



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

October 21, 2023

Marnique Heath, Chair
Historic Preservation Review Board
Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
historic.preservation@dc.gov

RE: 2122 P Street NW (HPRB #23-512)

Dear Chair Heath,

At its regular meeting on October 11, 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 (8-0-1):

WHEREAS, JRB 2122 P St LLC has submitted an application and design to the Historic Preservation Review Board (HPRB) seeking to add two floors to the building at 2122 P Street NW,

WHEREAS, 2122 P Street NW is located in single member district 2B02 within ANC 2B; upon Square 68, Lot 76 in an MU-19 zone,

WHEREAS, 2122 P Street NW was constructed in 1915 as either all residential or mixed-use residential and retail, and renovated to its current appearance in the 1970s or early 1980s,

WHEREAS, 2122 P Street NW currently houses two retail spaces on the ground level, a restaurant on the first floor, and floors two and three being used as office space,

WHEREAS, the market for office space in west Dupont Circle has been moribund since the former Congressional Quarterly building was converted to condominiums in 2005,

WHEREAS, the applicant seeks to add two additional stories on top of the existing building and convert the resulting four floors into rental residential units, preserving the existing mixed-use condition and tenants,

WHEREAS, this project is by-right with no zoning relief sought,

WHEREAS, on August 22, 2023, the applicant had a positive and productive meeting with the residents closest to the property that covered the design being submitted to HPRB for approval and technical matters relating to the construction process, and yielded no opposition to the proposed addition,

WHEREAS, ANC 2B welcomes new housing in our neighborhood, especially that which capitalizes on the availability of and proximity to public transit, and

WHEREAS, the applicant presented architectural plans and renderings of the project at ANC 2B's Land Use Committee (LUC) meetings on September 6, 2023 and October 4, 2023, which were received favorably.

THEREFORE, BE IT RESOLVED that ANC 2B supports the Historic Preservation Review Board application for 2122 P Street NW as presented, with inclusion of recessed articulation of the original second-floor windows on the west façade.

Commissioners Jeffrey Rueckgauer (2B02@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, appearing to read "Meg Roggensack". The signature is fluid and cursive, with a large initial "M" and "R".

Meg Roggensack
Chair