



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

June 24, 2021

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

RE: 1775 Swann Street NW (HPRB # 21-367)

Dear Chair Heath:

At its regular meeting on June 9, 2021, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 8 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (7-0-1):

WHEREAS, a concept application has been submitted to the Historic Preservation Review Board (HPRB) for a proposed new, by-right residential building on Square 152, Lot 859 at 1775 Swann Street NW, located in ANC 2B,

WHEREAS, the project architect presented concept plans via Zoom to ANC 2B’s Land Use Committee (LUC) for review at its regular monthly public meeting on June 2, 2021,

WHEREAS, the proposed building is three stories plus a penthouse and cellar, providing seven condominium units plus two off-street parking spaces accessed from a rear alley,

WHEREAS, ANC 2B welcomes the improvement of a currently-vacant lot into new residences that will allow more people to live permanently in the Dupont Circle Historic District,

WHEREAS, questions were raised regarding the proposed building’s massing, height, and general appearance and whether they appropriately related to the historic character of Swann Street NW,

WHEREAS, suggestions were made to adjust the top floors to improve the massing and harmony with the street; consider setbacks and/or change the styling and materials of the third floor and penthouse for a less imposing, boxy presence; replace the first floor Juliet balcony and door with

a window; explore alternatives to the wooden side yard fence to create a higher quality entry procession; and reduce the front window well to the legal minimum,

WHEREAS, while not of a historic nature, additional questions were raised regarding the operability of proposed off-street parking given the constrained width of the alley, apparent lack of ADA accessibility, and adequate provisions for off-street trash and recycling,

WHEREAS, the Land Use Committee felt that further design revisions might satisfactorily address the issues raised, and

WHEREAS, the project could benefit from continued community outreach and engagement led by the applicant team.

THEREFORE, BE IT RESOLVED that ANC 2B supports the concept subject to design improvements addressing the aforementioned concerns.

BE IT FURTHER RESOLVED that ANC 2B requests that the Historic Preservation Review Board does not delegate the project to staff review so that ANC 2B may remain a consulted party and have the ability to review and provide the ANC's comments to the Board as the plans are revised before final permit approval is granted.

Commissioners Matthew Holden (2B08@anc.dc.gov) and Robin Nunn (2B03@anc.dc.gov) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

Robin Nunn
Vice Chair