



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

May 18, 2015

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

RE: 1772 Church St HPRB

Dear Chairwoman Pfahler,

At its regular meeting on May 13, 2015, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 7 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of 7-0.

WHEREAS the development at 1772 Church Street NW has been reviewed by Advisory Neighborhood Commission 2B (ANC 2B) and the Historic Preservation Review Board multiple times; and

WHEREAS during the last project iteration, the Historic Preservation Review Board requested the applicant address ANC 2B’s resolution passed without opposition at the March 11, 2015 ANC 2B meeting, which is attached for your convenience; and

WHEREAS the ANC 2B resolution specified several conditions to ensure compatibility of the project with the historic neighborhood; and

WHEREAS while most stipulations were met, ANC 2B believes the following two stipulations were not met:

“The residential building seen from adjacent at-grade vantage points including the entirety of Church Street, P Street, 18th Street, and the public alley between Church and P Streets be between 40 and 59 feet tall, including mechanicals, and maintain existing setbacks.”

and

“Alterations are made to the exterior design so that the corrugation of the Church Street buildings’ facades and the rhythm of the Church Street buildings’ roof lines are in scale with the surrounding buildings.”; and

WHEREAS ANC 2B believes the residential component of the project as presented does not satisfy the height stipulation from many at grade vantage points on Church Street, 18th St, and in the public alley; including from the corner of 18th and P, Church Street from 17th Street to four row houses from the parish hall, and from the 17th Street vantage point in the alley.

THEREFORE, be it RESOLVED ANC 2B finds the proposal not in compliance with the March 2015 ANC 2B resolution; ANC 2B recommends the Historic Preservation Review Board require changes to the project massing and design that meet the conditions of the March resolution in their entirety.

Be it further RESOLVED that to fit the rhythm of the surrounding context, ANC 2B believes the bays on the residential component, which abut the property line, should be set back such that they are in line the Church Street buildings’ facades.

Commissioners Justine Underhill (justine.underhill@dupontcircleanc.net), Daniel Warwick (daniel.warwick@dupontcircleanc.net) and Noah Smith (noah.smith@dupontcircleanc.net) 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, flowing style.

Noah Smith  
Chairman

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