



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

January 18, 2017

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

RE: 1610 Riggs Place NW (HPRB #17-127)

Dear Chairwoman Heath:

At its regular meeting on January 11, 2017, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 8 of 8 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (8-0-0):

WHEREAS, the application is within the Dupont Circle Historic District and Advisory Neighborhood Commission 2B,

WHEREAS, the currently existing building has an existing nonconforming lot occupancy that is larger than allowable by the zone,

WHEREAS, the applicant proposes to add a fire escape to the rear of the property at 1610 Riggs Place NW,

WHEREAS, ANC 2B appreciates the applicant’s desire to provide life and safety infrastructure after the fire which killed two people residing in the building,

WHEREAS, ANC 2B believes portions of the project as proposed are excessive and may not be compliant with the building code, especially the roof hatch from the front room and stairs to the roof deck,

WHEREAS, ANC 2B opposes the de facto creation of a roof deck by including egress stairs to the roof,

WHEREAS, ANC 2B is concerned with the project’s potential visibility from 17th Street NW, which is a view that HPRB found important in recent decisions regarding 1626 Riggs Place NW and 1630 Riggs Place NW, and

WHEREAS, ANC 2B believes that if the goal of the project is to provide a second means of egress, the applicant could provide this through utilizing lot occupancy within the existing structure.

THEREFORE, BE IT RESOLVED that ANC 2B opposes the project as proposed and especially opposes the portion of the proposed fire escape which extends to the roof.

Commissioners Daniel Warwick ([daniel.warwick@dupontcircleanc.net](mailto:daniel.warwick@dupontcircleanc.net)) and Nicole Mann ([nicole.mann@dupontcircleanc.net](mailto: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