



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



March 16, 2010

Mr. Clifford Utley
1008 Florida Ave NE
Washington DC, 20002

Re: 1381 H St NE

Dear Mr. Utley,

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 portion of H Street NE that includes your building. I am writing on behalf of the Commission to ask that you not to raze the structure at 1381 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 1870s to the 1920s. Your property at 1381 H Street is one of the oldest structures on H Street, and its preservation will help maintain the architectural context of the area.

Although 1381 H St. NE is currently in bad physical condition, we would like to work with you 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 600 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 Strategic Plan).

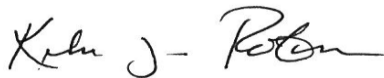
Mr. Utley

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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 our ANC can help you finance the rehabilitation of your historic structure at 1381 H St NE.

On Behalf of the Commission,



Kelvin J. Robinson
Chair, Advisory Neighborhood Commission 6A

cc: Jennifer Carter, Owner's Agent