

	<p align="center"><b>ADVISORY NEIGHBORHOOD COMMISSION 3C</b>  <b>GOVERNMENT OF THE DISTRICT OF COLUMBIA</b>  <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 <a href="http://www.anc3c.org">http://www.anc3c.org</a>  Email <a href="mailto:all@anc3c.org">all@anc3c.org</a></p>

**ANC 3C Resolution No. 2015-019**  
**Regarding HPRB Application for front addition to**  
**3203 Macomb Street, NW**

WHEREAS the owner of 3203 Macomb Street, a non-contributing property in the Cleveland Park Historic District, has filed for concept review of an addition and the construction of a new driveway; and

WHEREAS, more flexible standards of review are applied to non-contributing houses but, like newly built houses, they should respect the established mass, scale, setback and rhythm of the block, and follow those basic historic preservation principles with regard to additions; and

WHEREAS, the owner of 3203 Macomb St. proposes to demolish part of a one-story addition constructed prior to historic district designation that is wider (28 ft. 9 in.) than the width of the original house (22 ft. 2 in.) and not set back from the face of the original house, and build a 2-story addition in essentially the same footprint; and

WHEREAS, the owner does not want to build into the rear yard because there is an existing man-made pond in the rear yard and a substantial grade change from that feature to the rear of the property line; and

WHEREAS, the front addition roof line would be approximately 7 ft. 4 in. below the original house roof line; and

WHEREAS, the owner proposes to redesign the existing rear patio and rear deck and to demolish a garden shed to allow the construction of a 9 ft. driveway with pervious pavers on the western edge of the property; and

WHEREAS, the driveway would feature a solid electronic gate; and

WHEREAS, nearly every property on the north side of Macomb St. between Connecticut Avenue and 34<sup>th</sup> Street has a single or shared driveway:

THEREFORE, BE IT RESOLVED that ANC 3C has no objection to demolishing the addition and no objection to the construction of a new driveway, but the commission does not support a solid gate positioned at the front façade line as it is not a feature seen on Macomb St. or in other parts of the historic district;

BE IT RESOLVED that ANC 3C does not object to an addition that would be visible from the street, but does object to increasing the size of the existing addition that is more than 100% as wide as the original house;

BE IT RESOLVED that ANC 3C appreciates the work that the architect has done to address concerns expressed by the commission, including reducing the height of the addition, but urges the applicant to reduce the width of the addition and provide a setback from the front façade of the original house;

BE IT RESOLVED that the chair and the commissioner for SMD 3C09 are authorized to represent the commission on this matter.

**Attested by**

A handwritten signature in blue ink, appearing to read 'Carl Roller', written over a light blue horizontal line.

**Carl Roller**  
Chair, on May 18, 2015

*This resolution was approved by a voice vote, on May 18, 2015 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*