



**Comments on the DC Office of Planning's Third Supplemental Report
to the DC Zoning Commission on Case 25-13
by the Tenleytown Historical Society
July 23, 2026**

Tenleytown Historical Society (THS) thanks the DC Zoning Commission (ZC) for reopening the record in Case 25-13 in order for the public to comment on the third supplemental report from the Office of Planning (OP).

THS is very concerned that OP is further restricting the ZC design review it proposed in its second supplemental report. Public comments on the Case 25-13 setdown report raised concerns that the proposed radical zoning changes would allow future buildings and alterations to existing buildings to be approved without review by OP, the ZC, the ANCs, or other community members. In response, OP proposed a design review by the ZC in its second supplemental report. Now, in its third supplemental report, OP walks back much of its new design review requirement. OP now advocates that design review be waived for proposed lots under 15,000 square feet, for changes to historic properties, and in some circumstances for an increased developer commitment to affordable housing. THS is commenting on the waiver of design review for historic properties.

THS believes that all new development of the approximately 50 lots on Wisconsin Avenue affected by the upzoning in Case 25-13 should be subject to rigorous public review, as well as review by authorities such as the ZC and OP. In addition, we believe that any alterations to landmarked properties should be reviewed by the DC Historic Preservation Office, as required by law, as well as by the ZC or by OP. Additionally, we believe that changes that would impact properties deemed eligible for landmarking, but not yet listed, should receive the same level of scrutiny and review as those already listed. This is DC's only chance to retain the character and historic integrity of Tenleytown and Friendship Heights, two of DC's oldest neighborhoods.

It is useful to note that design review is a comprehensive review of the entire building, interior and exterior, and the land it sits on. In contrast, preservation review takes a rigorous look at the outside features of a building, especially those that can be viewed from the street. It looks only at the parts of a building that have been deemed historic and in most cases, it also considers the land it sits on. Preservation review rarely comments on building interiors.

THS objects to OP's current proposal to weaken the design review that it proposed in its second supplemental report.

Tenleytown Historical Society strongly urges the Zoning Commission to reject the design-review limitations proposed in OP's third supplemental report and to preserve meaningful public review of all affected development.

Jeanette Pablo, President

Tenleytown Historical Society