



**ADVISORY NEIGHBORHOOD COMMISSION 3C**  
GOVERNMENT OF THE DISTRICT OF COLUMBIA

*CATHEDRAL HEIGHTS • CLEVELAND PARK*  
*MASSACHUSETTS AVENUE HEIGHTS*  
*MCLEAN GARDENS • WOODLEY PARK*

Single Member District Commissioners  
01-Lee Brian Reba; 02- Gwendolyn Bole; 03-David Valdez  
04- Arthur Barkmann; 05- Margaret Siegel; 06-Carl Roller  
07- Victor Silveira; 08-Catherine May; 09-Nancy MacWood

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**ANC 3C Resolution No. 2016-042**  
**Resolution Regarding a Historic Preservation Review Board Application for  
a Rear Addition to 2632 Garfield Street NW**

WHEREAS, the owner of 2632 Garfield Street, a contributing property in the Woodley Park Historic District, has filed an application with the Historic Preservation Review Board (HPRB) (#16-544) for a rear addition and other modifications;

WHEREAS, this house is one of 15 row houses built by Harry Wardman on the south side of Garfield Street in 1908;

WHEREAS, the proposed addition would extend roughly 20 feet back from the house on the English basement and first floor levels, and eight feet on the second and third floors;

WHEREAS, the English basement with the first floor would be 20 feet high;

WHEREAS, the proposal also includes an 11-foot deck off the first floor, and the roof of the first floor addition would be a deck off the second floor;

WHEREAS, the additions on all four levels would go from side lot line to side lot line, leaving no light or space between the house and neighbors, in contrast to most additions in this row that are inset and less than full width;

WHEREAS, architect A.H. Beers designed this house and the others in this development to be wider and less deep than typical turn-of-the-twentieth-century row houses to allow daylight to penetrate more deeply in the residence without limiting interior living space;

WHEREAS, the proposed size and mass is out of scale with the houses on Garfield Street and creates an unprecedented interruption in the rhythm of the block, which can be seen almost uninterrupted from both ends of the alley and can be partly seen through side yards on Woodley Rd;

WHEREAS, the Executive Committee of the Woodley Park Community Association opposes the application;

WHEREAS, ANC 3C has received communications from 15 homeowners on the south side of Garfield Street opposing the application:

BE IT RESOLVED that ANC3C has no objection to the front basement entrance as redesigned and submitted since it would not extend in front of the original front porch;

BE IT RESOLVED that ANC 3C urges the HPRB to require the original style and configuration of the front façade windows and main entrance to be preserved even if replacement or reconstruction is permitted;

BE IT RESOLVED that ANC 3C finds the massing, scale and size of the proposed rear addition, particularly the 20-foot long and 20-foot high addition of the English basement and first floor, to be incompatible with more modest rear additions in this row that in many cases preserve the bay window form;

BE IT FURTHER RESOLVED that ANC 3C finds that the 20-foot first floor addition would destroy Beers' daylight floor plan;

BE IT FURTHER RESOLVED that ANC 3C urges the applicant to continue to work with the Historic Preservation Office and return to ANC3C for further review;

BE IT FURTHER RESOLVED that the Chair of ANC3C and the Commissioners for ANC 3C02 and 3C09 are authorized to represent the Commission on this matter.

**Attested by**



**Carl Roller**

**Chair, on September 19, 2016**

*This resolution was approved by a voice vote on September 19, 2016 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*