



**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 (Secretary); 02-Adam Prinzo (Vice Chairperson);  
03-Janell Pagats (Chairperson); 04-Erin Beard; 05-Peter Miles;  
06-Jay Bose; 07-Gawain Kripke (Treasurer); 08-Rick Nash

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*By Electronic Mail*

April 20, 2026

DC Historic Preservation Review Board (HPRB)  
899 North Capitol Street, NW  
Suite 7100  
Washington, DC 20002

**RE: ANC3C Support of HPRB application 26-213 for 3141 34th Street NW**

Chair Heath and Members of the Board,

At a regularly scheduled and properly noticed public meeting on April 20, 2026, with a quorum present, a quorum being five commissioners, ANC 3C voted 8-0-0 to support HPRB application 26-213 for the renovation of an existing three-story plus basement house including the replacement of existing addition on East face of home with new addition, and the expansion of existing dormer on the third-floor South facade at 3141 34th Street NW.

ANC 3C writes in support of the concept proposal submitted by property owner Christopher Martin and architect Megan Downey for 3141 34th Street NW, and to respectfully disagree with a portion of the HPO staff recommendation.

The property is a contributing structure built in 1924 and designed by George Santmyers, located at the corner of 34th Street and Lowell Street in the Cleveland Park Historic District. The proposal calls for a 2½-story rear addition replacing an existing sleeping porch, an extension of the existing south-facing roof dormer, a widened driveway, a basement egress window well, and restoration of a garage at the basement level. ANC 3C's commissioner for SMD 3C05 attended the Cleveland Park Historical Society's Architectural Review Committee meeting on April 6, 2026, where the owner and architect presented the plans. The ARC voted 8-0 with no objection to the concept. ANC 3C's Residential Historic Preservation Committee then reviewed the project at its April 13, 2026 meeting.

ANC 3C supports the concept as presented. The proposed rear addition is well-proportioned relative to the historic house, employs a gable roof form that echoes the main block, and addresses the corner condition thoughtfully. The use of textured, patterned brick as the addition material provides a clear visual distinction from the historic house while remaining compatible in character. The contemporary approach to the design is consistent with Cleveland Park's established tradition of modern work coexisting with its historic fabric — a tradition the HPO staff report itself acknowledges. The dormer extension, driveway widening, and window well are routine alterations consistent with applicable guidelines. We believe the concept is compatible with the Cleveland Park Historic District and merits the Board's approval.

We do, however, take issue with one element of the staff report's contextual analysis. The report acknowledges that Cleveland Park hosts a notable collection of modern and contemporary designs, then identifies the most prominent contemporary structure in the immediate vicinity – the John Eaton Elementary School directly across Lowell Street – only to set it aside on the grounds that “the design of a residential house should not be compared to the design of a large civic building.” This assertion is offered without citation, without reference to any applicable standard or guideline, and without any attempt to explain why building use should govern a contextual analysis.

Standard 9 of the Secretary of the Interior's Standards for Rehabilitation, which HPO applies in its reviews, requires that new work be “compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.” The Standards are explicit that they “pertain to historic buildings of all materials, construction types, sizes, and occupancy” – a deliberate statement that typological distinctions do not govern the analysis. Compatibility is evaluated against the environment and context, not against a curated subset of buildings that share the same use classification.

The Cleveland Park community design guidelines, developed by the Cleveland Park Historical Society's Architectural Review Committee and recognized by the DC Office of Planning, make the point even more directly. In describing the institutions and open spaces that contribute to Cleveland Park's defining park-like character, the guidelines explicitly enumerate John Eaton Elementary School by name as one of the “Schools and Playgrounds” that are integral to the historic district's setting. The school is not a peripheral or incidental presence – it is identified in the district's own design framework as a defining element of the neighborhood's character. To exclude it from the contextual analysis of a building directly across the street is to ignore a reference that the district's own guidelines affirmatively recognize.

The relevant question is whether the proposed addition is compatible in scale, massing, and character with the full context of its surroundings. ANC 3C believes it is. The John Eaton School addition is part of that context, and the staff report's decision to dismiss it without reasoned explanation is not a sufficient basis for requiring design revisions.

ANC 3C encourages the Board to evaluate this proposal on its full contextual merits and to approve the concept as submitted.

The Commission authorizes the Chair and the Commissioners for 3C05 and/or their designee(s) to represent the Commission on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Janell Pagats', with a stylized, flowing script.

Janell Pagats  
Chair ANC3C  
Single Member District 3C03

*This letter was approved 8-0-0 by voice vote on April 20, 2026, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present.)*