



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

CLEVELAND PARK • WOODLEY PARK •  
MASSACHUSETTS AVENUE HEIGHTS

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04-Roric McCorristin; 05-Sauleh Siddiqui; 06-Tammy Gordon  
07- Gawain Kripke; 08-Rick Nash

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**ANC3C Resolution 2023-CONSENT**

**Regarding Historic Preservation Review Board application for 3401 Newark Street  
NW to remove and replace existing three-story rear addition with new two-story  
addition and replace fenestration in one-story accessory structure  
(HPA Number 23-217)**

Whereas, the owners of 3401 Newark Street, NW (the “Applicant”), a property located in the Cleveland Park Historic District (the “Property”), have filed with the D.C. Historic Preservation Review Board (HPRB) for concept review to demolish and replace a non-historic rear addition to a contributing three-story detached house and to alter a non-contributing, one-story rear accessory structure on the Property;

Whereas the historic classical revival house was built in 1895 by John Simpson, and is typical in size and style to other detached homes in the Cleveland Park Historic District;

Whereas the house was altered in or about 1979 but prior to the historic district designation, by construction of a three-story rear addition at the same height as the original house roof and consisting of various masses, rooflines and materials, plus an existing rear and side deck at the level of the first floor (“Existing Addition”); and

Whereas the Applicant proposes to demolish and replace the Existing Addition (including the existing deck) with a new two-story rear addition, joined to the original house by an indented “hyphen” (“Proposed Addition”), which will extend approximately three feet beyond the north edge of the existing deck;

Whereas there will be no changes to the house’s front elevation on Newark Street, N.W. except that the front porch will be refurbished using like materials;

Whereas the one-story rear accessory structure, referred to as an artist’s studio, is located directly against the rear property line and was built or altered in or about 1979 but also prior to the historic designation, and the applicant proposes to alter the fenestration of the front elevation only, which faces the house to the south; and

Whereas the Proposed Addition and the rear accessory building cannot be seen from the front of the property on Newark Street, N.W. and both the Proposed Addition and rear accessory building are currently veiled from view from 34th Street N.W. by large, dense, and mature perennial foliage;

Whereas the D.C. Historic Preservation Office (HPO) commented that the Proposed Addition, “at two stories tall, will stand well below the historic house, restoring the 1895 structure to its proper place as the property’s dominant mass”; that the Proposed Addition’s “clarification and simplification of the relationship between old and new is compatible and the addition subordinate and contextual with the house”; and that “as the design continues to be refined, the architect has agreed to work with HPO to study the proportions

and termination of the top” of the Proposed Addition (HPO Staff Report, 3401 Newark Street NW 23-217, March 17, 2023); and

Whereas, the Architectural Review Committee of the Cleveland Park Historical Society (ARC) has no objection to the proposal as presented, commended the “thoughtful design of the Proposed Addition which is respectful of the original house” and suggested that “the depth of the proposed bay on the east side of the house should be slightly reduced in size so that it does not appear to project beyond the bay of the original house, and the cornice line of the roof of the proposed addition should be given more weight” (ARC Report, March 13, 2023);

Whereas none of the neighbors adjacent to 3401 Newark Street, N.W. has interposed objections to the Applicant or to ANC 3C concerning the Proposed Addition and the proposed alteration to the rear accessory building’s fenestration.

Be It Resolved that ANC 3C has no objection to the removal of the non-original Existing Addition, no objection to the massing and scale of the New Addition which is deferential to the original 1895 house, and no objection to the proposed fenestration alternation of the non-contributing rear building; and that ANC 3C encourages the Applicant and their architect to work with HPO to address the suggestions of HPO staff and the ARC in the final design; and

Be It Resolved that the Chair and the Commissioner for 3C08 are authorized to represent the Commission on this matter.

**Attested by**

A handwritten signature in black ink, appearing to read 'Janell Pagats', written in a cursive style.

Janell Pagats  
Chair, on March 20, 2023

*This resolution was approved by voice vote on March 20, 2023, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present.*