

**Testimony of the Capitol Hill Restoration Society
before the DC Historic Preservation Review Board on April 22, 2021
135 13th Street, NE HPA 21-212**

My name is Beth Purcell and I am testifying on behalf of the Capitol Hill Restoration Society's Historic Preservation Committee. We reviewed the plans for the project dated January 14, 2021. The rowhouse at this address was designed by N. T. Haller in 1900 for owner/builder George P. Newton. No changes are proposed to the rowhouse.

The applicants plan to demolish an existing one-story garage, approximately 20 x 20 feet (400 square feet) in footprint. The garage, which may be historic, is constructed in cast concrete, with dentil molding at the roofline. The applicants plan to replace it with a new second dwelling unit, to be clad in corten steel. At the hearing on March 25, 2021, the Board approved the new building's height and massing based on the size of the lot and the alley's context. The Board also found:

- Applicants must report on the history of the garage;
- present a design concept that preserves the north and south walls of the existing garage;
- submit additional information on the installation details of the corten steel paneling; and
- return to the Board for an additional hearing.

The revised plans incorporate a section of the existing garage, a quote of the existing garage, and information on the corten steel installation. We defer to the Board on whether the applicants have satisfied the Board's requirements.

The applicants' original design specified a green roof. The current design omits the green roof. As a result, it would be possible to build a roofdeck on the entire roof. In 1120 Park Street, NE, (HPA 16-014) the Board noted that garage roofdecks are rarely appropriate, and balanced the need for increased density and preservation of historic alleys by requiring that a garage roofdeck's railing be pulled back three feet from the from the alley edge. Although this building is not a garage, it fronts an alley on three sides and we believe that the same principle should apply. Therefore, we request that if the Board grants concept approval, that the Board require that any roofdeck be set back three feet from every alley edge.

Thank you for considering our comments.