



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

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ANC3C Resolution 2018-036
Regarding Historic Preservation Review Board Application for 3300 Newark Street NW for Addition and Decks

Whereas, the owner of 3300 Newark St., a contributing house in the Cleveland Park Historic District, filed with the DC Historic Preservation Review Board (HPRB) for concept approval to replace an 11-foot, 8-inch addition with an 18-foot addition that would be approximately 2 feet taller, HPA 18-534; and

Whereas, the ANC approved Resolution 2018-032 at the September 2018 public meeting that urged a more simplified design that preserved the prominence and character of the original contributing house, and limited encroachment on the ravine; and

Whereas, the owner submitted revised drawings at the September HPRB meeting that the ANC had not reviewed, and thus, the HPRB postponed its decision until the ANC and the Cleveland Park Historic Society (CPHS) Architectural Review Committee (ARC) could evaluate the plans; and

Whereas, the revised plans responded to recommendations from the Historic Preservation Office and included additional setbacks from the original structure on the east and west sides, as well as architectural design improvements and a 4-foot reduction in the depth of the deck; and

Whereas, the ARC's most recent report on October 8, 2018 stated that

The ARC suggests that the depth of the addition be reduced even further, by up to 4 feet, in recognition of the fact that the ravine is at one of its most steep points behind this house. The deck should follow the reduced depth of the house as it steps back from this curve in the ravine; and

Whereas, more than thirty Cleveland Park residents, some of whom live on the ravine, have written to the ANC strongly recommending a 4 to 6-foot reduction in the depth of the addition, and a corresponding reduction in the decks; and

Whereas, in March 2007 when the HPRB reviewed a proposed rear addition at 3316 Newark St., Anne Lewis, an architect member of the board, stated

We look at this ravine as a contributing feature to the historic district in the future and give it the same weight that we would give any of the other things that we deal with, such as uniformity of street façade, height and so forth and in the future, consider any intrusion to this ravine seriously because those of us who are familiar with the area know this ravine, agree with what you say as neighbors, this is a defining feature of the district.

And the HPRB Chair, Tersh Boasberg, concluded

I think what we all say is true, I mean it is character defining - the ravine is a character defining element:

Be It Resolved, that ANC 3C appreciates and recognizes the applicant's effort to reduce the massing and simplify the design resulting in a more compatible addition;

Be It Resolved, that ANC 3C continues to agree with the ARC and the neighbors that the depth of the proposed addition and decks will have a negative effect on the ravine, and, thus, urges the HPRB to reduce the addition by a minimum of 4 feet with a similar reduction to the depth of the southern end of the deck; and

Be It Resolved that the Chair or her designee is authorized to represent the commission on this matter.

Attested by

A handwritten signature in cursive script, appearing to read "Nancy J. MacWood".

Nancy J. MacWood
Chair, on November 19, 2018

This resolution was approved by a voice vote on November 19, 2018 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.