

**Testimony of the Capitol Hill Restoration Society
before the DC Historic Preservation Review Board on July 25, 2019
1104 C Street, SE (HPA 19-314)**

My name is Beth Purcell and I am testifying on their behalf of the Capitol Hill Restoration Society's Historic Preservation Committee. We reviewed the plans posted in July 2019. The applicant proposes to excavate a new basement, and create a basement entrance and areaway.

The revised plans clarify the design of the basement entrance, where the property lines are, and what area in the front of the house is within public space. All basement entrances must comply with HPRB's *Preservation and Design Guidelines for Basement Entrances and Windows*. The guidelines, p. 4, note that a basement entrance is not compatible where the first story is on grade, as is the case at 1104 C Street. This project illustrates the wisdom of HPRB's basement guidelines. This apartment will have really inadequate light and air - only an entrance door in front (hopefully full glass) and a small areaway window in the back of the basement in the bedroom. In addition, Capitol Hill basement apartments traditionally have a door and one or more reasonably sized windows in the front elevation. This windowless plan, would be almost a dungeon, and is not traditional or compatible.

It would be helpful to have additional information on the design and materials for the replacement front door.

We believe that the project is not compatible with the Capitol Hill Historic District.

Thank you for considering our comments.