



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 2020-007
Regarding a Historic Preservation Review Board Application for Concept Approval of New House at 3512 Lowell Street NW

Whereas, the owner (“applicant”) of 3512 Lowell Street, which is developed with a contributing house in the Cleveland Park Historic District, has filed with the Historic Preservation Review Board (“HPRB”) for concept approval of a new house on the adjoining lot, which is to the west; and

Whereas, the applicant owns the adjoining lot and recently redrew the side lot line between the two properties resulting in a wider side lot line allowance for 3512 Lowell Street; and

Whereas, the applicant has revised the plans for the new house in response to suggestions by the HPRB that the new house be oriented to the street and be located closer to the house at 3512 Lowell Street; and

Whereas, the applicant has revised the architectural plans according to the HPRB direction; and

Whereas, the proposed new house is lower in height than the heights of the adjacent houses and is also more restrained in scale and mass than the adjacent houses while still displaying an architectural style that is compatible, yet distinct from the houses on the 3500 block of Lowell Street; and

Whereas, the distance between the proposed house and the adjacent house at 3512 Lowell is greater than the distance between the proposed house and the adjacent house to the west, 3516 Lowell Street, which has a substandard side yard of approximately 5 feet; and

Whereas, the applicant has submitted a restoration plan for the garage at 3512 Lowell Street per the request of the HPRB; and

Whereas, excavation of both lots is underway to accommodate a new and expanded driveway area:

Be It Resolved, that Advisory Neighborhood Commission 3C (“ANC 3C”) urges the HPRB to support the revised design for a new house on the subdivided lot adjacent to 3512 Lowell Street and to require the siting of the house to be as close to the eastern lot line as appropriate in compliance with zoning regulations, which will provide more even spacing between the new house and the adjacent houses to the east and west;

Be It Resolved that ANC 3C appreciates the continuing efforts of the HPRB and the applicant to restore the garage, which is a contributing structure in the historic district;

Be It Resolved that ANC 3C urges the HPRB to require a landscape or grading plan that will show locations of retaining walls, the treatment of existing berms adjacent to the driveway, and grade changes; the ANC is not requesting a detailed plan showing all future plantings;

Be It Resolved that ANC 3C authorizes the Chair and the Commissioner 3C09 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, flowing style.

Nancy J. MacWood
Chair, on July 20, 2020

This resolution was approved by a voice vote on July 20, 2020 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.