



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

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

RE: 2012 P Street NW (HPRB #22-484)

Dear Chair Heath,

At its regular meeting on October 12, 2022, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 8 of 8 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (8-0-0):

WHEREAS, 2012 P Street, Inc. has submitted Historic Preservation Review Board (HPRB) application #22-484 for the renovation of the property at 2012 P Street NW, zoned MU-18 and located within ANC 2B02, for the purpose of extending the existing second story and adding a third level for additional storage,

WHEREAS, 2012 P Street NW is a contributing building in the Dupont Circle 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 October 6, 2022,

WHEREAS, the concept plans include extending the building’s existing second story towards the rear lot line to cover all of the existing first floor and adding a third level that would cover approximately 2/3 of the existing footprint and set back 30 feet from the building's front façade,

WHEREAS, neighboring properties have similar massing and the additions have been designed to match them,

WHEREAS, ANC 2B and the Historic Preservation Review Board previously reviewed and supported a virtually identical application in 2016 (HPRB #16-525), 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 #22-484 pursuant to the following:

- Review visual impacts of any upper additions, including rooftop mechanicals and any required life safety fencing, from locations along P Street NW, and
- Consider layout and design to accommodate uses beyond storage, including location of vertical circulation, potential for rear windows, and use of front roof deck, accessed from new third floor, that would not violate historic district standards.

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](mailto:2B02@anc.dc.gov)) and Meg Roggensack ([2B01@anc.dc.gov](mailto:2B01@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 "Meg Roggensack". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Meg Roggensack  
Chair