

James and Carol Hulme
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September 24, 2025

Via Electronic Submission

Advisory Neighborhood Commission 3C
Historic Preservation Review Board
Board of Zoning Adjustment

Re: 3401 Lowell Street, N.W. – No Opposition to Revised Renovation Plans

Dear Members of the Board and Commission:

We are the immediate neighbors who reside directly behind 3401 Lowell Street, N.W., at 3210 34th Street, NW. We have been residents of this neighborhood for many decades and have been actively involved in the review of this property's redevelopment.

In earlier proceedings initiated by Christopher Cahill, we strongly opposed the project and even pursued an appeal before the D.C. Court of Appeals. Our primary concern was that the scale of the original design did not align with the character of the neighborhood and would negatively impact both the historic character of the neighborhood and the privacy of neighboring properties.

Since purchasing the home, Mr. and Ms. Bulger have taken the time to engage with us directly and have considered our perspective. Their revised design, which involves removing the third floor and attic space from the addition, reduces the mass of the structure. This change effectively addresses one of the concerns that led to our initial opposition. Moreover, the modifications intrude less on the privacy of our home and outdoor space while also resulting in a design that better complements the neighborhood's historic architectural style.

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We note that the Architectural Review Committee of the Cleveland Park Historical Society also favored the lower roofline. They also expressed concern about the size of the windows in the addition, especially those facing the Eaton School and Reno Road. They found these windows were too large, particularly in a bathroom, and would recommend smaller windows that matched the scale of the original house windows. We bring this to your attention as a matter of record but we leave such changes to you and the Bulgers.

We appreciate that Mr. and Ms. Bulger have taken the time to listen to our concerns and have made some changes in the spirit of compromise. We understand that the essence of a compromise is that no one gets everything they desire. In light of this compromise, we are pleased to inform you that we are not opposing the project as currently proposed with the removal of the third floor/attic and the lower roof line. We are excited about the prospect of restoring this long-neglected property and look forward to welcoming the new family as neighbors who will bring fresh energy and stewardship to the block.

We express our gratitude to the Board and Commission for their meticulous attention to this matter and their ability to strike a harmonious balance between the interests of neighbors, homeowners, and the preservation of Cleveland Park's historic character.

Respectfully submitted,



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