



ANC 6B
Capitol Hill / Southeast

April 12, 2019

921 Pennsylvania Avenue
SE
Washington, DC 20003-
2141
6B@anc.dc.gov

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

VIA E-MAIL: moira.nadal@dc.gov

RE: HPA # 19-222, 620 C St SE, Concept Review of alterations and addition

Dear Chairperson Heath:

At a regularly scheduled, properly noticed, meeting on April 9, 2019, with a quorum present, Advisory Neighborhood Commission (ANC) 6B divided the question of this concept review into three questions with a recommendation for each floor of the concept. **In the end, ANC 6B recommends, with the extensive discussion below, that the HPRB approve the concept design from the April 9 plans for first floor alterations, a rear second-floor addition, and a visible third-floor rooftop addition.** The ANC also considered this case at its Planning and Zoning Committee meeting on April 2.¹

First Floor: The Commission acknowledges and appreciates the efforts made to render the design compatible with other structures in the historic district. **A motion to support these changes to the first-floor design was approved 9-0**

Second Floor: The Commission believes the changes presented to the rear fenestration of the second floor (And third floor) make the building more harmonious with the neighbors on C St and North Carolina Ave. The commission also supports the reduction in mass on the second floor to be in line with 618 C St SE and shallower than 622. Three neighbors presented in opposition to this addition noting the narrowing of the building separation as the square shrinks in size to the west. **A motion to support, noting the changes to ensure the second-floor addition is the same depth as 618 C St, approved 9-0**

Third Floor: In support, commissioners noted the three major changes: (1) removing the mansard roof, (2) reducing the overall height of the building, and (3) adding a 1-to-1 setback to ensure the addition was minimally visible. In opposition, commissioners emphasized the point that it is a contributing structure within a historic district, and offered that its unique historical aspects would be overwhelmed through the proposed additions. It was noted that proposed third-floor addition, even with the setback, would be clearly visible not only from C Street but, because of the unusual configuration of streets, from Pennsylvania Avenue, 6th Street and Seward Square.

(CONTINUED ON NEXT PAGE)

¹ A copy of the report from this meeting is available at
<https://anc6b.org/wp-content/uploads/2019/03/04-2019-PZ-Report.pdf>

OFFICERS

Chairperson
Chander Jayaraman

Vice-Chair
Kasie Clark

Secretary
Jerry Sroufe

Treasurer
Corey Holman

Parliamentarian
Brian Ready

COMMISSIONERS

SMD 01 Jennifer Samolyk

SMD 02 Jerry Sroufe

SMD 03 Brian Ready

SMD 04 Kirsten
Oldenburg

SMD 05 Steve Holtzman

SMD 06 Nick Burger

SMD 07 Kelly Waud

SMD 08 Chander
Jayaraman

SMD 09 Kasie Clark

SMD 10 Denise Krepp

Three neighbors, two from C Street and one from North Carolina Ave, spoke in opposition to the project. All three believe the third floor is incompatible with the Capitol Hill Historic District, noting it's visibility from various vantage points as well as the modern design being incompatible in between two rows of houses. Further, the neighbors noted that the amount of interior changes would constitute a demolition under the preservation regulations.²

Capitol Hill Restoration Society provided a letter also noting this may be considered a demolition and reiterated their opposition to the visible third-floor addition pointing the design guidelines for commercial building.

Following a failed motion to oppose the third-floor addition, the ANC voted to recommend approval of the revised third-floor concept with a vote of 4 to 2 with three abstentions with the following comments:

- 1) The ANC recognizes that the treatment of commercial buildings is not identical to the treatment of residential buildings and pointed to one recent case that the ANC support and HPRB approved in 2018³.
- 2) The immediate context of this building, on the 600 block of C Street across the street from a large parking lot and large commercial building and serving as a transition block from Pennsylvania Ave to the residential core of the Capitol Hill Historic Districts, lends itself to a minimally visible third floor addition.

Thank you for consideration of our three recommendations regarding HPA 19-222. 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,



Chander Jayaraman
Chair, ANC 6B

cc via e-mail:

Owner / Architect:	Scott Patterson
P&Z Committee Chair:	Corey Holman
SMD Commissioner:	Jerry Sroufe
CHRS:	Beth Purcell

² 10-C DCMR 301.5(b) states: "Work considered demolition under the Act shall include...The removal or destruction of all or a substantial portion of the structural components of the building, such as structural walls, floor assemblies, and roofs"

³ HPA 18-622, 1225-1227 Pennsylvania Avenue SE