



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

April 13, 2013

Gretchen Pfaehler, Chair  
Historic Preservation Review Board  
Office of Planning  
801 North Capitol Street, NE Suite 4000  
Washington, DC 20002  
historic.preservation@dc.gov

Re: Proposal by 1216 18th Street NW (HPA #13-212) for rooftop deck and concealment of mechanical equipment (2B06)

Dear Chairperson Pfaehler,

At its regular meeting on April 10, 2013, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above referenced matter. We previously asked the Board for a delay of one month, which was granted. The publication of the March HPRB agenda was the first we saw of this application. We appreciate the granting of a delay per our request.

We wished to consider this application with particular scrutiny because multiple stop work orders had been issued on the construction at this site, which was of concern to neighbors and the ANC. We had understood from communications with DCRA that the stop work orders were removed illegally. The rooftop structure and construction had also been part of a negotiated “Voluntary Agreement” about a year ago, when the establishment applied for a liquor license, so we wanted to be sure that the drawings matched what was presented for construction as part of those negotiations. We also understood from testimony by the Dupont Circle Conservancy (DCC) that the DCC wanted to review the project drawings in more detail and have a full presentation. As reflected in our resolution (below), we have asked that the applicant come to a joint DCC and ANC “Zoning, Preservation, and Development” Committee meeting later this month, before the HPRB hearing. The applicant committed to do this, and we expect to take place before your meeting. An ANC representative will attend the HPRB hearing to testify.

With all Commissioners present, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (7-0-1):

Whereas the construction at this location has begun without appropriate permitting;

Whereas construction continued despite stop work orders issued by the District;

Whereas the construction team illegally removed stop work orders on multiple occasions;

Whereas ANC 2B has already negotiated an alcoholic beverage “Voluntary Agreement” for this location with certain limitations negotiated for the roof structure;

Therefore be it resolved that ANC 2B asks HPRB to ensure that any concept design is consistent with those terms of the Voluntary Agreement;

Be it further resolved that ANC 2B does not currently have objection to the renderings as presented but requests a full presentation to the DCC and the ZPD committee prior to the HPRB hearing at the end of April.

Commissioners Stephanie Maltz ([stephanie.maltz@dupontcircleanc.net](mailto:stephanie.maltz@dupontcircleanc.net)), Mike Feldstein ([mike.feldstein@dupontcircleanc.net](mailto:mike.feldstein@dupontcircleanc.net)), and Will Stephens ([will.stephens@dupontcircleanc.net](mailto:will.stephens@dupontcircleanc.net)) are the Commission’s representative on this matter. Commissioner Mike Silverstein did not participate in this matter because of related issues that may come before the ABC Board.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in blue ink that reads "William F. Stephens". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Will Stephens, Chair

cc: [steve.calcott@dc.gov](mailto:steve.calcott@dc.gov)