

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

ANC 3C Resolution 2013-027

Regarding New Residential Construction on the Rosedale Landmark Site

WHEREAS the Rosedale property is an historic landmark within the Cleveland Park Historic District; and

WHEREAS the landmark includes the farmhouse and the entire landscape, including the frontage on Newark St.; and

WHEREAS the Mayor’s Agent in approving a subdivision of the landmark that created development lots on Ordway St. and two development lots on Newark St., one to the west and another to the east of the farmhouse, stipulated that any development of lots next to the farmhouse must respect the prominence of the farmhouse; and

WHEREAS the development on the western lot next to the farmhouse is located in the northwestern corner of the lot, next to the driveway, and is approximately 100 feet from the farmhouse; and

WHEREAS there is a proposal to develop the eastern lot next to the farmhouse with a 2-story house that would be approximately 70 feet from the farmhouse and would have a ground level terrace approximately on the same plane as the farmhouse front porch; and

WHEREAS the original plans shown to the ANC Planning & Zoning Committee showed the proposed house farther from the farmhouse by approximately 12 feet; and

WHEREAS the proposal includes a swimming pool to be constructed between the new house and the farmhouse and fences to be installed in front of the new house, which would be visible from the conservancy where there are only historic fences along the Newark St. edge of Rosedale; and

WHEREAS the proposal includes a house that would be 28 feet in height along the front façade (facing Newark St.) and 33 feet at the rear due to the sloping terrain, a stone foundation, wood shingle exterior walls, and slate roof, a 10 foot high pool house, a 2-car garage approximately 20 feet from the side lot line and 16 feet from the rear lot line, and 2 second story eye-brow windows that would be 16 feet in length by 7 feet in height; and

WHEREAS at least one 34th Place resident with a rear lot line that adjoins the side lot line where the new house would be constructed has expressed concern about current water issues and the potential that development of the lot could exacerbate water problems;

BE IT RESOLVED that ANC 3C expresses its appreciation for the restrained design that is compatible in scale, height, and mass with the farmhouse and with contributing houses in the historic district; and

BE IT RESOLVED that ANC 3C urges the Historic Preservation Review Board (“HPRB”) to explore setting the house as far from the farmhouse as possible, in keeping with the original intent of the Mayor’s order, while maintaining a large side setback from the rear lot lines of the 34th Place residential lots; and

BE IT RESOLVED that ANC 3C also urges the HPRB to explore compressing the length of the proposed laundry area so that the front façade could be set back farther from the front façade of the farmhouse; and

BE IT FURTHER RESOLVED that ANC 3C has strong concerns about the compatibility of modern fencing that would be visible from the conservancy land, would extend in front of the farmhouse, and would potentially present a visual separation between the new house and the Rosedale landmark of which it is part. Therefore, the ANC urges the HPRB to carefully consider the appropriateness of fencing at the proposed locations and the style of fencing should it be approved; and

BE IT FURTHER RESOLVED that ANC 3C is aware that there are underground springs throughout the Cleveland Park Historic District that may be within the depth of construction and that in combination with the higher lot level of this Rosedale lot may contribute to new or increased water issues affecting adjoining lots on 34th Place. Therefore, the ANC urges the applicant and HPRB to the extent it has authority to do so to require borings, to conduct water borings to determine the water levels and to take whatever steps are necessary to control creating new water issues for neighboring properties; and

BE IT RESOLVED that ANC 3C supports the proposals conditionally based on the above statements.

BE IT RESOLVED that the Chair and the commissioner representing SMD3C09 are authorized to represent ANC 3C on this matter.

Attested by

A handwritten signature in black ink that reads "Silveira/ANC3C". The signature is written in a cursive, somewhat stylized font.

Victor Silveira
Chair, on July 15j, 2013

This resolution was approved by a roll-call vote of 8-0 on July 15, 2013 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.