



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

July 26, 2016

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

RE: 2147-2149 P Street NW (HPRB #16-528)

Dear Chairwoman Pfaehler:

At its regular meeting on July 13, 2016, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 9 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (8-0-1):

ANC 2B seeks guidance from the Historic Preservation Review Board regarding the impact of the proposal on the Dupont Circle Historic District as part of a concept review. The Commission notes that the majority of the concerns from the proposal’s neighbors are regarding the massing of the project. The Commission is currently seeking a more holistic compromise in conjunction with the applicant’s Board of Zoning Adjustment application, but before the Commission is comfortable with moving forward on the Board of Zoning Adjustment application, the Commission is hoping to receive guidance from the Historic Preservation Review Board regarding the proposal.

Additionally, ANC 2B requests that the Historic Preservation Review Board does not take any action regarding the proposal at this point beyond providing comment.

ANC 2B also submits the attached resolution regarding the proposal, which shall represent the views of the Commission if the Historic Preservation Review Board decides to take immediate action on the proposal.

Commissioners Daniel Warwick (daniel.warwick@dupontcircleanc.net) and Nicole Mann (nicole.mann@dupontcircleanc.net) are the Commission’s representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicole Mann', with a long horizontal flourish extending to the right.

Nicole Mann
Chair



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Dear Chairwoman Pfaehler:

At its regular meeting on July 13, 2016, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 9 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (9-0-0):

WHEREAS, the project at 2147-2149 P Street NW is within Square 67, the Dupont Circle Historic District, and ANC 2B,

WHEREAS, the project proposes the conversion of the existing Marrakesh tavern to mixed-use residential and commercial,

WHEREAS, ANC 2B appreciates and supports updates to the altered facade to re-create historic detailing,

WHEREAS, while ANC 2B believes an addition may be compatible, we further believe a visible two-story addition (total of 60 feet plus mechanical equipment) is not compatible at this site within the historic district,

WHEREAS, ANC 2B believes a fifth-story addition is not compatible for the following reasons:

- During the February 2016 meeting of the Historic Preservation Review Board, a project at 1508-1512 21st Street NW, which shares Square 67 with the current applicant and is proximate to the 10-story Fairfax hotel, proposed a fifth-story addition to three existing four-story townhouses — earlier this year the HPRB refused to support a fifth story addition even though the fifth story would not be visible from the street,

- The historic buildings surrounding 2147-2149 P Street NW are one- to three-story townhouses on P Street NW and 22nd Street NW, a four-story Georgetown Gate, and the two-story historic landmark Walsh Stables — excluding the non-historic high-rise buildings on the block, townhouses and townhouse conversions in West Dupont do not exceed four stories,
- A fifth-story addition, especially at 100% lot occupancy as proposed to the Board of Zoning Adjustment, would significantly crowd the view of and from the historic landmark Walsh Stables, which is the best preserved and most ornate historic carriage house within the District of Columbia,

WHEREAS, ANC 2B is concerned if the 27-foot setback is enough to reduce the impact of the modern addition on the restored historic facade, and

WHEREAS, ANC 2B is additionally concerned with the addition's impact to the viewshed from Georgetown and Rock Creek Park as the entrance to Dupont Circle on P Street NW.

THEREFORE, BE IT RESOLVED that ANC 2B urges the Historic Preservation Review Board to consider the fifth-story addition not compatible.

BE IT FURTHER RESOLVED that ANC 2B has additional concerns regarding the predominate presence of at-risk windows, lot occupancy as proposed, lack of rear yard setback, noise and odor impacts from rooftop mechanical equipment, and programming of the retail component of the project, but looks forward to working with the applicant through the Board of Zoning Adjustment process.

BE IT FURTHER RESOLVED that ANC 2B requests that HPRB determine if this project may impact the viewshed of Rock Creek Park and require review from the National Capital Planning Commission.

Commissioners Daniel Warwick (daniel.warwick@dupontcircleanc.net) and Nicole Mann (nicole.mann@dupontcircleanc.net) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,



Nicole Mann
Chair