



Thomas S. Lee

Advisory Neighborhood Commission 2C
Commissioner, 2C03 (Penn Quarter & National Mall)
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VIA EMAIL: historic.preservation@dc.gov

Marnique Heath, AIA, Chair

D.C. Historic Preservation Review Board

D.C. Historic Preservation Office

1100 Fourth Street, SW, Suite E650
Washington, DC 20024

Board of Zoning Adjustment

441 4th Street, NW, Suite 210S
Washington, DC 20001

Re: H Street Project – 503–517 H Street NW

HPA 26-149 – Revised Concept for Hotel Addition
BZA Case 20974-A – Modification Application

Dear Chair Heath and Members of the Board of Zoning Adjustment:

I am writing on behalf of Advisory Neighborhood Commission (ANC) 2C to convey our formal support for the proposed rehabilitation and hotel project at 503–517 H Street NW. At our regularly scheduled public meeting on March 9th, 2026, ANC 2C voted to adopt a resolution of support, with three of three Commissioners present, after reviewing the updated concept plans and associated zoning modification request.

The proposal to restore the seven historic rowhomes and construct a sensitively designed ten-story addition represents a meaningful investment in the long-term preservation of this important block within the Downtown Historic District and Chinatown. ANC 2C agrees that the Marriott Tribute Hotel concept offers a viable path to returning these buildings to active use while honoring their architectural and cultural significance.

We also support the related BZA Modification Application (Case 20974-A), which aligns the zoning approvals with the refined HPRB concept. The requested adjustments—primarily related to rear-yard relief tied to the updated building height—appear reasonable and consistent with the project’s historic-preservation objectives.



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ANC 2C additionally acknowledges the commitments connected to the “Preserving and Protecting Chinatown Emergency Act of 2025,” including operation of an Asian market with community input, dedication of ground-floor space to a culturally significant business or nonprofit, and a contribution to the Chinatown Long-Term Lease Grant Program. These community-oriented benefits will help strengthen local heritage, support small businesses, and increase foot traffic and vitality along H Street NW.

As part of our review, **ANC 2C respectfully requests that the project team work with HPO staff to incorporate culturally appropriate exterior accents or color elements—such as red and gold—reflective of the iconic Chinatown Friendship Archway at 7th and H Street NW. We believe this design gesture would meaningfully reinforce the visual continuity and unique cultural identity of the Chinatown neighborhood.**

Thank you for the opportunity to provide comments on this important project. ANC 2C looks forward to continued engagement as the proposal advances through the remaining review stages.

Should you have additional questions or requests, please contact me at (202) 888-6285 or by email at 2C03@ANC.DC.GOV.

Sincerely,

Thomas S. Lee

On behalf of Advisory Neighborhood Commission 2C

ANC 2C03 Commissioner (Historic Penn Quarter & The National Mall)

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