



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

March 31, 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: 1819 15th Street NW (HPRB #22-087)

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, applicant Nima Biabani has submitted Historic Preservation Review Board (HPRB) application #22-087 for the renovation and reconstruction of the property at 1819 15th Street NW, zoned RF-2 and located within ANC 2B09, for the purpose of creating two condominium units in a building that was previously occupied by a church,

WHEREAS, 1819 15th Street NW is located within, but is not a contributing building to, the U Street 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 indicate removing and replacing the primary building facade, which is in poor condition, and adding a third level, which is permissible by right under the parcel’s zoning,

WHEREAS, the concept plans for the third level show a height and mansard-style roof that is similar to that of the building just to the north across Swann Street NW, as well as a height that is similar to that of a building on the same block of 15th Street NW a few parcels to the south,

WHEREAS, the concept plans propose creating two condominium units, one occupying the basement and first floor and the second occupying the second and third floors,

WHEREAS, the concept plans would add two HVAC units atop the roof to serve the residential units, as well as an external ladder system on the eastern (rear) facade of the building,

WHEREAS, LUC members were in agreement that the project's general aesthetics and scale would not be incompatible with its contextual neighbors and other buildings in the historic district,

WHEREAS, LUC members noted that the concept plans had considerably improved compared to initial drawings introduced to other community organizations for consideration, and

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 #22-087.

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 Kyle Mulhall (2B09@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 written in a cursive, flowing style.

Matthew Holden
Chair