



Advisory Neighborhood Commission 1C

PO Box 21009, NW, Washington, DC 20009

www.anc1c.org

Representing Adams Morgan

Commissioners:

October 3, 2018

Amir Irani (1C01)

Chair

Hector Huevo (1C02)

Historic Preservation Review Board

Ted Guthrie (1C03)

1100 4th Street, SW

A. Tianna Scozzaro (1C04)

Suite E650

Wilson Reynolds (1C07)

Washington, D.C. 20024

sent by attachment to email

Amanda Fox Perry (1C08)

RE: 2343 Ashmead Place NW Proposal

Historic Preservation Review Board:

At a duly-noticed public meeting held on Wednesday, October 3, 2018, with a quorum present, Advisory Neighborhood Commission 1C passed the enclosed resolution by a vote of 4-0-1.

Sincerely,

Hector Huevo, Esq.
Chair, ANC 1C

Enclosure

**ANC1C Resolution Regarding
The Project at 2343 Ashmead Place, NW**

Advisory Neighborhood Commission 1C (ANC1C) adopts the following resolution, and authorizes any Commissioner of ANC1C to represent ANC1C before the Historic Preservation Review Board (HPRB) in connection with this matter:

Whereas, owners of a row house located at 2343 Ashmead Place, NW (The Project) have submitted a plan HPRB for review;

Whereas, the Project is located within the Kalorama Triangle Historic District and must be reviewed in context of this historic district;

Whereas, the historic district designation recognizes, and HPRB is legally required to preserve, the special architectural and landscape characteristics of the area;

Whereas, the five Mediterranean-Revival rowhouses at 2341 to 2349 Ashmead Place NW were built in 1911;

Whereas, the row of five Mediterranean-Revival rowhouses was designed with alternating front and rear bays, and rear setbacks, or dog-legs, in a variegated rhythm that creates architectural balance both along the street and along the alley;

Whereas, District of Columbia Historic Preservation Guidelines call for compatibility of additions, with particular attention to setback, proportion, and massing;

Whereas, in 2016, HPRB decided on a project submitted for 2341 Ashmead Place, one of the five Mediterranean-Revival rowhouses, in relation to that project's adherence to Historic Preservation Guidelines;

Whereas, the Project is also one of the five Mediterranean-Revival rowhouses, and there are concerns about the Project's setback, proportion, and massing;

Whereas, the Project's plan would increase the depth of the cellar and first floor levels by over 14 feet. The width would stretch 23 feet, property line-to-property line, in-filling the setback, or dog-leg.

Whereas, Additions to Historic Buildings Guideline 1.1 states: "Existing and new additions should be compatible with the original building and the character of the neighborhood;"

Whereas, the historic preservation design principles, as detailed in the D.C. Office of Planning publication titled Additions to Historic Buildings, state that "The

design of an addition should respect existing proportions of a building and those of neighboring buildings.”

Whereas, the historic preservation design principles, as detailed in the D.C. Office of Planning publication titled Additions to Historic Buildings, state that “A new addition should respect the setbacks established by the existing buildings.”

Whereas, the historic preservation design principles, as detailed in the D.C. Office of Planning publication titled Additions to Historic Buildings, state that “Massing significantly contributes to the character of a façade and a street and should be respected in any addition.” Further, “...introducing a prominent new projection will usually make an addition incompatible with the existing building and its neighbors.”

Whereas HPRB has remarked upon avoidance of expansions and additions that overwhelm overall mass and scale in relation to the historic building, including the facade, height and rear of the building (e.g., 2341 Ashmead Place NW; 1716 Hobart Street NW, and 1508-1512 21st St NW);

Therefore, it is the view of ANC1C that the Project, as currently proposed, is incompatible with the historic nature and character of the Kalorama Triangle Historic District and revisions should be made;

Therefore, ANC1C opposes the Project’s proposal and calls on HPRB to:

Require the Project’s rear addition to better align and comport with the setback of the five Mediterranean-Revival rowhouses at 2341 to 2349 Ashmead Place NW.

ANC1C further notes that the Project, as currently proposed, is not consistent with the decision made by HPRB for 2341 Ashmead Place NW in 2016; the Project’s rear extension, with a depth of over 14 feet, extends well beyond the hard structure of its adjacent neighbors, including 2341 Ashmead Place NW; and there are no rear additions of this depth along the row of houses that incorporate setbacks into hard structure or stretch property line-to-property line.