



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS • MCLEAN GARDENS
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ANC3C Resolution 2019-004
Regarding a Historic Preservation Review Board Application (HPA 19-209) for
Concept Review for 3432 Connecticut Avenue, NW

WHEREAS, the owners of 3432 Connecticut Avenue NW, a contributing structure in the Cleveland Park Historic District that was built in 1922, have applied to HPRB for concept level review for a two-story stepped back addition and bringing the first floor to grade; and

WHEREAS, the existing building has 12 rent control units - of which five are occupied - and two retail spaces - of which neither are occupied; and

WHEREAS, the existing building is separated from the sidewalk by an approximately 6 foot high berm and stairs leading to the front door; and

WHEREAS, to bring the first floor to grade and construct a new first floor at street level, the applicant would remove the front berm; and

WHEREAS, the building is located in a commercial strip of Connecticut Avenue, an area where previously the berm has largely been removed in the block immediately to the north; and

WHEREAS, the proposal includes two front (first floor) entrances, one for retail and one for residential use; and

WHEREAS, a new limestone base would be added at the street level to match the existing limestone; and

WHEREAS, the existing brick on the first and second floors would be retained as the second and third floors; and

WHEREAS, brick facing would be carried down to the ground (street level) via two recessed bays at the sides of the building with new brick to match the existing brick; and

WHEREAS, the newly constructed fourth and fifth (penthouse) floors would be built atop the existing roof with massing toward 3446 Connecticut Avenue to align with its height and away from the lower height of the post office building; and

WHEREAS, the fourth floor would be faced with a light gray terra cotta rainscreen panel and the fifth floor would be faced with a light gray terra cotta vertical pattern rainscreen panel; and

WHEREAS, the number of apartments would increase from 12 to 18 units; and

WHEREAS, the green area would increase from 2,775 square feet to 3,173 square feet - not including a vertical green wall which the applicant will install facing neighbors at 3446 Connecticut Avenue NW; and

WHEREAS, tenants expressed concern about the loss of their homes due to the project; and

WHEREAS, in response to tenant concern, the applicant reverted plans from condos for sale to maintaining apartments; and

WHEREAS, given the rent control nature of units in the building, the landlord must comply with the laws and requirements associated with substantial rehabilitation of rent control housing in the District of Columbia including moving assistance and the tenants' "absolute right to re-rent [one's] Rental Unit immediately after the rehabilitation is completed"; and

WHEREAS, ANC 3C has received significant feedback from the community, the majority of which has been in support of the project; and

WHEREAS, representatives from the 3446 Connecticut Avenue NW board requested a sunlight study, aesthetic enhancements to the wall facing their property, and coordination on future re-pointing work; and

WHEREAS, the applicant has committed to a vertical green wall and conducted a sunlight study and submitted the results to the residents of 3446 Connecticut Avenue NW; and

WHEREAS, the Cleveland Park Historical Society's Architectural Review Committee (ARC) voted unanimously (9-0) on a resolution which did not object to either the proposed massing or berm removal (provided that no precedent is set for residential units) and offered recommendations for the materials used for the building as well as design elements; and

WHEREAS, the applicant submitted revised plans based on feedback from the ARC and ANC (via the Planning & Zoning Committee meeting).

THEREFORE BE IT RESOLVED that ANC 3C supports the proposed removal of the berm and massing;

BE IT FURTHER RESOLVED that ANC 3C requests that the applicants continue working with HPRB/HPO on creating a 4th floor design that is complementary to the existing building architecture;

BE IT FURTHER RESOLVED that ANC 3C requests that the applicants and architect conduct future work with the HPO staff regarding materials and design so as to maximally retain the integrity of the original building design;

BE IT FURTHER RESOLVED that this resolution is contingent on continued coordination with the immediate residents at 3446 Connecticut Avenue NW and owners at 3430 Connecticut Avenue NW;

FINALLY, BE IT RESOLVED that the Chair, Commissioner for ANC3C05, or her designee are authorized to represent the Commission regarding this resolution.

Attested by



Nancy J. MacWood
Chair, on March 18, 2019

This resolution was approved by a voice vote on March 18, 2019 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.