

	<p align="center">ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA <i>CATHEDRAL HEIGHTS • CLEVELAND PARK</i> <i>MASSACHUSETTS AVENUE HEIGHTS</i> <i>MCLEAN GARDENS • WOODLEY PARK</i></p>
<p>Single Member District Commissioners 01-Lee Brian Reba; 02- Gwendolyn Bole; 03-David Valdez 04- Vacant; 05- Margaret Siegel; 06-Carl Roller 07- Victor Silveira; 08-Catherine May; 09-Nancy MacWood</p>	<p align="right">P.O. Box 4966 Washington, DC 20008 Website http://www.anc3c.org Email all@anc3c.org</p>

ANC 3C Resolution No. 2015-042
Regarding HPRB Application for Concept Approval for New Garage
and Addition for 3414 Newark Street, NW

Whereas, the owner of 3414 Newark St. has filed with the Historic Preservation Review Board for concept approval of an addition and new garage; and

Whereas, the house at 3414 Newark is a contributing structure in the Cleveland Park Historic District; and

Whereas, the existing rear portion of the structure is organized with 3-levels of porches, two open and one enclosed, and a one-car garage; and

Whereas, the existing house is 1,067 sf plus screened porch and the application proposes to remove the 13 feet deep porches and add approximately 546 sf plus screened porch and deck to the ground floor and 480 sf plus balcony to the second floor; and

Whereas, the proposed addition would add more than 50% new structure to the original house footprint; and

Whereas, the proposed ground floor addition on the east (driveway) side of the house would be setback from an original bay window projection for approximately 2 feet and then would project beyond the original side wall approximately 4 feet for the length (approximately 16 ½ feet plus approximately 10 feet of new screened porch) of the addition; and

Whereas the original house is approximately 37 feet in length along the east wall and the addition would be approximately 19 feet of length plus approximately 10 feet of screened porch; and

Whereas, the proposed addition on the west side of the house would extend approximately 22 feet from the original side wall of 39 feet 5 inch and would be setback approximately 3 ½ feet for the majority of the addition and another approximately 2 feet for the last 6 feet plus unenclosed deck; and

Whereas, the application proposes to widen half of the shared driveway to 12 feet, angle the increase starting in front of the front porch, and extend it approximately 13 feet (original dimensions not provided) and construct a new one car, free standing garage, 22 feet X 12 feet; and

Whereas, the proposed addition would be finished with stucco and hardieplank lap siding with an asphalt shingle roof; and

Whereas, the application includes replacing all of the original windows with an in-kind design and installing one-over-over windows in the addition; and

Whereas, the adjoining neighbors have expressed concerns about the size of the addition and its impact on large trees near their property lines; and

Whereas, the proposal may trigger a pervious surface percentage requirement per Sec. 412.1(d) and 412.3 and the ANC wants to alert the owner to that issue:

Be It Resolved that Advisory Neighborhood Commission 3C (ANC 3C) supports the removal of the badly damaged and unsafe rear porches and generally supports the architectural design of the addition as compatible with the Cleveland Park Historic District, but the ANC does not support specific aspects of the proposal as listed below:

- the depth of the addition, which would double the side walls of the house on both the east and west sides and result in too much new construction;

- the location of a new garage that would require possible removal of mature trees and would introduce a large structure visible from both Newark St. and Macomb St. into a block that has no free standing garages in the rear yard; and

- the addition projection beyond the original east side wall of the house because the addition would extend 2/3 of the length of the original house and violate the practice of having meaningful separation of the addition from the original contributing structure and would make it more difficult to locate a garage within the house; and

- the increase in the width of half of the shared driveway up to the neighbor's garage because it would result in an awkward alteration of the existing shared driveway symmetry;

Be It Further Resolved that ANC 3C urges the HPRB to explore with the applicant locating a new garage within the house footprint as is the existing design and incorporating a reasonable-sized turn around as is currently provided; allowing a 10 foot wide driveway starting behind the neighbor's garage if it would accommodate the garage within the house footprint; and the need to remove all the original windows and the appropriateness of the one-over-one window design for the addition given the large number of windows proposed;

Be It Resolved that the Chair and the Commissioner for SMD 3C09 are authorized to represent the commission on this matter.

Attested by



Carl Roller

Chair, on November 16, 2015

This resolution was approved by a roll call vote of 7-1-1, on November 16, 2015 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.