



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
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MASSACHUSETTS AVENUE HEIGHTS • MCLEAN GARDENS
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ANC3C Resolution 2019-017
Regarding a Historic Preservation Review Board Application (HPA 20-043) for
Concept Review for 3400 Connecticut Ave/2911 Newark St NW

WHEREAS, the owners of 3400 Connecticut Avenue NW/2911 Newark Street NW, a contributing structure in the Cleveland Park Historic District that was built in 1939, have applied to HPRB for concept level review for the addition of two new buildings to the site for residential units and retail; and

WHEREAS, the existing building on the site (The Macklin) was designed by M. Mesrobian and is a four story building that includes commercial space at the ground floor and mezzanine level and apartments on the three additional levels; and

WHEREAS, the property is zoned NC-3, allowing for floor area ratio (FAR) of 2.4 - equating to approximately 78,000 square feet; and

WHEREAS, the applicants propose an addition to The Macklin on the west side of the building (western building) that is connected to The Macklin by two stories below grade, is set four stories above grade plus penthouse level, and includes 31 apartment units; and

WHEREAS, due to the historic district designation in Cleveland Park, of which this property is a contributing structure, and in accordance with historic preservation guidelines which call for deference to the historical and architectural context and site, the applicants are proposing a project that is approximately 18,000 square feet below the matter of right square footage allowed by zoning; and

WHEREAS, the Comprehensive Plan Urban Design Element (Chapter 9) Policy UD-2.2.2: Areas of Strong Architectural Character cites that “[n]ew development within [historic districts] ... should be complementary in form, height, and bulk” and depicts this concept with an illustration of a structure that is both larger in mass and height than the existing buildings; and

WHEREAS, the Historic Preservation Office’s guidelines for “Additions to Historic Buildings” affirm this statement, noting that “an addition does not necessarily need to be exactly the same height as the existing building” but that it should nonetheless “be designed to be compatible with the height of the existing building and its neighbors”; and

WHEREAS, neighboring buildings along the 3400 side of Connecticut Avenue are similar in height including the recently approved plans for an addition to 3432 Connecticut Avenue and the existing height of neighboring residential building, 3446 Connecticut Avenue; and

WHEREAS, the applicants’ proposed site plan and height and massing of the eastern and western buildings have been designed to maintain a language that is congruent with The Macklin; and

WHEREAS, the western building has its main entrance on Newark Street and a newly proposed residential loading area to be accessed via an alley off of Ordway Street; and

WHEREAS, the applicants propose a second new building sited at the southeastern corner of the

property (eastern building) comprised of 2,700 square feet (sf) of retail at the base and three-stories of townhomes on top; and

WHEREAS, the applicants propose a new public plaza to the east of the Macklin on the site of the existing parking lot; and

WHEREAS, the applicants propose closing the existing Connecticut Avenue curb cut to the parking lot in order to create a commercial loading zone; and

WHEREAS, the architects have sited the eastern building with the intent of having it read as residential in design and three-stories in massing (due to grading) from the Newark façade and four stories with a commercial design from the Connecticut facade; and

WHEREAS, the eastern building was designed to step back from Connecticut Avenue and The Macklin from the first floor in order to reduce perceived massing; and

WHEREAS, the eastern building design was amended by the applicant - based on community feedback - to increase the distance between The Macklin and the new building in deference to The Macklin as the original building on site and to create a stairway corridor from Newark Street to the new public plaza to improve pedestrian access and circulation; and

WHEREAS, the applicant's architect designed the project with the intent of having the eastern and western buildings appear related to but distinct from The Macklin by using similar materials, colors, details, and scale; and

WHEREAS, The Macklin consists of a black granite base, tan bricks, red brick accents that create a ribbon-like effect, and vertical paned windows; and

WHEREAS, the eastern building is designed to consist of a black granite base to match the existing Macklin paired with textured limestone GFRC on the first floor (retail), tan brick for the second and third floors (residential), textured tan brick for the fourth floor (residential), vertical windows throughout the residential floors, and masonry banding to establish coherence between The Macklin and the new building, and alludes to an Art Deco style of architecture; and

WHEREAS, the western building is designed to consist of white brick with grey brick incorporated to create a ribbon effect and gunmetal aluminum and gray GFRC panels around the vertical windows and alludes to a Bauhaus style of architecture; and

WHEREAS, there is an opportunity to strengthen coherence in design between the western building and eastern building and The Macklin; and

WHEREAS, the applicants have engaged in six public meetings - including two ANC 3C Planning & Zoning Committee meetings - with the community since submitting their original proposal; and

WHEREAS, the applicants have been responsive to community feedback and submitted revised plans accordingly including but not limited to requests for a passage and additional distance between the eastern building and The Macklin; the incorporation of a loading area; the reduction of the western building's penthouse in height and massing;

THEREFORE BE IT RESOLVED that ANC 3C supports the site plan set forth by the applicant and the height and massing of the eastern and western buildings; and

BE IT FURTHER RESOLVED that ANC 3C requests that the applicants continue to work with HPO to decrease the *perceived* massing and to revise the design of the western building to increase coherence with the Art Deco character of The Macklin; and

FINALLY, BE IT RESOLVED that the Chair, Commissioner for ANC3C05, or her designee 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 December 16, 2019

This resolution was approved by a voice vote on December 16, 2019 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.