

ANC 2B DRAFT MOTION

1733 16th Street NW Concept Application

WHEREAS, the project as proposed is within the 16th Street Historic District, the 14th Street Historic District, and Advisory Neighborhood Commission 2B,

WHEREAS, the project proposes to construct an apartment building on a currently vacant parcel at the corner of 15th Street and S Street NW, which was occupied by row houses more than 30 years ago,

WHEREAS, ANC 2B appreciates that the applicant has shared a light study to illuminate concerns regarding shadows from the proposed project,

WHEREAS, at the previous concept review for this project ANC 2B requested the following:

THEREFORE, BE IT RESOLVED that ANC 2B encourages the applicant to redesign the corner treatments to be more congruent with the row house nature of 15th Street and S Street.

BE IT FURTHER RESOLVED that ANC 2B urges the applicant to rethink the window treatment on the carriage house.

BE IT FURTHER RESOLVED that ANC 2B encourages the applicant to consider a more muted color tone through yellow or light red bricks and to simplify the design overall so that any variation in material and design is more subtle and more consistent with nearby properties.

BE IT FURTHER RESOLVED that ANC 2B requests that changes in the concept review proposal go back through the Historic Preservation Review Board rather than be delegated to Historic Preservation Office staff so that the ANC may continue to formally weigh in on this project.

WHEREAS, ANC 2B appreciates that the applicant has responded to these concerns

WHEREAS, ANC 2B further understands, based on HPRB guidance, the applicant has created a linear park between the proposed new development and the Masonic Temple in an area that roughly corresponds to the alley which historically existed in Square 192 before being vacated by the City, and

WHEREAS though ANC 2B understands the alley was vacated by the City, the area of the landscaped linear park has historically served a circulation purpose, and

WHEREAS ANC 2B believes separation between the new development and historic landmark structure is vital to the contextual understanding of the two structures as of different times and uses, and

WHEREAS ANC 2B believes the contextual understanding of the differences between the structures is diminished by a physical barrier or gate bringing the two structures together by blocking the linear park from S Street or the alley.

Therefore BE IT RESOLVED ANC 2B supports the project as proposed provided no physical barriers are erected at the north and south ends of the linear park, abutting S Street and the alley.