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Mary Carolyn Brown
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May 31, 2005

VIA HAND DELIVERY

RECEIVED
D.C. Office of Planning
2005 MAY 31 PM 2:14

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: BZA Application No. 17331
1229 E Street, S.E.

Dear Members of the Board:

On behalf of JPI Apartment Development, LP, we are submitting herewith an original and twenty copies of its statement in support of the above-referenced application. We are also including a revised building plat on which the footprint of the proposed new construction has been drawn.

We look forward to presenting our case to the Board of Zoning Adjustment at the June 14, 2005, hearing.

Very truly yours,

Carolyn Brown

Mary Carolyn Brown

Attachments

cc: Advisory Neighborhood Commission 6B (w/attach. via mail)
Stephen Mordfin, D.C. Office of Planning (w/attach.; w/o drawings via hand)

BZA
Case No. 17331
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO. 17331
EXHIBIT NO. 24

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 4, 2005

Plat for Building Permit of SQUARE 1019 LOT 816

Scale: 1 inch = 20 feet Recorded on Microfilm

Receipt No.: 18402

Furnished to: HOLLAND & KNIGHT

Surveyor, D.C.

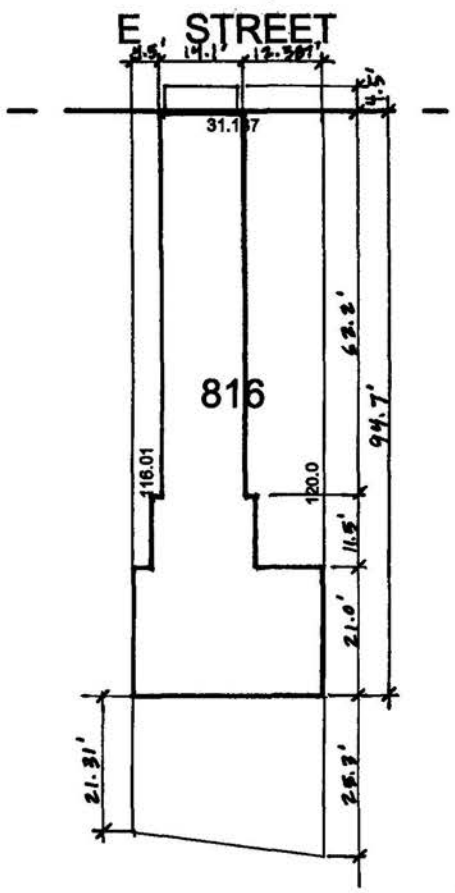
By: L.E.S.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

_____
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



RECEIVED
D.C. BOARD OF ZONING
2005 MAY 31 PM 2:18

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

JPI APARTMENT DEVELOPMENT, LP

1229 E STREET, S.E.

BZA APPLICATION NO. 17331

PUBLIC HEARING: JUNE 14, 2005

Submitted by:

Holland & Knight LLP
2099 Pennsylvania Ave., N.W.
Suite 100
Washington, D.C. 20016
(202) 955-3000
Norman M. Glasgow, Jr.
Mary Carolyn Brown
Counsel for Applicants

BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

APPLICATION OF:	)	
	)	
JPI APARTMENT DEVELOPMENT, LP	)	**BZA CASE NO. 17331**
	)	
SPECIAL EXCEPTION PURSUANT TO SECTION 223 FOR RELIEF FROM THE AREA REQUIREMENTS FOR A SIDE YARD AND OPEN COURT, AND TO ALLOW AN ADDITION TO AN EXISTING NON-CONFORMING STRUCTURE IN THE R-4 DISTRICT (SQ. 1019, LOT 816)	)	**ANC 6B**
	)	**HEARING DATE: JUNE 14, 2005**

STATEMENT OF THE APPLICANT

I.
NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of JPI Apartment Development, LP ("JPI" or "Applicant")[1] in support of its application to the Board of Zoning Adjustment ("Board" or "BZA") pursuant to 11 DCMR §3104 for special exception relief under section 223 of the Zoning Regulations to renovate and construct an addition to the existing building at Square 1019, Lot 816, premises address 1229 E Street, S.E., Washington, D.C. (the "Subject Property"). Specifically, the Applicant seeks relief from the minimum width requirements for a side yard under section 405.3, the minimum width requirements for an open court under section 406.1, and the requirements for non-conforming structures under section 2001.3(a) of the Zoning Regulations to accomplish the proposed renovations. The existing vacant dwelling will be

[1] JPI is the contract purchaser of the property. Larry and Carol Quillian, the property owners, have authorized JPI to file and process this BZA application pursuant to a letter previously submitted to the record in this case.

converted to a flat as a result of the renovation and addition. The Subject Property is located in a R-4 District.

II.
JURISDICTION OF THE BOARD

The Board has jurisdiction to grant the requested special exception relief pursuant to D.C. Code § 6-641.07 (2001 ed.) and section 3104.1 of the Zoning Regulations.

III.
BACKGROUND

A. Site and Vicinity Characteristics

1. The Property

The Subject Property consists of Lot 816 in Square 1019 and is located in the Capitol Hill Historic District. Square 1019 is irregularly shaped and bounded by E Street, S.E. to the south, 13th Street, S.E. to the east, 12th Street, S.E. to the west, and Pennsylvania Avenue, S.E. diagonally to the south. Lot 816 is 31.8 feet wide along E Street, S.E. and is approximately mid-block between 12th and 13th Streets, S.E. Real estate plats showing the property and the general vicinity are attached as Exhibit A. The rectangular lot contains 3,680 square feet of land area and is included in a R-4 Zone District, as shown in Exhibit B. The Subject Property is improved with an existing one-story "shotgun" house that contributes to the character of the historic area. Unfortunately, the building suffers from severe deterioration. It is currently vacant and boarded up.

2. Vicinity

To the north of the Subject Property across E Street are rowhouses and the Watkins Recreation Center located at 420 12th Street, S.E. To the south of the Subject Property is Lot 55, a property that is the subject of a pending BZA application by this Applicant and proposed to be

developed with a 47-unit condominium building. The remainder of Square 1019, and much of the surrounding area, is characterized by row dwellings, with commercial retail establishments and restaurants located to the west along Pennsylvania Avenue. Automotive repair shops are also located along E Street to the east.

B. Description of Proposed Construction

The Applicant proposes to renovate the existing shotgun house and construct a two-story addition, plus attic, that is connected to the main house by a trellis-covered porch. The proposed addition would convert an existing non-conforming side yard at the western side of the property to an open court not meeting the minimum width requirements. Based on the height of the building, the minimum width of the new open court should be ten feet wide, whereas a width of only four feet is provided.

At the rear of the property, the addition would be constructed across the full width of the lot, with each wall located at the property line, but not sharing a common division wall. No side yard will be provided at the resulting free-standing sides of the addition as required under section 405.3 of the Zoning Regulations, and thus the Applicant seeks relief from this provision. Finally, the proposed addition will create non-conformities to a structure that is already non-conforming, thus requiring relief under section 2001.3 of the Zoning Regulations.

C. HPRB Review

The addition has been designed in deference to the existing dwelling on the property and in accordance with the recommendations of the D.C. Historic Preservation Review Board ("HPRB"). Constructed in 1853, the shotgun house is among the earliest structures in Capitol Hill and a rarity in historic Washington. According to the HPRB staff, it is one of only two frame shotgun-type houses known to exist in the historic district. The building type is

characterized by a gable-front exterior and a one-room wide plan that extends one to three rooms in length, often with passages to each room aligned with one another. They are frequently associated with African-American building practices and are found more commonly in the southern states.

The Applicant proposes to rehabilitate and renovate the existing shotgun house for conversion to a one-unit apartment. A new porch would be added to the front of the house, based on the 1925 design developed by a local architect, Thomas Medford. New wood clapboard siding would replace the existing deteriorated cladding.

The rear addition would be set back ten feet from the rear wall of the historic house, but connected by a porch and trellis. Based on the recommendations of the HPRB, the addition was reduced in height and scale from a three-story structure to a two-stories plus attic. This "camelback" addition was supported by the HPRB at its April 27, 2005, meeting as a successful backdrop building that communicates with the shotgun house with ease and clarity. A copy of the staff report adopted by the HPRB is attached hereto as Exhibit E.

IV.
THE APPLICATION MEETS THE REQUIREMENTS FOR SPECIAL EXCEPTION RELIEF FROM THE ZONING REGULATIONS

As set forth below, the Applicant satisfies the test for special exception relief as established in §3104. Special exception relief is therefore appropriate in the present case.

A. Section 223 Requirements

Section 223.1 of the Zoning Regulations provides that an addition to a one-family dwelling or flat that does not comply with all the applicable area requirements for side yards (section 405.3) and courts (section 406.1), even where the building is already non-conforming,

shall be permitted as a special exception if approved by the Board of Zoning Adjustment, provided the Applicant meets the following requirements:

223.2 The addition shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

(a) The light and air available to neighboring properties shall not be unduly affected;

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

(c) The addition, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and

(d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

223.3 The lot occupancy of the dwelling or flat, together with the addition, shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy percent (70%) in the R-3, R-4, and R-5 Districts.

223.4 The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.

B. Compliance with Section 223.2

1. Light and Air

Consistent with section 223.2(a), the proposed addition at the rear of the lot will not unduly affect the light and air of the abutting property. The owner of Subject Property also owns several abutting parcels to the south that are being redeveloped by the Applicant. Given the nature of redevelopment on these abutting parcels, the proposed addition will not affect the light and air of the property to the rear.

Similarly, the light and air of adjacent properties to the east and west are not unduly affected. While the new two-story addition may create a small reduction in the light of the adjacent properties, the new wing has been configured to keep those potential effects to a minimum. First, the height of the existing one-story house will not be increased, thereby continuing to provide the same light and air to those portions of the adjacent properties improved with two-story rowhouses. Second, a non-sympathetic rear addition to the shotgun house will be removed and replaced with a porch and trellis, thus enhancing the light and air to neighboring properties at this part of the property. Third, the size of the addition has been reduced to only two-stories in height, thus reducing the amount of light affected. Because the addition is not set against the rear property line, the rear of the adjacent properties will continue to enjoy adequate light in this area of their yards.

The property owner immediately adjacent to the Subject Property has testified in support of the proposed project before the HPRB. Thus, the addition will not unduly affect light and air of neighboring properties.

2. Privacy

The proposed addition has also been carefully designed so that the privacy of adjacent properties will not be compromised, in compliance with Section 223.2(b). First, new trees and other landscaping will be planted along the eastern property line to screen and protect the privacy of the adjoining neighbor. Similarly, a fence will be located along the western property line to protect the privacy of that adjacent property. Further, the new addition will be located toward the rear of the property away from the neighboring houses, thereby preventing any direct views into the neighbors' windows. Finally, there will not be any windows at either side of the addition that would allow occupants of the addition to look directly into the neighbors' yards.

3. Character and Scale of Neighborhood

The design of the proposed addition, together with the original building as viewed from the street, alley and other public way, does not substantially intrude upon the character, scale and pattern of houses along the street frontage, in compliance with section 223.2(c). The architects have developed an innovative design that respects the surrounding buildings and development pattern of the street. Because the property is located in the Capitol Hill Historic District, the project has been reviewed by the D.C. Historic Preservation Review Board ("HPRB") for compatibility with the character, scale and pattern of houses in the historic area. The HPRB reviewed and recommended approval of the concept plans for the project at its April 28, 2005 meeting. (See Exhibit E, attached.) This additional level of design review will ensure that the addition complies with section 223.2(c) of the Zoning Regulations. These approved drawings are submitted with this application to illustrate compliance with section 223. To the extent that HPRB requests further modifications during the building permit phase, the Applicant requests flexibility to address those concerns.

C. Compliance with Section 223.3

The lot occupancy of the flat and addition will be 57 percent, and thus will not exceed 60 percent permitted in the R-4 District under section 223.3.

D. Compliance with Section 223.4

The proposed addition residence has been professionally designed, with appropriate input from the HPRB staff, in order to protect adjacent properties. The Applicant will, however, institute any other required measures to adequately screen and protect adjacent and nearby properties. The continued participation of the HPRB staff offers further assurance that the project will be appropriately designed.

For all the above reasons, the Applicant satisfies its burden of proof for special exception relief.

V.
COMMUNITY SUPPORT

The Applicant has worked closely with the community on the appropriate redevelopment of this vacant and neglected property and is pleased to have the support of the Capitol Hill Restoration Society ("CHRS"), Advisory Neighborhood Commission ("ANC") 6B, Councilmember Sharon Ambrose, and residents in the immediate vicinity of the project.

In its letter dated May 4, 2005, to the BZA, CHRS stated that the addition:

> will not affect the light and air nor privacy of use and enjoyment of neighboring properties. When viewed from the street, one will see the restored shotgun house and what appears to be a carriage house at the rear. The [CHRS zoning] committee found that this does not substantially visually intrude upon the character, scale and pattern of houses along the street frontage.... CHRS is delight to have it restored in this fashion.

Letter from CHRS to BZA, May 4, 2005, a copy of which is attached as part of Exhibit F.

Councilmember Ambrose also voiced her strong support for the project in a letter to the HPRB dated April 25, 2005, stating that she is "delighted to see this long neglected site developed." A copy of her support letter is attached as part of Exhibit F.

Peter Theil, the neighbor abutting the Subject Site to the east, and one of two residents most directly affected by the proposed addition, testified in support of the project at the February 25, 2005, HPRB meeting. Speaking on behalf of the community, Mr. Theil stated that:

> We are extremely happy with JPI. They've been very responsive to the neighborhood.... We hope strongly that this [project] will go through. We've waited. Those of us who have lived on Capitol Hill for over 30 years – and I've lived next door to this property for over 14 – would very much like to see this happen, and we hope that you [the HPRB] can work it [out] with the developer.

Testimony of Peter Theil, HPRB Meeting Transcript, February 24, 2005, 22-23. A copy of his testimony is attached as Exhibit G.

VI.
WITNESSES

A. Representative of JPI Development, Inc., Applicant

B. Representative of Torti Gallas and Partners, Architects

VII.
EXHIBITS IN SUPPORT OF THE APPLICATION

Before proceeding with the discussion of the merits of this application, the following additional materials are submitted:

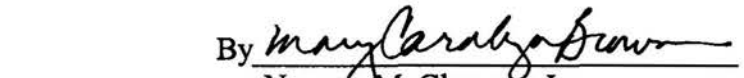
Exhibit A:	A portion of the Sanborn Atlas showing the Property highlighted in yellow.
Exhibit B:	A portion of the Zoning Map showing the Property highlighted in yellow, with zoning designation of R-4.
Exhibit C:	Outline of testimony of Representative of JPI Development., LP, Applicant.
Exhibit D:	Outline of testimony of Representative of Torti Gallas and Partners, Architects.
Exhibit E:	HPRB Staff Report, April 28, 2005
Exhibit F:	Letters of support from the Capitol Hill Restoration Society and Councilmember Sharon Ambrose
Exhibit G:	Portion of HPRB Transcript, February 24, 2005
Exhibit H:	Revised and updated architectural plans.

VIII.
CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards of the Zoning Regulations and can be granted without substantially impairing the intent, purpose and integrity of the Zoning Regulations. The Applicant therefore requests that the Board grant the application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By 

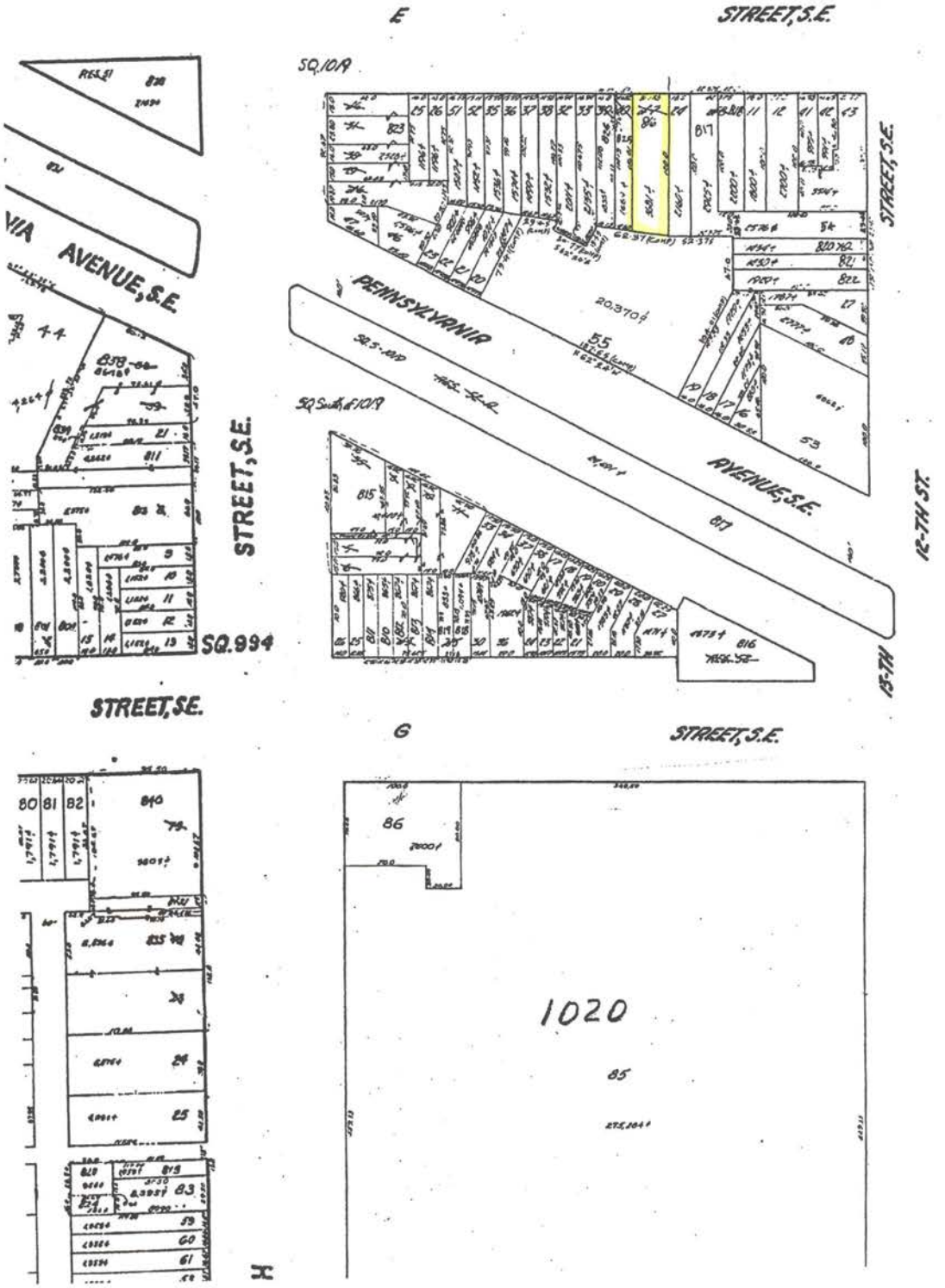
Norman M. Glasgow, Jr.
Mary Carolyn Brown

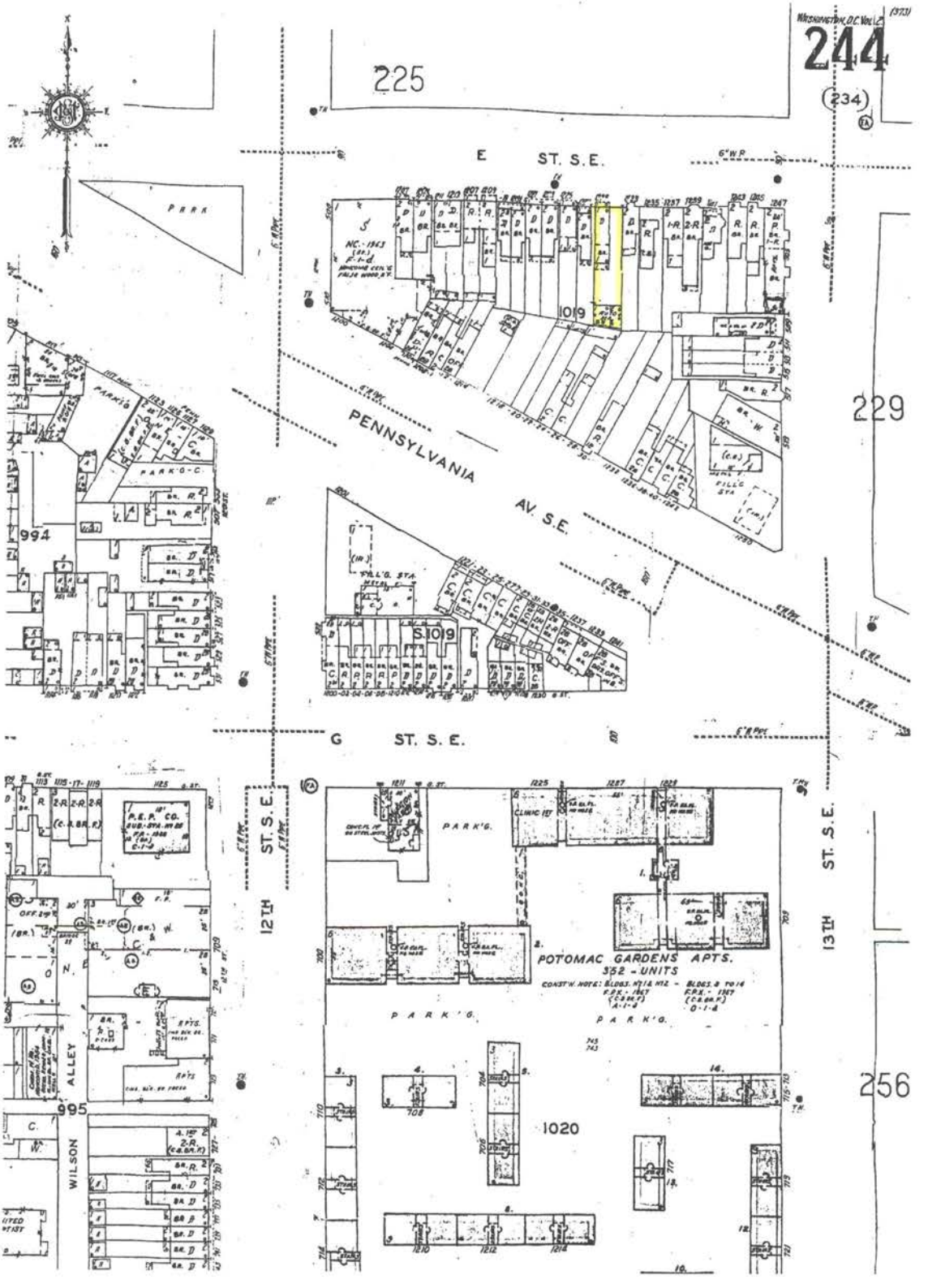
2099 Pennsylvania Avenue, NW
Suite 100
Washington, D.C. 20006
(202) 955-3000

May 31, 2005

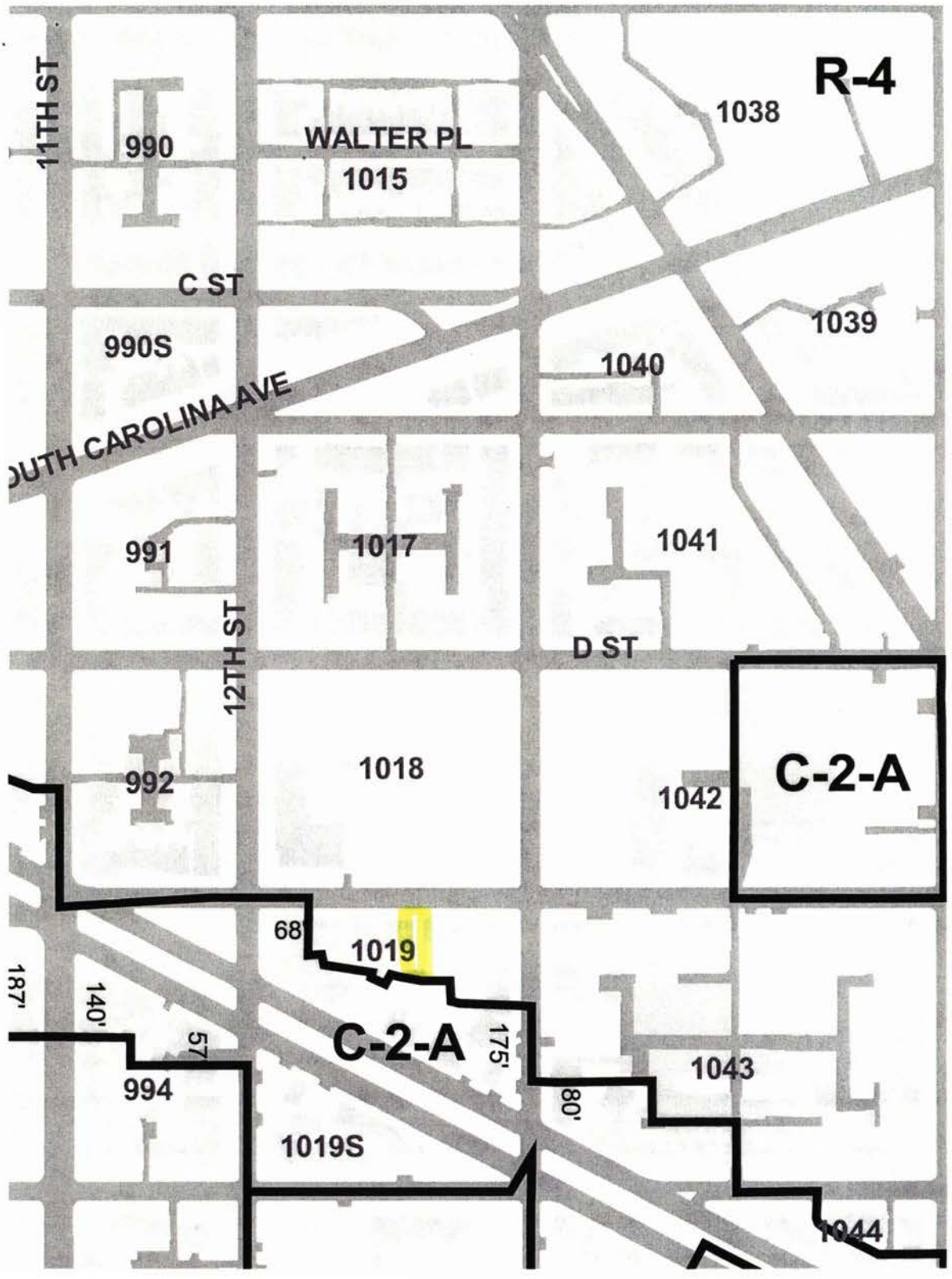
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A


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PENNSYLVANIA AVENUE, S.E.
SQ South of 1019
STREET, S.E.
12-TH ST.
13-TH
SQ. 994
STREET, S.E.
G
STREET, S.E.
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H


225
E ST. S.E.
PARK
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1019
PENNSYLVANIA AV. S.E.
229
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PARK'G.
FILLG STA.
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G ST. S.E.
12TH ST. S.E.
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P.E.P. CO.
PARK'G.
CLINIC 157
POTOMAC GARDENS APTS.
352 - UNITS
PARK'G.
PARK'G.
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ALLEY
WILSON
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11TH ST
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WALTER PL
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C

OUTLINE OF TESTIMONY
APPLICANT
JPI APARTMENT DEVELOPMENT, LP

I. INTRODUCTION

II. EXISTING USE OF SITE

III. PROPOSED DEVELOPMENT

IV. EXISTING CONDITIONS AND LIMITATIONS

V. REQUIREMENTS FOR GRANTING THE SPECIAL EXCEPTION RELIEF HAVE BEEN MET

VI. CONCLUSION

D

OUTLINE OF TESTIMONY
REPRESENTATIVE
TORTI GALLAS AND PARTNERS, ARCHITECTS

I. INTRODUCTION AND PROFESSIONAL QUALIFICATIONS

II. SITE AND LOCATION DESCRIPTION

A. OVERVIEW OF SITE, VICINITY AND LAND USE/ZONING

B. SITE PLANNING – SIZE, LOT CONFIGURATION, TOPOGRAPHY

III. PROJECT AND BUILDING DESIGN CONSIDERATIONS

IV. ZONING RELIEF IS NEEDED AND THE APPLICANT MEETS ITS BURDEN OF PROOF

V. CONCLUSION

E

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1229 E Street, SE**	X	Agenda
Landmark/District:	**Capitol Hill Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**February 24, 2005**	X	Alteration
H.P.A. Number:	**05-115**		New Construction
Staff Reviewer:	**Emily Paulus**		Demolition
			Subdivision

The applicant, owner/developer JPI with architects Torti Gallas and Partners, seeks conceptual review for rehabilitation and an addition to a mid-nineteenth century frame dwelling in the Capitol Hill Historic District. The addition would be partially visible from public space.

Property History and Background

The dwelling's basic characteristics, including include its gable front and one room wide plan that extends one to three rooms in length, identify it as a "shotgun" house. The shotgun house is an important open plan house type closely associated with African-American settlements in the southernmost landscapes of the Mid-Atlantic region. The subject property is one of only two frame shotgun-type houses known to exist in the Capitol Hill Historic District. Indeed, due to their simple construction and often unassuming form, shotgun houses have not survived in great numbers, particularly in cities like Washington that have seen continuous development pressures through the late 19th and 20th centuries. Although some, like its counterpart at 518 9th Street, SE, exhibit Italianate or classical influences, the shotgun house at 1229 E Street, SE displays a strikingly plain facade.

As seen today, the dwelling is the amalgamation of three major periods of construction. Though deed research has not been conducted, both historic maps and visual inspection suggests that the original two-room portion of the house was constructed prior to 1853. Sometime before 1887, the house was extended with the construction of a third room of the same narrow width. In 1917, a brick building was constructed at the rear of the property as a double bay garage, a section of which was converted to a workshop related to the original owners' primary occupation as a bricklayer.[1] A front porch was added in 1925 (replacing an earlier porch), and a brick kitchen addition was added in 1938. In the 1850s portion of the house, the original windows have been replaced and the clapboard siding was covered over with asphalt siding in 1942.

[1] Due to the failure of its structural system, the Historic Preservation Office approved the demolition of this structure during negotiations with the Board of Condemnation and community in 2003.

The property has been determined to be a contributing resource to the Capitol Hill Historic District. A staff report from 2002 states, in part, that:

> "The property illustrates the characteristic expansion of a working-class shotgun house over time, with one-story additions added to the rear that extend the overall form and floor plan of the original house. While simple in appearance and construction, this is part of its character and appeal to a working class audience, for whom it was relatively easy and inexpensive to alter and add onto as the family grew or as their economic status improved. In instances where the owners had experience in construction or in working with their hands, these additions could be added by the owners themselves. This certainly seems to be the case with the construction of the brick outbuilding and the kitchen addition, which coincide with the property's ownership by a bricklayer. While the date of kitchen's construction may arguably fall on the outside edge of the period of significance for this historic district (which in not specifically defined in the nomination, but has generally been interpreted by the Board and National Park Service as ending in the 1930s), its overall form, floor plan, vernacular construction, and association with the Hartley family are consistent with the historic character of this particular resource."

The building has stood vacant for more than 30 years. Over the course of the last several decades, a series of raze applications were filed requesting approval to demolish the building. More recently, in September and October 2002, the HPRB considered a raze permit application for the house, and recommended that the permit not be issued. Based upon the HPRB's recommendation, and after the applicant did not request a public hearing on the matter, the Mayor's Agent returned the application to the Department of Consumer and Regulatory Affairs with the final determination under the preservation law that the permit shall not be issued. In January 2003, the HPRB made an official determination that the house was threatened by demolition by neglect.

In its most recent actions, the Board of Condemnation required the owner to protect the building from decay and deterioration through prompt correction of specific defects enumerated in the law. These corrections included repair to foundation walls, boarding up of windows and doors, replacement of the roof and flashings, and removal of debris on the interior and exterior of the property.

Proposal Description

Shotgun House. The proposal includes rehabilitation of the historic shotgun house and additions, for its conversion into a studio apartment. Alterations would include new wood clapboard siding and new six-over-one wood windows on the frame sections. The most obvious alteration will be the erection of a one-story, ¾-width open porch on the front façade. The design for the porch is based on 1925 drawings by local architect Thomas Medford, which depicts a classically-inspired porch with a flat roof supported by three Doric columns resting on brick bases. The drawings accompanied a building permit for a "new front porch," which was issued to "C.C. Hertley" – ostensibly Daniel Hartley, whose family lived in the house until the 1940s.

New addition. The proposed addition would function as a separate unit and be situated to the rear of the shotgun house, set back approximately 10 feet from its rear wall but linked to the house by a patio and trellis. The addition would extend the entire width

of the lot (unlike the shotgun house that occupies only 14 feet of the total 31 feet width) and stand three stories in height. The end-gable roof would sit perpendicular to the shotgun house's front gable roof. The overall design is composed of fiber cement lap siding and a combination of single and paired double-hung wood windows. On the E Street elevation, the primary entry would be located at the east end to align with the driveway that would extend back to the addition (the curb cut is existing) and include transoms and sidelights. At the west end would be a three-story, shed roof bay with an open porch at the first floor and an enclosed second and third floor that breaks the cornice line; the bay would be finished with fiber cement paneling. The rear elevation would include an oriel window at the third floor, which also breaks the cornice line.

Evaluation and Recommendation

The rehabilitation and reuse of the shotgun house is long overdue. The decades of continuous effort by the Capitol Hill Restoration Society and others to preserve and restore this rare neighborhood building type will allow the building to once again contribute to our understanding of Washington's historic and architectural development. The addition of the long-missing front porch is a welcome one, and will significantly aid in weaving the shotgun house back into the fabric of the E Street streetscape.

In refining the design of the addition over the past month, the applicants have introduced a setback to allow the shotgun house sufficient breathing space and provide a physical and visual distinction between old and new. The perpendicular roof orientation also allows the long, narrow form of the original structure – the character-defining feature of the shotgun-type house – to remain both readable and primary. The general materials use and fenestration type also seems compatible with the character of the shotgun house and historic district. With respect to the height and detailing of the addition, the staff makes the following recommendations:

- The three-story height of the addition is an uncomfortable relationship with the shotgun house, and due to its visibility from E Street, runs the risk of looming over the building. The staff recommends reducing the height to 2-½ stories.
- The introduction of the heavy three story bay only accentuates the height of the addition, and is disproportionate with the scale of the shotgun house. The applicant may want to consider a more traditional portico at the first floor with a simpler window arrangement for the upper floors, perhaps even introducing attic, or frieze, windows underneath the cornice in place of the dormers.
- The primary front entry should be simplified, as doors that include both sidelights and transoms are uncharacteristic of this historic district.

In short, staff believes the best design approach – and the approach most in keeping with the history of outbuildings on this lot and square – is to treat the addition as a simple studio or workshop, with traditional materials and simple, straightforward detailing.

<u>The staff recommends that the Review Board approve the rehabilitation of the shotgun house, direct the applicant to reduce the height of the addition and simplify the design as described above, and return to the Board for further review</u>.

F

CAPITOL HILL RESTORATION SOCIETY
PO BOX 15264 • WASHINGTON, DC 20003-0264 • 202-543-0425

May 4, 2005

Jerrily R. Kress, FAIA
Director, Office of Zoning
Suite 210
441 4th Street, NW
Washington, DC 20001

COPY

RE: BZA# 17331

Dear Director Kress,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on April 14, 2205, considered the above case. The case involves the application of JPI Apartment Development LP (JPI) on behalf of Larry D. and Carol K Quillian for a special exception to allow an addition to an existing single-family dwelling not meeting the side yard, court, and nonconforming structure requirements to establish a two-family dwelling at 1229 E Street, S.E.

The applicant, JPI, made a presentation at the meeting and the committee voted unanimously to support the application. The committee found that the addition will not affect the light and air nor privacy of use and enjoyment of neighboring properties. When viewed from the street, one will see the restored shotgun house and what appears to be a carriage house at the rear. The committee found that this does not substantially visually intrude upon the character, scale and pattern of houses along the street frontage.

This property has been a troublesome property for many years and CHRS is delighted to have it restored in this fashion. For these reason, we urge the Board to approve the application

Respectfully,

Gary M. Peterson, Chair
Capitol Hill Restoration Society
Zoning Committee

CC: Carolyn Brown, Esq.

COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004

April 25, 2005

Tersh Boasberg
Historic Preservation Review Board
DC Historic Preservation Office
801 North Capitol Street SE, Suite 3000
Washington, DC 20002

Re: 1230 Pennsylvania Avenue SE and 1229 E Street SE – HPA #05-115

Dear Mr. Boasberg:

I am writing to inform you that I have done an extensive review of the redevelopment plans for 1230 Pennsylvania Avenue SE and 1229 E Street SE and as the Councilmember from Ward 6 I am in full support of the developer's request to redevelop this parcel. The new building consisting of 48 units, located on Pennsylvania Avenue between 12th & 13th Street SE, will create a pedestrian friendly residential destination directly between two underserved metro stations. For years, this parcel has been underutilized and vacant and now with this redevelopment plan these lots have the potential to bring life and excitement back to that section of Pennsylvania Avenue.

I believe that the architectural design of this project is critical and it is necessary that it be designed to be compatible with the historic nature of Capitol Hill. I am satisfied that the plan presented to you is one that successfully balances the necessary amount of respect for the historic district as well as the necessary development criteria for the developer. Each of the design elements are created to have an independent style, from Italianate Townhouse to Richardsonian Grand house to Neoclassical Apartment building. Much to my satisfaction, the building will feature standing seam metal roofs, double hung windows, ornate brick detailing, bay windows, among other details. Additionally, the restoration of the shotgun house consists of adding a front patio and completely renovating the existing structure.

I am delighted to see this long neglected site developed and expect it to breed future redevelopment throughout Capitol Hill. I fully support the development team for 1230 Pennsylvania Avenue and 1229 E Street SE and I hope that you also will support this fabulous redevelopment of a wonderful lot in Ward 6.

Sincerely,

Sharon Ambrose

Sharon Ambrose
Councilmember - Ward 6

G

ORIGINAL

jr

SS

GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

HISTORIC PRESERVATION REVIEW BOARD

HPA No. 05-115
1214-1232 Pennsylvania Avenue, S.E.
1229 E Street, S.E.

Thursday, February 24, 2005

441 4th Street, N.W.
Room 220 South
Washington, D.C. 20001

The Board convened the hearing on the above-entitled matter at 4:19 p.m.

BEFORE:

TERSH BOASBERG, Chairman presiding

BOARD MEMBERS PRESENT:

KATHY HENDERSON

DENISE JOHNSON

JAMES S. KANE

ANNE LEWIS

GAIL S. LOWE

RONNIE MCGHEE

JACQUES PATTERSON

JOHN VLACH

AMY WEINSTEIN

of an informal process, and we definitely want--oh, we get. I'm sorry. Ms. Metzger, we obviously need you here.

MS. METZGER: Yes.

CHAIRMAN BOASBERG: Don't we? Is there somebody else?

Is there anybody else here to speak on this project? Again, let's concentrate on the architecture.

MR. THEIL: Mr. Chairman, I hadn't expected to say anything today. I was asked to very briefly to. There' a--

CHAIRMAN BOASBERG: Did you tell us who?

MR. THEIL: My name is Peter Theil. I live at 1233 E Street, S.E., on Capitol Hill. I have it here for submission for the record, if you'd like and I won't read it to take up your time, a letter--

MR. MCGHEE: Are you speaking as an individual?

MR. THEIL: --to the Board. No. I'm speaking for our neighborhood.

CHAIRMAN BOASBERG: You live right next to the Shotgun House.

MR. THEIL: I live next to it, and I'm speaking for the people who live in the immediate--

Yes. Yes, I do.

CHAIRMAN BOASBERG: And you were here very eloquently--

MR. THEIL: I was here about a year and a half ago, two years ago.

CHAIRMAN BOASBERG: No. He lives next door, and for the neighborhood, right around the neighborhood.

MR. THEIL: And I have here--

MR. KANE: And you were here when we were talking about the Shotgun House down here; right?

MR. THEIL: Yes.

MR. KANE: You made a very impassioned plea why we should allow that to be torn down--

MR. THEIL: Yes, at that time.

MR. KANE: --if I remember right.

MR. THEIL: Because I didn't believe, as many people believe, that anyone would come along

and want to restore it.

So we are extremely happy. I'd second your comments. We are extremely happy with JPI. They've been very responsive to the neighborhood. They've met with the neighborhood twice. They've give and take on e-mails, the questions that we've had. We understand that there are issues that the Board will have to discuss over a period of time with them and we just wanted to second your comments. We hope strongly that this will go through. We've waited. Those of us who have lived on Capitol Hill for over 30 years--and I've lived next to this property for over 14--would very much like to see this happen, and we hope that you can work it with the developer.

One final comment, very briefly, in response to the comment that was made about the scope of the project. We hope, and I am speaking for our neighborhood here, we hope that any feelings that the Board or anyone else might have about what the developer has done, about the owner has done by demolition of neglect will not have an

impact on what happens here with the current development plans, as punishment possibly or as retribution towards the owner of the property. If there was an agreement, I have no idea about the scope and what was agreed to for the footprint that we would--

CHAIRMAN BOASBERG: That's a separate issue. We'll take a look at it--

MR. THEIL: I know.

CHAIRMAN BOASBERG: --with our counsel.

MR. THEIL: Right. Yeah. We just hope that this will go through and we will finally have a development in this area that will be satisfactory to everyone.

CHAIRMAN BOASBERG: We understand. Thanks for your patience.

MR. THEIL: Thank you very much.

CHAIRMAN BOASBERG: I know it's been difficult.

MR. THEIL: It's been very difficult, but we appreciate your--

CHAIRMAN BOASBERG: Yeah. Yeah. Sure.

We understand this. Thanks, Mr. Theil. Ms. Metzger.

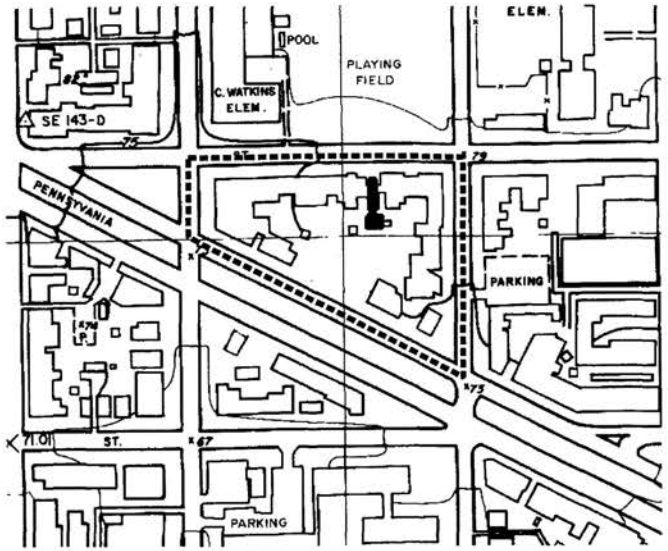
MS. METZGER: Nancy Metzger, Chair of the Historic Preservation Committee for the Capitol Hill Restoration Society. I have too many papers here.

I just wanted--once again, yes. I was extremely happy when JPI came to visit us actually in my gardens, since I couldn't go very far at that point. And it is so good to see the approval process starting. It's been a long time coming.

The Committee did look at the plans. We looked at both the ones earlier from December and then this month, and we forwarded some comments to the staff and to JPI and the architect on that.

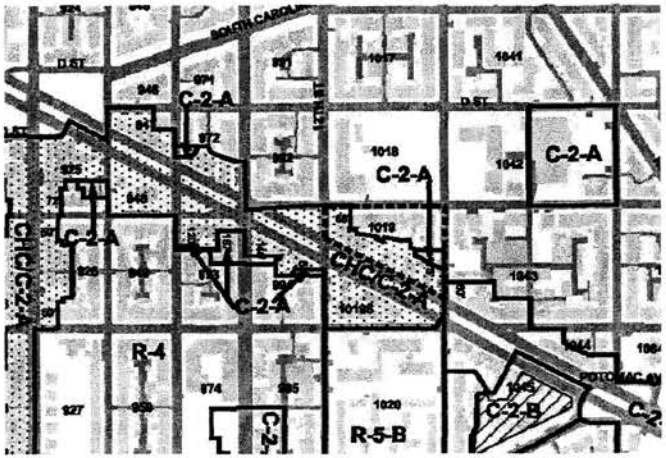
But looking at the staff report, I thought it would probably be more useful to day to focus on what Emily said than what our range of comments, so that's what I will do.

Breaking up the units into more smaller units, which is on the process, we didn't say this, but I certainly think that it would help in weaving



1 KEY PLAN

NTS



2 PARTIAL ZONING MAP OF THE DISTRICT OF COLUMBIA - MAP 11

NTS

DRAWING INDEX			
SHEET	DESCRIPTION	DATE ISSUED	DATE REVISED
A-01	COVER SHEET	02/10/05	03/15/05, 05/18/05
A-02.1	EXISTING SURVEY	02/10/05	
A-02.2	PROPOSED FOOTPRINT	02/10/05	05/18/05
A-03.1	ZONING ANALYSIS AND DIAGRAM	02/10/05	03/15/05, 03/18/05
A-03.2	ZONING DIAGRAMS	02/10/05	03/15/05, 05/18/05
A-03.3	ZONING DIAGRAMS	02/10/05	05/18/05
A-04.1	PROPOSED PLANS AND STREET ELEVATION	02/10/05	05/18/05
A-05.1	PROPOSED STREET ELEVATION AND SITE SECTION	02/10/05	OMITTED
A-05.2	PROPOSED ELEVATIONS	02/10/05	05/18/05
A-06.1	SITE DOCUMENTATION (PHOTOS) - SEE ATTACHED	02/10/05	

ZONING SUBMISSION

SQUARE 1019, LOT 816

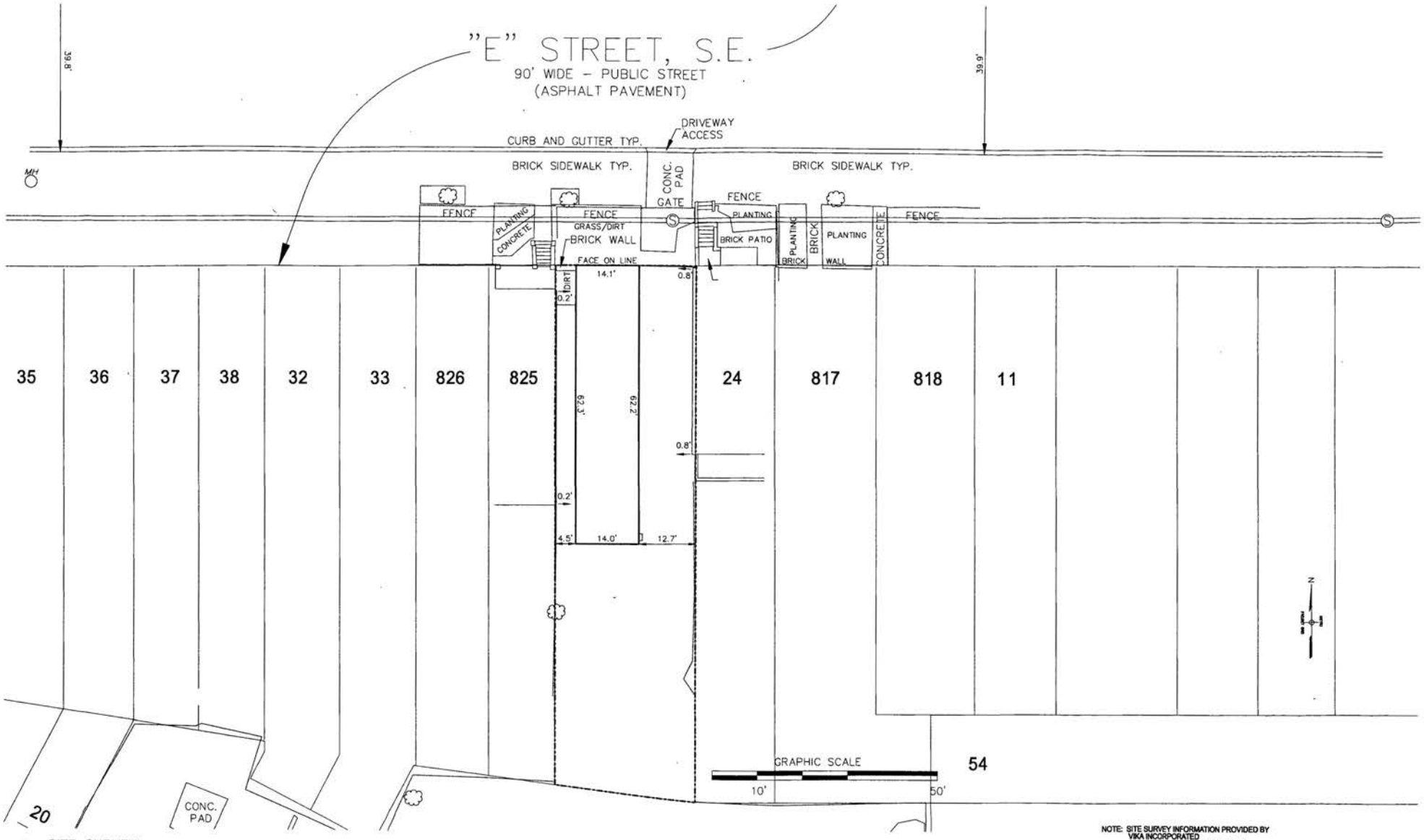
A-01

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FEBRUARY 10, 2005

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JPI
TORTI GALLAS AND PARTNERS INC.

1229 E STREET, S.E.



1 SITE SURVEY

1" = 20-0"

NOTE: SITE SURVEY INFORMATION PROVIDED BY
V3KA INCORPORATED
8180 GREENSBORO DRIVE STE 200
MC LEAN, VA 22102
(703) 442-7800

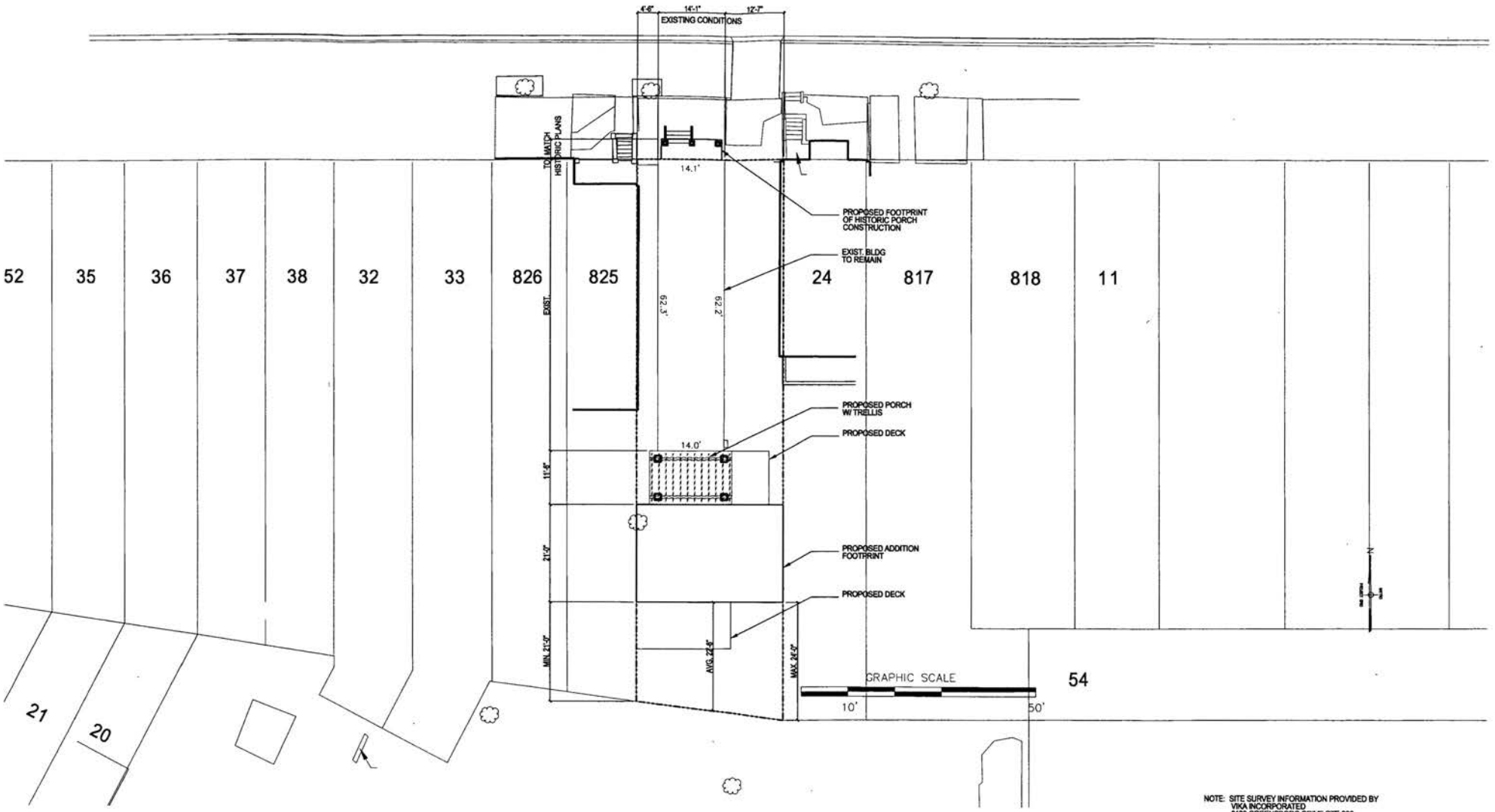
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1 PROPOSED FOOTPRINT

1" = 80-0"

NOTE: SITE SURVEY INFORMATION PROVIDED BY
VIKA INCORPORATED
8180 GREENSBORO DRIVE STE 200
MC LEAN, VA 22102
(703) 442-7800

A-02.2

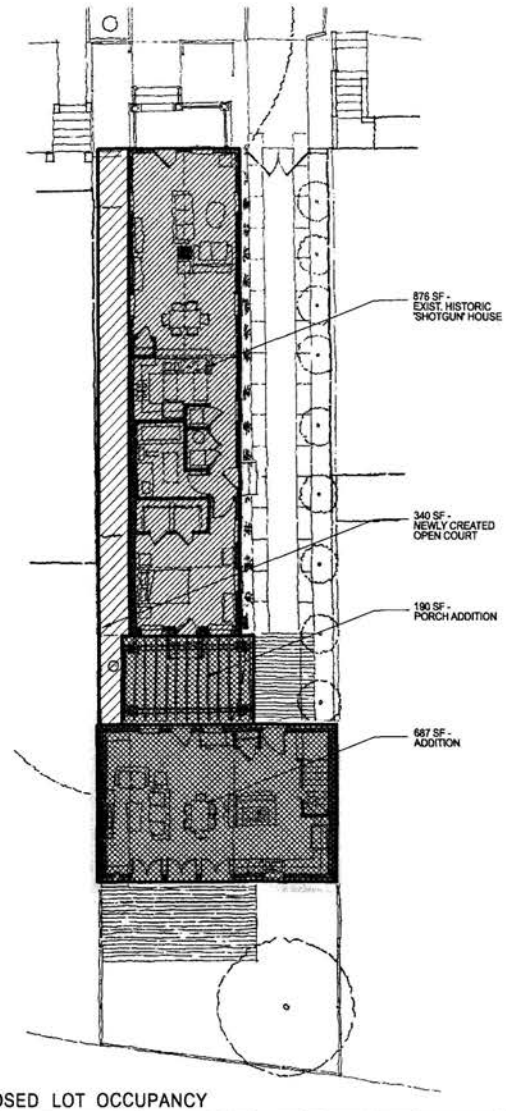
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1229 E STREET, S.E.



1 PROPOSED LOT OCCUPANCY

1/16" = 1'-0"

GROSS OCCUPANCY: 1,753 (BLDG) + 340 (COURT) = 2,093 SF
PERCENT OCCUPANCY: 2,093 / 3,680 = 57%

PERMITTED OCCUPANCY: 60%

Zoning Analysis

Torti Gallas and Partners
February 10, 2005
Revised May 5, 2005

Zoning: R-4
Surveyed Lot Area: 3,680 sf
Square: 1019
Lot: 816

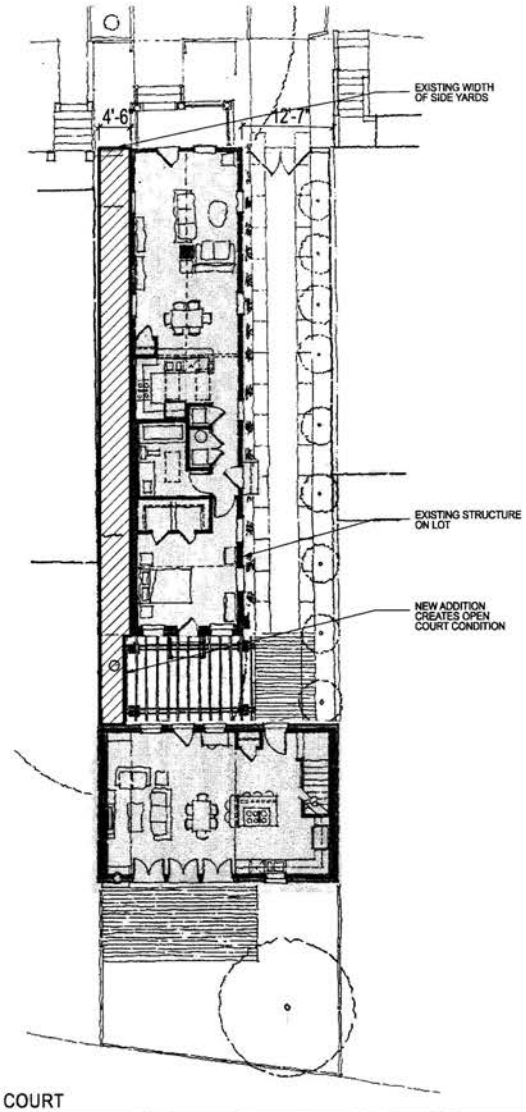
	11 DCMR Reference	Zoning Permitted / Required	Proposed Project
F.A.R.	402.4	no limit	0.78
Lot Occupancy	403.2	60% - Flat	876+190+687 + 340 (area of open court) 2, 093 / 3,680 = 57%
Allowable Development Footprint		3,680 x .60 = 2,208 sf	876 + 190 + 687 = 1,753 sf
Allowable Building Area		no limit	876 (1st Flr - Exist. Structure) 190 (1st Flr - Porch Addition) 687 (1st Flr - Addition) 687 (2nd Flr - Addition) + 422 (Attic - Addition) 2,862 sf
Building Height	400.1	40 ft	33 ft
		3 Stories	2 1/2 Stories
Lot Area & Width	401.3	1,800 sf min. area 18 ft min. wide	3,680 sf - EXISTING CONDITION 31.19 ft - EXISTING CONDITION
Rear Yard	404.1	20 ft	22'-6" average
Side Yard	405.9	N/A unless Provided 8 ft min.	none provided
Side Yard	405.3	Free standing sides not sharing a common division wall shall provide a side yard	none provided SECTION 223 RELIEF REQ'D
Open Court	406.1	Min. Width: 4" per ft of height min. 10 feet	4.5 feet - Proposed Open Court SECTION 223 RELIEF REQ'D (based on Existing Condition)
Nonconforming Structures dedicated to Conforming Uses	2001.3.a	Additions may be made, provided they conform to lot occupancy requirements	Addition does not conform to court requirements, see above. SECTION 223 RELIEF REQ'D
Dwelling Units			2 units
Parking Requirement	2101.1	Residential: .50 space per D.U. .50 x 2 =1 space	1 Residential Space Provided

A-03.1
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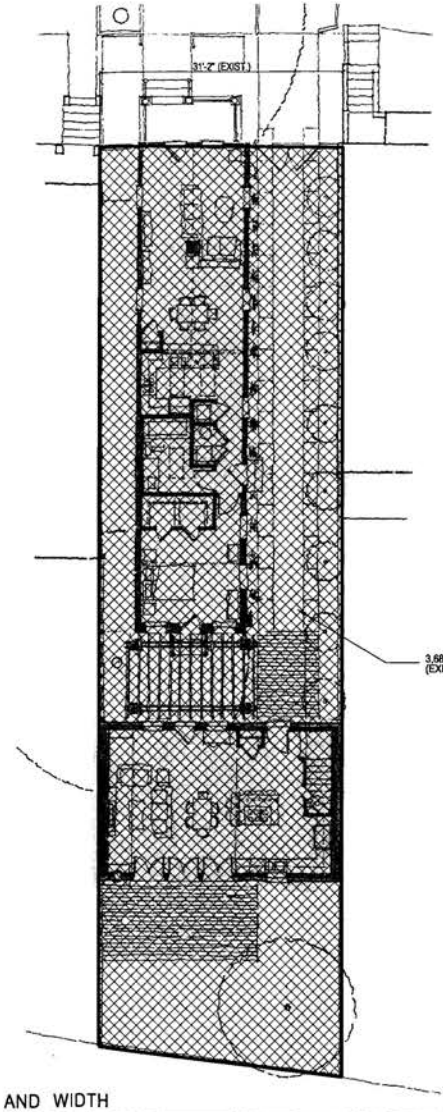


1 OPEN COURT

AS INDICATED BY HATCHED AREA 1/16" = 1'=0"

PERMITTED WIDTH: 6'-0" MIN.

PROVIDED WIDTH: 4'-6" (BASED ON EXIST. SIDE YARD WIDTH)

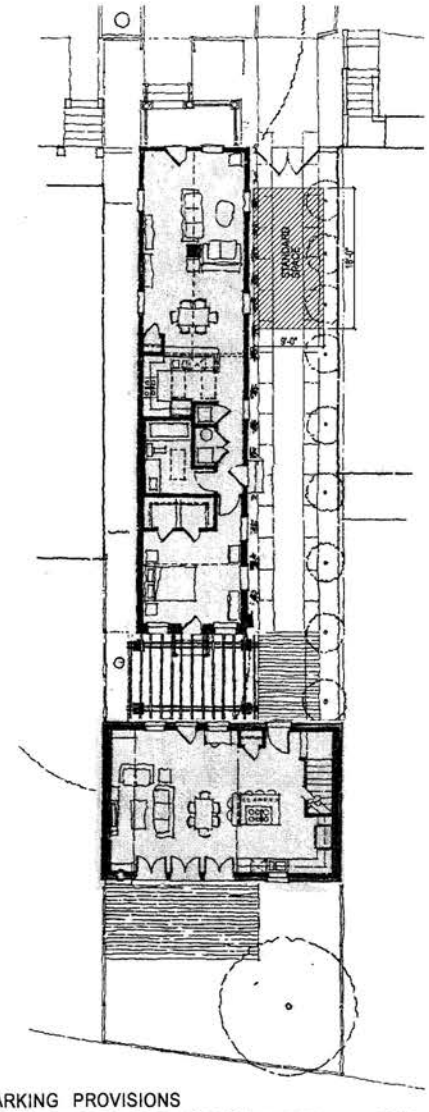


2 LOT AREA AND WIDTH

AS INDICATED BY HATCHED AREA 1/16" = 1'=0"

REQUIRED AREA: MIN. 3000 SF
PROVIDED AREA: 3,680 SF (EXIST.)

REQUIRED WIDTH: MIN. 30 FT
PROVIDED WIDTH: 31.19 FT (EXIST.)



3 PARKING PROVISIONS

AS INDICATED BY HATCHED AREA 1/16" = 1'=0"

REQUIRED SPACES: 1/ 2 D.U.
PROVIDED D.U.: 2
PROVIDED SPACES: 1

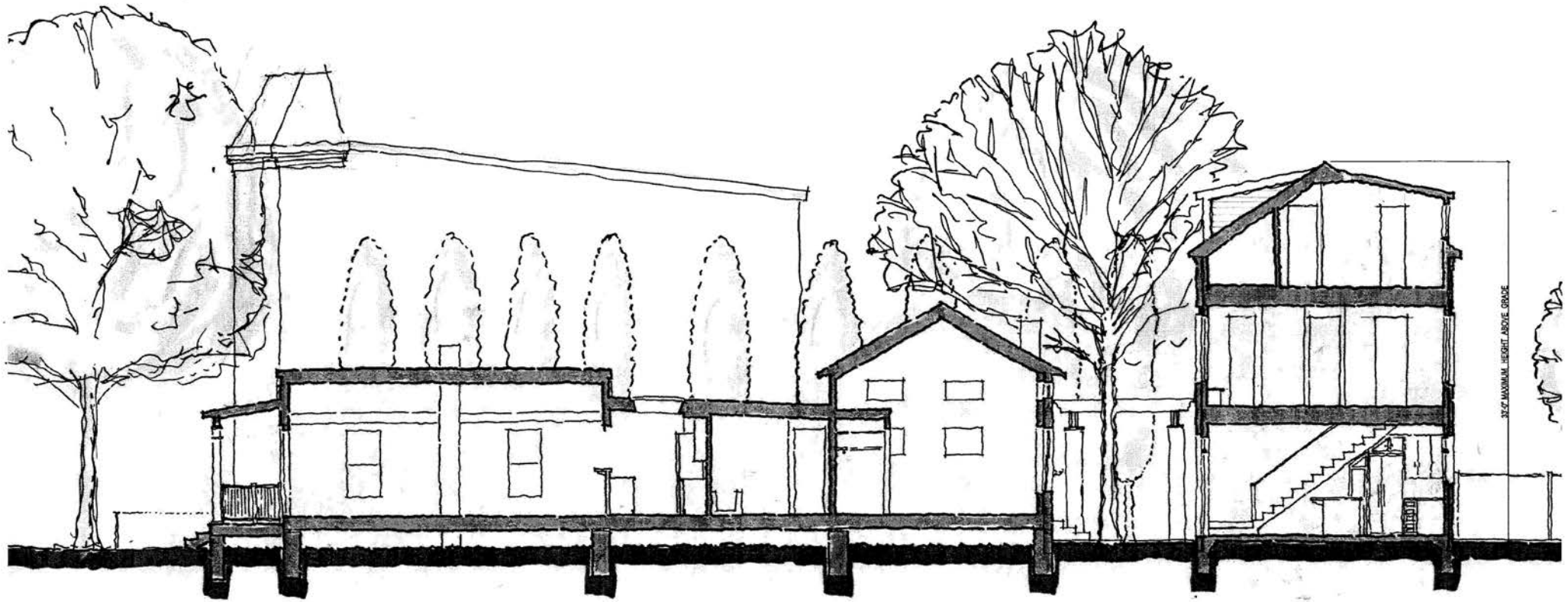
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1 BUILDING HEIGHT

1/8" = 1'-0"

PERMITTED HEIGHT: MAX. 35 FT

PROVIDED HEIGHT: MAX. 33'-0"

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A-03.3

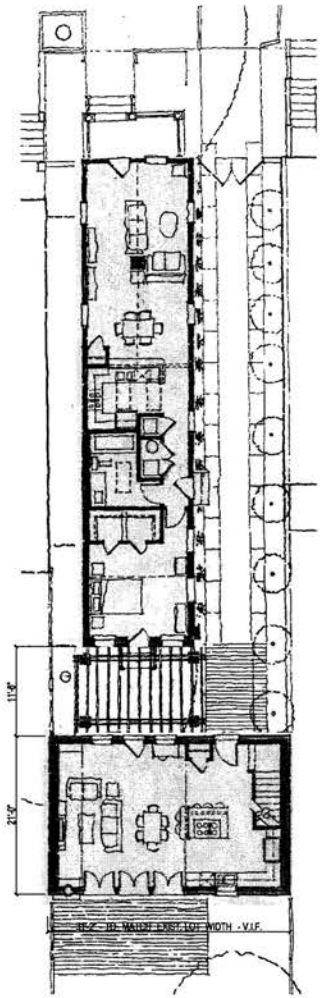
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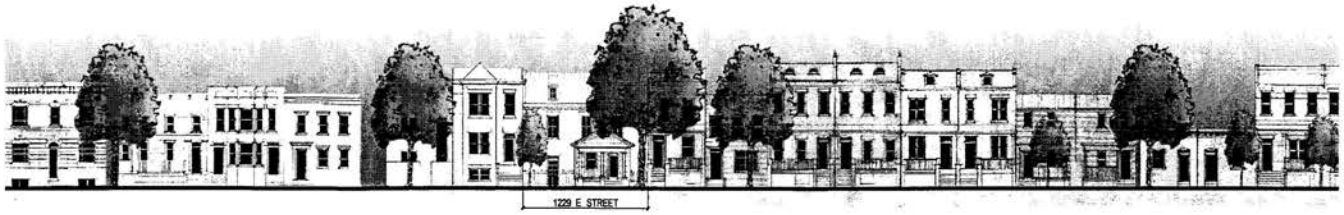
JPI

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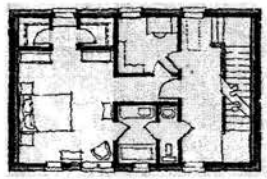
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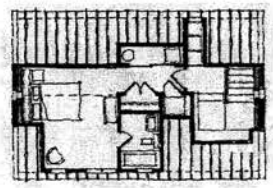
1 PROPOSED FIRST FLOOR PLAN
1/16" = 1'-0"



4 PROPOSED STREET ELEVATION - E STREET, S.E.
1/32" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
1/16" = 1'-0"



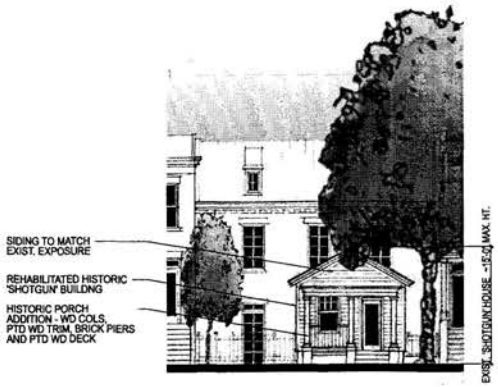
3 PROPOSED ATTIC FLOOR PLAN
1/16" = 1'-0"

A-04.1
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FEBRUARY 10, 2005

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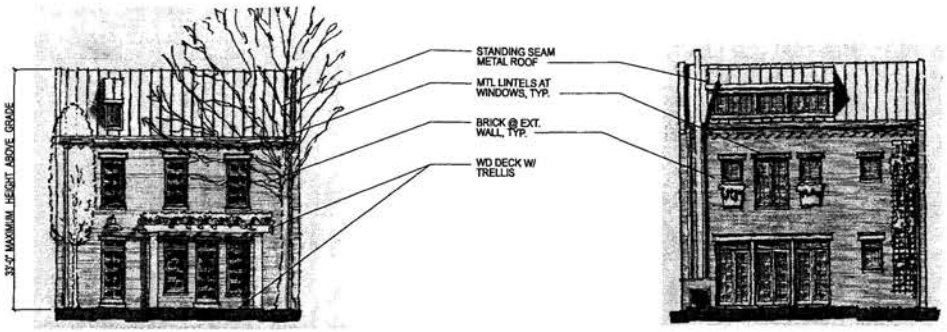
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1229 E STREET, S.E.



1 PROPOSED PRIMARY E STREET ELVATION

1/16" = 1'-0"

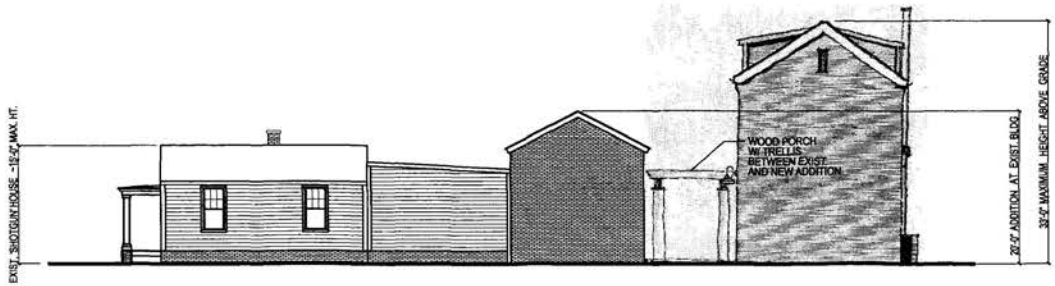


2 PROPOSED SECONDARY E STREET ELEVATION

1/16" = 1'-0"

3 PROPOSED REAR ELEVATION

1/16" = 1'-0"



4 PROPOSED EAST (SIDE) ELEVATION

1/16" = 1'-0"

A-05.2

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JPI

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