



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

February 15, 2022

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

RE: 1322-1326 18th Street NW (HPRB #22-144)

Dear Chair Heath:

At its regular meeting on February 9, 2022, 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 (8-0-0):

WHEREAS, PGN Architects, PLLC has submitted Historic Preservation Review Board (HPRB) application #22-144 for redevelopment of the vacant property at 1322-1326 18th Street NW, zoned MU-15 and located within ANC 2B, for the purpose of either residential or lodging accommodation,

WHEREAS, 1322-1326 18th Street NW is a contributing building in the Dupont Circle Historic District,

WHEREAS, ANC 2B’s Land Use Committee (LUC) reviewed the submitted concept plans at its duly-noticed monthly meeting via Zoom on February 2, 2022,

WHEREAS, the concept plans include restoration of the historic façade on the three buildings, including restoration of the original window bays (omitted on 1322 18th Street NW in the presentation), dormers, and mansard roof; and replacing a 1980s-era four-story rear addition with a six-story addition, and

WHEREAS, the LUC suggested the following changes:

- Consider materials and color palettes that soften the appearance and massing of the addition in order to afford a more harmonious contrast to the historic structure and avoid an overly “industrial” or discordant appearance, and

- Consider adding an additional floor or floors if residential use is selected.

THEREFORE, BE IT RESOLVED that ANC 2B supports HPRB application #22-144 pursuant to the following:

- Revise the plan drawings to include the restored window bay on 1322 18th Street NW, and
- Revise the materials and color palettes, as mentioned above.

BE IT FURTHER RESOLVED that, although not considerations for HPRB review, ANC 2B requests that the applicant considers the following for subsequent Board of Zoning Adjustment (BZA) and construction phases:

- ANC 2B prefers that the applicant selects the residential use, which would provide greater benefit to the Dupont Circle community with a much needed 36 or more new dwelling units,
- In line with the stated preference for residential use, ANC 2B asks the applicant to present to HPRB an alternative design incorporating one or two more stories for determining compatibility with the historic context,
 - If the larger design is deemed compatible, ANC 2B asks the applicant to consider seeking zoning approval for the greater height beyond the MU-15 allowable 65 feet, and
- ANC 2B requests the applicant coordinates its construction plan and use of public space during construction with the Palladium condominium across the street to minimize disruptions to traffic, disruptions to their garage access, and noise.

Commissioners Michael Scott McKernan (2B07@anc.dc.gov) and Matthew Holden (2B08@anc.dc.gov) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Holden". The signature is fluid and cursive, with the first name "Matt" and last name "Holden" clearly distinguishable.

Matthew Holden
Chair