

	ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA CATHEDRAL HEIGHTS • CLEVELAND PARK MASSACHUSETTS AVENUE HEIGHTS MCLEAN GARDENS • WOODLEY PARK
<i>Single Member District Commissioners</i> 01-Lee Brian Reba * 02-Gwendolyn Bole * 03-Jeffrey Kalie 04-Richard Steacy * 05-Margaret Siegel * 06-Carl Roller 07- Victor Silveira * 08-Catherine May * 09-Nancy MacWood	3601 Connecticut Avenue, NW Suite L-06 Washington, DC 20008 Website http://www.anc3c.org Email all@anc3c.org

ANC 3C Resolution 2013-036

Regarding HPRB Application for Concept Approval for 3211 Wisconsin Avenue NW

WHEREAS the owners of the property at 3211 Wisconsin Ave. have filed for concept approval of changes to a contributing house in the Cleveland Park Historic District and the addition of 5-story apartment building; and

WHEREAS the Queen Anne-style house, which is a particularly fine example of its architectural style, has been neglected for many years, but previous owner's attempts to have it demolished have been successfully resisted, and

WHEREAS the current application would preserve the house, but move it forward on the lot to make room for new construction that would connect to the existing house through a 5-story stair tower; and

WHEREAS the existing house would be reconfigured to accommodate 3 apartments on 3 levels, and the new construction would accommodate 4 apartments with an interior second story loft space and a single penthouse apartment on the 5th story level; and

WHEREAS there would be 3 on-site parking spaces accessed from an alley on Lowell St. NW; and

WHEREAS the existing house is wood shingled and the new construction would be buff-colored brick similar to the large adjacent apartment building, which is owned by the same owners of 3211 Wisconsin Ave., and

WHEREAS the existing house features double-hung windows and the new construction would feature large metal windows and additional metal trim, including spandrels, railings, and rooftop structure; and

WHEREAS the stairs from the lead walk to the existing house would be moved from the side to the front, and there would be another lead walk to the new construction in addition to a handicapped ramp; and

WHEREAS the rear windows would be 2-stories high with French balconies on each main floor for a total of six (6):

Be It Resolved that ANC 3C strongly supports the integration of the existing contributing house to the historic district into the proposed plan and has no objection to moving it forward on the lot. In addition we have no objection to moving the front stairs to join the existing lead walk or to the addition of a small third story dormer; and

Be It Resolved that ANC 3C urges more development of the front facade of the new construction so that it complements the contributing house that shares this lot rather than that it reads as an addition to the apartment house on the adjoining lot. In particular, we would like the brick façade to be red or painted in a different color than the adjoining building so that the two structures don't read as one mass, more open space that is landscaped with trees to separate the two masses, and exploration of double-hung windows that would be more consistent with the existing house, surrounding apartment buildings, and the adjoining low density historic district; and

Be It Resolved that ANC 3C has concerns about the rear elevation treatment that faces the rear yards of the low-density neighborhood. The proposed 2-story windows would emit significant artificial light onto the adjoining neighborhood. We propose that some automatic exterior covering, such as louvers, be incorporated to remove the emission of any nighttime interior lighting or that the 2-story window feature be eliminated; and

Be It Resolved that ANC 3C notes on each floor of the new construction the front façade features a tall window in the proposed bathroom. We suggest that these windows be more discrete in size or the bathroom function be moved to a less public location.

Be It Resolved that ANC 3C assumes that the proposed rear balconies are French balconies that are too narrow to accommodate furniture or outdoor activities, and under those circumstances we have no objection to the balconies; and

Be It Resolved that the Chair and the SMD 09 Commissioner are authorized to represent the commission on this matter.

Attested by



Carl Roller
Vice Chair, on November 18, 2013

This resolution was approved by a roll-call vote of 7-0 on November 18, 2013 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.