



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

June 16, 2016

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

RE: 1520 T Street NW (HPRB #16-383)

Dear Chairwoman Pfaehler:

At its regular meeting on June 8, 2016, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 8 of 8 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (6-2-0):

WHEREAS, the project at 1520 T St NW is a proposed third story addition to a historic row house,

WHEREAS, the project would be the first addition to a set of seven row houses built on the block in the late 1800’s and a set of four similar row houses on the other side of the street,

WHEREAS, a previous set of drawings submitted to ANC 2B and neighbors revealed inconsistencies in the existing conditions drawings,

WHEREAS, ANC 2B is concerned with the addition on any one of these historic row houses as it would create a precedent for further additions along this historic and largely unchanged block,

WHEREAS, the current plans include a front roof deck and ANC 2B is concerned that items placed on the deck may be visible from the street even if the addition is not visible from the street, and encourages a flag test to include likely rooftop articles, including umbrellas and railings,

WHEREAS, ANC 2B is concerned with the unnecessarily stark contrast of the existing sidewalls and proposed addition, and

WHEREAS, ANC 2B is pleased with the dialogue with the applicant and is encouraged that changes can be made that would appease the concerns of neighbors.

THEREFORE, BE IT RESOLVED that ANC 2B supports this project with the following conditions:

- That there not be a roof deck on the front (north) side of home because of the risk that people, materials and building may be visible from T Street and for concern over noise and privacy.
- That given the results of a flag test on June 8, 2016, the applicant changes the plans to reduce the size of the 3rd floor addition by 2 feet 8 inches (from the north side) from the point where it was initially proposed to the point that it is not visible from T Street.

BE IT FURTHER RESOLVED that ANC 2B encourages the applicant, neighbors, and Historic Preservation Office to ensure drawings in the Board submission are accurate and complete.

Commissioners Noah Smith (noah.smith@dupontcircleanc.net) and Nicole Mann (nicole.mann@dupontcircleanc.net) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicole Mann', with a long horizontal flourish extending to the right.

Nicole Mann
Chair