



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

July 25, 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: 2122 O Street NW (HPRB #16-453)

Dear Chairwoman Pfaehler:

At its regular meeting on July 13, 2016, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 9 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (9-0-0):

WHEREAS, the project at 2122 O Street NW is within the boundaries of ANC 2B,

WHEREAS, ANC 2B appreciates that the applicant delayed their HPRB hearing one month in order to meet with the Zoning Administrator at the ANC’s request,

WHEREAS, while ANC 2B recognizes considerable concern and opposition from neighbors along O Street NW to the conversion of a single-family dwelling to a multi-unit dwelling, the commission notes that these items are not reviewed by the Historic Preservation Review Board for historic compatibility and that the addition of units conversion is by-right within the R-5B zone,

WHEREAS, ANC 2B appreciates the applicant revising plans from four units to three units,

WHEREAS, ANC 2B is concerned with the view-shed from Twining Court and encourages a flag test to include views from that perspective, and

WHEREAS, ANC 2B is additionally concerned with the minimal size of the trellis and the health of a tree in the alley.

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

- The dogleg (or light well) is made symmetrical or with more land area than the dogleg at 2124 O Street NW
- The applicant retains an arborist to protect the neighbor's rear tree which has roots which intersect the 2120 O Street NW property boundary during construction or provide a replacement tree to the neighbor's agreement
- The applicant resolves concerns regarding construction impacts to a neighbor's wall which is adjacent to the property line and holds up their deck
- The addition is not visible from the street and Twining Court, to be verified with a flag test

Commissioners Mike Silverstein (mike.silverstein@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