2708 "P" STREET NW WASHINGTON, DC 20007 CASE 100

C. Statement of Existing and Intended Use of Building

The application is for an addition to an existing two story plus basement house at 2708 "P" Street NW Washington, DC 20007, owned by Henry McKinnon. The design calls for removing an existing mid-twentieth century wooden shed-type addition of one floor and a basement at the rear of the house facing Poplar Street. (Poplar Street is a one-block dead-end street which also provides parking access for a number of houses in the 2700 block of "P" Street.) The current addition houses a kitchen at the first level and a laundry room at the basement level. The proposed addition would provide an expanded kitchen at the first level with a bedroom above it, at the second level, and a painting studio in the basement. The roof of the existing ell would be raised slightly to increase the height of the room in the ell from six foot seven inches to eight feet even. The front of the house would remain exactly as it is except for the addition of shutters at the second level windows and the removal of a thin plywood arch at the entry bay of the porch. The one-car parking at the rear of the property, accessible from Poplar Street, would be expanded to a two car parking space along with the necessary fencing and retaining walls required.

ANC 2E SUPPORTS THE PROJECT AND THE COMMISSION OF FINE ARTS HAS GRANTED BOTH CONCEPTUAL AND PERMIT APPROVAL FOR THE PROPOSED PROJECT, BASED ON THE RECOMMENDATION OF THE OLD GEORGETOWN BOARD. (see enclosures)

2003 JUL 25 PM 4:45
D.C.

D. Explanation for Special Exception Request

The proposed project would require a special exception as it would cover 46.3 % of the lot rather than the 40% required for a semi-detached dwelling. While the existing house is technically semi-detached since there is a three foot gap between it and the adjoining house to the East, it appears, for all intents and purposes, as a row dwelling. The existing front block of the house, built circa 1815, presents a unique and complete entity with its façade featuring a two-tiered gallery, reminiscent of the side porches found in Charleston. Making a three foot side addition to this façade in order to make the house an actual row dwelling would seriously compromise its integrity as well as block a window in the West wall of the adjoining house to the East. For these reasons, a special exception is being applied for to the Board of Zoning Adjustment.

Christian Zapatka
Christian Zapatka Design, LLC
1427 27th Street NW
Washington, DC 20007

July 18, 2003

BZA
Case No. 17061
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17061
EXHIBIT NO. 3

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

NATIONAL BUILDING MUSEUM
401 F STREET, N.W., SUITE 312
WASHINGTON, D.C. 20001-2728

202-504-2200
202-504-2195 FAX

21 March 2003

TO: Mayor's Agent for D.C. Law 2-144, Public Law 808, and Public Law 231, for those applications also subject to D.C. Law 2-144

The accompanying application is returned by the Commission of Fine Arts with recommendation as noted:

O.G. 03-21 HPA. 03-28	2708 P Street, NW Henry McKinnon Residence	Partial demolition, 3-story rear addition, alterations to rear wing and parking pad off alley - conceptual

LOT: 2 SQUARE: 1261

RECOMMENDATION: No objection to concept design for proposed partial demolition of rear addition, alterations to roof of existing rear wing, and for proposed three story rear addition as shown in supplemental drawings received and dated 24 February 2003. Recommend further study of rear facade for alternative to three-story posts, and of roof slope behind corner parapet to facilitate drainage. Proposed alterations include a parking pad off alley and minor modifications to front portion of historic building. File new submission of working drawings, including dimensions, details and material samples, with permit application for review by the Commission when ready.

Frederick J. Lindstrom
Assistant Secretary

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

NATIONAL BUILDING MUSEUM
401 F STREET, N.W., SUITE 312
WASHINGTON, D.C. 20001-2728

202-504-2200
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23 April 2003

TO: Mayor's Agent for D.C. Law 2-144, Public Law 808, and Public Law 231, for those applications also subject to D.C. Law 2-144

The accompanying application is returned by the Commission of Fine Arts with recommendation as noted:

O.G. 03-144 HPA. 03-269	2708 P Street, NW Henry McKinnon Residence	Partial demolition, 3-story rear addition, alterations to rear wing and parking pad off alley - permit

LOT: 2 SQUARE: 1261

RECOMMENDATION: No objection to issuance of permit for proposed alterations and three-story rear addition, including new roof on rear wing, new shutters in front facade, alterations to window openings on rear wall of historic structure, new retaining walls and wood board fences, and alterations for a two car parking pad off Poplar Lane, as shown in supplemental drawings received and dated 22 April 2003. Working drawings conform to approved concept design. See previous Recommendation (O.G. 03-21). Board fences must be stained or painted. Note is made that permit application is pending final zoning review. Any modifications to the approved design as a result of further review in the permit process must be submitted to the Commission for approval.

Frederick L. Lindstrom
Assistant Secretary