



ADVISORY NEIGHBORHOOD COMMISSION 6E
PO Box 93020 Brentwood Station, Washington, DC 20090

September 23, 2020

Ms. Marnique Heath
Chair
D.C. Historical Preservation Review Board
1100 4th Street, SW, Suite 650 East
Washington, DC 20024

Re: 440 R St., NW, The Africare House

Dear Chair Heath,

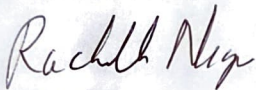
Advisory Neighborhood Commission 6E conducted a virtual public meeting on Tuesday, September 1st, 2020 to consider the application for a concept review at the above referenced address. This building is located outside of the Shaw Historic District and is, therefore, being considered as a landmark outside of the historic district. Proposed changes to the historic district, if approved, will make this property part of the Shaw Historic District.

The building was purchased in December 2019 from Africare by 440 R Street Partners, LLC. As for the significant history of the building, it was built in 1889 and originally used as a DC Public School for special classes. Throughout its evolution, the other uses were an elementary school, a school for white students, a school for black children and finally the Africare House who purchased it in the mid-1980s as office space. The new development will be creating 12 two-bedroom condominiums ranging between 1,100 and 1,200 square feet, 4 units per floor. The other particulars of the renovation will include new exterior windows and replacing the old transoms, replacing the atrium with new glass and steel windows, adding cellar and rooftop terraces, and replacing the roof. There will be cutouts for terraces of the upper floor to extend terrace which will be built out of the site line of the cornice in compliance with HP guidelines. There will be minor changes to the exterior: new landscaping and parking lot. One concern that the Commission's Historic/Zoning Committee had was accessibility on the west side of the building. The developer was able to address this concern by incorporating a second accessibility ramp on the west side of the building

At the Commission's meeting, duly noticed, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum), ANC 6E voted unanimously (5 yea, 0 nay, 0 abstention) that ANC 6E support the nomination for historic designation of 440 R Street, NW (Africare House) as well as the concept plan for the development as presented

Thank you for your consideration of this matter.

Respectfully submitted,

A handwritten signature in black ink that reads "Rachelle Nigro". The signature is written in a cursive, flowing style.

Rachelle Nigro
Chair
ANC 6E