additions will allow for landscaping and greening of the properties. This is responsive to DC's Comprehensive Plan of greening the city which "Encourage[s] the use of green building practices within Near Northwest, with a particular emphasis on green roofs. Rooftop gardens should be encouraged in new construction and major rehabilitation projects as a way to create additional green space, reduce storm water runoff, and provide an amenity for residents" (Office of Planning, Volume 2, 2006 Comprehensive Plan, 2009 Amendments, Chapter 21, Near Northwest Area Element, Policy NNW-1.2.10, "Sustainable Development", page 21-17).

ix) Hospice Staff Living Quarters (1619)

To ensure that the property is adapted to housing persons due to infirmity and need of intensive around-the-clock in-home hospice care, the addition over the needed garage is crucial to house a hospice caregiver when one is required and still maintain an adequate level of privacy and normalcy in the main house. This use of staff housing is also consistent with the historical use of Carriage Houses in the past. Consistent with DC's Comprehensive Plan's goal of retaining residents, this addition allows the Applicants to remain rather than move to an assisted care

facility outside of the DC boundaries in the future. It may also come about that the owners will require the space for family members as Mother-in law use.

x) Poor Light on the First Floor (1619)

The neighbors at 1621 have built a first floor addition and a raised patio/deck on the property line. This impacts the light and air reaching the first floor of 1619. The runoff combined with the dark and damp areaway has created a mold and mildew problem as well as drainage issues in the existing side court. Strict application of the zoning regulations would prohibit a solution to these problems.

xi) Excessive cost (1617 and 1619)

The cost of removing the FAR from the existing buildings beyond what has been proposed renders the project economically impractical. The construction cost of the combined Carriages Houses as proposed is approximately \$294,056 and adds 1256 sq. ft. to the properties costing an average of \$236 per sq. ft. per the quote from the Applicant's contractor, Capital Design Group, Inc. This is in line with the \$210-\$250 average per sq. ft. price of new construction in the Dupont Circle neighborhood as priced by Capital Design Group, Inc. In order to remove the FAR from the existing buildings to have a net zero FAR increase will result in a revised project cost of \$891,796, or \$626 per square foot, to build the carriage house. This is more than double the Applicants original proposal and well beyond the average per sq. ft. cost and imposes an economic practical difficulty.

D. Relief Can Be Granted Without Substantial Detriment To The Public Good, And Without Substantially Impairing The Intent, Purpose Or Integrity Of The Zoning Regulations.

The R-5-B zone was imposed on this neighborhood well after the neighborhood was built. As a result, many of the buildings in the R-5-B zone in this area are non-conforming in a number of respects, including FAR, lot occupancy, rear yard and court. An analysis of 50 surrounding R-5-B properties in this block shows that 40 properties (80%) are non-conforming

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structures (Exhibit F). The properties to the immediate south each have a non-conforming two-story carriage house garage structure, and are also non-conforming as to FAR, lot occupancy and rear yard. In addition, because the two subject lots are each only 16 ft. wide it is virtually impossible to comply with the 15 ft. minimum closed court width requirement if there is any construction at all on the property within that area.

Given the proposed location of the two-story rear additions along the alley, which will continue the rhythmic pattern of carriage house garages along the alley in this block, the remainder of the renovation work will not be visible to the public. The additions are not intended for the purpose of converting the existing uses in the two buildings to another use, or to otherwise intensify the uses. Rather, the proposed renovations are requested in order to reasonably adapt the two properties to modern living standards. The proposed additions will make these dwellings compatible and commensurate with the adjacent houses in the alley and to other dwellings in the square and surrounding area.

V. COMMUNITY SUPPORT

The ANC2B passed with no objection a resolution in support of the application (Exhibit B). In addition, the owners of the adjacent properties and the owners of the properties visually impacted by the new additions have signed letters of support (Exhibit C). The DC Historic Preservation Board (HPRB) with Kim Elliott is also in support of the project (Exhibit D). The Dupont Circle Conservancy (DCC) has also provided their support based on the recommendation of the HPRB (Exhibit E). Finally, the L'Enfant trust supports the project concept and is working with the applicants to design the additions appropriately.

VI.
EXHIBITS IN SUPPORT OF THE APPLICATION

- Exhibit A: Architects package containing Existing and proposed floor plans, elevation, photographs, Baist maps, lot maps, map of immediate neighborhood.
- Exhibit B: ANC2B resolution in support of the Application
- Exhibit C: Letters from neighboring owners and residents in support of the applicant
- Exhibit D: HPRB resolution in support of the Application
- Exhibit E: DCC resolution in support of the Application
- Exhibit F: Map showing non-conforming structures in surrounding area.
- Exhibit G: Resume of Jeff Goins, FAIA

VII.
WITNESSES

- A. David Brooker and Cathy Brooker, Applicants
- B. Jeff Goins, FAIA, Expert Architect Witness

VIII.
CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards for variance relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests that the Board grant the application.

Respectfully Submitted,

Dennis B Lee

Capital Design Group

Agent for David and Cathy Brooker

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Exhibit A:

Architect's Package (attached)

Includes:

- A0.0Cover Sheet
- A0.1Snide & Associates Survey (Plat)
- A0.2Site Plans and Existing and Proposed
- A0.3Site Photos
- A0.4Site Photos at Rear
- A0.4A.....Site Photos – Existing Alley Conditions at Rear
- A0.5Aerial Photo
- A1.1Existing 1st and 2nd Floor Plans
- A1.2Existing 3rd Floor Plans
- A1.3Proposed 1st and 2nd Floor plans
- A1.4Proposed 3rd Floor Plans
- A2.1Existing West/Front and East/Rear Elevations
- A2.2Existing North/Side and South Sides elevations
- A2.3Proposed West/Front and East Rear Elevations
- A2.4Proposed North/Side and South Sides Elevations

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Exhibit B:

ANC2B Support Resolution

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

July 22, 2013

Gretchen Pfaehler, Chair
Historic Preservation Review Board
Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024
historic.preservation@dc.gov

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RE: Application to HPRB for proposed renovations at 1617-19 19th Street, N.W. (2B03)

Dear Chair Pfaehler,

At its regular meeting on July 10, 2013 the Dupont Circle Advisory Neighborhood Commission ("ANC 2B" or "Commission") considered the above-referenced matter. With all nine commissioners present and voting, a quorum at a duly-noticed public meeting, the Commission approved the following motion by a vote of (8-0-1):

ANC 2B supports the project as presented because it is consistent with the lot coverage of neighbors, the project adds green space, the proposed new structures are consistent with surrounding buildings, neighbors have expressed support for the project, and because the window wells conform with those on the block.

Commissioners Stephanie Maltz (stephanie.maltz@dupontcircleanc.net), Will Stephens (will.stephens@dupontcircleanc.net), and Mike Feldstein (mike.feldstein@dupontcircleanc.net) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

Will Stephens
Chairman

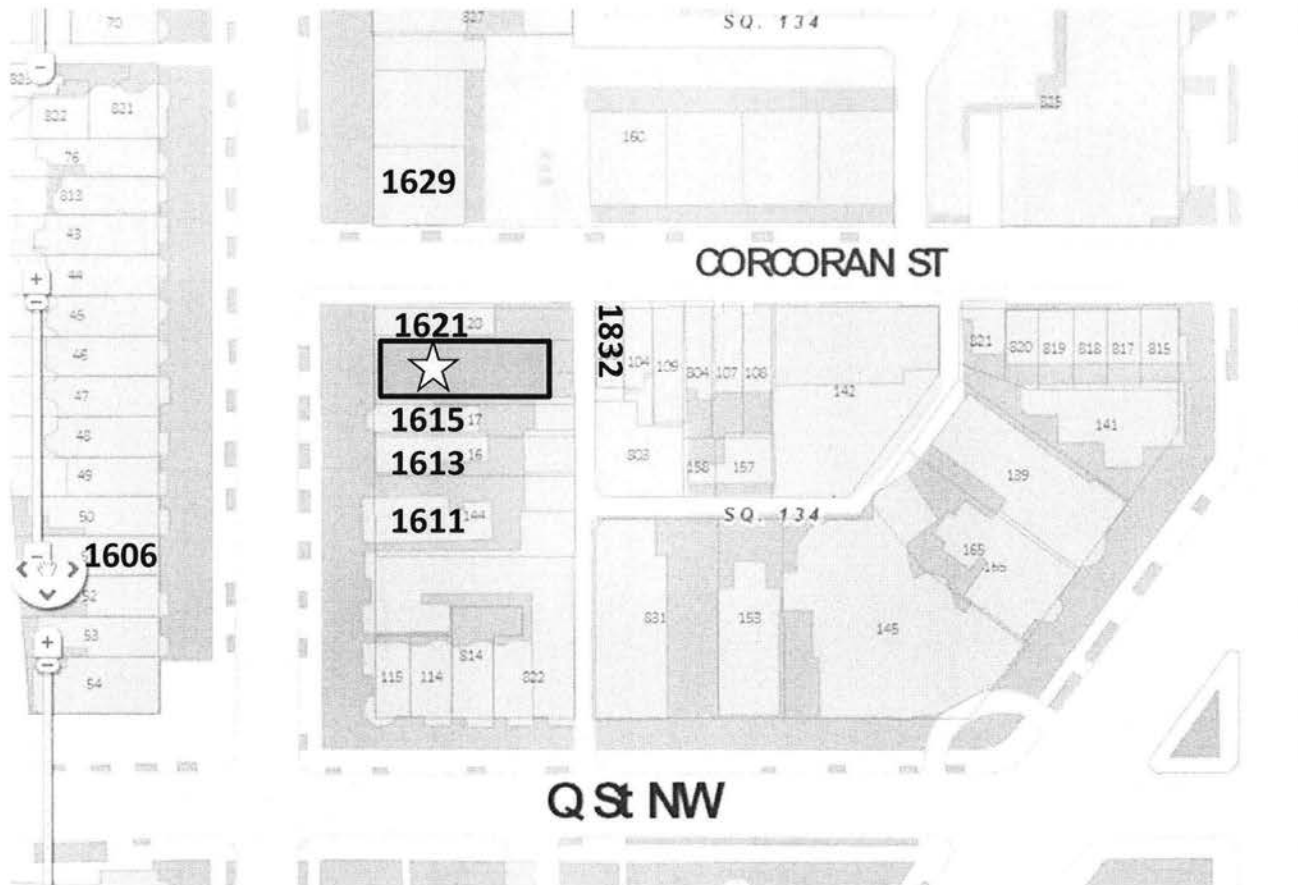
Cc: Steve Calcott
Kim Elliott

Exhibit C:

Neighbor Support Letters

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Neighbor Notification and Approval Status map



1621 19 th St. – Hassel	Approved
1615 19 th St. – Murphy	Approved
1613 19 th St. – Wakeling	Approved
1611 19 th St. – Fletcher	Approved

1606 19 th St. – Chema	Approved
1629 19 th St. – Darby	Approved
1832 Corcoran – Walker	Approved

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To: ANC2B

RE: 1617 and 1619 19th Street NW

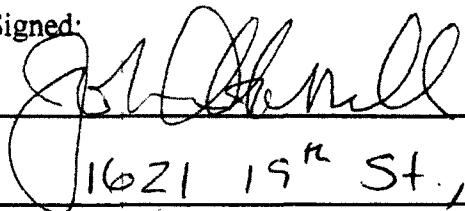
DATE: 7/1/2013

To who it may concern,

We, the undersigned neighbors, do not oppose the improvements requested by Dave and Cathy Brooker of 1617 and 1619th Street NW. The improvements the Brooker's have shared with us include:

- Removal of the two decks on the rear of 1617
- Removal of the rear deck of 1619
- Removal of the rear addition to 1617
- Addition of a garage on both 1617 and 1619
- Addition of living space above both garages
- Enclosure of interior courtyard
- Enclosure of side walkway on 1619 at rear of house
- Alterations to the front of both buildings to be determined involving access to the basement including potential:
 - New basement door
 - New basement stairs
 - Basement window wells
 - New landscaping

Signed:


1621 19th St., NW

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John D. Hassell

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To: ANC2B

RE: 1617 and 1619 19th Street NW

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Signed:

Eileen Murphy

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Eileen Murphy
1615 19th St, NW
Wash, DC 20009

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To: ANC2B

RE: 1617 and 1619 19th Street NW

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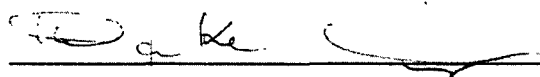
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Signed:

Printed


1613 19th Street, NW

P. WAKEFIELD
6/28/13

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To: ANC2B

RE: 1617 and 1619 19th Street NW 2013 SEP 27 PM 1:27

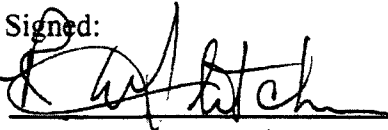
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Signed:


1611 19th S. NW

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R. WHITWORTH FLETCHER

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To: ANC2B

RE: 1617 and 1619 19th Street NW

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Signed:



J. Richard Chen

1606 19th St., NW

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Susan Chang

J. Richard CHEN

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To: ANC2B

RE: 1617 and 1619 19th Street NW 2013 SEP 27 PM 1: 27

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Signed:

Rose M. Darby
1629 19th St, N.W

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ROSE M. DARBY
WASHINGTON,
D.C. 20009

To: ANC2B

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RE: 1617 and 1619 19th Street NW

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- Enclosure of interior courtyard
- Enclosure of side walkway on 1619 at rear of house
- Alterations to the front of both buildings to be determined involving access to the basement including potential:
 - New basement door
 - New basement stairs
 - Basement window wells
 - New landscaping

Signed:

Printed

(OCCUPANT) M. Walker

MELANIE WALKER, MD

1832 Corcoran Street, NW

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Exhibit D:

HPRB Support Document

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

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Property Address:	1617-1619 19 th Street, NW	Agenda
Landmark/District:	Dupont Circle	X Consent Calendar
Meeting Date:	July 25, 2013	X Concept Review
H.P.A. Number:	13-469	X Alteration
Staff Reviewer:	Kim Elliott	X New Construction

The applicant Capital Design Group, Inc. on behalf of the owner, Dave and Cathy Brooker, seeks concept review for partial demolition of a rear ell and non-contributing carport and deck, and construction of two new two-story carriage houses at the rear alley and new window wells at the front of 1617 and 1619 19th Street.

Property Description

Both properties were built in the Italianate style between 1874 and 1903. Most likely these brick buildings were two-stories built at grade with the 3rd story mansards added after the original construction. Baist maps dating back to 1903 illustrate wood frame stable or carriage house buildings at the alley as part of a consistent row of two-story brick and wood frame alley buildings spanning the whole block. Over the early part of the 1900s several additions were added to both addresses.

Proposal

The project calls for constructing two-story brick carriage houses with green roofs abutting the alley and aligned with the other existing alley buildings to the south. To do so, a portion of the brick rear ell addition on 1617 and the wood frame carport and deck appendage on 1619 would be demolished to create a green courtyard space with a covered walkways linking the main houses and the new carriage houses. In addition, the design includes a proposal to expand the basement at 1619 and add a basement at 1617 including introducing two short windows and window wells on each front façade. The applicant is applying for BZA zoning relief for the two-story alley buildings concurrently with the HPRB process.

Evaluation

For most of the early 1900s, the entire alley between Corcoran Street and Q Street was fronted with a continuous row of carriage houses, stables and garages. All of these structures are 2-story alley buildings built between 1880 and 1927; and with the exception of the rear buildings at 1617, 1619, and 1621, these alley buildings still remain standing today. The new construction, a 2-story brick carriage house at both properties including garage and studio space above, has a massing, scale, and detailing that are in keeping with the character of the adjacent row of alley buildings as well as the main houses. The height at 21' is similar and in scale with the neighboring alley buildings. The proposed garage doors and punched window openings and details with header courses and lintels are also in context with the alley building typology and these site conditions. Although the new construction of the carriage houses would be visible from Corcoran Street, the proposal is compatible with the neighborhood and character of the district and returns the property to its original footprint with main house and rear building.

It is more difficult to find precedent for the proposed window wells on this type of house. These simple Italianate houses, commonly built as slab on grade did not typically include a basement. Here, there is a partial basement on one property, and no basement on the other, that the applicant proposes to enlarge and add. While there are a couple of precedents where small windows existed or were added in other similar style homes in the area, the large majority do not include basement windows and window wells. 1617 and 1619 sit just 2 risers above grade, so in order to obtain light for the lower level, the window and window well would have to be quite large to have any significant effect. But because there is a deep front

yard at each property, window wells could be appropriate with this site if they are kept to a minimum and their appearance is discreet so as not to distract from the current façade design.

Recommendation

The HPO recommends that the Board

- *Find the concept of the new carriage house construction to be consistent with the character of the Historic District and compatible with the architecture and scale of the neighboring buildings;*
- *Find that the addition of front façade windows and window wells may be compatible in this site context if detailed to minimize their appearance;*
- *Encourage the applicant to refine the design of the connecting covered walkway between buildings;*
- *Delegate final approval to staff.*

No portion of this recommendation or the Board's action shall be construed as support for any needed zoning relief.

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Exhibit E

DCC Support Document

Charles Carruthers

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From: Patrick Smith
Sent: Monday, August 19, 2013 4:56 PM
To: Charles Carruthers
Subject: FW: DCC resolution for 1617-1619 19th St.

Thanks,

Patrick Smith
202-841-1154

From: tom1545@verizon.net [mailto:tom1545@verizon.net]
Sent: July 10, 2013 12:22 PM
To: kim.elliott@dc.gov; Patrick Smith
Subject: DCC resolution for 1617-1619 19th St.

The following is the Dupont Circle Conservancy resolution for **1617-1619 19th St., NW, HPA# 13-469**.

"The Conservancy supports the project as presented presuming the window wells are approved by the L'Enfant Trust."

Kim,
Please convey the DCC resolution to the HPRB members.
Thank you.
Tom

Exhibit F:

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Map of adjacent Non-Conforming Structures

50 Properties Surveyed R-5-B

- 40 are non-conforming > 60%
- 18 are non-conforming > 80%
- 10 are conforming <= 60%

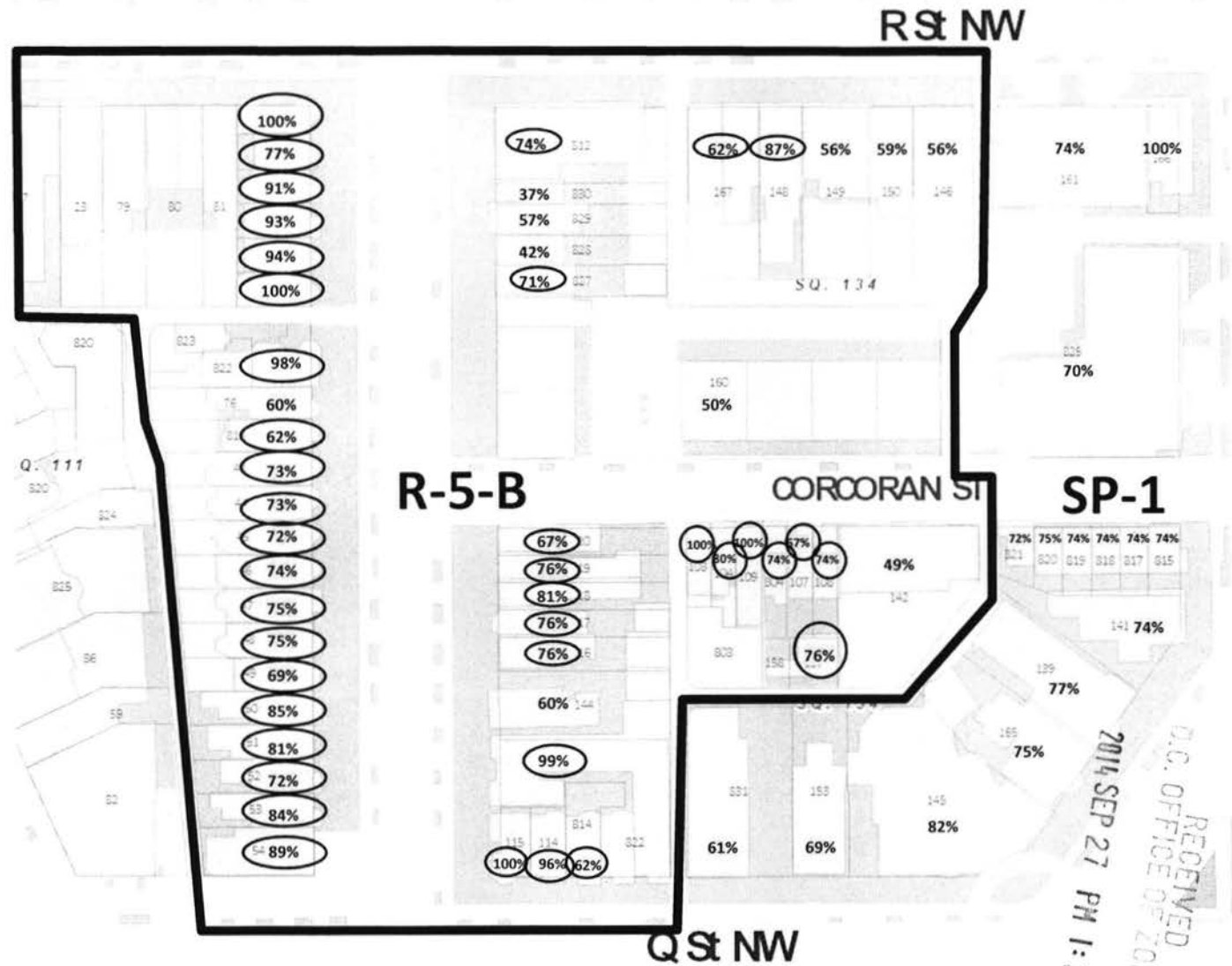
○ = Non-Conforming

Zone R-5-B

Allows 60% Lot Coverage

Zone SP-1

Allows 80% Lot Coverage



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Exhibit G:

Resume of Jeff Goins, FAIA



Jeff's diverse background includes commercial architectural projects, and numerous competitions from 900 square feet to 3,000,000 square feet. He is an accomplished designer with an understanding of what it takes to create successful projects. Jeff brings a working knowledge of projects like the Southwest DC Waterfront Competition complimented by his work as a designer on the AIA award winning 6th and I Synagogue. He believes in the use of technology as well as traditional media to convey ideas to clients. It is his understanding of graphics and imagery that significantly aids the design phase of a project.

Mr Goins work at PGN includes many significant projects within the Washington DC metro region. The multifamily project sited and adjacent to RFK stadium located on Capitol Hill required community, Office of Planning and local ANC's support. The project is a contextual example of the sensitivity to the historical context Jeff used in the design process, all with overwhelming support. His other work includes the modern interpretation of Terragni Villa in the 'Parcel 42' competition, which PGN was part of the winning team.

Significant Project list:

Matthews Memorial PUD, Washington, DC 130,000 square feet 99 unit PUD. The project also consisted of a 14,000 square feet Community Building. The project is set for construction in first quarter of 2010.

W St, SE- BZA/ HPRB, Washington, DC the project is 45,000 square feet. It consists of 24 Townhome developments and required BZA and HPRB approvals.

2321 High St, HPRB Washington DC the project is a Historical Renovation of one of the original Home in Anacostia. PGN was recognized by the board for renovation and attention to Detail.

East Capitol PUD, Washington DC 180,000 square feet 140 unit condo building. Jeff was the partner in charge through design and the PUD process.

Park Morton Master Plan, Washington, DC 600,000 square feet 477 unit planning project. Jeff played an integral role in the community design charrette and coordination with DC agencies.

Dunbar Towers, Washington DC 30,000 square feet 28 unit residential with ground floor retail. Jeff was the partner in charge through design development.

Meridian II, Washington, DC 20,000 square feet 16 unit condo building. Jeff was the partner in charge through construction documents.

United States Treasury, Washington DC. Responsibilities included construction documents, on site coordination, and historic documentation.

Pentagon, Washington DC. Responsibilities included design and design development of the renovation.

Sixth and I Synagogue, Washington DC, Responsible for Design which received a AIA Historical Renovation Award.

■ Bachelors of Architecture/ University of Tennessee School of Architecture in 1996

■ Computer Integrated Drafting and Design/ Mississippi State Community College in 1992