



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
3531 35th Street NW for side, rear and roof addition (HPA 25-088)

WHEREAS, the owner of 3531 35th Street, NW (the “Applicant”), a property that is one half of an a duplex house built in 1935 and is a contributing structure located in the Cleveland Park Historic District (the “Contributing Property”), has filed with the D.C. Historic Preservation Review Board (HPRB) for concept review to demolish an existing rear appendage and construct a new three-story rear addition, deck and third floor balcony and 9’6” square three floor side addition, which is partially below grade (“Concept Proposal”);

WHEREAS, in December 2024 the Cleveland Park Architectural Committee, Historic Preservation Office staff and the Historic Preservation Review Board reviewed proposed plans for the project and the Board concurred with three conditions proposed in the staff report but deferred taking final action to allow ANC 3C to review the project;

WHEREAS, the first HPO Staff Report (December 2024) stated that the proposed side addition is unusual because “duplexes of this nature rarely have side additions that exceed one-story in height;” that “in a rowhouse neighborhood, such as Woodley Park or Capitol Hill, such an addition could potentially be incompatible with the rhythm of rowhouses”; but the Contributing Property is the only rowhouse duplex on the block that contains a variety of house forms, some of which have side additions; that “no rowhouse rhythm exists on this particular block of 35th Street because none of the surrounding structures are rowhouses” and therefore the proposed side addition can be compatible in the context of mostly detached houses;

WHEREAS, Applicant revised its plans after the December 2024 HPRB meeting and according to the second HPO staff report (January 2025), Applicant has addressed the three conditions proposed by HPO staff and confirmed by the HPRB: (1) the earlier proposed railing on the third-floor rear balcony has been replaced with a solid parapet wall, (2) the third-floor balcony has been eliminated from atop the side addition, and (3) the roof-top addition has been set back from the front behind the chimney to where it will not be visible from 35th Street; and HPO staff further noted that Applicant also addressed several December 2024 suggestions from the ARC;

WHEREAS, ANC 3C’s Residential Historic Preservation Committee reviewed the Concept Proposal at its January 2025 meeting;

WHEREAS, the Applicant and Applicant’s architect represented at the ANC Residential Historic Preservation Committee meeting that they contacted adjacent, front- and rear-facing property owners with the Concept Proposal and that no neighbors have raised objections to the Applicant or to ANC 3C concerning the Concept Proposal;

WHEREAS, the Applicant and Applicant's architect reported to the ANC Historic Preservation Committee that they are working with the property owner to the north of the Contributing Property to address potential drainage issues relating to the Concept Proposal including the side addition.

BE IT RESOLVED THAT ANC 3C has no objection to the Concept Proposal and to delegation to HPO staff to approve final plans that conform to the conditions and other agreed upon changes and that the clarify the relationship of the addition to the properties to the north and south of the Contributing Property, particularly where the addition meets the other half of the duplex at the south party wall and the roof of the structure; and that ANC 3C encourages the Applicant and their architect to work with the owner of the property to the north of the Contributing Property to address potential drainage issues relating to or resulting from construction of the Concept Proposal; 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 January 21, 2025

This resolution was approved by voice vote on January 21, 2025, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present.