



ANC 6B
Capitol Hill / Southeast

January 22, 2019

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Marnique Heath, Chair
Historic Preservation Review Board
1100 4th Street SW, Suite E650
Washington, DC 20024

VIA E-MAIL: gabriela.gutowski@dc.gov

RE: HPA #19-078: 121 7th Street, SE; Concept/three-story rear addition, one-story rooftop addition, alter front façade

Dear Chairperson Heath:

At a regularly scheduled, properly noticed, meeting on January 15, 2019, with a quorum present, Advisory Neighborhood Commission (ANC) 6B voted 6-4-0 to oppose the applicant's above-referenced request.

Commissioners and neighbors from 7th Street acknowledged the changes made to the original concept that had been rejected by the Planning & Zoning (P&Z) Committee of ANC 6B a week earlier, namely the removal of a large front bay that had been objected to by the neighbor at 123 7th Street. Several Commissioners thought the modifications were sufficient to merit approval of the concept, but neighbors and the majority of the Commissioners continued to have concerns about the compatibility of the proposal with the characteristics of the homes in the historic district.

The ANC was provided with the written comments of the Capitol Hill Restoration Society (CHRS) expressing concern about the height of the rear of the building and its impact on residents of Brown's Court. CHRS noted that HPRB has ordered the removal of a third floor in several incidents in the recent past (e.g., HPA 18-430; 15-389, and 16-526), and recommended that "additional study of the rear elevation is needed to determine whether the project is compatible with the Capitol Hill Historic District." Several of the neighbors attending the ANC meeting argued that the proposed 3rd story addition at the rear of the building would have an adverse impact on light and the privacy of the home at 636 Brown's Court, SE and to a lesser extent the 24 residences in Brown's Court.

The specific ANC motion OPPOSE the revised concept as presented focused on three points: (1) the front door; (2) the proposed window treatment; and, (3) the proposed material of the cladding of the rear of the building. Each of the objections is supported by the general purpose of the Historic Preservation Guidelines "to assure that alterations to existing structures are compatible with the character of the historic district," and to specific HPRB directives regarding doors and window treatment in the historic district that apply to non-contributing structures such as 121 7th Street, SE.

1. Front Entrance. The 7th Street entrance proposed for the new construction is a large opening including a glass door with two glass side panels. HPRB guidelines call for entrances that are, "compatible with the general composition of doors found in the historic district," and suggest that doors that are visible from the public street match the material, composition, and profile of contributing structures. We would request a modification of the proposed door.

2. Window Treatment. The revised concept reviewed by the ANC has been modified to include a large bank of aluminum casement windows across the third floor at the front of the house. The historic district is characterized by double-hung windows that are separated by building elements. The regulations for construction of windows in additions to non-contributing buildings in a historic district include the following: "...a permit shall be issued if the windows are appropriate for the building and its context and *are generally consistent in character with those found in the historic district.*" (Emphasis added)

3. Rear of the Building. The rear of the proposed addition to 121 7th Street, SE is clearly visible from a named alley in the historic district and the residences of Brown's Court because of the proposed extension, from the back yards of residents on 7th Street. The proposed design and cladding of the façade includes multi-pane aluminum windows that are not an appropriate fit with the character of the historic neighborhood. Additionally, the HPRB guidelines state that, when visible from a street or alley the rear building, materials be similar to the rest of the structure. The non-contributing structure is brick, but the rear of the house will feature Hardi board.

Thank you for your consideration of these comments explaining the ANC's opposition to the current concept proposed for 121 7th Street, SE.

Please contact Commissioner Corey Holman, ANC 6B's Planning and Zoning (P&Z) Committee Chair, at 301-664-4132 or 6b06@anc.dc.gov if you have questions or need further information.

Sincerely,



Chander Jayaraman
Chairman, ANC 6B

cc via e-mail:

Owner / Architect:	Danny Ly and Michael Silvestro/Jennifer Fowler, Fowler Architects
P&Z Comm. Chair:	Corey Holman
SMD Commissioner:	Jerry Sroufe