

**ADVISORY NEIGHBORHOOD COMMISSION 3-C
GOVERNMENT OF THE DISTRICT OF COLUMBIA**

Cathedral Heights · Cleveland Park · Massachusetts Ave. Heights · McLean Gardens · Woodley Park

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April 18, 2005

I. CALL TO ORDER

Chair Nancy MacWood called to order Advisory Neighborhood Commission 3C (ANC 3C's) regular monthly meeting for April 18, 2005 at 8:10 p.m. The meeting was held in the community room at the Second District Police Station, 3320 Idaho Ave., NW, Washington, DC. Other commissioners present included Bruce Beckner, Dia Black, Avram Fechter, Deborah Jane Lindeman, Sheila Hogan, Trudy Reeves, and Stephanie Zobay. Commissioners Beckner and Hogan arrived at 8:20 p.m. Commissioner Fechter arrived at 9:20 p.m.

II. VERIFICATION OF NOTICE

Chair MacWood verified that the proper notice was published in the Northwest Current and posted on the Cleveland Park listserv and ANC 3C web site.

III. ANNOUNCEMENTS

- a. Chair MacWood announced that there was a vacancy for the seat of SMD 08 commissioner due to the resignation of Nancy Nord.
- b. Chair MacWood announced that Wilson High School would hold its first annual benefit golf tournament at PB Dybe Golf Club on May 2. The entrance fee would be \$150, with funds dedicated to various PTSA programs.
- c. Commissioner Reeves announced that McLean Gardens was planning a police walk-through on April 19 at 7 p.m. beginning at the McLean Gardens fountain.

IV. ESTABLISHMENT OF QUORUM

Following the arrival of Commissioners Lindeman and Reeves at 8:17 p.m., Chair MacWood acknowledged that a quorum (at least five members of the commission) was present.

V. APPROVAL OF AGENDA

Commissioner Lindeman moved for approval of the evening's agenda with the addition of her resolution regarding rental housing. Commissioner Reeves seconded. **The agenda was unanimously approved (5-0).**

VI. CONSENT CALENDAR

Chair MacWood introduced an Historic Preservation Review Board application for redesign and reconstruction of two-story rear sleeping porch at 2835 29th St. and a one-story side addition at 3543 Quebec St. Having received no objections prior to the night's meeting, the commissioners voted to have no objection to the applications by a vote of 5-0.

VII. COMMUNITY FORUM

Chair MacWood asked if any community members had items to present under the community forum. Roger Myers of 3718 35th St asked to speak about the fence being erected at 3501 Quebec St. He stated that residents are concerned that the fence is blocking open green yard space and that, while the

plan was approved by HPRB, the approval did not specify location, height, or materials. Chair MacWood noted that the homeowner's application was placed on the consent calendar in September 2004, but removed when a neighbor stated that she was unaware of the project. When that neighbor removed her objection, the application was readvertised and approved in October 2004. Mr. Myers stated that a neighbor was told that the homeowner had no immediate plans to build a wall and that he felt the applicant was deceptive. He noted that the ANC did not approve a fence on top of a wall.

Chair MacWood told Mr. Myers that he could involve the Department of Consumer and Regulatory Affairs. Commissioner Lindeman offered her assistance as chair of the ANC's Regulatory Affairs Committee. Mr. Myers asked how the ANC could have approved the application as submitted. Commissioner Beckner stated that the ANC is dependent on the applicant to be forthcoming in terms of neighbor notification and intended design. Chair MacWood thanked Mr. Myers for his comments and said that Commissioner Lindeman and Commissioner Beckner would help him take further steps.

V. COMMISSION BUSINESS

a. Chair MacWood introduced consideration of a grant application submitted by John Eaton Elementary School to cover expenses for their annual school play. School officials stated that Tanya George would be responsible for stewardship of the grant and that they will have ongoing expenses through May. Chair MacWood moved approval of a \$1,000 grant. Commissioner Lindeman seconded. **The motion was approved by a unanimous vote of 7-0.**

b. Chair MacWood introduced a Board of Zoning Adjustment (BZA) application by Washington International School (WIS) for a new library, theater, and classrooms, and an application for an area variance to allow car stacking in a proposed parking garage. The school's architect, Mr. Cox, provided an overview of the plan. Chair MacWood explained to the community that the school's plans had been discussed extensively and that enrollment would be unchanged. She stated that Friends of Tregaron and WIS had met with her earlier in the day to finalize a construction management plan.

Commissioner Lindeman asked whether the school had considered having back-in parking to prevent headlights from shining onto Macomb Street. Commissioner Zobay asked the school to try not to restrict pedestrian access during special events. Chair MacWood read and moved a resolution supporting the WIS BZA application. Commissioner Hogan seconded. Chair MacWood asked Mr. Hall and Bonnie LePar, president of Friends of Tregaron, to each confirm their support of the resolution terms and they did so. With minor amendments, **Resolution 2005-019 passed by a unanimous vote of 7-0.**

c. Chair MacWood introduced consideration of the Historic Preservation Review Board concept review application by St. Albans School for construction of a three-story addition to include classrooms, an underground theatre, and new structures and fields for athletic purposes. Chair MacWood stated that St. Albans had agreed to spend the meeting time discussing what the application entails rather than considering the application, due to the fact that she had spent a full day reviewing the materials she received on the Friday before the meeting and felt it was too detailed to consider without answers to many of her questions. Vance Wilson, head of St. Albans School, introduced senior architect Roger Dutton, communications director David Baker, and the project's landscaper.

Chair MacWood discussed her concerns with the landscape architect, including the number of trees that were slated to be removed, a possible extreme change in topography, and the view from public space. The landscaper pointed out that roughly 300 trees would be replanted and that the topographic changes were planned to mitigate extreme slopes on Garfield. Commissioner Reeves pointed out that if the design will look as demonstrated in the plans, the school may actually be improving public space. Mr. Wilson said they hope to make the landscaped edge something that will be appreciated by neighbors.

Chair MacWood said that she felt unable to get a clear picture of what the design will look like and she wants the school to bring better, clearer plans to the ANC so that the community can better understand what the final product will look like. Commissioner Hogan asked about the wall encroachment into public space. The landscape architect replied that the property line is 15 feet from the sidewalk and the wall would be placed three feet from the sidewalk.

One of the school's neighbors stated that she would prefer that the Cathedral view not be obscured by large trees along the 34th Street side. Commissioner Lindeman suggested that the ANC notify neighbors and sponsor a meeting for St. Albans to present scaled plans. Mr. Wilson noted that St. Alban's has had five community meetings over the past six months. Commissioner Black concurred, but commented that the current plans didn't appear to correspond to those previously presented to the commissioners. David Baker noted that the neighbors have been present at meetings for over a year and have had access to a newsletter and web site, but that the school is prepared to keep having meetings until the neighbors feel they've been able to provide their input. Mr. Dutton noted that they have looked at the 1910 and 1924 Olmstead master plans as a point of reference to try to enhance views of the Cathedral when viewed from the edge of the Close.

Commissioner Beckner moved a resolution requesting that HPRB postpone consideration of this application. Commissioner Reeves seconded. Mr. Wilson stated that St. Alban's has met the 30-day notice requirement. Commissioner Black pointed out that certain portions of the design were not provided to the ANC until the Friday before the public meeting. Bonnie LePard suggested getting a small group of neighbors and community representatives together for a discussion as in the case of WIS. Chair MacWood agreed that the WIS plan was extremely successful.

Commissioner Lindeman called the question. Commissioner Hogan objected to calling the question. She asked whether the resolution language should be changed regarding notice. With minor modifications, **Resolution 2005-020 was approved by a unanimous vote of 8-0.**

Commissioner Lindeman requested and received a two-minute recess.

d. Chair MacWood introduced consideration of an Historic Preservation Review Board (HPRB) application for a two-story side addition to 3547 Quebec St. and noted that the ANC's Historic Preservation committee had previously reviewed the plan. Commissioner Beckner stated that he had received a letter from a neighbor opposing the application because she feels the scale and massing are not in line with the rest of the neighborhood and noted that the ARC did not recommend approval of the project. Commissioner Beckner said that he had visited the property and felt that the design was very imaginative, but would make a material change in the historic appearance of the property. The architect stated that change is often encouraged in historic neighborhoods to make each house unique. Commissioner Fechter commented that additions should be subservient to the house to which they are attached. Architect expressed concern about the fact that that "rule" was not laid out in HPRB guidelines.

Commissioner Beckner read and moved a resolution opposing the application because the scale and mass are inconsistent with the historic district. Commissioner Fechter seconded. Commissioner Lindeman offered a friendly grammatical amendment. Commissioner Beckner accepted. **Resolution 2005-021 was approved by a unanimous vote of 7-0-1, with Commissioner Reeves abstaining.**

e. Chair MacWood introduced consideration of a Public Space application to temporarily install a pig sculpture in front of Long & Foster Realtors at Connecticut Ave. and Calvert St. to promote an educational program encouraging saving. Commissioner Black read and moved her resolution.

Commissioner Beckner seconded. Chair MacWood expressed concern about the fact that the statue project only targets a limited number of wards and that the ANC might be setting a precedent for other commercial displays in public space. Commissioner Hogan offered a friendly amendment requesting that there be no corporate logo or advertisement on the pig, other than a discrete name. Commissioner Black accepted. Commissioner Fechter called the question. **Resolution 2005-022 was approved by a unanimous vote of 8-0.**

f. Commissioner Lindeman read and moved a resolution regarding DC Council Bill 16-50 regarding tenants' ability to purchase their apartments. Commissioner Hogan seconded. Commissioner Hogan asked if the resolution would be going forward as emergency legislation. Commissioner Lindeman said she believed it would be. Commissioner Fechter offered a friendly amendment to add to the resolves tenants rights of first refusal when any ownership interest in their building is available. Commissioner Lindeman offered alternatives. Chair MacWood asked why the commission couldn't support the bill as introduced. Commissioners Lindeman and Fechter noted that the original Council bill had been substantially modified and that it would continue to be modified. Commissioner Reeves said that makes it hard to support the resolution. After further discussion, **Resolution 2005-023 was approved by a unanimous vote of 8-0.**

g. Commissioner Beckner raised a non-agenda matter regarding the Historic Preservation Review Board application by the District Department of Transportation (DDOT) to construct a wall on Ordway Street. Commissioner Beckner read and moved his resolution requesting that the Historic Preservation Review Board remove consideration of the DDOT application from its April calendar due to the fact that the ANC had not received a complete application and many neighbors have expressed concern and would like the chance to speak to the matter. Commissioner Zobay seconded.

Commissioner Reeves stated that she felt the project had been delayed long enough. Chair MacWood said that the most important issue is whether the proposed wall design is sufficient to do what it's supposed to do. A NCRC representative said that they had thought about beginning a landscaping plan, but in light of the ANC's proposed resolution, she was unsure that they should go forward. Commissioner Beckner said that they should call DDOT first. Chair MacWood asked if Commissioner Beckner could add a provision about the sufficiency of the wall. Transportation committee co-chair Peter Espensheid pointed out that the HPRB won't consider engineering issues. Commissioner Beckner agreed and said that he'd prefer not to include such a provision. **Resolution 2005-024 was approved by a vote of 7-1, with Commissioner Reeves in opposition.**

VIII. OFFICERS REPORTS

a. Commissioner Reeves reported that she had amended the fourth quarter 2004 and first quarter 2005 treasurer reports, but had yet to hear back from the auditor.

b. Commissioner Reeves reported that she and Commissioners Beckner and Fechter would meet with Sidwell regarding a performance bond.

c. Commissioner Lindeman requested that consideration of the March minutes be tabled until the April 25 special meeting. There was no objection.

IX. COMMITTEE REPORTS

Commissioner Fechter notified the commissioners to expect his introduction of a resolution regarding the Budget Support Act. He noted that the Mayor did not add construction management agreements to the legislation.

X. SINGLE MEMBER DISTRICT REPORTS

a. Commissioner Fechter stated that he had not received any comments on inclusionary zoning. Commissioner Zobay said that she would like to add a request that DC government and nonprofits get first priority and assign housing to the wards where people work. Commissioner Hogan said she believes there are jurisdictions that have those types of requirements.

b. Commissioner Fechter stated that a number of his constituents have complained about the intersection near Cleveland Park Metro station on the eastern side of street because cars don't see the first red light, only the second one. He'd like the transportation committee to ask DDOT to consider it.

c. Commissioner Lindeman said that she would be representing her SMD at the school board meeting and planned to raise the No Left Turn sign at Oyster School during that meeting and also why the safety study for 15-minute parking spots has not been done. Commissioner Lindeman stated that she has seen police officers ticketing Oyster parents recently, but DCPS has to do a safety study before DDOT will install signs for the 15-minute parking spots, as approved by ANC 3C in the prior Commission term.

d. Commissioner Lindeman stated that there is a very steep hill on her block where a tree is sliding down the hill and needs to be removed. Commissioner Reeves provided her with contact information for the Ward 3 DC arborist.

XI. ADJOURNMENT

a. Commissioner Hogan moved to adjourn the meeting. Commissioner Beckner seconded. **The meeting was adjourned at 12:10 a.m. without objection.**