



Government of the
District of Columbia

APPLICATION AND REFERRAL TO THE US COMMISSION OF FINE ARTS FOR OLD GEORGETOWN REVIEW

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HPA

In accordance with the Old Georgetown Act of 1950 (Public Law 808, 81st Congress) this application/transmittal is being transmitted to the US Commission of Fine Arts (CFA) for review and recommendation before a building permit can be issued. Work in Georgetown is also subject to a coordinated historic preservation review under the DC Historic Landmark and Historic District Protection Act of 1978. These reviews are initiated with the completion and submission of this form.

THIS IS A REQUEST FOR THE FOLLOWING REVIEW BY THE COMMISSION OF FINE ARTS:

- ☒ **CONCEPTUAL REVIEW** to receive guidance at the early stages of design
- ☐ **PERMIT REVIEW** to receive a recommendation on building permit application No. _____

1. OWNER, APPLICANT, AND PROPERTY INFORMATION

Project Address: 3343-3345 Prospect Street, NW

Square: 1220 Lot: 0030 (To find your square and lot, see www.propertyquest.dc.gov)

Property Owner's Name: Jemal's Prospect's LLC

Owner Address (if different from project address): 702 H ST NW STE 400 - WASHINGTON DC 20001-3875

Owner Phone: (202) 330-6444 Owner Email: MJemal@DouglasDev.com

Applicant's Name (if different from owner): Timothy Mock, AIA

Agent's Capacity: ☐ Tenant ☒ Architect ☐ Contractor ☐ Contract Purchaser ☐ Expediter ☐ Other

Agent Address (if different from owner): 1325 18th Street, NW - STE 211 - Washington, DC 20036

Agent Phone: (202) 714-0324 Agent Email: TMock@MockArchitecture.com

- ☐ I am currently the owner of the property
- ☐ I am a homeowner currently receiving the DC homestead deduction for this property
- ☒ I am an authorized representative of the property owner
- ☐ I am or represent a potential purchaser of the property

2. SUBMISSION MATERIALS FOR THE COMMISSION OF FINE ARTS AND HISTORIC PRESERVATION REVIEW

- ☐ Drawings must be submitted in two formats: electronic (3MB maximum size, by email or flash drive) and TWO paper sets (11" x 17" for conceptual review) of the following:
- ☐ Drawings, including, as applicable, elevations, details, and a site plan sufficient to illustrate the footprint, location, height, massing, design, and materials of the proposed work and its surrounding context; site plans should show the existing footprint of the property and adjacent buildings.
- ☐ comprehensive exterior photographs of the building, structure, or site and its context (showing adjacent buildings, immediate surroundings, and the areas of proposed work)

For more information on submission requirements, see www.cfa.gov or contact the CFA staff at 202-504-2200

3. PROJECT DESCRIPTION (CHECK ALL THAT APPLY)

- ☐ Addition ☐ Exterior Alteration or Repair ☐ New Construction ☐ Subdivision ☒ Other

Briefly describe the nature of the project: The project consists of an 1,150 renovation of a vacant commercial storefront. The new use is a Juice Bar; a "B" (business) use food sales and cafe venue. The only anticipated change to the exterior would be related to paint and signage (on glass and exterior wall).

(over)

	YES	NO	UNSURE
Is the proposed work visible from a public street or alley?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will there be work on the front of the building or in the front yard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the project include work in public space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the project include removal of roof or floor framing or bearing walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is this a Fair Housing Act request for "reasonable accommodation"?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. ADDITIONAL INFORMATION FOR LARGER PROJECTS

For renovation or new construction projects exceeding 20,000 square feet, attach a full narrative description indicating the general nature of the project, program of uses, estimated gross floor area by use, number of residential units, scope of preservation work, and any other pertinent features or benefits, including aspects of sustainability. *Homeowners proposing work on their own house do not need to provide this information.*

5. EASEMENTS

	YES	NO	UNSURE
Is there a conservation easement on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, have you discussed the project with the easement holder?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. COMMUNITY CONSULTATION

	YES	NO	UNSURE
Have you shared project information with abutting neighbors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you contacted the affected Advisory Neighborhood Commission (ANC 2E)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you contacted any neighborhood community organizations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For more information about project review by ANC 2E, see www.anc2E.com or call the ANC at 202-338-7427

7. ZONING REGULATIONS AND CONSTRUCTION CODE

	YES	NO	UNSURE
Will the project cause a change in building footprint or lot occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are any zoning variances or special exceptions required for the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, have you discussed the project with the Zoning Administrator?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, have you discussed the project with the Office of Planning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is any building code relief required for the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Briefly describe the nature of any zoning variances or code relief being sought: _____

8. CERTIFICATION

I hereby certify that the information given in this application is true and accurate. If applying as an agent of the owner, I certify that I have the owner's permission to make this application.

Signature: _____ Date: 6/11/2020

When completed, submit this form with all plans, photographs, and other attachments to the Historic Preservation Office (HPO) desk at the DC Permit Center, Department of Consumer and Regulatory Affairs, 1100 4th Street SW, 2nd floor. Upon review of this submission, CFA or HPO staff may contact the owner or agent for consultation, and may request additional information if determined necessary to review the project.

Referral to CFA or the Historic Preservation Review Board, if required, may be deferred if information is not received within sufficient time to allow staff evaluation and preparation for review. All application materials are part of the public record and are made available to the public for inspection. For more information, see www.cfa.gov or www.preservation.dc.gov.



Historic Preservation Office
DC Office of Planning
(202) 442-8800
historic.preservation@dc.gov

District of Columbia
Office of Planning



Concept Review

presented to the

U.S. Commission of Fine Arts - Old Georgetown Board

The following presentation of concept is for a new juice bar in an existing building located at 3342-3345 Prospect Street NW.

SCOPE: The project consists of the complete, interior demolition of an former dry cleaning and tailoring establishment (no cleaning done on premises), followed by the full renovation of the remaining 1,150 SF single story commercial space.
Utility work will be determined following interior demolition.
No structural changes are anticipated.
Exterior work to consist of paint and signage (see attached).

PROGRAM: A new juice bar with limited seating and a tasting bar.
Light refreshments will be made off site and available for purchase, in addition to juices.
Occupancy is "B" (business) under IBC §303.1.1 (Assembly under 50 persons).
Occupancy limited to 25 persons for single bathroom per IBC §2902.1.1





GREENHEART JUICE SHOP

3343-3345 Prospect Street NW



Site Location

A1.02



GREENHEART JUICE SHOP

3343-3345 Prospect Street NW



GREENHEART JUICE SHOP

3343-3345 Prospect Street NW



MOCK
ARCHITECTURE

DESIGN
vice

Existing Exterior Perspective

A1.04



GREENHEART JUICE SHOP

3343-3345 Prospect Street NW



MOCK
ARCHITECTURE

DESIGN
vice

Proposed Exterior Perspective

A1.05



GREENHEART JUICE SHOP

3343-3345 Prospect Street NW



MOCK
ARCHITECTURE

DESIGN
vice

Proposed Interior Perspective

A1.06

06/11/2020