



ANC 6B
Capitol Hill / Southeast

March 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: historic.preservation@dc.gov

RE: HPA #19-222: 620 C Street, SE: concept/one-story rooftop

Dear Chairperson Heath:

At a regularly scheduled, properly noticed, meeting on 12 March 2019, with a quorum present, Advisory Neighborhood Commission (ANC) 6B voted 6-4 to oppose the above-referenced request to add a third floor. The same motion included approval of general changes proposed for the first floor and took no position regarding the proposed addition to the second floor. The ANC discussion was informed by the comments brought forward from its Planning and Zoning Commission, through presentations of the architect/owner of the building and neighbors, and by reference to a recent finding of the Capitol Hill Historic Preservation Society.

Commissioners speaking in favor of the concept being proposed noted the eclectic nature of the block, which includes Eastern Market and the back of the Rumsey Aquatic Center. Some expressed the view that the architect had provided a thoughtful modification of a building that currently was not especially attractive. Five letters of support were presented, but several were from individuals who were area vendors but were not actually neighbors. As is generally the case, supporting letters from the neighbors were primarily statements of approval without specifics.

Commissioners opposed to the proposed building concept emphasized the point that 620 C is a contributing structure within a historic district and felt that its unique historical aspects would be overwhelmed through the proposed additions. It was noted that the dozen or so structures on the north side of the street, including 620, provided a cohesive and attractive residential block, despite being book-ended by the market and a large apartment building.



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It was noted that proposed third floor addition would be clearly visible not only from C street but, because of an unusual configuration of streets, from Pennsylvania Avenue, and from 6th Street.

Six neighbors spoke in opposition to the proposal. Concerns identified by the neighbors centered on the height of the proposed building relative to other buildings on the north side of the block. The mansard roof proposed for the building was of general concern also, as it is an architectural feature not otherwise present on the block or generally in the Capitol Hill Historic District.

Letters of support for the project were not available at the time of the Planning and Zoning Committee meeting but were provided at the ANC meeting. Unfortunately, this did not permit full review of the letters of support, and several appear to be from vendors who are not neighbors. Our ANC tries to encourage developers to talk with neighbors in advance of the P and Z meeting and we are appreciative of HPRB staff efforts toward this end. Clearly, we need to develop more insistent procedures for this step of the approval process.

Thank you for consideration of our recommendation. Please contact Commissioner Corey Holman, ANC 6B's Planning and Zoning (P&Z) Committee Chair, at 6b06@anc.dc.gov, if you have any questions or need further information regarding this statement.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chander Jayaraman".

Chander Jayaraman
Chair, ANC 6B

Cc:

Applicant/Architect: Scott Patterson
P&Z Chair: Corey Holman
SMD Commissioner: Jerry Sroufe