



## Advisory Neighborhood Commission 1C

PO Box 21009, NW, Washington, DC 20009

[www.anc1c.org](http://www.anc1c.org)

*Representing Adams Morgan*

### Commissioners:

Julie Seiwel (1C01)

March 7, 2016

Hector Huevo (1C02)

Anne O. Brockett  
DC Office of Planning/Historic Preservation Office  
1100 4th Street SW, Suite E650  
Washington, DC 20024

Ted Guthrie (1C03)

Gabriela Mossi (1C04)

Alan Gambrell (1C05)

***Re: 2341 Ashmead Place, NW***

Billy Simpson (1C06)

Wilson Reynolds (1C07)

JonMarc Buffa (1C08)

Dear Ms. Brockett:

I am writing on behalf of ANC 1C. At its duly noticed March 2, 2016 meeting, with a quorum present, ANC 1C unanimously (8-0) approved a resolution to the Historic Preservation Board ("HPRB") urging HPRB to reject the proposed project at 2341 Ashmead Place, NW because it fails to comport with historic preservation guidelines.

Sincerely,

JonMarc P. Buffa, Esq.

ANC1C-08 Commissioner

Chairman, Parking, Zoning and Transportation Committee

**ANC Resolution Regarding the Project at 2341 Ashmead  
Place, NW**

**Passed 8-0 on March 2, 2016**

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

Whereas, owners of a row house located at 2341 Ashmead Place, NW (hereinafter “The Project”) have submitted a plan HPRB for review of a proposed addition as part of an effort to create a number of residential units;

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, District of Columbia Historic Preservation Guidelines call for compatibility of additions, with particular attention to setbacks and height;

Whereas, the neighborhood consists of row houses of a shorter and generally consistent height and depth;

Whereas, there are significant concerns about the Project regarding the height, scale, and depth;

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 HPRB and/or HPO have recently 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.*, 1716 Hobart Street NW, HPA 16-046 and 1508-1512 21st St NW, HPA 16-148);

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 calls on HPRB to:

I. Require that the height of the addition be reduced. The Project, as proposed, adds an addition to the existing row house that is out of character with the neighboring structures

in the Kalorama Triangle Historic District. As Additions to Historic Buildings Guideline 8.1 states: “While an addition does not necessarily need to be exactly the same height as the existing building, it should be designed to be compatible with the height of the existing building and its neighbors.” This proposed addition is significantly taller than the adjacent buildings and so does not comport with Historic Guidelines.

II. Require the addition to better align and comport with the setbacks of neighboring buildings. ANC1C notes that the Project, as current proposed, is not proportional to other neighboring buildings. The proposed addition extends significantly beyond the main rear plane of the existing building. When one adds the new balcony and new egress stairway, the addition extends even further back into the alley. As Additions to Historic Buildings Guideline 2.1 states: “In addition to complying with legal setback requirements, a new addition should respect the setbacks established by the existing buildings on a street.” This addition extends beyond the neighboring buildings and can be seen from the alleyway. As such, the addition fails to comport with Historic Guidelines as the addition is not proportional to other neighboring buildings.