



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



February 25, 2005

Lisa Burcham  
Associate Director  
Historic Preservation Division  
801 North Capitol Street, NE, Suite 3000  
Washington, DC 20002

Re: HPA #05-113 (1319 Constitution Avenue, NE)

Dear Ms. Burcham,

On February 10, 2005, at a regularly scheduled and properly noticed meeting, ANC 6A voted to send this recommendation related to plans for new construction at 1319 Constitution Avenue, NE.

The ANC recommends demolition of the existing façade at this address, that the designed footprint of the new 2-unit, 3-story residential building be pulled forward even with the front of the neighboring properties, and that the architect be required to make any design changes to windows or other architectural elements that are necessary based on the new configuration.

The existing façade is part of a dilapidated building that your staff has determined to be non-contributing. Based on this finding, it is our understanding that the developer has the flexibility to demolish the entire existing building, including the façade. In the plans presented to the ANC, the existing façade would be reinforced, re-pointed and repainted to serve as a gateway into a small landscaped garden between the existing façade and the new building starting about 15 feet back from the front lot line.

The ANC believes that historic character of the street would be better preserved by a flat front building beginning at the front lot line so that it would be flush with the neighboring properties on either side. There is very little to restore of the existing storefront aside from the cornice. The existing façade no longer includes two bayfront store windows that were completely removed some time in the past and are now boarded up flush with the façade. It would be better to demolish the non-contributing structure rather than trying to "paste" the façade of the old building onto the new building.

Finally, a 15 foot setback would push the new building well beyond the rear of the neighboring property. As a result, the rear of the neighboring property would be hemmed in by the new 3-story building and the existing building on the other side. Starting the new building without a 15 foot setback would improve this situation. Pulling the footprint of the new building forward may also provide an opportunity for more open space in the rear of the property.

If you have any questions about this recommendation, please contact Commissioner Nicholas Alberti at (202) 543-3512.

On behalf of the Commission,

Joseph Fengler  
Chair, Advisory Neighborhood Commission 6A