



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

March 13, 2023

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: 1743 S Street NW (HPRB #23-214)

Dear Chair Heath:

At its regular meeting on March 8, 2023, 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, the owner of 1743 S Street NW, Kingfisher Investment Group LLC, has applied to the Historic Preservation Review Board (HPRB) for approval of plans to modify the exterior of this rowhouse, including the addition of a penthouse, roof deck, rear stairs, and a front stairway to access the basement,

WHEREAS, the rowhouse at 1743 S Street NW is in ANC 2B01 and the Dupont Circle Historic District, and

WHEREAS, ANC 2B’s Land Use Committee (LUC) reviewed the submitted concept plans at its duly noticed monthly meeting held March 1, 2023 and heard testimony from the owner and neighbors.

THEREFORE, BE IT RESOLVED that ANC 2B supports the HPRB application submitted by the owner with the understanding that:

1. The penthouse, roof deck, related mechanical elements, and all related parts are not visible from any part of the public space along S Street NW, and pass the physical “flag test” as field verified by Historic Preservation Office (HPO) staff and interested members of the ANC. Notice of the test should be given at least two days prior to the scheduled flag test,

2. The owner considers neighbors' request to restore the lost historic fabric of the facade to replicate its original historic character and appearance, as is demonstrated on the neighboring "intact" home, and as coordinated with HPO staff,
3. The owner considers eliminating the exterior stair in the front yard, which is an anomaly to the modest row of homes, and reconfiguring the interior plans to create a common entry vestibule from which one would access both the main house unit and the lower level unit, leaving a much more modest front yard areaway for enlarged windows and a ground level safety/fall grate with no visible railing at the front of the house, and
4. The owner considers eliminating the south side rooftop entertainment deck, moving the mechanical units to a mechanical "deck" in the front of the house, relocating the accessible exterior entertaining deck to the rear of the house, and extending the new rear access stair to the roof if desired.

BE IT FURTHER RESOLVED that ANC 2B requests that the ANC's LUC Chair, the ANC's Chair, the ANC's Executive Director, and the single member district (SMD) commissioner be sent copies of the final concept design and actions as approved by HPRB and/or HPRB staff.

Commissioners Christopher Davis ([2B09@anc.dc.gov](mailto:2B09@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", with a stylized flourish at the end.

Meg Roggensack  
Chair