Holland+Knight

Tel 202 955 3000
Fax 202 955 5564

Holland & Knight LLP
2099 Pennsylvania Avenue, N.W., Suite 100
Washington, D.C. 20006
www.hklaw.com

Mary Carolyn Brown
202 862 5990
carolyn.brown@hklaw.com

May 31, 2005

RECEIVED
D.C. OFFICE OF ZONING
2005 MAY 31 PM 2:16

VIA HAND DELIVERY

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

Re: BZA Application No. 17332
1230 Pennsylvania Ave., 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,

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. 17332
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 17332
EXHIBIT NO. 25

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., March 31, 2005

Plat for Building Permit of SQUARE 1019 LOT 55

Scale: 1 inch = 30 feet Recorded in Book 184 Page 44

Receipt No. 18398

Furnished to: HOLLAND & KNIGHT

Surveyor, D.C.

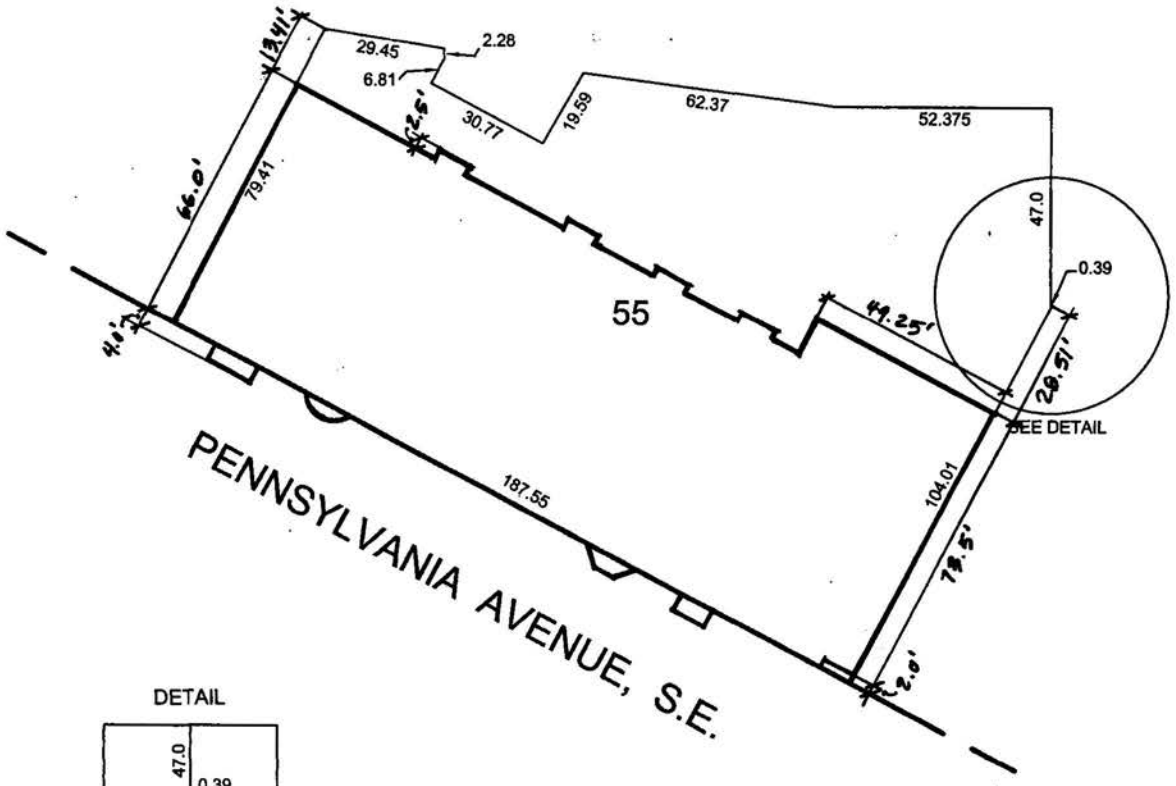
By: L.E.S.

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.)

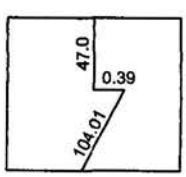
Date: _____

_____
(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.



DETAIL



(NOT TO SCALE)

SO-18398(2005)

RECEIVED
D.C. OFFICE OF ZONING
2005 MAY 31 PM 2:16

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

JPI APARTMENT DEVELOPMENT, LP

1230 PENNSYLVANIA AVENUE, S.E.

BZA APPLICATION NO. 17332

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 the Applicant

BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

APPLICATION OF:	)	
	)	
JPI APARTMENT DEVELOPMENT, LP	)	**BZA CASE NO. 17332**
	)	
SPECIAL EXCEPTION FROM THE ROOF STRUCTURE REQUIREMENTS, AND	)	**ANC 6B**
	)	
AREA VARIANCES FROM THE LOT OCCUPANCY AND RESIDENTIAL RECREATION SPACE REQUIREMENTS IN THE CHC/C-2-A DISTRICT IN SQUARE 1019, LOT 44	)	**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") for: (i) variance relief from section 773 to reduce the required residential recreation space to eight percent; and (ii) variance relief from section 772 to permit a lot occupancy of 63 percent instead of 60 percent. The Applicant is seeking variance relief in order to construct a multi-unit condominium building at Lot 55 in Square 1019, premises address 1230 Pennsylvania Avenue, S.E., Washington, D.C. (the "Subject Property"). The property is located in the CHC/C-2-A District and the Capitol Hill Historic District. As a result of modifications to the

[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 BZA record in this case.

building design, the Applicant no longer requires a special exception from the roof structure provisions of section 411 and 770.

II.
JURISDICTION OF THE BOARD

The Board has jurisdiction to grant the requested variance relief pursuant to D.C. Code § 6-641.07 (2001 ed.) and section 3103.2 of the Zoning Regulations.

III.
BACKGROUND

A. Site and Vicinity Characteristics

1. The Property

The Subject Property consists of Lot 55 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 north, 13th Street, S.E. to the east, 12th Street, S.E. to the west, and Pennsylvania Avenue, S.E. diagonally to the south. The Subject Property consists of a large, irregularly-shaped lot located mid-block on the north side of Pennsylvania Avenue, S.E., as shown on the plats attached as Exhibit A. The lot is approximately 187 feet wide along Pennsylvania Avenue, and contains 20,370 square feet of land area. A portion of the lot is currently occupied by an existing historic rowhouse that contains approximately 1,700 square feet of space on two floors. The rowhouse fronts on Pennsylvania Avenue and bisects the otherwise vacant parcel into two parts. The Subject Property is included in the CHC/C-2-A District, as shown on a portion of the Zoning Map attached as Exhibit B.

2. Vicinity

To the east and west of the Subject Property along Pennsylvania Avenue are row dwellings, offices, a CVS drugstore and a gasoline service station. Additional row dwellings are located to the north of the Subject Property along E street, S.E. Across E Street to the north is

the Watkins Recreation Center, which comprises the entirety of the block. Automotive repair shops are located to the east. The remainder of Square 1019 and much of the surrounding area, is characterized by residential uses.

B. Description of Proposed Construction

The Applicant proposes to construct a new five-story multi-unit residential building that incorporates the existing historic structure into the design. Twenty-four surface parking spaces will be provided for the approximately 45 units, with access off Pennsylvania Avenue. The new building will be constructed to a height of 50 feet and contain 54,881 square feet of gross floor area, which equates to a density of 2.69 floor area ratio ("FAR").

The footprint of the building is roughly rectangular in shape and constructed to the property line along Pennsylvania Avenue. This configuration allows for a central corridor with apartments to either side (sometimes referred to as a "double-loaded" corridor) within the building, which is considered the most efficient layout for a multi-unit residential building. It also results in an unusual, trapezoidal shape for the remainder of the parcel to the rear of the property, which will be used for residential parking and green space.

The building has been designed to be compatible with the small-scale qualities of the Capitol Hill Historic District. The Pennsylvania Avenue façade has been broken down into several bays to create the appearance of six individual buildings. The central portion mimics small-scale apartment house design, while the bays to either side use the vocabulary of large-scale rowhouses found throughout the historic district, with each having its own entrance from Pennsylvania Avenue. The easternmost bay includes at the ground level an entry to the surface parking lot at the rear of the property. The central portion of the new building rises to a height of

fifty feet, while the height of the bays at either end are stepped down to create a transition to the small-scale two-story rowhouses that abut the Subject Property.

The design of the building reflects the direction dictated by the D.C. Historic Preservation Review Board ("HPRB") at its February 24 and April 28, 2005, meetings. Copies of the staff reports adopted by the HPRB are attached as Exhibit D.

Given the unusual shape of the lot, the existing building on the site, the requirements of a residential building, and the design parameters imposed by the D.C. Historic Preservation Review Board, the Applicant will be providing only 4,100 square feet of residential recreation space, or approximately eight percent, whereas 10,716 square feet are required. Thus, the applicant seeks an area variance from the provisions of section 773.3 of the Zoning Regulations. Additionally, the Applicant requests a three percent deviation from the lot occupancy provisions of section 772 to allow an increase from 60 percent to 63 percent.

IV.
THE APPLICATION MEETS THE REQUIREMENTS FOR VARIANCE RELIEF FROM THE ZONING REGULATIONS

A. Standard of Review

Under D.C. Code § 6-64107(g)(3) (2001 ed.) and 11 DCMR 3103.2, the Board is authorized to grant an area variance where it finds that three conditions exist:

> (1) the property is unique because, *inter alia*, of its size, shape or topography; (2) the owner would encounter practical difficulties if the zoning regulations were strictly applied; (3) the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zoning plan.

French v. District of Columbia Board of Zoning Adjustment, 658 A.2d 1023, 1035 (D.C. 1995), *quoting Roumel v. District of Columbia Board of Zoning Adjustment*, 417 A.2d 405, 408 (D.C. 1980). *See, also, Capitol Hill Restoration Society, Inc. v. District of Columbia Board of Zoning*

Adjustment, 534 A.2d 939 (D.C. 1987). As set forth below, the Applicant satisfies this three-pronged test for a variance from the area requirements for residential recreation space and lot occupancy.

A. <u>The Property is Affected by an Exceptional or Extraordinary Situation or Condition.</u>

The Subject Property is a large, asymmetrical parcel with an irregular and somewhat jagged rear lot line, creating an exceptional condition inherent in the property that affects the placement and configuration of any new construction. *See A.L.W., Inc. v. District of Columbia Bd. of Zoning Adjustment,* 338 A.2d 428 (D.C. 1975) (exceptional shape or contour of particular piece of property may be grounds for variance). Additionally, the otherwise vacant site is divided into two unequal portions along the Pennsylvania Avenue street frontage by an existing historic rowhouse, which places significant design constraints on new construction. The D.C. Court of Appeals has held that existing structures are as important as topography in creating "other extraordinary or exceptional situation or condition of a specific piece of property." *See Clerics of Saint Viator, Inc. v. District of Columbia Board of Zoning Adjustment*, 320 A.2d 291, 294 (D.C. 1974); *see also Monaco v. District of Columbia Board of Zoning Adjustment*, 407 A.2d 1091, 1099 (D.C. 1979) (extraordinary conditions are not limited to physical aspects of the land).

Further, the D.C. Historic Preservation Review Board has imposed specific limitations on the massing, configuration and articulation of new construction for this property, which creates further exceptional conditions for the Subject Property. The confluence of these extraordinary and exceptional conditions create practical difficulties for the Applicant, as described below. *See Gilmartin v. District of Columbia Bd. of Zoning Adjustment*, 579 A.2d 1164 (D.C. 1979) (uniqueness may stem from a confluence of factors).

B. The Strict Application of the Zoning Regulations Would Result in a Practical Difficulty.

1. Residential Recreation Space

The Applicant would encounter substantial practical difficulties if the Zoning Regulations were strictly enforced because it would lead to a highly undesirable configuration of the building and an inefficient use of space to accommodate recreation areas when there are several superior recreational facilities located in close proximity to the site.

Section 773 of the Zoning Regulations requires that residential uses in the C-2-A District provide 20 percent of their gross floor area as qualified residential recreation space. Strict adherence to the Zoning Regulations would require that the proposed development be required to provide 10,716 square feet of residential recreation space, fifty percent of which would be required to be outdoor recreation space. The proposed development includes 4,100 square feet of residential recreation space, approximately 90 percent of which is outdoors.

Given the central location of the existing row dwelling and the irregular shape of the lot, in addition to reasonably configured living spaces and required core components, it is not feasible to provide the full 20 percent of the residential gross floor area as residential recreation space.

2. Lot Occupancy

These same constraints, as well as the design requirements imposed by HPRB to lower to the end bays of the development, also create practical difficulties in complying with the maximum permitted lot occupancy provisions. Section 772 of the Zoning Regulations requires that developments in the C-2-A Zone District be limited to a 60 percent lot occupancy. Although the requested deviation is minor, adhering to the 60 percent lot occupancy requirement would

require the applicant to add a floor to the two end bays, which the HPRB has specifically rejected.

The purpose of other applicable regulations will not be impaired because the residents of the property will be provided adequate light and air. Further, the deviation will allow for an exceptional residential development that enhances the community in a long-neglected block in the Capitol Hill Historic District.

C. <u>Variance Relief Can Be Granted Without Substantial Detriment to the Public Good and Without Impairing the Intent, Purpose and Integrity of the Zone Plan.</u>

The proposed variance relief will contribute significantly to the public good without substantially impairing the intent or purpose of the zoning laws.

The minor reduction in the amount of residential recreation space will not result in any negative impacts for the project or the community. Ample recreation space is provided in the block immediately north of the Subject Property, which is improved with the Watkins Recreation Center, operated by the D.C. Department of Parks and Recreation. Comprising the entire block, Watkins include basketball courts, a football field, a baseball field, a softball field, a volleyball court, a swimming pool, a playground and a large multi-purpose room. Stores and restaurants also line Pennsylvania Avenue to the west, providing further opportunities for passive recreation activities. If the Applicant were forced to comply with the residential recreation space requirement, the number of dwelling units would need to be reduced, in contravention of the housing goals of the Zoning Regulations, the Comprehensive Plan and the city as a whole.

Further, the requested three percent deviation from the maximum permitted lot occupancy of 60 percent will allow the Applicant to retain a significant portion of the existing row dwelling and maintain the scale and height of the Capitol Hill Historic District while

providing the necessary modern amenities for the proposed building. Given the configuration of the lot, the modest deviation in lot occupancy will not adversely affect the light and air of the property.

For all the above reasons, the requested variance relief can be granted without detriment to the public good or without substantial impairment to the Zone Plan.

VI.
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 lot is irregularly shaped and saving and restoring the existing historic structure increase the irregularity even more. The lot is clearly unique. The unique size and the historic structure present practical difficulties to JPI in the configuration of the buildings and the residential recreation space on the site. Finally, if this was a R-4 zone the applicant, by special exception, could increase the lot coverage to 70%. In this case, the proposed lot coverage is 63%. Therefore, the [CHRS zoning] committee found that, in this particular case, the variances will not cause detriment to the public good and will not impair the integrity of the zoning plan.

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.

VII.
WITNESSES

A. Representative of JPI Development, LP, Applicant

B. Representative of Torti Gallas and Partners, Architects

VIII.
EXHIBITS IN SUPPORT OF THE APPLICATION

The following exhibits are attached to this statement in further support of the application:

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 CHC/C-2-A.

Exhibit C: Outline of Witness testimony
- Representative of JPI Development, LP, Applicant.
- Representative of Torti Gallas and Partners, Architects

Exhibit D: D.C. Historic Preservation Review Board Staff Report

Exhibit E: Letter of support from the Capitol Hill Restoration Society and Councilmember Sharon Ambrose

Exhibit F: Revised and updated architectural plans.

IX.
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

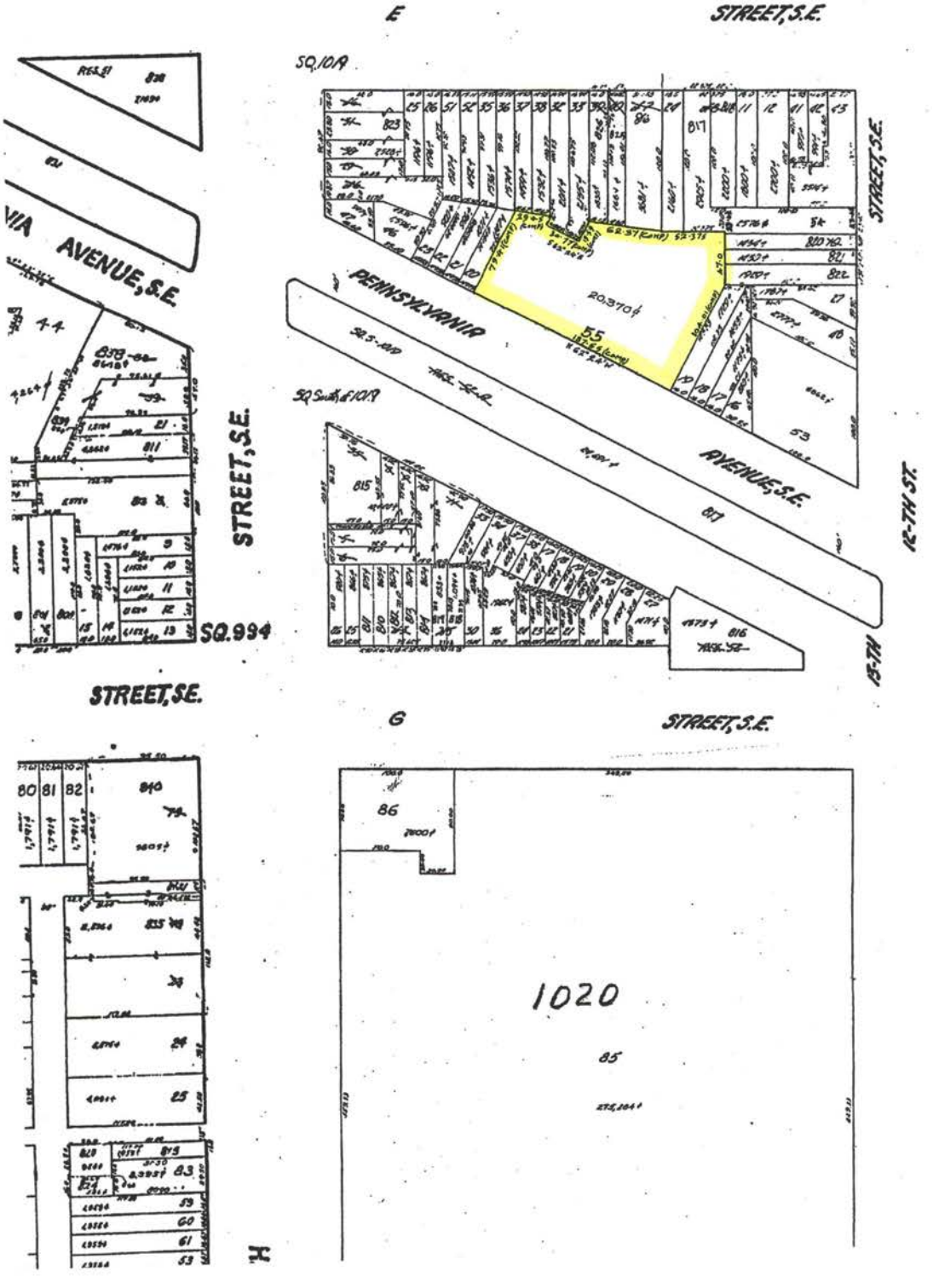
By _____
Norman M. Glasgow, Jr.
Mary Carolyn Brown

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

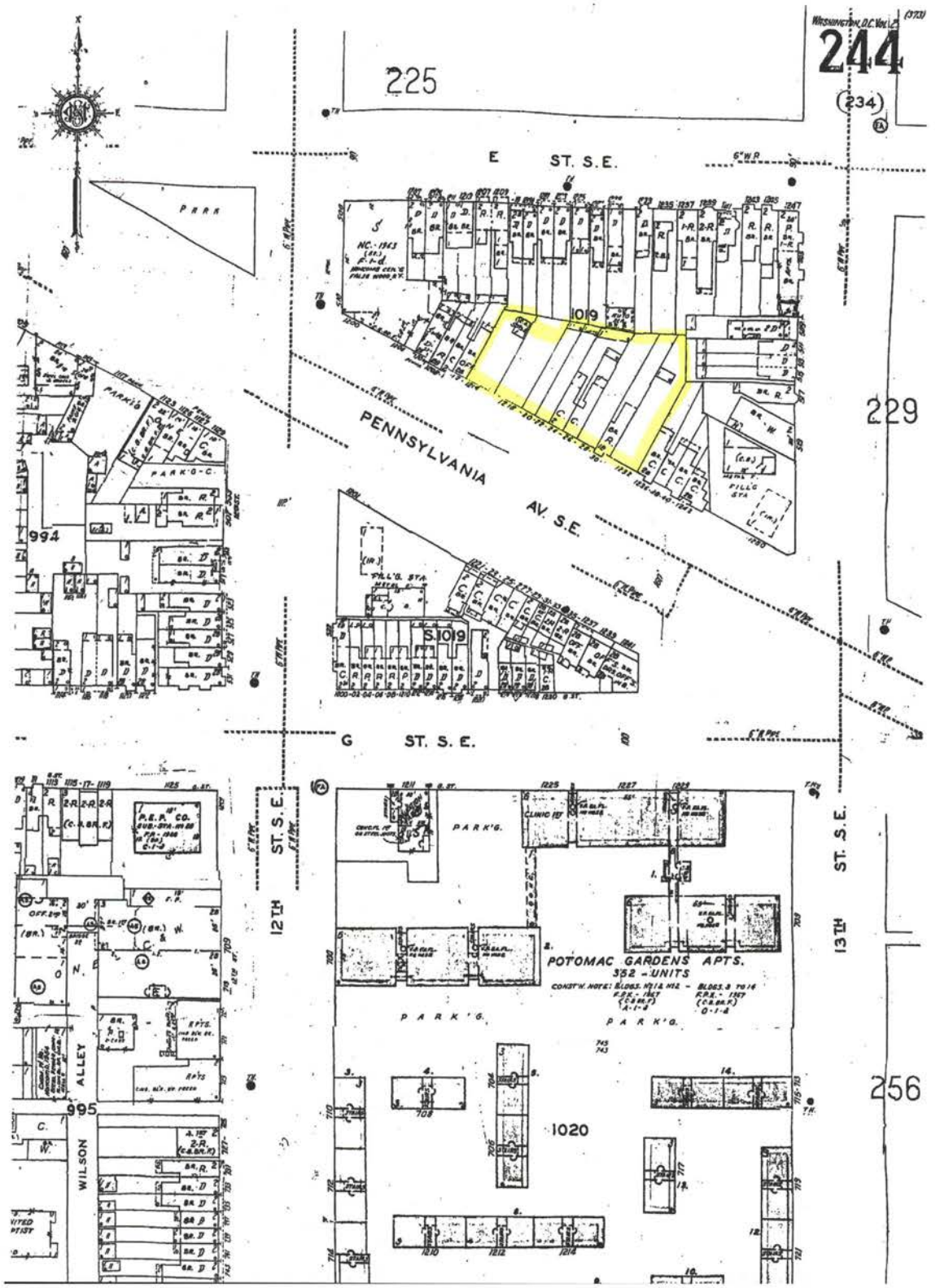
May 31, 2005

2855059_v3

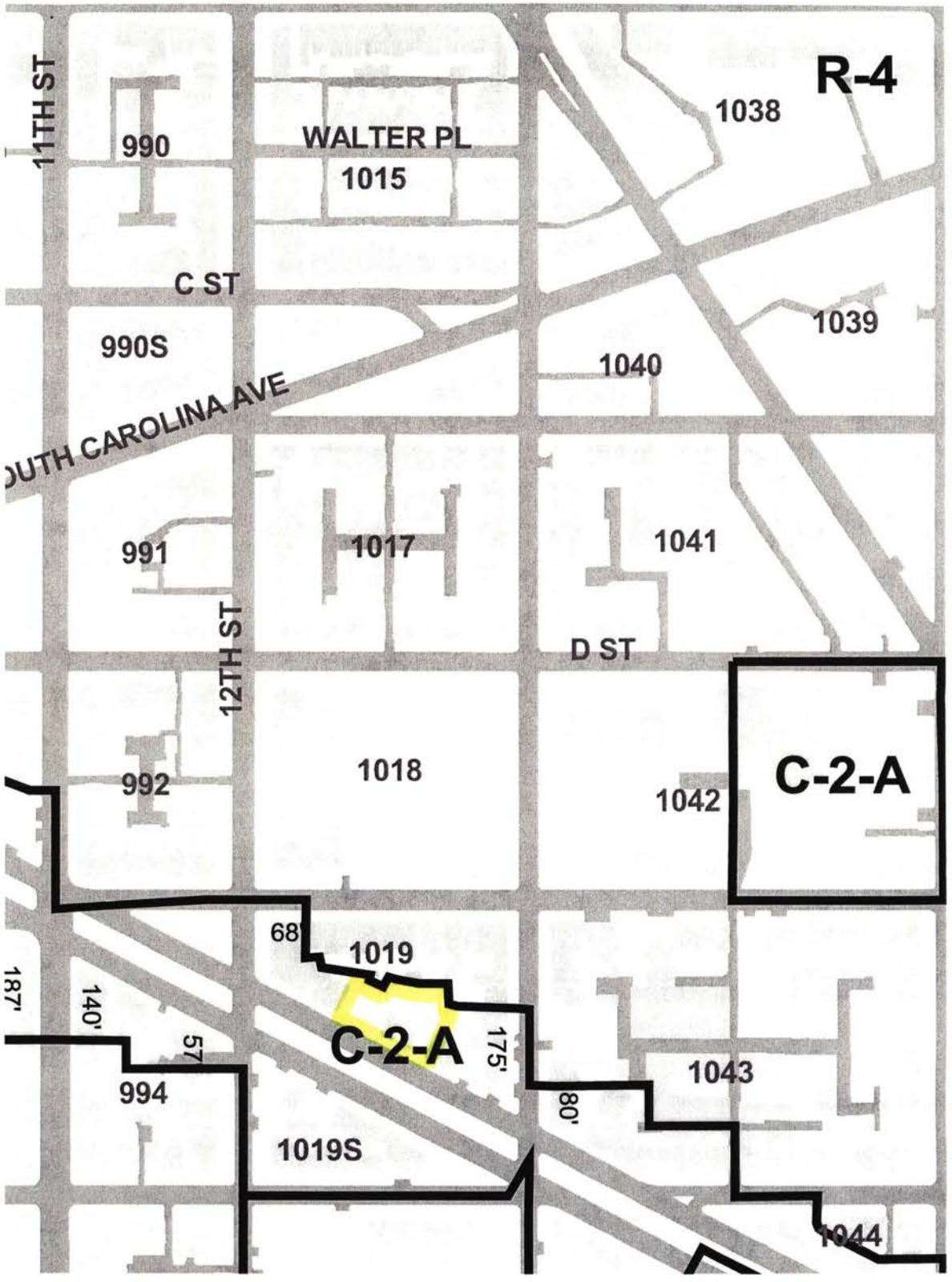
A


E
STREET, S.E.
SQ.10A
PENNSYLVANIA
AVENUE, S.E.
20,370±
55
SQ South of 10A
817
815
816
53
12-TH ST.
15-TH
STREET, S.E.
SQ.994
STREET, S.E.
G
STREET, S.E.
1020
86
85
840
83
H

244


225
(234)
E ST. S.E.
PARK
NC. 1943
1019
PENNSYLVANIA AV. S.E.
229
PARK'G.
994
S.1019
G ST. S.E.
12TH ST. S.E.
13TH ST. S.E.
P.E.R. CO.
OFF. SYS.
ALLEY
995
WILSON
POTOMAC GARDENS APTS.
352 - UNITS
1020
256

B


R-4
11TH ST
990
WALTER PL
1015
1038
C ST
990S
1039
1040
OUTH CAROLINA AVE
991
1017
1041
12TH ST
D ST
992
1018
1042
C-2-A
68'
1019
187'
140'
57'
C-2-A
175'
994
1043
80'
1019S
1044

C

OUTLINE OF TESTIMONY
APPLICANT
JPI 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

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

2949755_v1

D

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1214-1232 Pennsylvania Avenue, SE**	X	Agenda
Landmark/District:	**Capitol Hill Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**February 24, 2005**		Alteration
H.P.A. Number:	**05-115**	X	New Construction
Staff Reviewer:	**Emily Paulus**		Demolition
			Subdivision

The applicant, owner/developer JPI with architects Torti Gallas and Partners, seeks conceptual review for construction of a new apartment building on eight former rowhouse lots in the Capitol Hill Historic District. The development would incorporate an extant contributing rowhouse located at 1230 Pennsylvania Avenue, SE.

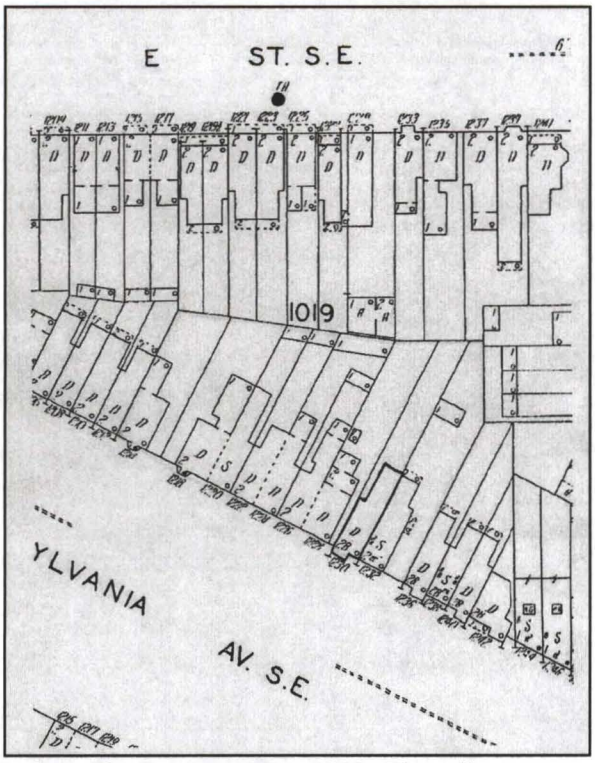
The site is located mid-block on the north side of Pennsylvania Avenue, between 12th and 13th Street, SE, on Square 1019. The northern and southern portion of the block is composed primarily of two-story brick rowhouses, many of which have been converted to commercial and office space. On the north side, the western corner is currently occupied by a one-story commercial building (non-contributing), with a cluster of two-story masonry rowhouses standing immediately to the east. The two-story, brick, bay-fronted rowhouse at 1230 Pennsylvania now stands alone, and appears to be the most intact of the buildings along this side of the square. To the east stands a cluster of two-story masonry rowhouses; a gas station sits at the eastern corner. On the south side, another gas station is located at the west corner, while the rest of the block is occupied by one and two story rowhouses with raised basements. Today, this area constitutes an important portion of the eastern gateway into the Capitol Hill Historic District.

Site History

Historically, the north side of Pennsylvania Avenue's 1200 block was lined with a combination of one and two-story frame and brick buildings dating from the mid- through late 19th century. Of that block, architect Judith Capen wrote in 1989 that, "even though capped at one end with a suburban looking People's Drug Store and at the other end with a gas station, the block of buildings on the north side of Pennsylvania Avenue, SE in the 1200 block is nonetheless exceptionally coherent in scale, style, and texture." Eight of the nine buildings that occupied the subject site were of frame construction, and consisted of dwellings and converted stores dating from 1864 through the 1880s; the single brick 1880s era rowhouse at 1230 Pennsylvania (the only extant building) stood embedded among the frame buildings.[1] The number of frame buildings along a stretch of a single

[1] #1218 and 1228 were razed in 1989; #1214, 1220, 1222, and 1232 were razed in the 1990s, and #1224 and 1226 were approved for demolition by the HPRB in September 2002 due to loss of integrity.

block was unusual for a historic district of primarily masonry buildings, and was indicative of the character of this area of Capitol Hill.



Most development on Capitol Hill during the mid-late 19th century was centered further south around the Navy Yard, or immediately around the Capitol. The sizable lot widths and modest size and construction of some of the early houses on Square 1019 attest to its remote, pre-urban location at that time. The area would have appealed to those of extremely modest means who could not afford a more convenient location, and was home to a number of immigrant families who lived and worked on the same property. Capitol Hill is one of the few areas in the city where this type of "cottage industry" is still evident by the wide variety of alley and ancillary buildings located behind dwellings.

Sanborn Fire Insurance Map, 1928. The yellow represents the project boundaries, and the building outlined in red is the extant brick rowhouse at 1230 Pennsylvania

Proposal Description

The proposal calls for a four-story with raised basement apartment building that would stand 50 feet in height. The Pennsylvania Avenue façade would be broken up into essentially four units, with the extant rowhouse embedded between the third and fourth units. The upper floors of the units would be clad in brick, with rusticated brick used at the first floor. The roof treatments would include a combination of flat roofs with articulated cornices and slate mansard roofs with dormers. Fenestration would include one-over-one double hung windows with precast lintels and sills in addition to some segmental arch brick lintels. Several of the units would include two and three-story bays topped by balconies. The main common entry to the building would be located at the ground level of a recessed portion of the second unit – the widest unit in the development – leading to the lobby and main corridor on the interior. Four raised single entry doors would provide direct access to the units with frontage on Pennsylvania Avenue. A new curb cut would be located at the eastern end of the site to provide access for parking behind and under the units (an existing curb cut at the west end of the site will be infilled). A 20-foot wide gated opening would be inserted into the first floor of the fourth unit.

On the rear, the walls would be clad in fiber cement siding. Fenestration would be one-over-one double hung windows with fiber cement surrounds. Four roll-top doors would

be located at the ground floor, to provide access to private garages housed within the body of the building. A pedestrian ramp to the basement would also be located on the rear. The rear wall of the existing rowhouse would be removed to accommodate the additional floors behind and above. The new construction would be located completely behind the building, set back approximately 32 feet from its front wall.

Evaluation and Recommendation

While the proposed concept represents a good start, more study and refinement is needed before this project can be deemed compatible with the character of the Capitol Hill Historic District. The project site is an important one for this neighborhood, as it constitutes a large portion of the eastern gateway into the historic district. It is critical that the new construction respect the important nature and history of the surrounding area. The applicants should continue to study other applicable models in the historic district for inspiration, and incorporate the following recommendations:

- The consistent height of the building along Pennsylvania Avenue is incompatible with the character of this historic district for two main reasons: first, rowhouses in this historic district tend to have an up/down rhythm, and second, an unrelieved 4-½ stories creates an incompatible relationship with the adjacent buildings, the buildings across the street, and the extant rowhouse. While the staff believes that a major thoroughfare such as Pennsylvania Avenue can handle additional height, it is critical to avoid a homogonous roofline due to the sheer width of the site, as it gives the entire building an unflattering monolithic appearance. The staff recommends reducing the height of several of the units, particularly those that abut two-story historic buildings.
- The overall direction of breaking up the Pennsylvania Avenue façade into several units is consistent with the character of this historic district, and is an appropriate response to the size and location of the site. Articulating the entire facade as one large apartment building would not seem to work given the overall width of the site and the surrounding rowhouse context. However, if the façade is going to be treated as a series of contiguous and related townhouses, it should reflect the overwhelming pattern of Capitol Hill rowhouses, i.e. three to four bays in width, with a rich variety of roofline treatments and fenestration types, patterns, and surrounds. The proposed width and resulting scale of the units, particularly the second unit, seems disproportionate with the neighboring buildings and uncharacteristic of Capitol Hill. The staff recommends that the unit width be reduced, and the number of units increased accordingly.
- While the suggested general materials use is compatible with the historic district, the number of one-over-one windows with precast lintels and sills seems monotonous. The architects should consider introducing greater variety in the fenestration pattern and surround type.
- The re-location of the curb cut on Pennsylvania Avenue is not problematic, given the nature of the street. However, the width of the driveway and particularly the garage opening seems unnecessarily wide. The staff recommends that the width be reduced.

The staff recommends that the applicant continue to develop the concept as suggested above, and return to the Board for further review.

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1214-1232 Pennsylvania Avenue, SE**	X	Agenda
Landmark/District:	**Capitol Hill Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**April 28, 2005**		Alteration
H.P.A. Number:	**05-115**	X	New Construction
Staff Reviewer:	**Emily Paulus/Nancy Kassner**		Demolition
			Subdivision

The applicant, developer JPI with architects Torti Gallas and Partners, seeks on-going conceptual design review for construction of a new apartment building on eight former rowhouse lots in the Capitol Hill Historic District. The development would incorporate an extant contributing rowhouse located at 1230 Pennsylvania Avenue, SE. The previous proposal called for a four-story with raised basement apartment building, the entire portion of which stood 4 stories in height. The Pennsylvania Avenue façade was broken into four units, with the extant rowhouse situated between the third and fourth units. While distinct in terms of fenestration, details, and projections, all four units were expressed as small-scale, four-story apartment buildings. The Board voiced discomfort with the consistent 4-story height, particularly where the new construction abutted the existing two-story rowhouses. While not inherently adverse to an apartment building scale for some portion of the project, the Board suggested that the building step down where closer to the existing rowhouses.

The height of the building has been lowered a full floor at both the westernmost and easternmost units. In thinking further about the project, and in discussions with the staff and a representative of the Capitol Hill Restoration Society's Historic District Committee, the architect concluded that a contiguous strip of small-scale apartment buildings – while perhaps successful stylistically – was uncharacteristic of Capitol Hill, where the early, small-scale apartment buildings typically sit amidst groups of exuberant Victorian rowhouses. In response, the revised proposal breaks the Pennsylvania Avenue façade into five units, with a four-story apartment scale building at the center, flanked by three and four-story rowhouse type units. Each of the rowhouse units is derivative of a style seen elsewhere in the historic district, including Italianate, Queen Anne, and Romanesque Revival. The center apartment building has taken on a restrained Classical Revival appearance, with buff colored brick, alternating arched and gable dormers, and decorative brickwork. The easternmost unit, which houses the entry to the parking garage below and behind the building, has become simpler and more planar, with a more carriage house type appearance; the opening itself has been straightened and narrowed.

Evaluation and Recommendation

The revised proposal represents a substantive response to the concerns raised by the Board and is significantly improved in establishing a more compatible relationship with

buildings in the historic district. The stepping down of the units abutting the existing rowhouses provides for a more comfortable and natural transition along the streetscape. From the staff's perspective, however, it is the re-organization of the Pennsylvania Avenue façade into a central apartment building with rowhouse types on either side that has resulted in a more harmonious relationship with the character of the street. Although one could argue that the former approach was a more honest reflection of the structure as an apartment building, the project still must be compatible with the scale, height, and texture of this block. Ultimately, the revised approach not only relates more successfully to the larger streetscape, but is more reflective of the development of Capitol Hill, whose distinctiveness comes not only from the uniformity and repetition of many of its rowhouse block, but also from having different styles, heights, and building forms side-by-side. Indeed, it is this juxtaposition that makes Capitol Hill's built environment so rich.

The staff has only minor suggestions that should be considered as the design is further developed. The units flanking the apartment building sit slightly taller than the apartment building, which seems somewhat unnatural; one instinctively expects the apartment building to be the largest, tallest, and most visually dominating mass when sitting adjacent to rowhouses. Even minor tweaking could strengthen the compositional relationship between these three buildings by, for example, slightly pulling down the height of the front gable on the Romanesque style unit and simplifying the cornice on the bay of the Queen Anne unit. In addition, the implied coloration of the masonry appears lighter than what is typical for Capitol Hill's Victorian architecture. The staff will continue to work with the applicants on these and other issues as the design continues to evolve.

The staff recommends that the Review Board approve the project in concept as consistent with the purposes of the preservation act, and delegate final approval to staff.

Archaeological Issues

The buildings that once stood on the project site were some of the earliest residences built in the area. After studying a report on the history of the buildings, and looking at several photos of the site, it appears that there could be the potential for archaeological resources remaining from the early occupation, and, resources that may remain as the area changed from residential to that of local cottage industry.

Before any construction begins it is recommended that archaeological work be conducted on the site in order to determine if resources from this early period remain, and, if so, develop a limited plan for the retrieval of some of these resources. Staff in the historic preservation office will work with the applicant to develop the most efficient and cost-effective plan toward this end.

Staff recommends that the Review Board recommend that the applicant be encouraged to conduct archaeological testing on this property because of the valuable information it may contain.

E

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

RE: BZA# 17331

COPY

Dear Director Kress,

The Capitol Hill Restoration Society (CHRS) Zoning Committee at a meeting held on April 14, 2005, 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 variances from the lot occupancy and residential recreation space requirements, to allow the construction of a 47-unit residential condominium at 1230 Pennsylvania Avenue, S.E.

The applicant, JPI, made a presentation at the meeting and the committee voted unanimously to support the application. The lot is irregularly shaped and saving and restoring the existing historic structure increases the irregularity even more. The lot is clearly unique. The unique size and the historic structure present practical difficulties to the JPI in the configuration of the buildings and location of the residential recreation space on the site. Finally, if this was a R-4 zone the applicant, by special exception, could increase the lot coverage to 70%. In this case, the proposed lot coverage is 63%. Therefore, the committee found that, in this particular case, the variances will not cause detriment to the public good and will not impair the integrity of the zoning plan.

This property has, along with 1229 E Street, S.E, been a troublesome property for many years and CHRS is delighted to have it restored and developed 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

F



1230 Penn. Ave - Front Elevation



1230 Penn. Ave - Rear Elevation



1230 Penn. Ave - Side Elevation (West)



1230 Penn. Ave - Partial Side Elevation (East)

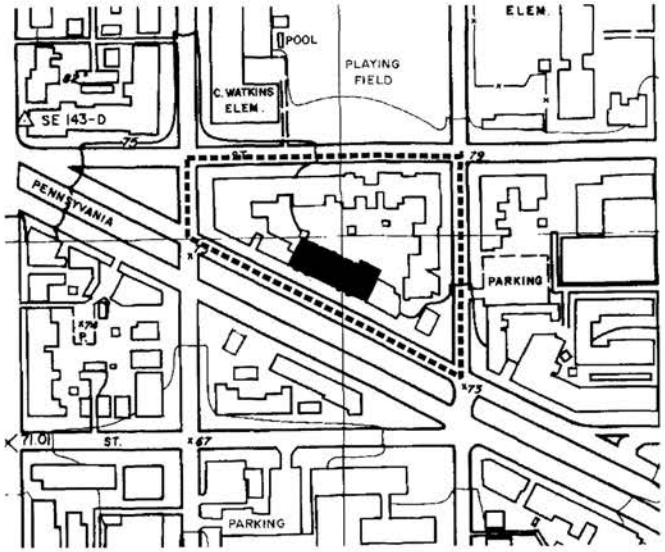
A-06.1

©2005 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 301.588.4800

February 10, 2005

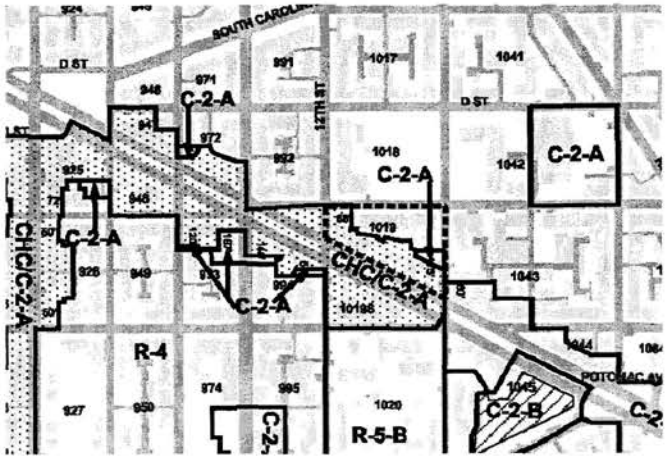
JPI
TORTI GALLAS AND PARTNERS

1230 PENN AVE, S.E.



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	05/18/05
A-02.1	SITE SURVEY	02/10/05	
A-02.2	PROPOSED FOOTPRINT	02/10/05	05/18/05
A-03.1	ZONING ANALYSIS	02/10/05	05/18/05
A-03.2	ZONING DIAGRAMS	02/10/05	05/18/05
A-03.3	ZONING DIAGRAMS	02/10/05	05/18/05
A-03.4	ZONING DIAGRAMS	02/10/05	05/18/05
A-04.1	PROPOSED BASEMENT FLOOR PLAN	02/10/05	05/18/05
A-04.2	PROPOSED FIRST FLOOR PLAN	02/10/05	05/18/05
A-04.3	PROPOSED SECOND FLOOR PLAN	02/10/05	05/18/05
A-04.4	PROPOSED THIRD FLOOR PLAN	05/05/05	05/18/05
A-04.5	PROPOSED FOURTH FLOOR PLAN	02/10/05	05/18/05
A-04.6	PROPOSED ROOF PLAN	02/10/05	05/18/05
A-05.1	PROPOSED STREET ELEVATION AND SITE SECTION	02/10/05	05/18/05
A-05.2	PROPOSED NORTH ELEVATION - PENNSYLVANIA AVE	02/10/05	05/18/05
A-05.3	PROPOSED SOUTH ELEVATION (REAR)	02/10/05	05/18/05
A-05.4	PROPOSED BUILDING SECTION	02/10/05	OMITTED
A-06.1	SITE DOCUMENTATION (PHOTOS) - SEE ATTACHED	02/10/05	

ZONING SUBMISSION

SQUARE 1019, LOT 55

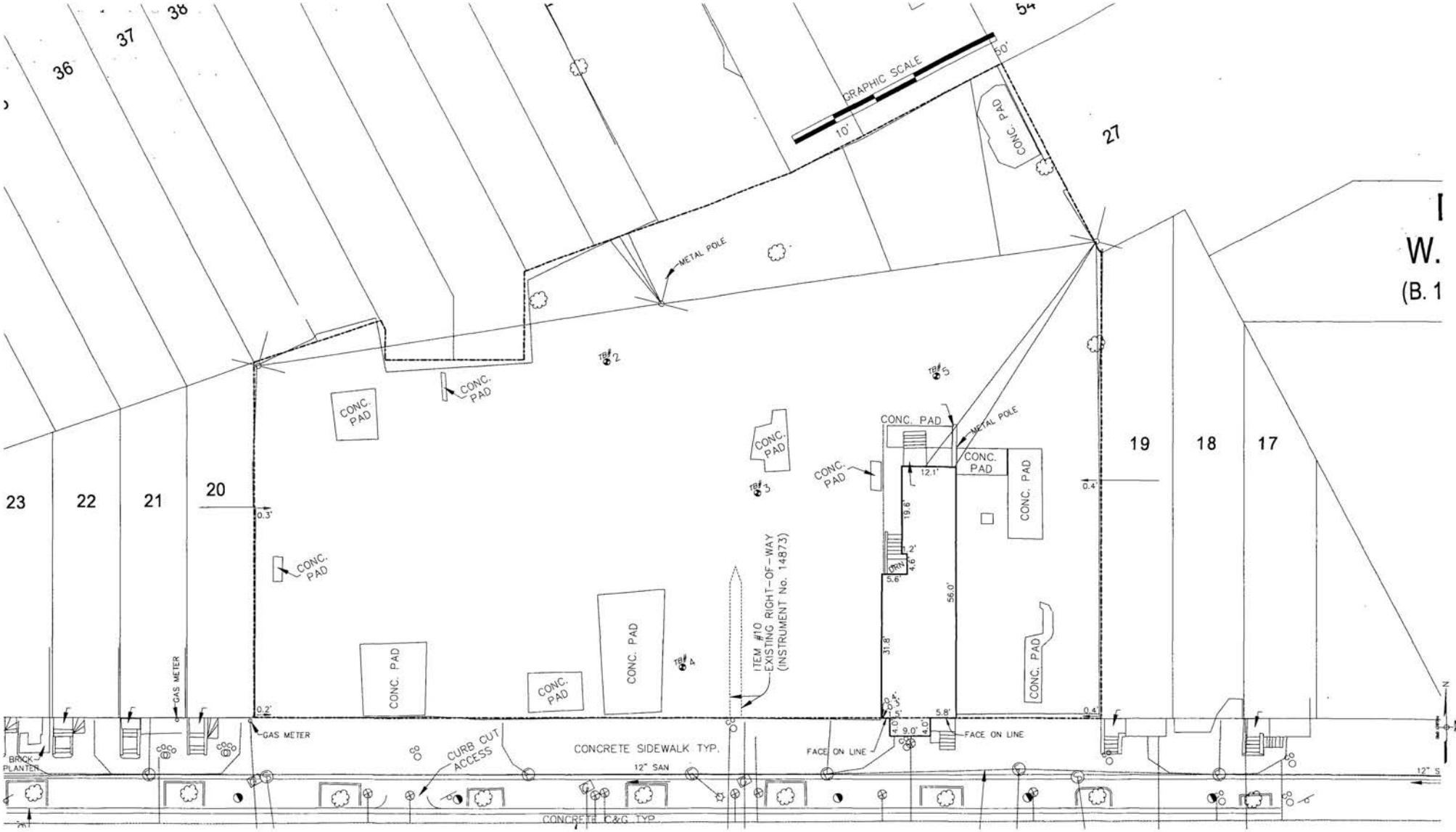
A-01

REVISED MAY 18, 2005
FEBRUARY 10, 2005

©2005 Torti Gallas and Partners Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

JPI
TORTI GALLAS AND PARTNERS INC.

1230 PENNSYLVANIA AVE, S.E.



1 SITE SURVEY

1" = 20'-0"

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

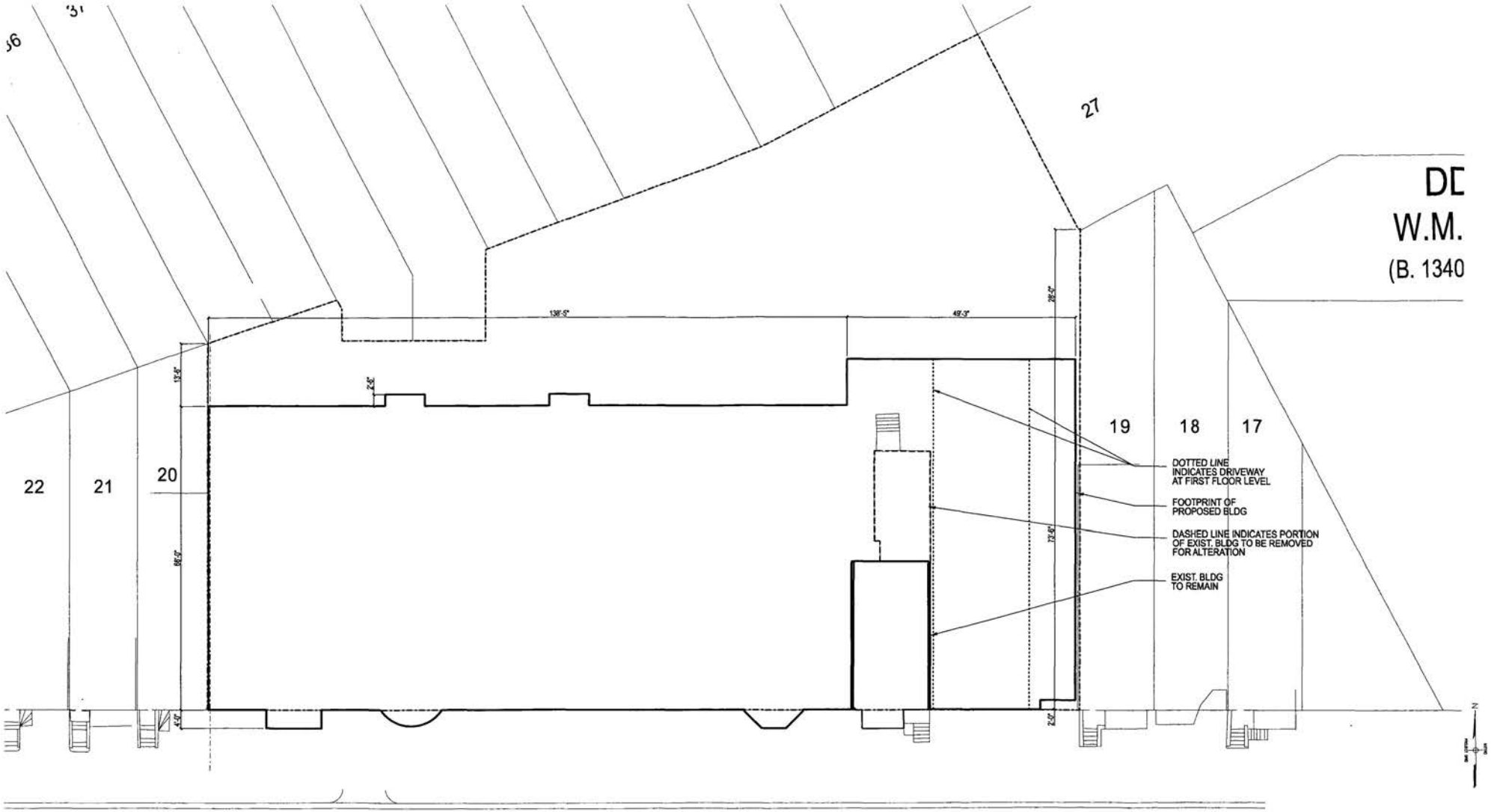
A-02.1

FEBRUARY 10, 2005

©2005 Torti Gallas and Partners Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

JPI
TORTI GALLAS AND PARTNERS INC.

1230 PENNSYLVANIA AVE, S.E.



1 PROPOSED FOOTPRINT

1" = 20'-0"

GRAPHIC SCALE

0' 50'

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

A-02.2

REVISED MAY 18, 2005
FEBRUARY 10, 2005

©2005 Torti Gallas and Partners Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

JPI
TORTI GALLAS AND PARTNERS INC.

1230 PENNSYLVANIA AVE, S.E.

Zoning Analysis

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

1230 Pennsylvania Ave, S.E.
Zoning: C-2-A with CHC overlay
Surveyed Lot Area: 20 370 sf
Square: 1019
Lot: 55

	11 DCMR Reference	Zoning Permitted / Required	Proposed Project
F.A.R.	1572.3	3	2.70
Lot Occupancy	772.1	60%	62% VARIANCE REQ'D
Allowable Development Footprint		20,370 x .60 = 12,222 sf	12,728 sf
Allowable Building Area		20,370 x 3 = 61,110 sf	8,833 (Basement) 8,833 (1st Flr) 3,857 (Covered Parking at 1st Flr) 12,782 (2nd Flr) 12,270 (3rd Flr) + 8,306 (4th Flr) 185 (Roof Structures) 55,066 sf
Building Height	770.1	50 ft Stories, no limit	Total Max. Height: 50'-0" 4 Stories + Basement
Rear Yard	774.1	15 ft	average 28 ft
Side Yard	775.5	N/A unless Provided 6' min.	none provided
Required Residential Recreation Space	773.3	20% of Res. Use Bldg. Area 51,024 sf Res. Use Area .20 x 51,024 = 10,204 sf 50% Outside Min.	1,050 Outdoor Space 450 Main Lobby 2,600 Roof Deck 4,100 sf Total = 8% provided VARIANCE REQ'D

Zoning Analysis

Torti Gallas and Partners

	11 DCMR Reference	Zoning Permitted / Required	Proposed Project
Dwelling Units			47 units
Parking Requirement	2101.1	Residential: .50 space per D.U. .50 x 48 =24 spaces	24 Residential Spaces Provided
Penthouse	400.7	1:1 setback required at 'exterior wall'	1:1 setback for stairs not acheivable SPECIAL EXCEPTION per 411.11 REQUIRED

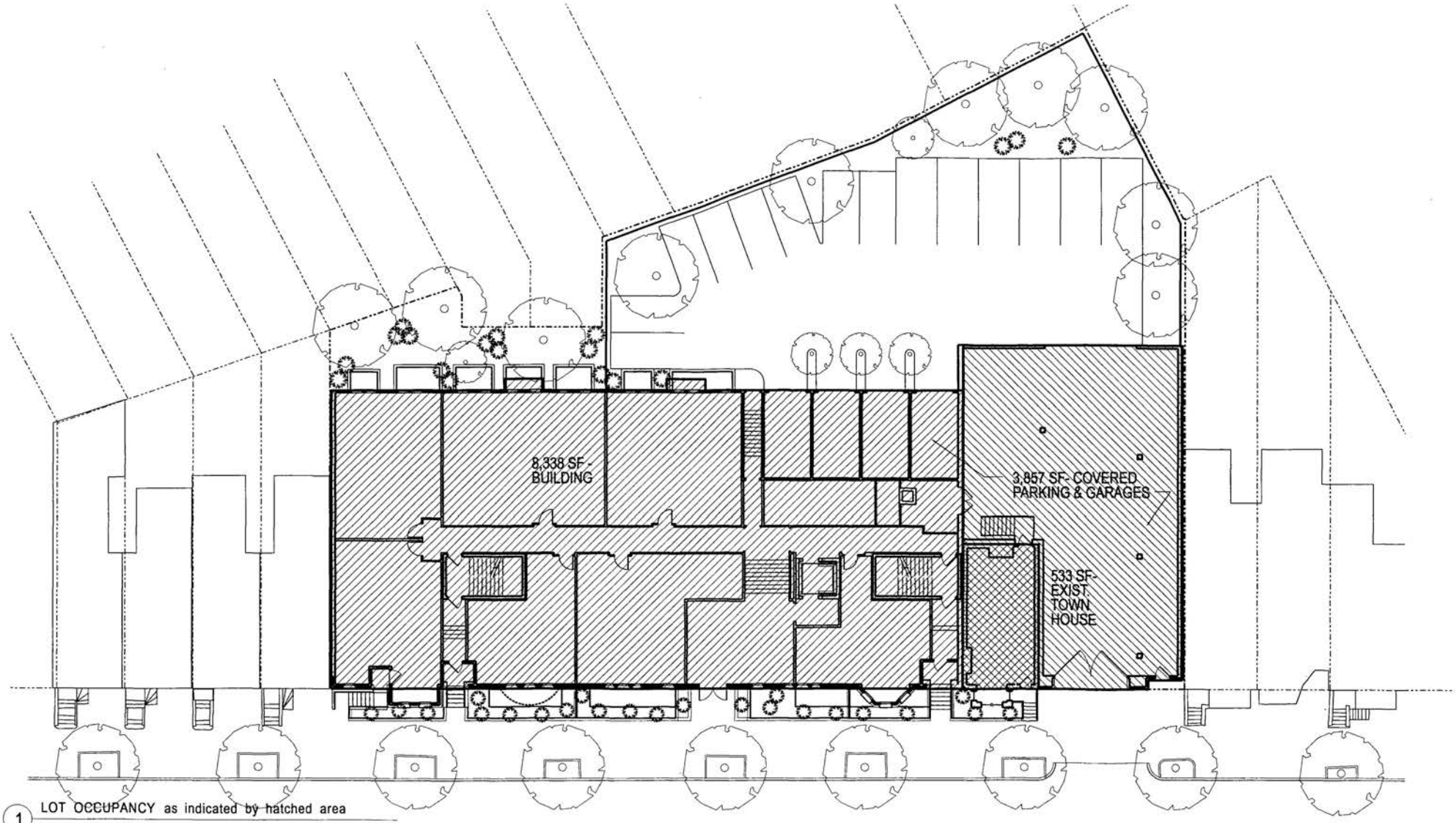
A-03.1

REVISED MAY 18, 2005
FEBRUARY 10, 2005

©2005 Torti Gallas and Partners Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

JPI
TORTI GALLAS AND PARTNERS INC.

1230 PENNSYLVANIA AVE, S.E.



1 LOT OCCUPANCY as indicated by hatched area

1" = 50'-0"

GROSS OCCUPANCY: 8871 (BLDG) +
3857 (COVERED PARKING) = 12,728 SF
PERCENT OCCUPANCY: 12,728 / 20,370 = 62%

PERMITTED OCCUPANCY: 60%

A-03.2

REVISED MAY 18, 2005
FEBRUARY 10, 2005

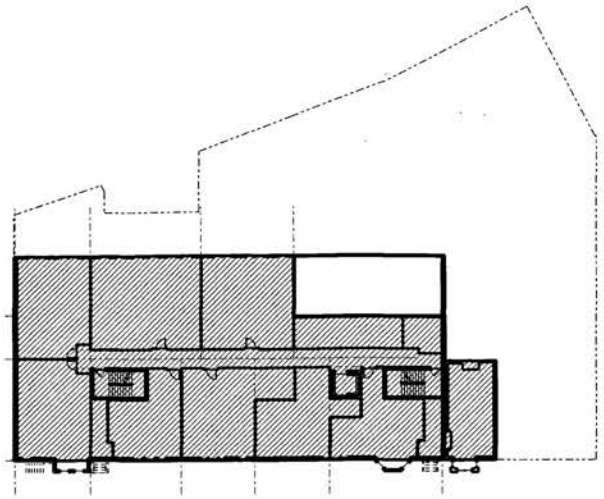
©2005 Torti Gallas and Partners Inc. 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

JPI
TORTI GALLAS AND PARTNERS INC.

1230 PENNSYLVANIA AVE, S.E.

FLOOR AREA RATIO TABULATION

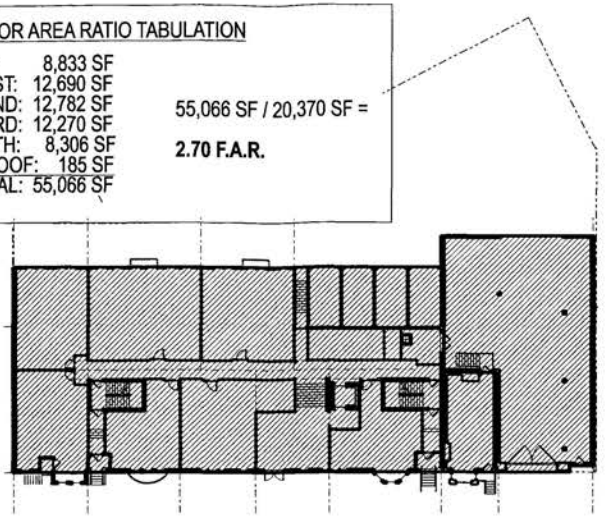
B:	8,833 SF	
1ST:	12,690 SF	
2ND:	12,782 SF	55,066 SF / 20,370 SF =
3RD:	12,270 SF	
4TH:	8,306 SF	**2.70 F.A.R.**
ROOF:	185 SF	
TOTAL:	55,066 SF	



1 GROSS FLOOR AREA: BASEMENT

AS INDICATED BY HATCHED AREA 1" = 20'-0"

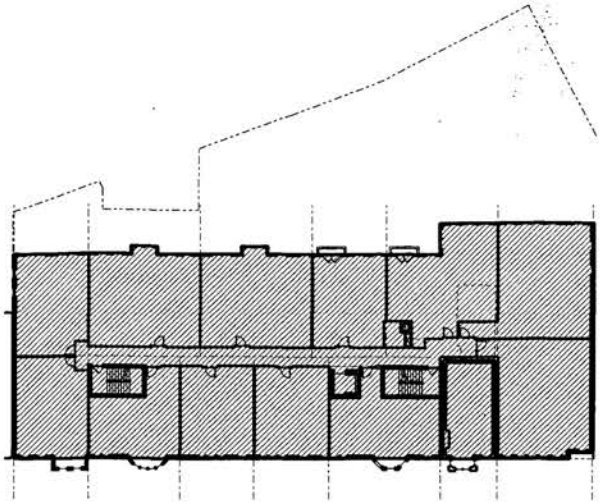
8300 SF (NEW CONSTRUCTION) + 533 SF (EXIST. TOWNHOUSE) = 8833 SF



2 GROSS FLOOR AREA: FIRST FLOOR

AS INDICATED BY HATCHED AREA 1" = 20'-0"

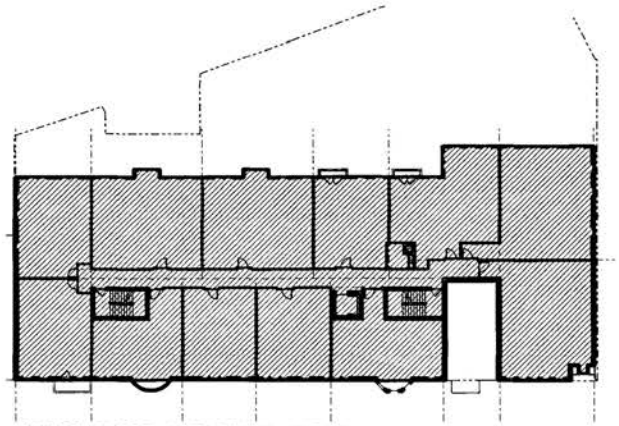
8300 SF (NEW CONSTRUCTION) + 533 SF (EXIST. TOWNHOUSE)
+ 3857 (COVERED PARKING & GARAGE) = 12,690 SF



5 GROSS FLOOR AREA: SECOND FLOOR

AS INDICATED BY HATCHED AREA 1" = 20'-0"

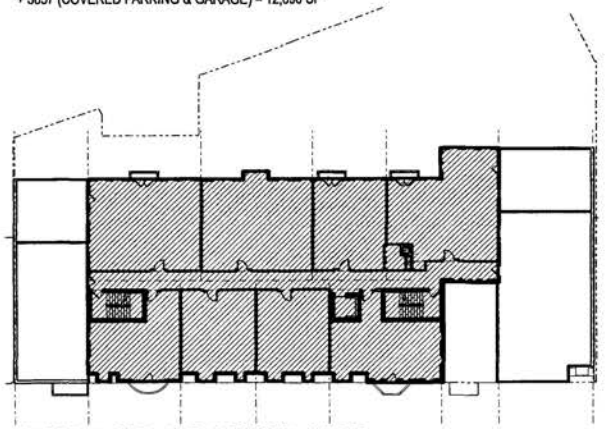
12,249 (NEW CONSTRUCTION) + 533 (EXIST. TOWNHOUSE) = 12,782 SF



4 GROSS FLOOR AREA: THIRD FLOOR

AS INDICATED BY HATCHED AREA 1" = 20'-0"

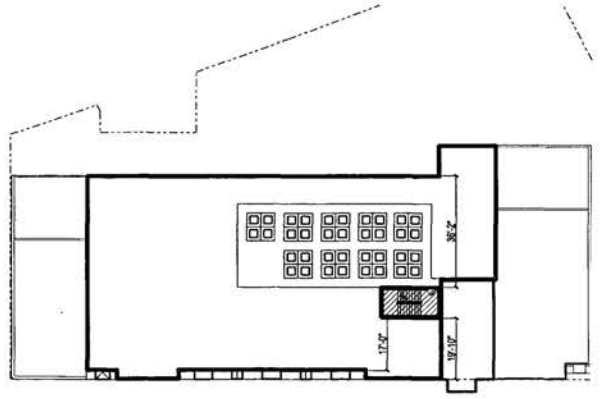
12,270 SF (NEW CONSTRUCTION)



5 GROSS FLOOR AREA: FOURTH FLOOR

AS INDICATED BY HATCHED AREA 1" = 20'-0"

8,306 SF (NEW CONSTRUCTION)



5 GROSS FLOOR AREA: ROOF STRUCTURES

AS INDICATED BY HATCHED AREA 1" = 20'-0"

185 SF (STAIR PENTHOUSE FOR UTILITY ACCESS)

A-03.3

REVISED MAY 18, 2005
FEBRUARY 10, 2005

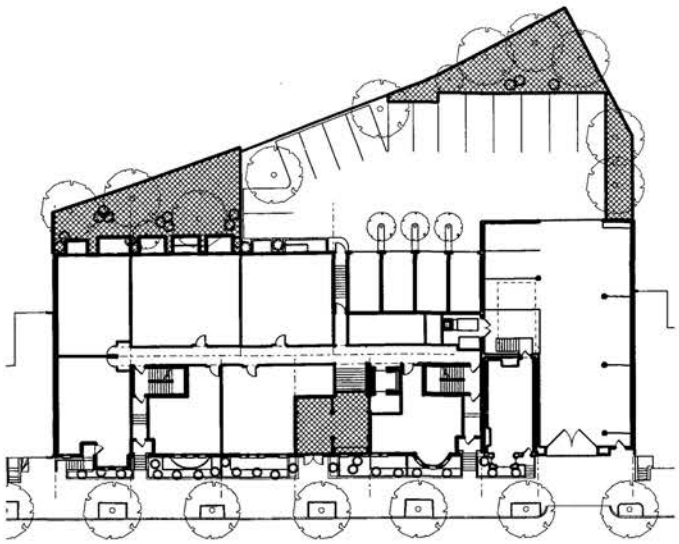
©2005 Torti Gallas and Partners Inc. 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

JPI
TORTI GALLAS AND PARTNERS INC.

1230 PENNSYLVANIA AVE, S.E.

RESIDENTIAL RECREATION SPACE TABULATION

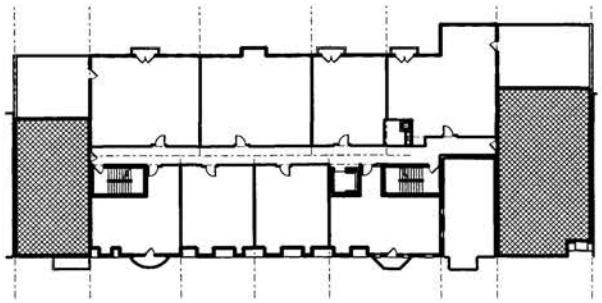
SITE:	1,050 SF	4,100 SF (REC.) / 51,024 SF (RES. USE) =
1ST:	450 SF	
ROOF:	2,600 SF	
TOTAL:	4,100 SF	**8%** RES. REC. PROVIDED



1 RES. REC. SPACE: SITE & 1ST FLOOR

AS INDICATED BY HATCHED AREA 1" = 20'-0"

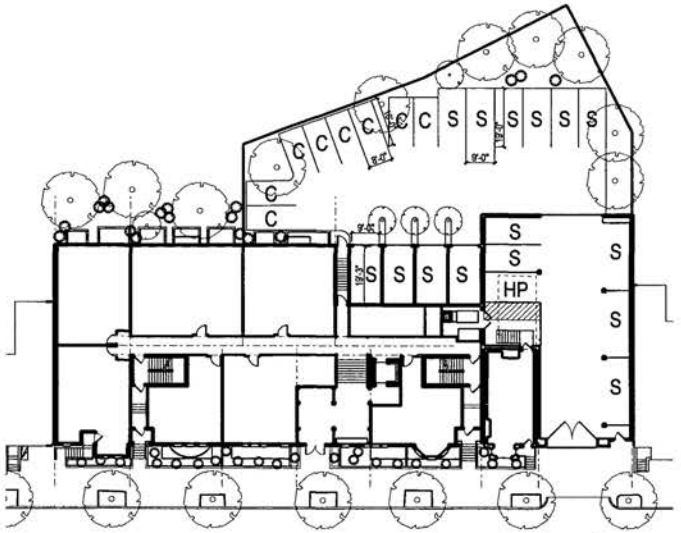
1,050 SF (OUTDOOR SPACE) + 450 (MAIN LOBBY) = 1,500 SF



2 RES. REC. SPACE: COMMON ROOF DECKS

AS INDICATED BY HATCHED AREA 1" = 20'-0"

COMMON ROOF DECK AREA: 2,600 SF



3 PROPOSED PARKING

1" = 20'-0"

(8) COMPACT
(11) STANDARD
(4) STANDARD IN GARAGES
+(1) ACCESSIBLE
TOTAL 24 SPACES

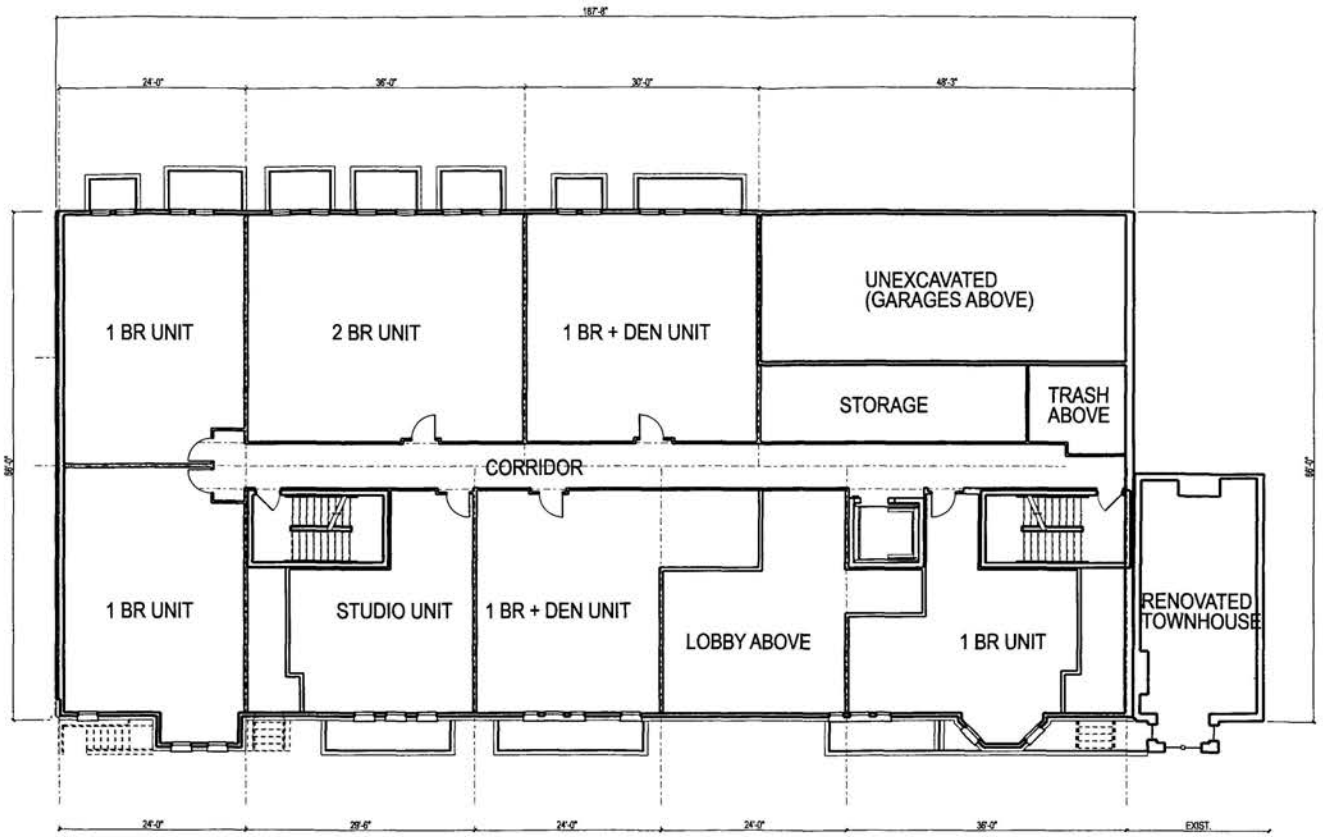
A-03.4

REVISED MAY 18, 2005
FEBRUARY 10, 2005

©2005 Torti Gallas and Partners Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

JPI
TORTI GALLAS AND PARTNERS INC.

1230 PENNSYLVANIA AVE, S.E.



1 PROPOSED BASEMENT FLOOR PLAN

1/16" = 1'-0"

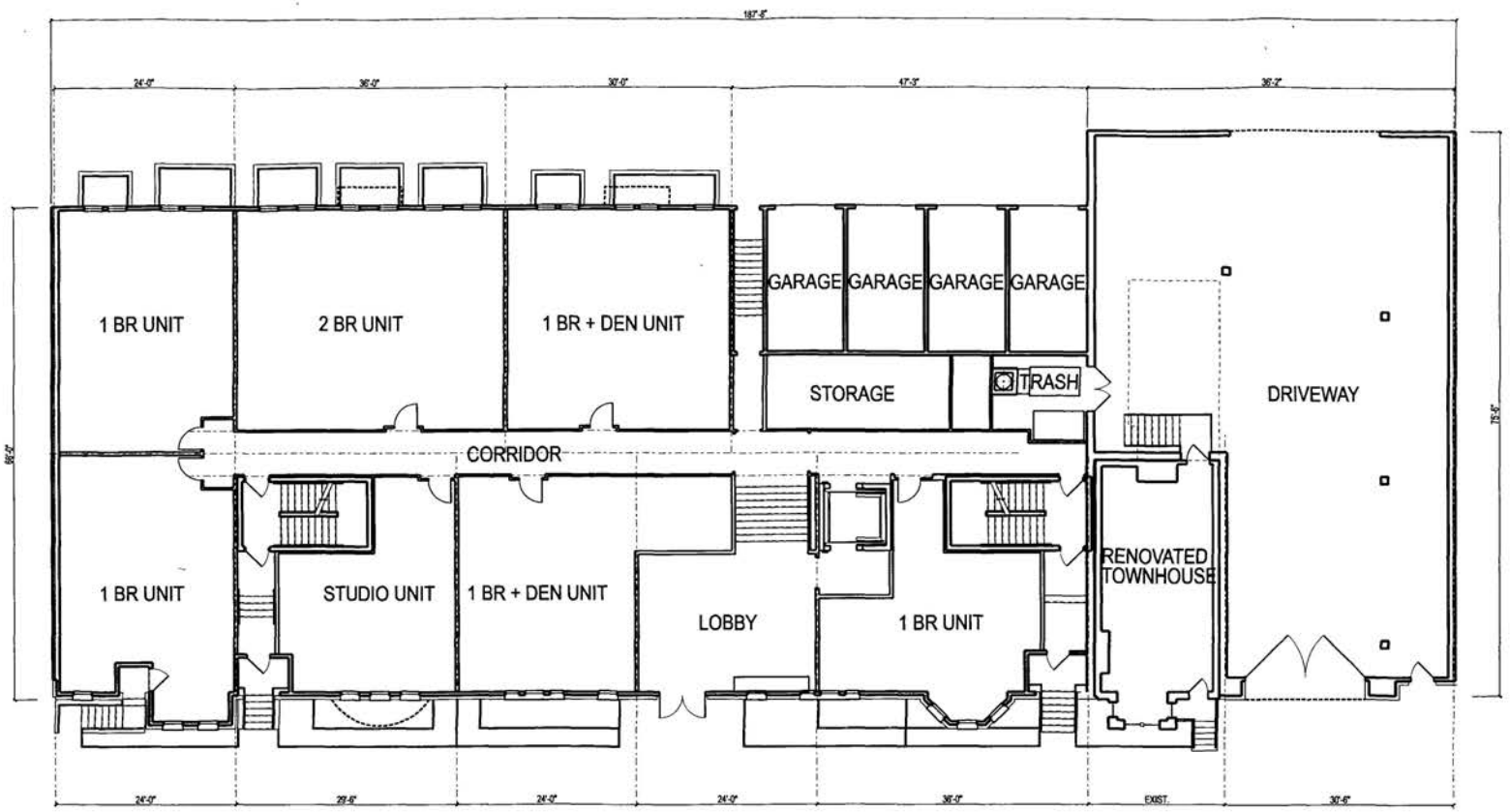
A-04.1

©2005 Torti Gallas and Partners Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

REVISED MAY 18, 2005
FEBRUARY 10, 2005

JPI
TORTI GALLAS AND PARTNERS INC.

1230 PENNSYLVANIA AVE, S.E.



1 PROPOSED FIRST FLOOR PLAN

1/16" = 1'-0"

TO BE REMOVED FOR ALTERATION

NEW CONSTRUCTION

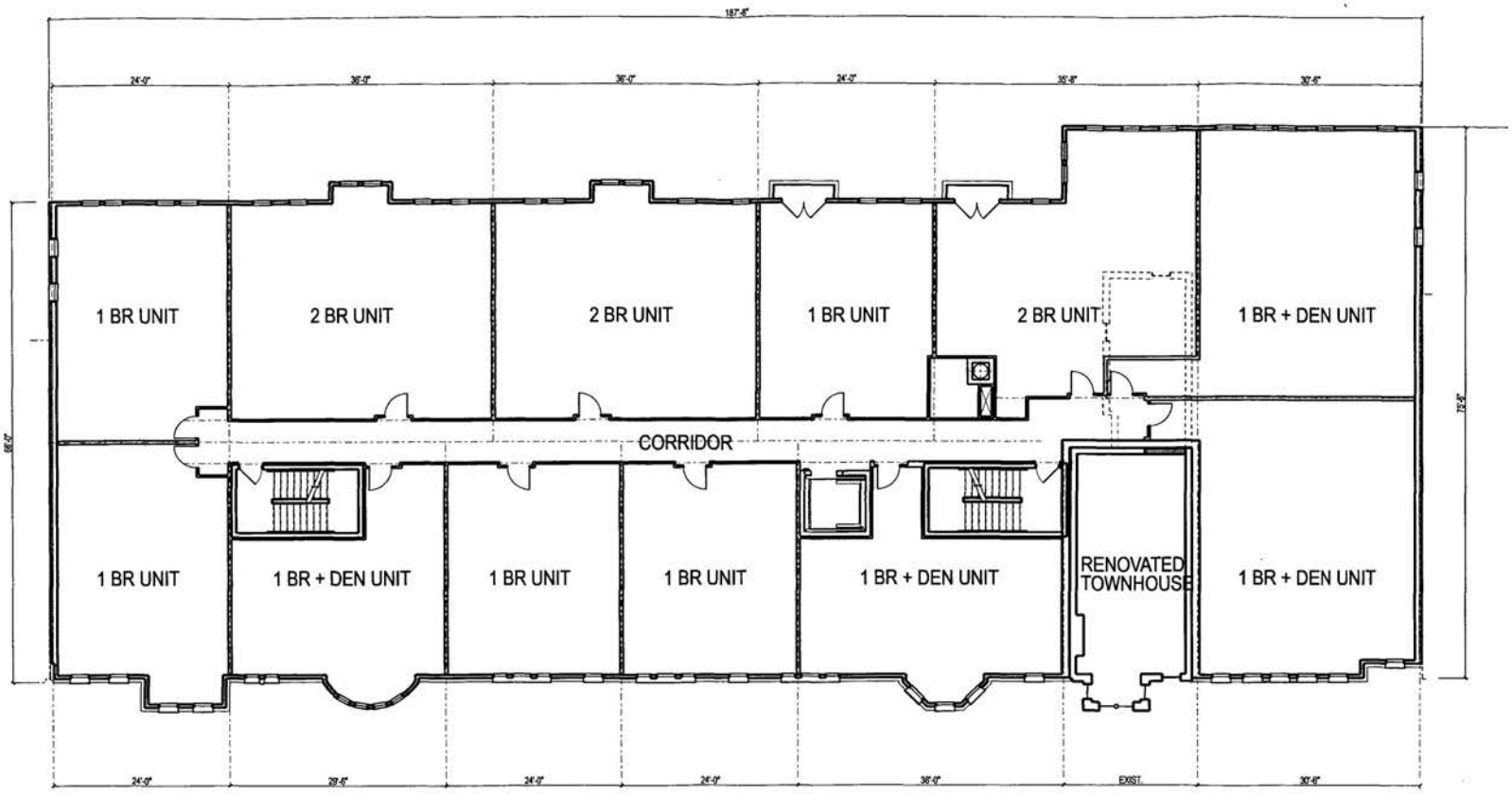
A-04.2

REVISED MAY 18, 2005
FEBRUARY 10, 2005

©2005 Torti Gallas and Partners Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

JPI
TORTI GALLAS AND PARTNERS INC.

1230 PENNSYLVANIA AVE, S.E.



TO BE REMOVED FOR ALTERATION

NEW CONSTRUCTION

1 PROPOSED SECOND FLOOR PLAN

1/16" = 1'-0"

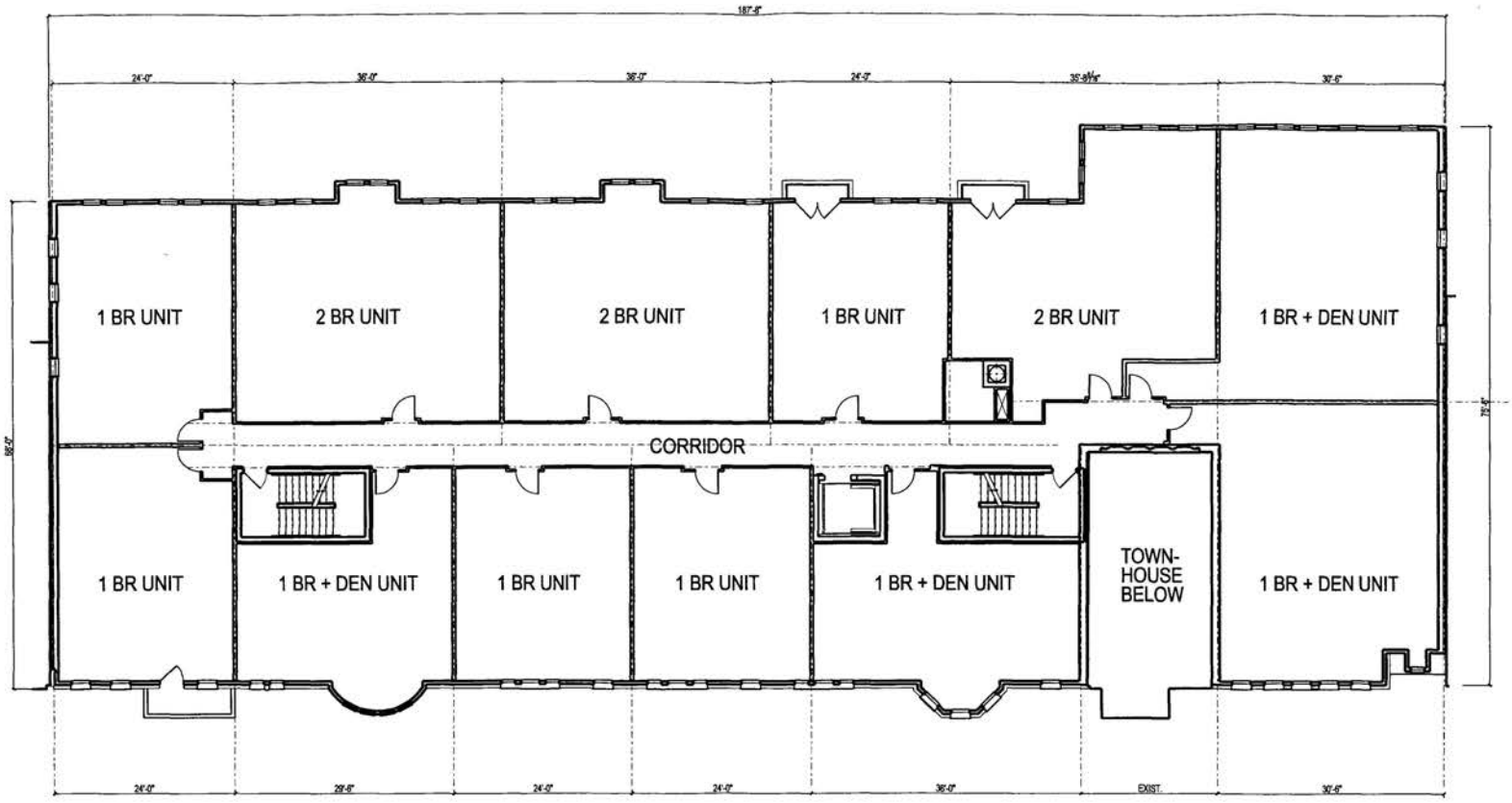
A-04.3

REVISED MAY 18, 2005
FEBRUARY 10, 2005

©2005 Torti Gallas and Partners Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

JPI
TORTI GALLAS AND PARTNERS INC.

1230 PENNSYLVANIA AVE, S.E.



TO BE REMOVED FOR ALTERATION

NEW CONSTRUCTION

1 PROPOSED THIRD FLOOR PLAN

1/16" = 1'-0"

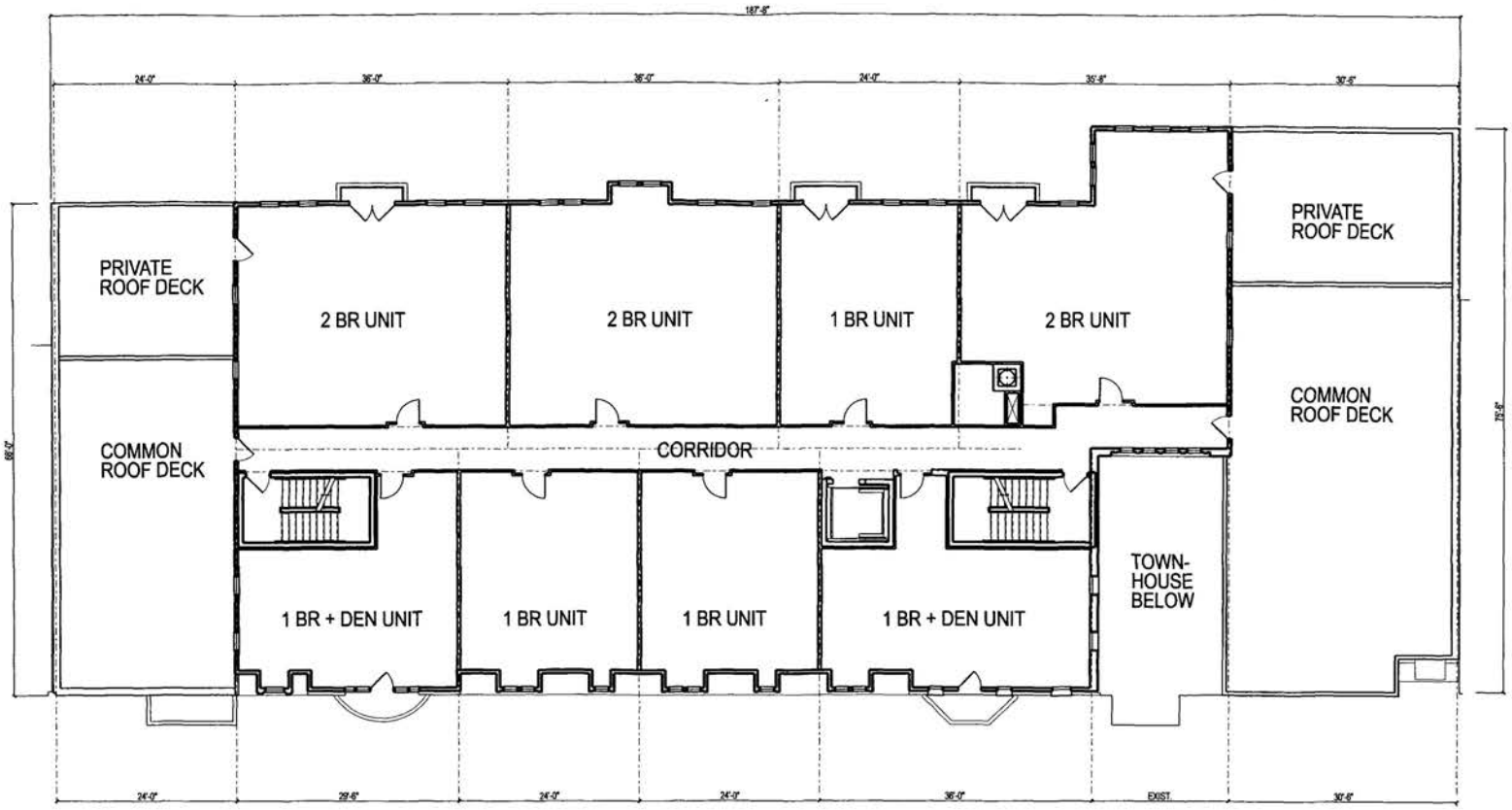
A-04.4

REVISED MAY 18, 2005
FEBRUARY 10, 2005

©2005 Torti Gallas and Partners Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

JPI
TORTI GALLAS AND PARTNERS INC.

1230 PENNSYLVANIA AVE, S.E.



1 PROPOSED FOURTH FLOOR PLAN

1/16" = 1'-0"

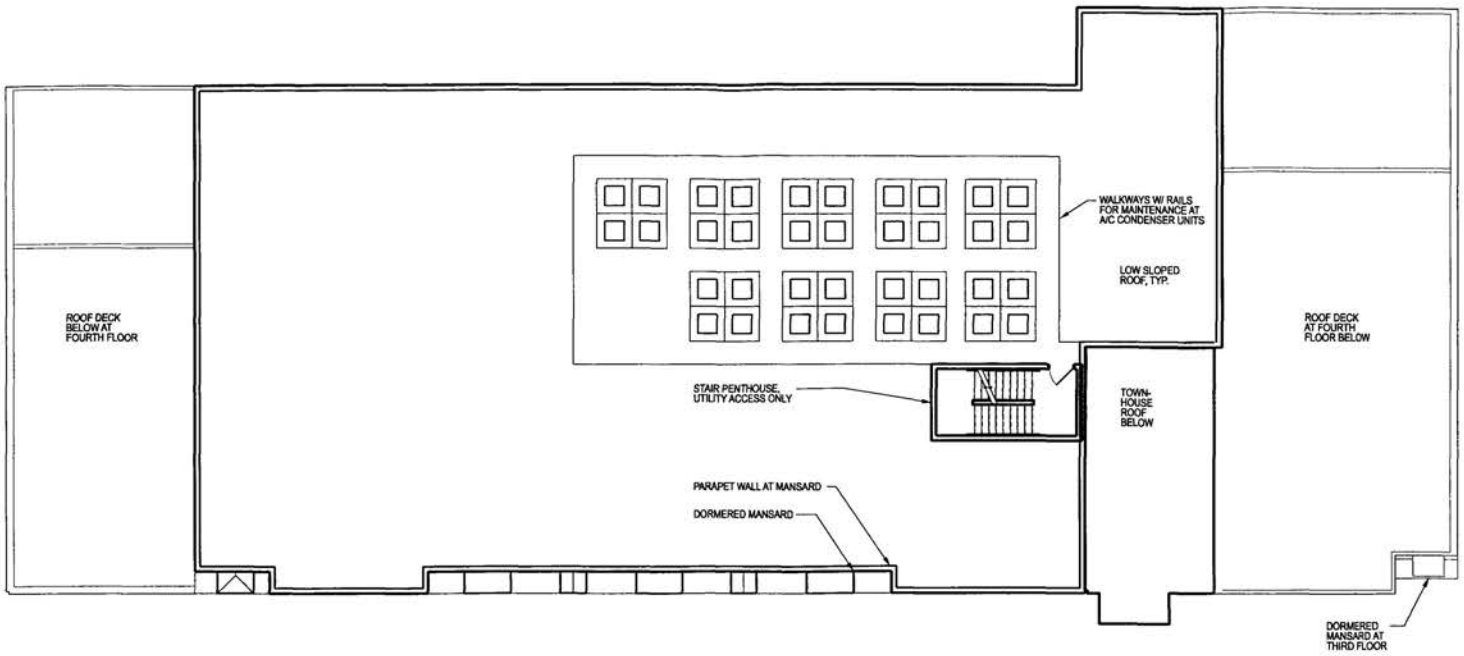
A-04.5

©2005 Torti Gallas and Partners Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

REVISED MAY 18, 2005
FEBRUARY 10, 2005

JPI
TORTI GALLAS AND PARTNERS INC.

1230 PENNSYLVANIA AVE, S.E.



1 PROPOSED ROOF PLAN

1/16" = 1'-0"

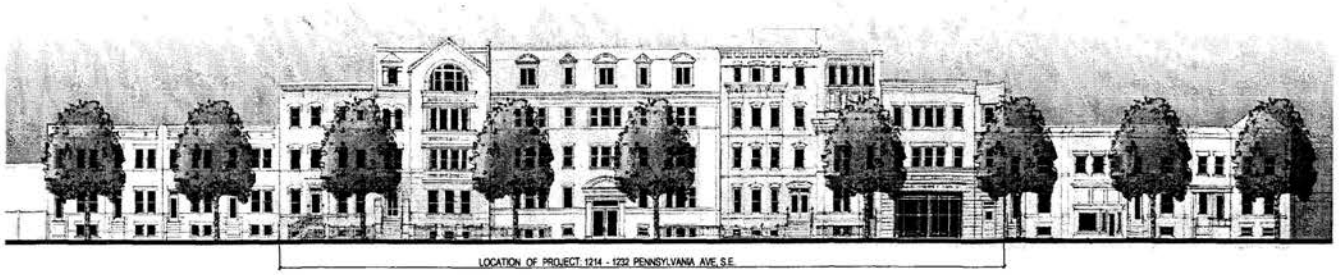
A-04.6

REVISED MAY 18, 2005
FEBRUARY 10, 2005

©2005 Torti Gallas and Partners Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

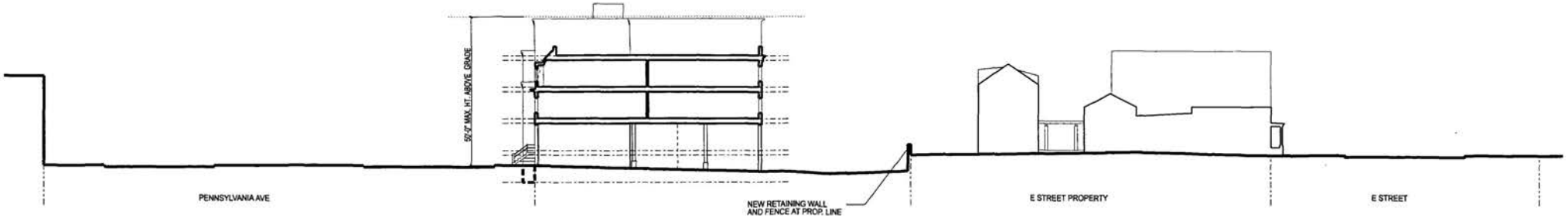
JPI
TORTI GALLAS AND PARTNERS INC.

1230 PENNSYLVANIA AVE, S.E.



1 PROPOSED PENNSYLVANIA AVE ELEVATION

1/32" = 1'-0"



2 PROPOSED SITE SECTION AT DRIVEWAY ENTRANCE

1/32" = 1'-0"

A-05.1

REVISED MAY 18, 2005
FEBRUARY 10, 2005

©2005 Torti Gallas and Partners Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

JPI
TORTI GALLAS AND PARTNERS INC.

1230 PENNSYLVANIA AVE, S.E.



1 NORTH ELEVATION - PENNSYLVANIA AVE

1/16" = 1'-0"

A-05.2

REVISED MAY 18, 2005
FEBRUARY 10, 2005

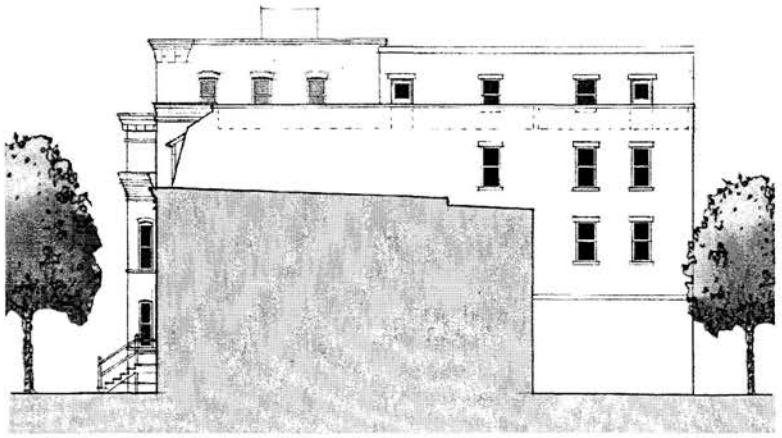
©2005 Torti Gallas and Partners Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

JPI
TORTI GALLAS AND PARTNERS INC.

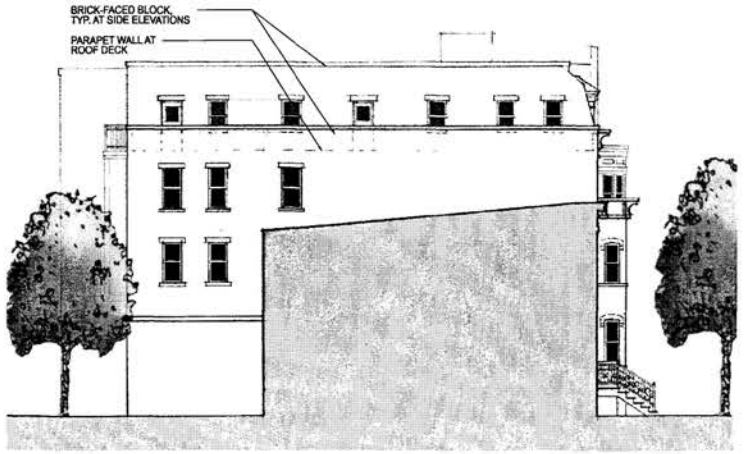
1230 PENNSYLVANIA AVE, S.E.



1 PROPOSED SOUTH ELEVATION - REAR
1/16" = 1'-0"



2 PROPOSED EAST ELEVATION - SIDE
1/16" = 1'-0"



3 PROPOSED WEST ELEVATION - SIDE
1/16" = 1'-0"

A-05.3

REVISED MAY 18, 2005
FEBRUARY 10, 2005

©2005 Torti Gallas and Partners Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

JPI
TORTI GALLAS AND PARTNERS INC.

1230 PENNSYLVANIA AVE, S.E.