



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



May 18, 2020

Mr. Ernest Chrappah, Director
Department of Consumer and Regulatory Affairs
1100 4th Street, SW
Washington, DC 20024

RE: ANC6A Request re: 201 8th Street NE (800 Constitution Avenue NE) HPA 19-104

Dear Director Chrappah:

At a regularly scheduled and properly noticed meeting¹ on May 14, 2020, our Commission voted 8-0-0 (with 5 Commissioners required for a quorum) to request that the main functional entrance for the existing historic building located at 201 Eighth (8th) Street, NE remain on Eighth (8th) Street NE.

On January 24th, 2019, the Historic Preservation Review Board of the District's Office of Planning (OP) held a public hearing to review the design concepts for 201 Eighth (8th) Street, NE. Below you will find the excerpt from the HPRB's Actions.

Capitol Hill Historic District 201 8th Street NE, HPA 19-104, concept/subdivide lot, alter facades, and construct new multiple unit dwelling. The Board voted to find the concept for building alterations, subdivision, and new construction to be compatible with the historic district and delegated final approval to staff with the stipulation that the primary entrance at 201 Eighth (8 th) Street, NE be retained as a functional entrance. Vote: 6-0

On the video record, the Chair of the Board stipulated that any changes on the placement of the Main Functional Entrance for the existing building (lot C) and the code compliant elevator from its current location on Eighth (8 th) Street NE must come back in front of the board and would not be approved by OP Staff.

The OP Staff report for this project was never updated to reflect the Board's decision to keep the main entrance for the existing building on Eighth (8th) Street NE. HPRB records do not indicate that the OP staff or the developer has come back in front of the Board to request the approval of the Board for the relocation of the main functional entrance which, by code, requires direct access to the stretcher-compliant elevator.

Furthermore, developer Ditto Residential has obtained building permits with the original design for 201 Eighth (8th) Street NE which are now being called 800 Constitution Avenue NE. These drawings show the main entrance with the access to the elevator from the rear of the building effectively moving

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@yahoogroups.com, anc6a@yahoogroups.com, and newhilleast@groups.io, at www.anc6a.org, and through print advertisements in the Hill Rag.



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the entrance from Eighth (8th) Street to Constitution Avenue NE. These changes have not been approved by the Historic Preservation Review Board as the video archive for the January 24, 2019 hearing clearly states the decision can not be made at a staff level. Therefore, ANC 6A urges the District of Columbia to issue a cease and desist order for this project. We request that the main functional entrance for the existing building located on lot C remain on Eighth (8th) Street NE. We seek assurance that any changes or requests to relocate the entrance from Eighth (8th) Street NE to Constitution Avenue NE come back before the HPRB for their review and approval during an open review hearing.

Thank you for giving great weight to the recommendation of ANC 6A. Should you wish to discuss this letter with the Commission, please feel free to reach out to me at AmberANC6A@gmail.com, or Commissioner Mike Soderman at 6A03@anc.dc.gov who are the Commission's representatives in this matter.

On behalf of the Commission,

Amber Gove
Chair, Advisory Neighborhood Commission 6A