



**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: Application to HPRB for 1412 T Street for construction on vacant lot (2B09)

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. With all Commissioners present, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (9-0):

That ANC 2B cannot support the project as presented because we do not have sufficient information;

That we are concerned that the depth of the project in the rear, coupled with the additional height, is not appropriate for the context;

That ANC 2B requests a one-month delay in order to see this additional information and see these issues addressed;

That ANC 2B therefore would like to see the following additional information and tests:

- 1.Rear alley photos along both sides of the alley, showing in particular how far back other houses extend into the alley;
- 2.Sightlines along T Street coming from both 14th Street and 15th Street;
- 3.A flag test;
- 4.A light study for the rear, including scenarios that both maintain and eliminate the existing tree in the rear;
- 5.Massing drawings showing more of the block in context; and
- 6.A photo of the existing tree in the rear;

That ANC 2B requests the following commitments from the applicant on the project:

- 1.That the exterior front stair area-way be moved to the interior of the structure;
- 2.That no roof deck will be included; and
- 3.That the applicant will engage an arborist to consider the effect on the existing rear tree,

and will provide a similar and appropriate replacement tree (or trees) after construction if there is damage or removal of the rear tree.

Commissioners Noah Smith([noah.smith@dupontcircleanc.net](mailto:noah.smith@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.

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)