

DRAFT 7/14/23 PM

ANC3C Resolution 2023-____ Regarding Historic Preservation Review Board application for 3424 Quebec Street NW - Concept/second story addition to a single-story frame bungalow (HPA Number 23-438)

Whereas, the owners of 3424 Quebec 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 renovate and construct a second-floor addition to a contributing single story frame bungalow.

Whereas the house is a Sears Roebuck & Co. kit home built in 1922 and the exterior has not been substantially altered since its construction;

Whereas the Applicant proposes in its HPRB submission filed July 5, 2023 to renovate and reconfigure the interior of the house and to construct a new second-floor addition toward the rear of the house, consisting of a stairwell hall connector approximately 3.5 feet above the existing gable and a main second floor addition approximately 5.5 feet higher than the existing gable and situated approximately 20 feet back from the front of the existing front porch ("Proposed Addition").

Whereas the Proposed Addition will be constructed (and the rear deck reconstructed) within the existing footprint of the house, and proposed materials, including siding, shingles and new wood windows, will match existing materials and windows on the house;

Whereas the Proposed Addition, which extends the full width of the house will be visible from the front of the property on Quebec Street, NW;

Whereas the ANC has received communications from the community in support of the Proposed Addition, including from neighbors adjacent to the Property.

Whereas, the ANC also has received communications from the community, including from other neighbors adjacent to the Property, raising objections to the Proposed Addition as viewed from the front on Quebec Street, N.W. and from the Cleveland Park Architectural Review Committee, which stated that the Proposed Addition's mass and scale will significantly alter the character of the one-story bungalow house (ARC Report, July 10, 2023).

Whereas, the Applicant's architect has attempted to keep the Proposed Addition low and set back from the front of the house and cited an example of an existing second-story addition constructed behind, and set back substantially from the front of, another contributing one-story bungalow in the Cleveland Park Historic District;

Whereas, the Applicant's architect on July 13, 2023 provided to the ANC's Residential Historic Preservation Committee alternative roofline plans, perspectives and elevations for the Proposed Addition, which currently are under discussion with Historic Preservation Office staff, to reduce the visual impact of the Proposed Addition (particularly the stair hall connector) from Quebec Street, NW.

Be It Resolved that ANC 3C (i) does not object to the concept of constructing a second-story addition to the contributing house on the Property and (ii) encourages Applicant and HPO staff to work

DRAFT 7/14/23 PM

collaboratively to address in the final design the visual impact of the Proposed Addition from Quebec Street, NW.

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