



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

September 25, 2019

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

RE: 1727 S Street NW (HPRB #19-492)

Dear Chair Heath:

At its regular meeting on September 11, 2019, 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 (7-1-1):

The applicant at 1727 S Street NW proposes a rear addition to an existing building in order to accommodate an eight unit development. Advisory Neighborhood Commission 2B understands that the entirety of the proposed changes are in the rear of the building and that the project will not touch the front façade, will not be visible from the street, and will not require zoning relief.

Through the community review process, a variety of neighbors expressed concerns with the proposed number of units in the project as well as follow-on impacts associated with the increase in number of units on the site including trash handling, parking, and the difference in turnover between the proposed larger number of small units compared to a smaller number of larger units.

In addition to ANC 2B’s normal process, the owner of the property, with the architect and builder, met with approximately ten neighbors in an informal meeting at the property and received direct requests and feedback regarding the addition and modification.

ANC 2B urges the applicant to consider better shielding of mechanical equipment on the roof in order to reduce noise.

The applicant has agreed to use material along the rear party wall as deemed appropriate by the Historic Preservation Office and to maintain a cooperative dialog with the abutting neighbor about choices that would impede upon the consistency of the party wall.

Based on neighbor feedback, the applicant has agreed to modify their plans to include the following:

- Provide sufficient permanent enclosures for trash bins within the property line,
- On-property bicycle parking in addition to two motor vehicle parking spaces,
- Sound protection on new walls and party walls with the abutting property,
- Rental lease agreements for the eight units individually to be a minimum of one year each for every new tenant,
- Actively incentivize alternative transportation modes to tenants including bikeshare and transit,
- Preservation of the neighboring trees where roots extend into the property, and
- Minimize the blocking of the alley by vehicles during the construction process.

ANC 2B understands that several of the applicant's concessions will be a benefit to the neighborhood and are not strictly under the review of the Historic Preservation Review Board (HPRB). ANC 2B also recognizes the significant neighbor opposition to the project's proposed number of units, but notes that number of units and interior use is not a review standard for HPRB on this matter.

THEREFORE, BE IT RESOLVED the ANC 2B supports the application as proposed with the applicant's several concessions.

Commissioners Matthew Sampson (2B01@anc.dc.gov) and Daniel Warwick (2B02@anc.dc.gov) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in blue ink that reads "Daniel Warwick". The signature is written in a cursive, flowing style.

Daniel Warwick
Chair