

**ANC Resolution Regarding the Project at 1706 V St., NW**  
**Passed 8-0 February 3, 2016**

Advisory Neighborhood Commission 1C (“ANC1C”) adopts the following resolution, votes to send it to the Historic Preservation Review Board (“HPRB”), and authorizes any Commissioner of ANC1C to represent ANC1C before HPRB in connection with this matter:

Whereas, Ditto Residential has submitted design plans to HPRB for review of a new residential apartment building located at 1706 V St., NW (hereinafter “The Project”);

Whereas, the Project is to be located within the Strivers’ Historic District and must be reviewed in context of this historic district;

Whereas, the historic district designation recognizes, and HPRB is legally required to preserve, the special architectural and landscape characteristics of the area;

Whereas, District of Columbia Historic Preservation Guidelines call for compatibility of new construction, with particular attention to setback, alignment with front facades of neighboring buildings, height, width, proportions, rhythm of doors and windows, roof shape, ornamentation, projections, and landscaping;

Whereas, the proposed apartment building will replace a parking lot and should be designed to enhance and compliment the neighboring buildings;

Whereas, the Project’s proposed size and height exceed that of the adjacent residential with most of the neighborhood consisting of row houses of a shorter and generally consistent height;

Whereas, there are significant concerns about the Project regarding the height, scale, and setbacks on all sides of the lot;

Whereas, there are potential zoning compliance issues that, in turn, have an impact on the Project’s proposed compliance with historic preservation guidelines on height, scale, and setbacks. These include massing of the structure in relation to FAR, the rear yard setback, and lot occupancy.

Therefore, it is the view of ANC1C that the Project, as currently proposed, is incompatible with the historic nature and character of the Strivers' Historic District and revisions should be made:

Therefore, ANC1C calls on HPRB to:

I. Require that the height be reduced. The Project, as proposed, is significantly taller than all of the adjacent buildings and out of character with the neighboring structures in the Strivers' Historic District. This violates Historic Guideline 4.1 which states: "The scale of

a new building should usually respect the prevailing scale of the neighbors"; and Historic Guideline 8.1 which states: "While a new building does not necessarily need to be exactly the same height as its neighbors to be compatible, it should be designed to respect existing building heights." As such, a significant reduction in the height of the Project is warranted (i.e., three floors).

II. Require the Project to align with front facades of neighboring buildings. ANC1C notes that the Project, as current proposed, is not proportional to other neighboring buildings. The Project extends approximately four feet over the front property line when one accounts for its front 10 feet wide "bays." This violates Historic Guideline 2.2 which states: "In streets with contiguous front facades, such as row houses or commercial blocks, it is very important that the facade of a new building align with the facades of its neighbors." The Project does not align with the facades of its neighbors and HPRB should require design changes to bring it into alignment.

III. Require the Project to maintain consistency with massing and setback of neighboring buildings. The Project proposes a mass that is significantly deeper than neighboring structures and is visible from the alleyway. Consistency in this scale should be adjusted to both be more consistent with other structures in the area. The Project should be revised to respect the required setbacks.