



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 2019-013

**Regarding a Historic Preservation Review Board Application (HPA 19-458) for
Concept Review for 3541 Quebec Street NW**

WHEREAS, the owners of 3541 Quebec Street NW, a contributing structure in the Cleveland Park Historic District, have applied to HPRB for concept level review for partial interior renovation, repairs to an existing rear addition, new windows throughout, a new deck at the backyard, and partial enclosure of an existing screen porch on the side of the house; and

WHEREAS, the existing house is a semi-detached single family home comprised of two stories and a basement with an existing non-contributing rear addition that has significant water damage and rot to the infrastructure; and

WHEREAS, the proposal includes interior and exterior renovation to the existing two-story addition with no change to the addition footprint; and

WHEREAS, the materiality on the exterior of the rear addition would change from stucco (existing) to brick masonry (proposed) to match and increase consistency with the historic brick façade of the original house; and

WHEREAS, the design for the renovated rear addition will be distinct from the original house through contemporary elements including the incorporation of aluminum window and trim panels the addition of a decorative metal “C” channel; and

WHEREAS, the proposed new rear deck would extend off of the first floor and shed at basement level; and

WHEREAS, the existing screened porch will be enclosed in the rear and alley-facing sections so as not to alter the front façade of the historic house from Quebec Street; and

WHEREAS, there remain property owners adjacent the property who have not had the occasion to review the proposed plans and provide feedback regarding the project; and

WHEREAS, the proposed project was submitted to ANC 3C after the monthly Planning & Zoning Committee meeting during which historic cases are subject to review; and

WHEREAS, given the ANC and HPRB summer recess wherein neither body meets during the month of August; and

WHEREAS, ANC 3C recognizes that a two month delay to the hearing due to the summer recess could represent an undue burden on behalf of the applicant;

THEREFORE BE IT RESOLVED that ANC 3C has no objection to the following in the event that all adjacent and facing neighboring property owners have the opportunity to review the proposed plans and state support for or no objection to the proposed plans (as documented and presented to HPO):

ANC 3C has no objection to the partial enclosure of the existing screen porch, renovation of the existing addition, and addition of a new deck and shed; and

ANC 3C requests that the homeowners and architect work with HPO staff to ensure that the materiality and design (including enlarged windows) associated with the rear addition and deck maximally align with historic design.

BE IT FURTHER RESOLVED that in the event that neighbors express concerns, ANC 3C withdraws its support until such time as the case returns to ANC 3C and ANC 3C has the opportunity to hear concerns expressed by neighboring property owners; and

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

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 July 15, 2019

This resolution was approved by a voice vote on July 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.