



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

December 17, 2014

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

RE: Rehearing for HPRB Application for 1617 Riggs Place, NW (HPA-14-723) (2B04)

Dear Chairwoman Pfahler,

At its regular meeting on December 10, 2014, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 6 of 8 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of 4-1-1.

Whereas 1617 Riggs Place is a project requiring approval from the Historic Preservation Review Board; and

Whereas ANC 2B’s comments are granted great weight in front of the Board; and

Whereas the applicant proposes an addition to the building in order to accommodate a conversion of the building from 2 units to 4 units; and

Whereas the conversion is by-right under zoning regulations and the Board does not take project type into account when making decisions; and

Whereas the applicant has approached the ANC multiple times, held a meeting with neighbors, and has changed some elements of the design based on these conversations; and

Whereas some of the immediate neighbors’ concerns have been addressed to their satisfaction, regarding removal of the roof deck and covering of the HVAC units; and

Whereas other immediate and nearby neighbors remain opposed to the conversion because they feel the character of their block will change as other row houses will follow in the footsteps of 1617 Riggs; and

Whereas staff of the Historic Preservation Office have responded to questions about that historic character and have answered that, according to HPRB precedent, such a conversion does not change the historic character; and

Whereas the Dupont Circle Conservancy voted unanimously to support the new designs; and

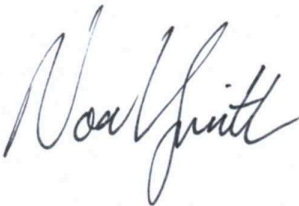
Therefore be it resolved the ANC supports the project if and only if the following conditions are met:

- 1) The applicant amend the project to not include any roof deck or non-essential rooftop access
- 2) The applicant continue to work with neighbors on length of the parking spot and placement of garbage cans
- 3) The applicant screen as much of the HVAC system as possible to mitigate or eliminate noise from HVAC units.
- 4) The applicant involve the ANC in further aspects of the project. The ANC's designees are the Commissioner for 2B04 and Chair of the Zoning Preservation and Development Committee.

Commissioners Noah Smith (noah.smith@dupontcircleanc.net) and Kishan Putta (kishan.putta@dupontcircleanc.net) and commissioner-elect Michael Upright are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink that reads "Noah Smith". The signature is written in a cursive style with a large initial "N" and "S".

Noah Smith
Chairman

cc:steve.calcott@dc.gov; kim.elliott@dc.gov

