



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
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04- Beau Finley; 05- Emma Hersh; 06-Angela Bradbery
07- Maureen Kinlan Boucher; 08-Malia N. Brink; 09-Nancy MacWood

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ANC 3C Resolution No. 2017-030
Regarding a Historic Preservation Review Board Application (HPA 18-104) to Raise the Roof at 2803 28th Street NW

Whereas, the applicant (Jennifer Morris and Eugene Moses -Architect Thomas Lenar) have filed plans with the Historic Preservation Review Board (HPRB) to raise the roof to convert the attic to occupiable 3rd floor and infill around existing rear addition at 2803 28th Street NW.

Whereas, in response to ANC 3C request, applicant constructed mock up of roof addition to test visibility and invited review from HPRB.

Whereas, HPRB reviewed mock up and determined that roof addition was not visible from the street.

Whereas, applicant notified ANC that it would set roof addition back from original proposal to further guarantee no visibility from the street.

Whereas, applicants plan also included to build out second floor in back to match footprint of first floor and infill around existing rear addition.

Whereas, WPCA has developed historic district design guidelines updated in June 2017, although not officially adopted by HPRB.

Whereas, ANC3C has not received comments from adjacent neighbors on 28th Street or neighbors on 27th Street.

THEREFORE, BE IT RESOLVED that ANC 3C has no objection to the applicant's proposed renovation, based on the view from 28th Street.

BE IT FURTHER RESOLVED that the proposal to add a 3rd story seems to conflict with the Woodley Park guidelines with respect to rhythm, scale and proportion and thus, ANC3C urges the HPRB to evaluate whether the proposal is consistent with the guidelines.

BE IT FURTHER RESOLVED that the Chair, the 3C03 Commissioner, or their designees are authorized to represent the commission on this matter.

Attested by

Nancy J. MacWood

Chair, on December 18, 2017

This resolution was APPROVED by a roll-call vote of 5-3 on December 18, 2017 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.