



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

May 21, 2019

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: 1733 16th Street NW Concept Application (HPRB #18-668)

Dear Chairwoman Heath:

At its special meeting on May 16, 2019, 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 (8-1-0):

WHEREAS, the project as proposed is within the 16th Street Historic District, the 14th Street Historic District, and Advisory Neighborhood Commission 2B,

WHEREAS, the project proposes to construct an apartment building on a currently vacant parcel at the corner of 15th Street and S Street NW, which was occupied by row houses more than 30 years ago,

WHEREAS, ANC 2B appreciates that the applicant has shared a light study to illuminate concerns regarding shadows from the proposed project,

WHEREAS, at the previous concept review for this project ANC 2B requested the following:

THEREFORE, BE IT RESOLVED that ANC 2B encourages the applicant to redesign the corner treatments to be more congruent with the row house nature of 15th Street and S Street.

BE IT FURTHER RESOLVED that ANC 2B urges the applicant to rethink the window treatment on the carriage house.

BE IT FURTHER RESOLVED that ANC 2B encourages the applicant to consider a more muted color tone through yellow or light red bricks and to

simplify the design overall so that any variation in material and design is more subtle and more consistent with nearby properties.

BE IT FURTHER RESOLVED that ANC 2B requests that changes in the concept review proposal go back through the Historic Preservation Review Board rather than be delegated to Historic Preservation Office staff so that the ANC may continue to formally weigh in on this project.

WHEREAS, ANC 2B appreciates that the applicant has responded to these concerns,

WHEREAS, ANC 2B further understands, based on Historic Preservation Review Board guidance, that the applicant has created a linear park between the proposed new development and the Masonic Temple in an area that roughly corresponds to the alley which historically existed in Square 192 before being vacated by the city,

WHEREAS, though ANC 2B understands that the alley was vacated by the city, the area of the landscaped linear park has historically served a circulation purpose,

WHEREAS, ANC 2B believes that separation between the new development and the historic landmark structure is vital to the contextual understanding of the two structures as of different times and uses, and

WHEREAS, ANC 2B believes that the contextual understanding of the differences between the structures is diminished by a physical barrier or gate bringing the two structures together by blocking the linear park from S Street NW or the alley.

THEREFORE, BE IT RESOLVED that ANC 2B supports the project as proposed provided that no physical barriers are erected at the north and south ends of the linear park, abutting S Street NW and the alley.

Commissioners Aaron Landry ([2B04@anc.dc.gov](mailto:2B04@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,



Daniel Warwick  
Chair

# **Attachment A**

**ANC 2B's November 14th, 2018  
Resolution Regarding the HPRB  
Application for 1733 16th Street NW**



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

November 21, 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: 1733 16th Street NW (HPRB #18-668)

Dear Chairwoman Heath:

At its regular meeting on November 14, 2018, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 7 of 8 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (6-1-0):

WHEREAS, the project as proposed is within the 16th Street Historic District, the 14th Street Historic District, and Advisory Neighborhood Commission 2B,

WHEREAS, the project proposes to construct an apartment building on a currently vacant parcel at the corner of 15th Street and S Street NW, which was occupied by row houses more than 30 years ago,

WHEREAS, ANC 2B understands that the project is to be developed as a matter of right under the zoning code,

WHEREAS, ANC 2B heard from several constituents that preserving views of the apse of the Scottish Rite Temple from 15th Street is more important than the preservation of the current carriage house contributing structure,

WHEREAS, ANC 2B urges the applicant to rethink the proposed window treatment of the carriage house and to focus more on the garage-style windows and less on the small upper windows,

WHEREAS, ANC 2B appreciates the applicant’s proposed setbacks along 15th Street and S Street, which mimic setbacks on neighboring properties,

WHEREAS, ANC 2B additionally appreciates the applicant's setback on the southern portion of the building between the proposed parking garage entrance and 15th Street, and encourages the applicant to maintain the streetscape so that the broadest amount of visibility is available where the alley meets the 15th Street protected cycle track,

WHEREAS, ANC 2B would appreciate, and the applicant has offered, a light study to illuminate concerns regarding shadows from the proposed project,

WHEREAS, ANC 2B appreciates that the proposed areaways allow for an additional level of cellar / English basement units, which provide much needed housing, add to the amount of Inclusionary Zoning required for the project, and likely provide a greater overall price range for units,

WHEREAS, ANC 2B believes that the proposed areaways are appropriately set back and covered in foliage so that they are not a historic preservation concern,

WHEREAS, ANC 2B understands the intent of the corner treatments of the project's street frontage, but believes that these portions of the building make the structure too complicated, and

WHEREAS, ANC 2B appreciates brick treatment that integrates with neighboring buildings and responds to community input, but believes that the current design is overly complicated and incompatible with existing historic structures.

THEREFORE, BE IT RESOLVED that ANC 2B encourages the applicant to redesign the corner treatments to be more congruent with the row house nature of 15th Street and S Street.

BE IT FURTHER RESOLVED that ANC 2B urges the applicant to rethink the window treatment on the carriage house.

BE IT FURTHER RESOLVED that ANC 2B encourages the applicant to consider a more muted color tone through yellow or light red bricks and to simplify the design overall so that any variation in material and design is more subtle and more consistent with nearby properties.

BE IT FURTHER RESOLVED that ANC 2B requests that changes in the concept review proposal go back through the Historic Preservation Review Board rather than be delegated to Historic Preservation Office staff so that the ANC may continue to formally weigh in on this project.

Commissioners Daniel Warwick ([2B02@anc.dc.gov](mailto:2B02@anc.dc.gov)) and Amy Johnson ([2B01@anc.dc.gov](mailto:2B01@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 style with a large, looped initial 'D'.

Daniel Warwick  
Chair