

**Testimony of the Capitol Hill Restoration Society  
before the DC Historic Preservation Review Board on July 1, 2021  
733 8<sup>th</sup> Street, SE HPA 21-375**

My name is Beth Purcell and I am testifying on behalf of the Capitol Hill Restoration Society's Historic Preservation Committee. We reviewed the revised concept plans for 733 8<sup>th</sup> Street SE dated "July 1, 2021." The non-contributing two-story brick dwelling was built in 1975. Applicant plans to demolish the existing commercial building and build a new five-story masonry residential building with ground floor retail and residential units above. .

Barracks Row is one of Washington, DC's vibrant historic Main Streets. The HPO Publication, "Design Guidelines for Historic Commercial Buildings" showcases many of 8<sup>th</sup> Street's vibrant commercial and mixed-use buildings. It is commendable to build more residential use into the neighborhood and increase density. In this block, there is an expectation of commercial appearance and use in the first-floor designs of the buildings, and we commend the applicant for revising the design to include a commercial use or appearance for the first floor.

The rear elevation will be masonry and metal panel with four floors, balconies stretching the width of the building, and a fifth floor that steps back from the rear elevation to provide a roof deck. This apartment building will help to activate the alley. In the past, HPRB has had concerns with alley-scapes along 8<sup>th</sup> Street. At another Barracks Row Main Street project at Ambar at 523 8<sup>th</sup> Street (HPA 17-246), HPRB determined that the rear-addition was allowed as it featured simply designed fenestration and was an addition to an already jumbled alley. Here, this rear half of the building will fill in an existing void and fit in with the neighboring apartment building and a similarly jumbled alley.

We agree with the staff's suggestion to eliminate the third story balcony on the front elevation to create a more compatible look on this commercial street. We also support the staff's suggestion that the recessed areaway in front be eliminated or modified to appear as a full-light wood door.

We believe that the project is compatible with the Capitol Hill Historic .

Thank you for considering our comments.