



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS • MCLEAN GARDENS
WOODLAND-NORMANSTONE • WOODLEY PARK

Single Member District Commissioners
01-Lee Brian Reba; 02-Jason Fink; 03- Jimmy Dubois
04- Beau Finley; 05- Emma Hersh; 06-Angela Bradbery
07- Maureen Kinlan Boucher; 08- Vicki Gersten; 09-Nancy MacWood

P.O. Box 4966
Washington, DC 20008
Website <http://www.anc3c.org>
Email all@anc3c.org

ANC3C Resolution 2019-005
Regarding a Historic Preservation Review Board Application for Concept Approval of 2 ½ - Story Side and Rear Addition and Relocated Driveway at 3401 Lowell Street, NW

Whereas, the owner of a 1915 residence at 3401 Lowell Street, which is a contributing structure in the Cleveland Park Historic District, has filed for concept review for a 2 ½-story addition and relocated curb cut and driveway; and

Whereas, the applicant and his architect presented to the ANC 3C Planning & Zoning Committee plans submitted to the D.C. Historic Preservation Review Board and sketches that showed changes per recent suggestions from the Historic Preservation Office (HPO); this recommendation from ANC 3C will focus on the most recent plans resulting from consultation with HPO; and

Whereas, the applicant proposes to

- fill in a second-story setback on the east side of the original house, add a new shed dormer, and construct a 18 foot +/-, 2-story addition that would setback 2-feet from the original structure;

- square off the original bay window on the open porch on the west side of the original house and build out 4 ½ feet behind the open porch;

- add a 2 ½-story reverse gable extending from the proposed redesigned porch bay window edge on the west side to the rear and extending up from a newly excavated lower level garage and driveway; and

- add a 2 ½-story rear addition the extends from the east side setback to the west side bump out and includes a 6 inch drop down from the original roof:

Be It Resolved that ANC 3C urges the applicant to continue to work with the Historic Preservation Office in refining the proposal to ensure the prominence of the original contributing structure and to capture the opportunity to present a new design element on 34th Street that respects the scale and massing of the original structure;

Be It Resolved that ANC 3C supports the applicant's intention to remove the existing stucco finish and restore the original lap siding;

Be It Further Resolved that ANC 3C suggests

- retention of the porch bay window as a character-defining feature;

- exploration of a further reduction in the new roof line and reveal of the northwest corner of the original structure in order to reduce the mass and scale of the addition;

Be It Resolved that ANC 3C appreciates the applicant's intention to landscape the 34th Street frontage and is not commenting on the design in deference to focusing on the mass and scale of the proposed addition;

Be It Resolved that ANC 3C would like to review changes to this concept application if the HPRB requests that the applicant present to the HPRB after design revisions;

Be It Resolved that ANC 3C authorizes the Chair and her designee to represent the ANC on this matter.

Attested by

A handwritten signature in black ink, appearing to read "Nancy J. MacWood". The signature is written in a cursive, flowing style.

Nancy J. MacWood
Chair, on April 15, 2019

This resolution was approved by a voice vote on April 15, 2019 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.