



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

October 14, 2012

Catherine Buell, Chairman
Historic Preservation Review Board
Office of Planning
801 North Capitol Street, NE Suite 4000
Washington, DC 20002
historic.preservation@dc.gov

RE: Application to HPRB for concept design approval for rear addition to three story rowhouse at 1321 21st Street (2B06)

Dear Ms. Buell,

At its regular meeting on October 10, 2012, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With seven of the nine Commissioners present, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (7-0).

Having examined the proposed rear addition for 1321 21st Street, ANC 2B offers the following observations to the Historic Preservation Review Board and Office of Zoning:

- 1.) The project appears to be in compliance with Historic Preservation guidelines, at three stories and a cellar.
- 2.) The new construction style appears to be in compliance with Historic Preservation guidelines.
- 3.) The proposed height appears to be in minimal compliance with Historic Preservation guidelines, but we would urge HPRB to confirm that the addition not be visible from Newport Place.
- 4.) Although not a matter of Historic Preservation guidelines, ANC 2B shares neighbors’ concerns that the massing of this rear-facing property may be out of scale with the rest of this pristine block, and we fear this would be the first of many such rear additions in our neighborhood. We support additional population density in the neighborhood, but we are concerned about the precedent being set with this concept design.

Commissioners Mike Silverstein (mike.silverstein@dupontcircleanc.net), Mike Feldstein (mike.feldstein@dupontcircleanc.net), and Will Stephens (will.stephens@dupontcircleanc.net) are the Commission’s representative in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in blue ink that reads "William F. Stephens". The signature is written in a cursive style with a horizontal line extending from the end.

Will Stephens, Chair

cc: steve.calcott@dc.gov; tygier@comcast.net