

**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.

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Board of Zoning Adjustment  
District of Columbia  
(202) 213-2825  
EXHIBIT NO.22C

## 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

## G J R - A I A

### APARTMENTS - DWELLINGS - MIXED USE

**5610 Colorado Avenue, NW**, Washington, DC. Owner Representation for Mi Casa, Inc apartment conversion to 36-unit cooperative apartments. Green Communities; Solar power.

**731 8th Street, SE**, Washington, DC (SiRu) Office renovation and new sustainable residential addition with solar collection, radiant heat, rain water collection system for this Barracks Row retail and office building: BZA, CHHS, HPO, OP, ANC approval.

**2136 – 2138 Bancroft Place, NW**, Washington, DC (SiRu) Restoration and addition to this neglected, Hornblower and Marshall mansion into 2 luxury units from academic use (Kingsbury School) BZA, HPRB, SKHC, ANC approval, CA Services.

**The Morgan Apartments**, Washington, DC (SiRu) 10,500 SF brown site for development in the Reed Cooke overlay district. (not built)

**Rincon del Indio Resort Community**, Punta del Este, Uruguay (SiRu)

**509 Constitution Avenue, NE Apartments**, Washington, DC (SiRu) SFD conversion to 4-units.

**Logan Park Princess**, Washington, DC (SiRu) Design package for new lobby and canopy.

**Goodwin House**, Alexandria, VA (E&A) 15-story 130-unit apartment building and renovation to existing retirement community areas that include a chapel, garden and indoor pool.

**Georgetown Waterfront Hotel**, Washington, DC (KCF) Design of a new, 220-unit, full service, five-star hotel at the old Rosewood site. NPS, ANC, and CFA approvals granted.

**Hamilton Hotel- Crowne Plaza**- Washington, DC (KCF) Design of a two-story, 16,000 SF rooftop addition to this historic 1926 structure overlooking Franklin Square. DCPL approved.



PHELPS PLACE



HAMILTON CROWN PLAZA



HORNBLOWER ADDITION

**Mi Casa**, 'Homes within Reach', Washington, DC. Development of affordable, 'Green Communities' design, 'Net-Zero' model with solar production, single-family homes on two vacant lots in historic Anacostia with Wiebenson & Dorman Architects. HPRB, ANC, BZA.

**Smith Makle**, Washington, DC (SiRu) Remodeling and 2-story addition for 1940's home.

**1778 T Street, NW**, Washington, DC (SiRu) Remodel and restoration in Strivers Section.

**1807 - 1809 Phelps Place, NW**- Washington, DC (SiRu) Two 1920's row houses in Kalorama used by the Kingsbury School, remodeled and converted back into single family dwellings.

**2912 18th Street, NW**, Washington, DC. Conversion to solar: 5.2 kW, interior renovation.

**Marayui 'La Casita'**, Chapadmalal, Argentina – Addition and alteration, passive solar design.

**Sanchez Addition**, Washington, DC (SiRu) Design of addition to Cleveland Park home.

**Sanchez Guest House** - Washington, DC (SiRu) Carriage house design in Cleveland Park.

**Chin/ Levi House**, Bethesda MD ADA wheelchair compliant addition.

**Old Buckeystown Tavern/ Conway House**, Buckeystown, MD. Remodeling and preservation.

**2408 Tunlaw Road, NW**, Washington, DC (SiRu) Renovation/ addition to Glover Park home.



2912 18TH ST

## RETAIL + DINING

G J R - A I A

**Belmont Chase Shopping Center**, Ashburn VA (MV+A) Project Management design lead for retail themes and guidelines for the new upscale center in rural Virginia.

**Springhouse Village Shopping Center**, Springhouse, PA (MV+A) Project Management, design and construction administration for eight new buildings and WFM North of Philadelphia.

**Wall Township Shopping Center**, Wall, NJ (MV+A) Concept Development for center renovations.



LURIOL PLAZA

**Meyers Farms Kennel and Training Facility**- Belvedere, IL (SiRu) Planning and design for 80,000 sf sustainable canine complex for boarding, grooming, retail, training and events.

**Rumberos Latin American Cuisine Art Bar**, Washington, DC (SiRu) New restaurant and bar design in the historic Tivoli theater features exposed proscenium details and artifact collection.

**Lauriol Plaza Restaurant**, Washington, DC (SiRu) Award winning 10,000 SF building for local DC restaurant in historic Strivers Section. BZA, HPO, OP, ANC, DCC and neighbor approval.

**China Kitchen**, Shepherdstown, WV (SiRu) Addition and alteration to local restaurant.

**21P**, Washington, DC (SiRu) Restaurant branding and design of dining, bar area and millwork.

**Red Derby Café**, Washington, DC (SiRu) Expansion studies for a roof top dining area and drawings for sidewalk cafe Public Space approval.

**Olives Restaurant** (sidewalk café), Washington, DC (SiRu) CFA, OP, PS and ANC Approval for cafe in the White House view corridor.

**COSÍ** (sidewalk cafes), Washington, DC (SiRu) Documentation and permit services for multiple restaurants around the city including dDot review and approval by Public Space.

**McDonald's TIK TOK Convenience Stop (RED BOX)**, Washington, DC (SiRu) Prototypical design exploration and branding exercise for a clerk-less convenience store.

**Iglesia Bethel**, Lorton, VA (SiRu) Master-planning and feasibility study for 27,000 SF church.



WHOLE FOODS CLEVELAND



GW NO VA CAMPUS

## SUPER MARKETS

**Whole Foods Markets**, (MV+A) Project Manager and design team leader for multiple facilities in the Mid-Atlantic Region. Responsibilities included updating technical standards and specifications and response to production quality control and consistency requirements with compressed schedules and delivery times. Responsible for multiple designs of 40,000 sf building shells and 'tenant' improvement packages, working closely with the WFM team to help shape thoughtful design responses to regional themes and make improvements and renovations to existing stores and warehouse space. Signature store building envelop designs in Wynnewood, PA, Springhouse, PA, Rocky River, OH, and Ashburn, VA.



MARAYUI

## ACADEMIC AND INSTITUTIONAL

### GWU Foggy Bottom Campus

**2121 & 2123 F Street, NW (SiRu)** Renovation and conversion of rowhouses for housing.

**2004 G Street, NW (SiRu)** Restoration, conversion of rowhouse for Law Faculty offices.

**Lisner Auditorium Upgrades (SiRu)** Renovations for ADA compliance of back stage green room, dressing and related bathroom areas; Lobby toilet areas, and new stage access.

**Old Main Hall Suites (SiRu)** Interiors package for Psychology and Geology Departments.

**GWU Bed Count Project (SiRu)** Design and renovations to nine (9) residence halls to improve student common areas and increase existing resident capacity by over 80 beds.

**Quigley's Pharmacy / Tonic (SiRu)** Renovation/ Addition to former Quigley's Pharmacy to create new campus dining venue. Feasibility, Design, ANC Approval, CA services

**2034 G Street, NW (SiRu)** Former fraternity house converted into 30-bed student units

**Rome Hall Financial Services Center Renovation (SiRu)** Design/ CA Services. Student transaction areas and offices for the University Financial Services Center.

**University Retail Food Venue Studies (SiRu)** Feasibility/ Design studies for incorporating independently run student food venues in existing campus space and structures.

### GWU Ashburn Campus

**Building 1 (SiRu)** Renovation and reconfiguration of faculty areas.

**Building 2 - MIS Academic Suite (SiRu)** Conversion of existing office building to academic use. Design of 9,000 SF Masters of Information Systems Suite.

**Building 2 - Nursing Simulation Lab (SiRu)** Design of the new lab and study program area.

### GWU Mount Vernon Campus

**Master Planning Campus Entry Gate (SiRu)** Design and fundraising drawings for a new entry away from homes that border the north side of the Mount Vernon College Campus.

**GWU Mount Vernon Campus Academic Building** - Survey, life-safety and ADA analysis, and permit drawings.

**CUA, Columbus School of Law, Mary, Mirror of Justice Chapel** - Washington, DC (KCF) Law school chapel. Design/ CA Services. Design Excellence Award, DCAIA 1995.

**Virginia Tech (VPI)**, Torgersen Hall- Blacksburg, VA (E&A) 160,000 SF communications and technology lab and classroom building with library spanning the main entry drive to campus.

**The George Washington University**, Ashburn, VA (KCF) 77,000 SF Ashburn Campus Graduate Research & Teaching Center: classrooms, labs and electronic library for graduate programs. Project Architect, design through construction administration services.

**Federal Metropolitan Detention Center** - Washington, DC (KCF) medium-security, 1,000-bed detention facility of approximately 375,000 SF for the Federal Bureau of Prisons. Not built.

**The American University, Fine Arts Building** - Washington, DC (KCF) 25,000 SF addition for new faculty offices, galleries, painting, drawing and dance studios. Not built.



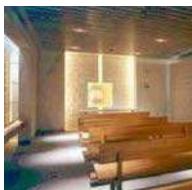
GW MT VVERNON GATE



VIRGINIA TECH ACITC



GW NVA CAMPUS



CUA LAW CHAPEL



FEDERAL DETENTION

**WORKPLACE PROJECT LIST**

**Joint Base Andrews, Andrews Air National Guard Training Room & SCIF Room Renovations**, SiRu Architects Design / Build with SABREE Environmental & Construction.

**Joint Base Meyers Dining Facility**, Dining Hall Renovations, SiRu Architects, Design/ Build with SABREE Environmental & Construction.

**Quadrangle Development Corporation** - Core and Tenant Renovations - Washington DC (SiRu) Architectural services for multiple properties: lobby renovations, life safety and ADA analysis, tenant relocation design, permit and construction administration services.



731 8TH STREET SE

**Merchandise Mart, Washington Design Center**, Washington, DC (SiRu) Long-term tenant design and construction admin. services: renovations of existing and new showroom tenants.

**Paramount Group - Waterview Building**, Arlington, VA (SiRu) Administrative offices.

**Jones Lang Wootton - Watergate Office Building** Washington, DC (SiRu) Design package to integrate new mechanical systems on roof. NPS and CFA approval granted.

**Matthews Media Group**, Rockville, MD. (SiRu) 32,000 SF corporate headquarters programming through Construction Administration.



2001 LOBBY

**Ultraprise Corporation**- Frederick, MD. (SiRu) Headquarters: programming and design for software company.

**UPO Weatherization Training Center**, Washington, DC (SiRu) 10,000 SF warehouse conversion to certified training facility and classrooms for non-profit agency. ADA compliance

**Andrew J. Kline, Esquire Law Offices**- Washington, DC Expansion/ renovation of law offices.

**Blueberries** - Upper Marlboro, MD (SiRu) Retail branding, bridal dress, and accessory shop.

**Huckleberry Cheesecake**, Washington, DC (SiRu) Expansion of Child Development Center.

**Landscape Architects**, Alexandria, VA (SiRu) 5,000 sf office plan.



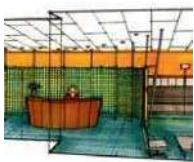
MATTHEWS MEDIA GROUP

**U Street Office Lofts**, Washington DC (SiRu) Design package - 10,000 sf warehouse building.

**Salon Mesu**, Silver Spring MD. (SiRu) Tenant design package for a local salon and spa.

**2001 L Street NW**, Washington, DC (E&A) Building lobby and facade renovation studies.

**1030 15th Street NW**- Washington, DC (E&A) Exterior Facade renovation. Design and CA Services.



ULTRAPRISE

**LEGENT Corporate Headquarters**- Herndon, VA (KCF) Project Architect- 140,000 SF corporate headquarters for software development firm. Design and CA Services.

**MCI Center (Capital One Arena)** - Washington, DC (KCF). Design Development team leader for 20,000-seat sports arena (jv with Ellerbe Beckett Sports). NCPC, CFA, OP, BZA review

**Zevnick and Horton Law offices** - Washington, DC (KCF) 12,000 sf Tenant design package.

**2401 Pennsylvania Avenue NW** - Washington, DC (KCF) 143,000 SF mixed-use development Award for Excellence in Architecture, Washington, DC AIA, 1994.

**IBM Divisional Headquarters**- Rockville, MD (KCF) 250,000 SF Construction Administration of shell building. Project Architect, design and CA services of corporate offices.



U ST LOFTS