

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF
933 N ST NW LLC**

ANC 2G

STATEMENT OF THE APPLICANT

I. NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of the Applicant, 933 N St NW LLC (the “Applicant”), the owner of the property located at 933 N Street NW (Square 367, Lot 81) (the “Property”), in support of its application for special exception relief from the requirements for courts (Subtitle E § 209.1) and side yard (Subtitle E § 208.4), and area variance relief from the requirements for rear yard (Subtitle E §§ 207.1, 207.5) and lot occupancy (Subtitle E § 210.1) in order to subdivide the Property and construct a new two-family dwelling in the RF-1 zone.

II. JURISDICTION OF THE BOARD

The Board of Zoning Adjustment (the “Board”) has jurisdiction to grant the special exception relief requested herein pursuant to Subtitle X § 901.2 of the Zoning Regulations. The Board has jurisdiction to grant the area variance relief requested herein pursuant to 11 DCMR Subtitle § 1000.1.

III. BACKGROUND

A. The Property and the Surrounding Neighborhood

The Property is located in the RF-1 Zone District and has approximately 8,820 sq. ft. A copy of the Zoning Map is attached at **Tab A**. The Property has frontage on N Street NW between 9th Street and 10th Street NW. To the rear of the Property is Naylor Court, an historic alley network with alley widths from 20 to 30 feet. To the south of the Property across N Street NW is historic

Blagden Alley. Accordingly, the Property is located in both the Blagden Alley/Naylor Court and Shaw Historic Districts (the “Historic Districts”).

The Property is improved with the “Henrietta,” a 39-unit apartment building (the “Henrietta”). The Henrietta was constructed in 1900 and is a contributing structure in the Historic Districts. A copy of the contributing structure maps for the Historic Districts are attached at Tab B. As late as 1911, the Property comprised two, separate lots: Lot 74 occupied by the Henrietta and the adjacent Lot 16 being unimproved. *See* Historic Preservation Office’s staff report (the “HPO Report”) for case #24-156 (Tab C). At some time after 1911, the Property was subdivided to create one lot, with former Lot 16 functioning as an open side yard for the Henrietta. *See* Tab C. In recent times, as the Henrietta has fallen into disrepair, the open side yard is no longer used and has become a place for loitering and illicit activity.

The Property is located less than a block from the Shaw neighborhood’s mixed-use corridor on 9th Street NW. The surrounding neighborhood has a wide variety of architectural types and uses. On the Property’s block are two- and three-story attached rowhomes, moderate-density apartment buildings (like the Henrietta), churches, and mixed-use developments. One block to the east is the Walter E. Washington Convention Center.

B. Traffic Conditions and Mass Transit

The Property has excellent access to public transportation. The Mt Vernon Sq 7th Street-Convention Center Metrorail Station is approximately two blocks from the Property. There are several Metrobus stops within two-three blocks of the Property, including for Lines 70, G2, G8, 63 and 64.¹ There are also five Capital Bikeshare stations within two blocks of the Property. Due

¹ Bus Line 70 is a Priority Corridor Network route pursuant to Subtitle C § 702.1(c)(1).

to its proximity to public transit and bicycle lanes, the Property receives a 100 transit score and a 99 bike score on walkscore.com. The Property has a walk score of 95 as well.

C. The Historic Preservation Case

The Applicant purchased the Property in 2023 and filed an application with the Historic Preservation Review Board (“HPRB”) under case #24-156 (the “HPRB Case”) seeking concept review to subdivide the Property to its historic layout with two, separate lots and construct a two-family dwelling on the new lot (the “Project”).

The historic preservation office staff supported the HPRB Case, finding “[i]t is a fundamental improvement to a historic district whenever a long vacant site is improved with new construction that fills in a gap where the historic pattern of development tells us a building should be.” **Tab C**, pg. 3. With respect to the Project’s N Street façade, the HPO Report found that the Project’s alignment with the rowhome to the west (as opposed to the Henrietta) “is compelled by the presence of the [Henrietta’s] electrical transformer, which cannot be relocated.” *Id.* The alignment is also critical to ensure preservation of the neighboring rowhome’s historic cornice. *Id.*

With respect to the Project’s Naylor Court side, the HPO Report noted that the Blagden Alley/Naylor Court Historic District is the only historic district in Washington, DC that is specifically designated due to its alley history and architecture. *Id.* As such, the Project’s “[a]lignment is also a crucial consideration on the alley side, where much like on the front, this project will fill a gap in the Naylor Court alleyscape which begs for a building.” *Id.* To that end, “how alley structures sit directly on [Naylor Court] without setback” is “[c]ritical to the character and scale of the [Historic District].” *Id.* Therefore, the HPO Report concludes “the zero setback from the alley is an important enough historic characteristic that it should be a condition of the Board’s approval.” *Id.*

Advisory Neighborhood Commission 2G (the “ANC”) supported the HPRB Case. A copy of the ANC’s resolution is attached at Tab D. Several neighbors supported the HPRB Case as well. Letters of Support for the HPRB Case are attached at Tab E. On May 2, 2024, HPRB approved the HPRB Case on its consent agenda.

D. The Project

As in the HPRB Case, the Applicant proposes to subdivide the Property into two lots and construct a new, attached two-family residence (the “New Residence”). Lot A (the “New Lot”) will be 2,313 sq. ft. and improved with the New Residence. Lot B (the “Henrietta Lot”) will be 6,507 sq. ft. and will be improved with the Henrietta. The architectural plan set (the “Architectural Plans”) is attached at Tab F. The Henrietta will not be structurally altered as part of the Project.²

The New Residence on the New Lot integrates a “c-shape” design with the massing for one dwelling fronting on N Street and the massing for another dwelling fronting on Naylor Court. The “c-shape” design was implemented to activate Naylor Court and further the goals of the Historic Districts, as referenced in the HPO Report. While each dwelling will function as a separate single-family home, the two dwellings are connected with a “meaningful connection” through the middle of the New Lot. There is also a courtyard that will feature an interior patio for each residence.

The New Residence will be three stories plus a cellar level by N Street, but is reduced to two stories plus a cellar level along Naylor Court. There is a garage for one parking spot that can be accessed from Naylor Court. Overall, the New Residence and the New Lot will comply with all development standards in the RF-1 zone, with the exception of the rear yard requirements.

Although the Project will not structurally alter the Henrietta, the proposed subdivision will create non-compliance on the Henrietta Lot with the standards for lot occupancy, court and side

² The Applicant is renovating the interior of the Henrietta.

yard. The Henrietta Lot will have a lot occupancy of 80%, but only 60% is permitted in the RF-1 zone. *See Subtitle E § 210.1.* New closed courts will be created along the western side of the Henrietta that range in width from 9'10" to 12'3". For a building that is 63 feet in height, the closed court must have a minimum width of 13 feet (2.5 in/ft. of height). *See Subtitle E § 209.1.* Finally, the Project would eliminate the existing western side yard at the Henrietta, which is not permitted under Subtitle E § 208.4.

IV. NATURE OF VARIANCE RELIEF SOUGHT AND STANDARD OF REVIEW

The Applicant seeks area variance³ relief for the New Lot because the New Residence provides no rear yard (20 ft. required) and extends more than 10 feet beyond the rear of the adjoining structure at 937 N Street NW. *See Subtitle E §§ 207.1, 207.4.* The Applicant also seeks variance relief for the Henrietta Lot because it will have a lot occupancy of 80% with only 60% permitted in the RF-1 zone. *See Subtitle E § 210.1.*

Under D.C. Code § 6-641.07(g)(3) and 11 DCMR Subtitle X § 1000.1, the Board is authorized to grant variance relief where it finds that three conditions exist:

- (1) The Property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition;
- (2) The owner would encounter practical difficulties or undue hardship if the zoning regulations were strictly applied; and
- (3) The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map. 11 DCMR Subtitle X § 1001.1; *see also French v. Board of Zoning Adjustment*, 658 A.2d 1023, 1035 (1995); *see also Capitol Hill Restoration Society, Inc. v. Board of Zoning Adjustment*, 534 A.2d 939 (1987).

³ In the RF zones, relief from rear yard requirements, including the "10-foot rule," is permitted by special exception but only for "an addition to a principal residential building on a non-alley lot" or "for a new principal residential building on a substandard non-alley record lot." *See Subtitle E § 5201.1.* Since the New Lot does not meet this criteria, area variance relief is needed. Likewise, relief from lot occupancy requirements is permitted by special exception up to 70% lot occupancy. Since the Henrietta Lot exceeds 70% lot occupancy, variance relief is needed.

The Court of Appeals has held that the purpose of variance procedure is to “prevent usable land from remaining idle.” *See Palmer v. Board of Zoning Adjustment*, 287 A.2d 535, 541 (1972).

V. THE APPLICANT MEETS THE STANDARD FOR VARIANCE RELIEF

A. The Property is Affected by an Exceptional Situation or Condition

The Property is faced with an exceptional condition due to the confluence of factors listed below. The Court of Appeals has held that the Board can find an exceptional condition based on a confluence of several factors. *Gilmartin v. D.C. Bd. Of Zoning Adjustment*, 579 A.2d 1164, 1168 (D.C. 1990).

1. Large Unused Side Yard

The Property is unique due to the large unused side yard for the Henrietta. This unused space creates a gap in the urban fabric of the dense Shaw neighborhood and leads to issues with loitering and illicit activity. Despite being unused, the existing side yard is large enough so that the New Lot well exceeds the minimum lot dimension (1,800 sq. ft.) and width (18 ft.) requirements in the RF-1 zone.

2. Historic Alignment of Separate Lots

Historically, the Property was two, separate record lots – Lot 16 and Lot 74. At some point, the lots were combined, which created a side yard for the Henrietta. The Project would restore the Property to its historic alignment, including the Henrietta’s coverage of most of its lot.

3. Character of the Blagden Alley/Naylor Court Historic District

The Blagden Alley/Naylor Court Historic District is the only historic district that is specifically designated because of its alley history and architecture. *See Tab C*. In context, there are a total of 37 neighborhood historic districts in Washington, DC. Therefore, the character and scale of structures on Naylor Court is critical to the goals and intent of the historic district. As

noted in the HPO Report, the Project’s “[a]lignment is also a crucial consideration on the alley side, where much like on the front, this project will fill a gap in the Naylor Court alleyscape which begs for a building.” *See Tab C.*

It is acknowledged that the D.C. Court of Appeals has held that a property’s inclusion in an historic district, or a building’s contributing status to the historic district, is not by itself an exceptional condition to meet the area variance test. *See Dupont Circle Citizens Ass’n v. D.C. Bd. Of Zoning Adjustment*, 182 A.3d 138, 142 (D.C. 2018); *see also Capitol Hill Restoration Soc’y v. D.C. Bd. Of Zoning Adjustment*, 534 A.2d 939 (D.C. 1987). Here, the Applicant is not relying on the existence of the historic district or a contributing building, but rather the uniqueness of the Property’s location in the only historic district that is specifically designated for its alley structures and character. And this is not the only factor but rather one that contributes to a confluence of exceptional conditions.

4. Existing Electrical Transformers for Henrietta

There are two electrical transformers by the front of the Property that serve the Henrietta and cannot be relocated. Accordingly, the front façade of the New Residence must be beyond the electrical transformers. This pushes the massing of the New Residence more toward the rear of the New Lot.

B. The Applicant Will Face Practical Difficulty with Strict Zoning Compliance

The Applicant faces practical difficulty with strict compliance of the rear yard standards in the RF-1 zone. If the Project complies with the minimum rear yard requirements, then the New Residence will be setback at least 22 feet from Naylor Court.⁴ This means that the Project fails to

⁴ The rear wall of 937 N Street is setback approximately 32 feet from Naylor Court. To comply with the “10-foot rule,” the New Residence could extend 10 feet beyond 937 N Street, thereby creating a 22-foot setback from Naylor Court.

create any structural presence on Naylor Court, which is a critical goal for the historic district. The lack of a setback from Naylor Court was the main factor in the HPO Report's finding that the Project is compatible with the character of the historic district and consistent with the purpose of the Historic Preservation Act. *See Tab C.* To wit, historic preservation staff stated the zero setback from the alley is "important enough historic characteristic that it should be a condition of [HPRB's] approval." *See Tab C.*

Based on the HPO Report, it is reasonable to conclude that the proposed subdivision and New Residence would not be supported by HPRB with the required rear yard setback in the RF-1 zone. Accordingly, strict application of the rear yard requirements would make it practically difficult to achieve the Project and improve the Henrietta's large unused side yard, which would remain a nuisance property for the community.⁵ Furthermore, complying with the 10 foot rule would be practically difficult given the existing electrical transformer which pushed back the front façade and achieving the goal of filling in a gap lot.

Likewise, strict application of the lot occupancy standards would create practical difficulties for the Applicant. The Property has an existing lot occupancy of 59%. Therefore, the Property cannot be subdivided without the Henrietta exceeding the maximum permitted lot occupancy of 60% in the RF-1 zone.

C. The Variance Relief Will Not Cause Substantial Detriment to the Public Good or the Zoning Regulations and Maps

Overall, the Project contributes positively to the public good by reinforcing the character of the Historic Districts and infilling a long vacant parcel that has become a nuisance in the

⁵ The Henrietta cannot be expanded into the side yard because it is a contributing structure with existing units on the western side of the building.

community. The community support for the Project is reflected in the letters attached at **Tab E**.

The Project will also return the Property to its historic alignment, including for the Henrietta.

Further, the rear portion of the New Residence is only two stories, thereby limiting the impact of rear yard relief to neighboring properties. The New Residence does not have windows facing either abutting property, as it will be constructed to each side lot line. The meaningful connection and interior courtyard minimize the massing on the New Lot, allowing for more light and air to flow through the Property.

For the lot occupancy relief, the Project does not physically alter the Henrietta. The relief is needed only due to the subdivision, which will reduce the size of the Henrietta Lot. As such, the lot occupancy relief will not have a detriment on the public good.

VI. NATURE OF SPECIAL EXCEPTION RELIEF SOUGHT AND STANDARD OF REVIEW

The Applicant is seeking special exception relief for the Henrietta Lot from the requirements for courts (Subtitle E § 209.1) and side yard (Subtitle E § 208.4).

Under D.C. Code § 6-641.07(g)(2) and 11 DCMR X § 901.2, the Board is authorized to grant a special exception where it finds the special exception:

- (1) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
- (2) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and
- (3) Subject in specific cases to special conditions specified in the Zoning Regulations. 11 DCMR Subtitle X § 901.2.

Relief granted through a special exception is presumed appropriate, reasonable, and compatible with other uses in the same zoning classification, provided the specific requirements for the relief are met. In reviewing an application for special exception relief, “[t]he Board’s discretion . . . is limited to a determination of whether the exception sought meets the requirements of the regulation.” *First Baptist Church of Wash. v. District of Columbia Bd. of Zoning Adjustment*,

432 A.2d 695, 701 (D.C. 1981) (quoting *Stewart v. District of Columbia Bd. of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973)). If the applicant meets its burden, the Board must ordinarily grant the application. *Id.*

VII. THE APPLICANT MEETS THE STANDARD FOR SPECIAL EXCEPTION RELIEF

A. The Special Exception Relief is in Harmony with the General Purpose and Intent of the Zoning Regulations

The Project does not propose to alter the Henrietta. Rather, the special exception relief arises due to the proposed subdivision, which will reduce the size of the Henrietta Lot. As a result of the subdivision, there will be a new closed court along the western side of the Henrietta. The court varies in width are from 9'10" to 12'3". Therefore, the court is 3'2" narrower than the required width of 13 feet for a building that is 63 feet in height. This modest decrease in court width will not materially impact residents of the Henrietta, as there will be sufficient light and air for those units. A portion of the court is also adjacent to the open courtyard on the New Lot.

The elimination of the existing side yard on the Property will allow for both the New Residence and the Henrietta to become attached structures constructed lot line to lot line. This is consistent with the standards of the RF-1 zone, which does not require a side yard for attached rowhomes, as well as the pattern of homes in the Shaw neighborhood and Historic Districts.

B. The Special Exception Relief Will Not Tend to Adversely Affect the Use of Neighboring Properties

The closed court and side yard relief will not adversely affect neighboring properties. The closed court is located on the western side of the Henrietta Lot, which will directly abut the New Lot that is also subject to this application. Further, the elimination of the existing side yard of the Property will not adversely affect the property at 937 N Street because that property does not have

windows facing the Henrietta. There is also an existing “dog leg” along the shared lot line that buffers the Property from the building at 937 N Street.

C. The Special Exception Relief Meets the Conditions of Subtitle E § 5201.4

In addition to the general special exception standard, the relief from the requirements for courts and side yard meets the special conditions of Subtitle E § 5201.4, as follows:

An application for special exception relief under this section shall demonstrate that the proposed addition, new building, or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:

- a. The light and air available to neighboring properties shall not be unduly affected;*

The special exception relief will not unduly affect the light and air available for neighboring properties. The closed court is internally located between the Henrietta Lot and New Lot and, therefore, will not impact other properties. While a side yard will be eliminated, the neighboring property to the west does not have windows on the shared lot line. Additionally, the New Residence will feature a courtyard in the center of the property that will limit impacts to light and air.

- b. The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and*

As noted above, the closed court is internally located and, therefore, will not impact privacy for neighboring properties. With respect to the side yard relief, the New Residence will not have any windows facing west toward the adjoining property at 937 N Street.

- c. The proposed construction, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage;*

The Project returns the Property to its historic alignment with two separate lots. The relief has no impact on the aesthetic of the Henrietta, which will remain as-is. The Applicant worked

extensively with historic preservation office staff to ensure the Project design is consistent with standards in the Historic Districts. As referenced above, the HPO Report concludes the Project will be a significant improvement over the existing vacant lot on both the N Street frontage and the Naylor Court frontage. The Project's front façade aligns with the neighboring rowhome to the west, which was commended in the HPO Report. Additionally, the Project creates a presence on Naylor Court with no setback, as envisioned for the historic alley network.

d. In demonstrating compliance with paragraph (a), the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed construction to adjacent buildings and views from public ways; and

The architectural plan set attached at **Tab F** includes plans and elevations to sufficiently demonstrate compliance with the special exception standard and the relationship to adjacent buildings and public ways.

§ 5201.5 The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent or nearby properties, or to maintain the general character of a block.

The Applicant will work with the Board to implement any special treatment for the Project should the Board require as much.

VIII. COMMUNITY OUTREACH

The Applicant has conducted extensive community outreach in connection with the HPRB Case. In February 2024, the Applicant presented the Project to Advisory Neighborhood Commission 2G and obtained a resolution of support for the HPRB Case. *See Tab D.* The Applicant has also spoken to many neighbors and has obtained several letters of support. *See Tab E.* The Applicant looks forward to its continued work with ANC 2G and the community as part of the zoning process.

IX. CONCLUSION

For the reasons stated above, the Project meets the applicable standards for special exception relief and variance relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests the Board grant the application.

Respectfully Submitted,
COZEN O'CONNOR

A handwritten signature in blue ink, appearing to read "MM".

MERIDITH MOLDENHAUER

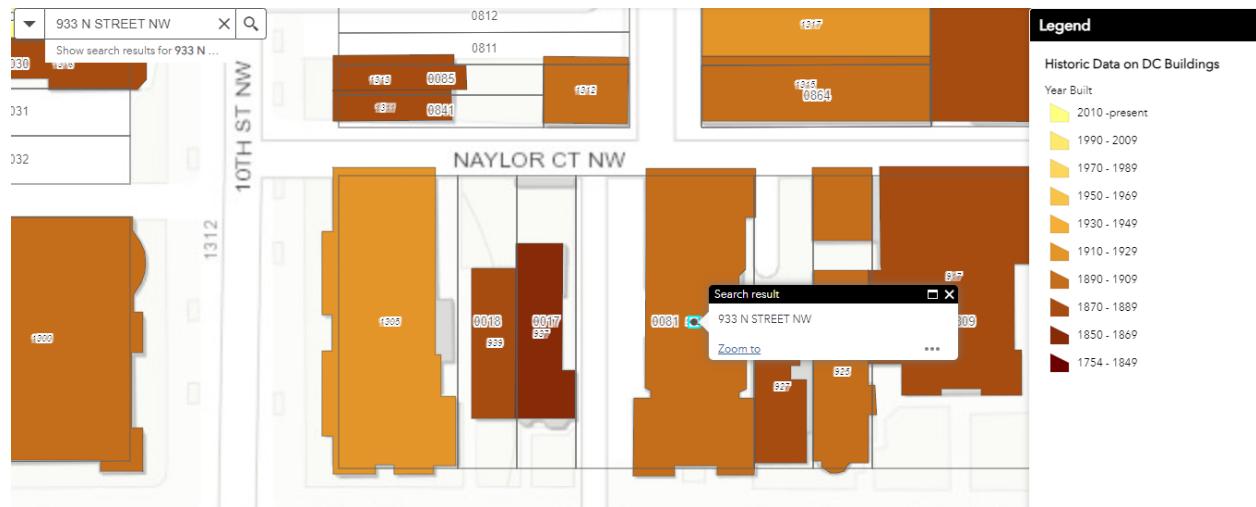
A handwritten signature in blue ink, appearing to read "ED".

ERIC DEBEAR

TAB A



TAB B



TAB C

HISTORIC PRESERVATION REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Property Address: **933 N Street NW** Agenda
Landmark/District: **Blagden Alley/Naylor Court Historic District** Consent Calendar
Shaw Historic District Denial Calendar
 Concept Review
 Permit
 Alteration
Meeting Date: **April 25, 2024** New Construction
H.P.A. Number: **#24-156** Demolition
 Subdivision

The applicant, 933 N Street LLC, owner of 933 N Street NW, seeks conceptual design review to subdivide the side yard of Lot 81 into a new lot and build a new three-story brick building in the Blagden Alley-Naylor Court and Shaw historic districts. Plans were prepared by Akseizer Design Group (ADG).

Property Description and Context

The Blagden Alley and Naylor Court Historic District was designated in 1990 as a significant example of 19th century working class housing and for its association with the early 20th century social reform movement. The relationship between large formal rowhouses on streets and small spartan dwellings on the alleys is a hallmark of this historic district. The alleys of this historic district also feature workshops, stables, garages and a handful of large commercial buildings.

The site for this project is vacant. It appears in historic real estate maps as unimproved Lot 16 as late as 1911. After the Henrietta Apartment building (designed by B. Stanley Simmons) was built in 1900, old Lot 16 was combined with the apartment building and the land has served as an unimproved side yard to the apartment building. The apartment building's electrical transformer and mechanical units occupy parts of old Lot 16. (applicant's concept drawings, Sheet 001).

To the west of the site are two undated, independently built rowhouses that are setback from the front property line. The setbacks, and lack of building permit records for the two buildings, are indicative of being built prior to the 1870s and the inception of building permit requirements and public space regulations which permitted bay front projections. The adjacent rowhouse (937 N Street) has a third-floor mansard roof and an elaborate cornice which is carried on consoles and returns over the property line with old Lot 16 (Sheet 003).

Project Summary

The project proposes to subdivide the existing side yard back to its historic configuration as old Lot 16. A new three-story brick building would be built on the new lot so that it aligns with the setback of 937 N and extends to the rear lot line with the Naylor Court alleyway.

The flat front façade is organized into three bays of fenestration with the center bay of the first and second floor arranged in a unified configuration of fixed windows flanked by double-hung sash windows and a spandrel panel between floors. The front entrance is offset to the left at the

head of metal steps. The third story windows sit on a stringcourse which aligns with the adjacent cornice.

Behind the main block of the building a line of covered porches acts as a sort of rear wing which connects to a secondary building at the rear of the lot. This rear building takes the form of a two-story accessory building with a garage door at the alley, but otherwise matches the materials and character of the proposed front elevation.

Evaluation and Recommendation

The concept design overcomes some subtle and tricky site complications and delivers a new construction project that is compatible with the historic district.

It is a fundamental improvement to a historic district whenever a long vacant site is improved with new construction that fills in a gap where the historic pattern of development tells us a building should be. That is the case here. Choosing to align back with the house at 937 N, instead of forward with the apartment building, is compelled by the presence of the apartment building's electrical transformer, which cannot be relocated, and is in the front part of old Lot 16. The presence of the transformer also compels the flat-façade design because it means there is no room for a projecting bay or porch on the front facade. Aligning with the rowhouse is also optimal for preserving as much of the adjacent historic cornice as possible which is an important character defining feature of the handsome mansard roof.

Alignment is also a crucial consideration on the alley side, where much like on the front, this project will fill a gap in the Naylor Court alleyscape which begs for a building. Critical to the character and scale of the Blagden Alley Naylor Court Historic District—which is the only historic district specifically designated because of its alley history and architecture—is how alley structures sit directly on the alley without setback. The brick buildings here engage and blend with the brick paving of the alley, entry thresholds are at the alley edge, giving the whole a rich sense of place. The staff recognizes the extra effort the applicant will have to expend for the zoning relief necessary to build without setting back from the centerline of the alley, but the historic district will benefit greatly by this effort to align in the historic way. The zero setback from the alley is an important enough historic characteristic that it should be a condition of the Board's approval. The Board adopted a similar position for 927 N Street NW (HPA #21-104, January 2021, construction completed April 2023).

Recommendation

The HPO recommends that the Review Board find the concept for a new three-story building at 933 Nth Street NW, aligned to 937 N Street on the front and Naylor Court on the rear, to be compatible with the character of the historic district, consistent with the purpose of the preservation act, and that final approval be delegated to Staff.

Staff contact: Brendan Meyer

TAB D

ADVISORY NEIGHBORHOOD COMMISSION 2G

P.O. Box 26181
Washington, DC 20001-9997
2G@ANC.DC.GOV

February 16, 2024

Ms. Marnique Heath
Chair
D.C. Historical Preservation Review Board
1100 4th Street, SW, Suite 650 East
Washington, DC 20024

Re: 933 N St. NW

Dear Chair Heath,

Advisory Neighborhood Commission 2G conducted a virtual public meeting on Thursday February 8, 2024, to consider the request for support for the concept review for 933 N Street NW. The Commission is pleased that the historic cornice on the adjacent building was taken into consideration and incorporated into the new project. The project connects well with the community and will enhance the community. Many neighbors provided feedback and support. The project is aligned with community historical preservation standards.

At the Commission's meeting, duly noticed, with a quorum present, ANC 2G voted unanimously (5 yea, 0 nay, 0 abstention) to support the application for the concept review and new construction of residences at 933 N Street NW.

Thank you for your consideration of this matter.

Respectfully submitted,



Rachelle Nigro
Chair,
ANC, 2G

TABLE

ADVISORY NEIGHBORHOOD COMMISSION 2G

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Thank you for your consideration of this matter.

Respectfully submitted,



Rachelle Nigro
Chair,
ANC, 2G

Dr. David Robert Salter
1315 Naylor Court. NW
Washington, DC, 20001

June 1st 2024

Ms. Jenny Crawford
Project manager
ADG+G architecture / ADG interiors
1315 Powhatan St.,
Alexandria, VA, 22314

Re: proposal divide the lot at 933 N Street NW

Dear Ms. Crawford,

I'm happy to write a formal letter supporting the proposal to develop the infill property adjacent to the Henrietta at 933 N Street NW. My wife and I have lived in Naylor Court for 23 years, during which time I have done much to help protect extant alley buildings and to help guide new development. I have a good sense of alleys and their architecture throughout Washington, DC.
[<https://preservingdcstable.blogspot.com/search?q=henrietta>]

The apartment complex's owners [Henrietta] are seeking permission to subdivide their property to create a space to develop two new homes. The concept submission of this development is dated January 19, 2024, and nicely outlines the proposal. For this development to proceed, it is crucial to subdivide the property to give the infill lot its residential address. I enthusiastically support this.

The proposed building's design at the rear aligns harmoniously with the historic spirit of the Naylor Court alley. It complements a similar project at 927 N St., with a rear-facing Naylor Court and a front-facing N Street. Every address in Naylor Court is listed on the National Register of Historic Places and protected. The proposal's design respects and honors this important aspect of our community.

The concept and massing of the proposal are pleasing. They are not jarring and flow within the streetscape on both the alley side and the N Street side. It is recognizably new construction and not attempting to be a pseudo-federal building.





The community is eagerly anticipating the positive changes this new project will bring. The current vacant and unsupervised blighted lot has been a source of distress for the community, with issues such as drunken parties, loud noise at all hours, and alleged illegal activities. This situation has created an atmosphere of fear and made it impossible for residents to get a full night's sleep. The proposed development offers a much-needed solution to these problems, bringing a breath of fresh air to the Naylor Court community!

I am confident in your ability to successfully navigate the BZA process and bring this project to fruition. The community and I are grateful for your commitment to maintaining open lines of communication throughout the development phases. Your consistent follow-through on your promises has not gone unnoticed.

Yours sincerely,

David R. Salter MD, FRCS (c), FACS, FACC.

cc

Robert Goldberg [1312 Naylor Court resident]
Steven McCarty [ANC Commissioner 2G04]
Gozde Tanyeri, AIA [Gozde@designadg.com]

