

**MINUTES
of the
REGULAR MEETING OF THE COMMISSION
on
March 7, 2024, via Zoom**

Guest speaker at 6:30 p.m.

- At-Large Councilmember Christina Henderson provided updates and fielded questions from commissioners and community members.

Meeting called to order at 7:00 p.m.

I. ROLL CALL

Commissioner	Present	Absent
1B01 Handerhan	X	
1B02 Holihan	<i>Resigned last week</i>	
1B03 Sycamore	X	
1B04 Lakatos	<i>(late)</i>	X
1B05 Kensek	X	
1B06 Trindade Deramo	X	
1B07 Fields	X	
1B08 Harris	X	
1B09 Jones	X	

II. APPROVAL OF THE AGENDA

- **MOTION:** Commissioner Jones moved that ANC 1B adopt the draft agenda as presented. The motion was seconded. **The Motion PASSED (7 in favor, 0 opposed, 0 abstentions).** Motion passes.

III. CONSENT AGENDA

A. Approval of the February meeting minutes

B. Two-minute comment time for Commissioners and community members

- **MOTION:** Commissioner Jones moved that the full Commission amend the consent agenda to clarify two-minute comment time for Commissioners and community members, and a limit of one speech per speaker per topic. The motion was

seconded. **Discussion:** Commissioner Field asked to amend the committee minutes for February 1, 2024, to include votes to protest FireHouse that was 8 yeas, 0 nays, and 0 abstaining, for the record. Commissioner Kensek asked to amend the entire motion to allow for follow-ups and secondary questions. Chair Harris clarified that the Commission has always allowed for follow-ups. Commissioner Sycamore seconded Commissioner Kensek's suggestion on allowing for ample opportunity for responses. Chair Harris clarified again. Commissioner Trindade Deramo suggested that the Commission consider changing the comment-period rule based on each Commission meeting's agenda. Motion withdrawn. Chair Harris suggested the Commission have consistency on the timeframe. Commissioner Jones withdrew his motion.

- **MOTION:** Commissioner Jones moved that the Commission adopt the consent agenda amended as follows: first that the vote that Commissioner Fields mentioned, the vote to protest FireHouse, be properly noted in the minutes, and second that the two-minute comment time for commissioners and community members also include a limit of two speeches per speaker per topic. The motion was seconded. The motion **PASSED (7 in favor, 0 opposed, 0 abstentions)**. Parliamentary inquiry on the motion: The motion was to amend the consent agenda just for the March 2024 meeting.

IV. EXECUTIVE OFFICERS' REPORTS

A. Financial report

- No financial report.

V. COMMITTEE REPORTS

A. Committee on Alcoholic Beverage Regulations

- i. Eatopia Eatery | 1301 U Street NW Unit 111 (1B08 Cmsr. Harris) | Stipulated License | ABCA 127444
 1. Wants to open April 1, placard March 1
 2. Hours of operation: Mon. – Sun., 7 a.m. to 11 p.m.
 3. Total occupancy: 76 people
 4. Endorsements: Carry-out and delivery, live entertainment
 5. ABR Committee recommendation: **That the Commission endorse Eatopia Eatery for a stipulated license (4-0-0).**
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MOTION: Commissioner Fields moved to support Eatopia Eatery in favor of receiving a stipulated license. The motion was seconded.

The motion PASSED (7 in favor, 0 opposed, 0 abstentions).

ii. The Box | 2015 14th Street NW (1B08 Cmsr. Harris) | DCMR| ABCA 127291

1. New license
2. Hours of operation: Mon. – Sat., 11 a.m. to 9 p.m.; Sun., 12 p.m. to 8 p.m.
3. ABR Committee recommendation: **That the Commission protest on the grounds of peace, order, and quiet, to include queuing (4-0-0).**

MOTION: Commissioner Fields moved that ANC 1b Protest the Box on the grounds of order of peace, order, and quiet. The motion was seconded. **The motion PASSED (5 in favor, 0 opposed, 2 abstentions).**

iii. Next regular meeting: Wednesday, March 20 at 7:00 p.m. via Zoom

B. Committee on Economic Development

- i. Reeves Center update expected at March meeting (no votes taken)
- ii. Social Housing discussion (no votes taken)
- iii. Performance parking and place-based entity (no votes taken)
- iv. The next meeting of ANC 1B's ED Committee is Thursday, March 21 at 6:30 p.m. via Zoom. To attend, check ANC1B's website, www.anc1b.org. If you are interested in joining the ED Committee, please email Commissioner Tucker Jones at 1b09@anc.dc.gov.
- v. Next regular meeting: Thursday, March 21 at 6:30 p.m. (third Thursday of the month)

C. Committee on Public Safety and Community Engagement

- i. Report from the Metropolitan Police Department (MPD)

MOTION: Commissioner Fields moved to have \$80 spent towards the community yoga event for ANC 1b. The motion was seconded. **The motion PASSED (6 in favor, 0 opposed, 0 abstentions).**

- ii. Next regular meeting: Tuesday, March 12 at 7:00 p.m.

D. Committee on Transportation

- i. *(The committee did not meet in February.)*
- ii. If interested in joining the Transportation Committee as a community member, please contact Commissioner Santiago Lakatos at 1B04@anc.dc.gov. Next regular meeting: Wednesday, March 13 at 7:00 p.m. (registration via ANC1B.org)

E. Committee on Zoning, Preservation, and Development

- i. Case #1
 1. Applicant: OPaL (for client)
 2. Contact: Sean Ruppert, sean@opaldc.com
 3. Property: 1235 W St NW (Square 0271 Lot 0079) (current zoning RA-2) (Greater U Street Historic District)
 4. Case number: (None yet assigned)
 5. Request of committee: Applicant has previously been before this committee for this same property. They had sought a zoning variance but that request was denied. The applicant is therefore presenting a new plan that does not require a zoning variance. The applicant expects that their new plan will require historic review and is asking the ZPD committee to review new plans for historic fit.
 6. SMD/Commissioner: 1B03, Commissioner Jamie Sycamore
 7. Committee recommendation: **Full ANC support of the application for the design at 1235 W St. NW with the provisions that the bay windows on the side be divided into two panes instead of a large single pane, and that the architect work at providing entrances that are not through the bay windows as best they can (4-0-0).**
 - **MOTION:** Commissioner Jones moved that ANC 1B support the proposed project at 1235 W St NW as presented, on historic grounds. The motion was seconded. **Move to AMEND:** Commissioner Sycamore moved to amend to strike the language “as best they can.” Discussion: Chair Harris clarified the language was not included in

Commissioner Jones' original motion. The amendment was withdrawn. The original motion was seconded. **The motion PASSED (4 in favor, 2 opposed, 0 abstentions).**

ii. Case #2

1. Applicant: 2Plys Architects
2. Contact: Adam Crain, AIA, (540) 818-5087, adam@2plys.com
3. Property: 2012 10th St NW (Square: 0332, Lot: 0090). SMD 1B02. U Street Historic District. Zoned ARTS-2.
4. Case number: HPA 24-093
5. Request of committee: Rear addition and 3rd & 4th floor addition to existing attached rowhome.
6. SMD/Commissioner: 1B02, Commissioner Sean Holihan
7. ZPD Committee recommendation: **Full ANC support for the height and massing of a third-story addition at 2012 10th St. NW as compatible with the historic district, and not support a fourth-story addition because of height and massing (3-1-0).**

MOTION: Commissioner Jones moved that ANC support the height and massing of a third-story addition at 2012 10th St NW as compatible with the historic district, but not support the fourth-story addition because it is incompatible with the historic district because of height and massing. **MOVE to AMEND:** Commissioner Trindade Deramo moved to amend by striking the last clause, "and not support a fourth-story addition because of height and massing." Commissioner Jones seconded the amendment. **The amendment PASSED (4 in favor, 1 opposed, 1 abstention).**

MOTION AS AMENDED: Commissioner Jones moved that the full ANC support the height and massing of a third-story addition at 2012 10th St NW as compatible with the historic district. The motion was seconded. **The motion PASSED (4 in favor, 1 opposed, 1 abstention).**

iii. Case #3

1. Applicant: Client: Cohabs; Architect: Square 134 Architects
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2. Contact: James Grasso, james@cohabs.com; Emilie Rottman, AIA, erottman@square134.com
3. Property: 216 T Street NW (Square: 3096 Lot: 0813), RF-1 Zone, Non-Contributing structure located in the LeDroit Park Historic District
4. Case number: Not yet assigned; applicant intends to file for the April Meeting of the HPRB.
5. Request of committee: Proposed third floor addition to existing non-contributing two-story multifamily building. Project seeks historical review at HPRB for proposed addition.
 - a. Applicant showed three possible design options for their proposed third floor addition.
 - i. Option 1 essentially repeats the second floor pattern onto the third floor.
 - ii. Option 2 “echoes” the second floor pattern onto the third floor with some minor changes and with a stone or concrete line separating the existing structure from the new part.
 - iii. Option 3 involves the third floor clearly departing from the existing pattern and using a different masonry pattern to differentiate the new third floor from the existing structure.
6. SMD/Commissioner: SMD 1B01, Commissioner Larry Handerhan
7. Committee recommendation: **Full ANC support of the application for conceptual design at 216 T St. NW; of the three options presented, option 1 is strongly recommended and preferred (as compatible with the historic district), option 2 is acceptable, and the preference is not to have option 3 used (4-0-0).**

MOTION: Commissioner Trindade Deramo moved to accept the ZPD recommendation, that the full ANC support the application for conceptual design at 216 T St NW; of the three options presented, option 1 is strongly recommended and preferred (as compatible with the historic district), option 2 is acceptable, and the preference

is not to have option 3 used. The motion was seconded. **The motion PASSED (4 in favor, 1 opposed, 0 abstentions).**

- iv. The next meeting of ANC 1B's ZPD Committee is Monday, March 18 at 6:30 p.m. via Zoom. To attend, check ANC1B's website, www.anc1b.org. If you are interested in joining the ZPD Committee, please email Commissioner Tucker Jones at 1b09@anc.dc.gov.

VI. ADMINISTRATIVE

- A. Registrar will post the vacancy notice for SMD 1B02 on March 8, 2024**

VII. EXECUTIVE, COUNCILMEMBER, COMMISSIONER & COMMUNITY ANNOUNCEMENTS

- A. Office of the Councilmember, Ward 1: Niccole Rivero**

- Niccole Rivero (Chief of Staff to Councilmember Nadeau) provided updates, and fielded questions from commissioners and community members.

- B. Office of the Mayor: Jerrod Allen, MOCRS**

- C. Commissioner announcements**

- D. Community announcements**

VIII. NEW BUSINESS

- A. Support for ANC 1E resolution 2024-0203, "Calling on DC Government to Develop a Budget and Plan for Reimagining and Enhancing KC Lewis Fields" (Cmsr. Handerhan)**

- **MOTION:** Commissioner Handerhan moved that ANC 1B support the resolution passed by ANC 1E regarding the revitalization of the KC Lewis site. The motion was seconded. **The motion PASSED (6 in favor, 0 opposed, 0 abstentions).**

- B. Letter of support for BETA Academy, 1353 Florida Ave. NW (Cmsrs. Trindade Deramo and Sycamore)**

- **MOTION:** Commissioner Trindade Deramo moved that ANC 1B provide a letter of support for BETA Academy in its grant application to DMPED and authorize Commissioners Sycamore and Trindade Deramo to draft the letter and circulate for signature. The motion was seconded. **The motion PASSED (6 in favor, 0 opposed, 0 abstentions).**

IX. ADJOURNMENT - at 8:49pm
