

<p><b>1D01: Jon Stewart</b> Vice Chairperson <a href="mailto:jonstewart.anc1d01@gmail.com">jonstewart.anc1d01@gmail.com</a></p>	<p align="center"><b>Mount Pleasant Advisory Neighborhood Commission</b></p>  <p align="center">1380 Monroe St NW, #117 Washington DC 20010</p>	<p><b>1D04: Yasmin Romero-Latin</b> Chairperson <a href="mailto:yasminkikiANC1D04@yahoo.com">yasminkikiANC1D04@yahoo.com</a></p>
<p><b>1D02: Paul Karrer</b> <a href="mailto:paulanc1d@gmail.com">paulanc1d@gmail.com</a></p>		<p><b>1D05: Stuart Karaffa</b> Treasurer <a href="mailto:stuart.k.anc@gmail.com">stuart.k.anc@gmail.com</a></p>
<p><b>1D03: Jack McKay</b> Secretary <a href="mailto:jack.mckay@verizon.net">jack.mckay@verizon.net</a></p>		<p>Website: <a href="http://anc1d.org">anc1d.org</a> e-mail: <a href="mailto:anc1d@googlegroups.com">anc1d@googlegroups.com</a></p>

## Minutes of the January 24, 2017 meeting of Advisory Neighborhood Commission 1-D

*These minutes accepted at the February 21, 2017 meeting.*

### Meeting call to order

At 7:04 pm, Commissioner Jack McKay called the meeting to order, as the senior commissioner. Present were all five Commissioners, constituting a quorum.

### Agenda approval

Jack's proposed agenda was accepted.

### Public discussion

The commissioner conducted the mandatory Public Discussion period, ending at about 7:30 pm.

### Election of ANC1D officers for 2017

By acclamation, without dissent, the commissioners chose the following officers for the year: Chairperson, Yasmin Romero-Latin; Vice Chairperson, Jon Stewart; Treasurer, Stuart Karaffa; Secretary, Jack McKay.

### Calendar of monthly meetings

The commission agreed to a schedule of monthly meetings to be the Tuesday preceding the monthly HPRB meeting: January 24, February 21, March 21, April 25, May 23, June 20, July 25, September 26, October 24, November 14, December 19.

### ANC Security Fund

Jack moved the following resolution: "Resolved that this Commission approves the ANC's participation in the Advisory Neighborhood Commission Security Fund and authorizes the Treasurer to pay the \$25 fee for the period January 1, 2017 through December 31, 2017. The Chairperson and Secretary are authorized to execute the agreement." *Approved by 5 to 0 vote.*

### Standing committees

The ANC1D by-laws require that standing committees be established "at its first monthly meeting". The

following standing committees were established, by the following commissioners:

Transportation: Jon Stewart

Public Space (not including the “parkings” type of public space): Stuart Karaffa

Housing: Paul Karrer.

## Secretary’s report

No corrections were noted for the draft minutes of the December 13 meeting.

## Treasurer’s report

Jack presented the Treasurer's report, as outgoing Treasurer. The following routine items were mentioned: Checks to James True, \$75, postering for the January meeting; HearSay Interpreting, \$100, interpreting at the January meeting; Julio Lopez, \$30, for assistance at the January meeting. ANC mailbox renewal, \$492. *No concerns were expressed by the commissioners.*

Jack displayed the QRA printout of the Q1FY2017 quarterly report. *Report approved, 5 to 0 vote.*

## Bancroft vandalism

Jon read an e-mail from Jackie Stanley, reporting on the recent vandalism at Bancroft Elementary, currently entirely under construction, and on increased site security since that incident.

## Endorsement of Proposed Alterations to 3109 18th St NW

Jon Stewart offered the following resolution:

Resolved, that ANC 1D kindly advises the Historic Preservation Review Board that plans for the alteration of 3109 18th St NW are compatible with the Mount Pleasant Historic Preservation District.

**Why:** The plans for alteration of 3109 18th St NW have been significantly revised since last reviewed by HPRB, based on feedback given by HPO staff and HPRB. ANC 1D has carefully considered these revised plans in concert with the applicable historic preservation guidelines made available by the Office of Planning. As detailed below, these revised plans meet the guidelines. The north wall is left unaltered, with the extension set back several feet from it. The setback increases towards the rear of the building so as to limit visibility from street. The pent-roof form is preserved.

A portion of the roofline of the extension will be visible from a vantage point across 18th St to the north by the intersection with Kilbourne, due to a section of sidewalk being on higher ground. Given the considerable setback from the north wall and the use of frame construction for the extension, we feel the perceived massing of the building is retained, stemming from the unaltered masonry of the north and west walls. As illustrated in the plans, the extension is not visible from other points on the sidewalk across the street, nor from any point on the same side of the street.

Further, such limited visibility is not prohibited by the preservation guidelines. Consider:

“A roof-top addition to a historic building is sometimes necessary for mechanical and communications equipment. In other cases, a deck may be added to the roof of a commercial building. In still other cases, an entire floor may be added to the top of an existing building.

16.1 Any roof-top addition should be located far enough behind the existing cornice so that it is hidden from view by pedestrians on the street.

16.2 If this is not possible, the design of the addition or its screening should be compatible with the character of the building.”

and

“Altering roof shapes, materials, elements and details will affect their design. Thus, any alterations must be undertaken with extreme care to ensure that the character of the roof is retained. Before proceeding with any roof alteration the owner of a historic building should consult with the Historic Preservation Division.”

These guidelines establish that compatible alterations are permissible: “an entire floor may be added to the top of an existing building.” §16.1 states that a “roof-top addition...should be hidden from view.” The plans under consideration meet this guideline from all pedestrian vantage points except for a stretch of sidewalk across the street, from approximately 3122 18th St NW to the intersection with Kilbourne Place (i.e., two rowhomes). §16.2 states the “design of the addition...should be compatible with the character of the building” when it is “not possible” to hide it from view. The understated design of the addition and the materials proposed for it remain compatible with the building and the neighborhood generally and do not add to its massing or disrupt its rhythm, while the trees on the street obscure the limited amount of what will be visible for much of the year. Moreover, the reason why any portion of the addition will be visible is because of the higher elevation northwest of the property, across the street. It is not possible for Mr. Cooper to sink that section of sidewalk lower into the ground, nor does it seem possible for Mr. Cooper to make further reductions to visibility of the addition via its design; therefore, the “not possible” condition of §16.2 is met. Finally, given the careful design of the setback and preservation of the north wall and parapet, it is hard to see how anyone could argue that the character of the roof has not been maintained or that “extreme care” has not been taken. The emphasis remains squarely on the north masonry wall looming over the alley and its unique bay windows. The guidelines plainly do not set a strict requirement of invisibility from all possible vantage points. The addition concept therefore meets the guidelines and should be permitted.

The HPO staff report discusses the addition extending to the rear of building and how it disrupts the roofline of the rear elevation. ANC 1D does not consider the rear elevation relevant; certainly the rear elevation cannot be judged incompatible given the many varied styles of rear additions in Mount Pleasant.

The HPO staff report does highlight the potential need for a railing along the parapet (the visibility of which is also permitted by the guidelines), as the north wall slopes towards the rear of the building and the open space of the setback will be utilized as a roof deck. It could be the case that the alteration may render a railing unnecessary, with the parapet perhaps having sufficient height above the deck surface. If a railing is necessary, ANC 1D welcomes guidance from HPRB about design details of such a railing to ensure its compatibility.

Having discussed how the plans maintain both the character of the building as well as of the Mount Pleasant historic preservation district, and should therefore be approved by the HPRB under the law, ANC 1D points out that there are other factors of the plans which argue in its favor. They are:

1. Jon Cooper, owner and resident of the property, has resided at this address since 1979, predating the designation of the historic preservation district by several years, and plans to continue his residence here for as long as he is able.
2. Mr. Cooper seeks the addition to increase available living space in the primary unit for him and his adult daughter, who requires some care.
3. The project will necessitate reinforcement work on the existing roof, entailing new insulation. The roof deck will also feature a rainwater capture mechanism and the roof of the extension will have flush-mount solar panels. With these elements the energy footprint of the building will significantly reduced and is in keeping with the DC Department of Energy and the Environment’s Sustainable DC Plan and its RiverSmart program, as well as DC’s overall commitment to the Paris Climate Accords.

*Resolution passed, 5 to 0 vote.*

## Endorsement of the Immigrant Justice Legal Services Grant Program

Jon offered the following resolution:

Resolved, that ANC 1D endorses the DC Government's newly created Immigrant Justice Legal Services (IJLS) grant program, encourages Mount Pleasant residents to participate in the programs and services funded from it as appropriate, and recommends its continuation in the future. With this grant program, Mayor Bowser has responded to the immigration activists who called for her leadership on immigration issues at ANC 1D's November 2016 meeting, in a substantive and effective manner.

**Why:** Between 20% and 30% of Mount Pleasant residents are foreign-born, many of whom fled violence in Central America, whether decades ago or in recent years. Many other Mount Pleasant residents are descendants of immigrants, at most a few generations removed from similar circumstances and beneficiaries of less punitive federal immigration policies. Legal representation is an essential right human right and should be afforded to both citizens and non-citizens in DC. The IJLS grant program will fund a variety of programs and services towards this goal, and leverage taxpayer dollars further by allowing for contributions of time and talent from private citizens and organizations.

*Resolution passed, 5 to 0 vote.*

## Bancroft Site Security

Jon offered the following resolution:

Resolved, that the Department of General Services should review and strengthen all aspects of site security for the Bancroft Modernization Project at 1755 Newton St NW, including conducting random inspections and installing security cameras, and to provide updates from time to time to ANC 1D concerning security mitigations put into place as a result of this resolution. ANC 1D also encourages the Metropolitan Police Department to conduct frequent patrols of the site.

**Why:** On two separate occasions this month, vandals broke into the site and caused extensive damage, some stemming from the operation of heavy machinery left unsecured on the site. It is exceedingly fortunate that the damage has occurred early in the demolition phase and has not done lasting harm, as well as that no one was injured as a result of the vandalism. Like many large construction sites, the project represents an obvious attractive nuisance, requiring DGS and its contractors to take common sense security precautions. The Bancroft Modernization Project is a multi-million dollar project of great importance to the community and the neighborhood can neither afford delays to its progress nor tolerate the potential for harm to the site or surrounding property caused as a result of vandalism. The success of the vandals mandates that DGS and its contractors operate with the utmost vigilance throughout the remainder of the project.

*Resolution passed, 5 to 0 vote.*

## Adjournment

Jack moved adjournment. The meeting was adjourned at 8:42 pm.