

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



October 9, 2007

Tae J Ryu
Sang K Ryu
3408 Burgundy Rd.
Alexandria, VA 22303-1230

Re: 1311 H St NE.

Dear Tae Ryu and Sang K Ryu,

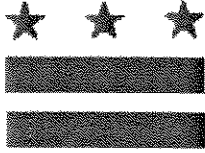
I am the Chair of Advisory Neighborhood Commission 6A, which is an advisory body to City Council and District agencies for issues which affect residents in the Northeastern part of Ward 6, which includes the your property on H Street NE. I am writing on behalf of the Commission to ask that you not to raze the structure at 1311 H Street NE.

Our Commission believes that the preservation of H Street's historic buildings offers the Corridor a competitive advantage as the area continues to revitalize. -- the most successful urban commercial districts across the country consist primarily of historic (or eligible for designation) buildings constructed from the 1880s to the 1920s. Your property at 1311 H Street is particularly significant because it is abuts the land marked Atlas Theater, and its preservation will help maintain the architectural context of the area.

Although 1311 H St. NE is currently in bad physical condition, we would like to help you take advantage of a number of tax and zoning incentives that would allow the current building to be rehabilitated in a manner that is will protect your financial interests and allow H Street to be restored to its former charm and economic health.

Some of the zoning and tax incentives available to you are:

1. If you preserve the building's façade, the zoning code permits you to construct a building that is 487 sq. ft. (0.5 FAR) greater than what would be allowed if the current structure were razed. (Source: DC Zoning Code, Section 1322.3).
2. If the building is designated as a historic landmark, you will be eligible to receive a federal tax credit for 20% of the costs of renovation. (Source: H Street Strategic Plan).
3. If it is not designated as a historic landmark, you will still be eligible to receive a federal tax credit for 10% of the costs of renovation. (Source: H Street Strategic Plan).
4. If you preserve the building's façade, then you can receive tax benefits for donating a façade easement to the L'Enfant Trust. In most cases, a donor can receive up to a 30% deduction in their adjusted Gross Income. More information about donating the façade easement can be found at: <http://www.lenfant.org/questions.html>. (Source: H Street



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Strategic Plan).

5. DHCD has a Storefront Improvement Grant program to small business owners for enhancement of retail or commercial properties and will grant 80% of the total costs of improvement projects. (Source: H Street Strategic Plan).
6. H Street Main Street has a façade improvement grant program for which your property may qualify. (Source: H Street Main Street)
7. The City Council plans to spend \$27 million in Tax Increment Financing (TIF) on H Street NE. The law authorizing TIFs allows a portion of this money to be used for the “preservation, rehabilitation, or repair” of existing private buildings. More information can be found at: <http://cfo.dc.gov/cfo/cwp/view,a,1325,q,590509,cfoNav,{33208},.asp> .

Please contact the chair of our Economic Development and Zoning Committee, Drew Ronneberg at 202 431-4305 or ronneberg6a02@gmail.com to follow up on how ANC can help you finance the rehabilitation of your historic structure at 1311 H St NE.

On Behalf of the Commission,

Joseph Fengler

Chair, Advisory Neighborhood Commission 6A

cc. Travis Parker, Office of Planning
Jeff Davis, Office of Planning