



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

April 27, 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: 2100 Massachusetts Avenue NW (HPRB #22-184)

Dear Chair Heath,

At its regular meeting on April 13, 2022, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 6 of 7 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (6-0-0):

WHEREAS, Maplewood Senior Living, LLC has submitted Historic Preservation Review Board (HPRB) application #22-184 for the renovation of property at 2100 Massachusetts Avenue NW, zoned RA-10 and located within ANC 2B02, for the purpose of converting an existing hotel to a senior assisted living community,

WHEREAS, 2100 Massachusetts Avenue NW is a contributing building in both 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 conducted both in-person and via Zoom on April 6, 2022,

WHEREAS, the concept plans include interior renovations as well as additions to the rooftop and rear areas,

WHEREAS, ANC 2B’s LUC had formerly reviewed a previous concept plan and suggested to reduce visibility of rooftop mechanical units that were visible on the Massachusetts Avenue NW side of the property,

WHEREAS, the current concept plan differs from the previous iteration by using shorter, less visible mechanical units and by changing the Massachusetts Avenue NW-side rooftop cladding from glazed metal and glass to punched windows in masonry,

WHEREAS, the LUC suggested the following changes:

- Consider alternate placement of the mechanical “chiller” units towards the rear, away from the Massachusetts Avenue NW side of the property, and
- Create additional visualizations illustrating viewsheds from locations further along Massachusetts Avenue NW, at a minimum from both Dupont Circle and Sheridan Circle, to assess visual impact of the proposed mechanical units and rooftop additions.

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.

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 Jeffrey Rueckgauer (2B02@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 "Matthew Holden". The signature is written in a cursive, flowing style.

Matthew Holden
Chair