Ms. Marnique Heath, Chairperson
Historic Preservation Review Board
Office of Planning
1100 Fourth Street S.W., suite E650
Washington, D.C. 20024

Re: 19 4th Street N.E., HPA 20-096, application to demolish existing structure and for concept review of new two-story building

Dear Ms. Heath:

On December 11, 2019, at a regularly scheduled, duly noticed monthly meeting of ANC 6C, with a quorum of 6 out of 6 commissioners and the public present, the above-mentioned item came before us.

The commissioners voted unanimously, 6:0:0, to support this application with the condition that the window on the west elevation – which directly overlooks the rear yard of the street-facing house at 19 4th Street N.E. – be frosted. The commissioners also expressed their general support for frosting the windows on the north elevation facing the rear yards of the houses on A Street N.E to address privacy concerns there.

This property has come before the ANC previously. Two years ago, the prior owner sought a special exception zoning order to rehabilitate and occupy the existing structure. ANC 6C supported this request, based on a construction management agreement and covenant being reached with neighbors, and relief was granted. In October, the new owner requested a two-year extension of the BZA order, which ANC 6C supported and which BZA approved.

The owner/applicant now reports that structural engineers have found the building too compromised to safely repair and rehabilitate. As a result, the current application is for demolition of the structure and construction of a new building similar in design and profile.

ANC 6C supports the new concept subject to the condition pertaining to the window on the west elevation and with its recommendation for the windows on the north elevation. The frosted glass window on the west elevation was a condition of support two years ago and is repeated today. In addition, ANC 6C designated Commissioner Christine Healey to represent ANC 6C at the hearing on this application.
Thank you for giving great weight to the recommendations of ANC 6C.

On behalf of ANC6C,

Karen Wirt
ANC 6C chair