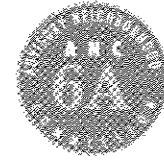


District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



December 4, 2007

Mr. Tersh Boasberg, Chairman  
Historic Preservation Review Board  
Office of Planning  
801 North Capitol Street, NE, Suite 3000  
Washington, DC 20002

Re: ANC 6A requests reconsideration of HPRB Order #07289

Dear Mr. Boasberg:

On November 8, 2007, Advisory Neighborhood Commission (ANC) 6A, at its regularly scheduled and properly noticed meeting and with a quorum present, voted unanimously to oppose the proposed addition at 1137 C Street, NE (HPA #07-289) and ask HPRB to reconsider their decision in this case.

We oppose the proposed addition at 1137 C St. NE for several reasons. First, the massing and density of the project is out of scale with the surrounding neighborhood. It is our understanding that HPO staff did not inform the Board that the project will require at least 3 zoning variances: a variance to exceed 70% lot occupancy (the project is at almost 100% lot occupancy), a variance to construct more than 2 units in a R-4 zone (the applicant proposes 5 units) and a variance from the minimum lot area of 4500 sq feet for a 5 unit building. Second, the applicant proposed that a significant part of the structure be built on public space. We are very concerned about the precedence that this action would set for future cases. Third, we believe that the design of the façade does not fit with the character of the surrounding buildings. Finally, we understand that the applicant was unable to produce letters of support from neighbors and/or the Capitol Hill Restoration Society for committee review.

Given the serious zoning, public space and design issues, as well as the lack of demonstrated support from the immediate neighbors or community associations, ANC 6A urges HPRB to reconsider this case and reverse its decision to delegate the authority to grant final approval for this project to HPO staff.

It should be noted that we undertook repeated efforts to postpone the Historic Preservation Review Board (HPRB) hearing for this case until after a formal vote could be taken at ANC 6A's scheduled November 8 meeting. However, HPO staff member Jonathan Mellon informed the commission that the case was to remain on the October docket. Although it was explained that HPO was in clear violation of DCMR 10A, 325.3 which states that ANC's are to be given at least 45-days notice of "a case involving matters of significance to neighborhood planning and development", and can request deferral due to a DC agencies' oversight in proper notification, the case was heard by HPRB on October 25, 2007.

Given the fact the community has had little to input on this case and the outstanding zoning implications of the existing design, we formally request that HPRB reconsider this case.

On behalf of the Commission,

Joseph Fengler  
Chair, Advisory Neighborhood Commission 6A

Cc:  
Councilmember Tommy Wells