



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



February 14, 2006

Mr. Tersh Boasberg, Chair
District of Columbia Historic Preservation Review Board
801 North Capitol Street, NE, 3rd Floor
Washington, DC 20002

Re: HPA 06-077 (311 9th Street, NE)

Dear Board Members,

At a regularly scheduled and properly noticed meeting on February 9, 2006, our Commission voted 7-0-0 (with 4 Commissioners required for a quorum) to not object to the above referenced application for a rear addition to this property.

According to a letter submitted to the ANC, the developer plans to repair and restore the front exterior of the building in a historically appropriate style. According to the developer, the building dates to the 1840s. Front windows will be replaced with 1 over 1 wood windows and the front door will be replaced based on input from the Historic Preservation Office. The roof facing the front of the property has a steep slope and the metal roofing will be repaired or replaced in kind.

The existing house is two stories with basement and approximately 25' deep. It is attached to a paired structure at 313 9th Street NE. The two properties are detached from the row houses on either side. The proposed two-story rear addition will extend 22' with an 8' porch on the first floor. As required by zoning, the south side of the addition will be set back 6 feet from the property line to extend an existing 3'9" passageway. The depth of the addition will be roughly equal to the depth of the dwelling on the south side. On the north side, the addition will create a lot line wall on the northern property line. The depth of the addition will be roughly 17' beyond the depth of the dwelling on the north side.

The ANC would ask that the Board pay special attention to the potential impact on 313 9th Street NE, which would be faced by a two-story wall on the lot line extending 17'. As a lot line wall (that could potentially become a party wall if an addition were added to 313 9th Street NE), it is not possible to add windows or other features. Although the owner of 313 9th Street, NE has not expressed concerns to the ANC, this proposal has the potential for some negative impact on the rear yard of the adjoining property. If there are any design elements that might mitigate this impact, they would probably be appropriate in this case.

Respectfully yours,

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A