



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

July 13, 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: Rehearing of Historic Preservation Review for St. Thomas Church Development,
1772 Church St NW (2B07)

Dear Chairwoman Pfahler:

At its regular meeting on July 8, 2015, 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 8-0.

Whereas ANC 2B acknowledges the applicant has effectively addressed the following subjective design issues that the Board articulated at the May hearing consisting of:

- Setting back the Residential bays to align more with the setback along Church St., moving back residential façade so that face of bays are aligned with Parish Hall façade (+/-3’)
- Stepping back and reducing the upper floors (6+7) to minimize perceived mass.
- Re-scaling the residential windows compared to the rest of church street rowhouses.

Whereas portions of the 7th floor remain visible above 59 feet per the architect’s renderings presented on July 1st, 2015 at the ANC’s Zoning Preservation and Development meeting.

Whereas ANC 2B finds the developer has not met the specification of the ANC 2B March 13th resolution which reads “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.”

Whereas the ANC 2B Zoning, Preservation and Development committee acknowledges the current design with its limited visible elements above 59 feet subjectively creates a more textured and attractive building and removing the 7th floor altogether may lead to a subjectively less attractive building design.

Be it Resolved that ANC 2B is unable to support the project and that ANC 2B recommends the Historic Preservation Review Board require additional total massing adjustments and reductions to lessen the impact of the residential structure and conform with the entirety of ANC 2B's March 13th resolution.

Commissioners Justine Underhill (justine.underhill@anc.dc.gov), Daniel Warwick (daniel.warwick@anc.dc.gov), and Noah Smith (noah.smith@anc.dc.gov) 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 and is centered within a light gray rectangular box.

Noah Smith
Chairman

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