Mr. Permit

October 4, 2001

Ms. Jerrily Kress, FAIA, Director
Office of Zoning
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: BZA Case Number 16776, 1607 16th Street, NW, Washington, DC **Supplemental Filing.**

Dear Ms. Kress:

Attached herewith is my supplemental filing concerning Historic Preservation Division approval of the project design, and a summary of testimony by witnesses.

If you have any questions, please feel free to contact me at 202-462-7662.

Sincerely,

James F. Smith
"Mr. Permit"

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Board of Zoning Adjustment
District of Columbia
CASE NO.16776
EXHIBIT NO.23

BZA
16776
23

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1607 16th Street, NW**		Agenda
Landmark/District:	**16th Street Historic District**	X	Consent Calendar
		X	Concept Review
Meeting Date:	**February 22, 2001**	X	Alteration
H.P.A. Number:	**01-164**		New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicant, architect Greg Zahn, seeks conceptual design review for the construction of a rear addition and a partial fourth floor on a three-story rowhouse on 16th Street. The rooftop addition would be visible from public space.

The house is part of an extremely picturesque row of five houses, noteworthy for its variety of architectural styles. The row includes a high-style Italianate house (1601), a Georgian Revival (1603), a bracketed Italianate (1605), the subject house (1607), with a Romanesque façade, and an Arts and Crafts styled house (1609). The row is discussed in its own chapter of *Sixteenth Street Architecture, vol.2*, written by the staff of the Commission of Fine Arts. Interestingly, the façade at 1607, designed by prominent Washington architect T.F. Schneider in 1892, was constructed over a previously-existing italianate rowhouse dating from the 1870s.

The two-story rear addition would be constructed atop an existing one-story ell-wing. It would be finished in brick, with small metal balconies at the rear. The addition is similar to rear additions on neighboring houses that have been converted to multi-unit buildings.

The roof addition would extend the full width of the building, and be set back approximately 14' from the front parapet wall. On-site inspection indicates that the addition, as designed, will be quite visible from multiple vantage points west and south of the building. In the staff's opinion, the visibility of this roof top addition would detract from the historic appearance of the building and diminish the high level of integrity found in this significant cluster of buildings. However, with a minor redesign that flattens the roof and eliminates the front roof deck, the addition would probably not be visible.

The staff recommends that the Review Board find the conceptual design for the rear addition consistent with the purposes of the preservation law, but direct the applicant to eliminate or redesign the fourth floor as outlined above. The final approval can be delegated to staff.

1607 16th Street, NW

BZA Case Number 16776

Additional Information Supplied to the Board of Zoning Adjustment

Summary of Testimony by Witnesses

At the hearing, four witnesses will provide oral testimony, Gladys Hicks, Thomas Hansson, Greg Zahn, and James F. Smith.

James F. Smith of the firm Mr. Permit, LLC, will provide the opening statement and will testify as to the condition of the property, the zoning history of the property, the character of the surrounding neighborhood and the compatibility of the proposed use with the surrounding neighborhood.

Thomas Hansson (the Owner Applicant) will testify as to the circumstances which led to his purchase of the property and his development plans for this property.

Greg Zahn, the Principal of Zahn Design Architects, PLLC, will present his firm's design and rehabilitation proposal for the property.

Gladys Hicks will explain steps the Applicant has been unable to take due to the non-conformity of the property's open court dimensions, and the hardships resulting from strict application of the Zoning Regulations to this Applicant.

James F. Smith will provide the summary statement and closing remarks of the Applicant.

Presentation of the Applicants case should require no more than one-half hour.

Mr. Permit, LLC
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