



Government of the District of Columbia
**Advisory Neighborhood
Commission 6C**

June 21, 2017

Ms. Marnique Heath
Chair, Historic Preservation Review Board
1100 4th Street, SW, Suite E650
Washington, DC 20024

Re: 501 C St. NE (HPA 17-427)

Dear Ms. Heath:

On June 14, 2017, at a duly noticed regularly scheduled monthly meeting, with a quorum of six out of six commissioners and the public present, this case came before ANC 6C. The commissioners voted 6-0 to oppose the application as discussed below.

ANC 6C reviewed a 25-sheet set of revised drawings dated June 22, 2017. These represent modifications to the original HPRB submission (dated May 26), as well as to an interim proposal (also marked June 22) considered by ANC 6C's planning and zoning committee.

We believe the proposed corridor addition and elevator shaft would substantially alter the appearance of the main building from 5th St., covering more than half the south elevation. In particular, the stucco-clad elevator shaft, which would rise several feet about the building's cornice line, is extremely intrusive and in our view unnecessary.

Given the building's modest height and the small number of expected employees onsite (ten), a so-called LULA elevator would provide ADA-compliant service to the upper floors. Indeed, because a LULA system has much lower overtravel than the conventional elevator proposed here, there is the potential to bring the elevator inside the existing building envelope notwithstanding the sloped roof.

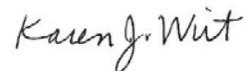
We likewise question the plan to use opaque black glazing in two highly visible ground-level windows on the main building's corner at 5th and C Streets. Although this is an improvement over the original concept—in which these windows would simply be bricked up—in our view these windows should be glazed using standard transparent lights, with the interior concealed using shades or blinds if necessary.

Several nearby residents spoke at our meeting in opposition to the project. A unifying theme was concern over the size of the deck atop the one-stop rear addition and the potential for disruptive gatherings. Those concerns are exacerbated by the applicant's role as a lobbying organization and its stated intent to use the deck for functions with guests from elsewhere.

ANC 6C commends the applicant for its desire to restore and rehabilitate the primary 1876 Italianate structure. We likewise commend the latest revision of the application showing not only the removal of paving from the public space along 5th St., but also the full enclosure of this area with an iron fence and small pedestrian gate. (In the revised concept presented to us on June 14, the pervious pavers in the original submission—and the associated plan to use the public space for vehicular access—were eliminated.) However, for the reasons listed above, we are unable to support the current application.

Thank you for giving great weight to the views of ANC 6C.

Sincerely,

A handwritten signature in cursive script that reads "Karen J. Wirt".

Karen Wirt
Chair, ANC 6C