



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

January 13, 2014

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

RE: Application to HPRB for 1528 Church Street NW

Dear Chairwomen Pfaehler,

At its regular meeting on January 8, 2014, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the application to HPRB for 1528 Church Street NW . 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, ANC2B supports the project as presented for 1528 Church St NW that includes a third story addition and a rear two-story carriage house, referred to as plan A – carriage house. The ANC 2B also supports the other option designed referred to as plan B – three story rear addition. ANC 2B prefers plan A – carriage house design as it maintains green space in the rear, improves upon a residence that will maintain as a single family home. Plan A – carriage house design also provides an outdoor space that is safe for children to play, as the rear of this home is along a high-traffic alley.

Whereas, ANC 2B supports the project as presented with the preference towards plan A – carriage house as the carriage house would visually improve the conditions of the alley. The carriage house also would permit a ground level entry to the house making it easier for the applicant’s family, including elderly parents and any future children as the front entrance would be difficult for elderly and young children with the number of stairs and Plan B – three story addition would subsequently have the same number of stairs and would not permit a ground level entry.

Whereas, ANC 2B supports the project as the project as proposed will preserve the historical façade and any additions will not be visible from the street. Whereas the project as proposed with a third story rooftop setback addition will be consistent with the existing structure and is compatible with the neighboring buildings.

Whereas, ANC 2B supports both plans as presented and is aware that the abutting property to the east which is currently a vacant parking lot and currently makes the property visible from multiple locations in public view, but the abutting property is currently for sale and is subject to development which would make this property no longer visible from secondary view points.

Whereas, ANC 2B supports plan A – carriage house design as a carriage house previously existed on the site based on the historical plat maps. The carriage house would employ the same brick materials as the existing house and would be compatible with the character of the historic house and other carriage homes in the immediate neighborhood.

Whereas, ANC 2B supports the presented projects and acknowledges the applicants commitment to improving the neighborhood and their outreach to work with the owners of the parking lots abutting their property to work with rat abatement, improving lighting, whereas the security lighting in place is not sufficient nor functioning. Whereas the applicants will work on their tree box as well as others on their street to foster and sustain new trees.

Therefore be it resolved recommends support of this project.

Commissioners Leo Dwyer (leo.dwyer@dupontcircleanc.net), Abigail Nichols (abigail.nichols@dupontcircleanc.net), Will Stephens (will.stephens@dupontcircleanc.net), and Noah Smith(noah.smith@dupontcircleanc.net) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,



Will Stephens
Chairman

cc: steve.calcott@dc.gov; kim.elliott@dc.gov