



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. 2016-019
Regarding an HPRB Application (HPA 16-313) for Renovations to a
One-story Addition and Garage Modification
for 3400 Massachusetts Avenue NW

WHEREAS the owner of 3400 Massachusetts Avenue NW has filed an application with HPRB (HPA 16-313) to restore of the core of the original house and to replace the single story addition with a new single story and in some places two story addition and to renovate the existing two story garage to more closely match the Mediterranean style of the old house, and

WHEREAS, the property is a prominent visual landmark along Massachusetts Avenue, helping to define the gracious architectural and urban character of that avenue, and is in close proximity to the U. S. Naval Observatory in addition to numerous embassies, religious and cultural institutions, and private residences; and

WHEREAS, the property contributes both to the aesthetic beauty and cultural heritage of the District of Columbia, is both historically and architecturally significant, and

WHEREAS the main house on this property was designated as a Historic Landmark in July 2015 and is located in an R1B neighborhood,

WHEREAS the plans were developed in consultation with the Historic Preservation Office and have been reviewed by the Planning and Zoning Committee of ANC3C and have received the endorsement of nearby neighbors and the Massachusetts Avenue Heights Citizens Association, and

WHEREAS the main building would continue to be located on its original site on the property and the façade would be restored to its original condition and Mediterranean design; and

WHEREAS, the single story addition, which did not contribute to the Historic Landmark designation and is not in the style of the original home, would be replaced by a single and two story addition more in keeping with the Mediterranean style of the Historic Landmark home, and

WHEREAS the two story garage, which did not contribute to the Historic landmark designation and is not in the style of the original home, would be modified so that the facades are more in keeping with the style of the historic landmark designation of the main home and the flat roof, which is not in keeping with the style of the original landmarked home, would be replaced with a pitched roof more in keeping with the style of the original home, and the plans for the pitched

roof at approximately 22 ft. height would exceed the new zoning regulations which will be in effect in September 2016 which for an R1B neighborhood would permit a garage roof height of 20 ft by approximately two feet,

BE IT THEREFORE RESOLVED that ANC3C has no objection to the proposed plans to restore the landmarked main structure and to replace the noncontributing addition with a two story structure in keeping with the Mediterranean style of the original landmarked home and to renovate the existing two story garage so that it is more in keeping with the style of the original landmarked building, and

BE IT FURTHER RESOLVED that ANC 3C has no objection to the plan for the pitched roof proposed for the existing two story garage as being more in keeping with the historic nature of the original building and finds that the proposed roof would improve the design integrity of the landmarked property, and

BE IT FURTHER RESOLVED that ANC3C preserves the right to review any modifications to the submitted plans, and

BE IT FURTHER RESOLVED that the Chair, the Commissioner for ANC3C08 or their designee is authorized to represent the Commission on this issue.

Attested by



Carl Roller

Chair, on April 18, 2016

This resolution was approved by voice vote on April 18, 2016 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.