



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

March 22, 2018

Marnique Heath, Chair  
Historic Preservation Review Board  
Office of Planning  
1100 4th Street SW, Suite E650  
Washington, DC 20024  
[historic.preservation@dc.gov](mailto:historic.preservation@dc.gov)

RE: 1729 T Street NW (HPRB #18-249)

Dear Chairwoman Heath:

At its regular meeting on March 14, 2018, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 6 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (6-0-0):

WHEREAS, the applicant seeks to raze the existing non-conforming structure and construct a 5 unit condo building,

WHEREAS, the applicant intends to maintain the existing light well to the east of the building and to use the 1719 T Street NW project that will be constructed to frame the two multifamily buildings in between to create symmetry, and 1719 T Street NW can be used as precedent for the floor area ratio relief required in order to preserve the light well,

WHEREAS, the applicant intends to install a functional green roof,

WHEREAS, the applicant will be adding two bedroom and den, family-sized units to the Dupont Circle housing stock, which is desperately needed in this area, and will also increase density on the block,

WHEREAS, the project would match the height of the cornices on the roof of the building to the east, and match the metal railing materials with the vocabulary of T Street NW,

WHEREAS, the applicant would be adding a front-facing rooftop, which ANC 2B generally does not support; however, because the rooftop belongs to a single unit and is not shared, there would be little opportunity for noise issues, and

WHEREAS, the project would provide additional outdoor space for all units with the addition of balconies.

THEREFORE, BE IT RESOLVED that ANC 2B supports the project as proposed but asks the applicant to consider:

1. maintaining the tree at the front of the property by redesigning the front stairwell to be straighter,
2. conducting a flag test and shadow test to alleviate neighboring building concerns about loss of light and air, as well as visibility of the rooftop, and
3. continuing to work with neighbors in the adjacent units to address any concerns, and commit to a careful demolition and examination of the party wall.

Commissioners Amy Johnson ([2B01@anc.dc.gov](mailto:2B01@anc.dc.gov)) and Daniel Warwick ([2B02@anc.dc.gov](mailto:2B02@anc.dc.gov)) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in blue ink that reads "Daniel Warwick". The signature is written in a cursive, flowing style.

Daniel Warwick  
Chair