



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B**

February 25, 2014

Gretchen Pfaehler, Chair
Historic Preservation Review Board
Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024
historic.preservation@dc.gov

RE: Application to HPRB (Tracking # 14-129) for construction at 1528 Church St

Dear Chairwoman Pfaehler,

At its regular meeting on February 17, 2014, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 7 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (7-0):

Whereas, ANC2B supports the project as presented for 1528 Church St NW that includes a three story addition and a rear attached two-story carriage house like structure;

Whereas, ANC 2B supports the project as the project as proposed will preserve the historical façade and any additions will not be visible from the street. Whereas the project as proposed with a three-story addition and a rear attached two-story carriage house like addition will be consistent with the existing structure and is compatible with the neighboring buildings;

Whereas, ANC 2B supports the plans as presented and is aware that the abutting property to the east which is currently a vacant parking lot and currently makes the property visible from multiple locations in public view, but the abutting property is currently for sale and is subject to development which would make this property no longer visible from secondary view points;

Whereas, ANC 2B supports the design that include the demolition of a previous addition to the home that is not part of the original home as seen from the historic plat and will be replaced with a three-story addition and a rear two-story carriage house like addition;

Whereas, ANC 2B supports the three-story addition and a rear attached two-story carriage house like structure since the addition to the home is in accordance with the Secretary of Interiors guidelines and standards for additions to historic preservation.

Whereas, this addition is being developed as a rear attachment and does not degrade the historic nature of the original home.

Whereas, the addition will employ the same brick materials as the existing house and would be compatible with the character of the historic house and other carriage homes in the immediate neighborhood; and

Whereas, ANC 2B supports the presented projects and acknowledges the applicants commitment to improving the neighborhood and their outreach to work with the owners of the parking lots abutting their property to work with rat abatement, improving lighting, whereas the security lighting in place is not sufficient nor functioning. Whereas the applicants will work on their tree box as well as others on their street to foster and sustain new trees.

Therefore be it resolved that ANC2B recommends support of this project.

Commissioners Leo Dwyer (leo.dwyer@dupontcircleanc.net), Will Stephens (will.stephens@dupontcircleanc.net), Abigail Nichols (abigail.nichols@dupontcircleanc.net), and Noah Smith (noah.smith@dupontcircleanc.net) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in blue ink that reads "William F. Stephens". The signature is written in a cursive, flowing style with a long horizontal line extending from the end of the name.

Will Stephens
Chairman

cc:steve.calcott@dc.gov; kim.elliott@dc.gov