



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CLEVELAND PARK • MASSACHUSETTS AVENUE HEIGHTS •
WOODLAND-NORMANSTONE • WOODLEY PARK

Single Member District Commissioners
01-Samuel Littauer; 02-Adam Prinzo; 03-Janell Pagats
04-Erin Beard; 05-Zach Shaben; 06-Jay Bose;
07-Gawain Kripke; 08-Rick Nash

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ANC 3C Resolution 2025-CONSENT

Regarding Historic Preservation Review Board application for 3504 Lowell Street NW for construction of new rear addition/deck and construction of front porch (HPA 25-142)

WHEREAS, the owners of 3504 Lowell Street NW (the “Applicant”), a property and contributing structure located in the Cleveland Park Historic District constructed in 1917 (the “Contributing Property”) have filed with the D.C. Historic Preservation Review Board (HPRB) for concept review of construction (1) of a new two-story rear addition and proposed deck; (2) and modification of an existing terrace patio on the front façade facing Lowell Street into a covered front porch and remodel of an existing third floor dormer (“the Concept Proposal”);

WHEREAS, the Contributing Property is one of three companion houses on the south side of the 3500 block of Lowell Street, NW, two of which have front porches facing the street;

WHEREAS, Applicant proposes to construct a rear addition that will extend 16 feet on the first floor, the depth of the current deck, and seven feet on the second floor with an indent of four inches on the west side, with rear addition materials matching existing materials;

WHEREAS, the proposed addition at its maximum length would extend no further to the rear than the existing houses to the east and west of the Contributing Property;

WHEREAS, the windows in the front dormer facing Lowell Street, N.W. will be restored to their original size and configuration and the proposed covered front porch design appears to be in scale and character with the Contributing Property, the two houses with front porches to the west of the Contributing Property along Lowell Street, N.W. and with the Cleveland Park Historic District;

WHEREAS, the Architectural Review Committee of the Cleveland Park Historical Committee has reviewed the Concept Proposal and has raised no objection, while providing design suggestions to the Applicant;

WHEREAS, Applicant has confirmed to the Commissioner for 3C08 that it has contacted a list of property owners to the east, west, south and north of the property and furnished a copy of the Concept Proposal and application; the 3C08 Commissioner has confirmed that notice of the pending Concept Proposal is prominently posted on the front of the Contributing Property; and no objections or comments concerning on the Concept Proposal have been received by ANC 3C or in the Historic Preservation Review Board file.

BE IT RESOLVED THAT ANC 3C has no objection to the Concept Proposal, including the proposed rear addition and deck and the proposed covered front porch roof and dormer modification, and encourages Applicant to work with HPO staff on final the front porch roof design, including to address the existing front entrance pediment on the Lowell Street, NW façade.

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 February 18, 2025

This resolution was approved by voice vote on February 18, 2025, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present.