



**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](mailto:historic.preservation@dc.gov)

RE: 2147-2149 P Street NW (HPRB #16-528)

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 (6-0-2):

WHEREAS, the project at 2147-2149 P Street NW is within Square 67, the Dupont Circle Historic District, and ANC 2B,

WHEREAS, the project proposes the conversion of the existing Marrakech tavern to mixed-use residential and commercial,

WHEREAS, ANC 2B appreciates and supports updates to the altered facade to recreate historic detailing,

WHEREAS, ANC 2B is especially concerned with, and urges the HPRB to pay special attention to, the visibility of the project from 22nd Street NW, Rock Creek Park, and the gateway entrance to the Dupont Circle Historic District,

WHEREAS, while ANC 2B believes an addition may be compatible, we further believe a visible two-story addition with a total of more than 60 feet of mechanical equipment is not compatible at this site within the historic district, and

WHEREAS, ANC 2B believes a fifth-story addition is not compatible for the following reasons:

- During the February 2016 meeting of the Historic Preservation Review Board, a project at 1508-1512 21st Street NW, which shares Square 67 with the current

applicant and is proximate to the ten-story Fairfax hotel, proposed a fifth-story addition to three existing four-story townhouses — earlier this year the HPRB refused to support a fifth story addition even though the fifth story would not be visible from the street.

- The historic buildings surrounding 2147-2149 P Street NW are one- to three-story townhouses on P Street NW and 22nd Street NW, a four-story Georgetown Gate, and the two-story historic landmark Walsh Stables — excluding the non-historic high-rise buildings on the block, townhouses and townhouse conversions in West Dupont do not exceed four stories.

THEREFORE, BE IT RESOLVED that ANC 2B would support the project if the top floor was stepped back further in response to the historic Walsh Stables.

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