

1 GOVERNMENT OF THE DISTRICT OF COLUMBIA  
2 Historic Preservation Review Board  
3  
4  
5 Historic Preservation Review Board Hearing  
6 16th Street and 14th Street Historic Districts  
7 Scottish Rite Temple

8  
9 Informational Presentation:  
10 Proposed historic district design guidelines

11  
12  
13 10:30 a.m. to 12:00 p.m.  
14 Thursday, November 29, 2018

15  
16  
17 Board of Zoning Hearing Room  
18 441 4th Street, N.W.  
19 Room 200 South  
20 Washington, D.C. 20001

21  
22 Reported by: Debra Derr

1 Committee Members Present:

2 BRIAN CRANE

3 GRETCHEN PFAEHLER

4 ANDREW AURBACH

5 MARNIQUE HEATH

6 OUTERBRIDGE HORSEY

7 TOM BROKAW

8 CHRIS LANDIS

9

10 Also Present:

11 STEVE CALLCOTT, Staff

12

13

14

15

16

17

18

19

20

21

22

OLENDER REPORTING, INC.  
1100 Connecticut Avenue NW, #810, Washington, DC 20036  
Washington: 202-898-1108 • Baltimore: 410-752-3376  
Toll Free: 888-445-3376

|    | CONTENTS:               |      |
|----|-------------------------|------|
|    |                         | PAGE |
| 1  |                         |      |
| 2  |                         |      |
| 3  | Continuation of Hearing | 4    |
| 4  | Staff report            | 102  |
| 5  | Board deliberation      | 146  |
| 6  |                         |      |
| 7  |                         |      |
| 8  |                         |      |
| 9  |                         |      |
| 10 |                         |      |
| 11 |                         |      |
| 12 |                         |      |
| 13 |                         |      |
| 14 |                         |      |
| 15 |                         |      |
| 16 |                         |      |
| 17 |                         |      |
| 18 |                         |      |
| 19 |                         |      |
| 20 |                         |      |
| 21 |                         |      |
| 22 |                         |      |
| 23 |                         |      |

OLENDER REPORTING, INC.  
1100 Connecticut Avenue NW, #810, Washington, DC 20036  
Washington: 202-898-1108 • Baltimore: 410-752-3376  
Toll Free: 888-445-3376

1 P R O C E E D I N G S

2 MS. MARNIQUE HEATH: So, we're ready to  
3 resume with our hearing. It looks like the  
4 applicant is all set. So, we're -- typically we  
5 have the staff report first, but we're going to  
6 allow the applicant to make your presentation  
7 first. This is on 1733 16th Street, the Scottish  
8 Rite, and we will -- once we hear from you, then  
9 we will hear from the community, and then later  
10 in the presentation, we'll hear from the staff.  
11 So, you can feel free to start your presentation.

12 MR. ADAM PETERS: Thank you. Ladies and  
13 gentlemen of the Board, staff, and members of the  
14 community, I want to thank you for welcoming us  
15 here today. We have been working on this project  
16 for the better part of two years. A lot of time  
17 and effort and thought has gone into it, and  
18 there has been a lot of community discussion, and  
19 hopefully you'll see here today that what we're  
20 presenting fits within the historic fabric of the  
21 15th and 16th Street Overlay Districts and will  
22 be a great addition to the community.

OLENDER REPORTING, INC.  
1100 Connecticut Avenue NW, #810, Washington, DC 20036  
Washington: 202-898-1108 • Baltimore: 410-752-3376  
Toll Free: 888-445-3376

1           This project actually originally came to  
2 our company -- again, my name is Adam Peters, I'm  
3 the Head of Development for Perseus -- it came to  
4 us as the owners of the property, the Scottish  
5 Rite Temple, were looking to develop the site as  
6 they were in need of financial support. The  
7 Temple is, as you may know, a historic building.  
8 It was built in 1911, and the Temple itself is in  
9 need of an \$80 million renovation, and that  
10 renovation is for things of upgrading the HVAC  
11 systems, for ADA needs, and overall the  
12 architecture of the interior of the building  
13 needs a lot of improvements. So, the arrangement  
14 we have with the Scottish Rite Temple is this  
15 project would be on a ground lease. And so, the  
16 cash flow from the yearly ground lease payment  
17 actually pays for at least a portion of the  
18 renovation of the Temple. And that is  
19 essentially how we got here today.

20           We're very -- we're happy that they  
21 selected us to do this project. We're a local DC  
22 development company. We have a lot of experience

1 working in historic districts, including the 14W  
2 development with the Anthony Bowen YMCA. We also  
3 are doing 301 G Street in Southwest, and we're in  
4 the process of finishing up the Frager's Hardware  
5 store and condos on Pennsylvania Avenue, which  
6 will be finished here in about 30 days. If you  
7 get a chance, please stop by. It really looks  
8 great.

9           So, this project, obviously located sort  
10 of North Dupont a block to the west of 14th  
11 Street, and obviously on the corner of 15th and S  
12 is surrounded by institutional uses, residential  
13 uses, apartments, tall buildings, modest-height  
14 townhouses or row houses, and so it is  
15 essentially in the middle of a variety of uses.

16           Currently on site today, they are in a  
17 historic what we call the carriage house. It was  
18 a building built in four to five different  
19 periods starting roughly the early 1900s, and  
20 that use of that building has changed over time.  
21 It was for horses and carriages. It transitioned  
22 to use for storage. I think they actually used

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 to make caskets out of it during some periods of  
2 wars. So, it actually has a very long history.  
3 In your package, there should also have been a  
4 report by Traceries studying the history of the  
5 structure.

6 The balance of the site does have the  
7 Temple on it along with a variety of green space  
8 and parking areas.

9 The next image you see in front of you is  
10 a view of some of the surrounding buildings  
11 including the Chastleton and again some other  
12 apartment buildings, institutions, churches, and  
13 row houses.

14 Overall, what we're proposing is an  
15 apartment development. It adheres to all the  
16 zoning rules. It has been one of our goals from  
17 the very beginning to work within the confines of  
18 what's been reviewed and approved by City  
19 Council. We're not asking for additional  
20 building height or changes in lot coverage or  
21 less parking. We're adhering to all setbacks,  
22 heights -- you name it, we're adhering to those.

1 We thought it was very important from the very  
2 beginning of this process to understand that the  
3 rules have been already reviewed and approved,  
4 you know, through the community process, and we  
5 shouldn't try to modify them.

6 Overall, the project includes between 125  
7 and 150 apartments. We haven't finalized the,  
8 you know, interiors and designing, but it's  
9 essentially been designed to be more one bedroom  
10 and two bedrooms of larger scale to try to fit  
11 more of a family friendly building. We don't see  
12 this as a development for say 14th Street where  
13 you have a lot of really small units and a lot of  
14 young folks. We don't see that the right vibe  
15 and character for this site, which also is one of  
16 the reasons why we have more than the minimum  
17 amount of parking. The project supplies 109  
18 parking spaces; 40 of those are for the Scottish  
19 Rite Temple for their operations, their staff,  
20 and some visitors, and 69 spaces for the  
21 residents. So, therefore the building will be  
22 parked roughly about 0.58 per unit, which again

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376



1 is far more than what typically you see in a, you  
2 know, very urban location like this and with very  
3 good transportation. And, of course, we are  
4 providing all the necessary bike parking,  
5 loading, and things of that nature.

6           The views here, you know, we again --  
7 part of the study of the historic nature of the  
8 area and the overlay looking at what was built on  
9 the site in the past. As you can see from the  
10 1919 and 1928 site plans, the site was covered  
11 with townhouses and carriage houses or garages in  
12 the past, and they formed a very similar C-shaped  
13 development, which is the same shape and design  
14 as what we're proposing. We can get into broader  
15 detail of those exact layouts, but the actual  
16 townhouses themselves were actually closer to the  
17 Temple than what we're proposing. And so we  
18 think we have set back from that and been  
19 respectful of the views of the rear of the  
20 Temple.

21           As I mentioned before, we've been at this  
22 process for about two years. Once we had done

1 some study of the site and understood the zoning,  
2 we reached out to the ANC commissioners in April  
3 of 2017. So, that was obviously a good peer to  
4 go to. And through that process, you know, we  
5 wanted -- we knew this was going to be a very  
6 visible project for the community. We understand  
7 that the green space has been there and been  
8 enjoyed by folks for a long period of time, and  
9 so getting out and discussing this with community  
10 we thought -- we knew was going to be very  
11 important.

12 So, we took a step that we don't usually  
13 do. We haven't done -- we didn't do in 14W, we  
14 didn't do on 301 G Street, is that we held a  
15 Community Design Charrette in the Temple that was  
16 coordinated through the ANC where we actually  
17 brought forth our architects. This is Jeff  
18 Lockwood and Laurence Caudle from Hickok Cole,  
19 and they led the Design Charrette, and that was  
20 in purpose to review proposed massing, different  
21 architectural styles, materials, bays, setbacks,  
22 and just to get some feedback from the community

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 on what type of feel a proposed development  
2 should have. And the pictures that you see here  
3 are from some of those meetings. The green  
4 stickers are -- mean good, red stickers mean bad,  
5 and there's obviously a lot of different opinion,  
6 but we thought it was great to reach out and hear  
7 from the community.

8           Obviously, this -- there's a lot of other  
9 meanings on here, but we don't need to go into  
10 that detail. But, what came out of the Design  
11 Charrette was really an interesting thing. We --  
12 we sort of had two different concepts. We had  
13 one where the building would look and feel like  
14 more of a townhouse style. We had some  
15 verticality essentially in a 24-foot bay rhythm  
16 and used the same colors and materials as the  
17 traditional row houses that are in the area, and  
18 a second scheme, which was sort of a hearing to  
19 more of the -- the style of the Temple of that  
20 sort of same cream tones, block masonry, and that  
21 perhaps, you know, trying to look more like the  
22 Temple was a path that could be acceptable, or

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 again, looking more like townhouses.

2           So, we met with Steve Calcutt and his  
3 staff five or six times and reviewed these  
4 concepts, and what came forth in discussion was  
5 that adhering to more of a townhouse style, sort  
6 of a breakdown of the mass in pieces was the  
7 correct approach, I think similar to what has  
8 been done with the Hines School off of  
9 Pennsylvania Avenue, so using that same sort of  
10 approach to the massing.

11           And sort of what the formerly lays out is  
12 again here is a site plan, it's a C-shape  
13 building, sort of fronting on S and 15th Street,  
14 and keeping the historic carriage house, which I  
15 think is sort of a key to the overall plan. We  
16 did a lot of research as to its historic  
17 character and how we could reuse it, and we're  
18 please to say that we would be repurposing it  
19 from what is now parking and storage into  
20 apartment units. And obviously, you know,  
21 improving its actual physical structure so that  
22 it can continue to add to the historic fabric,

1 you know, in perpetuity.

2           So, with that, I'm going to turn it over  
3 to Jeff Lockwood, and he can talk more about the  
4 details of the architecture.

5           MR. JEFF LOCKWOOD: Good morning,  
6 everyone. My name is Jeff Lockwood, I'm with  
7 Hickok Cole Architects.

8           As Adam told you, our sort of initial  
9 approach was to -- to have a C-shaped massing  
10 that would address S Street and 15th Street and  
11 also incorporate the existing carriage house and  
12 address the alley that's to the south. We've  
13 also -- we were very much focused on the  
14 streetscape along S Street and along 15th Street  
15 in trying to maintain that. There's an  
16 incredible run of street trees that are on both  
17 sides of S Street and also on 15th Street, and so  
18 those are a very important focus of ours to try  
19 to maintain that and to enhance with what we do  
20 that sort of public streetscape space.

21           We pulled our building actually back off  
22 of the property line -- off of the S Street

1 property line by 7 feet and also off the 15th  
2 Street property line by 7 feet. We've  
3 articulated sort of the end condition down  
4 towards the alley, the corner condition at the  
5 15th and S corner, and the sort of end -- bookend  
6 condition on S Street that faces the Temple. And  
7 then, we've broken down the scale in between  
8 those sorts of important points with a townhouse,  
9 a row house scale breakdown of the massing and  
10 also materials.

11 This next slide is sort of just our  
12 general massing approach. Again, we started with  
13 assuming the carriage house is there, we wanted  
14 to repurpose and reuse it. We -- we approached  
15 with a sort of C-shaped massing. We pushed that  
16 general sort of buildable envelope off of the  
17 property line. We articulated, as you see in  
18 number 4, the sort of corner and bookend pieces.  
19 Those are sort of the special moments in the  
20 project. And then in between those, we started  
21 to break down that scale as you see in number 6  
22 and number 7 with the series of bays that were

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 applied. We've also approached the sort of two  
2 runs of row house type scale development with --  
3 with walkups and walkdowns so that there are some  
4 individual entries for specific units along 15th  
5 and S, and again one of the big thoughts behind  
6 that was that across the street on S Street and  
7 also up and down 15th Street, you have sort of  
8 the same thing. You have row house developments  
9 that have a front yard -- sort of a manicured  
10 front yard with an iron fence and gate, and then  
11 you have walkups or walkdowns to English  
12 basements and up to the first-level units. And  
13 so, we're trying to emulate that as well in our  
14 project.

15           This next slide is just sort of a general  
16 massing diagram to show this S Street elevation,  
17 and as you can see, the Temple itself is of a  
18 very gray and grayscale. On 16th Street, you can  
19 see the Chastleton kind of ghosted behind the  
20 Temple, then our project, and then off to the  
21 left across 15th Street, you can see there are  
22 various scales of townhouse and a few large

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 apartment buildings as well.

2           This is a view on 15th Street. We're  
3 kind of up the street a little bit. You can see  
4 the run of existing row houses and then our  
5 building as you approach S Street. This is --  
6 one of the things to notice here is the existing  
7 approved alley -- the brick alley -- that  
8 separates our building from -- from the next  
9 block here. We're using that curb cut-in alley  
10 in order to access loading and services for our  
11 new building.

12           Also, in this particular end is the  
13 residential lobby and entrance area, and then you  
14 can also see the series of articulated bays as it  
15 marches down 15th Street. We have a series of  
16 sort of rectangular brick bays and some metal  
17 angular bays, and again we're trying to give some  
18 variation in texture and color and scale.

19           This is sort of a full-on view of the  
20 15th Street. Again, you can see the lobby entry  
21 on the left toward the alley. There is the sort  
22 of end fill run of -- of units. These have



1 basically -- you can see those sort of front  
2 yards with gates and then there's entrances down  
3 into those lower -- a few of those lower units,  
4 and then there's the important sort of corner  
5 face of the building at 15th and S.

6           Again, turning the corner, this is the --  
7 the corner piece with a series of bays on it, and  
8 then you can see, again, this sort of same  
9 approach along S Street, a series of bays that  
10 are meant to speak to the existing row houses  
11 across the street on S Street.

12           This is just a little bit of a zoom in.  
13 You can again see the sort of -- the manicured  
14 gardens. I do want to point out that all of the  
15 images that I'm showing of these perspectives,  
16 we've turned the street trees off in order so  
17 that you can actually see the building. In the  
18 full 90-page package, we have all of these views  
19 with the trees turned on. So, again, the trees  
20 are a very significant factor here, but just to  
21 be clear, just so you can see what we're talking  
22 about with the building massing.

1           This is, again, a view of some of the  
2 bays along S Street. On S Street, we actually  
3 have some entrances that are up. So, on 15th,  
4 you step down a half level, and on S Street, you  
5 step up. And again, that helps us to kind of  
6 further break down the scale and have sort of a  
7 conversation with the row houses across the  
8 street.

9           This is sort of a full-on S Street  
10 elevation. Then, there's this sort of other  
11 bookend of the project, the Ensar Building  
12 [phonetic 17:25], that faces the apse in the end  
13 of the Temple, and you can see -- you get a  
14 glimpse into the courtyard and also the low light  
15 structure way beyond there is the actual carriage  
16 house that is being preserved.

17           We have a few slides here that are just  
18 showing we're not doing just a straight up brick  
19 box. I mean, we are really articulating and  
20 celebrating that this is a masonry building.  
21 It's in a very prominently masonry neighborhood,  
22 which is the Historic District, so we're

1 celebrating that as well.

2           This is a view of the residential entry.  
3 We have a series of sort of header bricks that  
4 project of a different color, again giving it a  
5 little bit of texture at the sort of human scale  
6 as you approach the building.

7           We have a few other slides here. This is  
8 sort of our cornice treatment, where again we're  
9 having sort of a corbel -- header brick corbel.  
10 We are articulating the window openings. You can  
11 also see the bays.

12           Here's another view of just some of the  
13 inner bays, again, really playing with brick,  
14 turning some brick courses, corbelling some,  
15 again adding sort of a layer of real texture to -  
16 - to our building so that it really does make  
17 itself compatible with the level of the other  
18 structures that are up and down S and 15th and  
19 other, you know, nearby areas in the city here.

20           Again, another sort of view. This is an  
21 angled bay that would be mainly metal panel, and  
22 you can see some of the again articulation of the

1 bay and of the brick.

2           We also wanted to point out the -- this  
3 building is -- does have a penthouse structure.  
4 The penthouse is a complying penthouse. It is  
5 set back one-to-one from the building face. In  
6 discussions with Steve Callcott and in his group,  
7 we kind of approached the penthouse as trying to  
8 make it in some ways disappear. We made it dark.  
9 We have it sort of mimic sort of a traditional  
10 shingle-type look to it. So, again, the idea is  
11 that it's a roof structure. It's set back. It's  
12 not very visible at all from the street level,  
13 but it will be units and some mechanical space on  
14 the roof.

15           This is a true sort of bird's eye view,  
16 kind of flying in over top of the Temple looking  
17 into the courtyard. The courtyard is a private  
18 courtyard for the use of the residents of the  
19 apartment building. You can see we've sort of --  
20 and again this is a conceptual plan, but we  
21 foresee it being a really very lush and vegetated  
22 space. We're meeting all of the green area ratio

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 requirements from the city and also all of our  
2 stormwater management requirements for  
3 controlling all the water on our site. And so,  
4 in order to do that, we have a lot of green. We  
5 have a lot of green roof area. We have a lot of  
6 green planted trees and deep planting areas in  
7 the courtyard level. And, as you can see, we're  
8 also proposing to have a green roof on a major  
9 section of the existing carriage house in this  
10 lower righthand corner. Again, all of that is to  
11 meet our requirements on site and also to provide  
12 nice views from the upper units down into the  
13 courtyard and on top of the carriage house  
14 itself.

15 Another thing I just wanted to point out  
16 is on the brick alley, off to the right. We have  
17 additionally pulled that end of our building in  
18 another 5 feet. The existing alleyway is 15 feet  
19 in width, and so what we've done is for from 15th  
20 Street to the carriage house itself, we've moved  
21 our building over 5 feet, basically making  
22 effectively the alley 20 feet wide. That is

1 where our loading service space is. That's also  
2 where our entry ramp into the parking that's  
3 below the building, and again, just trying to  
4 mitigate any traffic concerns and try to make  
5 that work as best as possible.

6           This is a view of the existing carriage  
7 house. Again, we are proposing to transform this  
8 into a series of units. We are opening new  
9 openings, but we're also opening some openings  
10 that are -- were existing but were bricked in at  
11 some point in time. We're opening up where  
12 there's a garage door now into glass again for  
13 unit space.

14           This is a view along that improved brick  
15 alley. Again, those green squares are existing  
16 openings that were there at one time that were  
17 bricked in. We're reopening those as well, plus  
18 we're punching a few additional openings that are  
19 allowing us to get light into these specific  
20 really unique units. This is sort of a rendered  
21 view of that as well.

22           Another view of the actual courtyard

1 itself, again, a large lawn area with these sort  
2 of islands of -- of deck area and highly treed.  
3 Basically, you are from the lobby level that you  
4 see beyond down to the base of the Temple, we  
5 drop around 5 feet, so it's sort of terraced and  
6 stepped as you -- as you go from the building  
7 towards the Temple.

8           And then here's just another view. This  
9 is coming in off of S Street. You can see this  
10 sort of repurposed carriage house and planted  
11 areas.

12           And then this is, again, just a general  
13 view.

14           MR. ADAM PETERS: There is one other -- a  
15 couple slides also in the 90-page presentation  
16 that shows the detail of the area way that  
17 surrounds the buildings. So, there's a 5-foot  
18 area way that goes around the northwest and you  
19 can call it west side of the building. That area  
20 way is 5 feet wide, and it gives light to the  
21 sort of two levels of apartments there. You have  
22 your English level one and then English level

1 two. And so, that area way, you can see a long  
2 sort of -- point to it, Alyssa. It runs inside  
3 the property. It's completely on private  
4 property and running around the building. And  
5 that area has been done to provide additional  
6 units and so, we have an image of it here.  
7 That's good.

8           You can see there are stairs going up on  
9 one part on 15th Street stairs down, go on S  
10 Street, and that shows sort of a traditional  
11 English basement, and then a secondary English  
12 basement is on the rest of the building.

13           There is also an existing area way on the  
14 Temple itself on both the north and south side of  
15 the Temple. And so, we thought that because  
16 there was already an area way on site that this  
17 is something that has precedent.

18           That concludes our presentation.

19           MS. MARNIQUE HEATH: Okay. Any questions  
20 from the Board at this point? Go ahead, Chris.

21           MR. CHRIS LANDIS: I have two questions.  
22 One is, if you've been working on this for two



1 years, why is it two years -- have you come  
2 before us for concept review before? I mean, the  
3 previous project didn't look like it was as far  
4 along as this one, and it came for a concept  
5 review. That's my first question.

6           And my second question is, obviously the  
7 Temple is a historic landmark, and how does that  
8 apply to the property? Is the property  
9 considered a historic landmark? Is that part of  
10 it? And what degree of historicism -- what  
11 should we be applying to this? What level of  
12 historic sort of scrutiny?

13           MR. STEVE CALLCOTT: I'll let Adam answer  
14 the first part, and I'll answer the second.

15           MR. ADAM PETERS: I guess it's taken two  
16 years. The beginning process was working through  
17 with the Temple, their vision for the property.  
18 They very much, you know, they care a lot about  
19 what this piece of property is going to look  
20 like. It reflects upon the Temple. It reflects  
21 upon them. And so, we worked closely with them  
22 to sort of conceptualize the project. That was

1 part one.

2 Part two would then be working to put the  
3 Charrette together. That took a good period of  
4 time, and then once we got that information out  
5 of the Charrette, we spend four or five months  
6 working with staff on the different concepts we  
7 had. We made our actual application, I believe,  
8 in September, and it's taken since that time to  
9 get through the community ANC process. So, time  
10 goes -- time flies sometimes, but here we are.

11 MR. STEVE CALLCOTT: In terms of the  
12 designation of the property, the Temple is a  
13 landmark that's also located in the 16th Street  
14 Historic District. The boundaries of that  
15 landmark and 16th Street designation is the  
16 portion of the lot that is -- that fronts on 16th  
17 Street. The back portion of the property is  
18 located in the Greater 14th Street Historic  
19 District. So, we have one lot now historically  
20 it was multiple lots of townhouse lots on the  
21 back portion, and the Temple lot on 16th Street.  
22 That's all now combined as a single lot as the

1 presentation outlined. It's split zoned between  
2 two different zones. Roughly, I think it's the  
3 same place as the original lot line was between  
4 the back of the Temple and those townhouse lots.  
5 So, lots of overlapping areas of jurisdiction.

6 MR. TOM BROKAW: I have a question for  
7 you, Steve. And this is still along the lines of  
8 kind of what Chris was asking about as well. So,  
9 the parking itself, is that -- when you're  
10 looking at a Historic District, with it being on  
11 the corner, we look at personal homes and if they  
12 have a large lot in the back. Then, that becomes  
13 a contributing factor to that particular area.  
14 Is this then seen the same way as a large lot  
15 that is in reference to a historic building that  
16 is a contributing factor to that either greater  
17 historic 16th Street neighborhood, or is it  
18 something completely different?

19 MS. GRETCHEN PFAEHLER: Or maybe even the  
20 Scottish Rites Temple, is it a contributing  
21 feature of the Temple to have the open space  
22 behind?

1           MR. STEVE CALLCOTT: Right. So, the  
2 designation for the Temple itself only includes  
3 the Temple lot and doesn't include that rear  
4 portion. That rear portion, as it outlined in  
5 the staff report and in some of the testimony  
6 that you're getting from the community, was  
7 occupied by townhouses. It was purchased over  
8 time by the Temple, by the masons, and then  
9 cleared and created as sort of a garden. It also  
10 has a parking area to it as well as a wide cross  
11 alley that runs north-south from the midblock  
12 alley that serves as both parking and sort of  
13 staging area for loading and deliveries and  
14 things for the Temple.

15           So, the point that we're making in the  
16 staff report is that the rear portion of the  
17 property, which is now part of the Temple lot,  
18 was historically not part of the Temple lot and  
19 was not designated as such as part of either the  
20 designation for the landmark or for the 16th  
21 Street Historic District. Therefore, we don't  
22 think -- it was created after the period of

1 significance for the greater -- for the 14th  
2 Street Historic District and the 16th Street  
3 Historic District, and so, therefore, we are not  
4 considering it to be a contributing element to  
5 the lot.

6 I think you will hear testimony of people  
7 that want to argue otherwise. And so, you know,  
8 you need to consider that and determine whether  
9 or not our analysis -- you concur with our  
10 analysis or not.

11 MS. MARNIQUE HEATH: Other questions from  
12 the Board at this point? Okay. Then, we're  
13 going to continue on with the hearing, and I'll  
14 ask if there is anyone from the ANC here. If you  
15 could please come forward. Hi. Turn your mic  
16 on.

17 MS. BEVERLY SCHWARTZ: My name is Beverly  
18 Schwartz. I'm the Commissioner for ANC 2B08 and  
19 have been authorized by the Chair Daniel Worick  
20 to represent the ANC at this meeting.

21 I'll try to be brief. You've heard a lot  
22 of the things, and you've gotten the resolution

1 already. A couple of things I'd like to stress,  
2 the ANC realized that this is a buy-right  
3 project, and therefore in our resolution tried to  
4 be appropriate to the Historic Preservation  
5 Review issues only.

6           We've heard from several constituents  
7 that preserving views of the apse of the Scottish  
8 Rite Temple from 14th Street is more important  
9 than the preservation of the current carriage  
10 house contributing structure. And I would like  
11 to take the lead from my previous ANC colleague  
12 who went off the ranch for a second there, and go  
13 off the ranch and say that I very often either  
14 walk or drive up S Street, because I live on a  
15 one-way, which is T Street, and I never -- I  
16 never miss looking up at the apse and the green  
17 space and getting a moment of pleasure from that  
18 and being inspired that I live in a Historical  
19 District that has such beauty as the Scottish  
20 Rite Temple.

21           Back on the ranch, we urge the applicant  
22 to -- I'm sorry. We appreciate the setbacks

1 along 15th Street, which mimic the setbacks on  
2 the neighboring properties, and we additional  
3 appreciate the applicant's setback on the  
4 southern portion of the building between the  
5 proposed parking garage entrance and the 15th  
6 Street, and encourage the applicant to maintain  
7 the streetscape so that the broadest amount of  
8 visibility is available where the alley meets the  
9 15th Street protected cycle track. And I'd like  
10 to just bring your attention to the fact that  
11 that is a very busy two-way cycle track that the  
12 garage and the loading spaces and the trucks will  
13 now be crossing and adding quite a bit of traffic  
14 onto that cycle track.

15 We appreciate that the applicant has  
16 offered a light study to illuminate concerns  
17 regarding shadows for the proposed project. We  
18 appreciate the proposed area ways allowing for  
19 additional level of cellar English basement  
20 units, which provide much needed housing and  
21 include an amount of inclusionary zoning required  
22 for the project, and we believe that the proposed

1 area ways are appropriate setback and covered in  
2 foliage so that they are not a historic  
3 preservation concern.

4           We understand the intent of the corner  
5 treatments of the project's street frontage but  
6 believe that these portions of the buildings make  
7 the structure too complicated. And though we  
8 appreciate brick treatment that integrates with  
9 neighboring buildings and responds to community  
10 input, we believe that the current design is  
11 overly complicated and incompatible with existing  
12 historic structures.

13           We encourage the applicant to redesign  
14 the corner treatments to be more congruent with  
15 the row house nature of 15th Street and S Street.  
16 We urge the applicant to rethink the windows on  
17 the carriage house concerning the small windows,  
18 and we encourage the applicant to consider a more  
19 muted color tone through yellow or light red  
20 bricks and to simplify the design overall so that  
21 any variation in material and design is more  
22 subtle and more consistent with nearby



1 properties.

2           And we would also like to request that  
3 changes in the concept review proposal go back  
4 through the Historic Preservation Review Board  
5 rather than delegated to the office staff, so  
6 that the ANC may continue to formally weigh in on  
7 this project. Thank you.

8           MS. MARNIQUE HEATH: Thank you.  
9 Questions of the ANC Commissioner from the Board?  
10 Okay. Thank you.

11           Is there anyone else representing a  
12 community organization? Please come forward.  
13 I'm probably going to have to ask that you all  
14 take your seats in the audience for now, because  
15 we're going to have a lot of people coming to the  
16 table, and we want to just make room. And then,  
17 once we conclude community testimony, we'll have  
18 you come back.

19           MR. OUTERBRIDGE HORSEY: While people are  
20 taking their seats, is this really truly a  
21 matter-of-right project, absolutely no question?

22           UNIDENTIFIED MALE SPEAKER: Yes.

1 MR. OUTERBRIDGE HORSEY: Thank you.

2 MS. MARNIQUE HEATH: Rebecca, since  
3 you're seated, do you want to start?

4 MS. REBECCA MILLER: Certainly. Thank  
5 you. My name is Rebecca Miller. I'm the  
6 Director of the DC Preservation League.

7 So, we -- the Project Review Committee  
8 for the Preservation League reviewed the project  
9 for the second time on November 13th. At our  
10 first meeting in 2017, the committee encouraged  
11 the developer to retain the alley structure.  
12 There is -- I understand that you do have a  
13 report from Traceries before you. One of the  
14 things about alleys is that they weren't  
15 designated as part of Historic Districts. They  
16 weren't determined contributing or  
17 noncontributing when these Historic Districts  
18 were going into effect. The alley survey that  
19 the Historic Preservation Office did in 2014 --  
20 the recommendation there is that basically  
21 buildings such as this -- two stories, brick,  
22 obsolete, I mean this was built originally for

1 storage and as a stable and carriage house,  
2 obviously that's not something we have rolling  
3 around Washington anymore -- that the Historic  
4 Preservation Office staff recommends that these  
5 be contributing buildings in Historic Districts,  
6 so we have been treating them as such.

7           This particular alley structure was built  
8 between 1883 and 1930, and, as I mentioned, had  
9 been utilized as a stable and carriage house, and  
10 blacksmith shop, and an auto repair shop. So, it  
11 actually is very much indicative of the evolution  
12 of alley structures here in Washington.

13           In this particular proposal, the massing  
14 is a C-shape, and the existing alley structures  
15 will be retained and incorporated into a longer  
16 leg of the C. Two levels of below-grade parking  
17 will be provided for about 110 parking spaces.  
18 Overall, the committee was supportive of the  
19 development and felt the proposed height and  
20 massing were not incompatible with both the  
21 surrounding residential fabric and the adjacent  
22 Temple.

1           There were five aspects of the proposed  
2 design that the committee felt needed further  
3 exploration in order for the project to be more  
4 compatible with the character of its historic  
5 surroundings.

6           The proposed setback from 15th Street is  
7 not compatible with the surrounding residential  
8 townhouses and apartment buildings, all of which  
9 are built to the property line with bays  
10 projecting into public space. Eliminating the  
11 setback and shifting the entire building to the  
12 property line would reinforce the townhouse  
13 analogy and increase the space between the new  
14 construction and the apse of the Temple.

15           The setback from S Street was considered  
16 acceptable based on the setback of the  
17 neighboring townhouses.

18           The double height area ways are not  
19 compatible with the historic fabric and should be  
20 reduced to a more standard cellar condition.

21           Number three, the extruded bay at the end  
22 of the building along S Street reduces the view

1 corridor to the Temple and should be rethought to  
2 allow for minimum visual impact on the existing  
3 viewshed. The committee also felt that that the  
4 mass and design of the bay at the alley on 15th  
5 Street should feel more like a corner to relate  
6 better to the three-story row houses directly  
7 across the alley.

8           Number four, the overall height of the  
9 building on S Street should be visually reduced  
10 to relate better with the predominantly two- and  
11 three-story historic row houses across the  
12 street.

13           And finally, a lighter treatment on the  
14 alley structure should be considered, especially  
15 with the punched windows that are shown on the  
16 renderings.

17           We appreciate the opportunity to comment  
18 on this, and we look forward to working with the  
19 developer and the neighbors on this important  
20 development.

21           MS. MARNIQUE HEATH: Thank you. All  
22 right.

1 MS. RACHEL DUBIN: Good morning,  
2 Chairwoman Heath and members of the Historic  
3 Preservation Review Board. Thank you for the  
4 opportunity to speak this morning on this matter  
5 of 1733 16th Street.

6 My name is Rachel Dubin. I have lived in  
7 DC for 20 years. After living in Foggy Bottom  
8 for over a decade, I recently moved to Dupont at  
9 the Chastleton. I live right next door to the  
10 Temple, and not a day goes by that I can't  
11 believe I actually, you know, live there after  
12 all those years of going up to Dupont, walking  
13 around, and reading about living there. I value  
14 the room scale, the neighborhood of row houses,  
15 which was so different from Foggy Bottom.

16 My statement is in the record, but I do  
17 want to present a few highlights from my  
18 statement. And so, there are a great many  
19 reasons to oppose the proposal of Perseus and the  
20 Masons. And there are three.

21 First and most imprudently, the massing  
22 of the proposed structure -- it's too great and

1 out of character for the neighborhood, a  
2 neighborhood that is filled with beautiful two  
3 and three story row houses, dating from the late  
4 19th to the early 20th century and proposed  
5 design is much more suited to commercial 14th  
6 Street than to residential S Street, and it  
7 presents a jarring contrast with its beauty  
8 façade. And so, if I wanted to look at solely  
9 the boxes, I would have moved to 14th Street.

10           Secondly, the massing would obstruct  
11 people's line of sight to the Temple itself,  
12 which is a Registered National Historic Landmark.  
13 And so, even before I moved into the Chastleton,  
14 I knew the neighborhood, and so I walk around and  
15 admire this historic Temple and the beautiful  
16 grounds behind it, and that garden -- that  
17 structured garden. It's the last large open  
18 green space in Dupont, and it's what drew me to  
19 make my home in the Chastleton.

20           Now, like the Jefferson Memorial and  
21 National Archives, John Russell Pope Temple, it's  
22 meant to be seen from all sides, and it should

1 not be hidden by this dark, hulking apartment  
2 block.

3 Third, the density; 125 through 150 units  
4 and land that previously held only 19 homes would  
5 simply overwhelm the quiet character of this  
6 neighborhood.

7 So, simply put, my neighborhood, our  
8 neighborhood of my neighbors sitting behind me,  
9 it is not 14th Street, nor does it wish to be.  
10 The proposed structure is massing. It's simply  
11 too much for the neighborhood. It obscures site  
12 lines to the historic Temple, and it destroys the  
13 character and stability of the neighborhood. And  
14 so, I urge you to oppose this proposal by the  
15 Masonic Temple and Perseus to DC or at the very  
16 least, to recommend that the building height and  
17 its mass be lowered, and that the project be  
18 refined to be more in harmony with the  
19 neighborhood's openness and lightness. Thank  
20 you.

21 MS. MARNIQUE HEATH: Thank you.

22 MR. RICHARD BUSCH: Good morning,



1 everybody. My name is Richard Busch, and I'm  
2 here representing the Dupont Circle Conservancy.  
3 I have a very short statement that we developed  
4 after our November meeting.

5           The Dupont Circle Conservancy appreciates  
6 the presentation of additional details for this  
7 project. With the opportunity to see the plans  
8 and context, we do not support the scale and  
9 massing, and no longer support the corner nodes.  
10 The massing and height are too large, and we  
11 recommend that the building be reduced by two  
12 stories. We also find the fenestration too  
13 complicated and suggest that the applicant  
14 consider taking cues from the contextual historic  
15 fabric and simplify brick work, metal work, and  
16 materials. Thank you.

17           MS. SUSAN VOLLMAN: Hi. Thank you for  
18 allowing us to testify. My name is Susan Vollman  
19 [phonetic.] I'm representing the Dupont Circle  
20 Citizen's Association. You have testimony  
21 submitted by Lance Salonia [phonetic.] He's on a  
22 plane to California right now, so I'm basically

1 reading the statement that we submitted.

2           So, the Dupont Circle Citizen's  
3 Association has been involved with this project  
4 since it was brought to the attention of  
5 neighbors about a year ago. We've met with the  
6 Historic Preservation Office, with the developer,  
7 and others in hopes of seeing a project, which  
8 would be acceptable to the neighbors and  
9 appropriate with regard to its compatibility with  
10 the Historic District and the designated Historic  
11 Landmark, the Masonic Temple itself, on whose  
12 subdivided lot this development is proposed to be  
13 built. We don't believe any of these goals are  
14 being met with the proposal before you, and if I  
15 could add what's not in the statement, there a  
16 question about by-right -- we did -- DCC also did  
17 independently hire a zoning lawyer and looked  
18 into that because of the complicated history of  
19 this property and the subdivision, and it looks  
20 like it is by-right as proposed. So, we're  
21 satisfied with that.

22           But, as I said, we don't believe that any

1 of the goals of compatibility and acceptability  
2 have been met. As you have heard or will hear  
3 from neighbors, the neighbors are not happy with  
4 the proposal being presented to you, and I won't  
5 expound more on that since they will do so.

6           With regard to its meeting the  
7 compatibility requirements of the Preservation  
8 Act, we understand that compatibility with  
9 Historic Districts surrounding this development  
10 can mean compatibility with the neighboring row  
11 houses or with the neighboring grand apartment  
12 houses, or with the Masonic Temple building  
13 itself, all of which have different appropriate  
14 heights, massings, and styles.

15           However, we think that only compatibility  
16 with the Temple will ensure that the  
17 compatibility requirements of the Historic  
18 Preservation Law will be met with regards to  
19 compatibility with this individually landmarked  
20 building upon whose property this development is  
21 proposed to be built. And, I should add, as you  
22 know, this property is being leased, so it

1 continues to be the property of the Masonic  
2 Temple.

3           We have been told that the current  
4 proposal is attempting to emulate the styles of  
5 the surrounding row houses across S Street and  
6 15th Street, but the preponderance of the row  
7 houses on S Street are particularly two stories  
8 with English basements with a single-level  
9 English basement. What is being proposed is a  
10 four-story building with a fifth-story penthouse  
11 and two levels of subterranean cellars below it  
12 hidden by a 15-foot deep trench, partly in the  
13 public space. The incongruence between the two  
14 sides of the street -- that is of 16th Street of  
15 S Street -- will be striking. The proposal will  
16 dominate the skyline in a way totally  
17 inappropriate for the row houses it is pretending  
18 to be and would be more than twice as tall as the  
19 real row houses across S Street on its north side  
20 and some of those across on 15th Street and down  
21 the street on 15th Street.

22           The façade of this building won't match

1 that of the real row houses across the street  
2 because of 15-foot and 10-foot wide trenches  
3 being built to provide the required light and air  
4 from the two levels down. The subterranean  
5 levels that have cellars, a fence, and hedges to  
6 hide the fence at the top of the trench will end  
7 up looking nothing like the English basements of  
8 the true row houses.

9           So, what we have been proposed is a very  
10 large apartment building attempting to be  
11 disguised as a row of row houses. As Lance said,  
12 it's like putting lipstick on a pig, and I will  
13 continue with his metaphor, "Like Miss Piggy,  
14 it's bulging at the seams while trying to do so -  
15 - trying to emulate row houses."

16           The Conservancy wants them to remove two  
17 floors. The staff at the Preservation Office  
18 wants each of the floors to go on a diet so that  
19 it can fit into his row house disguise. And the  
20 neighbors don't want it at all. So, everyone  
21 knows there's something wrong here.

22           The elephant in the room, quite

1 literally, is that we can't achieve both the  
2 Historic District compatibility requirement and  
3 give the developer every square inch of building  
4 space they are entitled to under the zoning  
5 regulations by pretending that this looks like a  
6 row of row houses. It doesn't, and it won't, nor  
7 does it look like the grand, large apartment  
8 houses such as the Chastleton or Somerset House,  
9 which bookend the Monumental Temple on 16th  
10 Street, and it doesn't look compatible with the  
11 Temple itself. It is neither a small and  
12 charming row of row houses, nor a grand and  
13 beautiful apartment building in the storied  
14 tradition of Dupont Circle. It is neither fish  
15 nor fowl, and it looks instead like something  
16 built by committee versus an architect with  
17 vision.

18           This is not what Dupont Circle and its  
19 architecture is known for. We don't want a  
20 structure bulging at the seams, pretending to be  
21 something it is not. We want something that fits  
22 in with the neighborhood, and more specifically

1 fits in with the space it's being built on.

2           There is a solution. By building  
3 something compatible with the Temple building  
4 upon whose lot this development is propose to be  
5 built, we can build something that is both  
6 compatible with the Historic District, the  
7 Temple, and allow the Masons to take full  
8 advantage of their by-right building by directing  
9 it be built as the building it is and not forcing  
10 it to pretend to be a row of row houses, which it  
11 is not. We can have an apartment building  
12 adjacent to the Temple, which both compliments it  
13 and adds to the neighborhood's inventory of grand  
14 apartment houses in the tradition of Dupont  
15 Circle and its grand buildings including the  
16 Chastleton, the Somerset, and most especially the  
17 Temple itself.

18           We urge you to send this development back  
19 to the drawing board and to have something that  
20 will compliment the landmark Temple building.  
21 Thank you.

22           MS. MARNIQUE HEATH: Thank you. All

1 right. Does the Board have any questions at this  
2 point? Go ahead, Brian.

3 MR. BRIAN CRANE: I have a question for  
4 staff, Steve. So, we have the -- if I'm  
5 understanding them correctly, the ANC report  
6 appreciated the setback from 15th Street. DC  
7 Preservation League said that actually it should  
8 be closer to 15th Street, and I don't think the  
9 staff report said one way or the other, and I'm  
10 wondering if you can offer your comment on -- on  
11 the relationship between the proposed development  
12 and 15th Street.

13 MR. STEVE CALLCOTT: We weren't  
14 recommending a change in the setback as proposed.  
15 We -- as the DC Preservation League testimony  
16 acknowledged, there's not an absolute uniform  
17 setback in the neighborhood. Obviously, the  
18 Temple itself doesn't abide by this, and in fact,  
19 it's got much greater side yards than -- than any  
20 of the row houses. As Ms. Miller pointed out,  
21 the 1400 block of S Street has a different  
22 setback for those row houses than the 1500 block



1 of S Street on the north side.

2           The relationship of the building to the  
3 townhouses on 15th Street immediately adjacent to  
4 the alley is something I think needs to be looked  
5 at. I don't think it's quite right yet. I don't  
6 -- I guess we didn't think that it was a setback  
7 issue as much as the broader issue of how those  
8 corner pavilion elements are treated, which also  
9 relates to what the ANC was saying, and I can  
10 talk about that more when we talk about this  
11 after our report.

12           MR. OUTERBRIDGE HORSEY: So, I'm sorry,  
13 you said you didn't recommend anything with  
14 respect to the setback or you did?

15           MR. STEVE CALLCOTT: Well, you read the  
16 staff report, didn't you? It's a complicated  
17 project.

18           MR. OUTERBRIDGE HORSEY: Right.

19           MR. STEVE CALLCOTT: The HPO was not  
20 recommending changes to the -- to the basic  
21 setback.

22           MR. OUTERBRIDGE HORSEY: Right.

1           MR. STEVE CALLCOTT:  However, I do want  
2 to talk about the corner pavilion pieces or  
3 corner elements and the setbacks on those when I  
4 deliver our report.

5           MR. OUTERBRIDGE HORSEY:  Thank you.  I  
6 just wanted to throw in that the closer the  
7 building is to the sidewalk, Brian, the more the  
8 area way will be conspicuous.  So, that's  
9 something I think we should keep in mind as we  
10 continue to think about the project.  What do you  
11 have to say about that, Ms. Miller?

12          MS. REBECCA MILLER:  About it being more  
13 conspicuous?

14          MR. OUTERBRIDGE HORSEY:  Yes.

15          MS. REBECCA MILLER:  That's why they were  
16 -- the committee was asking for them to look at  
17 reducing the width of those as well.

18          MR. OUTERBRIDGE HORSEY:  To the area  
19 ways?

20          MS. REBECCA MILLER:  Of the area ways,  
21 yes.

22          MR. OUTERBRIDGE HORSEY:  Okay, thank you.

1 MS. REBECCA MILLER: Or, I should say the  
2 depth as opposed to the width.

3 MS. MARNIQUE HEATH: Okay. Other  
4 questions from the Board? All right. Thank you,  
5 all. You can take your seats. If you could turn  
6 your mic off ma'm. Thank you.

7 So, we are at about noon now, and the  
8 Board does have, as you'll see in our agenda,  
9 training happening this afternoon during our  
10 lunch break, so we're going to have to take a  
11 break. We probably could go another 15 minutes  
12 maybe and just shorten the Board's time for  
13 grabbing lunch before our training starts at  
14 12:30. But, I just wanted to let you all know,  
15 we'll resume with this hearing after our lunch  
16 break ends at 1:30. So, anything we don't get  
17 through in the next 15 minutes, we'll come back  
18 with at 1:30.

19 But, at this point, I know there are lots  
20 of people who are here from the community wanting  
21 to testify, so we can get started hearing some of  
22 that testimony. As individuals, you will have

1 three minutes each. So, can I see by show of  
2 hands how many people are wanting to speak?  
3 Okay, so a good number.

4 So, if we could get a group to come to  
5 the table now, we'll get started with that, and  
6 then we'll have to resume at 1:30 once we hit  
7 about 12:15 or so.

8 UNIDENTIFIED FEMALE SPEAKER: There's  
9 still one more spot up here if somebody wants to  
10 come up.

11 MS. MARNIQUE HEATH: Yeah, there's one  
12 more seat on my left. I will also ask that in  
13 the interest of time for the duration of our  
14 entire day that you not repeat what has already  
15 been said. So, you can certainly concur with  
16 something, but there's no need to continue to  
17 belabor a point if it's already been made.

18 So, why don't we start to my left, and  
19 we'll work our way to my right. Make sure your  
20 mic is on, and give us your name.

21 MR. EDWARD HANLAN: My name is Edward  
22 Hanlan, and I'm the new ANC Commissioner for 2B09

1 beginning in January, and the Temple Board is my  
2 District. One side of S Street is in my  
3 District.

4 I have lived in this neighborhood for 23-  
5 1/2 years. I live one block from the Temple.  
6 The Temple is one of the most beautiful buildings  
7 in the entire area. It's beautiful by  
8 construction, it's beautiful by design. It gives  
9 a feeling of grace to the entire neighborhood  
10 when viewing the building from any side. If one  
11 went into the rear yard of this Temple and looked  
12 up, not only would you see the apse, you would  
13 see the beautiful ornamentation and design all  
14 the way up to the roof in the back of the Temple.  
15 It is beautiful from every side, from every view.

16 I have submitted two statements to the  
17 Board concerning the Temple. The first statement  
18 is I'm not sure that this can be built as a  
19 matter-of-right, and I've raised that issue for  
20 the consideration of the Board. When looking at  
21 the calculations of Perseus, I noticed that they  
22 have opted to redefine the front of the building

1 as running along S Street rather than 16th  
2 Street. Now, under the zoning regs, they may  
3 have the right to choose for a corner lot which  
4 street they want to designate as the front, but  
5 it's not historically appropriate to do that in  
6 this case.

7 MS. MARNIQUE HEATH: If you -- if I could  
8 just ask, sir, if you could -- we're not the  
9 Zoning Commission --

10 MR. EDWARD HANLAN: I know.

11 MS. MARNIQUE HEATH: And we're not the  
12 Board of Zoning Adjustment. So, we're not going  
13 to deal with the matter-of-right issues. If you  
14 could just stick with Historic Preservation  
15 issues, that would be helpful.

16 MR. EDWARD HANLAN: My point was in  
17 subdividing the lot, the rear yard now is over  
18 200 feet deep going to 15th Street. After the  
19 subdivision, the apse will only be 5 feet, 9  
20 inches from the lot line, and a lot of the beauty  
21 and the site of the rear of that Temple will be  
22 eliminated because of the subdivision.

1           The second concern I had was about the  
2 two levels of subterranean cellars that are being  
3 built as part of this project. They're not  
4 English basements, they're cellars, and what is  
5 going to happen is it's going to be a 15-foot  
6 deep, 5-foot wide, essentially a trench around  
7 three sides of this building. People will have  
8 to descend about 25 steps into the ground to  
9 reach their apartment. I do not know of any  
10 other building in the neighborhood or any other  
11 building in the Dupont area that has a  
12 subterranean level of cellar apartments.

13           I went and I looked at the example that  
14 Perseus gives on page 88 or 89 of the  
15 presentation -- the St. Luke's Condominiums. I  
16 would note two things. One, they had to go all  
17 the way across town to try to find an example,  
18 and two, that area way at St. Luke's is shallow.  
19 It's not meant as a -- for egress, and it's 9  
20 feet wide. This is going to be 5 feet side and  
21 15 feet deep, and it is not appropriate, and it's  
22 going to be seen from the sidewalks.

1 MS. MARNIQUE HEATH: Okay. Your three  
2 minutes are up.

3 MR. EDWARD HANLAN: Okay. Thank you.  
4 And I want to -- the rest of the points I've made  
5 are in my two submissions, and I want to thank  
6 the Board for giving me these three minutes.

7 MS. MARNIQUE HEATH: Thank you.

8 MR. MICHAEL HAYS: Hi. I'd like to hand  
9 out some exhibits.

10 UNIDENTIFIED FEMALE SPEAKER: You can  
11 just us the stack, and we'll pass them out.

12 MS. MARNIQUE HEATH: Yeah, we'll pass  
13 them down.

14 MR. MICHAEL HAYS: My name is Michael  
15 Hays.

16 MS. MARNIQUE HEATH: Make sure your mic  
17 is on, and again, you'll have three minutes.  
18 When you hear what sounds like a ring tone,  
19 that's the timer.

20 MR. MICHAEL HAYS: My name is Michael  
21 Hays, and I own 1507 S Street, immediately across  
22 the street from the proposed 65-foot glass



1 structure for the last 35 years, and I'm  
2 adamantly opposed to this project.

3           The first point I'd like to address --  
4 I'd like to address three points -- the first is  
5 the contributing feature issue that has been  
6 raised. The staff presumed that this was subject  
7 -- that this area was subject to development, but  
8 I would submit that this violates -- the  
9 development of this violates the Board's  
10 regulation. Section 1012.1 of the Board's rule  
11 says, "These are small green -- There are small  
12 green oasis scattered throughout the city. Some  
13 are publicly owned, and others are private. Many  
14 provide the setting for historic buildings,  
15 creating a balance between the natural and built  
16 environment that is a unifying feature of the  
17 city. Such settings should be protected and  
18 maintained as significant landscapes in their own  
19 right or as contributing features of Historic  
20 Landmarks and Districts."

21           The second factor the staff reportedly  
22 relied upon was that this area was historically

1 unrelated to the Temple, and it was occupied by  
2 row houses until the 20th Century. The notion  
3 that an area is historically unrelated to the  
4 Temple simply because it originally had separate  
5 ownership is contrary to both the previous  
6 section I read as well as 1012.7, which provides,  
7 "Retain landscaped yards, gardens, estate  
8 grounds, and other significant areas of green  
9 space associated with Historic Landmarks whenever  
10 possible." Associated does not mean owned by,  
11 and such protection is clearly possible here.  
12 All you have to do is drive by, and this  
13 structure would obliterate the view of the Temple  
14 from the rear -- obliterate it.

15           The second notion that I'd like to  
16 address is the idea that this project is  
17 consistent with the neighborhood. That  
18 proposition is absurd. If you look at Exhibits  
19 2, 6, 7, and 8, which are pictures of the  
20 neighborhood that I have provided, it's clear  
21 that both the design and mass of this project is  
22 totally inconsistent with the neighborhood. I

1 would add that S Street is a two-lane road.  
2 1507, which is across the street, is a two-story  
3 house. This structure would block the light and  
4 the view, and as far as I know, there hasn't been  
5 a light study done, but it clearly would be more  
6 than twice as day as the building.

7           And the third point that I would make is  
8 that this is unique green space. Once developed,  
9 DC will never get this space back. So, I ask  
10 this Board, do we need to preserve open green  
11 space, or do we need more luxury apartments?  
12 There must be a better solution, a land swap for  
13 example or some other way to preserve this area.  
14 So, those conclude my remarks.

15           MS. MARNIQUE HEATH: Thank you.

16           MS. DIANE QUINN: I'm Diane Quinn. I  
17 live on 15th Street at 1708. I'm very concerned  
18 and opposed this construction for several  
19 reasons, one of which, as everyone has said so  
20 far, it is not in character with the row house  
21 that I have. I've lived at 1708 15th Street for  
22 more than 30 years, and this building that is

1 proposed will be at least two stories above the  
2 row houses that are in the neighborhood. So, it  
3 is going to block not only the view, but it is  
4 also going to turn our small community of row  
5 houses into something that is not consistent with  
6 the reasons that all of us purchased in that  
7 neighborhood.

8           The other concern I have is, I am not  
9 convinced that Perseus has been open even with  
10 the Temple. I did some calculations. One  
11 hundred and twenty-five units at \$3,500 per month  
12 will take 17 years if all of the units were  
13 rented and all of the monies went directly to the  
14 Temple. It would take over 17 years for the  
15 Temple to gain \$80 million. So, not only is it  
16 incompatible, but it is financially not sound.

17           I am opposed to the building. I am  
18 opposed to the traffic. There's a bicycle lane  
19 that is in front of the building that is  
20 proposed, in front of my home. At night, it is  
21 very, very difficult for persons who are in the  
22 bicycle lanes to be safe. I do not want to see

1 injuries because there will be traffic from 15th  
2 Street entering into the parking area for this  
3 complex, and at night now, I park behind my  
4 building. At night now, there are no signals.  
5 There's no way to safely cross that bicycle lane  
6 without actually having my flashers on, and I  
7 would hate to see one of the young persons on  
8 either a scooter or a bicycle and between 4:30  
9 and 7:00, the traffic in the bicycle lane is  
10 almost as dense as the traffic on 15th Street.  
11 Those are my comments.

12 MR. AYDIN TOZEREN: Hi. I'm Aydin  
13 Tozeren, 1442 S Street, Distinguished Professor  
14 at Drexel University, 15 years at Catholic  
15 University as Professor, Artificial Intelligence  
16 Expert.

17 What they said about the \$80 million  
18 renovation, it doesn't exist. It's not going to  
19 happen. How do I know? Because I have --

20 MS. MARNIQUE HEATH: If you could stick  
21 with Historic Preservation, please.

22 MR. AYDIN TOZEREN: Yes, yes. But, the

1 developer showed this as a reason, and I need to  
2 respond to that.

3 MS. MARNIQUE HEATH: But, sir, we're only  
4 really dealing with Historic Preservation issues.

5 MR. AYDIN TOZEREN: Exactly. Three  
6 minutes, I'm going to use it. Temple has  
7 undergone huge renovation and restoration. That  
8 ended December 28, 2015. That is going into the  
9 records of Grantley [phonetic], the largest  
10 company in the world doing that, okay? I have  
11 done it. You should be able to figure it out. I  
12 used Artificial Intelligence, and it came out  
13 right in that. My former PhD students at Drexel  
14 confirm that.

15 Second, we are talking about Historical  
16 Preservation. Preservation of garages that were  
17 made in 1919 to 1925, and we don't ever talk  
18 about what has happened to the 19 Historic row  
19 houses that were raised a hundred, you know,  
20 these are hundred-year old townhouses.

21 So, let me just read in my three-minute  
22 thing. DCCA, Dupont Circle Citizens Association

1 at the time objected this huge mass and what it  
2 says is that the top unit, despite these  
3 objections, the top of Scottish Rite officials  
4 last week refused to comment on the house  
5 demolitions. They are really not interested in  
6 any publicity. Scottish Rite's purchase and  
7 destruction of the houses displaced families,  
8 frightened those who remained in the block, and  
9 outraged groups who are seeking Historic District  
10 designation for the block and the neighborhood  
11 along 15th Street.

12           And look at what Dupont Circle Citizens  
13 Association says. "It is scandalous what has  
14 happened into this neighborhood," says Dupont  
15 Circle Citizens Association President. They  
16 destroyed it five years ago, and we knew about  
17 Historical Preservation.

18           Now, the last point with respect to that,  
19 this C-shape is fine with me, as long as the  
20 public alleyways that were there are given to us  
21 to show the view of the Temple. I don't care --  
22 I like to see shade. They should have had

1 openings into the Temple. Again, my Artificial  
2 Intelligence charts show that this design exists  
3 in one place only, in Mecca right now. They have  
4 taken that --

5 MS. MARNIQUE HEATH: Sir, your three  
6 minutes are up.

7 MR. AYDIN TOZEREN: -- buildings and  
8 created these structures with exclusive views of  
9 the structure. That's all I want to say. Thank  
10 you so much.

11 MS. MARNIQUE HEATH: All right. We'll  
12 hear from one more person, and then we're going  
13 to take our break.

14 UNIDENTIFIED FEMALE SPEAKER: I don't  
15 mind going later if you want to take somebody  
16 else, because this is a tie-up.

17 MS. MARNIQUE HEATH: Okay.

18 UNIDENTIFIED FEMALE SPEAKER: I have a  
19 smaller tie-up statement.

20 MS. MARNIQUE HEATH: That's fine.

21 MR. RICHARD MCWALTERS: I'll be quick.

22 MS. MARNIQUE HEATH: Okay, perfect.



1           MR. RICHARD MCWALTERS: I'll be really  
2 quick because most of what has already been said  
3 reflects my feelings. My name is Richard  
4 McWalters. I live at 1634 15th Street.

5           Just for some background, I was 30 years  
6 as the Director of Exhibitions at the National  
7 Geographic Museum, and at that time, I think I  
8 developed a pretty good sense of design with  
9 historical context, and I strongly feel that this  
10 design does not fit with the neighborhood, as  
11 many people have said.

12           One point I would like to make is that I  
13 think one of the big problems is if we stay with  
14 this design is the brick-to-glass ratio. It's  
15 just way too much glass in this structure, and it  
16 feels way too contemporary for -- for the  
17 neighborhood.

18           And one other thing I would like to add  
19 too when talking about the traffic issues. Yes,  
20 I think that's a big concern, and also parking.  
21 I mean, we're adding 125 units, maybe more. It's  
22 going to bring visitors. People will have cars.

1 Yes, there's parking on the unit, but this is an  
2 area that parking is very competitive already  
3 with 14th Street development, people coming for  
4 restaurants and everything else constantly  
5 finding -- trying to find a good place to park,  
6 and I think this is going to add to it. Those  
7 are my comments. Thank you.

8 MS. MARNIQUE HEATH: All right. Thank  
9 you.

10 MS. IRIS MCCOLLUM: Can you take one  
11 more?

12 MS. MARNIQUE HEATH: Sure.

13 MS. IRIS MCCOLLUM: Good afternoon. My  
14 name is Iris McCollum.

15 MS. MARNIQUE HEATH: Make sure your mic  
16 is on. There you go. You can start over.

17 MS. IRIS MCCOLLUM: Good afternoon. My  
18 name is Iris McCollum Green, and I live at 1714  
19 15th Street, Northwest. The 1700 block of 15th  
20 Street, Northwest is one of the last remaining  
21 purely residential blocks in the area. What this  
22 building proposes to do is to commercialize it.

1 It overwhelms the neighborhood. It doesn't match  
2 the townhouses. It is a part of the 1700 block  
3 of 15th Street. All of those houses have steps  
4 that lead up to a landing, which is the porch,  
5 before they go into the main house. These houses  
6 -- these structures -- this structure is entirely  
7 different. It comes right up to the door and  
8 then goes in. It doesn't match the block that  
9 it's in.

10 I've heard a lot of talk about how it  
11 matches up S Street. 15th Street is what it  
12 should be matching, because that is the block  
13 that it's in.

14 In addition, it cuts off the light.  
15 There's an alley. The alley that they are  
16 proposing to expand is used on a daily basis, but  
17 it's a one-car alley. It will overwhelm the  
18 area, not only the bicycles, but the people who  
19 walk there as well, because in order to get from  
20 my house to my car, I have to cross the bicycle  
21 path as well. But, there's just no space there  
22 to make that into a dual alley so that cars can

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 go -- can pass each other to go back and forth.

2           In addition, it's going to bring multiple  
3 levels of traffic into the neighborhood. It's  
4 going to house -- what formerly housed  
5 approximately 50 people will now house  
6 approximately 200 people if he puts in between  
7 125 and 150 apartment units.

8           And it's -- I learned about this in  
9 October of this year, and so did the rest of my  
10 neighbors in my block. I don't know anything  
11 about this community Charrette that Mr. Adams --  
12 Adam was talking about. But, it is completely  
13 out of character with the neighborhood. I think  
14 it should be sent back to the drawing board, and  
15 something in character with the neighborhood --  
16 if he doesn't want to preserve it as it is, it  
17 should approximate the townhouses in the block in  
18 which it is a part. It is not a part of the  
19 Temple. The Temple merely purchased those --  
20 those houses and tore them down, I would admit  
21 it, against the opposition of the neighbors at  
22 that time, and now they want to commercialize it

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 because what they're proposing to do now looks  
2 something like those buildings that they have on  
3 14th Street that house lots of a people that are  
4 very transient.

5 I wish that you would object to this  
6 project and send it back to the drawing board.  
7 Thank you very much for allowing me to speak.

8 MS. MARNIQUE HEATH: Okay. So, we're  
9 going to take our break, and we will resume at  
10 1:30. At that time, we'll hear from those who  
11 didn't get a chance to speak who were at the  
12 table and others in the audience who are wanting  
13 to speak. So, we'll see you in just a bit.

14 [Off the record at 12:19 p.m.]

15 [On the record]

16 MS. MARNIQUE HEATH: Good afternoon.  
17 We're going to resume with the second half of our  
18 hearing, and we'll pick up where we left off.  
19 So, those community members who are wanting to  
20 testify, if you can please come forward and take  
21 a seat at the table.

22 As we did this morning, we'll have you

1 give your name and read your statement. You'll  
2 have three minutes, and I'll keep time, and I'll  
3 let you know when time is up. Perfect, yeah.  
4 There's two more seats up here. Is there anyone  
5 else who is still seated who wants to speak? So,  
6 this covers everyone. Oh, we have one more.  
7 Just, if you could sit behind them. We'll have  
8 you come up as soon as they're -- as soon as  
9 they're finished. Right, either way. We'll make  
10 sure we get to everybody. You won't get missed  
11 if you don't get a seat this go-around.

12 All right. So, since I know she wants  
13 to wrap up, I'm going to start to my right this  
14 time. You're on the spot. So, if you could --  
15 are you ready?

16 DUILIO PASSARIELLE: I'm almost ready to  
17 press the button.

18 MS. MARNIQUE HEATH: Okay. Well, you've  
19 got to push the button on your mic too to make  
20 sure your mic is on.

21 DUILIO PASSARIELLE: Thank you for the  
22 opportunity to you and the community. I hope I'm

1 not taking the place of anybody. I'm a lighting  
2 artist, and I came to the city because I won a  
3 competition and I did art work that is at the tip  
4 of the ANC 2B.

5 MS. MARNIQUE HEATH: Could you start with  
6 your name? I'm sorry.

7 DUILIO PASSARIELLE: Yes. My name is  
8 Duilio Passarielle. I'm sorry. And so, I felt  
9 compelled to participate. I have been a resident  
10 of the city for four years. I love the city of  
11 Washington. I've lived in Europe for 22 years,  
12 and Washington has an architecture and an urban  
13 planning that reminds Europe [sic.] In that  
14 specific corner, it's one that has particular  
15 value in terms of what it offers to the city, and  
16 my main concern is that with the building that is  
17 going to be constructed in front of it, that apse  
18 in that part of the Temple is going to be  
19 effaced. It's going to be literally wall. So,  
20 this part of the city is going to disappear, and  
21 I wonder if Washington can -- can afford losing  
22 part of its heritage because it's building a

1 construction that overwhelms what is there and  
2 has been there before. That's my main concern  
3 that the city, which is built upon the use of  
4 architectural features that correspond to  
5 neoclassic periods to create a concept of federal  
6 territory is going to lose one particular and  
7 important and beautiful part of its heritage.  
8 Thank you very much.

9 MS. ADRIENNE DUYER: Hello. My name is  
10 Adrienne Duyer. I am a 30-year resident of the  
11 District. I'm also a working mother of children  
12 -- DC Public School children living in the  
13 neighborhood.

14 I wanted to follow up with the question  
15 that Board Member Landis had about the  
16 contributing feature. I'm not familiar with that  
17 term, but I do ask that the Board consider in  
18 deciding whether the land behind the Temple is a  
19 contributing feature that without the land, the  
20 apse doesn't exist to the public. The public  
21 will never see the apse again, only in  
22 photographs and history books. So, it amounts



1 essentially to a wrecking ball to the apse. And  
2 so, I ask that you consider that in deciding if  
3 it is a contributing feature and scrutinize that  
4 conclusion.

5           The second goes to notice to the public,  
6 because we may differ -- have differing ideas  
7 about the project. But, of course, we do agree  
8 it has to take place according to the rule of  
9 law. I have serious questions about whether or  
10 not the notice requirement was met to the public.  
11 I have a letter that I drafted last night. I  
12 understand you have the letter now, and it  
13 outlines the details of those concerns.

14           But, suffice it -- at a minimum, for  
15 example, the carriage house is a significant  
16 feature, and there is -- there is -- to my  
17 knowledge, there has never been any notice on,  
18 near, or around the carriage house. The notice  
19 was required from the date -- the applicant was  
20 supposed to post notice from the date of the  
21 application, but I do not believe it was there  
22 for the entire time on all street frontages of

1 the building. And when it was posted -- I ask  
2 you to read my letter before getting into all the  
3 details of that, but it's very concerning that  
4 the public did not -- I think the public did not  
5 have notice.

6 I'm particularly concerned about this  
7 because of my own neighbors -- I, unlike many of  
8 the other people here, I do not live immediately  
9 near the Temple. I live closer to the circle --  
10 Dupont Circle -- and I view the Temple from afar.  
11 And my neighbors, really -- most of them -- have  
12 no idea about this apartment building or this  
13 project, and they would be interested, and they  
14 do cherish the historical nature of Dupont  
15 Circle.

16 So, I ask that you -- that you -- you  
17 conduct an inquiry. Defer your decision until  
18 you conduct an inquiry and determine whether or  
19 not the notice requirements have been met.

20 And finally, I wanted to read a piece of  
21 the proposal. I believe the proposal contravenes  
22 the city's expressed historic preservation goals,

1 and the overarching goal for, "Historic  
2 Preservation is to preserve and enhance the  
3 unique cultural heritage, beauty, and identify of  
4 the District of Columbia by respecting the  
5 historical physical form of the city and the  
6 enduring value of its historic structures and  
7 places, recognizing their importance of the  
8 citizens of the District of the nation."

9           This Temple is part of our historical  
10 heritage as a city, and I ask that you protect  
11 it. This language comes from the Historical  
12 Preservation Plan of the District of Columbia.  
13 Thank you.

14           MS. REBECCA MARTIN: My name is Rebecca  
15 Martin. I live at 1750 16th Street, just across  
16 the street from the Temple, and I don't really  
17 have a whole lot to add, so I'm going to save  
18 your time by concurring with my neighbors here  
19 about the importance of the Temple to our  
20 neighborhood, about the character of the  
21 neighborhood, and the fact that the proposed  
22 building is just really out of character with

1 what we have now. Thank you.

2 MR. NICK DELLE DONNE: My name is Nick  
3 Delle Donne. I am the elected Commissioner for  
4 2B04, which is the SMD that the Temple falls  
5 into. The borderline for 2B09 is across the  
6 street and 2F01 is across the other street. So,  
7 it really is a confluence of Districts.

8 I'm very pleased to be able to say today  
9 that I want to comment on the sight lines, the  
10 historical context, and then, perhaps, something  
11 administratively.

12 The sight line to the Temple itself  
13 should be observed. It is a national landmark,  
14 and being constructed by John Russell Polk, you  
15 know he also did the Jefferson Memorial and a lot  
16 of other buildings in the District, and we would  
17 not consider putting a townhouse around the  
18 Jefferson Memorial.

19 So, now we have a situation where the  
20 Temple is responsible for purchasing the  
21 townhomes and leveling them about 40 years ago,  
22 and for two decades -- for two score years -- we

1 have lived with a view -- a 360-degree view, and  
2 we've become accustomed to it, and it is probably  
3 appropriate from a historical point of view to  
4 try to maintain that.

5           The interest that has arisen from the  
6 neighbors in this community is because it is the  
7 last open green space in Dupont Circle. We had  
8 an experience with -- a similar experience with  
9 St. Thomas Church, which was very controversial,  
10 but ended up putting a large building there on a  
11 green space, which was smaller than this one.  
12 So, it can serve too from a historical purpose --  
13 serve to highlight the sight line to the Temple  
14 and provide a park for -- a needed park for that  
15 part of the city where we have a lot of children  
16 who are growing up and might need a place to  
17 recreate. And there are a considerable number of  
18 older people -- I would say between 70 and 95 --  
19 who would also need space that this offers.

20           With respect to the context of the  
21 neighborhood, it is clear that 16th Street is a  
22 Boulevard, and the buildings are bigger there,

1 and 15th Street cannot be compared with that;  
2 14th Street, on the other hand, is more recently  
3 developed. It is a little bit more contemporary  
4 and modern, and it is also not 15th Street. And,  
5 in addition to that, we have a number of side  
6 streets like -- to refer to my notes -- Church  
7 and Q and Corcoran and R and Riggs and S and Swan  
8 and Caroline and T -- all of them form a  
9 historical context now of two-story row houses  
10 and three-story row houses. Some of them are  
11 quite diminutive. The one house that is diagonal  
12 -- on the corner of 15th and S diagonally across  
13 from the proposed apartment house is only two  
14 stories high and is quite diminutive and would be  
15 overpowered by this structure, not to mention the  
16 rest of the neighborhood.

17           So, it is wrong, as the developer has  
18 tried to do, to make some sort of average. Well,  
19 if the Temple is very high, we'll take a median  
20 row between -- level between two-story row house  
21 and something in between that and the Chastleton.  
22 I think that's really inappropriate. It would

1 set a precedent for 15th Street, which would be  
2 totally out of context and ruin the neighborhood  
3 that we love.

4 Dupont Circle is a desirable place to  
5 live, people seek it out, and this would -- this  
6 would be contrary to why people want to live in  
7 our neighborhood.

8 I want to say something because I am the  
9 Commission in the SMD, and I was contacted by  
10 Perseus and by the Temple, and I would say that  
11 this -- normally someone who plans a development  
12 for a townhouse would get in touch with the ANC,  
13 and we could dispatch it in a meeting or two -- a  
14 committee meeting and ANC and so on. This is  
15 large. It is mammoth, and it is the last open  
16 green space in the community, and it deserves a  
17 lot more attention than it's getting. So, it's  
18 easy enough to say well, you get more time than  
19 others have had. The ANC 2B did not call a Town  
20 Hall, which would have been entirely appropriate  
21 for a case like this, so we're glossing over some  
22 of the important things of the role of bringing

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 to the attention of the community what is  
2 proposed, to invite their comment, and to have a  
3 conversation about what should go there. Those  
4 are my remarks. Thank you.

5 MS. MARNIQUE HEATH: If you could turn  
6 your mic off as the next person speaks. Thank  
7 you.

8 MR. KENTON CAMPBELL: Hello. I'm Kenton  
9 Campbell. My wife, Susie, and I live at 1515 S  
10 Street, directly across the street from the  
11 project. I can be brief here because most of my  
12 concerns have been addressed by my neighbors.

13 But, I'm hearing a theme here that I  
14 wanted to try to put together, and the theme  
15 revolves around the massing of this project, the  
16 blocked view of the Temple, and the loss of our  
17 beloved gardens. My feeling is that the new  
18 project, indeed, encroaches upon the Temple in an  
19 inappropriate way, and I'm concerned that the  
20 only green space -- which, let's call it a garden  
21 -- is not a private garden behind locked doors.  
22 My thought, if I could influence this Board,



1 would be to think about shortening the wing on S  
2 Street, moving it to the east, and putting  
3 something more of a public garden to buffer this  
4 project from the Temple. I think that would help  
5 the neighborhood, help the project, help the  
6 Temple, and help the community. Thank you.

7           PAUL KERVIN: Good afternoon. My name is  
8 Paul Kervin. I live a couple of blocks away on  
9 Corcoran Street, and Ms. Heath, members of the  
10 Board, this is a great time to live in  
11 Washington. I've lived here since 1970, and  
12 things have not been as good until now. This is  
13 a superb time to be here. But, listening to this  
14 project, I have not heard anybody say, "This is  
15 so exciting. This is wonderful. What an  
16 opportunity. This project has been a century in  
17 the making. We're continuing our project begun  
18 by the Masons over a hundred years ago. We're  
19 completing a vision that began in the early  
20 1900s."

21           The Board, in its role, is in a unique  
22 position to affect the project's outcome. It may

1 be a new building, but there is history to be  
2 respected and to be preserved. The architect,  
3 John Russell Pope, had a marvelous sense of form  
4 and rhythm and perspective. His works reflect a  
5 belief in the continuity of civilization of the  
6 United States with the past. Besides his  
7 references to Classical Greek and Roman  
8 architecture, Pope took inspiration from Mayan  
9 and Egyptian monuments, and one would think that  
10 in the 1970s when the Masons began assembling  
11 this awesome one-acre parcel of land besides the  
12 Temple, they had a vision of -- of continuing his  
13 work.

14           The proposal before the Board now would  
15 replace that acre of land with a brick and glass  
16 fortress. It gives nothing back to the  
17 neighborhood. It's residence only. It would  
18 block view of the Temple, and Adam brought it up  
19 earlier that they can build by-right. Well,  
20 maybe then can build by-right, but it doesn't  
21 mean that they should.

22           In reviewing the proposed building, the

1 Board should ask probing questions. What is the  
2 appropriate use of the land? Is there more than  
3 one use? What materials are appropriate? What  
4 are the possible configurations? How do they  
5 relate to the Temple? How do they fit into a  
6 residential neighborhood. When Adam brought up  
7 Frager's Hardware development on Eastern Market,  
8 well, this façade is reminiscent of that façade.  
9 It's a brown brick commercial façade. How  
10 appropriate is it to sit next to a granite and  
11 limestone building 130 feet tall? I mean, this  
12 is a registered historic building, and you  
13 wouldn't put this proposal next to the Archives  
14 or the Jefferson Memorial or the National  
15 Gallery. So, why put it next to the house of the  
16 Temple? There is not an appropriateness.

17 So, how do we show respect for Pope and  
18 his vision? We take the time to do it right. We  
19 create a glorious creation. We expect an  
20 imaginative architectural counterpoint to the  
21 Temple -- one that uses the land well and sits in  
22 the neighborhood. The Temple complex has been a

1 work in progress since my grandmother was a  
2 little girl. She used to live on 200  
3 Massachusetts Avenue, Northwest.

4 Unlike our positive feelings for the  
5 Temple, the proposed apartment building is not  
6 one that our grandchildren will look upon with  
7 similar admiration.

8 So, I request the members of the Board  
9 ask themselves, "Can't we do this right? Can't  
10 we make it great?" Direct the developers to come  
11 back with a design that gives back appropriately  
12 to the city and to the neighborhood. Thank you.

13 MS. MARNIQUE HEATH: Thank you.

14 MS. ELAINE SARAQ: Good afternoon. I'm  
15 Elaine Sarao, and I would first like to take a  
16 couple of minutes to read something that Richard  
17 Ross, a neighbor, gave me. He could not stay.  
18 He was here this morning, but he had to depart,  
19 and then I'll go to mine. So, I'll be a little  
20 longer than three minutes, but not by much.  
21 Okay?

22 Richard Ross and his wife Jane are

1 residents on Corcoran Street, Northwest. They  
2 have been residents, they bought their house 48  
3 years ago. Richard has been the Cultural Attaché  
4 for the Department of State for five different  
5 countries.

6 He says that the building -- the Masonic  
7 Temple -- is known around the world. It has been  
8 spoken about in discussions he's had at American  
9 Missions abroad. He points out to the fact that  
10 John Russell Pope used the Masoleum in -- I can't  
11 say it properly -- halekinisis [phonetic  
12 19:56:80] because it's the 7th Wonder of the  
13 World. He points to the fact that this building  
14 is the living day artifact -- visual artifact of  
15 the building that was destroyed by the Crusaders  
16 and that the only part that remains of the  
17 original building is the foundation, and people  
18 go and they pilgrimage to see the foundation of  
19 the 7th Wonder of the World, and he knows that  
20 people have come here to look at John Russell  
21 Pope's rendition, which is as close as we have  
22 today to the original building, and this includes

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 the apse.

2           So, he really felt very strongly about  
3 what is being built, what is being taken away  
4 from the community, but not just the community --  
5 what is being taken away from the city, which is  
6 a global city -- we are a leading city of the  
7 world -- and it falls in line with other leading  
8 cities of the world. Would you put up a building  
9 like this next to the Colosseum in Rome? No. Or  
10 the Eifel Tower even.

11           The point becomes, we need to take a look  
12 at multiple issues here, and I don't feel that  
13 what has been -- and he said, let me read it --  
14 he said that this has been -- he said that over  
15 the period of time that Sadusky of this whole  
16 project -- meaning, I'm told, means how this  
17 information has been controlled and not  
18 disseminated to the public is indicative of  
19 questioning why this is being rushed. We need  
20 not rush something like this. We need to do a  
21 good job, not just for DC, but for the world.  
22 Thank you. That's Richard.

1           So, again, I'm Elaine Sarao, and I was  
2 born in Washington, DC. My mother was born and  
3 raised here. I grew up in New Jersey, but I  
4 moved back here in 1981 to work for the Federal  
5 Reserve. My prior experience had been I was in  
6 Raleigh, North Carolina, where I was a designer  
7 for the North Carolina Museum of Art, and as  
8 such, I was a part of the -- the Division of  
9 Cultural Resources for the State of North  
10 Carolina. So, I have a strong architectural  
11 design background, and I understand a lot about  
12 history, design, and so forth.

13           I would like to call your attention to  
14 what I've provided to each of you. This is a  
15 letter from our Representative, Eleanor Holmes  
16 Norton. Representative Norton agreed to weigh in  
17 on this because she looks at this as an issue to  
18 be brought before the federal agencies that need  
19 to respond to Historic -- the federally-  
20 registered historic buildings. As such, the  
21 Department of Interior, Department of Parks,  
22 National Parks -- the National Planning

1 Commission, the US Commission of Fine Arts, and  
2 others, okay -- she just -- this was, as you'll  
3 note by the date, we were getting a bit down to  
4 the wire. Why were we getting a bit down to the  
5 wire? Because this community -- as a community,  
6 the preponderance of the community did not hear  
7 anything about this until October 18th, six weeks  
8 ago. I am -- as an organizer and having worked  
9 in community organizations -- I am amazed at how  
10 quickly the community rose up and coalesced  
11 behind this issue.

12           So, why did we not hear about this sooner  
13 or the information was so scantily presented, and  
14 then when it was presented as of on the 18th and  
15 only on four subsequent other presentations to  
16 the community, the attitude by the developer was  
17 that this was a fait accompli -- that there was -  
18 - essentially this is what we were being given,  
19 and that was it. Numerous people have voiced  
20 concerns and very concrete and professional  
21 concerns. We did not get a response to that.

22           So, in conclusion, I would like to say so



1 that we are in line with what I think  
2 Representative Norton would like -- has expressed  
3 -- that hopefully we would see this issue tabled  
4 until there is five major areas addressed. We  
5 really think that -- we really think that impact  
6 studies addressing both the historic, the  
7 environmental, the infrastructure, the health and  
8 safety concerns of any building on this plot,  
9 which means -- doesn't mean no building, it just  
10 means what is -- what occurs. Any kind of  
11 building on this block needs to be addressed by  
12 those four areas because they impact on both the  
13 local neighborhood community, a larger community,  
14 the city, and even to the US on a world stage.  
15 Thank you very much.

16 MS. MARNIQUE HEATH: Does the Board have  
17 any questions for any of these witnesses before  
18 they take their seats?

19 MR. OUTERBRIDGE HORSEY: I do have a  
20 general question. Maybe, Steve, you can answer  
21 it. Emily is not here. But, the townhouses that  
22 were on this site that were purchased by the

1 Scottish Rite Masons, were they there when the  
2 building was built, and were they torn after the  
3 building was built or before? I saw the plan --  
4 of this plan. Oh, that answers the question.  
5 Thank you. Perfect.

6 MR. STEVE CALLCOTT: The townhouses  
7 predated the Temple. They were largely 19th  
8 century townhouses. The Temple was completed in  
9 about 1915.

10 MR. OUTERBRIDGE HORSEY: Thank you.

11 MS. MARNIQUE HEATH: Okay. Any other  
12 questions? All right. Thank you, all. You can  
13 take your seats, and then we've got two more who  
14 can come forward.

15 [Speaking off mic.]

16 MS. ROBIN DIENER: Okay. Thank you,  
17 Chairman and Board members. My name is Robin  
18 Diener -- excuse me. I wear several hats, and  
19 some of you have seen me here before,  
20 particularly with regard to the grand civic  
21 project of the library system in the District of  
22 Columbia. I'm speaking on my own behalf. I'm a

1 neighbor. I live one block away from this. And  
2 I apologize if a couple of things I say might  
3 seem beyond your purview. I think it's  
4 information that you can use, if not today in  
5 this consideration, for future considerations,  
6 but I'll try to be as brief as I possibly can.

7           Number one, there's abatement legislation  
8 before the DC Council for an abatement -- tax  
9 abatement on this, and it's -- it will expire on  
10 December 31st if it doesn't come forward, and it  
11 seems like it might not come forward. But, the  
12 public has received conflicting assertions at the  
13 Dupont Circle Citizens Association meetings as  
14 most recently as November 5th that the developer  
15 says it can be built without an abatement, and  
16 the Temple representative says we need the  
17 abatement. So, I just wonder if that's a little  
18 bit of a waste of your time if we don't know the  
19 exact situation, or maybe that can be clarified.

20           We saw this happen a little bit  
21 differently with the St. Thomas Church over time.  
22 originally, I think seven or eight years ago, the

1 community got behind an original plan that St.  
2 Thomas had that they were going to pay for.  
3 Everyone liked it. Then, their situation  
4 changed, and it came back, and it was a  
5 development deal that a lot of people in the  
6 community opposed. So, I guess things change,  
7 and that's just maybe the way the world is. But,  
8 if it can be as clear as possible to predict what  
9 will happen, it seems like that's better use of  
10 everyone's time.

11           And then the second thing that I want to  
12 say is that there isn't really a process, and as  
13 you have standing in the planning community as  
14 Board members here, and I think that your  
15 judgement at a higher level is respected. So,  
16 even if you can't apply it to this case, you  
17 might just think about this. Yes, there was a  
18 charrette. It was for design only. There isn't  
19 a place in the process for community consultation  
20 about land use, and that's what you've heard a  
21 number of comments about here. Yes, per zoning,  
22 it's a matter-of-right project -- we understand.

1 But, with an abatement pending, then is it at a  
2 matter-of-right? So, we see conflict between --  
3 these are just examples -- between the DC Master  
4 Plan for Parks, which says, "Ward 2, one of the  
5 densest communities, is lacking green space."  
6 We, as a neighborhood, don't know if the city  
7 even considered if the Temple was approached  
8 about green space. There's a housing crisis.  
9 Housing is needed, so maybe that's good use of  
10 the land, but we are a dense neighborhood. Could  
11 it be a net zero building? We have no input on  
12 that level, and it's beyond your purview. And  
13 they've just -- I would tell you from many years  
14 of working on this, there isn't a place for the  
15 public in matter-of-right deals which --  
16 particularly in a Historic District -- aren't  
17 exactly matter-of-right because they have to fit  
18 in to an overall.

19           Anyway, I support all my neighbors, and  
20 they took a lot of time to come here and speak to  
21 you on a work day, and I know you appreciate  
22 that. I know this body listens very carefully,

1 and so I appreciate the time that you've given  
2 me. Thank you.

3 MS. MARNIQUE HEATH: Thank you.

4 MS. BARBARA DONALDSON: Hi. My name is  
5 Barbara. I live about a block away, and I walk  
6 around this Temple a lot. I just want to talk  
7 very focused on the subdivision of the landmark  
8 today, which I don't think has gotten much  
9 attention. It has some bearing on the proposed  
10 development, but I think it also needs to be  
11 considered in its own right, because we don't in  
12 the end actually know what's going to be built  
13 here, while you may well go ahead and approve a  
14 subdivision.

15 So, I just want to make sure that, you  
16 know, that subdivision occurs with the right  
17 reference to retaining and enhancing the  
18 landmark, which, I think, under the law a  
19 subdivision of a landmark, that's the standard  
20 rather than a subdivision that's compatible with  
21 the neighborhood.

22 So, the report that was submitted by the

1 developer suggests a lot line subdivision point  
2 along an old lot called Lot Number 40, and  
3 somehow -- suggested that somehow it is  
4 historically important -- that lot line. There  
5 are so many lot lines there, and the Temple  
6 itself was never actually built on, you know, a  
7 custom-designed lot, so you see -- can you see  
8 that? I've circled there -- this is from 1903,  
9 and you can see there's a lot of like -- along  
10 16th Street, there's a lot of, you know, narrow  
11 lots and a bigger corner not, and some little row  
12 houses have come up along S Street. You know,  
13 half, you know, a few of them are empty still.  
14 But, like lot 40, I've just circled there in the  
15 blue, and I think it's a narrower lot -- no, a  
16 slider wider lot maybe than the lots to the west.  
17 And then we have -- yeah, lot 3. So, here we go  
18 -- oh, sorry. So, that's 1913, and maybe that's  
19 the same map that was just circulated by Steve.  
20 So, you see there you have, you know, a little  
21 bit more buildup around along S Street, and  
22 there's still that lot 40 -- the line that it's

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 suggesting, and it kind of cuts through the  
2 middle of the public alley way, that north-south  
3 section of the public alley way. And then here  
4 is a 1932 map. You see lot 40 now has become  
5 empty except for something at the back, which  
6 must have been a carriage house or something.  
7 The carriage house there seems to be in full  
8 form, what it is today. All the other lots to  
9 the east of lot 40 -- most of them are occupied.

10           So, I'm just -- I'm questioning what  
11 makes -- stands from a historical perspective  
12 where to draw that lot line? Like, as suggested,  
13 the western edge of lot 40 seems somewhat  
14 arbitrary. But, almost anything kind of would  
15 seem arbitrary, I think. So, what makes sense  
16 from a historical perspective for the sentiment  
17 of retaining and enhancing the lot -- or rather  
18 the Temple site for the purposes of subdivision?  
19 I don't really know exactly the answer to that,  
20 but I'm just showing on this map here there's a -  
21 - from the edge of the Temple, there's always  
22 been about 15 feet to the western edge of lot 40,



1 which always gave it that space and that view  
2 from S Street all the way through to the alley.  
3 But, more than that --

4 MS. MARNIQUE HEATH: Your time is up,  
5 ma'm.

6 MS. BARBARA DONALDSON: Oh, already? Oh,  
7 okay. Well, that's the last slide anyway.

8 MS. MARNIQUE HEATH: I let you go a  
9 little beyond.

10 MS. BARBARA DONALDSON: Well, I'll just  
11 sum up and say basically, you know, you've also  
12 got that space of 30 feet at the alley way that  
13 also provides a lot of negative space and  
14 backdrop to the Temple historically, so I think  
15 somewhere between 15 and 30 feet would be a  
16 starting point for thinking about where to draw  
17 that new lot line for the subdivision. Okay,  
18 thanks.

19 MS. MARNIQUE HEATH: Thank you. Any  
20 questions for these last two witnesses?

21 MR. OUTERBRIDGE HORSEY: Steve, could you  
22 please explain what the subdivision is? You

1 haven't talked about -- so this is currently all  
2 one lot. Is that right? That's what I see from  
3 the zoning map. It seems to be all one lot.

4 MR. STEVE CALCUTT: Correct.

5 MR. OUTERBRIDGE HORSEY: And so, they are  
6 dividing it in two, basically?

7 MR. STEVE CALLCOTT: Okay. And your  
8 point, ma'am, is that -- is that the division  
9 between the two lots is what? It's not in the  
10 right place, or?

11 MS. BARBARA DONALDSON: I don't think  
12 it's particularly in the right place. It doesn't  
13 reference anything historically. If you want to  
14 start referencing things historically, then I  
15 think it needs to be perhaps to the east of lot  
16 40 where it starts to replicate the amount of  
17 negative space and sight lines that you had, you  
18 know, on this map and previous maps where it's  
19 about 30 feet, you know, somewhere between 15 and  
20 30 feet from the rear of the Temple. And this  
21 may be the best you can do if you want to be  
22 strictly somewhat referencing what was once

1 there.

2 MR. OUTERBRIDGE HORSEY: And currently,  
3 Steve, it's what -- 5 feet I think someone said?

4 MS. BARBARA DONALDSON: Yeah, it's like  
5 5.6 or something.

6 MR. OUTERBRIDGE HORSEY: I mean the  
7 proposal for the subdivided lot is 5 feet from  
8 the east side of the apse, Steve? I'm just  
9 recalling some of the testimony earlier in the  
10 day.

11 MR. STEVE CALLCOTT: Yeah, on page 89 of  
12 your packet are dimensions, which shows it's 5'9'  
13 to the lot line at the back point of the apse.

14 MR. OUTERBRIDGE HORSEY: Got it. Thank  
15 you.

16 MR. STEVE CALLCOTT: Which coincides with  
17 the zoning line.

18 MR. OUTERBRIDGE HORSEY: It looks like  
19 the property line is on the right side of that  
20 maroon strip on page 89.

21 MS. GRETCHEN PFAEHLER: That's correct,  
22 which is 5'9" off the back of the main point of

1 the apse and 14'8" off of the carriage house.

2 MR. OUTERBRIDGE HORSEY: Yeah, but see  
3 that 5'9"? That should be -- because there's  
4 another line that's to the left on the left side  
5 of the maroon strip. I can't tell where the 5'9"  
6 -- it looks like that could be -- anyway. Does  
7 the applicant know where the line is?

8 MS. GRETCHEN PFAEHLER: They could answer  
9 that when they come back, I guess.

10 MR. PATRICK DEAN: Yeah, I can answer. I  
11 can answer now, or I can wait.

12 MS. MARNIQUE HEATH: If you could give  
13 us a moment. We're going to have you come back  
14 in just a few.

15 MR. PATRICK DEAN: Is it possible to just  
16 ask a question?

17 MS. MARNIQUE HEATH: No, unfortunately.  
18 You're not -- we don't have a forum for that,  
19 sorry, for just conversation. Right. Okay. If  
20 you -- did you -- do you want to come forward now  
21 and --

22 MR. PATRICK DEAN: I'd just like to ask -

1 -

2 MS. MARNIQUE HEATH: You need to be on  
3 the mic if you're --

4 MS. GRETCHEN PFAEHLER: And state your  
5 name. And if you haven't filled out a little  
6 card, you need to do so.

7 MR. PATRICK DEAN: My name is Patrick  
8 Dean. I live right across the street from the  
9 project, and my question really is -- was brought  
10 up by the lady from Historical Preservation,  
11 which she said that you all consider things like  
12 carriage houses and alleys to be contributing.  
13 And if that's the case, that changes the  
14 perspective a lot, because right now the line  
15 that they're proposing goes north of the carriage  
16 houses. But, if it's indeed the carriage house  
17 line, then that puts a good part of the  
18 development on S Street into contributing space.  
19 So, I don't know what -- she seemed to be under  
20 the belief that you did have a precedent that  
21 historic properties attached to contributing  
22 buildings did de facto make them contributing.

1 If that's the case, then the line below the  
2 carriage house -- if it can't zigzag, which you  
3 said they don't zigzag -- that puts a good part  
4 of the development on S Street in the line with  
5 the carriage house.

6           And we -- my group has pursued this a  
7 lot, and we were, you know, trying to determine  
8 where the carriage house sits in the line. But,  
9 she was saying it was just procedure to not  
10 include them in contributing. But, if we are  
11 going to preserve the carriage house and consider  
12 it something historical as being related to the  
13 Temple, then it seems it's contributing.

14           And the other point that I would make  
15 since I'm here is I think you saw the photograph  
16 from the 20s that is, I think, that's what Steve  
17 -- you can see that that's what Pope saw, and  
18 indeed the line of the apse is directly above the  
19 roofline of the townhouses. So, when he visioned  
20 it, he built it around the townhouses, which were  
21 clearly there. You can date that photograph.  
22 The apse is clearly visible from all lines at

1 that point. So, we know it was in his view that  
2 the apse -- at least the top part of the apse was  
3 viewable from the rear. Thank you.

4 MS. MARNIQUE HEATH: Thanks. If you  
5 could turn that mic off for us, and then you can  
6 take your seat. Thank you. All right. You can  
7 take your seats as well.

8 And, Steve, are you ready to give the  
9 staff report?

10 MR. STEVE CALLCOTT: Sure. Could you  
11 turn that mic off, too?

12 MS. MARNIQUE HEATH: Yeah, so we don't  
13 get feedback.

14 MR. STEVE CALLCOTT: So, before  
15 summarizing the HPO report, I want to disclose  
16 that I live adjacent to the project site in this  
17 1500 block of S Street. As the reviewer who  
18 would normally be assigned primary responsibility  
19 to a project in the 14th Street and 16th Street  
20 Districts, I raised this with David Maloney, my  
21 immediate supervisor, our Deputy Director, OP's  
22 Director, and with Mr. Peters when the project

1 was first submitted. I didn't feel that the  
2 proximity of my residence to the site precluded  
3 my ability to be objective and unbiased in  
4 applying the Preservation Law, Standards, and  
5 Guidelines, and the Office of Planning Director  
6 agreed, particularly given the context of how we  
7 review projects in the office.

8           As with all projects, the iterations of  
9 the design as it evolved were evaluated as part  
10 of a peer review process undertaken by the entire  
11 HPO staff. The recommendations within HPO's  
12 report were developed by consensus at our October  
13 5th and November 1st Peer Review meetings, and  
14 the final report was reviewed by several of the  
15 staff and our Deputy Director to ensure it  
16 accurately reflected the position of the HPO.

17           You've heard a lot of testimony today  
18 asking some pretty fundamental questions about  
19 how and whether the site should be developed.  
20 So, in the staff report and anticipating that  
21 there were some fundamental concerns and  
22 questions about that, what our staff report tried



1 to do was to walk through the thinking that the  
2 Historic Preservation Office and the Office of  
3 Planning had in approaching the project so you  
4 can understand the thinking behind it and take  
5 exception with it and tell us that we're wrong or  
6 right as we -- as we outlined in our evaluation.

7           So, starting off with the very basic  
8 presumption of whether the site can be developed.  
9 As you've heard historically, this site was  
10 developed with townhouses -- the rear garden area  
11 -- which today is the rear garden area was  
12 developed prior to the Temple with late 19th  
13 Century townhouses that are shown in that -- in  
14 that photograph that I passed out that, over the  
15 course of the 20th Century and up until, I think,  
16 the late 1980, early 1990s, were purchased and  
17 demolished by the Masons for -- for expansion of  
18 their property and creation of the property that  
19 we have today. And clearly, people have gotten  
20 very used to that being open space.

21           However, looking at it from a historic  
22 preservation standpoint and how the site was

1 historically developed, for whatever reason the  
2 Masons and Pope designed this building with  
3 frontage on 16th Street backing up to townhouses.  
4 I don't know whether it was always their intent  
5 to purchase the properties back behind and create  
6 that, or if that was a later decision.  
7 Interestingly, the Commission of Fine Arts put  
8 out a series of books on Washington architecture  
9 in the 1970s and '80s, and in their 16th Street  
10 architecture book, they undertake a little bit of  
11 architectural criticism and as it pertains to  
12 this building, they're actually quite critical of  
13 the location of the building, saying this was a  
14 building that was clearly designed to be seen in  
15 the round in a plaza and should probably never  
16 have been put in this location. Be that as it  
17 may, it was, and we have the facility that we  
18 have today.

19           So, from the Office of Planning's  
20 perspective, we of course rely on the city's  
21 planning documents and not just the preservation  
22 element of the comprehensive plan, but the

1 broader -- broader purposes of the comprehensive  
2 plan, and we look at the future land use map as  
3 well, and we look at the zoning of the site and  
4 see what the city's land use policies outline for  
5 a property like this.

6           From a historic preservation standpoint,  
7 we, as I've already said, the garden that's been  
8 created was created after the periods of  
9 significance for the 16th Street and 14th Street  
10 Historic Districts and after the -- the  
11 designation of the Temple in the 1960s as a  
12 Nation Register-listed property. That's not to  
13 say it's not lovely, and it's very nice. It has  
14 created open view of the apse that are probably  
15 somewhat different than what was historically  
16 experienced when there were townhouses there,  
17 although clearly also from the photographs and  
18 just the size of those townhouses, there was more  
19 visibility of the back of the building above  
20 those townhouses than would be available if this  
21 building was built.

22           However, based on those nominations and

1 based on the documentation in the designation  
2 applications, we did not believe that the garden  
3 was a contributing element to the Historic  
4 Districts, not is it even located on the lot that  
5 the -- the original lot for the -- for the Temple  
6 landmark.

7           The -- the site is not indicated or not  
8 recognized as -- as -- to be retained as a green  
9 space in the future land use map, nor is there  
10 anything in the near northwest area elements of  
11 the comprehensive plan that specifically  
12 addresses this site one way or the other.

13           Further, we presumed that the site could  
14 be developed in a manner that was generally  
15 consistent with the RA8, Dupont Circle Moderate  
16 Density Residential Apartment Zoning, that was on  
17 the vacant portion of the site, and that that  
18 could be done compatibly with the character of  
19 the surrounding Historic Districts. The  
20 allowable height, density, lot occupancy, and  
21 building types permitted in the RA8 Zone are not  
22 inconsistent with the character of the

1 surrounding neighborhood. You heard testimony  
2 today about the sort of grand apartment buildings  
3 that are on 16th Street, and you heard about the  
4 row houses, and you heard about the Temple. What  
5 wasn't mentioned, and which we talk about a  
6 little bit in the staff report, is that within  
7 this RA8 Zone and within the 14th Street Historic  
8 District and the U Street Historic District to  
9 the north are also mid-rise historic apartment  
10 buildings that are four and five stories tall  
11 that are not inconsistent with the general height  
12 that's being proposed for the proposed  
13 development.

14           The near northwest element of the  
15 comprehensive plan also offers development  
16 guidance that is entirely consistent and  
17 supportive of the purposes of the Preservation  
18 Act. I won't read through all of those, but  
19 they're in the staff report.

20           A third presumption was made was that the  
21 existing carriage house and garage, while  
22 architecturally modest and somewhat altered by

1 changing uses, retains sufficient character to be  
2 worthy of retention and reuse. The building's  
3 evolution and history as a blacksmith shop, a  
4 commercial livery stable, and later a public  
5 garage is illustrative of the many alley-based  
6 services that supported the late 19th and early  
7 20th Century city. The building was constructed  
8 within the period of significance for the 16th  
9 Street Historic District and was treated as a  
10 contributing building in the 2013 concept that  
11 the Temple -- that the Masons put forth for the  
12 Temple renovation. In 2014, the building was  
13 identified as part of a city-wide alley survey  
14 that the Historic Preservation Office conducted  
15 that established eligibility criteria for judging  
16 these types of resources, and Kim Williams led  
17 that study. It's on our website, and it  
18 establishes a number of designation criteria for  
19 evaluating, as Rebecca Miller from DC  
20 Preservation League talked about, how to judge  
21 these buildings that aren't specifically  
22 addressed in existing Historic District

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 nominations.

2           Fortunately, this was not a particular  
3 bone of contention with the development team.  
4 They took it upon themselves to -- to -- to  
5 retain the building and to incorporate it as a  
6 component of the new construction project.

7           The architectural approach to the project  
8 was one that we had a number of meetings with the  
9 architects about -- me and others -- other  
10 members of the Office of Planning and Historic  
11 Preservation Office staff on several different  
12 meetings. We did look at the idea of developing  
13 something that architecturally related a little  
14 bit more to the Temple. We didn't get too much  
15 beyond the -- the plan phase, but what quickly  
16 became evident was that anything that had the  
17 monumentality and sort of massiveness of the  
18 Temple felt very, very out of place with the  
19 surrounding Historic District, and for good or  
20 for bad, if a building of this general height is  
21 built in this location, the relationship with the  
22 Temple will be severed. You will not retain the

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 strong views of the back of the Temple and will  
2 really be a building of the neighborhood as  
3 opposed to a 16th Street-fronting building that  
4 relates to sort of more monumental character of -  
5 - of a major avenue like 16th Street is. And so,  
6 it was pretty quickly decided that looking at  
7 something that related a little bit more closely  
8 to the character of the surrounding neighborhood  
9 -- the small-scale residential buildings both row  
10 houses and apartment buildings -- was probably a  
11 better approach to undertake.

12           As we talk about in the staff report, we  
13 all looked at the recently completed Hine Junior  
14 High School redevelopment and specifically the  
15 8th Street frontage of that, which is similarly a  
16 four-story building with a penthouse that tries  
17 to break down the scale of that apartment  
18 building into modules that relate to the row  
19 house and apartment building forms that are  
20 within the neighborhood, albeit in a way that's  
21 clearly understandable that it's a single  
22 development. It's not trying to, you know, fake

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376



1 you out that it's row houses, but it is using the  
2 vocabulary of sort of 20-foot modules with --  
3 with bay projections to break down the scale as  
4 well as a use of materials and detailing that  
5 relates closely to the character of the Capitol  
6 Hill Historic District.

7           Like the Hine project, the proposed  
8 building's mass and elevations have been broken  
9 down into smaller-scale building components with  
10 projecting bays to relate to the buildings on  
11 surrounding streets. While the specific  
12 materials proposed might warrant further  
13 consideration and you have the materials shown  
14 here, we acknowledge that they appear a little  
15 dark, a little grim, particularly on the lower  
16 right. Nevertheless, the intent of using warm,  
17 earth-toned masonry materials is clearly  
18 compatible and consistent with the primary  
19 materials and colors in the neighborhood, and the  
20 use of brick detailing, such as is being  
21 proposed, would relate to the brick corbeling and  
22 pattern work common in the neighborhood.

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1           The penthouse, as was described, has been  
2 designed to reference the color and texture of  
3 the neighborhood's traditional roof features with  
4 patterned, slate-colored tile and projecting  
5 dormer windows, albeit in a manner that is  
6 clearly contemporary.

7           The Board approved a concept proposal for  
8 renovations -- I'm sorry, hold on. That was  
9 talking about the old Temple project. Move on.

10           So, that being said, we think that there  
11 are still some -- some substantial refinements  
12 that need to be undertaken to improve the  
13 compatibility of the proposal, and I think you've  
14 heard from a number of people who have given some  
15 specific examples including ANC, which are  
16 similar to recommendations that we're making in  
17 the staff report.

18           First, refinements to the height,  
19 proportion of window to wall, the character of  
20 the fenestration, and the design of the corner  
21 elements are all areas that we think need further  
22 work.

1           While the neighborhood is comprised  
2 primarily of two- and three-story row houses  
3 above raised basements, four- and five-story  
4 apartment buildings are not uncommon or  
5 incompatible. Four-story apartment buildings  
6 within site of the subject property include 1625  
7 and 1822 15th Street and the Wardman Row of  
8 apartment buildings in the 1400 block of R  
9 Street. The 1400 block of T Street has apartment  
10 buildings of four or more stories, and the  
11 Landmark Gladstone and Haywarden Apartments on R  
12 Street also rise to five stories.

13           However, the floor-to-floor heights of  
14 historic buildings in the neighborhood are  
15 commonly lower than the proposed floor-to-floor  
16 heights of 11 feet for the first three floors and  
17 12 feet for the fourth and penthouse levels that  
18 are indicated on the plans. The result is that  
19 of the building being a taller and bigger four-  
20 story building than is typical for the  
21 neighborhood, and reducing the height of the  
22 building by 5 to 6 feet would improve not only

1 the height but also the proportions of the  
2 building to the surrounding context.

3           Similarly, in comparing the elevations of  
4 the buildings with its surroundings, the  
5 proportional size of the windows is substantially  
6 larger than is typical for a context of historic  
7 row houses and mid-rise apartment buildings.  
8 While the Board has found greater proportion of  
9 glass compatible in commercial areas such as  
10 along 14th Street, there the context includes  
11 highly glazed auto showroom buildings and  
12 buildings with storefront windows, a closer  
13 proportional relationship to the context has  
14 typically been required in residential areas. As  
15 the proportional size of the windows is reduced,  
16 it is also recommended that some greater variety  
17 in the design and window types be considered to  
18 more closely relate to the character of the  
19 project's residential context.

20           I think you heard from the ANC and  
21 several others point that we raised also in the  
22 staff report that the corner elements are, we

1 feel, less successful than the project's row  
2 house vocabulary in relating to the scale, bay  
3 proportions, and overall character of the  
4 surrounding Historic Districts. Reducing the  
5 extent of glazing in all of the projections,  
6 reducing their height, and reducing their width -  
7 - and these are sort of on all three sides of the  
8 building -- as well as looking at the very squat  
9 projection that's adjacent to the lobby on 15th  
10 Street is all recommended. The projection at the  
11 end element on S Street closest to the Temple  
12 we're also recommending should be reconsidered  
13 and aligning this row house element rather than  
14 projecting forward and pulling the penthouse  
15 further back from the western edge of the  
16 building would help open up public views to the  
17 Temple when viewed from the 15th and S  
18 intersection. Redesigning this end of the  
19 building as a continuation of the row house  
20 vocabulary should also be considered, and I will  
21 tell you that the applicants have already looked  
22 at this, and they've sent in a proposal that has

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 pulled that back, and it looks much better. And,  
2 indeed, it looks so much better that it raises  
3 the question as to whether or not all of the  
4 pavilions should be pulled in and put at the same  
5 plane rather than having the ends projecting out,  
6 and that's something that we would encourage the  
7 applicants to look at if you decide that this  
8 project should move forward.

9           The depth of the proposed perimeter area  
10 way around the building is obviously something  
11 you've also heard about and is clearly unusual.  
12 However, in our reviews, we -- we struggled with  
13 this. I think it was fair to say that no one in  
14 our office was going to be applying to live in  
15 those units. But, we struggled with this as to  
16 whether or not we thought it was a compatibility  
17 issue for the Historic District. The Board has  
18 design guidelines for basement area ways that's  
19 largely oriented towards existing buildings.  
20 It's how to retrofit row houses and small-scale  
21 historic buildings with area ways in a compatible  
22 ways. However, the principles that are outlined

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 in that are certainly relevant to new  
2 construction, which is that buildings should look  
3 like they sit on the ground and that they -- that  
4 area ways shouldn't be a predominate feature and  
5 be prominently visible from public street view.  
6 We think, however, that this is largely addressed  
7 by the depth of the public space plus a little  
8 bit set back that is being proposed on both the  
9 15th and S Street sides at ensuring that those  
10 area ways will probably not be perceptible from  
11 sidewalk view. We are encouraging that a  
12 landscape plan be developed with this in mind to  
13 give the impression that again as it's  
14 experienced from within the Historic District,  
15 the building sits on the ground and has a  
16 sufficient landscaped green space in front of it  
17 that you're not -- that it doesn't feel that  
18 those area ways are -- are a predominant feature.

19           There is one aspect of the area way  
20 related to the location of the egress stair from  
21 it that's relatively close to the public sidewalk  
22 on S Street that we're recommending be pulled

1 around to the courtyard side rather than  
2 something that can be seen as you're walking by  
3 on the public sidewalk.

4           We are recommending approval of the  
5 subdivision as proposed, with the understanding  
6 that that is roughly where the -- where the side  
7 -- where the historic lot was. It's certainly  
8 within the Board's purview to decide that you  
9 don't have to go back to the historic condition  
10 and that there needs to be a greater space for  
11 the -- for the landmark. However, we thought that  
12 purely based on the historic condition, it was  
13 not incompatible to go back with the historic lot  
14 boundaries.

15           So, we are recommending that the Board  
16 find that the general approach to this project,  
17 one that is trying to relate to the row house and  
18 small-scale apartment building character of the  
19 surrounding Historic Districts, which uses a  
20 vocabulary and a materiality that relates to that  
21 context with bay projections is -- is an  
22 appropriate concept to continue to pursue, but



1 that there are a number of items that need  
2 continuing work, and that this be redeveloped,  
3 redefined. I'm not quite sure I'm going to use  
4 the term go back to the drawing table or the  
5 drawing board, but work needs to be done, and  
6 return to the ANC as they requested and return to  
7 the Board after -- after those revisions are  
8 ready for a public presentation.

9 MS. MARNIQUE HEATH: Great. Thank you.  
10 Questions for -- questions about the staff report  
11 at this point? Go ahead, Outerbridge.

12 MR. OUTERBRIDGE HORSEY: So, Steve, you  
13 said something about refine the height, and then  
14 you said that reducing the floor-to-floor by a  
15 foot on each floor or maybe two feet at the  
16 penthouse, and that's what you mean by refine the  
17 height, right?

18 MR. STEVE CALLCOTT: Correct. That's  
19 what our recommendation is.

20 MR. OUTERBRIDGE HORSEY: I agree with  
21 that. I think this building is too tall. I  
22 think it would be much better with one floor

1 missing, but what you propose might be enough.  
2 But, if you do that, then I'm worried about the  
3 penthouse will become more conspicuous, because  
4 you're going lower that. Do you think it would  
5 make sense to push the penthouse farther back  
6 into the courtyard so that it wasn't visible from  
7 the street, you know, as if -- because it makes  
8 it really a six-story building by and large,  
9 especially on 15th Street. Do you think that  
10 would make sense too?

11 MR. STEVE CALLCOTT: Yeah, I mean, we  
12 have the penthouse regulations that we have now,  
13 which allows for them. Of course, they're not  
14 guaranteed. So, I think that's -- that's  
15 something that we and you will have to evaluate  
16 as to whether or not with some reduction in  
17 height and lowering the sight line, that makes  
18 the penthouses even more prominent, and therefore  
19 need to be scaled back or relocated.

20 MR. ANDREW AURBACH: I have a question  
21 about the design of the courtyard and the back of  
22 the courtyard between the proposed development

1 and the Temple. It seems -- the relationship  
2 seems odd to me. You know, the Temple being so  
3 elegantly symmetrical, and then you have this  
4 what seems to me to be a non very elegant,  
5 asymmetrical configuration of pavement and  
6 building that leads to a view of the Temple, and  
7 I'm just -- it seems awkward to me, and I wanted  
8 to know if you had any comment about that.

9 MR. STEVE CALLCOTT: To be honest, we've  
10 been focusing so much on the street elevations  
11 that -- I would agree. I think there's a little  
12 bit of a -- the building presents two different  
13 faces. It has a very different character facing  
14 the street, and I think our office has been  
15 primarily focused on -- on the character of the  
16 public face of the building at this point rather  
17 than the inner courtyard side, and I think the --  
18 the design of the inner courtyard side will also  
19 become more or less important, depending on  
20 whether or not the Board wants to encourage there  
21 to be greater separation between the new  
22 construction and the back of the temple. The

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 greater the space is, the more that potentially  
2 opens that up for view. So, I think we'll have  
3 to wait and see where you guys come out on that  
4 and -- as well as whether or not you're in  
5 agreement that this is the right general approach  
6 for the street-fronting elevations.

7 MR. CHRIS LANDIS: Can I ask a question?  
8 So, Steve, if the community had come to you and  
9 wanted to make those gardens historic, as often  
10 is a precursor to development or some kind of  
11 development, would that have been a strategy?  
12 Would that have likely happened?

13 MR. STEVE CALLCOTT: I suppose that a  
14 nomination could have been submitted to amend the  
15 existing landmark application for the Temple to  
16 include the larger site, and with the argument as  
17 to how that -- how that meets the designation  
18 criteria and to make an argument for that. But,  
19 yes, that is conceivable.

20 MR. CHRIS LANDIS: I think you just  
21 caused something.

22 MS. MARNIQUE HEATH: Right. Yeah. Any

1 other questions? Okay. All right. Thanks,  
2 Steve. We'll have the applicant come back to the  
3 table. And you've heard quite a bit of comments  
4 both from community organizations, individuals,  
5 and we've also had the staff report presented.  
6 So, there are a number of things to which you can  
7 respond, and if there's anything additional you  
8 want to add, you can also do that.

9 MR. ADAM PETERS: First, I want to thank  
10 the Board, staff members, and the community for  
11 coming out today and hearing all their thoughts  
12 and views. I think what you've heard is a lot of  
13 -- some of what we've heard in our process. We  
14 also had a number of folks come out in support of  
15 the project and say that a lot more housing needs  
16 to be built in the area, and so I think that  
17 point of view has been in the community and  
18 sometimes a bit suppressed based on the level of  
19 emotion that's been shown. However, there are a  
20 number of members of the community that are in  
21 support. That's sort of the first thing that I  
22 wanted to put out there.

1           The second is we worked very close and  
2 very hard on this design of the area way, and  
3 some of the images you --

4           MR. JEFFREY LOCKWOOD: Actually, it's not  
5 showing up on the monitor.

6           MR. ADAM PETERS: We worked very close  
7 and hard on making the area way not visible from  
8 -- from the public space, and what you'll see in  
9 these images that we displayed, a sight line of  
10 someone standing on the sidewalk looking toward  
11 the building, and the -- the English basement,  
12 the first level, is of course visible, and that  
13 is traditional in townhouse or row house  
14 development that that area is visible. As you  
15 can see, that's a 6-foot tall person looking, you  
16 know, towards the building. The area way itself  
17 is 18 feet separated from the sidewalk. The area  
18 way, of course, is 5 feet wide, which is what's  
19 allowed by zoning, and there's no way to view the  
20 bottom portion of the area way. This, of course,  
21 does not even show plantings, shrubbery, and all  
22 the other things that would be, you know, in a

1 finished condition.

2 MR. OUTERBRIDGE HORSEY: Where is the  
3 property line in this section?

4 MR. ADAM PETERS: The property line is at  
5 the face of the area way, so.

6 MR. OUTERBRIDGE HORSEY: Thank you, yeah.

7 MR. ADAM PETERS: So, we took a number of  
8 these views -- snapshots -- from the design model  
9 in response to ANC questions, just so they  
10 understood the situation better, and these are  
11 the exact views from the model of what you would  
12 see of the English basements. Again, we modeled  
13 the stairs up. This is looking on S Street. As  
14 you can see, even on angled view, you don't see  
15 below the traditional first level of the cellars.  
16 Of course, that's due to the depth -- the  
17 distance they are away from the public space.

18 MR. OUTERBRIDGE HORSEY: This is 15th?

19 MR. ADAM PETERS: Right. The same  
20 condition on 15th Street. Essentially, the  
21 dimensions are exactly the same.

22 There was some discussion about how the

1 apse would not be visible anymore, and obviously  
2 Steve had talked about how the Temple itself was  
3 built after the townhouses. And it's easily  
4 arguable that it was conceived that the back of  
5 the building would not be seen. If you're  
6 standing on the sidewalk on 15th Street or S  
7 Street, regardless if those townhouses are three  
8 stories or four stories, the back of the building  
9 would not be seen, and that was part of the  
10 original construction of the Temple. However, as  
11 mentioned when looking at the site plans, our  
12 building is actually further away from the Temple  
13 than the historic townhouses. Our building is  
14 further away. We have pulled it back, and what  
15 you can actually see, we've actually modeled  
16 this. As you walk down the sidewalk, you get to  
17 the edge of the building, you will still see the  
18 apse of the building, and this is directly  
19 related to the fact that we pulled the building  
20 away from the Temple. We understood that this  
21 view is important. In our work with Steve, he  
22 recommended we do this, and therefore, this is a

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376





1 corner elements, and on that particular section  
2 next to the Temple of pulling it back some, we  
3 think we have something that could also be even  
4 more help to that situation that we don't really  
5 think is necessary. We have studied that. So, I  
6 think Steve's comments are good, and we look to  
7 hear your comments. Thank you.

8 MS. MARNIQUE HEATH: Questions from the  
9 Board at this point for the applicant?

10 MR. OUTERBRIDGE HORSEY: Is the green  
11 space open to the public, or is it -- are there  
12 gates?

13 MR. ADAM PETERS: There are gates.

14 MR. OUTERBRIDGE HORSEY: There are gates,  
15 so no public access.

16 MR. ADAM PETERS: Correct.

17 MS. MARNIQUE HEATH: Have you considered  
18 public access, because we have heard a lot of  
19 people talk about this as a park, and the lack of  
20 green space. Have you considered it as a gesture  
21 to even just win support from the community?

22 MR. ADAM PETERS: We will look at the

1 ability to deliver some public garden space, but  
2 not necessarily into the courtyard. There are  
3 some security issues and what not of having it  
4 open. Once it's public, anyone can go in there,  
5 and we know what that -- what that can cause.  
6 But, we will look at a public garden as a  
7 benefit.

8 MR. OUTERBRIDGE HORSEY: Where do you  
9 think a public garden might be?

10 MR. ADAM PETERS: I think it would be  
11 along S Street.

12 MR. OUTERBRIDGE HORSEY: Along S Street,  
13 so not --

14 MR. ADAM PETERS: In the view that you're  
15 looking at right now.

16 Ms. MARNIQUE HEATH: In the space between  
17 --

18 MR. OUTERBRIDGE HORSEY: Not connecting S  
19 Street to the -- to the alley or something?

20 MR. ADAM PETERS: You can actually see a  
21 portion that we've already contemplated. Believe  
22 it or not, we do think about these things. In

1 the picture, you see a little brick area that's  
2 in between the Temple and the townhouse. Those  
3 are planting areas that we've contemplated for --  
4 for that kind of public garden already.

5 MR. OUTERBRIDGE HORSEY: So, does that  
6 mean you could walk from S Street to the alley  
7 next to the Historic Guard House?

8 MR. ADAM PETERS: You would not be able  
9 to walk all the way through. There would have to  
10 be some sort of separation.

11 MR. OUTERBRIDGE HORSEY: Why not?

12 MR. ADAM PETERS: For security.

13 MR. OUTERBRIDGE HORSEY: Well, you could  
14 have security but still allow people to go  
15 through and walk all the way around the building,  
16 which I think is kind of interesting.

17 MR. ADAM PETERS: That's something we  
18 will think about.

19 MR. OUTERBRIDGE HORSEY: Okay, good.

20 MS. MARNIQUE HEATH: All right. How was  
21 notice sent out, or how was the community  
22 notified about the community meeting -- the

1 community Charrette?

2 MR. ADAM PETERS: This is one point that  
3 Nick Delle Donne brought up that was probably the  
4 only comment today that really upset me, I have  
5 to tell you the truth. I live in Adams Morgan.  
6 I've walked by this site a hundred times. We  
7 understand the -- the community involvement and  
8 emotion involved here, and day one, we reached  
9 out to the head of the ANC -- I think his name is  
10 Dan Warwick -- and to Nick Delle Donne. We  
11 reached out to them in 2017. You'll see ANC  
12 Commissioner meeting on April 17th. In addition,  
13 we had a meeting in the Temple November 13, 2017  
14 with members of the Dupont Circle Civic  
15 Association with the ANC and other people that  
16 live on the block.

17 Next, Nick Delle Donne said that there  
18 was no Town Hall meeting. That is completely  
19 wrong. He called a Town Hall meeting. It took  
20 place in the Chastleton -- and I'm sure it's on  
21 the slide -- on October 18th. We had a Town Hall  
22 meeting. He called. And so I'm really -- I

1 don't like that -- that comment -- there's  
2 actually a picture of it. The top right is a  
3 picture of the Town Hall meeting in the  
4 Chastleton. So, next.

5 MR. NICK DELLE DONNE: That was not --

6 MS. MARNIQUE HEATH: Excuse me. We're  
7 not taking comments from the audience at this  
8 point.

9 MR. ADAM PETERS: And finally, Steve can  
10 talk directly to the posting, because that is  
11 actually -- the city helps with the posting.  
12 But, the placards were put on two or three sides  
13 of the site. We were notified that we -- you  
14 guys put them up. Some of them were taken down,  
15 but we went up and put up three times as many  
16 after they were taken down by some members of,  
17 you know, walkers by. So, we followed the letter  
18 of the law and then some. So, I take great issue  
19 with the way it's been characterized.

20 MS. MARNIQUE HEATH: All right. Other  
21 questions?

22 MR. OUTERBRIDGE HORSEY: On page 89, what

1 is -- what is this diagrammatic site plan? What  
2 is the blue courtyard? What does the blue  
3 represent?

4 MR. JEFF LOCKWOOD: Give me just a second  
5 to pull it up.

6 MR. ADAM PETERS: This is a zoning  
7 diagram specifically to show how the project  
8 adheres to the by-right needs of the site. So,  
9 what you have in the center of the page is the  
10 proposed lot separation, which is taking place on  
11 the zoning line. So, the lot is split-zoned.  
12 So, we're drawing that zoning line right down the  
13 middle, RA8, RA9, on the two sides. We're not  
14 trying to apply any games of moving density from  
15 side to side. It's straight down the middle, and  
16 it's very close to where the, you know, townhouse  
17 lot 40 was shown on a previous page.

18 Now, the area in green is showing the  
19 side yard setbacks. The area in blue is showing  
20 what's called, you know, a courtyard, and making  
21 sure that it adheres to all the zoning rules for  
22 it being a -- what's the word --

1           MR. JEFF LOCKWOOD: Yeah, for light and  
2 air. So, that blue area is the true court. It's  
3 an open -- open court. So, that's what that  
4 represents, and again, the green area is the rear  
5 yard. In this case, we have an average rear yard  
6 that we've applied, because the carriage house is  
7 actually less than the required 15 feet, so we  
8 looked at the whole yard.

9           MR. ADAM PETERS: We reviewed all of  
10 these details with Matt LeGrant, and he's issued  
11 us a letter that says that we are in compliance  
12 with the zoning regulations.

13           MR. OUTERBRIDGE HORSEY: It looks like on  
14 the -- on the west side of the historic carriage  
15 house building, there used to be a public alley.  
16 Is it no longer? The south side is still.

17           MR. ADAM PETERS: I don't believe it was  
18 a public alley, it was more of a driveway. The  
19 alley was --

20           MR. OUTERBRIDGE HORSEY: Well, in this --  
21 in the -- I think it's in your drawing.

22           MR. ADAM PETERS: I believe that the



1 alley has been closed for some time.

2 MR. OUTERBRIDGE HORSEY: So, it's no  
3 longer a public alley.

4 MR. ADAM PETERS: No. There are no  
5 alleys on site.

6 MR. OUTERBRIDGE HORSEY: Except the one  
7 that goes through from 15th to 16th on the south  
8 side.

9 MR. ADAM PETERS: Right. But, no on-the-  
10 property.

11 MR. OUTERBRIDGE HORSEY: Well, yeah.  
12 Okay. Yeah, if you go to A13, it's still a  
13 public alley at that point. In fact, all those  
14 maps, it's a public alley. But, it's been  
15 closed.

16 So, the height of the penthouse is 15  
17 feet? I'm sorry, I don't have the drawing  
18 written down.

19 MR. ADAM PETERS: That's correct. It  
20 ranges between 15 feet and 12 feet; 15 feet where  
21 you're going to have mechanical in there, and 12  
22 feet it steps down to where it would be

1 residential only. And so, of course, our goal  
2 would be to minimize the height wherever  
3 possible, but we obviously have to put mechanical  
4 on the roof somewhere.

5 MR. OUTERBRIDGE HORSEY: Okay. And the  
6 pool -- I actually stumbled on an earlier  
7 version, I guess, of this plan. Can you hold  
8 that there? The pool was at one time rotated 50  
9 -- maybe it was a different project -- but, it  
10 was rotated 90 degrees and was on the west side  
11 of the building and the town -- and the penthouse  
12 was actually pulled farther away from the street.

13 MR. ADAM PETERS: That's correct. We  
14 were trying to take the pool away from the public  
15 sort of S Street side as much as possible from a  
16 noise --

17 MR. OUTERBRIDGE HORSEY: But, at the risk  
18 of, I mean, that means you pushed the penthouse  
19 closer to the street.

20 MR. ADAM PETERS: Well, not -- not this.  
21 The penthouse has always been sort of set back  
22 one-to-one from the edge of the building. It may

1 have gone further to the west, but the idea was  
2 the pull the pool away from the community.

3 MR. OUTERBRIDGE HORSEY: Okay.

4 MS. MARNIQUE HEATH: Are you getting to  
5 another question?

6 MR. OUTERBRIDGE HORSEY: Yes. Anybody  
7 else?

8 MS. MARNIQUE HEATH: It doesn't look like  
9 it. Okay.

10 MR. OUTERBRIDGE HORSEY: So, on A79, that  
11 section shows a lot of interesting information to  
12 me. I guess the houses on the north side of S  
13 Street vary between two and three stories mostly.  
14 Is that correct?

15 MR. ADAM PETERS: There's some three and  
16 a half stories, I mean, they all have English  
17 basements, so.

18 MR. OUTERBRIDGE HORSEY: And you've got  
19 four and a half plus the penthouse. Is that  
20 right?

21 MR. ADAM PETERS: Yeah.

22 MR. OUTERBRIDGE HORSEY: And the

1 penthouse there and then that black thing, is  
2 that the pool on the left side of the penthouse?

3 MR. ADAM PETERS: That's correct.

4 MR. OUTERBRIDGE HORSEY: And when you had  
5 the Charrette, what was -- how did the design  
6 change based on the comments that you received  
7 from the community?

8 MR. ADAM PETERS: Well, we didn't come to  
9 the Charrette with an architectural design. We  
10 came with sort of the base -- a base massing.

11 MR. OUTERBRIDGE HORSEY: I see.

12 MR. ADAM PETERS: Because what we wanted  
13 to hear was what should it look like, what should  
14 it feel like? Should it look like the  
15 townhouses? Should it look like the Temple?  
16 Because, honestly, we had differing opinions  
17 among all of us. And so, one of the things we  
18 heard was, can you push the building away from  
19 the public space, because we, you know, we want  
20 to make your courtyard in the middle smaller and  
21 make more public space on the street.

22 So, as Jeff had said, we pushed the

1 building back, I believe, 5 feet on all sides,  
2 made the alley wider to adhere to help with some  
3 traffic concerns, pushed it along 15th Street,  
4 again creating more public space and more, you  
5 know, nice planting areas so we can do those nice  
6 iron fences, and the same thing along S Street,  
7 push it back. So, that was one of the big ones.

8           And then the tiering of the building and  
9 then I think that was a major sort of massing  
10 moves we did and then took the architectural  
11 input into our process in working with Steve.

12           MR. TOM BROKAW: Excuse me. Was the  
13 Charrette very well attended?

14           MR. ADAM PETERS: There were probably 50  
15 -- he said 50 -- I was going to say 40. But,  
16 yeah, there were a lot of people there, and there  
17 were a lot of questions about zoning, there were  
18 questions about, you know, why do you have to do  
19 this, and what's the best way to do it. I mean,  
20 there were kids. There were all sorts of people  
21 there. It was a very positive meeting. It  
22 really -- I walked away and said, "Wow, we're

1 really going to do something great here." And  
2 so, I was very surprised by some of the tones of  
3 the comments during the ANC process, because we  
4 started off really, you know, in a very upbeat  
5 manner.

6 MR. TOM BROKAW: And this is more for  
7 Steve. So, at what point did it go left and  
8 right in between what the committee was thinking  
9 and what happened at the Charrette, do you think,  
10 because it sounds like there was a lot of great  
11 information looking at the pictures and going  
12 with, you know, the green, yellow, red kind of  
13 scenario usually you come out with a pretty good  
14 product. I'm curious at what point in time  
15 between, I guess, 2017 and the October when they  
16 came back from, I guess, with the architectural  
17 design did it kind of go left and right between  
18 the ANC or community and the developer?

19 MR. STEVE CALLCOTT: Well, I mean, I  
20 think sticking stickers on pretty pictures is one  
21 thing. Actually getting a design and people  
22 seeing what the true impact of a project would be

1 is more real and raises obvious concerns that  
2 people have. So, I think that was a good  
3 conceptual exercise and a good way to sort of  
4 plant the idea that a project is potentially  
5 coming to this site and to get people's ideas,  
6 which Adam has outlined some of what they heard.  
7 But, you know, it's obviously a big change. And  
8 it's, I think, Robin and some of the others  
9 mentioned the St. Thomas project, also in Dupont  
10 Circle, which, you know, had somewhat similar  
11 issues in the sense that it was a building site  
12 at one point, but it's been a green space within  
13 most people's memories, and people have gotten  
14 very used to it, and they like it, and it's hard  
15 to lose that. So, I think that's what you're  
16 hearing.

17 MS. MARNIQUE HEATH: Steve, you talked  
18 about seeing some further iterations of the  
19 relationship of the residential to the Temple on  
20 S Street and the kind of stepping back to give  
21 some relief. Was that -- is that -- are you  
22 suggesting that the views that they just showed

1 us here in that animation is what you were  
2 describing as being an improvement?

3 MR. STEVE CALLCOTT: I don't think that  
4 that incorporates the changes that were suggested  
5 in the staff report and which they have now shown  
6 a study to me of --

7 MS. MARNIQUE HEATH: Okay. So, you  
8 haven't shown that.

9 MR. STEVE CALLCOTT: -- which pulls that  
10 --

11 MS. MARNIQUE HEATH: I was just trying to  
12 see if those -- if that was reflective of the  
13 changes that you showed to Steve.

14 MR. ADAM PETERS: No, I mean, that's why  
15 we're saying we thought we had already respected  
16 the Temple by pulling it back. This would have  
17 been -- this would be in addition to it.

18 MS. MARNIQUE HEATH: Okay. All right.  
19 It sounds like, from what I'm hearing, it's an  
20 improvement that you've shown Steve. So, we're  
21 obviously going to be curious to see it.

22 MR. STEVE CALLCOTT: Together with any



1 other changes.

2 MS. MARNIQUE HEATH: Yes, of course. Of  
3 course, yes.

4 MR. BRIAN CRANE: I'm sorry, just so I  
5 understand, so that's -- so there have been --  
6 you have considered modifications in addition to  
7 what we're seeing here. Is that correct?

8 MR. STEVE CALLCOTT: Yeah, just since the  
9 staff report was issued -- the same situation we  
10 had with New York Street. Since the staff report  
11 was issued, the applicants have already tried to  
12 respond, but they made the decision not to  
13 present those today, which I think was the right  
14 decision to make, but they're -- they're looking  
15 at all of these things, and, you know, but  
16 there's a lot more work to be done before it's  
17 ready to be shown and presented back to the  
18 neighborhood.

19 MR. OUTERBRIDGE HORSEY: On A52, 53, I  
20 think everybody has talked about these little  
21 square windows, and nobody seems to like them,  
22 including me. But, what do they serve? A

1 bathroom or something?

2 MR. ADAM PETERS: We're going to take  
3 them out.

4 MR. OUTERBRIDGE HORSEY: Okay. Thank  
5 you. That makes it easy. Good answer.

6 MR. ADAM PETERS: I don't like them  
7 either.

8 MR. OUTERBRIDGE HORSEY: And the existing  
9 openings -- the existing on 52 -- existing  
10 bricked up opening reopened -- that opening is  
11 the same size as the one shown in the rendering  
12 on A54?

13 MR. JEFF LOCKWOOD: I believe they're the  
14 same width. We've lowered the sill slightly to  
15 work with the unit interior.

16 MR. OUTERBRIDGE HORSEY: Okay. Have you  
17 raised -- raised the head as well?

18 MR. JEFF LOCKWOOD: The head is the same.

19 MR. OUTERBRIDGE HORSEY: Thank you. I  
20 think you could put a skylight there if you want  
21 light in that -- where the little square windows  
22 are.

1 MS. MARNIQUE HEATH: Oh, yeah.

2 [Speaking off mic]

3 MS. GRETCHEN PFAEHLER: I don't have any  
4 questions.

5 MS. MARNIQUE HEATH: All right. Okay.  
6 Is the Board ready to deliberate? You have your  
7 light on, so I assume that's what you were  
8 anxious to do. Go ahead. You're on.

9 MS. GRETCHEN PFAEHLER: Okay. I'll start  
10 and then everybody else can have a crack at it.  
11 I think this is a really unique configuration. I  
12 was trying to think when I was reviewing this  
13 case of any other place in the District that you  
14 find a landmark of this caliber surrounded, you  
15 know, by zoning -- feasibility with zoning to  
16 have the potential for residential in this close  
17 proximity and maybe churches, the National  
18 Cathedral doesn't, it has the close around it,  
19 the Jefferson Memorial has, you know, the  
20 National Park around it, the Library of Congress,  
21 the Folger Library -- I'm just trying to think of  
22 all these public buildings, landmarks. This is,

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 I think, a unique configuration where, I guess,  
2 if this had been around in Pierre L'Enfant's  
3 time, maybe he would have made a view to it.

4 But, I think the views of this monument  
5 are important and intentional, and I think there  
6 is some massaging that can be done to this  
7 project. I think a project can be built on this  
8 site to work within the zoning that's there. I  
9 think that the height and the floor-to-floors  
10 need to be reviewed, and maybe it's a matter of  
11 varying it more right now.

12 I think first that 15th Street and S  
13 Street should not be the same kind of elevations.  
14 There should be some modifications and maybe  
15 enhancing the modifications between the two. And  
16 maybe it's differences between vertical heights.  
17 On 15th Street, across the street, there's some  
18 lower properties, so maybe it's lower properties,  
19 higher properties. And I think some of that  
20 could also be mitigated with the -- the garden  
21 apartments that you have. One of the challenges,  
22 I think, with feeling like the building is

1 connected to the ground is that the mode is  
2 fairly continuous around the entire perimeter,  
3 and I think the building could come out to the  
4 property line to give you the floor -- the  
5 rentable floor area that you need or would like  
6 probably for your building, but have the mode not  
7 be continuous throughout the entire perimeter.

8 I think once it has that continuity along  
9 the entire length of the façade, it starts to  
10 detach the building from grade. So, if there  
11 were a way to have lengths of the building that  
12 weren't garden apartment access areas but you  
13 increase the floor area in other areas by coming  
14 out to the property line, I think the building  
15 could come closer to the property line and match  
16 the height of the buildings across the street.

17 I think that the detailing is -- is  
18 close, but it's -- on this edge I feel like I  
19 heard some comments from some of the public and  
20 some of my colleagues too. But, I think the  
21 ratio of masonry to glass is a little heavy on  
22 the glass side. Maybe you need a little more

1 masonry specifically on the corners and the lower  
2 portions of the building to give a little more  
3 weight so it lands on the ground, and it will  
4 feel more compatible with the two-story buildings  
5 across the street. So, I think there could be  
6 some value in looking at that.

7 I do think also a lighter touch on the  
8 carriage house. I don't think the square windows  
9 should be there. So, looking at what would be  
10 the easier way to make that work. I think you've  
11 come up with a really great and creative way to  
12 incorporate a significant amount of parking and  
13 the service, I think, is an appropriate location  
14 on the alley. So, I think that all works really  
15 well, and it's great that you're not trying to  
16 make it happen on S Street where people are  
17 zipping between 15th and 16th. You give people a  
18 chance to exit and enter out of that alley, which  
19 the Chastleton already uses that alley for. So,  
20 I think the orientation for services to the  
21 building is really appropriate.

22 As you look at the mechanical penthouses,

1 if you would -- I think it would be beneficial to  
2 keep the lower portions of the penthouse, which  
3 is the residential portion, to the outside -- to  
4 the street side. And if you have to bump it up  
5 for mechanical functions, that that happens on  
6 the interior of the -- that level. And if you  
7 would show the railings where you're having them  
8 along the penthouse. They are glass railings,  
9 but you will -- they'll have a reflection, and  
10 you'll see them. So, if you could show those in  
11 your renderings so people know where those are  
12 for the penthouse units, that would be helpful.  
13 You are setting them back, and you do have some  
14 green space there. But, you will see them along  
15 the street for that area.

16           So, I think I agree with the comments and  
17 the staff report and the mysterious concept that  
18 you've shown to Steve, I think sounds promising  
19 to address particularly the opening of the  
20 corner. But, I think if there is some variation  
21 in the feeling of the height of the building and  
22 coming out toward the lot line with some of the

1 density, I think it will give it more of a sense  
2 of being a neighborhood building contiguous with  
3 the 15th Street Historic District.

4 MR. OUTERBRIDGE HORSEY: Gretchen, I have  
5 a question for you. I agree with everything you  
6 said. When you said match the height of the  
7 buildings across the street, in looking at A79,  
8 what do you mean by that? That would mean  
9 dropping a story. So, is that your intention?

10 MS. GRETCHEN PFAEHLER: I think if the  
11 bays project out towards the property line, they  
12 could be the height of the buildings across the  
13 street.

14 MR. OUTERBRIDGE HORSEY: But, just the  
15 bays.

16 MS. GRETCHEN PFAEHLER: Yeah. If that  
17 bay becomes more of an occupied space and now so  
18 much an oriel or a bay, that height will be the  
19 predominantly red height along that space, and it  
20 will feel like it matches the buildings across  
21 the street on S Street.

22 MR. OUTERBRIDGE HORSEY: So, the bay



1 element would be the -- the element that moves  
2 out toward the street, not the big building  
3 itself.

4 MS. GRETCHEN PFAEHLER: Yeah. I don't  
5 think the big building needs to come --

6 MR. OUTERBRIDGE HORSEY: Okay. I just  
7 wanted to clarify. I agree with that. Thank  
8 you.

9 MR. STEVE CALLCOTT: So, you mean the bay  
10 should be like double width or double depth?

11 MR. OUTERBRIDGE HORSEY: Depth, right.

12 MR. STEVE CALLCOTT: Depth, okay.

13 MS. GRETCHEN PFAEHLER: Maybe I wouldn't  
14 even call it a bay anymore, but a building  
15 projection. Yeah.

16 MR. CHRIS LANDIS: I'll go next. My  
17 comments are in two parts. One is to the  
18 community, and I feel for your loss of this green  
19 space. And I've walked by this property. I've  
20 done jobs in the neighborhood. So, I understand  
21 it, and I know how you become used to it, and  
22 certainly if this property were part of the

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 Historic Project, it would be different. We  
2 would be talking about this differently. I  
3 think, you know, we've been told that this is a  
4 separate property and really a chunk of empty  
5 land that's in the 14th Street Historic District,  
6 so that's the way we need to look at it.

7 I do think if there's anyplace in the  
8 city that needs to have a park, it's this place.  
9 I also think your problem is a political problem  
10 and not a historic problem. If the city is  
11 willing to give Amazon a billion dollars, why  
12 can't they give you a park? But, you need to  
13 talk to your political representatives about  
14 that.

15 Going to my real purview, which is  
16 historic here, I would -- I would echo Steve's  
17 comments about the Hine School Project and the  
18 residential side of it. I think, as many  
19 comments have already been said, the glass-brick  
20 ratio, thinks like that. There's that townhouse  
21 street over there, which I know the community  
22 didn't like either, but I think it was very

1 successful at the end of the day. Now, that's a  
2 multi-use project, and this is not. So, if that  
3 street is more applicable to the townhouse feel  
4 and look than this one, and I certainly hope this  
5 comes back to us, and I certainly hope that the  
6 community and the ANCs both have more time to --  
7 to consider this as well. Thank you.

8 MR. TOM BROKAW: So, I just wanted to say  
9 I support the staff report, but I do want to -- I  
10 also agree with a lot of the things, if not  
11 everything, that my colleagues have said in  
12 reference to the building.

13 Two things I wanted to emphasize. One,  
14 the massing both vertically and also in the depth  
15 of everything. I think one of the stronger  
16 comments and I agree with Gretchen is how the  
17 building actually meets the sidewalk and in turn  
18 meets the neighborhood. I think really giving  
19 heavy weight to the brick and the glass ratio,  
20 how that -- those projections actually meet those  
21 sidewalks and how it actually really is perceived  
22 from the person that was walking through the

1 neighborhood and the building connection with  
2 that. I think that would make it a little bit  
3 more successful from the ground level. I think  
4 it was stated earlier that most buildings are  
5 really only perceived from the first two stories  
6 when you're walking along the actual sidewalk  
7 that you're on, so this is more success, but you  
8 make that actual interaction. The more you can  
9 possibly do above that in backing away to achieve  
10 what you're looking for.

11           And the other piece was also one thing I  
12 really do respect just about DC in general are  
13 the vistas and views that are given to you as you  
14 go throughout the city. So, if there is any  
15 other way as you're doing the pushing and pulling  
16 of this massing, I know you've already done  
17 another iteration of possibly pulling the  
18 building back to give you something else from S  
19 Street, but I'm curious if there are any other  
20 opportunities whether it be from the residence  
21 standpoint and when you're elsewhere in the  
22 building or from public access on that alley way

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 that you can create this little peek-a-boo kind  
2 of, you know, avenues kind of like what we have  
3 in DC to give another kind of shot of the Masonic  
4 Temple. Those are my comments. Thanks.

5 MR. OUTERBRIDGE HORSEY: You mean from --  
6 from 15th Street?

7 MR. TOM BROKAW: 15th.

8 MR. OUTERBRIDGE HORSEY: I think that's a  
9 great idea. I don't know how you can do it.  
10 It's really challenging. But, I think having  
11 that view from 15th Street through to the back of  
12 the building would be magical. And I don't know  
13 if you can do it, but I think it's a great idea.  
14 It kind of divides your building, but maybe it's  
15 not such a bad idea.

16 So, I agree with everything everybody  
17 else has said and the ANC and Steve. I think  
18 they were all basically in line.

19 On page A27 regarding -- there has been  
20 some discussion about the corner -- the corner --  
21 the corners of the building, and to me, they're  
22 kind of neither fish nor fowl. They're sort of

1 trying to be a bay window, they're trying to be a  
2 projecting massing element, and I don't think  
3 either one is terribly successful. So, I would -  
4 - I would wonder if it would make sense to go  
5 ahead and eliminate the bay windows on those  
6 corners, make them all brick, reduce the glass to  
7 brick -- I think we're all in agreement to that -  
8 - but perhaps pull them out on the bottom three  
9 stories and keep the fourth story back. Rebecca  
10 Miller made the point that it would be nice --  
11 and I don't disagree with it -- to have -- and  
12 this is where you really notice it -- the corner  
13 of the building -- especially the one in this  
14 photograph -- where it could be aligned with the  
15 -- with the facades of the townhouses to the  
16 south -- the historic townhouses -- but keep the  
17 4th floor back and kind of modulate the scale.  
18 Everything is -- is a lot the same here. The bay  
19 windows are all three stories, the bulk of the  
20 building is four stories, and it could only get  
21 better, I think, if the massings varied somehow.  
22 So, the brickwork seems a little fussy,

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 but that's really a detail that -- I like the  
2 idea of the rich different types of brickwork,  
3 but it seems like a lot. But, that's a minor  
4 element.

5           The bay windows that you see also in this  
6 one that go around the property seem to be --  
7 it's as though you haven't decided whether they  
8 should be glass or brick. The ones on the corner  
9 in this drawing that I suggested go away are, I  
10 think, work quite well architecturally because  
11 they're all glass. And the ones that are -- that  
12 are on the right side of this rendering, I think,  
13 are less successful. There you sort of have a  
14 brick frame with glass in the middle, and I'm not  
15 quite sure what's going on. Maybe if there was  
16 more brick and the windows were smaller, it would  
17 work, but more study needs to be done there as  
18 well.

19           And I think that's -- I really do  
20 encourage you to allow public access through the  
21 back of the building. I think having an amenity  
22 like that -- you've heard a lot of comments from

1 the community. I think offering them something  
2 like that -- walk the dog, do whatever, look at  
3 the back of the building, look at the courtyard  
4 of your beautiful building. I don't think it's a  
5 huge infringement of privacy. It is -- it would  
6 be a gift of yours to the community, but I think  
7 you should really consider it, so I encourage you  
8 to do that. Thank you.

9 MR. ANDREW AURBACH: I'll be brief. I  
10 support the staff report, and most of my concerns  
11 related to the ratio between glass and masonry,  
12 which have already been raised by my colleagues.  
13 I support the subdivision, and I'm happy to defer  
14 that to staff, and we'll look forward to seeing  
15 this when it comes back.

16 MR. BRIAN CRANE: Yeah, I concur with the  
17 staff report and what the ANC said and what my  
18 colleagues have said. I do like the idea of  
19 finding a way to see through from 15th Street. I  
20 have no idea if that's practical or not. I might  
21 be willing to live with a little more, you know,  
22 not lowering the height as much elsewhere if that



1 -- if there can be a tradeoff with a view from  
2 15th Street, but maybe that's -- maybe that won't  
3 actually work in practice. I don't know. It  
4 might be interesting to at least consider.

5           But, otherwise -- oh, and this -- like  
6 others have said about the windows and the  
7 masonry, just from the -- with the amount of  
8 glass, it makes it feel more commercial than  
9 residential. That's all I have.

10           MS. MARNIQUE HEATH: All right. I agree  
11 with the staff report as well, and my really  
12 three biggest issues are the -- the height, and  
13 so, I think as my colleagues have pointed out,  
14 further study of the height is necessary. I  
15 think part of it could be addressed by the  
16 suggestions that Gretchen has made with extending  
17 what are now bays to actual more projections at a  
18 lower scale, which could also happen by reducing  
19 the floor-to-floor heights.

20           I do -- I also like the suggestion of  
21 finding ways to create views from 15th Street.  
22 So, if that's possible, I think that could be

1 really interesting.

2 I -- the second thing I mentioned  
3 earlier, I'm very curious to see the -- this new  
4 scheme at the S Street -- the end of the building  
5 on S Street and end of the residential to see how  
6 you might address the residential meeting the  
7 Temple and providing some more relief there. So,  
8 I definitely want to see that.

9 And also, you know, if it's possible, I  
10 would encourage the applicant to create, you  
11 know, certainly this isn't a PUD, so we're not  
12 asking you to create public benefits, but if  
13 there is a way to create sort of a public garden  
14 between the residential building and the Temple  
15 and to allow people to move between S Street and  
16 the alley, I think, is another way of allowing  
17 people to walk around the -- all sides of the  
18 Temple. That would be great as well. Again, a  
19 recommendation, but again, I look forward to  
20 seeing this come back. So, I'll make a motion  
21 that we approve the staff report and have the  
22 applicant come back to address the staff report

1 and the comments that the Board has made today.

2 MR. ANDREW AURBACH: Second.

3 MS. MARNIQUE HEATH: Motion has been made  
4 and seconded. Any further discussion? All those  
5 in favor?

6 [Chorus of ayes.]

7 MS. MARNIQUE HEATH: Anyone opposed? The  
8 motion carries. Thank you.

9 MR. ADAM PETERS: Thank you very much.

10 MS. MARNIQUE HEATH: And I didn't say  
11 this, but I think this goes without saying that  
12 we -- you absolutely need to go back to the ANC  
13 and the community. I think you already know  
14 that, but I just want to state it on the record  
15 that that's a part of the -- of what the Board is  
16 expecting before we see you again.

17 MR. ADAM PETERS: We wouldn't do it any  
18 other way.

19 MS. MARNIQUE HEATH: Perfect.

20 MR. ADAM PETERS: Thank you.

21 MR. OUTERBRIDGE HORSEY: And I want to  
22 commend you on your presentation. It's a

1 complicated building, but all your illustrations  
2 really helped us understand it, so thank you for  
3 that.

4 MS. MARNIQUE HEATH: Thank you.  
5 [Whereupon this portion of the HPRB meeting  
6 concluded.]  
7 [Off the record.]

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

1 CERTIFICATE OF SHORTHAND REPORTER - NOTARY PUBLIC

2 I, Debra Derr, the officer before whom the  
 3 foregoing deposition was taken, do hereby certify  
 4 that the foregoing transcript is a true and  
 5 correct record of the testimony given; that the  
 6 witness was duly sworn by me; that said testimony  
 7 was taken by me electronically and thereafter  
 8 reduced to typewriting under my direction; and  
 9 that I am neither counsel for, related to, nor  
 10 employed by any of the parties to this case, and  
 11 have no interest, financial or otherwise, in its  
 12 outcome.

13 IN WITNESS WHEREOF, I have hereunto set my hand  
 14 and affixed my notarial seal this  
 15 18 day of December, 2018.

16  
 17 My commission expires:

18 \_\_\_\_\_  
 19 \_\_\_\_\_

20 NOTARY PUBLIC IN AND FOR THE  
 21 DISTRICT OF COLUMBIA

OLENDER REPORTING, INC.  
 1100 Connecticut Avenue NW, #810, Washington, DC 20036  
 Washington: 202-898-1108 • Baltimore: 410-752-3376  
 Toll Free: 888-445-3376

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

CERTIFICATE OF TRANSCRIPTIONIST

I, Pamela Ann Flutie, do hereby certify that the foregoing proceeding was transcribed from a digital audio recording provided to me by Olender Reporting and thereafter was reduced to typewriting by me or under my direction.

I am not related to any of the parties in this matter, and this transcript is a true and accurate record of said audio recording to the best of my ability. The above information has been transcribed by me with a pledge of confidence, and I do hereby certify that I will not discuss or release the content or any information contained herein.

Pamela A. Flutie

Pamela A. Flutie

Transcriptionist

Central Valley Transcription

OLENDER REPORTING, INC.  
1100 Connecticut Avenue NW, #810, Washington, DC 20036  
Washington: 202-898-1108 • Baltimore: 410-752-3376  
Toll Free: 888-445-3376

1

OLENDER REPORTING, INC.  
1100 Connecticut Avenue NW, #810, Washington, DC 20036  
Washington: 202-898-1108 • Baltimore: 410-752-3376  
Toll Free: 888-445-3376