



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. 2016-016
Regarding HPRB Application for Changes to 3512 Lowell Street NW

Whereas the new owner of 3512 Lowell Street, a contributing property to the Cleveland Park Historic District, has filed for concept review of multiple changes to the house and property; and

Whereas the proposal includes excavating the basement, a two-story addition, demolishing the existing garage, widening and lengthening the existing driveway, removing window openings, creating new window openings in the original facades, and replacing most doors and windows with aluminum metal clad doors and windows; and

Whereas the proposal includes a two story, approximately 20' X 25' addition to the southwest rear corner of the house; and

Whereas the proposal includes a landscaping plan that envisions building hardscape elements in the front yard and enclosing the eastern portion of the front yard with a 6' pool enclosure fence; and

Whereas there is a mature and presumably healthy elm tree in the rear yard that was regularly maintained by an arborist:

Be It Resolved that ANC 3C has serious concerns about permitting excavation of the basement without a thorough investigation of the existing foundation and its stability to tolerate this type of work;

Be It Further Resolved that ANC 3C believes the elm tree will be irreparable damaged by the construction of an addition so close to its trunk; elms roots radiate from the trunk and spread typically the width of the crown, which in this case covers a large portion of the existing house (see pg. 7, Landscape Site Plan); and

Be It Resolved that ANC 3C does not support demolishing the garage unless it can be documented that it is not of the same era as the house - the ANC notes that there is a nearly identical garage at 3513 Woodley Road that is similar in design to its main house and is most likely of the same era as 3512 Lowell St.; and further we do not support widening the driveway to over 20 feet, which would be inconsistent with driveway dimensions in the historic district;

Be It Resolved that ANC 3C does not support replacing wood windows and doors with aluminum metal clad doors and windows, and we specifically have the following comments:

- in the north façade retain the existing wood windows, front doors and door surround, and replace the contemporary windows with six over one wood windows;
- in the west façade retain the second story window arrangement (plan shows existing windows retained) and replace first floor windows with new window openings only if it can be documented that the existing opening is not original;
- in the east façade remove the second story left window opening but retain the center window, and replace the contemporary first floor windows and door as proposed;
- in the south façade, which is the rear elevation, the ANC has no objection to the window and door replacements with wood versions of the styles represented on the elevation drawing;

Be It Resolved that ANC 3C does not support the landscape plan that would interrupt the rhythm of front yards featuring grass, planting beds and lead walks with hardscape features enclosed with a 6' pool enclosure fence at the front property line;

Be It Resolved that ANC 3C recommends that the plans be revised in consideration of our concerns and be resubmitted for review;

Be It Resolved that the Chair and the SMD 3C09 Commissioner are authorized to represent the ANC on this matter.

Attested by



Carl Roller

Chair, on March 21, 2016

This resolution was approved by a voice vote on March 21, 2016 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.

