



**ADVISORY NEIGHBORHOOD COMMISSION 3C**  
GOVERNMENT OF THE DISTRICT OF COLUMBIA  
*CATHEDRAL HEIGHTS • CLEVELAND PARK*  
*MASSACHUSETTS AVENUE HEIGHTS • MCLEAN GARDENS*  
*WOODLAND-NORMANSTONE • WOODLEY PARK*

Single Member District Commissioners  
01-Lee Brian Reba; 02-Gwendolyn Bole; 03-Jessica Wasserman  
04- Beau Finley; 05- Emma Hersh; 06-Angela Bradbery  
07- Maureen Kinlan Boucher; 08-Vacant; 09-Nancy MacWood

P.O. Box 4966  
Washington, DC 20008  
Website <http://www.anc3c.org>  
Email [all@anc3c.org](mailto:all@anc3c.org)

**ANC3C Resolution 2018-032**

**Regarding a Historic Preservation Review Board Application (HPA 18-534) to build 3-story side and rear addition at 3300 Newark Street NW**

Whereas, an application has been filed with the Historic Preservation Review Board (HPRB) to build a 3-story side and rear addition with 2-level rear deck at 3300 Newark St., which is a contributing house in the Cleveland Park Historic District; and

Whereas, the rear yard of this property extends into the Rock Creek stream valley and features a steep ravine that extends across the rear of properties on Newark St. and Macomb St. for several blocks; and

Whereas, the ravine is considered a special feature of the Cleveland Park Historic District; and

Whereas, the proposal includes removing the front entrance breezeway; squaring off the existing setback on the west side of the house with a 2-story addition and expanding to the rear at the exposed lower level, first and second floors. The increase in the footprint on the west side of the house, as proposed, would be approximately 20 ft. and the increase on the east side of the house would be approximately 11 ft.; and

Whereas, the addition would not be seen from Newark St., but would be visible from properties on Macomb St. as are all the houses on this block of Newark St. due to the open and natural condition of the ravine, and for this reason, rear additions receive more scrutiny than rear additions might at other locations in the historic district; and

Whereas, a proposed 9 ft. deep deck would extend approximately 18 ½ ft. from the western rear corner of the addition where it would drop down approximately 3 ½ ft. to a second deck that would extend to the eastern corner of the addition and project approximately 19 ft. into the ravine; and

Whereas, the ANC received a letter in opposition to this application from 29 neighbors living on the ravine in proximity to 3300 Newark St as well as many additional individual letters in opposition:

Be It Resolved that ANC 3C does not support the scale and massing of the addition and urges the HPRB to guide the applicant toward a more simplified design that would better preserve the prominence and character of the original contributing residence, but the ANC has no objection to removing the front entrance breezeway;

Be it Resolved that ANC 3C believes that balancing the interest in enjoying the spectacular natural setting of the ravine with limited encroachment on the ravine is critical to maintaining this natural resource, protecting the shared views into the ravine, and managing

stormwater affects. With this in mind, the ANC urges the applicant and the HPRB to consider removing the lower, deeper deck and possibly extending the upper deck to the east, as is recommended by the CPHS ARC and to address stormwater management before any design is approved;

Be It Resolved that ANC 3C authorizes the Chair or her designee to represent the commission on this matter, and the ANC requests that any further development of this application be reviewed by the ANC.

**Attested by**

A handwritten signature in black ink, appearing to read "Nancy J. MacWood". The signature is written in a cursive, flowing style.

Nancy J. MacWood  
**Chair, on September 17, 2018**

*This resolution was approved by a voice vote on September 17, 2018 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*