GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

Memorandum

TO: Board of Zoning Adjustments

FROM: Andrew Altman, Director
Office of Planning

DATE: September 21, 2001

SUBJECT: Waiver of Rules for Late Submittal of the Office of Planning Report on FMBZA #16739

The attached report concerning FMBZA Application #16739 is being submitted less than 7 days prior to the FMBZA consideration of the item scheduled for public hearing. The Office of Planning respectfully requests that the FMBZA waive its rule and accept the report into the record.

Attachment

AA/mbr

BZA
Case No. 16739
Exhibit No. 37

Board of Zoning Adjustment
District of Columbia
CASE NO.16739
EXHIBIT NO.37

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: Foreign Missions Board of Zoning Adjustment

FROM: Andrew Altman, Director
Office of Planning

DATE: September 18, 2001

SUBJECT: Embassy of Latvia - FMBZA Application 16739
2306 Massachusetts Avenue, N.W. (Square 2507, Lots 4 and 5)

APPLICATION

Scott Stinson and the Embassy of the Republic of Latvia (Applicant) submitted a request to establish a chancery at 2306 Massachusetts Avenue, N.W., pursuant to Section 206 (b)(2)(B) of the Foreign Missions Act (Title II, Public Law 97-241, 96 Stat. 286, August 24, 1982), DCMR Title 5, Section 1206 and Title 11, Section 1002.1.

SUMMARY RECOMMENDATION

The Office of Planning recommends approval based on the determination that the subject property is in the Mixed Use Diplomatic District and is located in an area appropriate for foreign missions and international agencies.

If the Foreign Missions Board of Zoning Adjustment (FMBZA) determines that this request should be approved, that approval should be subject to the following conditions:

- The number of mission officials and employees on-site at any one time shall not exceed twelve.
- The number of vehicles on-site for embassy officials and staff shall not exceed nine and other arrangements should be made for additional off-street parking at another location for large functions.
- The applicant shall comply with all the applicable historic preservation laws and requirements concerning the property.

- The first and second floors of the embassy shall be open to the public for viewing on a schedule mutually agreed upon with the ANC.
- Delivery and pick-up of equipment and supplies will be limited to working hours. Trash will be stored in covered containers in areas not visible from the street and be put out only on days designated for pick-up.
- A complete set of as-built plans showing the building exterior and grounds will become part of this approval.
- The Embassy shall designate a community liaison to work with the residents of the Sheridan-Kalorama community on matters of mutual concern.

SITE AND AREA DESCRIPTION

The subject property at 2306 Massachusetts Avenue, N.W., (Square 2507, Lots 4 and 5) is improved with the 4-story Alice Pike Barney House and a 1-1/2 story garage (attachment 1). The House was built between 1902-1903 as an artist studio for Alice Pike Barney. Over the years, the property has housed various non-residential functions including the Peruvian Embassy, the Columbian Legation, the National Film Laboratories, Inc., the American Association of Museums, and the Smithsonian Institution. The property was sold to the current owner and has been vacant since 1999.

The exterior and the first two floors of the interior of the house are designated landmarks in the D.C. Inventory of Historic Sites and are listed in the National Register of Historic Places. The house is also located in the Massachusetts Avenue and Sheridan-Kalorama Historic Districts.

The subject property is in the Sheridan-Kalorama community and is along the section of Massachusetts Avenue known as "Embassy Row". The property is on the western section of Sheridan Circle. Directly west of the site is the Korean Chancery, while to the east is a private residence and the Annex for the Republic of Turkey. Around the Circle and along Massachusetts Avenue there are a number of other embassies and chanceries interspersed with some residential uses. Many of these chanceries are much larger than the chancery proposed by the Latvian Government. Directly south of the property are the Rock Creek Park and Rock Creek Parkway.

APPLICANT'S PROPOSAL

The Republic of Latvia would like to establish its chancery on the subject property. The small diplomatic mission will consist of ten persons including two caretakers. The caretakers will live on the site and will be responsible for maintaining the property. One will serve as the Ambassador's driver.

The first two floors of the building are designated historic spaces and will maintain their original finishes and historic integrity. They will be maintained and will function as ceremonial and receiving rooms. The upper two floors will be renovated and used as chancery offices, while the basement level will house the consular offices. The only exterior changes proposed for the building will be to add two plaques on the front of the building for identification purposes.

There will be no exterior lighting added and no large antennas will be installed. The garage will be converted to residential space to house the caretakers.

The chancery will be open for business between 9:00 am and 5:00 p.m., Monday through Friday. From experience, the embassy anticipates that there will be an average of two visitors daily to the consular and visa office and two per week to the chancery office. The applicant anticipates that the chancery will host a number of social functions on-site per year including two large functions with the number of guests ranging between 100 and 150. In addition, there may be a number of small dinners and functions in the evenings with the number of guest numbering between 10 and 15.

Parking will be provided on the site in the area beside and in front of the existing garage. This area can accommodate six spaces if self-parked and 9 spaces if there is attendant or valet parking. The applicant anticipates that on average 7 vehicles will be driven to the chancery daily.

Due to the historic nature of the property, the Embassy proposes to display works of Latvian and European artists on the first and second floor, that will be open for public viewing on a schedule to be agreed on with the ANC.

EXISTING ZONING AND RELIEF REQUESTED

The subject property is in the R-3 District and is also governed by the Mixed Use Diplomatic District (D/R-3). This district permits medium density residential and permits diplomatic uses.

New chanceries can only be established in the District in accordance with requirements of the Foreign Missions Act (Title II, Public Law 97-241, 96 Stat. 286, August 24, 1982) and corresponding sections of the DCMR, Title 11, Chapter 10 and Title 5, Chapter 12.

Section 1002 of the Zoning Regulations includes the following provisions:

> "*1002.1 To locate, replace, or expand a chancery in R-5-D, R-5-E, or D Districts, or to reconstruct and existing chancery that is destroyed in an R-1, R-2, R-3, R-5-A, R-5-B, or R-5-C district, application shall be made to the Board of Zoning Adjustment.*"

The application meets this criterion as it is within the D District. Additionally, DCMR, Title 5, Chapter 12, Building Restrictions and Regulations includes the following:

> "5-1206 Location in District:
>
> (a) The location, replacement, or expansion of chanceries in the District of Columbia shall be subject to this section.

(b) (2) A chancery shall also be permitted to locate: (A) In any other area which is zoned medium-high or high density residential; and (B) in any other area, determined on the basis of existing uses, which includes office or institutional uses, including but not limited to, any area zoned mixed-use diplomatic or special purpose; subject to disapproval by the District of Columbia Board of Zoning Adjustment in accordance with this section."

Although these provisions appear to conflict, the District of Columbia Court of Appeals determined (in Dupont Circle Citizen's Association vs. District of Columbia Board of Zoning Adjustment, App. D.C., 530 A.2d 1163, 1987) that Section 5-1206 of Title 5 preempts any otherwise applicable section of the Zoning Regulations.

The placement of a chancery is also subject to the requirements of, DCMR, Title 5, Section 1206(d). (See the Analysis section of this report for citation)

ANALYSIS

The chancery of the Republic of Latvia is currently located at 4325 17th Street, N.W. in a residential district and not within the diplomatic overlay zone. The applicant proposes to relocate the chancery to the proposed location along Embassy Row, a more prominent location. The chancery in upper northwest will be maintained with the Defense Attaché, Archives and Technical Facilities.

Compliance with Section 5-1206(b)(2)(B):

The proposed chancery must be located in an area "determined on the basis of existing uses, which includes office or institutional uses."

Under the Foreign Missions Act, the responsibility for making this determination was assigned to the National Capital Planning Commission (NCPC). When first passed, the referenced provision required some interpretation. A consultant report entitled "Planning Report - Revised Foreign Mission and International Organizations Element of the Comprehensive Plan for the National Capital," dated July 28, 1983, outlined a rationale for locating chanceries. NCPC uses the Foreign Missions and International Organizations Element of its Comprehensive Plan that identifies appropriate locations for international agencies.

- The study selected the city square as the unit of analysis and compared lot square footages recorded in the District computer inventory by land use.
- The study found that the average mixed-use ratio for individual squares zoned "Diplomatic" at that time was approximately 2/3 residential and 1/3 office, institutional or other uses.
- This standard was then applied to all squares zoned R-1-A through R-5-B to determine what squares equaled or exceeded that ratio. Each square was also analyzed to ensure that they contained an existing office or institutional use.

- Squares that met or exceeded the standard were determined to be consistent with the referenced provisions of the Foreign Mission Act and included in the plan element as possible chancery locations, subject to disapproval by the FMBZA.
- It was also recommended that chanceries in squares that do not meet this ratio be permitted to remain, but not allowed to expand beyond their current property boundaries.

NCPC, in a memorandum dated August 15, 2001, (Attachment 2) has determined that the subject property meets the standard used to determine areas eligible for chancery locations. The Office of Planning agrees with this determination.

Compliance with Section 5-1206(d):

If the FMBZA determines that the site is in compliance with Section 5-1206 (b)(2)(B), then location of a chancery is also subject to the following criteria:

1. ***The international obligation of the United States to facilitate the provision of adequate and secure facilities for foreign missions in the Nation's Capitol.***

In a letter to Jerrily Kress, Director of the Office of Zoning and dated August 14, 2001 (Attachment 3), Theodore E. Strickler, Deputy Assistant Secretary states that a favorable action on this application will fulfill the need for adequate and secure premises for the applicant for its diplomatic mission in Washington. The Office of Planning agrees that this criterion has been met.

2. ***Historic Preservation.***

The Alice Pike Barney House is a historic site in the Massachusetts Avenue Historic District and the application was therefore forwarded to the Commission of Fine Arts and the Historic Preservation Review Board (HPRB). The applicant has requested and the HPRB has granted concept review for two new signs to be installed on the front of the building. No other changes will be made to the exterior of the building. The Office of Planning agrees that this criterion has been addressed.

3. ***The adequacy of off-street parking or other parking and the extent to which the area will be served by public transportation to reduce parking requirements, subject to such special security requirements as may be determined by the Secretary, after consultation with federal agencies authorized to perform protective services.***

The applicant proposes that a total of nine parking spaces will be provided in the parking area on the site. Seven of the spaces will be assigned to employees who will drive to work regularly. The parking area is not very large and parking may be difficult. Therefore, the applicant has proposed to have the caretaker serve as a parking attendant, to permit additional space to be accommodated on the site as "stacked " spaces. The subject property is three blocks from the

Dupont Circle Metro Station and there are a number of Metrobus routes that operate along Massachusetts Avenue.

The chancery is not expecting a large number of visitors. Most of these visitors will be diplomats and businesspersons that will arrive by taxi or be driven. They also anticipate approximately 2 visitors daily to the consulate office for visa, passport, and other services and approximately 2 visitors per week to the chancery offices.

The applicant states that they will have two large functions per year with up to 150 persons accommodated at the Hilton Hotel and then bussed to the embassy. Parking for the other small dinners will be accommodated on the site. Additionally, there are thirty-two diplomatic parking spaces in the Sheridan Circle area in addition to regular parking spaces that the applicant can use.

In the referenced letter to Director Kress, the Deputy Assistant Secretary states that, after consultation with federal agencies authorized to perform protective services, it has been determined that there will be no special security requirements relating to parking. The Office of Planning agrees that this criterion has been addressed.

4. ***The extent to which the area is capable of being adequately protected, as determined by the Secretary, after consultation with federal agencies authorized to perform protective services.***

In the referenced letter to Director Kress, the Deputy Assistant Secretary states that the subject site and area can be adequately protected. The Office of Planning agrees that this criterion has been addressed.

5. ***The municipal interest, as determined by the Mayor of the District of Columbia.***

The Office of Planning represents the Mayor of the District of Columbia regarding this application. The subject property is within the Mixed Use Diplomatic District that permits the location of a chancery in the underlying zone. The Sheridan Circle area has a number of chanceries and it fronts on Massachusetts Avenue that is also known as "Embassy Row". This proposed use would be compatible with the surrounding uses. Therefore, the proposed chancery will not impair the integrity of the Zoning Regulations or the municipal interest.

6. ***The federal interest, as determined by the Secretary.***

In the referenced letter to Director Kress, the Deputy Assistant Secretary states that while the United States does not own any property in Latvia, the United States is free to acquire property if they decide to do so. In addition, the United State has received the support and cooperation of the Government of Latvia over the years. The Office of Planning agrees that this criterion has been addressed.

HISTORIC PRESERVATION

As stated before, the house is a historic site including the first and second floors in the interior of the building. Originally, the house was used as an artistic studio-salon by artist Alice Pike Barney and is one of the only examples of the Aesthetic and Arts-and-Crafts design movement in the nation. The staff of the HPRB has noted that they will have limited ability to regulate interior alterations on the property of a foreign government and "would hope that the Latvian Government will respect the unique architectural character of this property and its contribution to the city if it is to fall under their stewardship" (Attachment 4). This sentiment has also been expressed by the community.

To address this issue, the Embassy has committed to maintaining the historic qualities of the property both on the exterior and the interior. They have proposed that on the first and second floors, works of Latvian and European artists will be displayed. Additionally, the embassy has proposed to open these two levels to the public on a schedule to be finalized with the ANC and other community organizations.

The Commission of Fine Arts and the HPRB have both given concept approval to relocate the existing plaque identifying the building as the Alice Pike Barney Studio House, install a new plaque, "Embassy of Latvia" to identify the chancery and a second, "Consulate Office" to identify the consular section.

COMMUNITY COMMENTS

This proposal will be considered by ANC-1D on September 18, 2001. In conversations with the Chairwoman of the ANC, it was conveyed that they did not support the location of another chancery in this area. If the ANC does not vote to support the application, OP will respond to their concerns in a supplemental report.

AGENCY COMMENTS

The National Capitol Planning Commission (NCPC) commented on this proposal in a letter dated August 15, 2001 that stated that the chancery proposal was permitted in this location and is consistent with the location criteria and/or applicable policies in the Foreign Missions and International Organization Element of the Comprehensive Plan.

The Division of Transportation has reviewed the application and concludes that the amount of traffic generated by the proposed uses is insignificant and will not affect existing capacity and level of service in the area. Further, the potential traffic demand can be supported by the surrounding road network, the excellent proximity to mass transit, the availability of on-site parking, and the availability of commercial parking facilities near the site (Attachment 5).

The Commission of Fine Arts had no objection to the placement of the plaques on the front of the building. The Historic Preservation Review Board approved the concept design for the

proposed signs as being consistent with the character of the Massachusetts Avenue and Sheridan-Kalorama historic districts.

SUMMARY AND RECOMMENDATION

The building has never been used as a principal residence. The house was originally designed and intended to be an artist studio and venue for performing arts and the layout of the building is not configured as a typical residence. The use of the house as a chancery would be compatible with the predominant use in the Sheridan Circle area that is distinct from the residential character of the area outside of the Diplomatic Overlay zone.

The Office of Planning recommends approval based on the determination that the subject property is in the Mixed Use Diplomatic District and is located in an area appropriate for foreign missions and international agencies. Further, if the Foreign Missions Board of Zoning Adjustment (FMBZA) determines that this request should be approved, that approval should be subject to the following conditions:

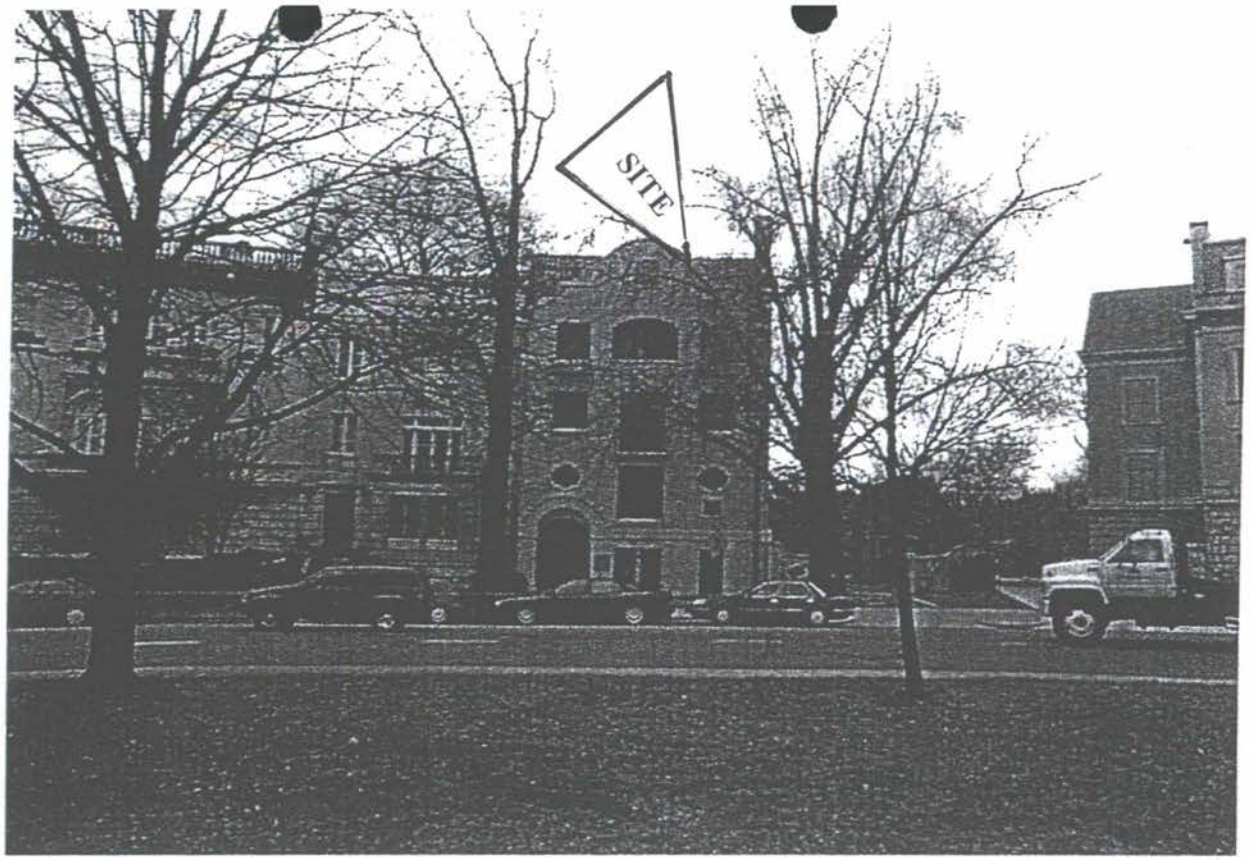
- The number of mission officials and employees on-site at any one time shall not exceed twelve.
- The number of vehicles on-site for use or driven by embassy officials and staff shall not exceed nine. Other arrangements should be made for additional off-street parking at another location for large functions.
- The applicant shall comply with all the applicable historic preservation laws and requirements concerning the property.
- The first and second floors of the embassy shall be open to the public for viewing on a schedule mutually agreed upon with the ANC.
- Delivery and pick-up of equipment and supplies will be limited to working hours. Trash will be stored in covered containers in areas not visible from the street and be put out only on days designated for pick-up.
- A complete set of as-built plans showing the building exterior and grounds should become part of this approval.
- The Embassy shall designate a community liaison to work with the residents of the Sheridan-Kalorama community on matters of mutual concern.

ATTACHMENTS:

1. Site Location
2. Memorandum from NCPC
3. Letter from the United States Department of State
4. HPRB Staff Report and Recommendation of the Fine Arts Commission
5. Memorandum for the District Division of Transportation
6. Existing Conditions

AA/mbr


Decatur Pl NW
Massachusetts Ave NW
22nd St NW
R St NW
Sheridan Cir NW
2306 MASSACHUSETTS AV NW
Massachusetts Ave NW
23rd St NW
Rock Crk and Potomac Pkwy NW
Q St NW


SITE



MEMORANDUM

NCPC
NATIONAL CAPITAL PLANNING COMMISSION
401 9th Street, NW
Suite 500, North Lobby
Washington, DC 20576
Tel: (202) 482-7200
Fax: (202) 482-7272
www.ncpc.gov

Date: August 15, 2001

To: Marcel C. Acosta
Acting Deputy Executive Director

Thru: Ronald E. Wilson, Director
Office of Long Range Planning

From: Jerry H. Gilreath, Community Planner
Office of Long Range Planning

Subject: Foreign Missions and International Organizations - Latvia

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The Embassy of the Republic of Latvia has requested permission to purchase the property located at 2306 Massachusetts Avenue, NW, for chancery use.

The location is consistent with the Foreign Missions and International Organizations Element of the Comprehensive Plan. As shown on the Reference Diagram "Permitted Chancery Facility Locations," chanceries are permitted at this location under Section 206(b)(2)(B) of the Foreign Missions Act, subject to disapproval of the District of Columbia Government's Board of Zoning Adjustment (BZA). The Comprehensive Plan's Generalized Land Use Map designates the area for low-density residential use. The property is located in a D-R-3 Zone.

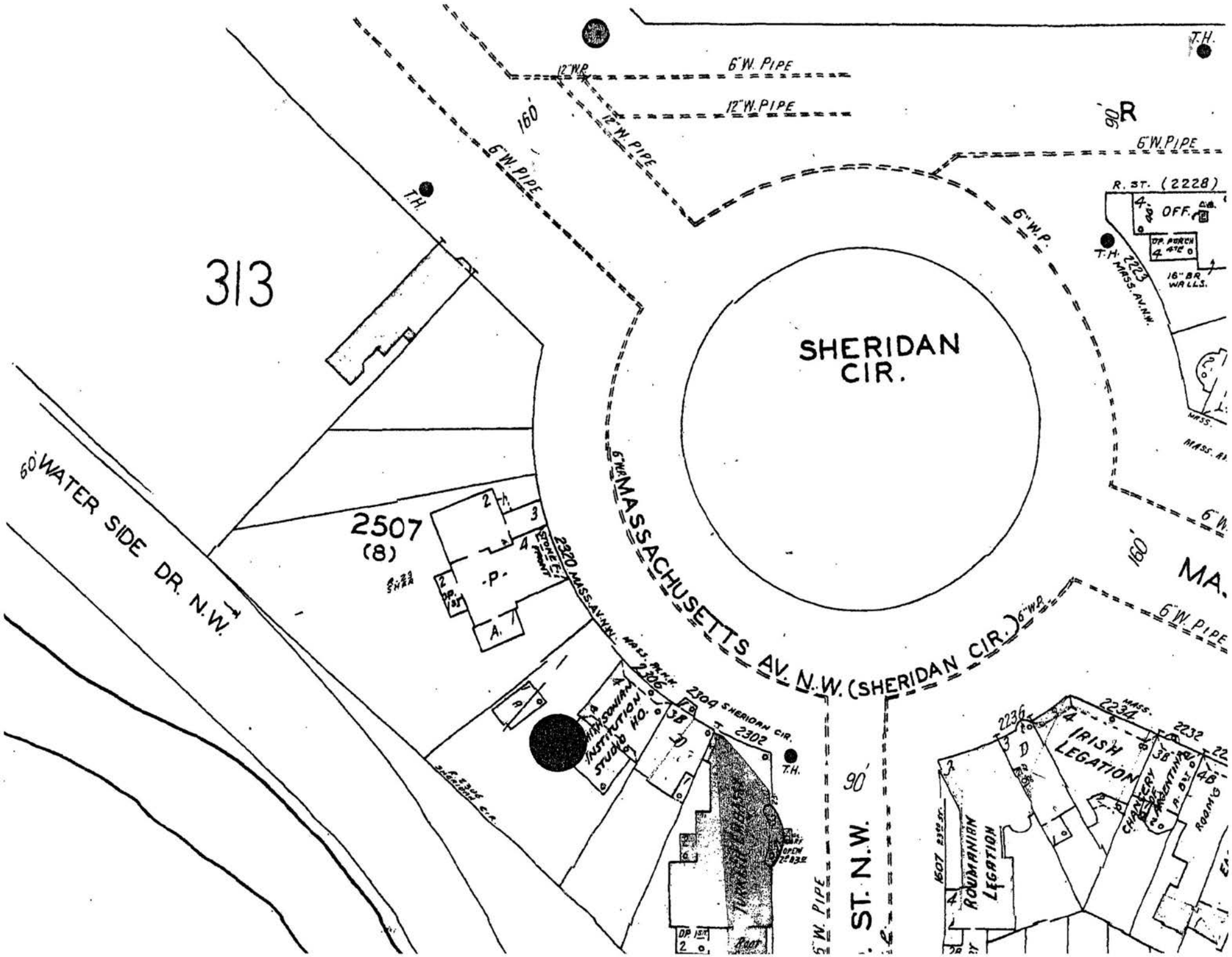
The Latvian government maintains a chancery and an ambassadorial residence in the Nation's Capital to accommodate its diplomatic activities with the U.S. government. The chancery is located in the District of Columbia and is owned. The ambassadorial residence is located in suburban Maryland and is leased. The chancery employment consists of eight diplomatic personnel and four support staff.

The property is a designated historic landmark and is also located in the Massachusetts Avenue Historic District. The protection and preservation of the special character of this property is required. The Element encourages the location of diplomatic facilities in historic buildings and historic districts.

A one-car garage is located on the site and a paved area adjacent to the garage could provide approximately five additional parking spaces. Connecting Metrobus service to the site from either the Friendship Heights or Dupont Metrorail Stations is provided by the N-2, N-4, and N-6.

The above information was related by phone to Richard C. Massey, Office Director, Real Estate, Office of Foreign Missions, U.S. Department of State by Jerry H. Gilreath on 8/15/01.

ATTACHMENT 2



9-14-01;12:31PM;WGC002 ;202 501 2539 # 3/ 3

United States Department of State
Office of Foreign Missions
Washington, D.C. 20520

August 14, 2001

Ms. Jerrily R. Kress
Director
Office of Zoning
One Judiciary Square
441 4th Street, N.W., 2nd Floor
Washington, D.C. 20001

RE: BZA Application No. 16739
Embassy of the Republic of Latvia
2306 Massachusetts Avenue, N.W.

Dear Ms. Kress:

The Department of State hereby provides its comments concerning the application submitted to the BZA by the Embassy of the Republic of Latvia on May 2, regarding its desire to locate its chancery at the property located at 2306 Massachusetts Avenue, N.W. The application was submitted pursuant to D.C. Code 5-1206 and Section 206 of the Foreign Missions Act (22 U.S.C. §4306.) This case is scheduled to be heard on September 11, 2001.

On behalf of the Secretary of State, and pursuant to the Foreign Missions Act, 22 U.S.C. §4301, *et seq.*, particularly sections 4303 and 4306, I hereby convey to the BZA the following comments and determinations concerning the subject application. These comments and determinations relate to the statutory criteria governing BZA determinations that lie within the purview of the Federal Government, namely 22 U.S.C. §4306(d)(1), (4), and (6), as well as the pertinent portion of (d)(3).

ATTACHMENT 3

First, with respect to the criterion set forth in 22 U.S.C. §4306(d)(1), we have determined that favorable BZA action on the present application would fulfill the international obligation of the United States to facilitate the acquisition of adequate and secure premises by the Government of Latvia for its diplomatic mission in Washington.

Second, after consultation with Federal agencies authorized to perform protective services, we have determined, pursuant to 22 U.S.C. §4306(d)(6), that there exist no special security requirements relating to parking requirements in this case. I have also, after similar consultation, and pursuant to 22 U.S.C. §4306(d)(4), determined that the subject site and area are capable of being adequately protected.

Finally, pursuant to 22 U.S.C. §4306(d)(6), I have determined that a favorable decision on this application would serve the federal interest. While the United States Embassy in Riga does not own any property in Latvia, the United States is free to acquire property should it decide to do so. Further, the United States Embassy has enjoyed the support and cooperation of the Government of Latvia over the years in the management of its leased real estate interests.

Sincerely,

T. Strickler

Theodore E. Strickler
Deputy Assistant Secretary

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**2306 Massachusetts Avenue, NW**		Agenda
Landmark/District:	**Sheridan-Kalorama Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**July 26, 2001**	**X**	Alteration
H.P.A. Number:	**01-437**		New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicant, the Embassy of Latvia, seeks conceptual design review for erecting two signs on the Alice Pike Barney House, an individual landmark within the Massachusetts Avenue and Sheridan-Kalorama historic districts. The building is proposed to be purchased by the Latvian government for use as their embassy and consulate, pending approval by the FMBZA.

A new sign measuring 24" x 28," reading "Embassy of Latvia," would be installed adjacent to the porte cochere. The existing stone sign at this location, identifying the building as the Barney house, would be reinstalled at the northeast corner, adjacent to the door. A second 5" x 22" sign, reading "Consulate Office", would be installed on the door. The signs would be bronze, and are not incompatible with the character of the building and other similar signage found in the Massachusetts Avenue Historic District.

While no additional work other than the signs is currently proposed, this submission provides an opportunity for the Board to remind the applicants of the unique significance of the Barney House and its interiors. Designed by architect Waddy Wood in 1902 for artist Alice Pike Barney, this residence is a rare surviving example of an artistic studio-salon. Its eclectic interior finishes and fittings in wood, iron, glass and tile represent an important example of the Aesthetic and Arts-and-Crafts design movements not only to the city, but to the nation. The first and second floor spaces, including the foyer, salon, dining room, library, stair and studios were designated as a landmark by the HPRB in 1995, one of only 11 designated interiors in Washington. While our ability to regulate interior alterations and the property of foreign governments is limited, we certainly hope that the Latvian government will respect the unique architectural character of this property and its contribution to the city if it is to fall under their stewardship.

The staff recommends that the Review Board approve the concept design for the two proposed signs as consistent with the character of the Massachusetts Avenue and Sheridan-Kalorama historic districts.

ATTACHMENT 4

SHIPSTEAD-LUCE SUBMISSIONS
RECOMMENDED ACTIONS

NO.	ADDRESS AND OWNER	PROJECT
S.L. 01-062	1701 Holly Street NW Reynolds & Creech Residence	One story addition and alterations - Permit

RECOMMENDATION: No objection to the issuance of permit for the one-story side addition and alterations as shown in drawings received and dated 9 July 2001.

S.L. 01-063 HPA. 01-437	2306 Massachusetts Avenue, NW Alice Pike Barney House Embassy of Latvia	Signs . - Concept

RECOMMENDATION: No objection to concept design for proposed signs for the Embassy of Latvia as shown in drawings received and dated 9 July 2001. File new submission of working drawings, including mounting details and material samples, with permit application, for review by the Commission when ready.

S.L. 01-064 HPA. 01-443	2450 Belmont Road, NW Gladstone-Rabekoff Residence	Fence and gates - Permit

RECOMMENDATION: No objection to the issuance of permit for the installation of a metal fence with gates at the front of the property as shown in supplemental drawings received and dated 17 July 2001.

S.L. 01-065 HPA. 01-444	2468 Belmont Road, NW R. Gladstone Residence	Fence and gates - Permit

RECOMMENDATION: No objection to the issuance of permit for the installation of a metal fence with gates at the front of the property as shown in supplemental drawings received and dated 17 July 2001.

This update lists additions and changes to the D.C. Inventory of Historic Sites since publication of the 1995 edition. It includes all revisions made to the Inventory between October 1, 1994 and March 15, 2001.

Newly Designated Historic Properties

American Red Cross, D.C. Chapter House
2025 E Street, NW

Second headquarters built for the local chapter of the Red Cross; prominent component of the Northwest Rectangle complex of government and institutional buildings; among the last works of City Beautiful classicism in the nation's capital; exemplifies modern classical style; major work of noted architects Eggers & Higgins; four stories, sculptural form situated on an expanse of lawn; limestone and bronze facades; monolithic portal with kneeling figural reliefs of Red Cross nurses by sculptor Edmond Amateis; built 1950-52; DC designation 10/24/96

Armstrong Technical High School (Armstrong Manual Training School)
1st & P Streets, NW

The preeminent example in Washington of a national campaign for vocational training for African-Americans; illustrative of the educational philosophy promoted by Booker T. Washington; important and symbolic institution with an illustrious list of influential alumni; excellent example of Renaissance Revival style municipal architecture (selected through design competition); notable work of architect Waddy B. Wood; three stories, buff brick and limestone, dominated by a central pavilion with two ornate sculptural entrances and colonnade of brick piers; built 1901-02 as one of two segregated manual training schools (named in honor of General Samuel Chapman Armstrong, Civil War regimental commander and founder of Hampton Institute); shop and gymnasium addition built 1912; attic and three-story annex, stripped classical style, in yellow brick and limestone, built 1924-27; DC designation 5/23/96, NR listing 8/16/96

Barney Studio House (and Interiors)
2306 Massachusetts Avenue, NW

Exceptional studio-salon and home of artist and community activist Alice Pike Barney (1857-1931), founder of Sylvan Theater and patron of Neighborhood House; rare local example of the artistic salons maintained by prominent European and American artists of the period; work of noted architect Waddy B. Wood; 4-story town house with stucco facade above limestone base; Mission style with shaped gable, quatrefoil windows, iron balconies, and arched automobile portal; eclectic interior finishes and fittings in wood, iron, glass, and tile reflect the Aesthetic and Arts-and-Crafts design movements; built 1902-03; separate garage built 1921; DC designation 12/15/94 (including 1st and 2nd floor interiors, with foyer, salon, dining room, library, stair, and studios); NR listing 4/27/95

Blagden Alley/Naylor Court Historic District
Bounded by 9th, 10th, M, and O Streets, NW

This district of residential, commercial, and service structures is notable for the network of alleyways enclosed behind a facade of middle-class residential streets. In isolated and cramped conditions, amid the stables and warehouses, such alleys provided habitation for the working poor. Blagden Alley in particular inspired humanitarian reformers to eradicate the deplorable living conditions which these alleys came to embody. While African-Americans were disproportionately represented in the alley population, the area developed as an economically and racially mixed neighborhood with a rich variety of architectural styles and diverse quality. The district includes dwellings of freed slaves, examples of black real estate ownership prior to emancipation, and houses like the home of Blanche K. Bruce, the first African-American to serve a full term as U.S. Senator. There are approximately 150 buildings, c. 1833-1941, and sites with archaeological potential; DC designation 9/19/90 (effective 11/13/90), NR listing 11/16/90; designation superseded by an expanded DC district 7/22/99 (effective 9/7/99); NR listing amended 9/9/99 to create a larger Mount Vernon West Historic District; original DC designation reinstituted 12/16/99; see also Shaw HD

Chevy Chase Theater (Avalon Theater)
5612 Connecticut Avenue, NW

City's oldest continuously operating neighborhood theater, and a rare local example of an early neighborhood movie house; exemplifies evolution of motion picture theaters and their contribution to the city's commercial and social history; major building on a significant commercial corridor, and a focal point of the Chevy Chase neighborhood since its rapid

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

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			Subdivision

The applicant, the Embassy of Latvia, seeks conceptual design review for erecting two signs on the Alice Pike Barney House, an individual landmark within the Massachusetts Avenue and Sheridan-Kalorama historic districts. The building is proposed to be purchased by the Latvian government for use as their embassy and consulate, pending approval by the FMBZA.

A new sign measuring 24" x 28," reading "Embassy of Latvia," would be installed adjacent to the porte cochere. The existing stone sign at this location, identifying the building as the Barney house, would be reinstalled at the northeast corner, adjacent to the door. A second 5" x 22" sign, reading "Consulate Office", would be installed on the door. The signs would be bronze, and are not incompatible with the character of the building and other similar signage found in the Massachusetts Avenue Historic District.

While no additional work other than the signs is currently proposed, this submission provides an opportunity for the Board to remind the applicants of the unique significance of the Barney House and its interiors. Designed by architect Waddy Wood in 1902 for artist Alice Pike Barney, this residence is a rare surviving example of an artistic studio-salon. Its eclectic interior finishes and fittings in wood, iron, glass and tile represent an important example of the Aesthetic and Arts-and-Crafts design movements not only to the city, but to the nation. The first and second floor spaces, including the foyer, salon, dining room, library, stair and studios were designated as a landmark by the HPRB in 1995, one of only 11 designated interiors in Washington. While our ability to regulate interior alterations and the property of foreign governments is limited, we certainly hope that the Latvian government will respect the unique architectural character of this property and its contribution to the city if it is to fall under their stewardship.

The staff recommends that the Review Board approve the concept design for the two proposed signs as consistent with the character of the Massachusetts Avenue and Sheridan-Kalorama historic districts.

ATTACHMENT 4

SHIPSTEAD-LUCE SUBMISSIONS
RECOMMENDED ACTIONS

NO.	ADDRESS AND OWNER	PROJECT
S.L. 01-062	1701 Holly Street NW Reynolds & Creech Residence	One story addition and alterations - Permit

RECOMMENDATION: No objection to the issuance of permit for the one-story side addition and alterations as shown in drawings received and dated 9 July 2001.

S.L. 01-063 HPA. 01-437	2306 Massachusetts Avenue, NW Alice Pike Barney House Embassy of Latvia	Signs . - Concept

RECOMMENDATION: No objection to concept design for proposed signs for the Embassy of Latvia as shown in drawings received and dated 9 July 2001. File new submission of working drawings, including mounting details and material samples, with permit application, for review by the Commission when ready.

S.L. 01-064 HPA. 01-443	2450 Belmont Road, NW Gladstone-Rabekoff Residence	Fence and gates - Permit

RECOMMENDATION: No objection to the issuance of permit for the installation of a metal fence with gates at the front of the property as shown in supplemental drawings received and dated 17 July 2001.

S.L. 01-065 HPA. 01-444	2468 Belmont Road, NW R. Gladstone Residence	Fence and gates - Permit

RECOMMENDATION: No objection to the issuance of permit for the installation of a metal fence with gates at the front of the property as shown in supplemental drawings received and dated 17 July 2001.

This update lists additions and changes to the D.C. Inventory of Historic Sites since publication of the 1995 edition. It includes all revisions made to the Inventory between October 1, 1994 and March 15, 2001.

Newly Designated Historic Properties

American Red Cross, D.C. Chapter House
2025 E Street, NW

Second headquarters built for the local chapter of the Red Cross; prominent component of the Northwest Rectangle complex of government and institutional buildings; among the last works of City Beautiful classicism in the nation's capital; exemplifies modern classical style; major work of noted architects Eggers & Higgins; four stories, sculptural form situated on an expanse of lawn; limestone and bronze facades; monolithic portal with kneeling figural reliefs of Red Cross nurses by sculptor Edmond Amateis; built 1950-52; DC designation 10/24/96

Armstrong Technical High School (Armstrong Manual Training School)
1st & P Streets, NW

The preeminent example in Washington of a national campaign for vocational training for African-Americans; illustrative of the educational philosophy promoted by Booker T. Washington; important and symbolic institution with an illustrious list of influential alumni; excellent example of Renaissance Revival style municipal architecture (selected through design competition); notable work of architect Waddy B. Wood; three stories, buff brick and limestone, dominated by a central pavilion with two ornate sculptural entrances and colonnade of brick piers; built 1901-02 as one of two segregated manual training schools (named in honor of General Samuel Chapman Armstrong, Civil War regimental commander and founder of Hampton Institute); shop and gymnasium addition built 1912; attic and three-story annex, stripped classical style, in yellow brick and limestone, built 1924-27; DC designation 5/23/96, NR listing 8/16/96

Barney Studio House (and Interiors)
2306 Massachusetts Avenue, NW

Exceptional studio-salon and home of artist and community activist Alice Pike Barney (1857-1931), founder of Sylvan Theater and patron of Neighborhood House; rare local example of the artistic salons maintained by prominent European and American artists of the period; work of noted architect Waddy B. Wood; 4-story town house with stucco facade above limestone base; Mission style with shaped gable, quatrefoil windows, iron balconies, and arched automobile portal; eclectic interior finishes and fittings in wood, iron, glass, and tile reflect the Aesthetic and Arts-and-Crafts design movements; built 1902-03; separate garage built 1921; DC designation 12/15/94 (including 1st and 2nd floor interiors, with foyer, salon, dining room, library, stair, and studios); NR listing 4/27/95

Blagden Alley/Naylor Court Historic District
Bounded by 9th, 10th, M, and O Streets, NW

This district of residential, commercial, and service structures is notable for the network of alleyways enclosed behind a facade of middle-class residential streets. In isolated and cramped conditions, amid the stables and warehouses, such alleys provided habitation for the working poor. Blagden Alley in particular inspired humanitarian reformers to eradicate the deplorable living conditions which these alleys came to embody. While African-Americans were disproportionately represented in the alley population, the area developed as an economically and racially mixed neighborhood with a rich variety of architectural styles and diverse quality. The district includes dwellings of freed slaves, examples of black real estate ownership prior to emancipation, and houses like the home of Blanche K. Bruce, the first African-American to serve a full term as U.S. Senator. There are approximately 150 buildings, c. 1833-1941, and sites with archaeological potential; DC designation 9/19/90 (effective 11/13/90), NR listing 11/16/90; designation superseded by an expanded DC district 7/22/99 (effective 9/7/99); NR listing amended 9/9/99 to create a larger Mount Vernon West Historic District; original DC designation reinstituted 12/16/99; see also Shaw HD

Chevy Chase Theater (Avalon Theater)
5612 Connecticut Avenue, NW

City's oldest continuously operating neighborhood theater, and a rare local example of an early neighborhood movie house; exemplifies evolution of motion picture theaters and their contribution to the city's commercial and social history; major building on a significant commercial corridor, and a focal point of the Chevy Chase neighborhood since its rapid

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DIVISION OF TRANSPORTATION

Transportation Policy and Planning Administration

MEMORANDUM

TO: Jerrily R. Kress
Director
Office of Zoning

FROM: Ken Laden
Associate Director
Transportation Policy and Planning

DATE: September 6, 2001

SUBJECT: BZA Application Number 16739 – To permit the location of a Chancery for the Embassy of Latvia in the D/R-3 District at 2306 Massachusetts Avenue, NW.

The District Division of Transportation (DDOT) has reviewed the application and other material submitted by the applicant. This report addresses the transportation aspect of the proposal.

The applicant, the Embassy of Latvia, requests permission to relocate its Chancery at 2306 Massachusetts Avenue, NW. Presently, the Chancery is located at 4325 17th Street, NW. This facility will continue to accommodate some of its consular activities, however all visa applications will be processed at the new site. Ten diplomats and two non-diplomatic staff members will staff the new Chancery. Two of these employees will reside at the new site. According to the applicant, the number of diplomats and staff will not increase in the foreseeable future.

The property is located on the south side of Sheridan Circle where Massachusetts Avenue and 23rd Street NW intersect. There is a parking lot adjacent to the site on the west side of the building. The applicant intends to use the property for consular and residential purposes.

Visitors to the current Chancery number approximately two per day seeking visas, and an additional two per month for additional activities. The Chancery will not provide on-site parking for visitors except with prior or specific arrangements.

ATTACHMENT 5

We have examined and assessed the anticipated trips generated by the Chancery, the existing traffic flow in the area, the existing road network serving the area, the available public transit and the parking supply required to accommodate the proposal.

Regarding vehicular trip generation, the applicant states that seven employees will regularly drive to work. This amount of traffic is insignificant to affect existing capacity and the level of service in the area.

As regard to the road network, we note that the Chancery will be relocated within the Dupont Circle area that is served by several major arterial streets, including Massachusetts, Florida and Connecticut Avenues as well as R, Q, 22nd and 23rd Streets. Therefore, the site is easily accessible by automobile.

With regard to mass transit, the Dupont Circle Metrorail Station is located three blocks from the site. In addition, there are numerous bus routes operating along Massachusetts Avenue and Q Street. The Division of Transportation concludes that the site is well located with respect to public transportation.

With regard to parking, the Chancery is providing on-site parking for nine cars. Additionally there are thirty-two parking spaces located in the Sheridan Circle area that are designated for diplomatic use.

In consideration of the accessibility of the site provided by the road network, the excellent proximity to mass transit and availability of on-site and commercial parking facilities near the site, DDOT supports the proposal.

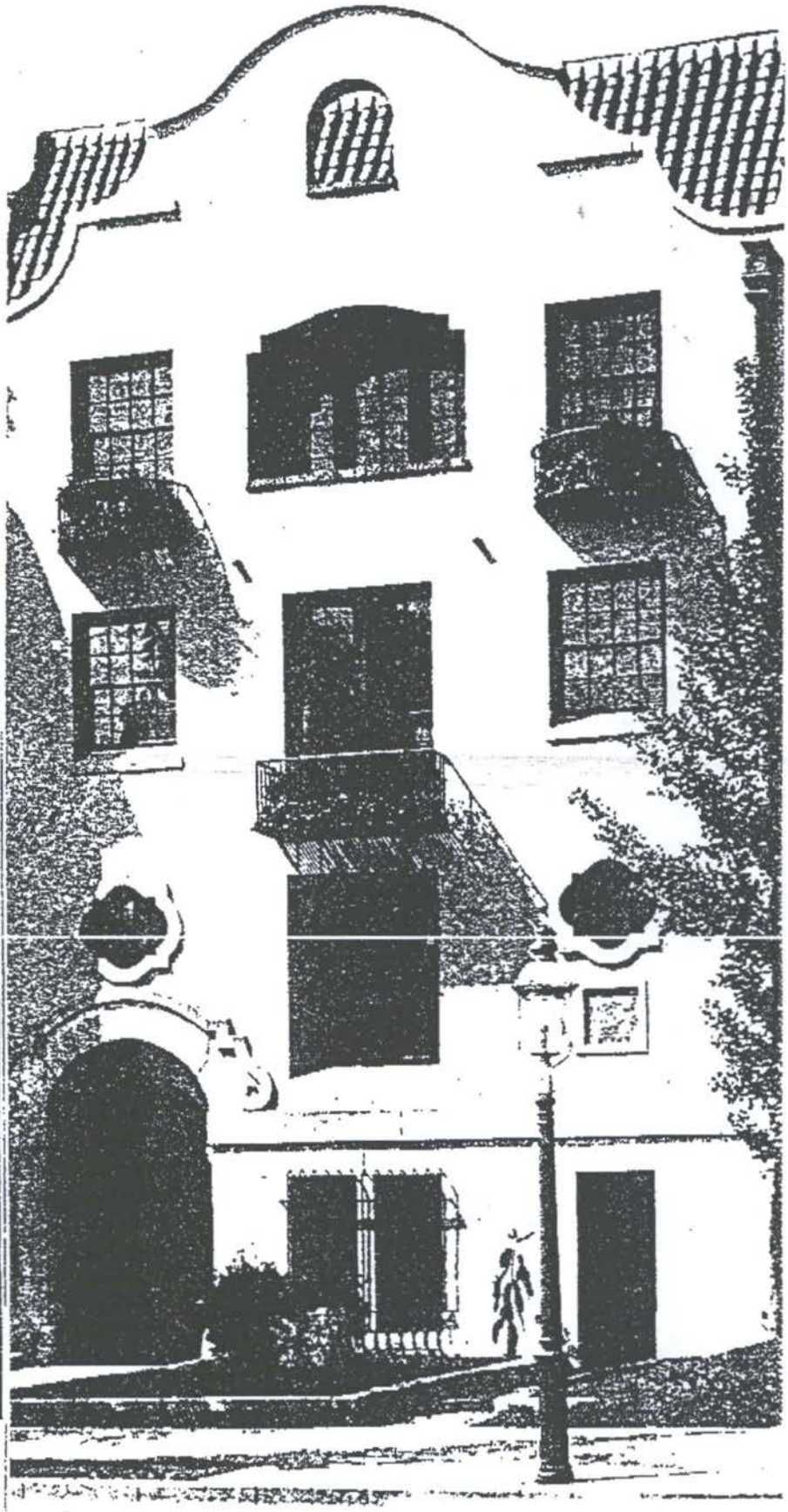
Existing Conditions

The

Alice Pike Barney Studio House

2306 Massachusetts Avenue, NW
Washington, DC

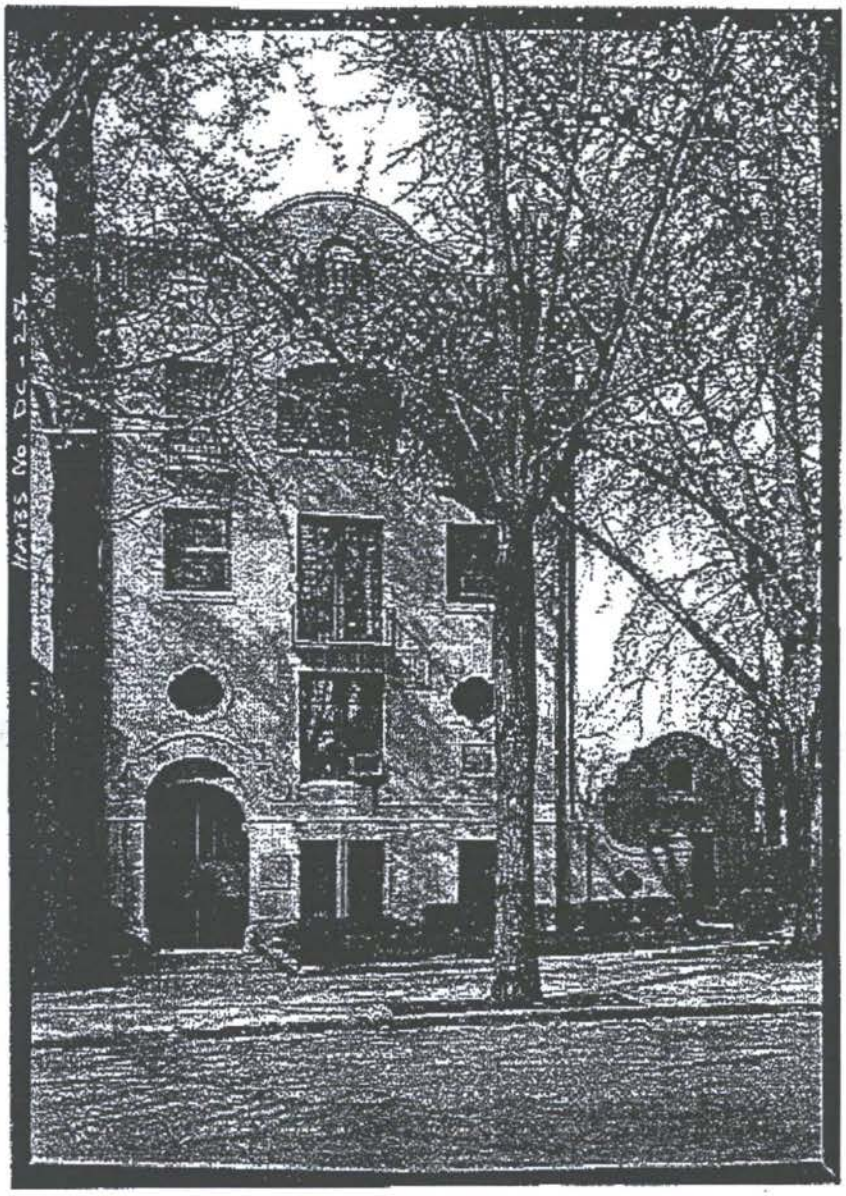




ATTACHMENT 6

PAGE 01 S R STINSON INC 130

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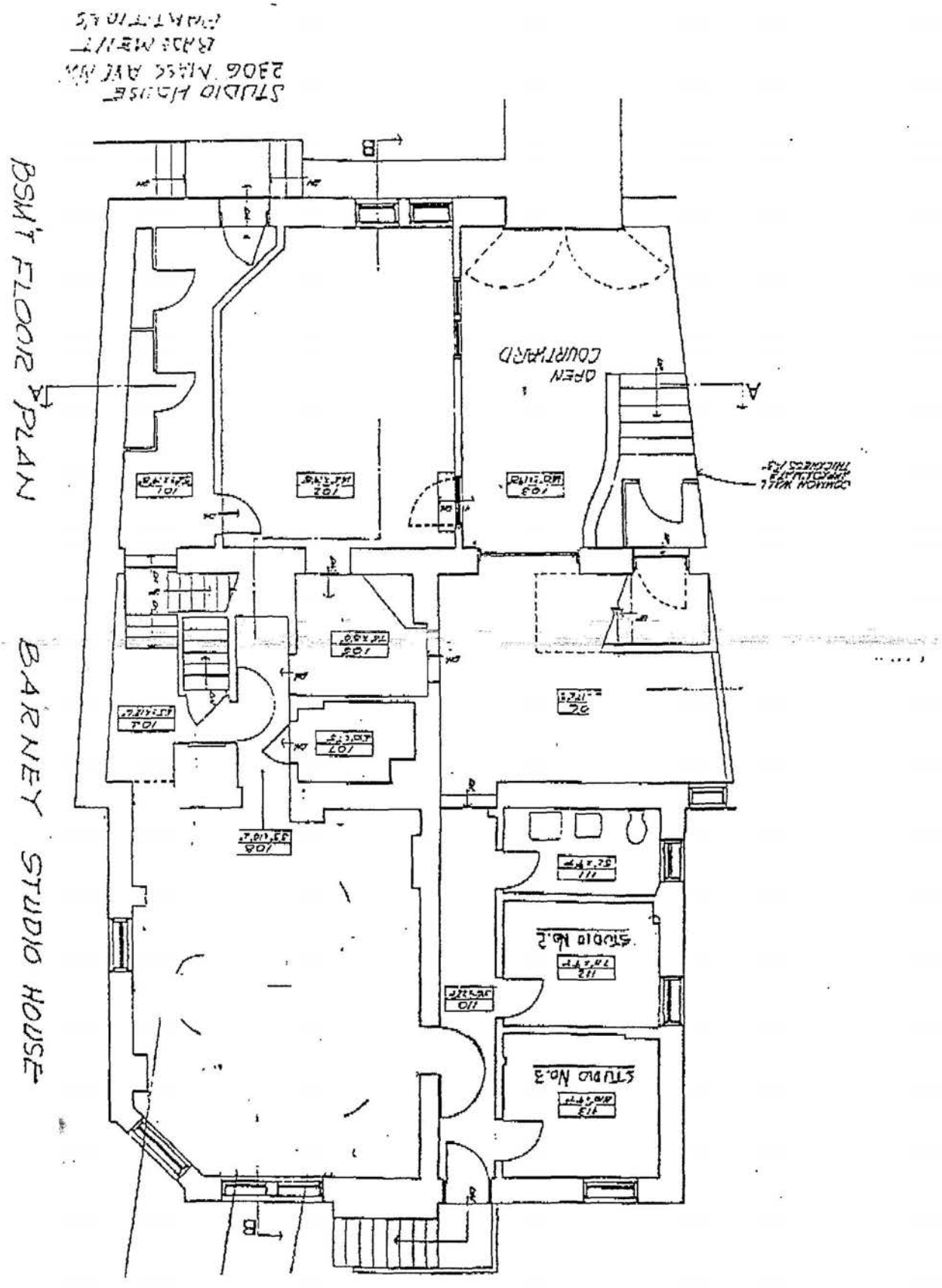
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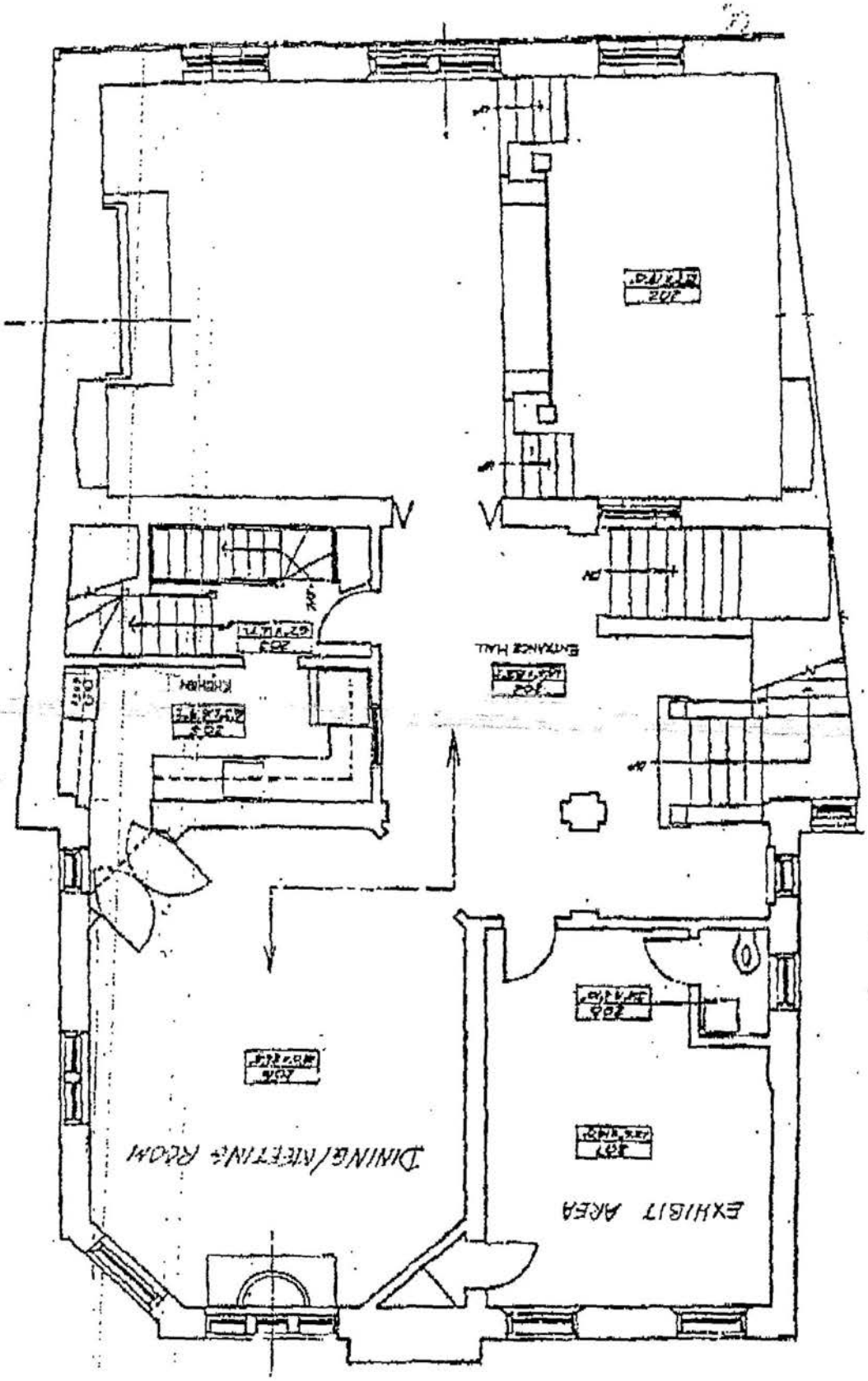
Barney

Studio House

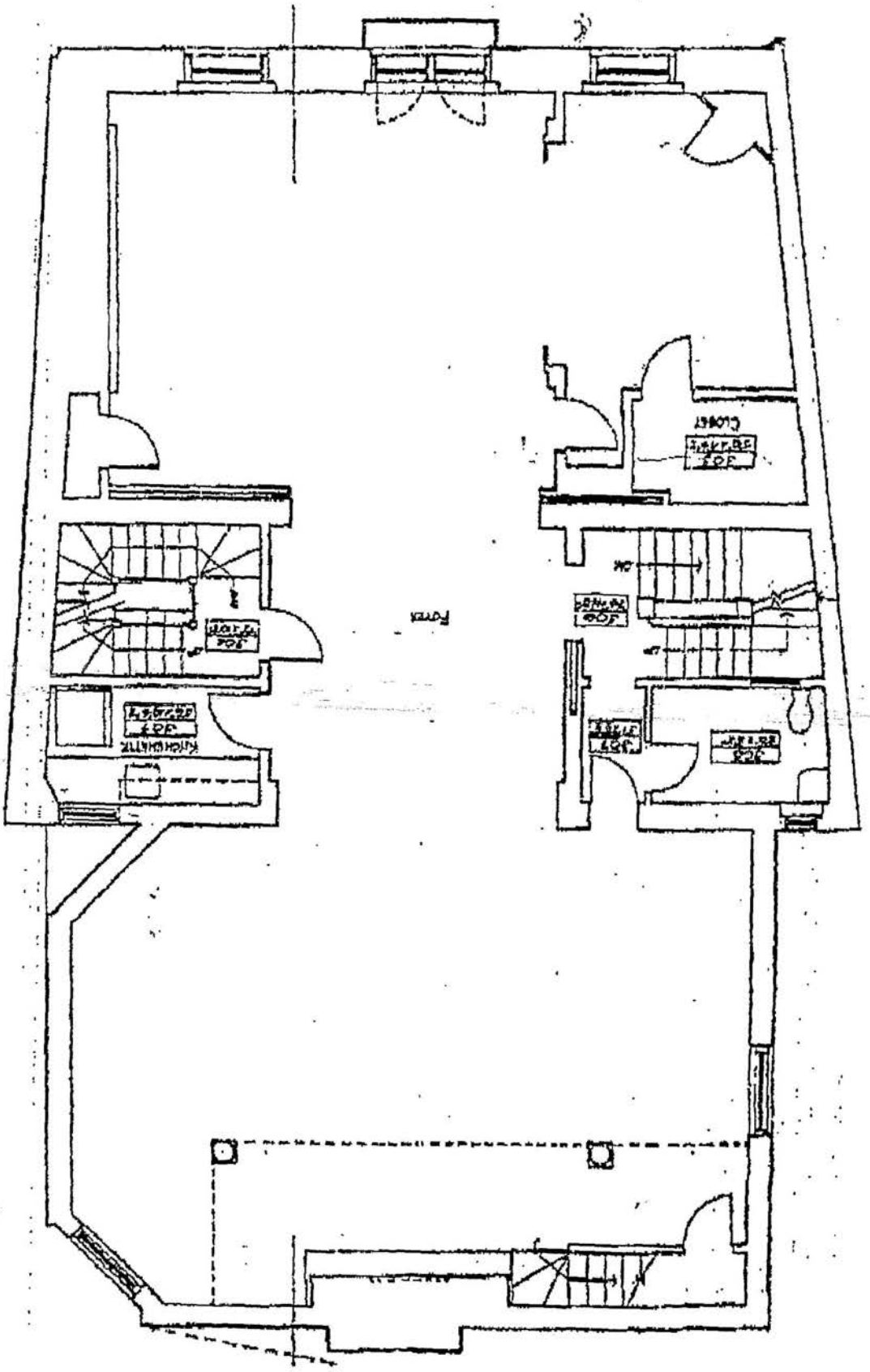
2306 Massachusetts Avenue, NW Washington, DC

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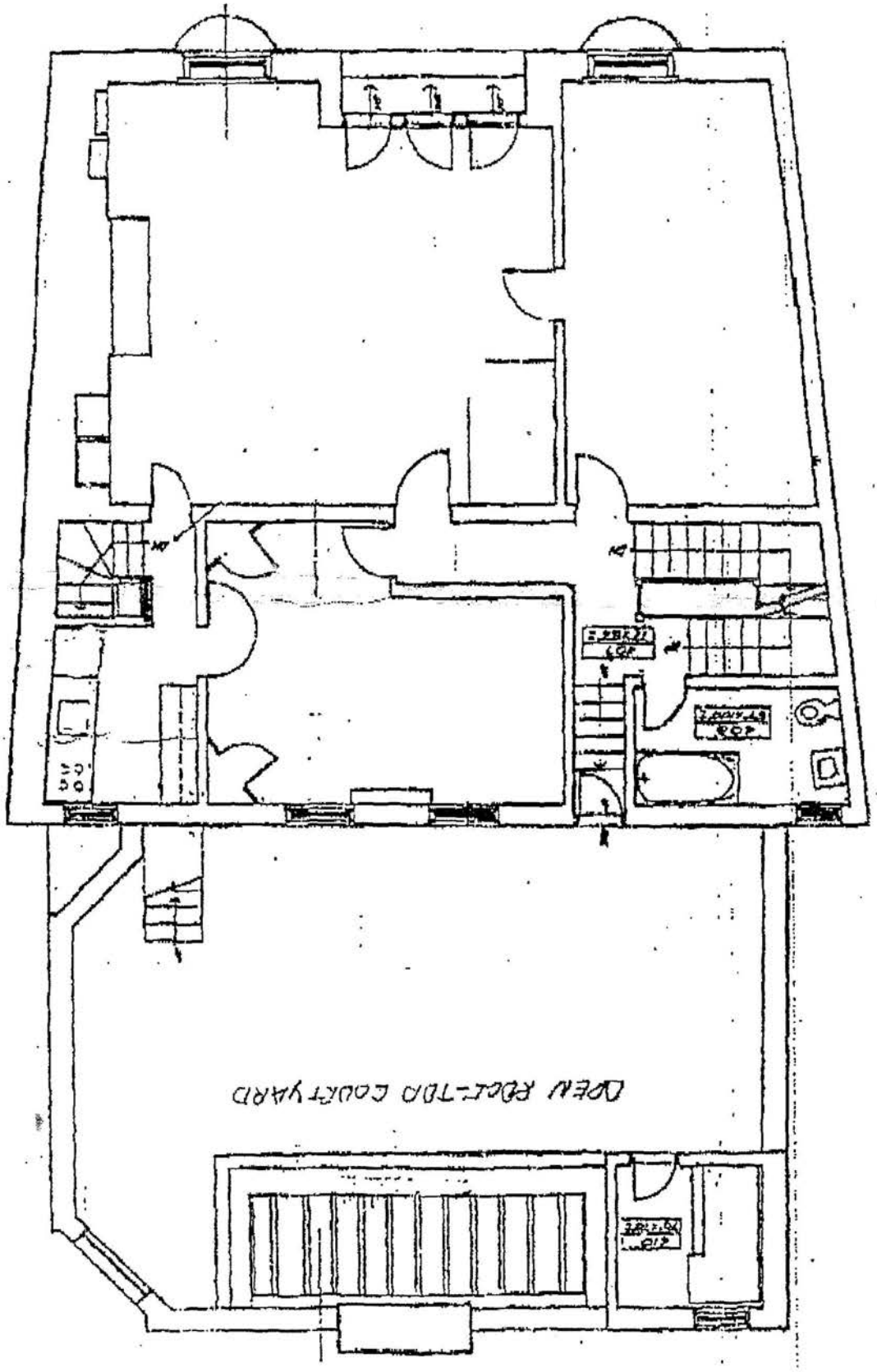

BSM'T FLOOR PLAN
BARNEY STUDIO HOUSE
OPEN COURTYARD
STUDIO No.2
STUDIO No.3

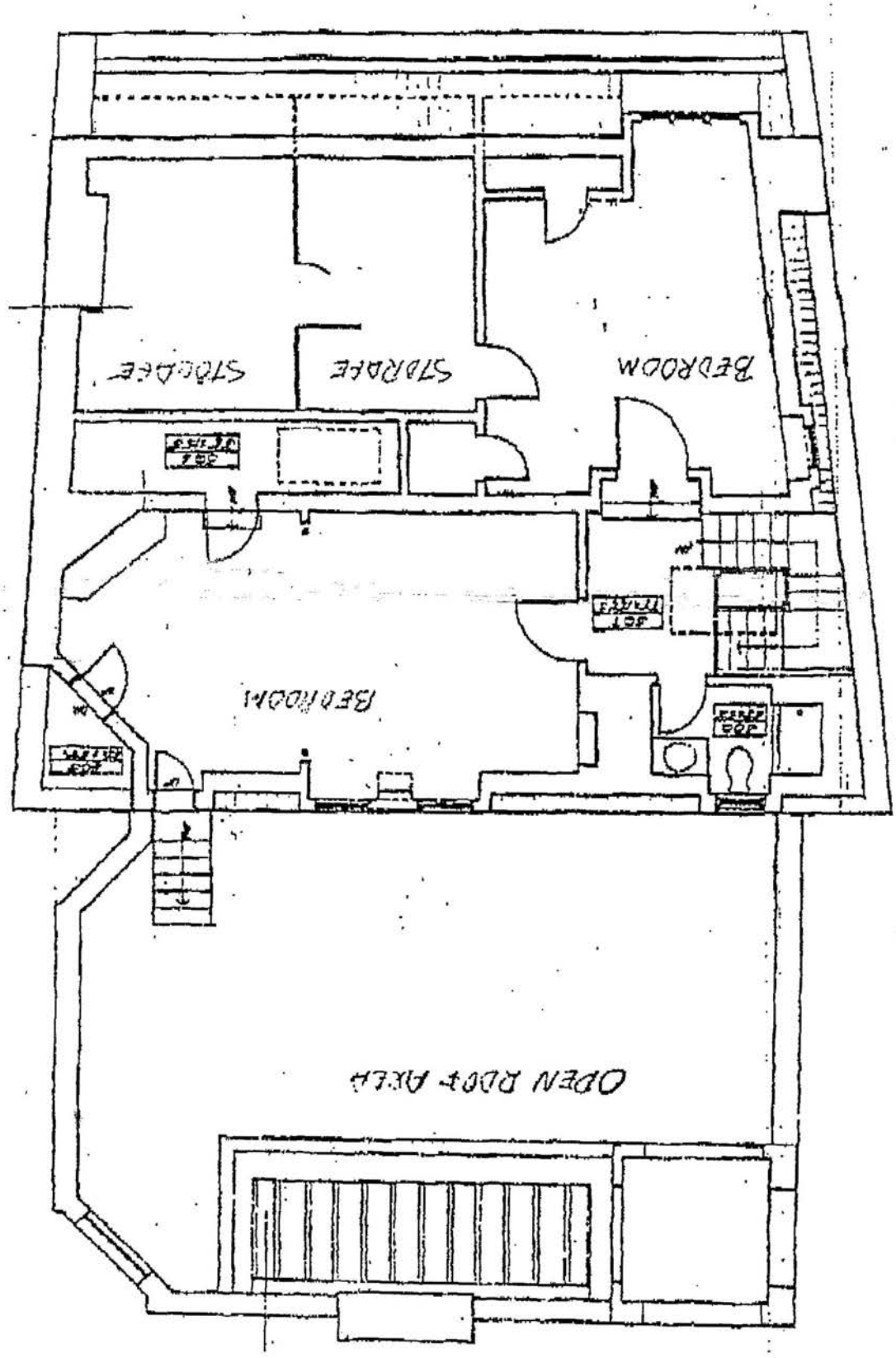


BARNEY STUDIO HOUSE
FIRST LEVEL
HISTORIC DESIGNATION

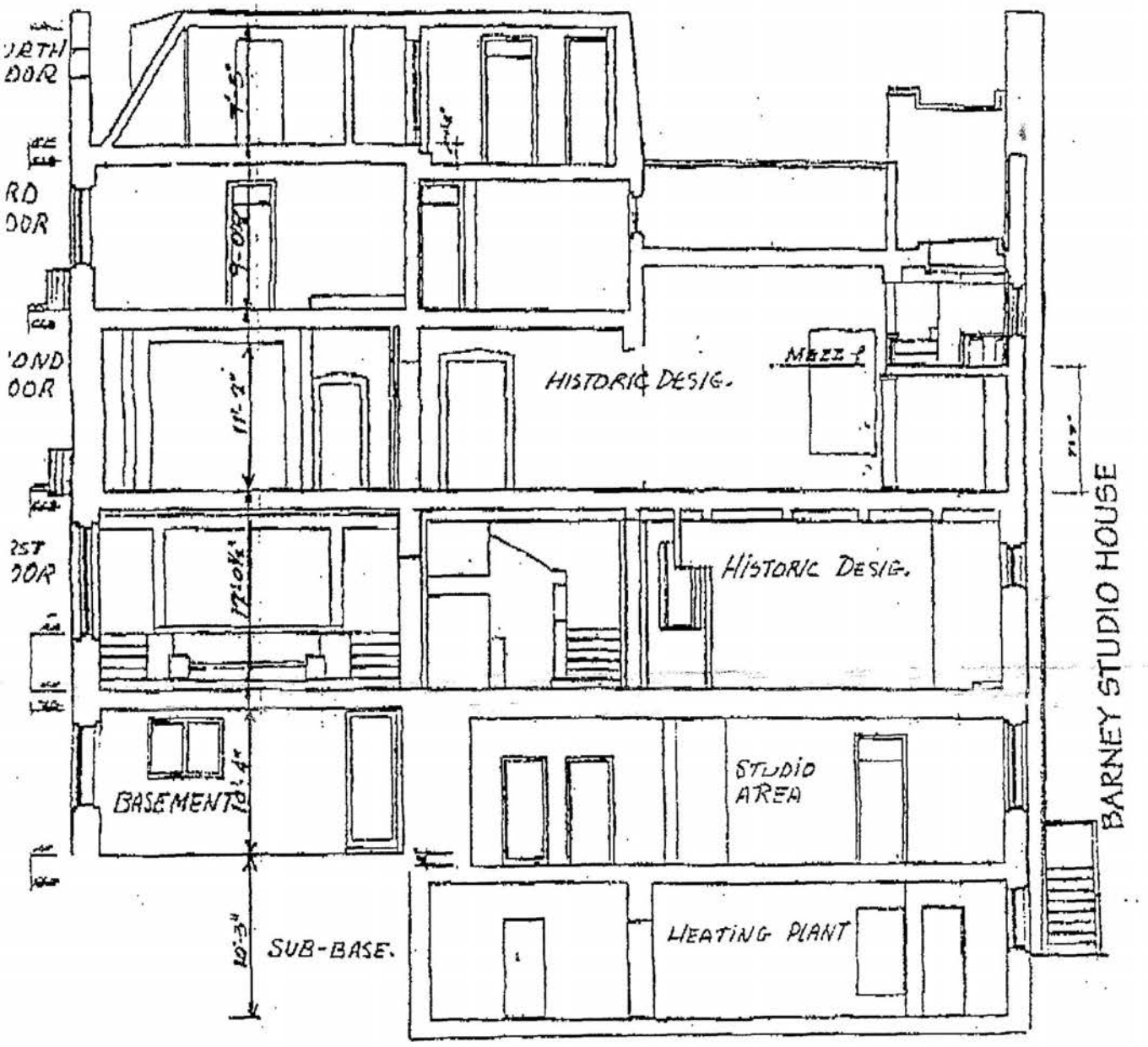


BARNEY STUDIO HOUSE
THIRD LEVEL
RESIDENTIAL AREA





BARNEY STUDIO HOUSE
FOURTH LEVEL
RESIDENTIAL



STUDIO HOUSE
2306 MASS. AVE. NW
ELEVATION VIEW