



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 2018-037
Regarding Historic Preservation Review Board Application for 3219
Wisconsin Ave NW to Move Contributing House and Build 6-story Apartment
Building

Whereas, the owner of 3219 Wisconsin Avenue, which features a contributing house to the Cleveland Park Historic District, filed an application with the DC Historic Preservation Review Board (HPRB) to relocate and rotate the house on the lot and to build a 7-story multi-family addition next to the relocated house; and

Whereas, the applicant proposes to remove part of the front porch that includes a one-story corner of the house, and non-original enclosed rear porches; and

Whereas, the applicant would rotate the house to front on Macomb St. and hug the driveway edge on the west side of the lot; the driveway would be the separation between the relocated house and the single-family house next door to the west; and

Whereas, the proposed addition would measure 75 feet in height with its stair tower taller and immediately adjacent to the house; and

Whereas, the design of the proposed new building borrows the vertical oriel windows from 3217 on the Wisconsin Avenue façade and wraps it around to the Macomb Street façade; and

Whereas, the design also features balconies on four floors starting at the house roof eave and facing into the historic district; and

Whereas, the design features brown brick for the base and stair tower and grey metal panels for the balance of the building; and

Whereas, ANC 3C previously had no objection to moving the contributing house at 3211 Wisconsin Avenue to the front of its lot to make room for a new multi-family building at the rear of the lot:

Be It Resolved, that ANC 3C does not object to moving the contributing house on the lot if it will preserve the integrity of the house and a sense of place that reflects its original setting;

Be It Resolved that ANC 3C is concerned that the interest in maximizing the development envelope on the site will result in a dominate addition that dwarfs and alters the character of the house; and

Be It Resolved, that ANC 3C hopes this project can be successful and we wish to remain involved in its development. The ANC has the following concerns about the proposal at this time

-the front corner of the house and the adjoining section of front porch would be demolished;

-the house would have a 9-foot walkway opening separating about 1/3 of its depth from the beginning of the stair tower, which may not be enough open space to establish the significance of the house;

-the proposed oriel windows accentuate the verticality of the addition and extend beyond the front façade of the house on Macomb St.;

-the proposed rear balconies could present privacy and noise concerns for the residents to the east; none of the buildings on the east side of Wisconsin Avenue in Cleveland Park feature rear balconies; and

-the proposed finishes are not representative of the Cleveland Park Historic District;

Be It Resolved, that ANC 3C urges the HPRB to require a sun study to determine how the location and height of the proposed building, including stair tower, would affect the Cleveland Park Historic District to the east;

Be It Resolved that the Chair and her designee are authorized to represent the commission on this matter, and further that the commission would like to review revisions of this proposal if the HPRB does not delegate final approval to the HPO staff.

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 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.