



**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](mailto:historic.preservation@dc.gov)

RE: 1776 Massachusetts Avenue NW (HPRB #22-184)

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, Melissa Matthews has submitted Historic Preservation Review Board (HPRB) application #22-184 for the renovation of the property at 1776 Massachusetts Avenue NW, zoned MU-15 and located within ANC 2B05, for the purpose of creating a Class A office building for a future tenant,

WHEREAS, 1776 Massachusetts Avenue NW is located within, but is not a not contributing building to, the Dupont Circle Historic District and the Massachusetts Avenue 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 include reconfiguring the bay windows, increasing the roof height to a rear portion of the building, creating an activated rooftop penthouse space, and building an addition to the ground floor outdoor space,

WHEREAS, the applicant provided two concept plans and the LUC unanimously preferred the “tripartite” alternate plan,

WHEREAS, the LUC suggested the following changes:

- Reconfiguring the proposed ground level horizontal garage-style door to a vertical-style operable door system, such as NanaWall, that is more in keeping with the overall building composition. The industrial character that would be created by the garage-style door would detract from the overall proposed building design and negatively contribute to the Dupont Circle Historic District and the Massachusetts Avenue Historic District.

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 #22-184 pursuant to the following:

- Advancing the “tripartite” alternate plan for the façade,
- Addressing ground level design concerns by replacing the garage-style door with a vertical-style operable door system, and
- Avoiding relocation of the transformer vault closer to the public sidewalk.

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](mailto:2B05@anc.dc.gov)) and Matthew Holden ([2B08@anc.dc.gov](mailto: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 written in a cursive, flowing style.

Matthew Holden  
Chair