CHAUTAUQUA INSTITUTION

Architectural Review Board Meeting

Thursday, February 1, 2024

1150 Connecticut Avenue, NW, Suite 700, Washington, DC 20036 And by videoconference via Zoom MINUTES

Members Present: CHAIR ANITA LIN, PAUL HAGMAN, IZUMI HARA, TERRY HORNER and BILL NECHES

<u>Chautauqua Institution Staff and Outside Counsel Present:</u> **RYAN BOUGHTON, JOHN SHEDD, SHANNON ROZNER, JENNIFER MAJEWSKI and DANA LUNDBURG**

I. Welcome

Ms. Lin called the meeting to order at 12:00 p.m. and welcomed all attendees. She then reviewed the agenda and order of business.

II. Requests for Variances

A. 24-01

SHARON ROSENBAUM

12 Forest

Diane Hendrix, architect, was present with plans proposing the removal and replacement of a majority of the historic windows in the home. All windows, except for the two-front window on either side of the fireplace, will be replaced.

Variance Requested:

For the removal of a majority of the historic windows in the building with new windows under Architectural and Land Use (ALU) Regulations Section 4.2.2.3.

NEIGHBOR COMMENTS:

- 1. Jack Connelly 15 Hurst L no objection
- 2. Janella Cooley 14 Forest P concern with change in window size

After presentation by the applicant and review of the comments, a motion was made by Terry Horner to grant the requested variance for the removal of the majority of historic windows and replacement with new wood frame replica windows under ALU Regulation 4.2.2.3.4, as presented to this meeting.

Following discussion, the motion PASSED.

B. 24-02

TROY AND KRISTIN HENIKOFF

25 Vincent

Emmett Tempas, architect, was present with revised plans proposing the demolition of the Henikof's existing home and the construction of a new home in its place. Mr. Tenpas discussed in detail the building's structural deficiency, dangerous conditions present on site and the technical infeasibility of work within the conditions present with the existing building. A Building Conditions Report for 25 Vincent was submitted. The ARB had considered and rejected an earlier request for demolition at the November 2023 meeting.

Variance requested:

For the full demolition of the home at 25 Vincent under ALU Regulation 6.11.2.

Additional Approval Requested:

For review and approval of the plan for the re-use of the property including the replacement structure.

NEIGHBOR COMMENTS:

- 1. James Chaloupka 17 Center L -would like assurance of the preservation of the new design
- 2. Benjamin Hamden 38 Miller L no objection
- 3. Syd & Anita Holec 27 Vincent L no objection
- 4. Matt & Phyllis Gromet 24 Vincent L no objection
- 5. Katherin Hastings 16 Center L no objection

After presentation by the applicant and review of the comments, the following resolution was proposed:

WHEREAS, the ARB has considered the factors set forth in ALU Regulation 6.11.2 and determined that the structural integrity of the home at 25 Vincent is impaired to the point that rehabilitation of the structural is technically infeasible: and

WHEREAS, the ARB has reviewed the plan for the re-use of the property including the replacement structure and has determined that the replacement structure will be in keeping with the scale, character and design of the existing structure and the character of the existing district and neighborhood.

NOW THEREFORE BE IT RESOLVED, that the plan for the complete demolition of the existing house at 25 Vincent and the new construction of its replacement, substantially as presented to this meeting pursuant to ALU Regulation 6.11.3 be approved and directs the Administrator to issue a Compliance Certificate for such new construction upon completion of review of final plans and satisfaction of compliance with other applicable regulations by the Administrator, including the requirements of ALU Regulation 6.11.3.3.

Following discussion, resolution PASSED.

C. 24-03 BRIAN & ERICA HUNT, DAVE & LINDA SHAFFER

16 N. Terrace

Brian Hunt, owner, was present with plans proposing a scope of work for renovation and rehabilitation of the building. This work proposes interior structural alterations, interior alteration of walls to allow for changes to the layout of the building's interior, replacement of some components of the building's exterior in-kind due to rot, substantial demolition and the replacement of the ground floor. At the time of purchase,16 N. Terrace was a rooming house. The current owners are converting it into a multifamily home.

Ryan Boughton, Administrator, informed the ARB of a stop work order placed on 16 N. Terrace on October 25 because demolition work had begun prior to the issuance of a Compliance Certificate for Substantial Demolition, in violation of ALU Regulation 6.11.2 and expressed support for imposing a penalty for starting work without a permit and substantial demolition without approval.

Variances requested:

1. For Substantial Demolition of the Building at 16 N. Terrace under ALU Regulation Section 6.11.2

^{*}L - Means Letter

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- 2. For new construction to come within 10'-0" of a neighboring structure under ALU regulation 4.3.6
- 3. For encroachment into a setback on the Northwestern side of the property under ALU Regulation 4.3.6
- 4. For encroachment into a setback on the Northeastern side of the property under ALU Regulation 4.3.6
- 5. For encroachment into a setback on the Southeastern side of the property under ALU Regulation 4.3.6

NEIGBOR COMMENTS:

- 1. Gordon & Susan Kaye 9 Whittfield L upset garden is gone, against parking
- 2. Eric Blumenthal 15 N. Terrace L no objection
- 3. Bea Blumenthal 15 N. Terrace L no objection
- 4. Terri Blumenthal Cremer 15 N. Terrace L no objection
- 5. Carol Cedro L concerned about parking

After presentation by the applicant and review of the comments, the following motion was made.

WHEREAS, the ARB has considered the factors set forth in ALU Regulation 6.11.2 and acknowledges that the structure was formerly a Boarding House that is being converted into a multi-family dwelling: and

WHEREAS, the affected area of the structure was in poor condition and was not suitable for its new intended use;

THEREFORE, BE IT RESOLVED, that the plan for the substantial demolition of the existing house at 16 N. Terrace and the construction of its replacement, substantially as presented to this meeting under ALU Regulation 6.11.3, be approved and the ARB directs the Administrator to issue a Compliance Certificate for such new construction upon completion of review of the final plans and satisfaction of compliance with other applicable regulations by the Administrator, including the requirements of ALU Regulations 6.11.3.3, and the payment of any penalties assessed by the Administrator pursuant to ALU Regulation. 9.2.2.

Following discussion, the resolution PASSED.

The ARB noted specifically that it is not taking action with respect to parking and that it will be considered at a later date.

III. Approval of Prior Meeting Minutes

Minutes from the ARB meeting of November 2, 2023, were presented. There being no comments, the minutes were approved by unanimous consent.

There being no further business, the Chair declared the meeting adjourned.

Respectfully submitted Jennifer Majewski

^{*}L - Means Letter