

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JL for* Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: July 22, 2019

SUBJECT: **OP Report 07-18F:** Request for Modification of Consequence to approved PUD 07-18 and 07-18D at 1000 F Street, N.W.

I. RECOMMENDATION

The Office of Planning (OP) recommends the Zoning Commission approve the modification of consequence as requested by the applicant to permit the addition of two sets of windows on the south wall of the building. After a review of the request and a comparison of the modified plans against the approved plans and the Order (ZC 07-18 and 07-18D), OP **concurs** with the applicant's submission that the proposed refinements are a **modification of consequence** as the requested modification would have no effect on use or any bulk regulation, including FAR, lot occupancy or building height or parking and loading.

OP recommends the Commission **approve** the modification as requested.

II. HISTORY

Order 07-18 became final effective May 16, 2008, permitting a mixed-use office and retail building with below-grade parking within the Pennsylvania Avenue National Historic Site Historic District.

Order 07-18D became final and effective August 23, 2013, refining the garage configuration and permitting the historic building at the corner of 10th and F to be used for either office or retail.

The building had been constructed.

III. ANALYSIS

The applicant proposes to modify the approved PUD by adding two sets of windows, one set each on the third and fourth floors on the south party wall of the building. The subject building and the adjacent building to the south, 518 10th Street, N.W., are under common ownership, and proposed windows would not be visible from a public street. The additional windows would be a redesign of architectural elements.

Drawing A8, South Elevation- Proposed (Exhibit 1E), dated June 13, 2019, depicts the adjacent building to the south more accurately than was shown on the original application. The originally approved south elevation, also depicted on Drawing A8, depicts a different outline for side view of the 518 10th Street building that would not allow for these windows. Note 2 on that same drawing indicates the outline of the 518 10th Street building was "*shown incorrectly on the approved PUD elevations, and has been updated on the proposed elevation to accurately show its outline...*"

IV. ANC/ COMMUNITY COMMENTS

No comments from ANC 2C were submitted to the record as of the date of the filing of this report.

V. AGENCY REFERRALS

The Historic Preservation Office commented that the proposed windows would be located on a side elevation of the building not visible from public street view. Therefore, they raise no preservation or design compatibility concerns and can be approved administratively without referral to the Historic Preservation Review Board.

No comments were received from other agencies.

JS/sjm
Case Manager: Stephen J. Mordfin