



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

October 23, 2016

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

RE: 1630 Riggs Place NW (HPRB #16-608)

Dear Chairwoman Pfaehler:

At its regular meeting on October 13, 2016, 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 (5-2-1):

WHEREAS, the project at 1630 Riggs Place NW is within the Dupont Circle Historic District and Advisory Neighborhood Commission (ANC) 2B,

WHEREAS, ANC 2B appreciates the applicant’s willingness to work with neighbors and address concerns, including the removal of a previously proposed third story addition,

WHEREAS, ANC 2B appreciates the applicant’s change of rear facade materials between the ANC’s Zoning, Preservation, and Development Committee meeting and the full ANC meeting to brick,

WHEREAS, the property is on Riggs Place NW which is one of the best preserved historic streets within Dupont Circle, and the house is one of a set of five rowhouses that were built in 1893 and designed by Harvey L. Page, as well as one of thirteen adjacent row houses that were built in the 1890s and feature intact rear facades above the first floor,

WHEREAS, over the past 30 years, additions to these homes on Riggs Place NW have been minor and one-story in nature, and

WHEREAS, ANC 2B strongly urges the HPRB to consider the proposal’s visibility from 17th Street NW.

THEREFORE, BE IT RESOLVED that ANC 2B would support the project under the following conditions:

1. No demolition of the rear facade above the first floor.
2. Rear addition is limited to a one-story and ten-foot pop-back from the rear facade, based on the scale of non-historic additions on this alley. The one-story addition should include a dogleg to protect light and air quality, similar the other rear yards on the block.
3. High design quality for the rear addition, excluding vinyl siding as a material, but supporting brick or copper, as well as the removal of the spiral staircase.

Commissioners Michael Upright (2B04@anc.dc.gov) and Nicole Mann (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", with a long horizontal flourish extending to the right.

Nicole Mann
Chair