



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

CATHEDRAL HEIGHTS • CLEVELAND PARK  
MASSACHUSETTS AVENUE HEIGHTS  
McLEAN GARDENS • WOODLEY PARK

*Single Member District Commissioners*

01-Lee Brian Reba \* 02-Gwendolyn Bole \* 03-David Valdez  
04-Arthur Barkmann\* 05-Margaret Siegel \* 06-Carl Roller  
07- Victor Silveira \* 08-Catherine May \* 09-Nancy MacWood

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**MINUTES**  
**Advisory Neighborhood Commission 3C**  
**November 12, 2016 Public Meeting**  
**MPD2D Community Room, 3320 Idaho Avenue NW**  
**7:30PM**

**I. Establishment of Quorum:**

The Vice Chair, Commissioner May, called the meeting to order at 7:29pm and announced that there was a quorum. Five of the other seven Commissioners were present. Commissioner Lee Brian Reba arrived at 7:37pm. Commissioner Barkmann was absent.

**II. Verification of Notice (List serves: CP, WP, MAHCA, CAH, MG, OG, QH, Ward3DC, and NWC, and on the ANC3C website)**

The Vice-Chair confirmed that notice of the meeting had been sent to seven community list serves, published in the Northwest Current Newspaper, and was on the ANC3C website.

**III. Approval of Agenda:**

Commissioner May requested a change in the order of the Agenda. She requested that HPRB application for 3016 Rodman Street NW, be heard next, as the applicants needs to meet with the Cleveland Park Architectural Review Committee ("ARC") this evening. Hearing no objection, she then moved approval of the agenda. Motion passed by voice vote.

**IV. Announcements:**

Commissioner May reminded the community that the December meeting will be held at Maret School, on Dec 12. Commissioner MacWood announced that she has been invited to be a panelist for the coalition for Housing and Economic Development regarding the Comprehensive Plan (NANCY TO PROVIDE REAL POSITION DEFINITION).

**V. Community Forum:** Members of the public are invited to ask questions and raise concerns about issues that are not otherwise on the agenda.

Ian Maggard and Phil Thomas, Ward 3 Liaisons in the Mayor's Office of Community Relations & Services, announced that the Mayor will attend the next Cleveland Park Citizens Association meeting, to be held at the Cleveland Park Congregational Church, 3400 Lowell Street, Thursday, November 17, 2016.

**VI. Consent Calendar:**

1. Motion of No Objection to Renewal of Alcohol and Beverage Regulatory Administration ("ABRA") Licenses with no changes, for the following establishments in ANC3C:

- A. All Letters/Comments must be filed by **November 28**; Hearing will be held on **December 12** for the following:
  - 1) ABRA license ABRA-076279 by Nannie O'Brien's Irish Pub, 3319 Connecticut Ave NW.
  - 2) ABRA license ABRA-024972 by The Atomic Club, for Ripple, 3415-3417 Connecticut Ave NW.

- B. All Letters/Comments must be filed by **December 19**; Hearing will be held on **January 2** for the following:
  - 1) ABRA license ABRA-071753 by Kennedy Warren Club, 3133 Connecticut Ave NW.

2. Motion of No Objection to Submission of Letter to Office of People's Council regarding Washington Gas Holdings lack of or inefficient notification to residents for Project Pipes and failure to consider alternative sites for meter placements in historic districts.

Commissioner Silveira moved approval of the consent calendar. Motion passed by voice vote.

**VII. Commission Business:**

1. *Consideration of a resolution regarding a Historic Preservation Review Board application for a rear addition to 3016 Rodman Street:*

Phil Engelberger, Architect, made the presentation to the commission. Commissioner Siegel read and moved a resolution

on the matter. Commissioner MacWood offered a friendly amendment which was accepted. Commissioner Valdez offered a friendly amendment, which was accepted. Resolution was approved by voice vote.

**ANC 3C Resolution No. 2016-048**  
**Resolution Regarding a Historic Preservation Review Board Application (HPA 17-045) for Concept Review for 3016 Rodman Street, NW**

WHEREAS, the owners of 3016 Rodman Street NW, a contributing structure in the Cleveland Park Historic District, have applied to HPRB for concept level review for a roof level addition to the house, and

WHEREAS, the existing roof is a tile covered mansard roof that extends from the front along the detached side of the house; and

WHEREAS, the house features a small 2-story rear structure with a flat roof set at the base of the mansard roof, which is a common feature at the rear of the semi-detached houses on the block; and

WHEREAS, the proposed third floor addition would be set back approximately 16 feet from the front of the mansard roof and approximately 4 feet from the rear wall; and

WHEREAS, the proposed addition's roof would be shed style and would rise from approximately 3 feet above the mansard roof in the front to approximately 10+ ft. above the flat roof in the rear; and

WHEREAS, the US Dept. of Interior guidelines on additions to historic properties recommends against changing the visual appearance of the roof or adding a new roof feature if it would change the character-defining roof shape or scale; and

WHEREAS, the DC Historic Preservation Review Board recommends no roof alterations that would be conspicuous from the public right of way or would change character defining features of the roof; and

WHEREAS, the applicant's architect acknowledges that the roof addition will be visible through the side yard but will not be visible from the front of the house and further states that the roof rising above the mansard roof would add interest;

WHEREAS, the materials for the addition have not been specified, which raise concerns about how the addition will fit with the current mansard roof; and

WHEREAS, ANC3C has received notification of support from neighbors:

THEREFORE, BE IT RESOLVED that ANC 3C finds that the mansard roof design is a character defining feature of this series of houses on Rodman Street and that the proposed height of the shed roof addition raises concerns about maintaining the visual appearance of the side roof and the spatial prominence of the mansard roof; and

BE IT FURTHER RESOLVED that ANC3C has concerns about the design and materials and requests review of the proposal once again when materials have been specified; and

BE IT FURTHER RESOLVED that ANC3C urges the HPRB to request the architect to continue to work with HPO staff on these issues;

FINALLY, BE IT RESOLVED that the Chair and Commissioner for ANC3C05 are authorized to represent the Commission regarding this resolution.

Attested by



**Catherine May**

**Vice-Chair, on November 14, 2016**

*This resolution was approved by a voice vote on November 14, 2016 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*

2. *Consideration of a resolution regarding a Historic Preservation Review Board application for a 2-story plus decks rear addition for 2632 Garfield Street.*

Andie Adams, Architectural Historian, along with Cross and Associates, Architects, made the presentation to the Commission. Commissioner Bole read and moved a resolution on the matter. Commissioner MacWood offered a friendly amendment, which was accepted. Motion passed via voice vote.

## **ANC 3C Resolution No. 2016-049**

### **Resolution Regarding a Historic Preservation Review Board Application (HPA 16-544) for Amended Concept Review for 2632 Garfield Street, NW**

WHEREAS, the owner of a residence at 2632 Garfield St NW, a contributing property in the Woodley Park Historic District, has filed changes to a previously submitted concept plan with the Historic Preservation Review Board; and

WHEREAS, the newly-proposed addition would extend roughly eight feet from the house as opposed to the original plan that included a 20-foot addition to the basement and first floor and an eight-foot addition to the second; and

WHEREAS, in the new plans, the underground English basement would go from side lot to side lot, but the rear addition will not extend from lot to lot, leaving more air and light; and

WHEREAS, the rear addition is now planned for the west side of the house, where once there were bay windows; and

WHEREAS, placing the addition on the west side preserves the original portion of the rear brick wall on the east side and is in keeping with historic preservation and would result in less demolition inside and out than if the addition were on the east side; and

WHEREAS, there is another English basement on the block with metal guardrails and most houses have metal guardrails for the steps;

WHEREAS, the new plans include metal railings surrounding the two rear decks and up to the entrance on the back of the house, which would be visible from the alley, and metal railings can be a modern interpretation of the old style wooden railings and maintain the style and proportion; and

WHEREAS, wooden railings would be preferable to metal if the original railings were made of wood; and

WHEREAS the neighbors of this property have been very instrumental in effecting the dramatic improvements submitted in the revision, but they still have strong objections to the location of the rear addition on the west side and would prefer it on the east side, to maintain the rhythm of the rears of other homes on the alley.

BE IT RESOLVED that ANC3C has no objection to the proposed plans as revised with the proviso that only if the original guardrails in the back were wooden, the metal on the plans should be replaced with wood;

BE IT FURTHER RESOLVED that the Chair and the Commissioner for 3C02 are authorized to represent the Commission on this matter.

Attested by



**Catherine May**

**Vice-Chair, on November 14, 2016**

*This resolution was approved by a voice vote on November 14, 2016 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*

**VIII. Other Business:**

1. Secretary's Report: Commissioner May moved approval of the October 17, 2016 minutes. Motion was approved by voice vote.
2. Treasurer's Report: Quarterly Report is due November 30. To be worked on this week and a tentative report will be sent, with the report to be voted upon at the December meeting.
3. Administrative Issues:
4. SMD Reports:
  - 01: Detective Edward Billard is walking the neighborhood and investigating the robbery that occurred along Connecticut Avenue.
  - 05: Eagle Bank sign is gone (was on 30<sup>th</sup> and Ordway St). Uptown Tap House update: Owner was told to remove sidewalk café because it is a vacant space. Adjudication process has begun.
  - 07: Alleyway is to be rebuilt and it is to be a green alley. They will install permeable pavers. Construction will take 3 months. Commissioner has requested temporary Resident Only Parking while this project is underway.
  - 09: John Eaton Teacher's passes obtained for Cathedral Commons Parking today.Commissioners MacWood and Siegel met with DDOT regarding the CP Library renovation, and they will install a temporary sidewalk on Macomb Street, taking some of the parking. They will continue to monitor how the traffic management plan is working and will make tweaks as needed.  
Commissioner MacWood has been in touch with DDOT Robert Horton as the punch list for the sidewalk repair in the Historic District is not happening.  
Commissioner MacWood also met with the real estate representative who will transform the former Dino's site into a 7-11. Slated to open in April, and will be open 24 hours as matter of right. No beer or wine sales, but will have an ATM inside.  
Resident got a ticket for having trash can on the sidewalk overnight, after trash was emptied. There needs to be consistent enforcement. Commissioner MacWood will follow up with DPW.
5. Other: Interim Cleveland Park Branch Library is open. It is beautiful and there are tons of visitors. All Souls Church is to

house the children's programs, when the site is ready.

IX. Adjournment:

Commissioner Siegel moved to adjourn the meeting. Motion passed by voice vote. Meeting was adjourned at 8:56pm.

***The next meeting of ANC3C is scheduled for Monday December 12, 2016, at 7:30pm in the Woodley Mansion Library, Maret School, located at 3000 Cathedral Avenue NW. Please check [anc3c.org](http://anc3c.org) for any updates.***

ABRA: Alcohol Beverage Regulation Administration  
DCOZ: District of Columbia Office of Zoning  
DCRA: Department of Consumer and Regulatory Affairs  
DDOT: District Department of Transportation

DPW: Department of Public Works  
HPRB: Historic Preservation Review Board  
MPD: Metropolitan Police Department  
ZC: Zoning Commission