

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 3A



October 18, 2023

Ms. Marnique Heath
Chair, Historic Preservation Review Board
1100 4th Street, SW, Suite E650
Washington, DC 20024

Re: 3427 Wisconsin Ave, NW HPA 23-511

Dear Chairperson Heath and Members of the Board:

I am writing on behalf of ANC 3A to express our support for the above-referenced project which is before the HPRB for concept review on October 26, 2023. The Commission adopted this letter of support at its duly noticed "hybrid" public meeting on October 17, 2023. The project involves new construction in the Cleveland Park Historic District, on a lot created by moving two single family houses on the site to the adjoining streets, Ordway Street, NW and Norton Place, NW, in a plan approved by the Zoning Commission in 2022 when the property was part of ANC 3C. At that time the lot was rezoned from RA-1 to RA-2.

The applicant, ONE Street Commercial Properties, purchased the property after the upzoning occurred and has changed the original development plan from smaller units to larger apartments. The project as proposed will include twenty-one (21) three-bedroom units and two (2) two-bedroom units and will create a total of three (3) IZ+ units. The building as proposed will be primarily faced on all sides with brick similar to the two historic structures that are being preserved and moved to adjoining lots.

The applicant has conducted extensive community outreach over the past few months including meetings with the immediate neighbors, twice presenting to the Architectural Review Committee of the Cleveland Park Historical Society and twice to ANC 3A. The applicant has made changes based on community suggestions, including changes to materials, massing and the setbacks on the site to facilitate a building more compatible with the historic district that it will join. The plan aligns the facades of the structures on the subject property with the street face of adjoining properties on Wisconsin, Ordway and Norton Place, and also prioritizes green space and landscaping, which will complement the neighboring properties to the east and contribute to preserving the character of the historic neighborhood.

We believe that the project will be a positive addition to the area. The decision to build three-bedroom affordable units will help to provide a much-needed size of residences for the IZ+ program. Further, larger units will help to mitigate neighbors' concerns about the parking demand created by the inevitable development of this site.

Thank you for your consideration of the ANC vote in support of this project.

Sincerely,

Hans Miller
Vice Chair

This letter was approved by the Commission by a vote of 5 - 0 at a duly noticed public meeting on October 17, 2023, at which a quorum was present. (Three of the five Commissioners constitute a quorum.). By this same vote, the Commission designated the Chair or Vice Chair or his designee to represent the Commission on the matter.