May 9, 2019

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

Re: 520 Groff Ct. NE (HPA 19-311)

Dear Ms. Heath:

On May 9, 2019, at a duly noticed and regularly scheduled monthly meeting, with a quorum of five out of six commissioners and the public present, this case came before ANC 6C. The commissioners voted 5-0 to support the application with conditions.

The applicant seeks permission to construct a side addition to this small alley dwelling. Owing to the configuration and location of the lot, the addition will read as a companion alley dwelling with its own entry door. Although this is a rather unusual approach, ANC 6C believes that continuing the existing line of row dwellings (and replacing one that originally existed on the site of the proposed addition) respects the historic context and serves the objectives of District historic preservation law.

ANC 6C did identify two areas of potential concern. First, because the windows on the second floor primary (i.e., east) elevation of the addition will serve a full bath, it is unclear how the applicant intends to ensure privacy. We caution that these windows should be made of clear glass and not etched or frosted. Second, the original application’s drawings did not provide proposed dimensions, materials, or profile for the roof structures adjacent to the new roof hatch. At our May 9 meeting, the applicant advised that those elements of the project have been abandoned, thereby mooting this concern.

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

Sincerely,

Karen Wirt  
Chair, ANC 6C