

**Guillermo Rueda, AIA**  
**ARCHITECT**

*Design, Construction Administration, Building Code and Zoning Analysis Consulting, Owner Representation, Expert Witness, Advocate*

Mr. Rueda is a District of Columbia Registered Architect with more than 25 years of practice. A member of the American Institute of Architects (AIA) and International Code Council (ICC), his diverse design and construction experience encompasses a wide variety of project types in both private and public sectors.

Currently focused on work in the community, Mr. Rueda, forms part of MCP Inspections, LLC (MCP). For the past four years, the company has focused on assisting clients with code interpretation and enforcement. About half of the work is related to consumer protection, where clients require investigation and interpretation of as-built construction, typically residential work that is not performing to minimal requirements.

He is an accepted expert at the DC Office of Administrative Hearings (OAH) and at the DC Board of Zoning Adjustment (BZA). He is fluent in Spanish.

**WORK HISTORY**

- § MCP Inspections, LLC - DC Certified Third-Party Plan Review/ Inspection Agency–2019
- § Guillermo Rueda, AIA, Consulting Architect, 2017
- § Council Member Ward 1 Office, Special Assistant on Building and Zoning, 2016
- § MV+A Architects, Associate, WDC, 2013
- § Singletary Rueda Architects, Principal–Owner 1997
- § Esocoff & Associates Architects, Associate. Washington, DC–1995
- § Keyes Condon Florance Architects, Associate. Washington, DC–1991
- § Registered Architect, District of Columbia, 1991
- § Keyes Condon Florance (KCF), Apprentice Architect. Washington, DC–1988
- § Gitlin Maceiras Rosenberg Ltd. Architects/ Engineers (GMR), Cabin John, MD–1987
- § Henry Hanson +Associates, Landscape Architecture, Pittsburgh, PA 1986
- § Richard Ridley + Associates, Washington, DC 1984, 1985

**EDUCATION**

- § Bachelor of Architecture, Carnegie Mellon, 1987

**RECENT BZA / OAH CASES**

**BZA Variances**

BZA Variance Request, W Street, SE Non-conforming lot and side yard relief granted.

BZA Variance Request, 15th Street, SE Non-conforming lot and side yard relief granted.

### **BZA Special Exceptions**

Expert witness for Cozen O'Connor, Leroy Place, NW *Opposition to Special Exception pursuant to Subtitle U § 203.1(n), to use an existing residential building as an office for a non-profit organization in the R-3 Zone.*

Expert witness for Cozen O'Connor, Harvard Street, NW *10' Pushback by Neighbor.*

### **BZA Appeals**

Expert Witness for ANC 1C/ Party, Ontario Place, NW *Illegal Exclusion of an Areaway from grade.*

Expert Witness for ANC 1C/ Party, 18<sup>th</sup> Street, NW *Illegal Upper Story Interference with Solar Production, Building Height violation.*

Expert Witness for ANC 1A, Girard Street, NW *FAR and Height incorrectly calculated.*

Expert Witness for ANC 1C, 18<sup>th</sup> Street, NW *Illegal use of a berm to artificially raise the Building Height Measuring Point.*

ANC 1C Argonne Place, NW *Illegal use of tax lots to propose 3 principal buildings on a record lot.*

ANC 1C Argonne Place, NW *Illegal exclusion of basement from FAR and Height incorrectly calculated. Illegal proposed apartment building in an RF zone.*

### **OAH Cases**

Appeal v. DCRA, O Street, NW *Illegal Expansion of an RF-1 Apartment Building across a property line.*

Appeal v. DCRA, 18<sup>th</sup> Street, NW. *Failure to provide a valid permit application.*

Appeal v. DCRA, Argonne Place, NW *Failure to provide required emergency egress.*

### **BRIEF HISTORY**

During Fall 2016, Mr. Rueda served as Special Assistant to DC Ward 1 Councilmember Brianne Nadeau to help inform her and interpret matters of zoning regulations, building codes, and illegal construction while she headed the committee on DCRA oversight. This work was led to changes in his practice to pair traditional architectural services with community engagement, focusing on: policy that affects neighborhoods; affordable housing; and design and construction in District residential, apartment, and mixed-use neighborhoods.

By bringing together a team of building code professionals, attorneys, and contractors, Mr. Rueda, now as part of MCP, aids building owners seeking to develop projects as well as provide technical assistance to ANCs and others concerned about proposed or actual construction projects. Services range from forensic evaluation of as-built structures and construction documents regarding zoning and building code compliance to advising homeowners on laws and safety regulations that govern construction.

Mr. Rueda also acts as Owner's representative to ensure, among other things, that design goals and budgets are adhered to with minimized expenditures and implementing

sustainable building design and technology standards, such as LEED and Green Communities.

He was the founding principal at, Singletary Rueda Architects, serving clients like The George Washington University (on all three campuses) with facility and campus planning exercises; faculty, student and department relocations; and development of new dining venues. These often involved navigating the regulatory maze to update university resources and working with technical advisors and engineers to complete the work.

Other long-term clients included tenant services for Quadrangle Development and Merchandise Mart; restaurant projects such Rumberos and more notably Lauriol Plaza Restaurant; and work with He also led design projects at many well-known DC firms like MV+A Architects for Whole Foods Markets stores in the Mid-Atlantic Region; helped establish the firm of Esocoff & Associates, led efforts on various projects like Goodwin House in Alexandria, VA, and at Keyes Condon Florance Architects: architect for the Law School Chapel at The Catholic University of America, and design team project architect for the DC Arena—a collaboration with Ellerbe Beckett Sports in Kansas City, MO.

#### **AWARDED PROJECTS/ PUBLICATIONS**

§ Lauriol Plaza Restaurant DC AIA Catalyst Award, 2002

AIA Guide to the Architecture of Washington, DC, 5th Edition, G M Moeller

§ Hamilton Hotel (Crowne Plaza) The Washington Post, 1996 Benjamin Forgey,

§ CUA, Justice Chapel. DC AIA Award of Excellence in Interior Architecture, 1995

§ MCI Center (Capitol One Arena) DC AIA Merit Award, 1995