



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

June 29, 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: 1722 Swann Street NW (HPRB #22-276)

Dear Chair Heath,

At its regular meeting on June 8, 2022, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 6 of 8 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, 9 Tree, LLC has submitted Historic Preservation Review Board (HPRB) application #22-276 for the construction of a new, attached, three-dwelling unit building at 1722 Swann Street NW,

WHEREAS, 9 Tree, LCC, the applicant for Board of Zoning Adjustment (BZA) application #20718, is seeking support for special exceptions from the court requirements and lot occupancy requirements to construct a new, three-story, three-unit building with cellar, penthouse, and roof terrace at 1722 Swann Street NW,

WHEREAS, the lot is zoned RA-2 and is located within ANC 2B01,

WHEREAS, ANC 2B’s Land Use Committee (LUC) received a presentation on the project, including submitted concept plans, reference images, elevations, and color images, at its duly-noticed monthly meeting held both in-person and via Zoom on June 1, 2022,

WHEREAS, 1722 Swann Street NW is a vacant lot located within the Dupont Circle Historic District,

WHEREAS, the BZA hearing on this project was scheduled for May 25, 2022 and the HPRB hearing is scheduled for June 30, 2022,

WHEREAS, the concept plan reduces the court size in an effort to transition between the different setbacks of adjacent properties; the front of the adjacent property to the east abuts the public sidewalk, while the setback of the adjacent property to the west is much more extensive,

WHEREAS, the LUC believes that relief from both special exceptions is in harmony with the general purpose and intent of the zoning regulations and will not adversely affect the use of neighboring properties,

WHEREAS, the parapet walls have been raised to fully conceal the rooftop terrace railings and the setbacks of the fourth floor of the building (the penthouse) have been adjusted to address concerns expressed by neighbors, particularly with regards to aligning with the south (rear) wall of the house adjacent to the east, while understanding that the penthouse will be minimally visible from the western end of the 1700 block of Swann Street NW at some seasons,

WHEREAS, the applicant has agreed to maximize the “green roof” components of the project, including possibly the roof of the new front bay, which will no longer be accessible as part of the roof deck,

WHEREAS, the applicant confirmed that no mechanical units will be placed in any view plane from Swann Street NW,

WHEREAS, the neighbors expressed concerns over the building’s aesthetic and stylistic cohesion with Swann Street NW’s ensemble of 19th century and 20th century structures, and these concerns have been best addressed in the applicant’s “Option C”, although continued work on the fenestration and horizontal “banding” on the elevations requires further refinement and development,

WHEREAS, the adjacent neighbor to the east expressed concerns over impacts to light and air due to the structure’s penthouse placement and these concerns have been duly addressed,

WHEREAS, the applicant has confirmed that the trash and recycling will be managed on site in a specified partly enclosed trash shed,

WHEREAS, the project design could benefit from continued community outreach and engagement led by the applicant team, and

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

THEREFORE, BE IT RESOLVED that ANC 2B continues to support BZA application #20718, which requests special expectations from the open court and lot occupancy requirements.

BE IT FURTHER RESOLVED that ANC 2B recognizes the applicant's efforts to work with the community to understand concerns and propose a structure that is of its time, while attempting to honor the street's historic character relative to massing, height, and setback.

BE IT FURTHER RESOLVED that ANC 2B requests that HPRB keeps the project on the HPRB agenda, does not delegate the project to staff review following a single HPRB hearing, and allows time for the applicant's continued elevation development with Historic Preservation Office (HPO) staff in order to refine components of the proposed building as identified below.

BE IT FURTHER RESOLVED that ANC 2B would like to have the ability to review and provide final ANC comments as the design is revised and before final HPRB approvals are granted.

BE IT FURTHER RESOLVED that ANC 2B supports the applicant's continued consultation with the ANC, single member district (SMD) commissioners, and Swann Street NW neighbors, as well as HPRB and HPO staff, in order to refine components of the proposed building, specifically:

- aesthetic and stylistic cohesion with Swann Street NW, including viewshed and streetscape impacts imposed upon the public realm by the penthouse, roof terrace, and elevation detailing,
- proper placement of trash and recycling receptacles that support municipal waste pickup and operations, and
- construction staging and work plans to mitigate traffic and obstructions within the alley.

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 action as finally approved by HPRB and/or HPRB staff.

Commissioners Meg Roggensack (2B01@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 "Matthew" and last name "Holden" clearly distinguishable.

Matthew Holden
Chair