



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-Jason Fink * 03-Jimmy Dubois
04-Beau Finley * 05-Emma Hersh * 06-Angela Bradbery
07- Maureen Boucher Kinlan* 08-Vicki Gersten*09-Nancy MacWood

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Minutes
Advisory Neighborhood Commission 3C
May 20, 2019 Public Meeting
Cleveland Park Library, 3310 Connecticut Avenue, NW
7:00 PM

Establishment of Quorum:

The Chair, Commissioner MacWood, called the meeting to order at 7:07 pm and announced that there was a quorum. Commissioners Gersten and Boucher were absent.

Verification of Notice:

The Chair confirmed that notice of the meeting had been sent to eight local community listservs and apartment listserv moderators, published in the Northwest Current Newspaper, and posted on the ANC3C website and Twitter.

Approval of Agenda:

Commissioner Finley moved approval of the agenda. Commissioner requested that the Resolution recognizing Carin Ruff's service to the Cleveland Park community via CPHS be moved to the June ANC meeting. The amended agenda was adopted by voice vote.

Announcements:

1. Rich Harrington said that this Friday, May 24th is Jump in DC where the Mayor kicks off the opening of DC pools. Also walk with the Mayor in the Capitol Pride Parade on June 8th. Finally, the city is need of volunteers to maintain Dog waste boxes around the city. The city will pay for them, they just need volunteers to request and maintain them.

Community Forum:

1. One of the community members asked that the ANC provide draft resolutions in advance of the meetings, either online or hard copies.

Consent Calendar:

1. Historic Preservation Review Board application for 3117 35th Street, NW for 2-story rear addition

2. Letter to DGS and DOEE requesting investigation of potential negative health effects from playground surface material at ANC 3C public playgrounds
3. ABRA license renewal for Tono Sushi, 2605 Connecticut Avenue, NW (SMD 3C01); Fat Pete's BBQ, 3407 Connecticut Avenue, includes entertainment endorsement (3C04); Dolan Uyghur Restaurant, 3518 Connecticut Avenue (3C05); Mayahuel, 2605-2609 24th Street, includes entertainment endorsement and sidewalk cafe (3C02)
4. Resolution Regarding Hearst Park and Pool Improvement Project
5. Authorization for Commissioners MacWood and Boucher to be included as managers of the SunTrust savings account

Commissioner Hersh made a motion to approve consent calendar. The motion was approved by voice vote.

Commission Business:

1. ***Presentation on the FY 20 budget by the Mayor Bowser's Office***
Polly Donaldson Director of DC Department of Housing and Community Development presented information specifically related to affordable housing within the budget.
2. ***Consideration of a Historic Preservation Review Board Application for 2 ½-story side and rear addition for 3401 Lowell Street, NW***
Commissioner MacWood read and moved the resolution. The motion was approved by voice vote. See Attachment A.
3. ***Consideration of a Board of Zoning Adjustment application for theoretical lot creation, variance from rear yard requirement and side yard requirement at 3219 Wisconsin Ave, NW***
Commissioner MacWood read and moved the resolution. The motion was approved by voice vote. See Attachment B.
4. ***Consideration of Historic Preservation Review Board application to demolish contributing building and replace with new construction to modernize John Eaton Elementary School***
Oni Hinton, the Project Manager and representatives from CGS Architects presented information. Commissioner MacWood read and moved the resolution. The motion was approved by voice vote. See Attachment C.

Other Business:

1. Commissioner Hersh provided a website update and stated that next steps are to get the livestream of the meetings integrated onto the website.
2. Commissioner Hersh moved adoption of the April 15, 2019 minutes. Motion approved by voice vote.
3. Administrative Issues: Commissioner Bradbery emphasized the importance of getting the draft resolutions on the website or as hard copies in advance of the meeting. It was agreed that the ANC would discuss this at a later date.
4. SMD Reports:
 1. Commissioner Fink said that in early June he will be doing a safety walk with the Mayor's office on Calvert near the Omni Hotel.
 2. Commissioner Bradbery said the city has 3 finalists for names for the short-term family housing unit, which are Oasis, Vision and Prospect. The survey is on the list serve. It will be completed in December, with a March move-in date.

3. Commissioner Dubois said that the Woodley Park Community Association is having their Woodley Park Picnic on June 1st from 4-7pm. Visit wpcaonline.org for more information.
4. Commissioner MacWood is requesting that DDOT do a safety assessment of traffic on 34th & Newark Street because there have been multiple accidents. She also received a petition from residents of Lowell Street for traffic calming near 34th Street. There will be another meeting for parking for teachers at John Eaton school, but no date has been set yet.
5. Commissioner Finley said that Councilmember Cheh has approved \$200,000 for the Cleveland Park Main Street.
6. Commissioner Hersh said that Tino's Pizzeria will be moving in later this summer, so she will have public space and ABRA applications forthcoming. She also noted there are serious drainage issues and flooding on the west side of Connecticut Avenue.
Regarding the Hearst Park Project, Commissioner Dickinson from 3F and herself continue to keep working on it. She's hoping both resolutions will get quick response.
7. Commissioner Reba wanted to remind residents to remove valuables from your car to avoid thefts. He also wanted to acknowledge the National Zoo and how they have been keeping the Connecticut Avenue corridor clean. He also appreciates Councilmember Cheh's support of the Maryland 1 Row along Connecticut Avenue.

Adjournment:

Commissioner Bradbery moved to adjourn the meeting. The motion was approved by voice vote. The meeting adjourned at 8:22 p.m.

Attested by



Nancy MacWood, Chair, on June 17, 2019

These minutes were approved by a voice vote on June 17, 2019 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.

Attachment A:

ANC3C Resolution 2019-008

**Regarding Historic Preservation Review Board Application for Concept Approval of
2 1/2-Story Addition to 3401 Lowell Street**

Whereas, the applicant is requesting support for a 2 ½ story side and rear addition and new curb cut and driveway at 3401 Lowell Street, which is in the Cleveland Park Historic District; and

Whereas, ANC 3C reviewed the proposal for the 1915 contributing house at the April 2019 public meeting and approved Resolution 2019- that supported replacement of current exterior stucco treatment with the

original lap siding, but urged reduction in the mass and scale of the proposed addition, which is on the side of the house, but is visible from 34th Street, and urged the addition setback from the northeast corner of the original house; and

Whereas, the applicant has removed the reverse gable with porch and replaced it with a hipped roof that reduces the mass from 2 ½-stories to 2-stories, and lowers the overall height of the addition in relation to the original house roof line; and

Whereas, the applicant has reduced the size of the proposed windows in the addition to align better with the style and size of the windows in the original house on the 34th Street façade or east side; and

Whereas, there is a new roof dormer porch feature on the west side of the addition, but the remaining elements of the application are substantially the same; and

Whereas, ANC 3C has supported or had no objection in the past to side additions that did not reveal a rear corner of the original house and that included visible extensions into the side yard (2929 Macomb Street; 3426 Macomb Street) just as it has urged on other applications that the corner reveal and addition setback is an important historic preservation standard to maintain:

Be It Resolved, that ANC 3C appreciates the changes by the applicant to reduce the mass of the addition and make the scale of the addition more compatible with the scale of the original house;

Be It Resolved, that ANC 3C is mindful that the circumstances of every application are different, but it's the goal of ANC 3C to strive for consistency in its recommendations on additions in the Cleveland Park Historic District and avoid the appearance as much as possible of urging architectural limitations on a property that were found acceptable on another property;

Be It Resolved that ANC 3C does not find the amended proposal for the addition, which is approximately 4 feet wider than the original house as measured behind the side porch, incompatible with the character of the historic district;

Be It Further Resolved that ANC 3C suggests that HPRB/HPO continue to work with the applicant to ensure that new fenestration where it will be visible display a consistent approach in respecting the scale and style of the original fenestration;

Be It Resolved that the Chair or her designee(s) are authorized to represent the commission on this matter.

Attested by



Nancy J. MacWood
Chair, on May 20, 2019

This resolution was approved by a voice vote on May 20, 2019 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.

Attachment B:

ANC3C Resolution 2019-009
Regarding BZA Case No. 20034 for 3219 Wisconsin Avenue, NW for a variance on rear and side yard requirement

Whereas, the owner of 3219 Wisconsin Avenue is seeking a theoretical lot subdivision to facilitate the moving of a single family contributing house in the Cleveland Park Historic District to the back of the lot and the construction of a multi-family building on the front of the lot; and

Whereas, a condition of theoretical lot creation (Ch. C, Sec. 305) is compliance with side and rear yard allowances, and the proposed theoretical lots would not comply and thus, require zoning variances; and

Whereas, the house requires a 15-foot rear yard allowance and 4 feet is provided, and the multi-family building requires a 25-foot rear yard allowance and none is provided; and

Whereas, the house requires an 8-foot side yard allowance on each side and 1.71-feet is provided on the west side; and

Whereas, the standard of review (Ch. C, Sec. 305.6) assesses whether the theoretical lot will likely have an adverse effect on the present character and future development of the neighborhood, and further (Sec. 305.7) permits the Board of Zoning (BZA) to impose conditions, including the location of structures on the lots; and

Whereas, the standard of review for an area variance for rear and side yard allowance is based on extraordinary or exceptional conditions affecting the property, the creation of practical difficulties if zoning regulations are enforced, and a finding that no substantial detriment to the public good would result from the variance and no substantial impairment of the intent, purpose, and integrity of the zone plan would result; and

Whereas, the owner of 3219 Wisconsin Avenue is also seeking a special exception from the parking requirement (Ch. C, Sec. 703) that one on-site parking space be provided for the multi-family building:

Be It Resolved that ANC 3C has no objection to the creation of the theoretical lots in order to allow a contributing single family house to the Cleveland Park Historic District to be moved and rotated to orient to Macomb Street where single family homes are developed on the block, and to permit the development of a 6-story multi-family building at the front of the R-4 lot **with the condition** that the front of the house be setback to maintain the consistent setback on the block, as would be required if the property were zoned R-1-B as is the zoning on the rest of the block, and to maintain the present character of the neighborhood;

Be It Resolved that ANC 3C finds that there are exceptional conditions affecting the lot and it would be impossible to create the density intended by its R-4 zone classification if the rear yard allowance was enforced on the multi-family development theoretical lot, and that granting a variance from the rear yard requirement would not harm the public or the integrity of the zone plan since the rear lot line adjoins a windowless façade of the adjoining building;

Be It Resolved that ANC 3C finds similarly that a variance from the rear yard requirement for the single family house theoretical lot is acceptable because it abuts open space, which is the rear yard allowance of a R-4 apartment building, and that a variance from the side yard allowance while not ideal would result in approximately 6 feet separating the house's porch from the apartment building wall, which is a side yard dimension that is not without examples in the historic district;

Be It Further Resolved that ANC 3C has no objection to the granting of the special exception for one parking space per the requirement for the proposed multi-family building since it is located near several commercial

areas, there is frequent bus service on Wisconsin Avenue and there is reasonable access to Metro Red Line Stations;

Be It Further Resolved that ANC 3C requests as a condition of any zoning order resulting from this case that a grading and landscape plan be included as exhibits, in addition to the requested condition on the house front setback;

Be It Resolved that the Chair and her designee are authorized to represent the commission on this matter.

Attested by



Nancy J. MacWood
Chair, on May 20, 2019

This resolution was approved by a voice vote on May 20, 2019 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.

Attachment C:

**ANC3C Resolution 2019-010
Regarding Demolition of 1930 Addition and Concept Approval of New Addition at
John Eaton Elementary School, 3301 Lowell Street**

Whereas, John Eaton Elementary School is located within the Cleveland Park Historic District and it is the last Ward 3 public elementary school to be modernized; and

Whereas, the small lot is fully occupied with a playground and school buildings built in 1910 and 1923 with a 1930 connector addition -all deemed contributing; and

Whereas, the District of Columbia Public Schools (DCPS) undertook a Feasibility Study to explore how program goals and standards could be achieved at the site while respecting the historic buildings and the surrounding historic residential neighborhood; and

Whereas, DCPS, with advice from the school community and neighborhood, concluded that the 1930 addition could not be efficiently and cost-effectively remodeled to provide the projected program needs, and thus, recommended that it be replaced; and

Whereas, DCPS is requesting support to demolish the 1930 addition as necessary to the public interest; and

Whereas, DCPS proposes to restore historic features of the 1910 and 1923 buildings, including the entrance doors, surrounds and canopies, and to maintain view sheds to the buildings; and

Whereas, DCPS proposes to substantially follow the footprint of the 1930 addition with a new 3-story plus basement structure and to attach it to the 1910 and 1923 buildings with glass hyphens; and

Whereas, DCPS further proposes to distinguish the new structure from the older structures by placing windows asymmetrically and in varying sizes on the addition facades and by using a variety of sheathing materials to 1) suggest the predominate brick facades of the older buildings, and 2) to diminish the appearance of the mass; and

Whereas, DCPS has outlined in the site plan how the playground could be organized to provide better linkages from the buildings to the outside and to create age-appropriate play spaces:

Be It Resolved that ANC 3C agrees with DCPS' presentation that it is imperative that the 1910 and 1923 contributing buildings be preserved and restored where possible, and that it would be in the public interest and consistent with the purposes of preservation law to demolish the 1930 addition in order to adapt the program to current educational standards and goals;

Be It Further Resolved that ANC 3C supports a modern architectural addition that would be compatible with the character of the historic district, but urges the HPRB to guide the applicant to represent the strong and consistent rhythm of the older buildings' facades in the new structure's facades;

Be It Resolved that ANC 3C urges the HPRB to work with the applicant to reduce the number of sheathing materials and to avoid using any brick-colored material since that is the predominate palette of the older buildings and the ANC has heard from many of the school's neighbors that they would prefer a more neutral palette;

Be It Resolved that ANC 3C strongly supports this project and wants to ensure that the evolution of the design recognize the prominence of the older buildings, the very small lot size, and the proximity of the new structure to the historic residential neighborhood;

Be It Resolved that the Chair and her designee(s) are authorized to represent the commission on this matter, but the commission would like to further review any changes to the design and the development of the playground and the perimeter.

Attested by

A handwritten signature in cursive script, appearing to read "Nancy J. MacWood".

Nancy J. MacWood
Chair, on May 20, 2019

This resolution was approved by a voice vote on May 20, 2019 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.