



Advisory Neighborhood Commission 1C

PO Box 21009, NW, Washington, DC 20009

www.anc1c.org

Representing Adams Morgan

Commissioners:

Julie Seiwel (1C01)

July 7, 2016

Hector Huevo (1C02)

Anne O. Brockett
DC Office of Planning/Historic Preservation Office
1100 4th Street SW, Suite E650
Washington, DC 20024

Ted Guthrie (1C03)

Gabriela Mossi (1C04)

Alan Gambrell (1C05)

Re: 2341 Ashmead Place, NW

Billy Simpson (1C06)

Wilson Reynolds (1C07)

JonMarc Buffa (1C08)

Dear Ms. Brockett:

I am writing on behalf of ANC 1C. At its duly noticed July 6, 2016 meeting, with a quorum present, ANC 1C unanimously (7-0) approved a resolution to the Historic Preservation Board ("HPRB") urging HPRB to reject the revised project at 2341 Ashmead Place, NW because it fails to comport with historic preservation guidelines.

The passed resolution is attached.

Sincerely,

JonMarc P. Buffa, Esq.

ANC1C-08 Commissioner

Chairman, Planning, Zoning and Transportation Committee

ANC July 6, 2016 Resolution Regarding the Project at 2341 Ashmead Place, NW

Advisory Neighborhood Commission 1C (“ANC1C”) adopts the following resolution, votes to send it to the Historic Preservation Review Board (“HPRB”), and authorizes any Commissioner of ANC1C to represent ANC1C before HPRB in connection with this matter:

Whereas, owners of a row house located at 2341 Ashmead Place, NW (hereinafter “The Project”) have submitted revised plans to HPRB for review of a proposed addition as part of an effort to create a number of residential units;

Whereas, the Project is located within the Kalorama Triangle Historic District and must be reviewed in context of this historic district;

Whereas, the historic district designation recognizes, and HPRB is legally required to preserve, the special architectural and landscape characteristics of the area;

Whereas, District of Columbia Historic Preservation Guidelines call for compatibility of additions, with particular attention to setbacks and height;

Whereas, the neighborhood consists of row houses of a generally consistent height and depth;

Whereas, there are significant concerns about the Project regarding the height, scale, and depth;

Whereas, Additions to Historic Buildings Guideline 1.1 states: “Existing and new additions should be compatible with the original building and the character of the neighborhood;”

Whereas, on March 2, 2016, ANC1C voted unanimously (8-0) to urge HPRB to reject the Project because it failed to comport with the Kalorama Triangle Historic District;

Whereas, on March 24, 2016, HPRB held a hearing on the Project and rejected major portions of the Project as failing to comport with the Kalorama Triangle Historic District;

Whereas, the revised plan fails to comport with the Kalorama Triangle Historic District;

Whereas, the revised plan directly contradicts the HPRB ruling;

Therefore, it is the view of ANC1C that the revised Project is incompatible with the historic nature and character of the Kalorama Triangle Historic District and revisions should be made;

Therefore, ANC1C calls on HPRB to:

I. Reconfirm HPRB’s March 24, 2016 Decision to Expressly Reject a Roof Addition and Rear Stairs; and Urges HPRB to Reject the Re-Proposed Roof Addition and Rear Stairs:

On March 24, 2016, the HPRB ruled:

“2341 Ashmead Place NW, HPA 16-055, concept/rear and roof

additions and front areaway alterations. The Board did *not* find the concept for a roof addition or rear stairs compatible with the character of the Kalorama Triangle Historic District. Vote: 5-0.” (Emphasis added).

This HPRB ruling is correct in finding a roof addition (fourth floor) to the existing row house is out of character with the neighboring structures and with the Kalorama Triangle Historic District. The re-proposed roof addition is not compatible in size and scale with the building and, worse, is significantly taller than the adjacent buildings. As Additions to Historic Buildings Guideline 8.1 states: “While an addition does not necessarily need to be exactly the same height as the existing building, it should be designed to be compatible with the height of the existing building and its neighbors.”

Further, the re-proposed rear stairway is equivalent to the rear stairway previously rejected by HPRB. The re-proposed spiral stairs infill of the dogleg between 2341 and 2343 Ashmead does not respect the setbacks established by the existing buildings as mandated by the historic guidelines. ANC1C calls for the removal of this rear stairway.

Notably, the re-proposed roof addition is larger than the rejected proposal and is substantially similar to height of the one rejected by HPRB. Therefore, ANC1C calls on the HPRB to eliminate the roof addition (fourth floor) entirely, as previously ordered by the Board.

II. Require the addition to better align and comport with the setbacks of neighboring buildings.

ANC1C finds that the revised Project is still not proportional to other neighboring buildings. The proposed addition extends beyond the main rear plane of the existing building. As Additions to Historic Buildings Guideline 2.1 states: “In addition to complying with legal setback requirements, a new addition should respect the setbacks established by the existing buildings on a street.” This addition extends beyond the neighboring buildings and can be seen from the alleyway. As such, the addition fails to comport with Historic Guidelines as the addition is not proportional to other neighboring buildings.