



Government of the
District of Columbia

APPLICATION AND REFERRAL TO THE US COMMISSION OF FINE ARTS FOR SHIPSTEAD-LUCE REVIEW

SL

HPA

In accordance with the Shipstead-Luce Act of 1930 (Public Law 231, 71st Congress) this application/transmittal is being transmitted to the US Commission of Fine Arts (CFA) for review and recommendation before a building permit can be issued. Construction in some of these areas is also subject to review by the Historic Preservation Review Board (HPRB) under the DC Historic Landmark and Historic District Protection Act of 1978. These reviews are initiated with the completion and submission of this form.

THIS IS A REQUEST FOR THE FOLLOWING REVIEW BY CFA AND HPRB, AS APPLICABLE:

- ☒ **CONCEPTUAL REVIEW** to receive guidance at the early stages of design
- ☐ **PERMIT REVIEW** to receive a recommendation on building permit application No. _____
I have submitted a permit application with the DC Department of Buildings

1. OWNER, APPLICANT, AND PROPERTY INFORMATION

Project Address: 2045 Parkside Drive NW Washington, DC 20012

Square: 2750 Lot: PAR00770198 Historic District: None

To find your square, lot and historic district, see www.propertyquest.dc.gov

Property Owner's Name: Rachel and Shaun Rowan

Owner Address (if different from project address): _____

Owner Phone: 443-838-2614 Owner Email: rachelerinrowan@gmail.com

Applicant's Name (if different from owner): Teass \ Warren Architects

Agent's Capacity: ☐ Tenant ☒ Architect ☐ Contractor ☐ Contract Purchaser ☐ Expediter ☐ Other

Agent Address (if different from owner): 609 H Street NE Washington, DC 20002

Agent Phone: (202) 683-6260 Agent Email: email@teass-warren.com

- ☐ I am currently the owner of the property
- ☒ I am an authorized representative of the property owner
- ☐ I am or represent a potential purchaser of the property

2. SUBMISSION MATERIALS FOR CFA AND HPRB

All materials must be submitted via email to historic.preservation@dc.gov.

The following digital materials are included with this application:

- ☒ Set of comprehensive exterior photographs of the building, structure, or site and its context (showing adjacent buildings, immediate surroundings, and the areas of proposed work)
- ☒ Site plan showing the existing footprint of the property and adjacent buildings
- ☒ Building plans, elevations, site plan, and details sufficient to illustrate the footprint, height, massing, design, and materials of the proposed work and its surrounding context

For more information on CFA submission requirements, see www.cfa.gov/project-review/shipstead-luce or contact CFA staff at 202-504-2200

3. PROJECT DESCRIPTION (CHECK ALL THAT APPLY)

☐ Addition ☐ Exterior Alteration ☒ New Construction ☐ Subdivision ☐ Other

Briefly describe the nature of the project: Raze of existing structurally compromised one-story plus basement single family detached home and construction of new one-story plus basement single family home.

(over)

	YES	NO	UNSURE
Is the proposed work visible from a public street or alley?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will there be work on the front of the building or in the front yard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the project include work in public space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the project include removal of roof or floor framing or bearing walls?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is this a Fair Housing Act request for "reasonable accommodation"?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. ADDITIONAL INFORMATION FOR LARGER PROJECTS

For renovation or new construction projects exceeding 20,000 square feet, attach a full narrative description indicating the general nature of the project, program of uses, estimated gross floor area by use, number of residential units, scope of preservation work, and any other pertinent features or benefits, including aspects of sustainability. *Homeowners proposing work on their own house do not need to provide this information.*

5. EASEMENTS

	YES	NO	UNSURE
Is there a conservation easement on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, have you discussed the project with the easement holder?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. COMMUNITY CONSULTATION

	YES	NO	UNSURE
Have you shared project information with abutting neighbors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you contacted the affected Advisory Neighborhood Commission (ANC)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you contacted any neighborhood community organizations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

To locate your ANC, see www.anc.dc.gov/anc/site


7. ZONING REGULATIONS AND CONSTRUCTION CODE

	YES	NO	UNSURE
Will the project cause a change in building footprint or lot occupancy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are any zoning variances or special exceptions required for the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, have you discussed the project with the Zoning Administrator?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, have you discussed the project with the Office of Planning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is any building code relief required for the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Briefly describe the nature of any zoning variances or code relief being sought: _____

8. CERTIFICATION

I hereby certify that the information given in this application is true and accurate. If applying as an agent of the owner, I certify that I have the owner's permission to make this application.

Signature:  CHARLES WARREN, AIA Date: 30 December 2025

When completed, submit this form with all plans, photographs, and other attachments to the Historic Preservation Office (HPO) via email to historic.preservation@dc.gov. Upon review of this submission, CFA or HPO staff may contact the owner or agent for consultation, and may request additional information if determined necessary to review the project.

Referral to CFA and HPRB, if required, may be deferred if information is not received within sufficient time to allow staff evaluation and preparation for review. All application materials are part of the public record and are made available to the public for inspection. For more information, see www.cfa.gov or www.preservation.dc.gov.



Historic Preservation Office
DC Office of Planning
(202) 442-8800
historic.preservation@dc.gov

District of Columbia
Office of Planning





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2045 Parkside

CFA Concept Review

15 January 2026

Prepared For: Prepared By:

Rachel and Shaun Rowan Teass \ Warren Architects

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collaborate @ teass-warren.com

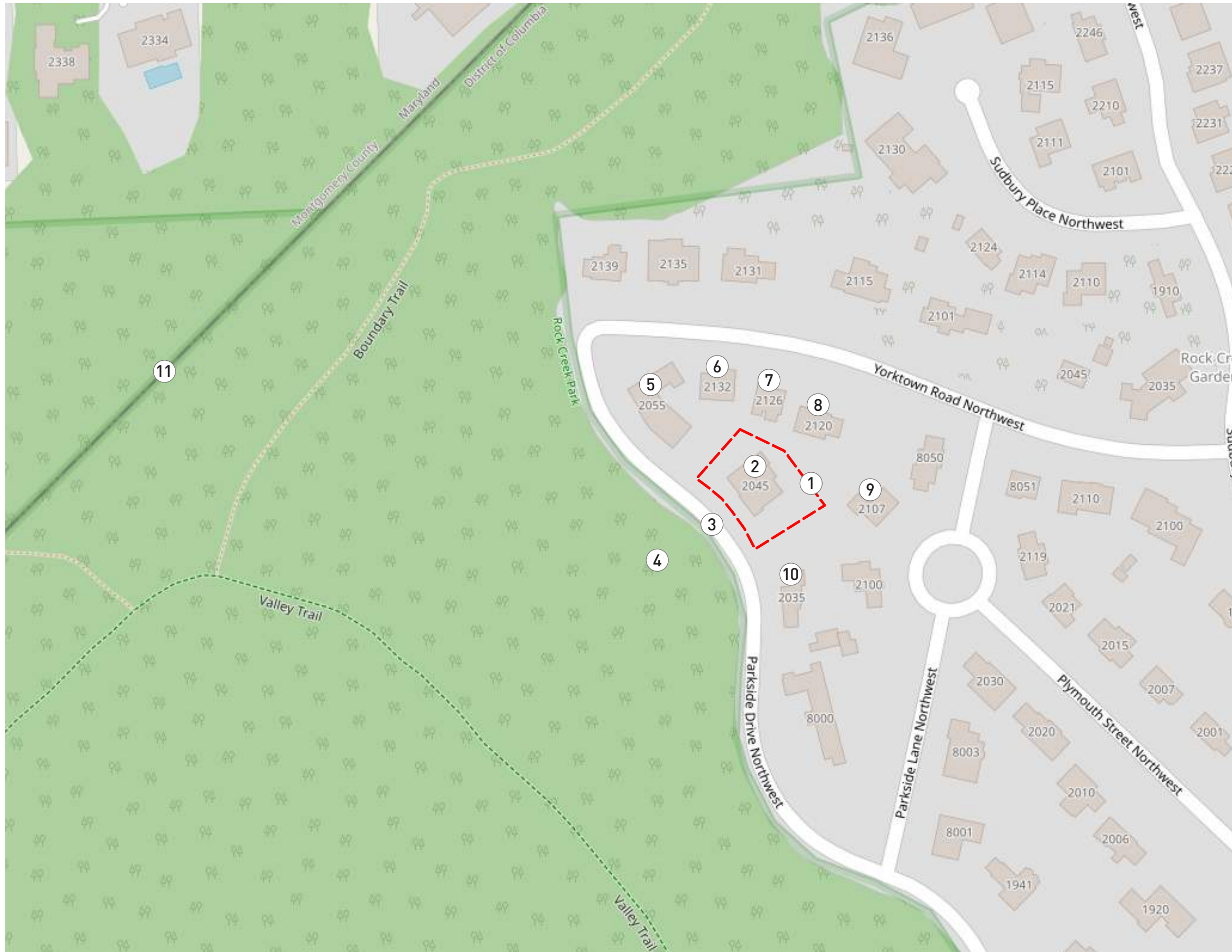
project summary

legend

- 1. proposed house
- 2. rock creek park
- 3. parkside drive nw
- 4. neighbor property: 2055 parkside dr nw
- 5. neighbor property: 2126 yorktown rd nw
- 6. neighbor property: 2120 yorktown rd nw

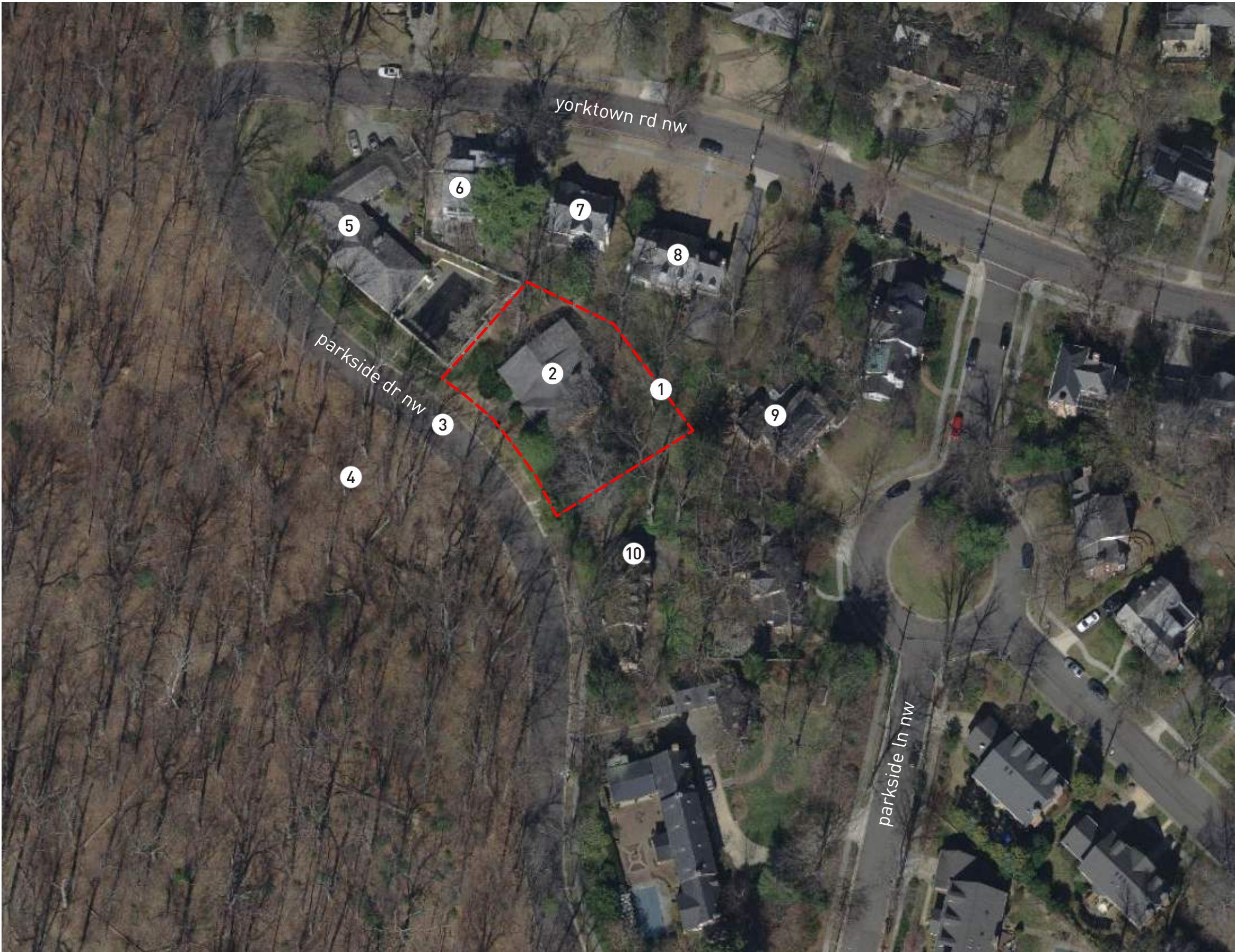


vicinity map



legend

1. subject property
2. existing 1-story plus lower level house to be demolished
3. parkside drive nw
4. rock creek park
5. neighbor property: 2055 parkside dr nw
6. adjacent property: 2132 yorktown rd nw
7. neighbor property: 2126 yorktown rd nw
8. neighbor property: 2120 yorktown rd nw
9. adjacent property: 2107 plymouth circle nw
10. adjacent property: 2035 parkside dr nw
11. dc/maryland boundary



legend

- 1. subject property
- 2. existing 1-story plus lower level house to be demolished
- 3. parkside drive nw
- 4. rock creek park
- 5. neighbor property: 2055 parkside dr nw
- 6. adjacent property: 2132 yorktown rd nw
- 7. neighbor property: 2126 yorktown rd nw
- 8. neighbor property: 2120 yorktown rd nw
- 9. neighbor property: 2107 plymouth circle nw
- 10. neighbor property: 2035 parkside drive nw

existing conditions | park view

legend

- 1. subject property
- 2. existing house to be demolished
- 3. parkside drive nw
- 4. rock creek park



existing conditions | street view



legend

1. subject property
2. existing house to be demolished
3. parkside drive nw
4. rock creek park
5. neighbor property:
2055 parkside dr nw
6. adjacent property:
2132 yorktown rd nw
7. neighbor property:
2126 yorktown rd nw
8. neighbor property:
2120 yorktown rd nw
9. neighbor property:
2107 plymouth circle nw
10. neighbor property:
2035 parkside drive nw



existing conditions | existing house



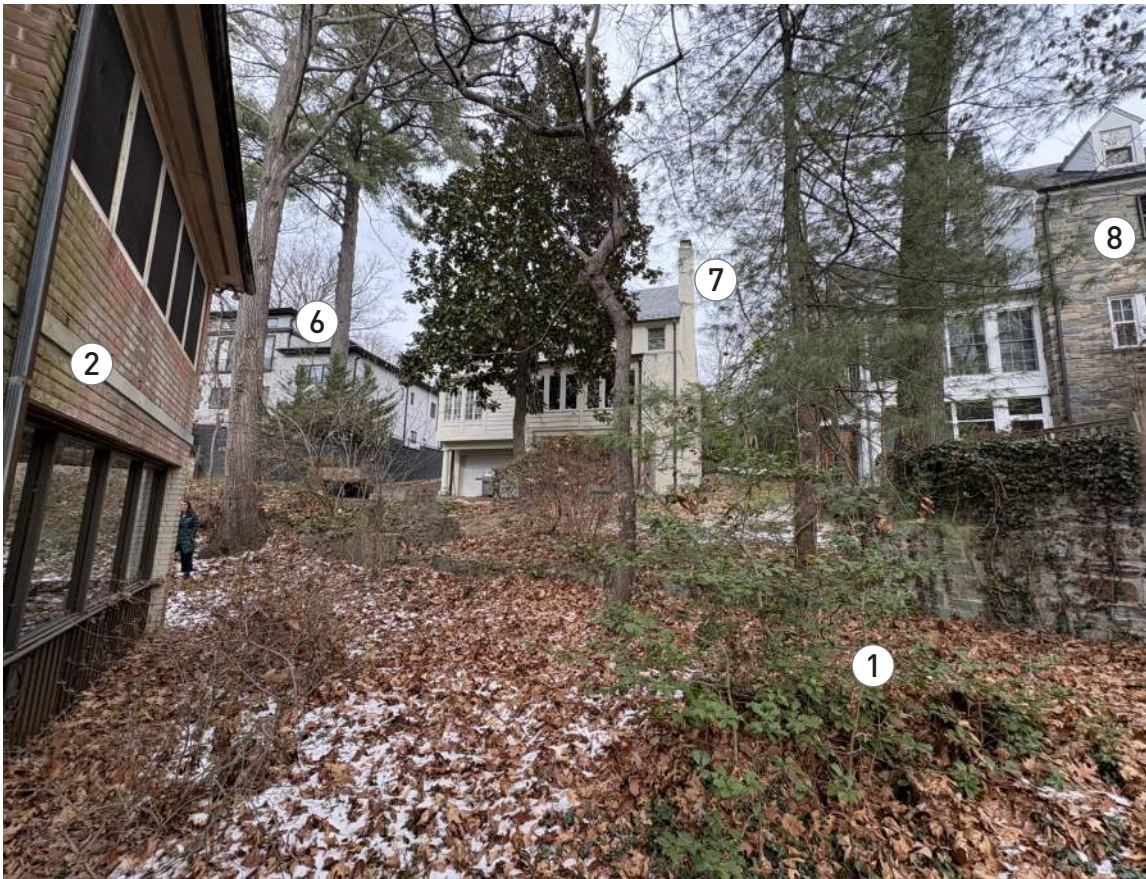
legend

1. subject property
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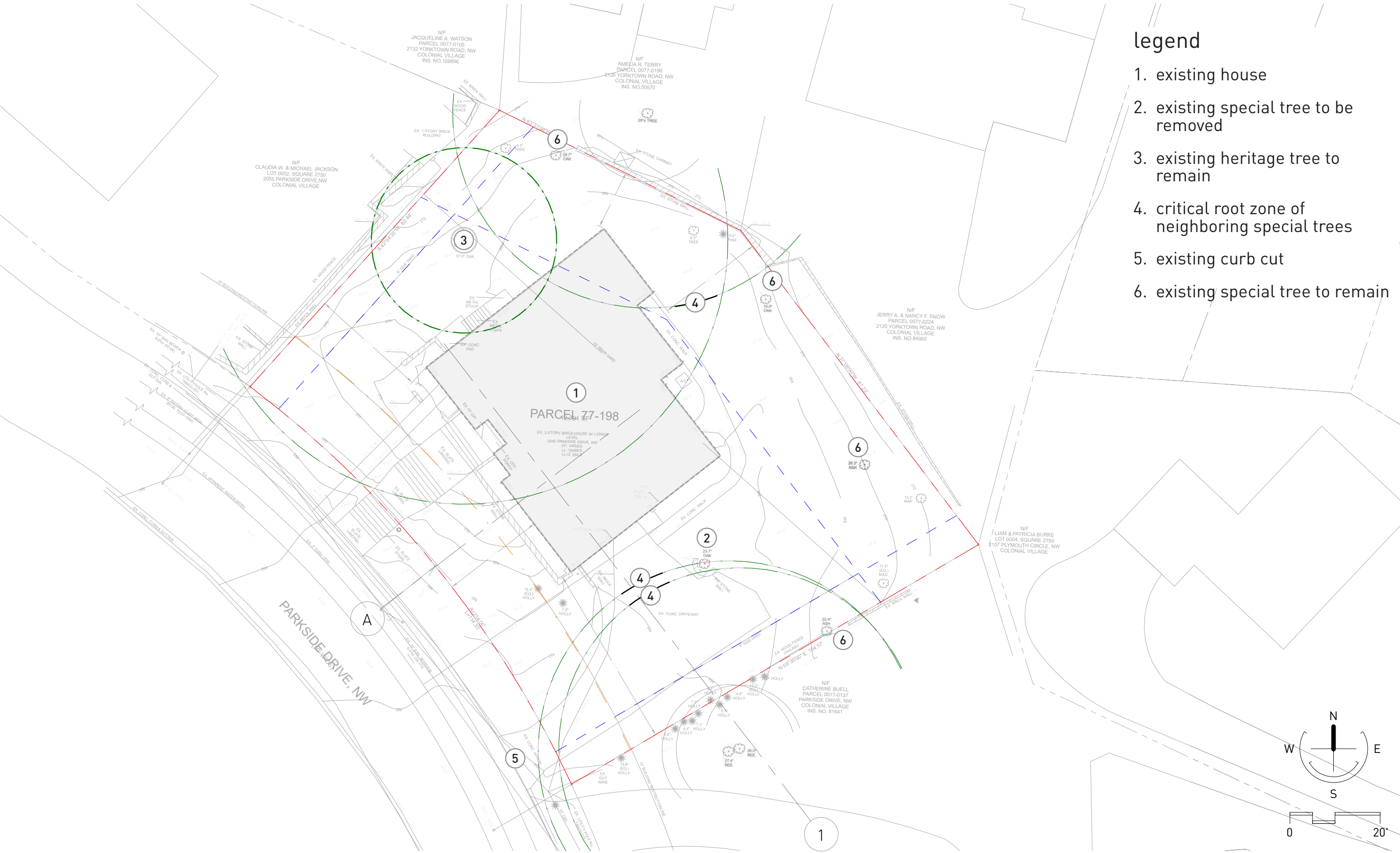
- legend
- 1. subject property
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 - 8. neighbor property: 2120 yorktown rd nw
 - 9. neighbor property: 2107 plymouth circle nw
 - 10. neighbor property: 2035 parkside drive nw



existing site plan

legend

- 1. existing house
- 2. existing special tree to be removed
- 3. existing heritage tree to remain
- 4. critical root zone of neighboring special trees
- 5. existing curb cut
- 6. existing special tree to remain



proposed site plan

legend

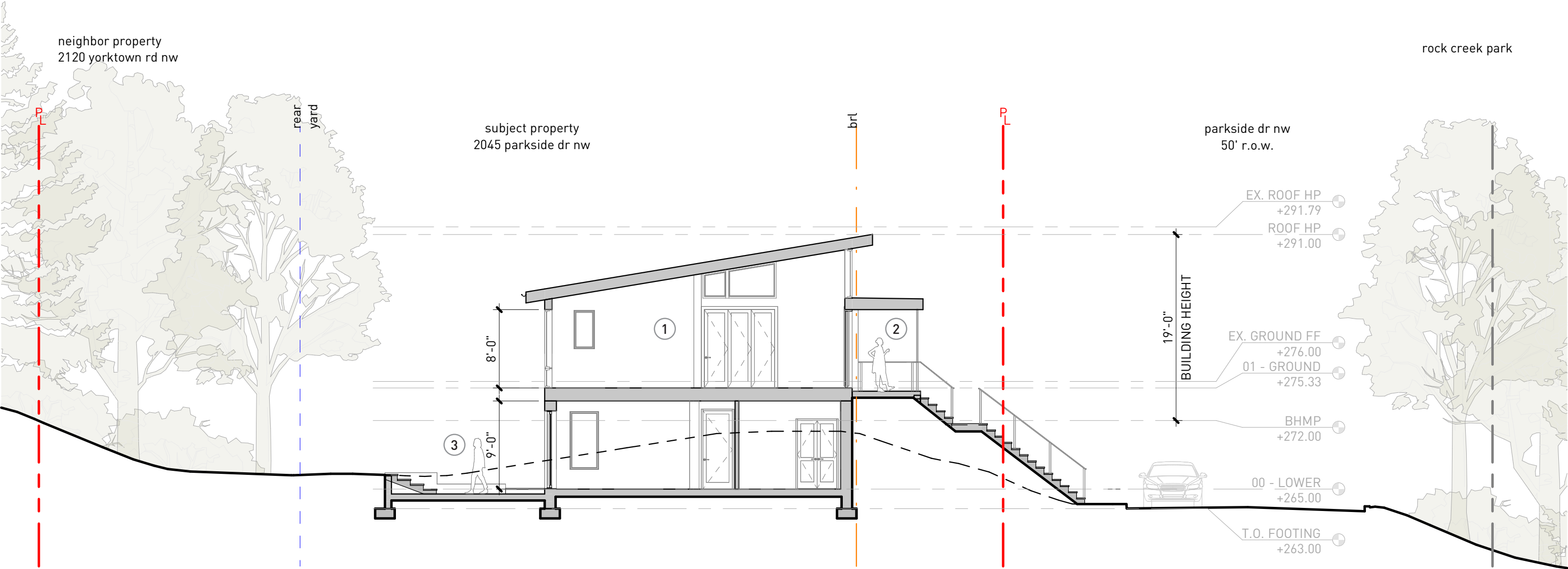
1. new 1 story + lower level house (+/- 3,450 sf)
2. deck over carport
3. front porch
4. walk out patio at lower level
5. window well



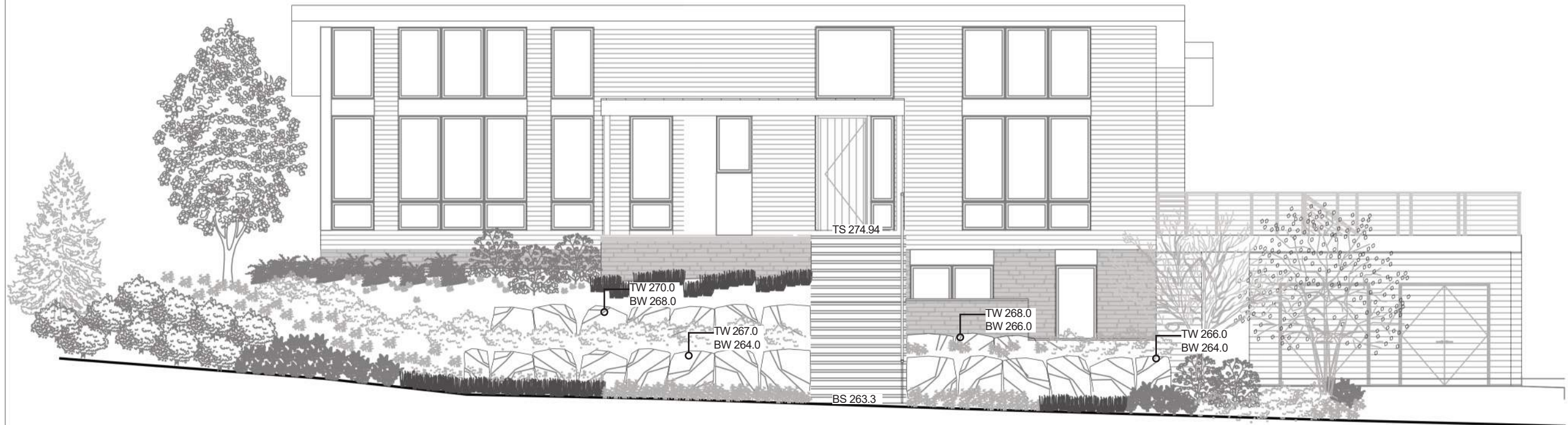
proposed site section

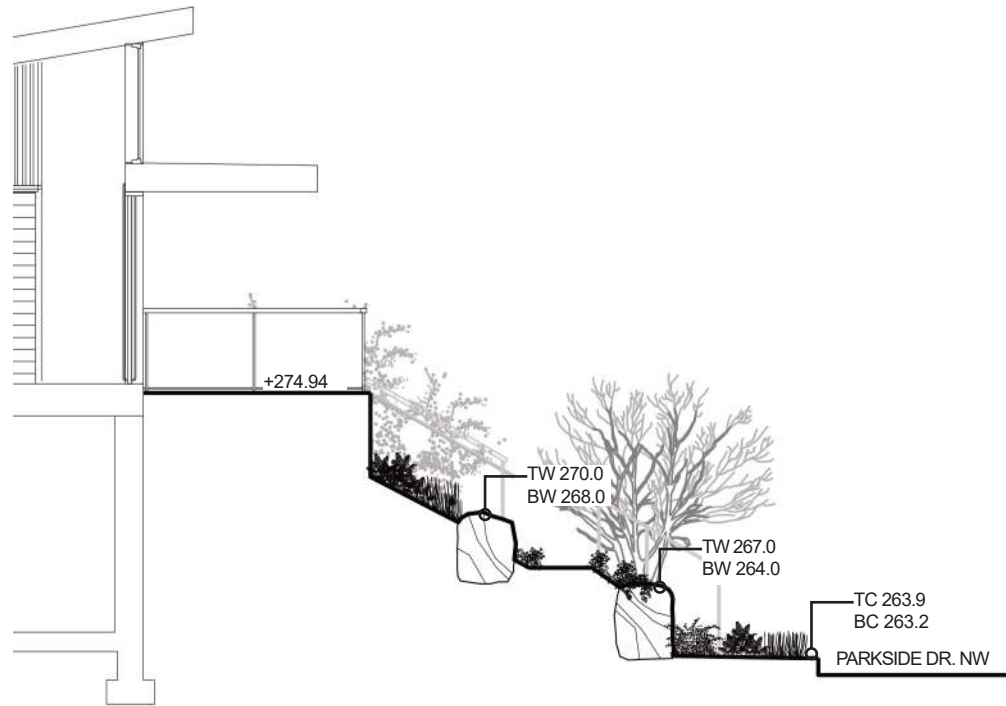
legend

- 1. new 1 story + lower level house (+/- 3,450 sf)
- 2. front porch
- 3. walk out patio at lower level

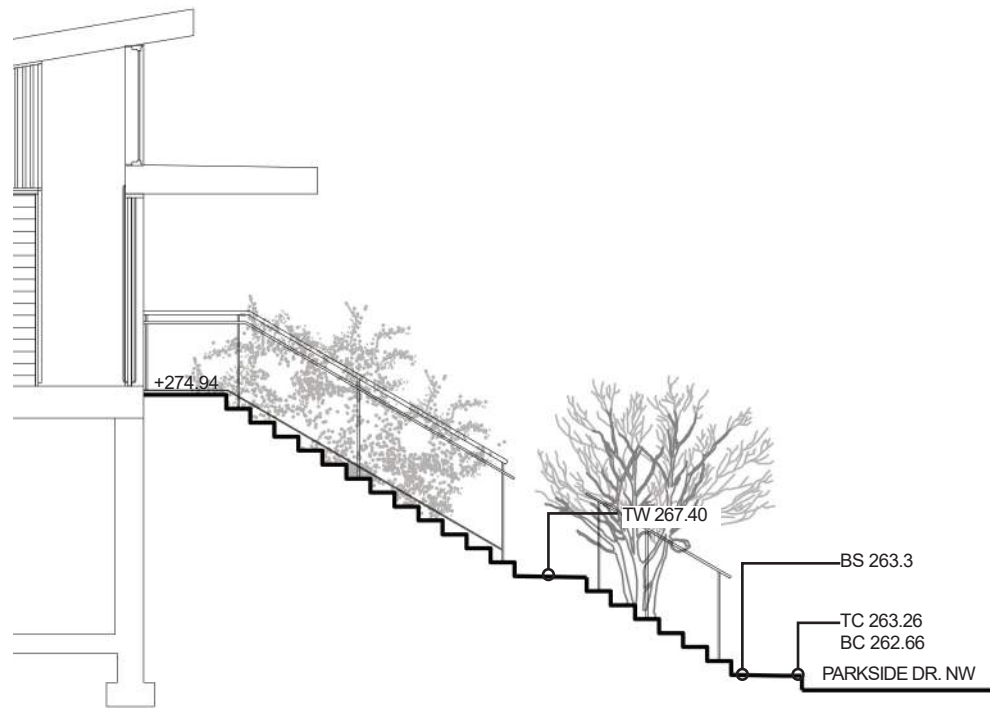
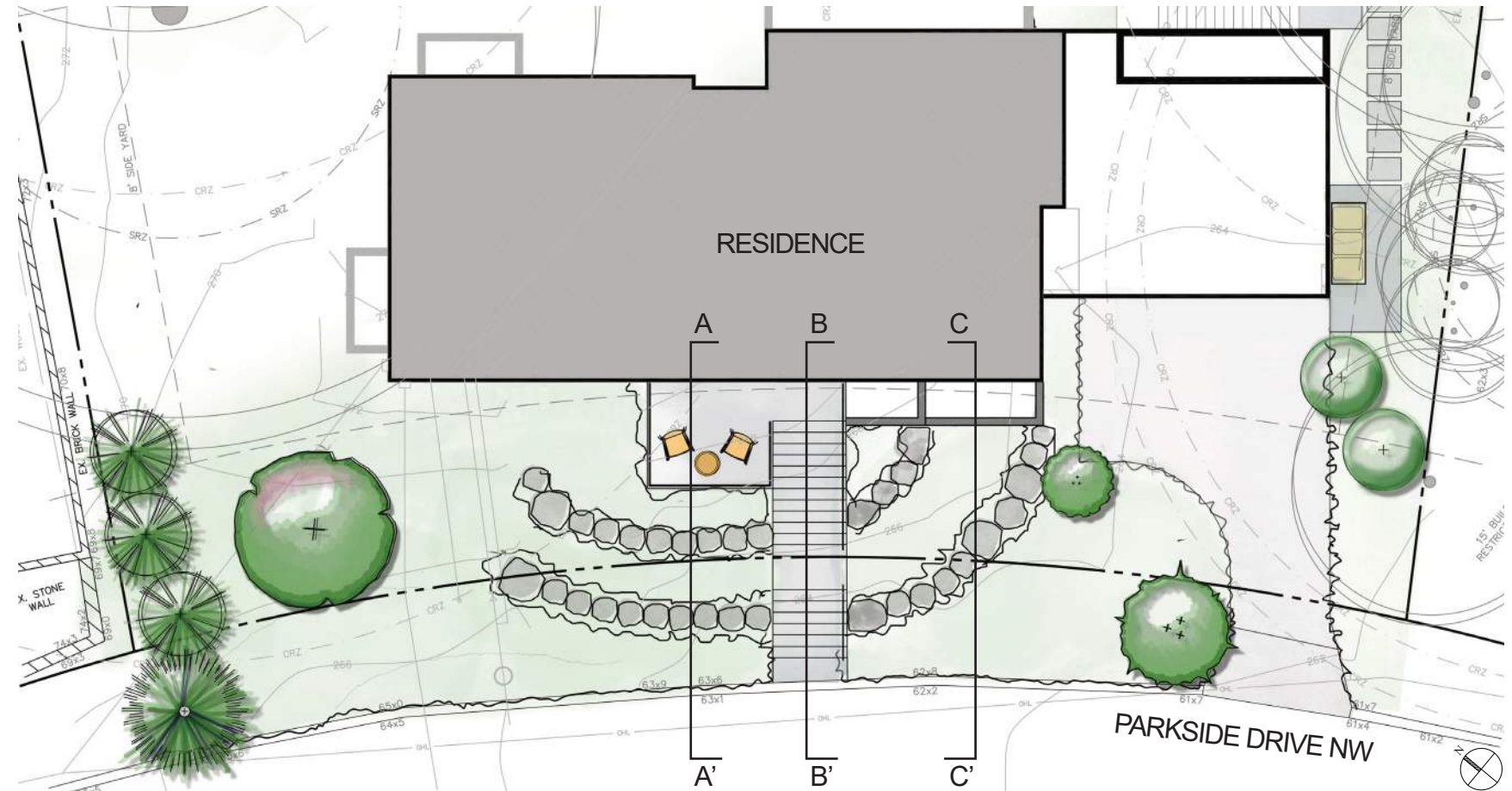




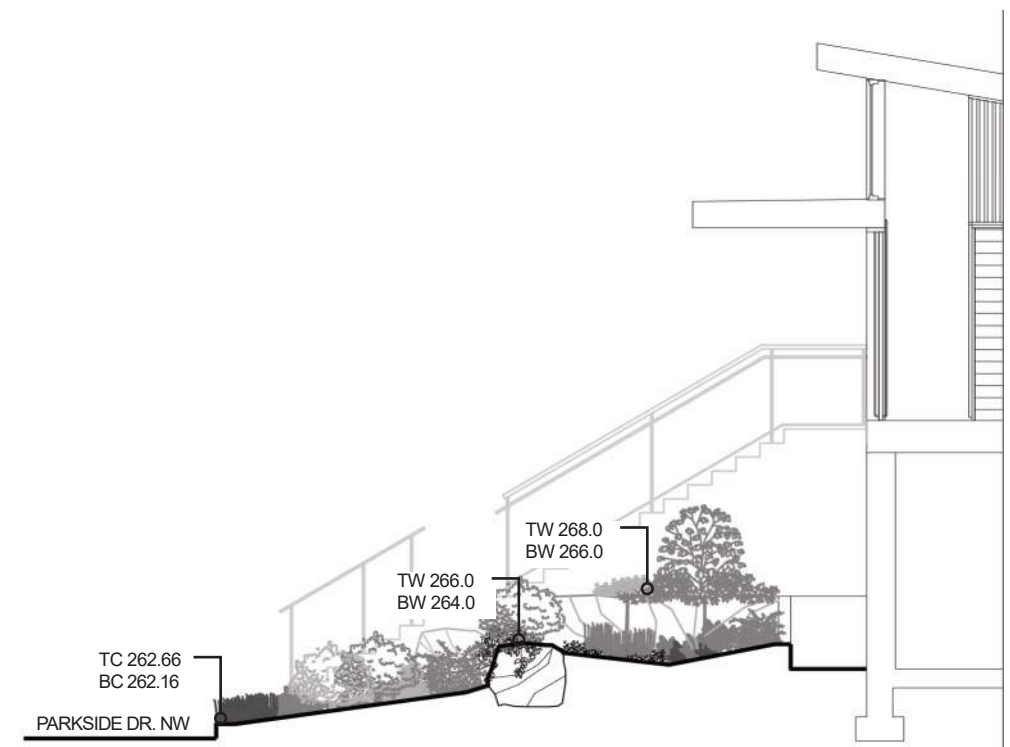




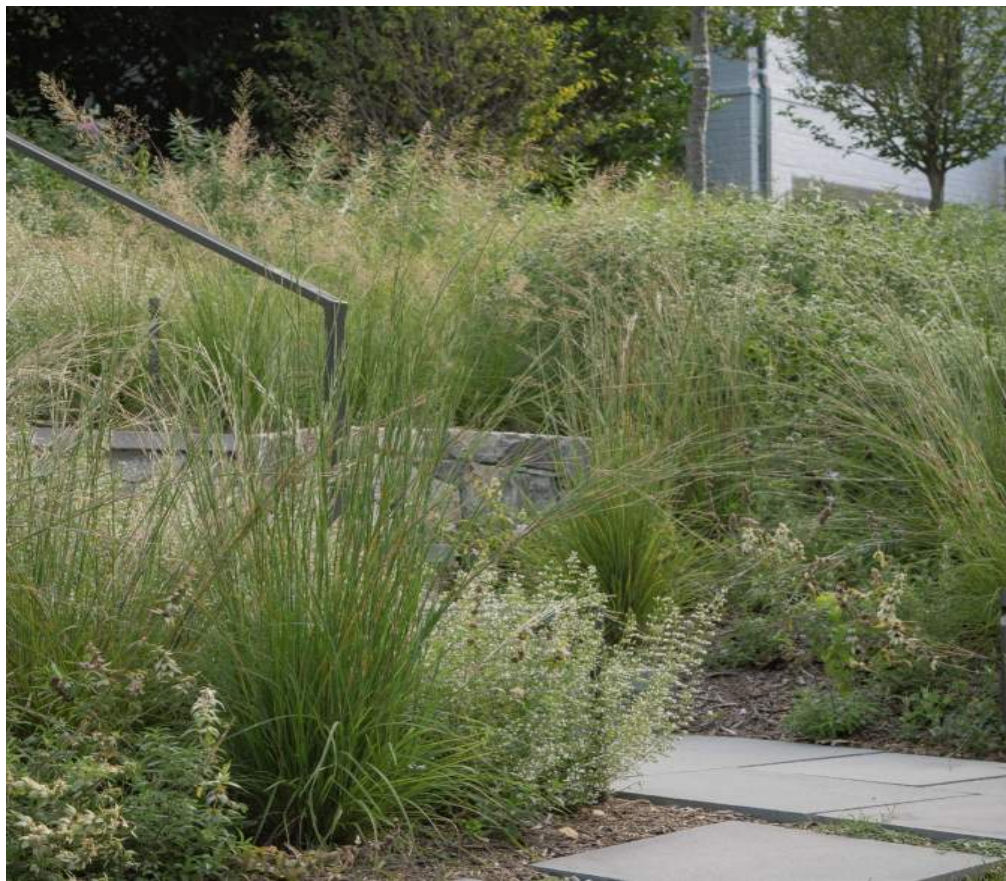
SECTION A-A' LOOKING SOUTHEAST

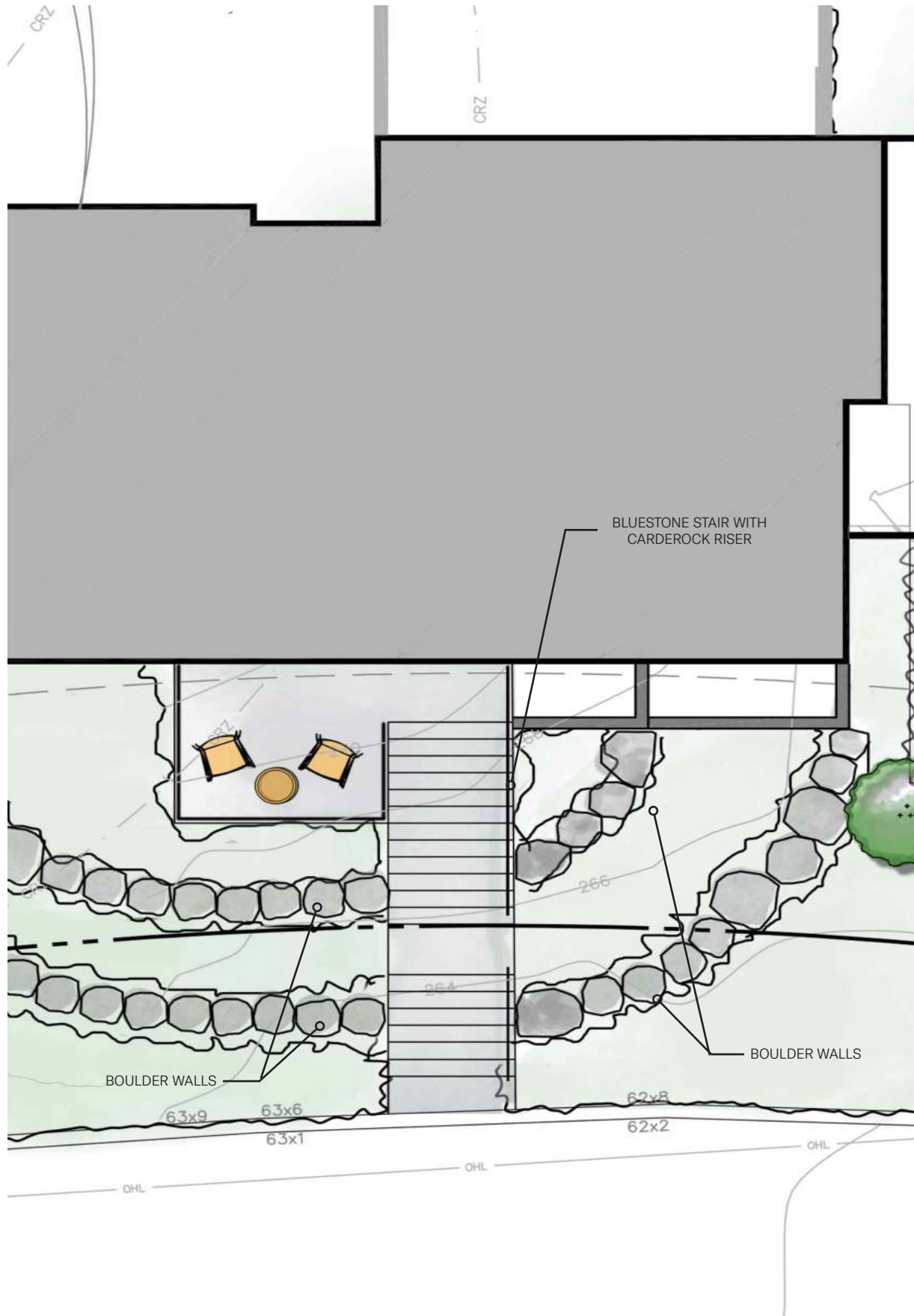


SECTION B-B' LOOKING SOUTHEAST



SECTION C-C' LOOKING NORTHWEST





BLUESTONE STAIR WITH CARDEROCK RISER



BOULDER WALLS



FRONT GARDEN MATERIAL IMAGERY

TREES

Acer saccharum
Sugar Maple

Arborvitae occidentalis
Northern White Cedar

Betula nigra ‘DURAHEAT’
River Birch

Cornus florida
Flowering Dogwood

Juniperus virginiana
Eastern Red Cedar

Magnolia virginiana
Sweetbay Magnolia

Ostrya virginiana
American Hophornbeam

SHRUBS

Hamamelis virginiana
Witchazel

Hydrangea arborescens
Smooth Hydrangea

Ilex glabra
Inkberry

Rhododendron arborescens
Smooth Azalea

Rhododendron maximum
Rosebay Rhododendron

Rhododendron periclymendoides
Pinxterbloom Azalea

Viburnum dentatum
Arrowwood Viburnum

PERENNIALS, GRASSES, GROUND COVERS AND VINES

Andropogon gerardii
Big Bluestem

Baptisia australis
Wild Blue Indigo

Bignonia capreolata
Cross Vine

Carex amphibola
Creek Sedge

Carex pensylvanica
Pennsylvania Sedge

Carex vulpinoidea
Fox Sedge

Chelone glabra
Turtlehead

Coreopsis verticillata
Tickseed

Dicentra examina
Bleeding Hearts

Deschampsia cespitosa
Tufted Hairgrass

Dryopteris marginalis
Marginal Wood Fern

Echinacea purpurea
Purple Cone Flower

Gaultheria procumbens
American Wintergreen

Geranium maculatum
Wild Geranium

Heuchera americana
Alumroot

Heuchera villosa
Hairy Alumroot

Iris virginica
Southern Blue Flag

Liatris spicata
Blazing Star

Matteucia struthiopteris
Ostrich Fern

Onoclea sensibilis
Sensitive Fern

Packera aurea
Golden Ragwort

Panicum virgatum
Switchgrass

Parthenocissus quinquefolia
Virginia Creeper

Penstemon digitalis
Foxglove Beardtongue

Phlox subulata
Creeping phlox

Polystichum acrostichoides
Christmas Fern

Rhus aromatica ‘Gro-Lo’
Fragrant Sumac

Rudbeckia fulgida
Black-Eyed Susan

Schizachyrium scoparium
Little Bluestem

Solidago sphacelata
Autumn Goldenrod

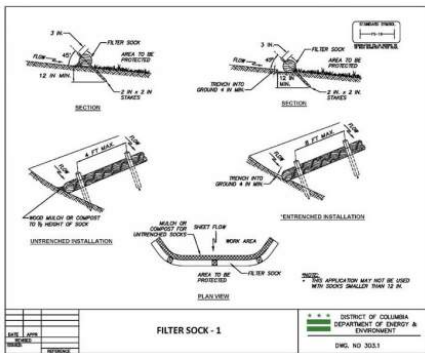
Sporobolous heterolepsis
Prairie Dropseed

Symphyotrichum novae-angliae
New England Aster

Symphyotrichum oblongifolium
Aromatic Aster

Tiarella cordifolia
Foam Flower

tree protection plan



N/F
A.W. & MICHAEL JACKSON
F 0002, SQUARE 2750
15 PARKSIDE DRIVE, NW
COLONIAL VILLAGE

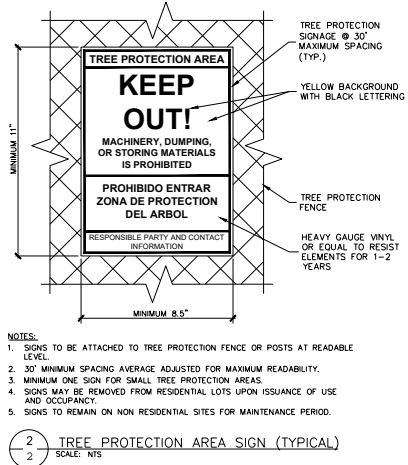
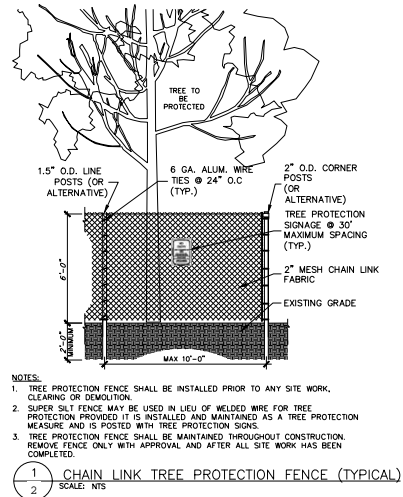
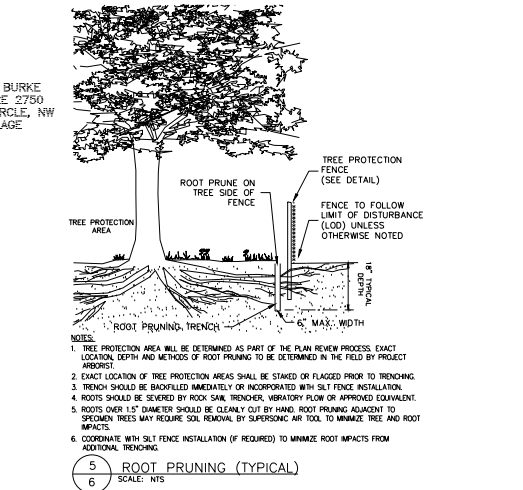
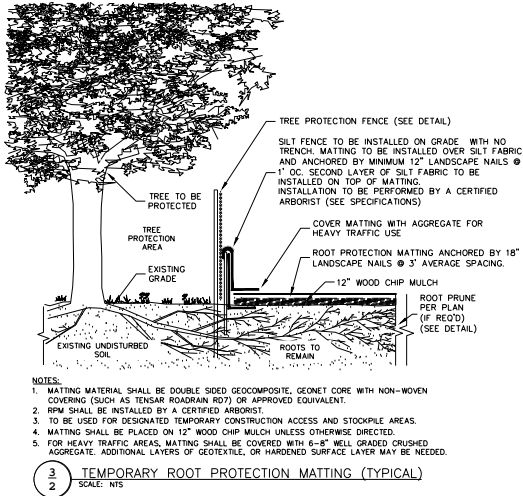
N/F
JACQUELINE A. WATSON
PARCEL 0077-0105
2132 YORKTOWN ROAD, NW
COLONIAL VILLAGE
INS. NO. 159896

N/F
ABELLA R. TERRY
PARCEL 0077-0196
2126 YORKTOWN ROAD, NW
COLONIAL VILLAGE
INS. NO. 50570

N/F
JERRY A. & NANCY F. SNOW
PARCEL 0077-0224
2120 YORKTOWN ROAD, NW
COLONIAL VILLAGE
INS. NO. 84950

N/F
LIAM & PATRICIA BURKE
LOT 0004, SQUARE 2750
2107 PLYMOUTH CIRCLE, NW
COLONIAL VILLAGE

N/F
CATHERINE BELL
PARCEL 0077-0137
PARKSIDE DRIVE, NW
COLONIAL VILLAGE
INS. NO. 81641



DC
TREE PRESERVATION
Matt Madeira
Certified Arborist MA-4784A
301-832-2527
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Arborist Consulting & Tree Preservation, LLC

CERTIFIED ARBORIST
ISA #
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Matthew J Madeira

2045 PARKSIDE
DR NW,
WASHINGTON,
DC 20012

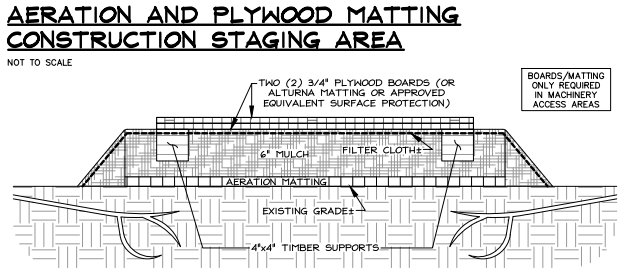
**TREE
PROTECTION
PLAN**

PLAN VIEW

1 OF 1

TREE PRESERVATION LEGEND

- 6' CHAIN LINK TREE PROTECTION FENCE
- ROOT PRUNING BY A CERTIFIED ARBORIST USING SSAT
- TRENCH-LESS EROSION AND SEDIMENT CONTROLS
- ROOT EXPLORATION BY HAND DIGGING TRENCH TO DEPTH OF 3' WHERE SWM EXTENDS BEYOND EXISTING DRIVEWAY
- STOCKPILING OF MATERIALS ON TRACK MATS OR WOODEN PALLETS
- HEAVY DUTY TEMPORARY ROOT MATTING
- LIGHT DUTY (NO MACHINES) TEMPORARY ROOT MATTING (6" WOODCHIPS & NON WOVEN GEOTEXTILE)

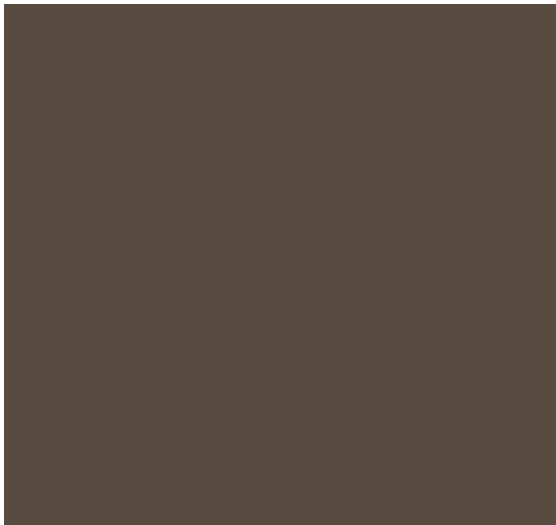




wd-01 (exterior siding)
wood siding
clear vertical grain (cvg)
neutral / pale finish



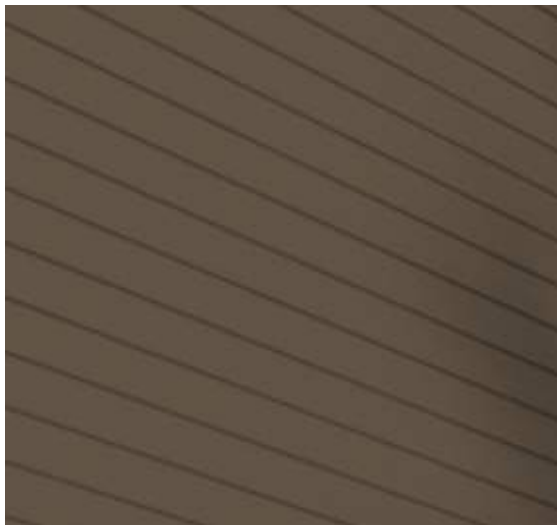
st-01 (exterior cladding)
thin masonry cladding
beige



rf-01 (roofing)
standing seam metal panel roofing
bronze / brown



pt-04 (exterior window)
aluminum clad wood window
brown



cs-01 (exterior siding)
fiber cement plank siding, smooth
brown





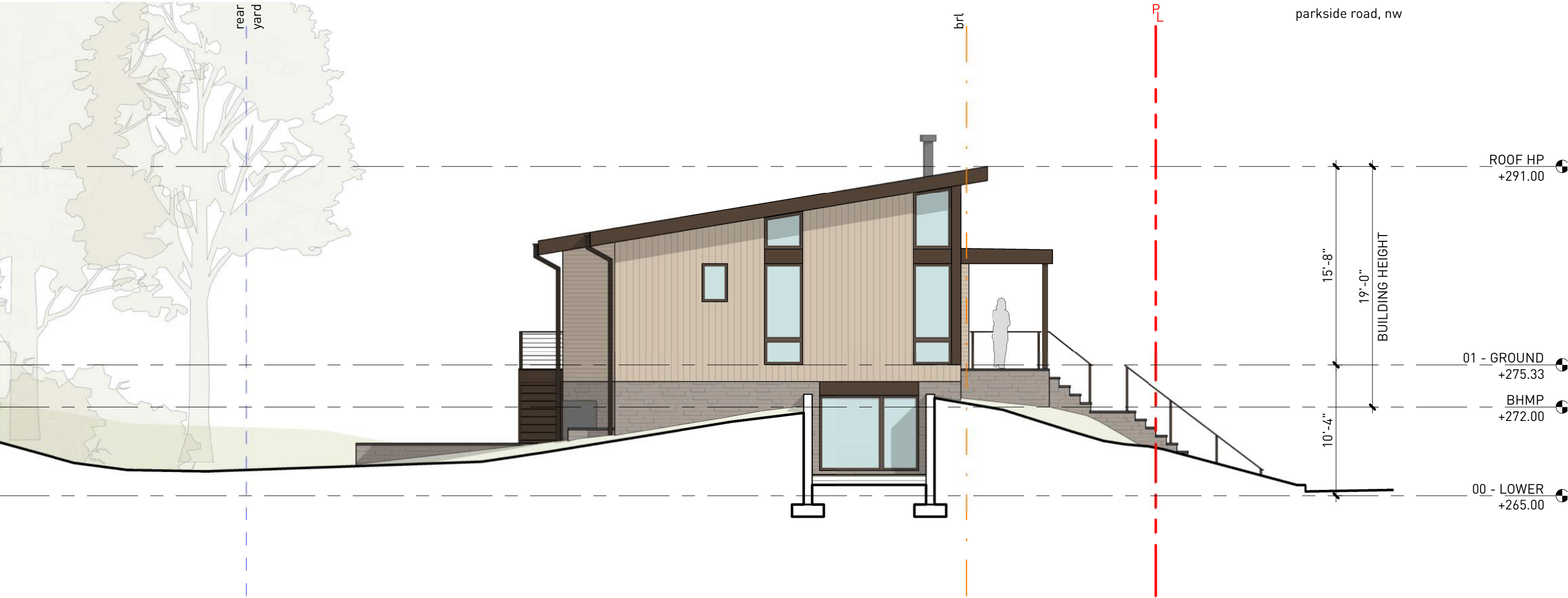




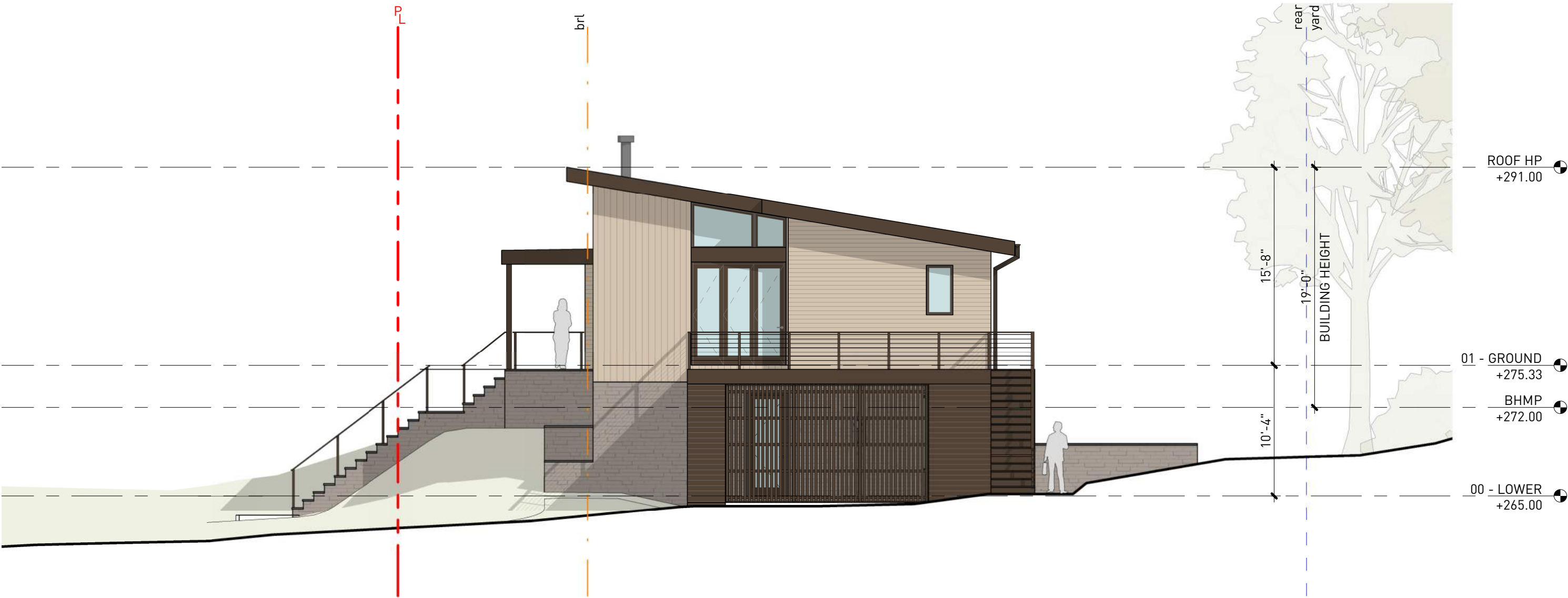




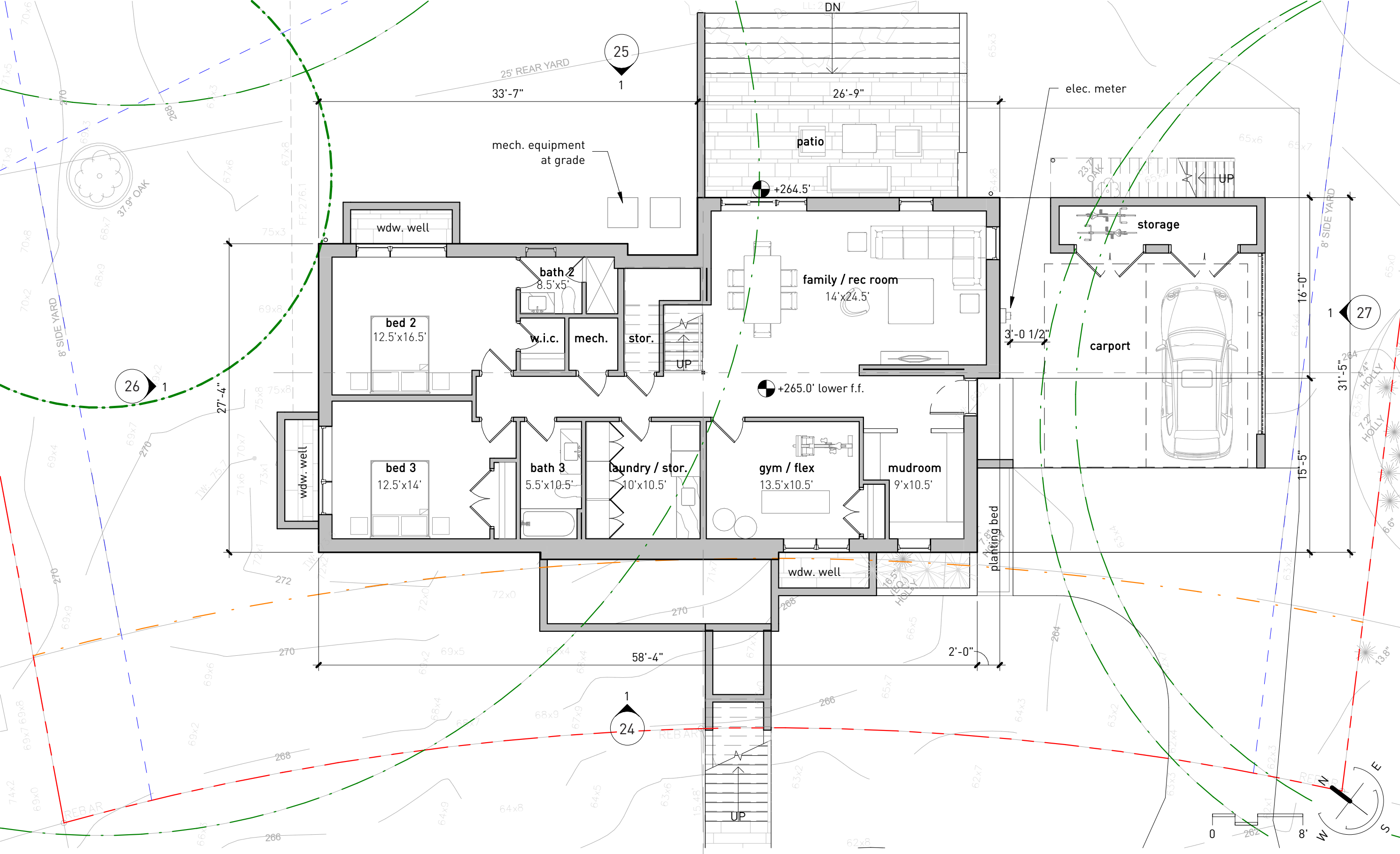
elevation - northwest (neighbor)



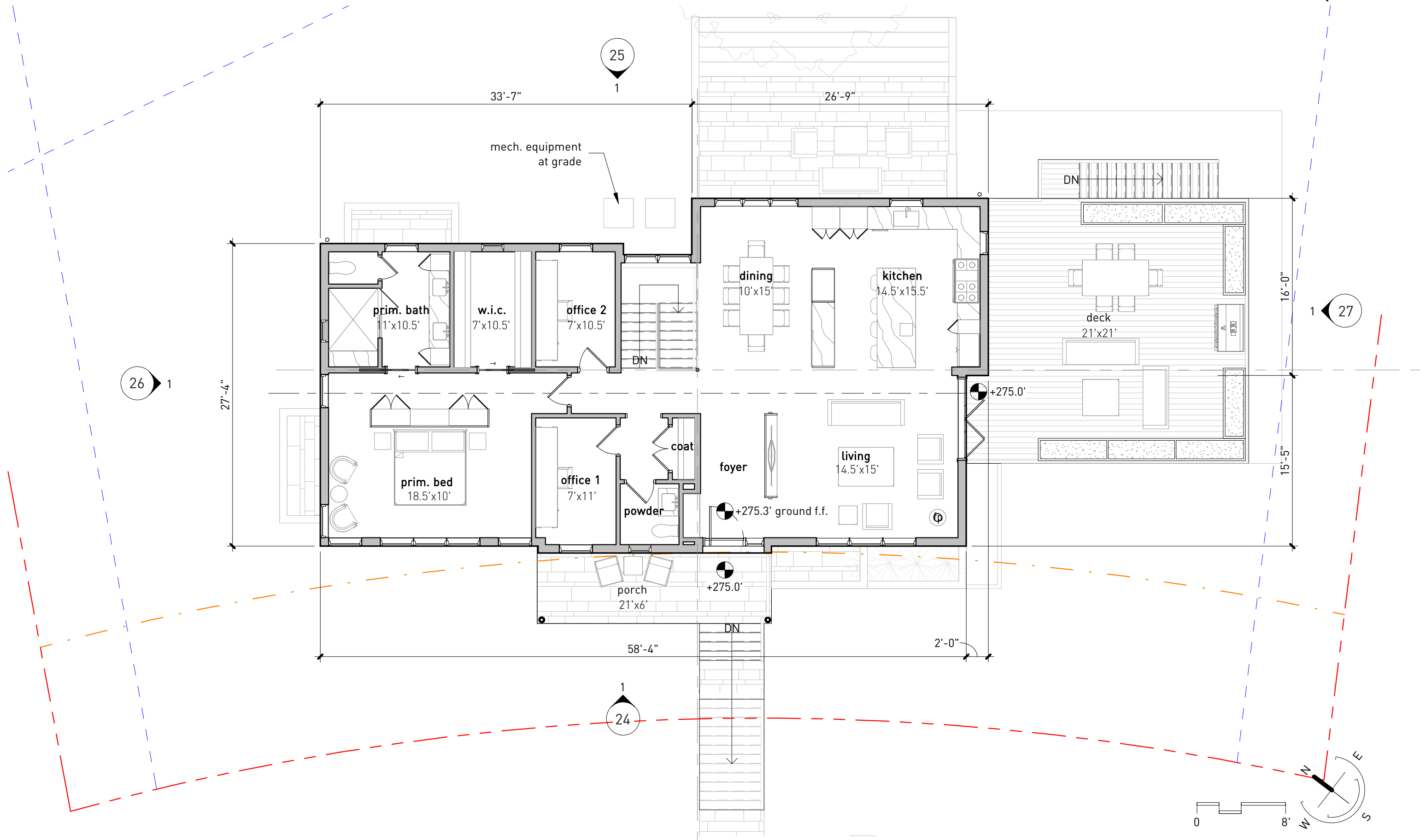
elevation - southeast (garage)

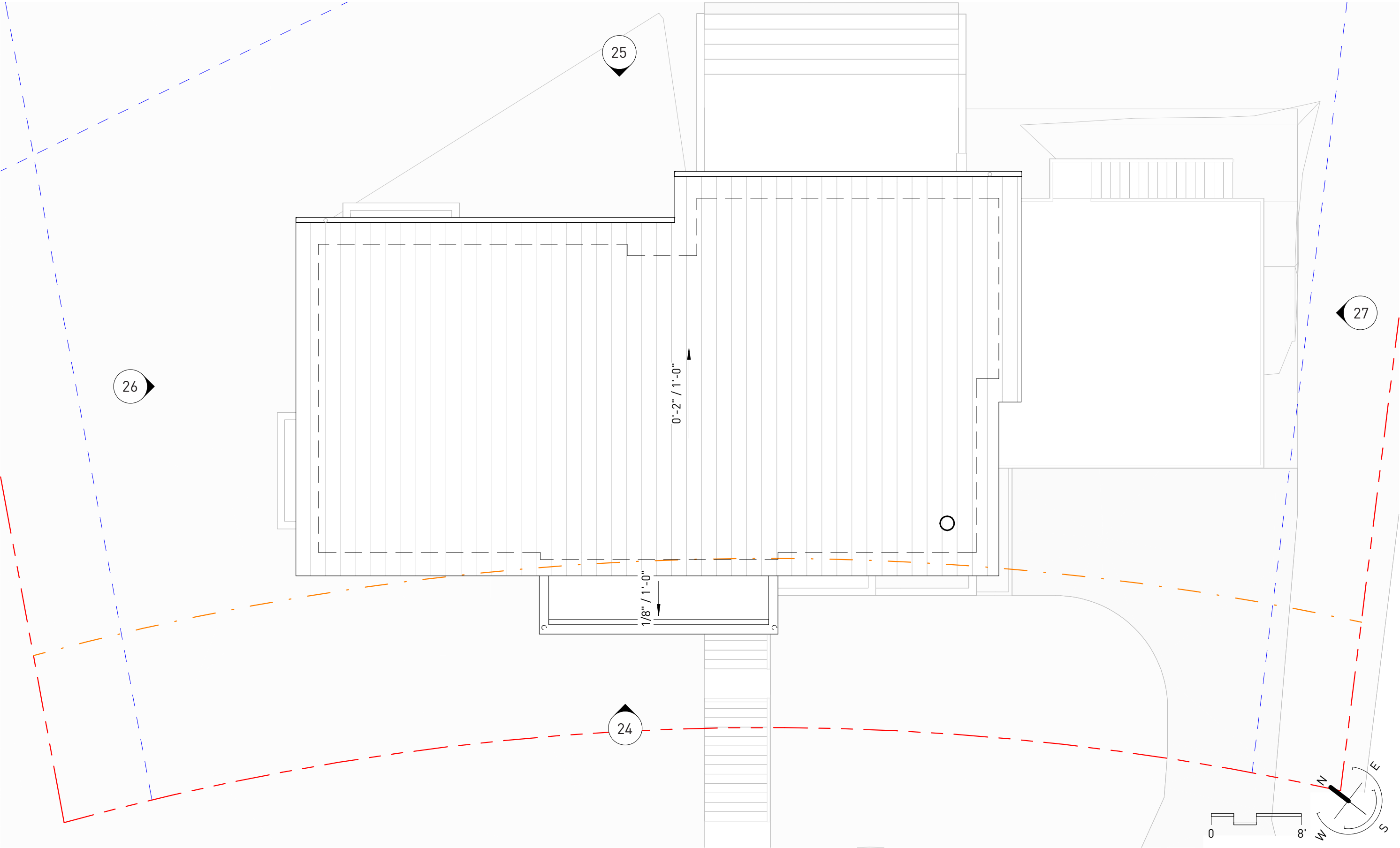


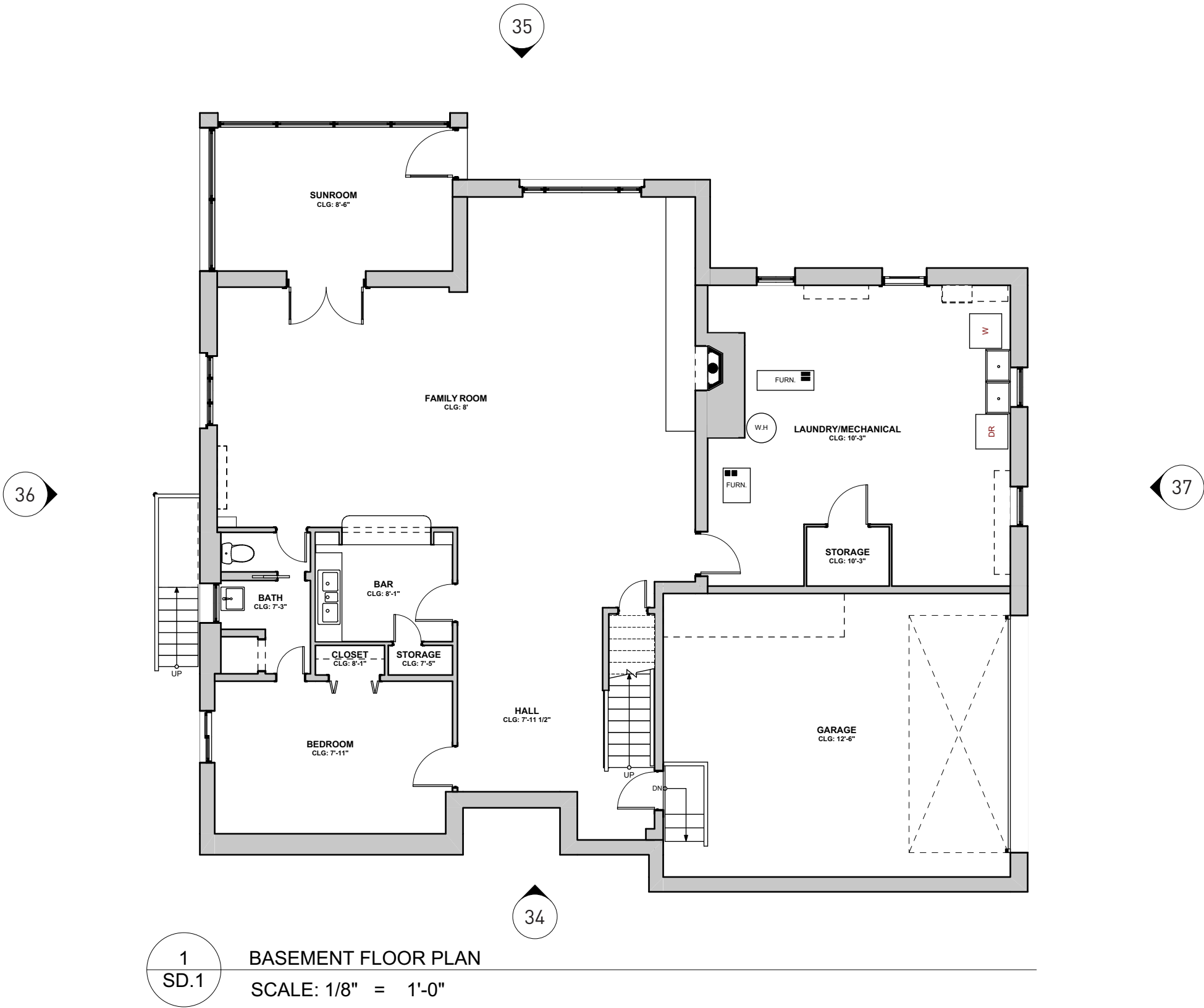
lower level plan

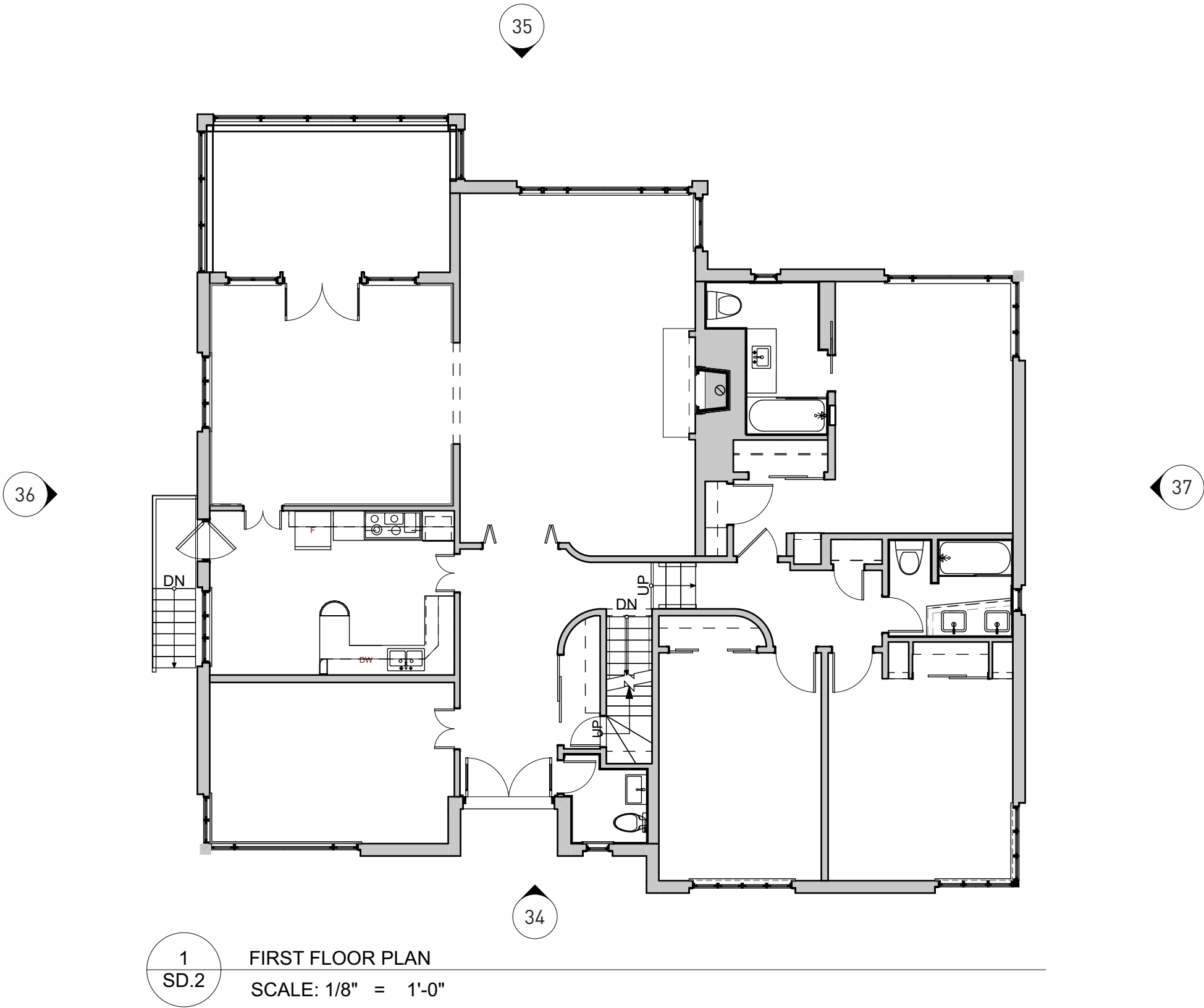


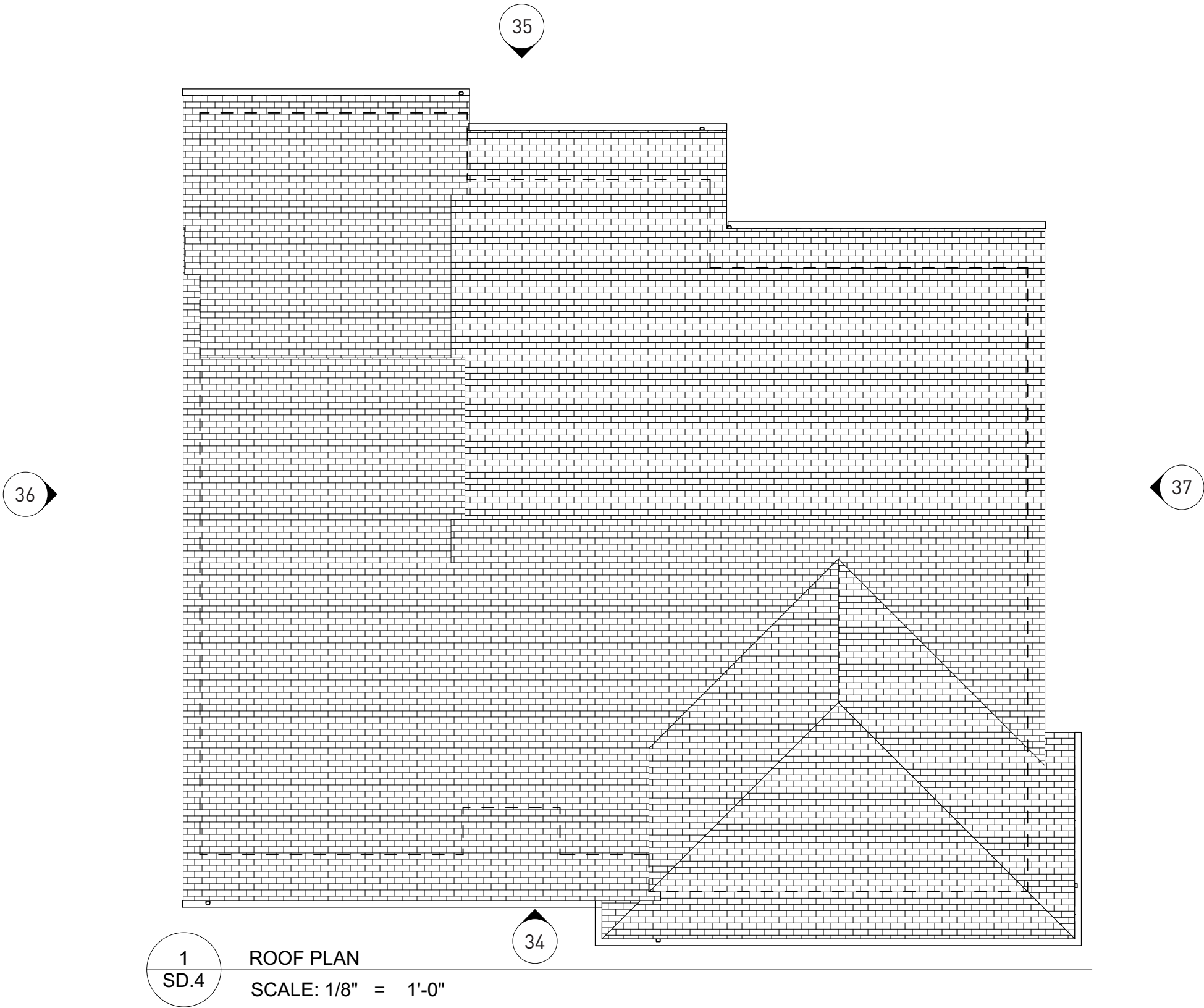
main level plan













1
SD.5

FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1
SD.6

REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
SD.6 SCALE: 1/8" = 1'-0"



2
SD.5 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"