



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- Vacant; 06-Angela Bradbery
07- Maureen Kinlan Boucher; 08- Vicki Gersten; 09-Nancy MacWood

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ANC3C Resolution 2020-002
Regarding a Historic Preservation Review Board Application to Build New Residential Structure and Demolish and Rebuild Garage at 3512 Lowell St. NW

Whereas, the applicant owners of a contributing house in the Cleveland Park Historic District at 3512 Lowell St. have subdivided the lot and plan to build a guest house on the new R-5-B residential lot; and

Whereas, the applicant owners and architect presented the plans at the March 2020 ANC 3C Planning & Zoning Committee meeting, at which the commission requested that the siting of the new construction be setback behind the main house facade; and

Whereas, the location of the guest house has been pulled back slightly from the front façade of the main house at 3512 Lowell St., the entrance moved from the front façade to the side facing the main house per the request of the D.C. Historic Preservation Office, and the west side yard setback increased approximately one foot to a total of 9 feet of side clearance, per the request of the adjoining neighbor; and

Whereas, the dimensions of the proposed guest house provide a lower height and smaller scale in contrast to the main house, but its design and materials are compatible with the main house's design; and

Whereas, the applicant states that the existing garage, which the D.C. Historic Preservation Review Board (HPRB) determined is a contributing structure to the Cleveland Park Historic District, is not structurally sound and construction code compliant per an engineering report reviewed by ANC 3C and is seeking approval to demolish the garage and rebuild it; and

Whereas, the proposed new one-story garage would be built within the current garage footprint and be of similar design, with the exception of a new roof line:

Be It Resolved, that ANC 3C has no objection to the design, scale, and massing of the proposed guest house;

Be It Further Resolved, that ANC 3C is not qualified to offer an opinion on the engineering report on the garage and whether its condition is typical of older garages and should be repaired and preserved as a contributing structure to the historic district or whether its condition requires rebuilding, but ANC3C urges the HPRB to require that the existing garage footprint and dimensions, with the potential exception of the garage pitch, remain unchanged;

Be It Resolved, that the Chair and the Commissioner for 3C09 are authorized to represent the commission on this matter.

Attested by

A handwritten signature in black ink, appearing to read "Nancy J. MacWood". The signature is written in a cursive style with a large initial 'N'.

Nancy J. MacWood
Chair, on May 18, 2020

This resolution was approved by a voice vote on May 18, 2020 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.