

STATEMENT OF EXISTING AND INTENDED USE

BACKGROUND

The Property, in Mt Vernon Square Historic District, is an end of row/corner lot bound by 5th St to the West, L St. & NY Ave to the South, 1103 5th St to the North, and 475 NY Ave to the East. The Applicant purchased and occupied the Property in 2000 before the city-wide building boom when there were vacant lots along NY Ave to the East and directly across L St/NY Ave to the South. Since then the surrounding lots have been developed into a high-rise hotel, condos/apartments with 1st floor commercial space, drastically changing the neighborhood by expanding the urban core along NY Ave (see Neighborhood Map Exhibit #1). The Applicant always intended to create an art gallery on the 1st floor, even renovating for the use separation to the fire code at the time.

USE CHANGE (ART GALLERY)

The Property was originally built in 1890 as a walk-up residence, fronting 5th St, (as neighboring row #1101-1111, see Exhibit #5). There was physical evidence during applicant's renovation/restoration at purchase in 2000, that the building was reconfigured to **mixed-use commercial** on the 1st floor, removing the L St side walk-up residential entrance (see Exhibit #6), thus creating a 1st floor combined side entrance. Also the front 5th St commercial entrance was moved to the present corner orientation.

Historically the Property was zoned **commercial with 1st floor retail** (see C. of O. Exhibit #7). At the time of purchase by Applicant the tax classification was **mixed use** (see Exhibit #8). The Applicant is a self-employed landscape architect/sculptor, residing on the 2nd floor, using the 1st floor as an art studio. Applicant proposes to create an art gallery as owner-occupied 'maker space' business on 1st floor, keeping with the historic and physical configuration of the building.

OCCUPANCY CHANGE (AREA)

Existing Physical alterations over time include moving the internal stairway to create a mezzanine (as delineated by the 16'ht tin ceiling, which applicant restored and proposes to keep, see Exhibit #9). Additions of large & small bay projections for storefronts and the main 'commercial' entrance was moved to the corner, thus re-orienting the building's larger side façade as frontage to busy, commercial NY Ave. (see Exhibit # 2). The rear attached one story structure built 1928 (**occupied 100% of the lot**). This created an exceptional footprint compared to the neighboring row which all have small, landlocked rear yards (see Exhibit #2.)

Major change affecting 1101 5th St, as well as adjacent neighbors #1103, 1105, 1107, occurred when the adjacent empty lot zoning was changed prior to 2014, moving an historic rowhouse to applicant's East property line, allowing an 11-story Homewood Suites Hotel (see Exhibit #2). This newly moved 3-story rowhouse altered the streetscape dramatically by creating an incongruity of scale to the applicant's house, and sandwiching the 1-story structure (garage/studio) between Applicant's 2-story house (see Elevation Exhibit # 3).

SUMMARY

Applicant proposes a 1 floor/room addition to provide greater living space (2nd bedroom to code) needed for teenage daughter, and roof deck for the only practical option for private outdoor space. The addition improves the Property and historic fabric, by creating an appropriate, more substantial, complete façade to commercial NY Ave., (as intended by DC agencies purposely relocating the historic T. Martin townhouse to adjoin the applicant's.) The higher addition roofline enhances the streetscape rhythm, following Historic Preservation's recommendation (see Elevation Exhibit #4). An art gallery use of the 1st floor will add a cultural amenity to the neighborhood.

