

**Testimony of the
Historic Preservation Committee of the Capitol Hill Restoration Society
before the DC Historic Preservation Review Board
531 12th Street, SE HPA 23-090
December 15, 2022**

My name is Beth Purcell and I am testifying on behalf of the Capitol Hill Restoration Society's Historic Preservation Committee. This brick corner rowhouse was one of two built by A. Thompson for owner Robert Lusby in 1891. The 12th Street elevation is two stories plus basement, with a square bay in red press brick with a pyramidal bay cap. The G Street elevation is common red brick, American bond coursing, two square bays with triangular bay caps and a basement entrance. There are entrances on the west and south elevations. This is a contributing building. We reviewed the plans dated November 7, 2022.

The applicant proposes to convert the house from a single unit to two units, add a third story, roof deck, and new window well with expanded areaway.

Our primary concern with the project is visibility of the third story from 12th Street and G Street. The Board has approved third story additions that are minimally visible (e.g., 226 Kentucky Avenue, SE, HPA 17-493).

The applicant has provided additional information on the mansard roof's design and sightline studies for 12th Street and G Street. In our comments we pointed out some inconsistencies and confusion in the original and revised drawings. We believe that the applicant has failed to establish that the proposed third story will not be visible from public space.

We agree with the staff's position on the chimney, south elevation door and curb cut. We believe that the project is not compatible at this time.

Thank you for considering our comments.