



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

March 17, 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: 1527-1529 18th Street NW (HPRB #22-172)

Dear Chair Heath,

At its regular meeting on March 9, 2022, 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 University of Utah has submitted Historic Preservation Review Board (HPRB) application #22-172 for a renovation and expansion of the property at 1527-1529 18th Street NW, zoned MU-15 and located within ANC 2B07, for the purpose of creating a dormitory and events venue called the Orrin G. Hatch Center for the university and affiliated students participating in internships in Washington, DC,

WHEREAS, the buildings at 1527-1529 18th Street NW are not on the historic register but are contributing structures within the Dupont Circle Historic District,

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

WHEREAS, the concept plans propose the renovation of two attached townhomes along 18th Street NW, plus minor improvements to a carriage house on the same parcel, located along the alley between Church Street and Q Street NW,

WHEREAS, the concept plans include accommodations for up to fifty students working in Washington during all parts of the year from the University of Utah and potentially other universities in that state,

WHEREAS, the concept plans would add a rear addition to the building's fourth floor, add a new fifth floor, create roof decks on the western and eastern sides of the building extending from the fifth floor, and remove accessory external stairs on the building facade,

WHEREAS, the concept plans show that the proposed additions to the building would not be visible by pedestrians on 18th Street or Church Street NW, but are visible on the secondary rear elevation from Church Street NW, which we find unobjectionable,

WHEREAS, the concept plans propose locating an emergency generator between the building facade and 18th Street and the public alley just north of Church Street NW, plus adding new condensing units in front of the existing carriage house, each enclosed by either landscaping or fencing, or a combination of the two,

WHEREAS, the LUC suggested the following changes:

- Placing a generator between the building facade and 18th Street NW would serve only to negatively impact the adjacent public realm in this context and set an inappropriate precedent for the community. It is recommended that an alternative location for the generator – prioritizing areas of least visibility and shielded from public space – be identified by the applicants, including the same or similar location in a below grade vault that is lined with sound absorbing material.

WHEREAS, by law, the HPRB gives “great weight” to recommendations in duly adopted ANC resolutions and carefully considers the views of community organizations and citizens per DC Code 1-309-10 (d)(3)(a).

THEREFORE, BE IT RESOLVED that ANC 2B supports HPRB application #22-172 pursuant to the following:

- Relocating the generator to a location of least visibility, shielded from public space, and not between the building facade and 18th Street NW.

BE IT FURTHER RESOLVED that ANC 2B requests that the ANC's Chair, the Land Use Committee's Chair, and the ANC's Executive Director be sent copies of the final concept design and actions as approved by the HPRB and/or HPRB staff.

Commissioners William Herbig (2B05@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 that reads "Matt Holden". The signature is written in a cursive, flowing style.

Matthew Holden
Chair