COOPERATIVE HOUSING COALITION
WASHINGTON DC

C/O E.J. Flynn Co., 5100 Wisconsin Ave., NW, #500, Washington, DC 20015
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December 17, 1998

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

District of Columbia Zoning Commission
c/o Ken Karkeet
441 4th Street, NW
Washington, DC 20001

Members of the Commission:

I am writing on behalf of the Board of Directors of DC/CHC, Inc. a coalition of approximately 8,000 housing cooperative owners in the District of Columbia and in support of a position being taken by one of our member cooperatives, the Presidential at 1026 16th Street, NW. We join the Presidential in opposition to Zoning Case 98-14C which would enable a change in zoning from SP to a C-4 status for a property located at 1000-1010 16th Street, NW.

For the most part, lower 16th Street is an area that is uniform in terms of height and architectural composition, affording a sense of stability and continuity as well as feel of openness and light. This is, of course, in keeping with L'Enfant's concept of a wide, tree-lined boulevard. The suggested increase in height and density of the Solar Building would, we suggest, not be in keeping with the personality of this most important Washington street.

The Presidential was designed in the classical style by Appleton P. Clark, Jr. in 1922 and is the last of what were a number of apartment residences on 16th Street which were built to architecturally compliment one another. Any change in zoning which would enable the owners of the Solar building to add height and density to this very visible intersection would, we believe, alter the charm and character of the street and diminish the aesthetic quality of the other buildings in the neighborhood which compliment one another as opposed to visually competing with one another. Permitting the owners of the Solar building to execute their plans would, we think, be tantamount to dressing up an elephant in a tutu and expecting it to integrate itself with all the other ballerinas in the dance.

We urge you to reject the application put forth in case number #98-14C.

Sincerely,

Barry L. Moss,
President

ZONING COMMISSION
CASE No. 98-14C
EXHIBIT No. 53

ZONING COMMISSION
District of Columbia
CASE NO.98-14
EXHIBIT NO.53