



**ADVISORY NEIGHBORHOOD COMMISSION 3C**  
**GOVERNMENT OF THE DISTRICT OF COLUMBIA**

CATHEDRAL HEIGHTS • CLEVELAND PARK  
MASSACHUSETTS AVENUE HEIGHTS  
McLEAN GARDENS • WOODLEY PARK

*Single Member District Commissioners*

01-Lee Brian Reba; 02-Jason Fink; 03-Janell Pagats  
04-Beau Finley; 05-Sauleh Siddiqui; 06-Adam Hoyt  
07- Maureen Kinlan Boucher; 08-Vicki Gersten; 09-Nancy MacWood

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**ANC3C Resolution 2022-001**

**Regarding a Historic Preservation Review Board application for 3427 Wisconsin Avenue NW, HPA 22-078, for a concept/relocate existing house to Norton Place frontage; construct three-story plus penthouse multi-family building**

Whereas the owner of a contributing house to the Cleveland Park Historic District at 3427 Wisconsin Avenue, NW has filed for concept review with the DC Historic Preservation Review Board for relocation of the existing house to face Norton Place and the construction of a multi-family building to face Wisconsin Avenue; and

Whereas relocating such structures is not usual but, in this case, orienting the house to a residential street will preserve the context of the house; and

Whereas the existing garage will also be relocated to preserve the relationship of the accessory building to the house; and

Whereas the existing curb cut and driveway from Norton Place will be maintained but widened to approximately 12 feet to accommodate access to the relocated single-family home and the proposed multi-family building; and

Whereas the entry vestibule, which is not original to the contributing house will be removed as will a ground floor lavatory addition; and

Whereas the proposed multi-family building, which will be organized into approximately 20, 1-bedroom condominiums, will be sited on the lot and massed to comply with the dimensional standards of the surrounding single-family zoning; and

Whereas the applicant has met with the adjacent neighbors to discuss their concerns and suggestions and has incorporated some of them into the proposed design; and

Whereas the Norton Place neighbors continue to express concern about design elements that they believe prevent an optimal transition from the new building to the single-family residences. The concerns include the lack of architectural detail on the east and west facades of the multi-family building; the window walls at the 3<sup>rd</sup> level of the building on the north, south, and east facades; the dark brick palette; and the exposed window wells that suggests a larger footprint which could be hidden with landscape; and

Whereas the Historic Preservation Office Design Guidelines for New Structures in Historic Districts state that

*The design of the new building is critical to preserving the character of the historic district. The new building should contribute to that character by respecting the location, design, materials and other character-defining elements of the historic buildings, as well as respecting the character of the landscape and other important features of the street and district; and*

Whereas the proposed new building would be largely setback from the berm that characterizes the block but the front entrance will be below the berm at sidewalk grade level and on Norton Place the retaining wall that separates the sidewalk from a berm extending uninterrupted up the block would be replicated at the multi-family lot; and

Whereas large windows would feature divided light mullions, a character defining feature of the historic district, on the front façade and portions of other facades, but not on the rear façade; and

Whereas horizontal architectural features such as cornices and porticos are a character defining feature of the historic district and brick banding would be featured at the 3<sup>rd</sup> level and on portions of the 2<sup>nd</sup> level of the proposed building and window sills would be a feature on the windows in the shallow box bays proposed on the front façade; and

Whereas the exterior of the proposed building would be two shades of grey brick and the contributing houses adjacent to the proposed building are primarily brick in shades ranging from light brown to buff; and

Whereas the rear yard of the multi-family building will be entirely paved with no allowance for landscaping, including shade trees that are featured throughout the historic district; and

Whereas the Architectural Review Committee of the Cleveland Park Historic Society reviewed the application and reported that it supports the relocation of the contributing house and many aspects of the proposed multi-family new construction, but recommends refinements of the architecture, including a lighter material palette and more cues from the nearby townhouses, reorganized window locations, more architectural detailing, and a distinct contrast of traditional and contemporary design elements in order to render the application compatible with the Cleveland Park Historic District:

Be It Resolved that ANC 3C does not object to relocating the contributing house as proposed nor with the siting and massing of the proposed new multi-family building;

Be It Resolved that ANC 3C urges the HPRB to work with the applicant to enhance the design and material palette of the multi-family building to be more compatible with the historic district;

Be It Resolved that ANC 3C asks the HPRB to fully consider the concerns of the Norton Place neighbors and other near neighbors;

Be It Further Resolved that ANC 3C urges the HPRB to mitigate the lack of landscape, particularly in the rear yard (east side) which faces residences in the historic district, by asking the owner to render the same quality of design on all facades of the proposed building; and

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

**Attested by**

A handwritten signature in cursive script that reads "Beau Finley". The signature is written in black ink on a white background.

Beau Finley  
Chair, on January 19, 2022

*This resolution was approved by voice vote on January 19, 2022, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*