



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

November 16, 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: 1820 19th Street NW (HPRB #23-037)

Dear Chair Heath,

At its regular meeting on November 9, 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, Tuscan Ventures, LLC has submitted Historic Preservation Review Board (HPRB) application #23-037 for the renovation of the property at 1820 19th Street NW, zoned RA-08 and located within ANC 2B01, for the purpose of converting a single-family home into a four-unit multi-family residential building,

WHEREAS, 1820 19th 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 held both in-person and via Zoom on November 2, 2022,

WHEREAS, the concept plans include restoring the front facade, including windows and terracotta roof tiles; replacing an existing one-car garage structure with three at-grade surface-level parking spaces; reshaping the rear extension to be smaller and extending it to the second floor; and adding a fourth floor addition and rooftop deck,

WHEREAS, a flag test was conducted and confirmed that a fourth floor addition, including the mechanical area atop the roof of the fourth floor, would not be visible from 19th Street NW, but does become visible along Swann Street NW at an approximate distance of 120 feet,

WHEREAS, neighboring properties have similar massing and the additions have been designed to match them, 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 #23-037 pursuant to the following:

- Further review of the visual impact of any upper additions, including rooftop mechanicals and required life safety fencing, on the character of surrounding streets, including locations along Swann Street NW, due to the fact that the property serves as the western terminus of Swann Street NW and as such alterations have the potential for visibility from distances farther away.
- Continued and ongoing coordination and engagement with a designated representative for the neighbors in the vicinity to coordinate the construction schedule and staging to respect the rights of existing residents to reasonable peace, order, and quiet and the protection of adjacent private property.

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) and Meg Roggensack (2B01@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 "Meg Roggensack". The signature is written in a cursive, flowing style.

Meg Roggensack
Chair