



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



March 9, 2012

Ms. Catherine Buell, Chairperson  
Historic Preservation Review Board  
Office of Planning  
1100 Fourth Street SW, Suite E650  
Washington, DC 20024

*Re: HPA #12-260 (1321-1323 Constitution Avenue NE – concept review)*

Dear Ms. Buell:

At our regularly scheduled and properly noticed meeting<sup>1</sup> on March 15, 2012, our Commission voted 7-1 (with five commissioners required for a quorum) to support the conceptual redevelopment plans for the above referenced application.

The applicant, Mr. Robert Bailey and his architect, Mr. Martin Ditto, presented massing plans to redevelop 1321-1323 Constitution Avenue NE at our Economic Development and Zoning Committee's February 15, 2012 meeting. The conceptual plans call for a second story addition at 1323 Constitution Avenue and 3<sup>rd</sup> floor recessed additions to 1321 and 1323 Constitution Avenue. The third floor additions will not be visible to a pedestrian on the opposite side of the street. In addition, the conceptual plans show the demolition of the garage at the rear of the property. The ANC believes that the plans as presented adequately balance the developer's need to increase the property's floor area while minimizing the massing changes to the buildings' facades.

In addition, the Commission would like to note that it strongly prefers retaining the historic reading of the architectural elements of 1323 Constitution Avenue in the final plans.

Please be advised that Dr. Drew Ronneberg and Melissa Boyette, AIA, are authorized to represent the ANC for the purposes of this case. Commissioner Ronneberg can be reached at 202.431.4305 or [ronneberg6a02@gmail.com](mailto:ronneberg6a02@gmail.com).

On behalf of the Commission,

David Holmes  
Chair, Advisory Neighborhood Commission 6A

---

<sup>1</sup> ANC 6A announces its meetings by advertisement in the *Hill Rag*, through the ANC's [anc6a-announce@yahoo.com](mailto:anc6a-announce@yahoo.com), and in the [ANC-6A@yahoogroups.com](mailto:ANC-6A@yahoogroups.com) (which is not controlled by the ANC).