



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS • MCLEAN GARDENS
WOODLAND-NORMANSTONE • WOODLEY PARK

Single Member District Commissioners
01-Lee Brian Reba; 02-Jason Fink; 03- Jimmy Dubois
04- Beau Finley; 05- Vacant; 06-Vacant
07- Maureen Kinlan Boucher; 08- Vicki Gersten; 09-Nancy MacWood

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ANC3C Resolution 2020-009
Regarding Historic Preservation Review Board application for Washington International School (HPA 20-095)

Whereas, Washington International School (WIS), 3100 Macomb Street, has filed for concept approval with the D.C. Historic Preservation Review Board (HPRB) for a new academic building; and

Whereas, WIS is located on a 20.6 acres D.C. landmark, which the Mayor's Agent has described as "one of D.C.'s unique cultural assets" and "extraordinarily rare and important architectural and landscape resource" (Order in re. The Tregaron Estate, March 30, 2006); and

Whereas a resolution (2020-001) approved at the February 19, 2020 meeting the ANC 1) supported the goal of the school to improve its facilities and the goal of protecting the historic landmark and noted that the Mayor's Agent orders provide valuable guidance in assessing this development proposal, 2) supported moving the Dacha and restoring the 4-square garden while urging closer restoration to its original condition, and 3) noted that the height and massing should ensure the prominence of the mansion; and

Whereas, the ANC resolution noted that the Mayor's Agent included in his 2018 decision denying an appeal regarding a previous WIS proposal for a new academic building that prior construction projects were approved partly because they had limited or no visibility from the mansion or from the exterior of the property and they didn't interfere with important landscape views; and

Whereas, the school has moved the Dacha farther into a wooded area east of the mansion in order to preserve a viewshed illustrated in the 2005 Cultural Landscape Report, has revised the 4-square garden proposal to more accurately represent its original condition, and has lowered the height and provided more distance between the mansion and the proposed building, and has changed the proposed building materials to be more compatible with the landmark aesthetic; and

Whereas, the HPRB will continue its consideration of this concept proposal at its meeting in September and has asked the ANC to review the new proposal, which includes a new gatehouse on the driveway approximately 100 feet from the entrance on Macomb Street:

Be It Resolved that ANC 3C appreciates the school's efforts to respond to the ANC's concerns and to respond to the suggestions of the HPRB on how to improve the former proposal to make it more compatible with the landmark;

Be it resolved that ANC 3C continues to have concerns about the massing of the proposed new building at the north end because it projects farther forward than the mansion and with its proximity to the mansion competes for attention with it, and intersects with a viewshed to the west, which was also an issue with the existing placement of the Dacha. But, while the ANC urges the HPRB to explore how the massing and a reduction in footprint at this end might restore the visual connection between the mansion and the other contributing buildings to the west and better preserve the prominence of the mansion, the ANC notes that some of the planned internal spaces are 2000 to 4000 square feet and might accommodate the smaller program spaces at the north end;

Be it resolved that ANC 3C urges that the gatehouse proposal be reconsidered both in terms of location, design, and compatibility with the historic district;

Be it resolved that the Chair, the Commissioner for 3C09, and their designee are authorized to represent the commission on this matter.

Attested by

A handwritten signature in black ink, appearing to read "Nancy J. MacWood". The signature is written in a cursive style with a large initial "N".

Nancy J. MacWood

Chair, on September 21, 2020

This resolution was approved by a voice vote on September 21, 2020 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.