

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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I. WELCOME AND ESTABLISHMENT OF QUORUM

Chair Nancy MacWood called to order Advisory Neighborhood Commission 3C (ANC3C's) regular monthly meeting for October 17, 2005 at 7:30 p.m. The meeting was held in the community room at the Second District Police Station, 3320 Idaho Avenue, NW, Washington, DC 20008. Other commissioners present included Bruce Beckner, Dia Black, Catherine May, Deborah Jane Lindeman and Stephanie Zobay. Commissioner Sheila Hogan arrived at 8:30 p.m. Commissioners introduced themselves to public. Chair welcomed new ANC3C administrator, Kevin Johnson.

II. VERIFICATION OF NOTICE

Chair MacWood verified that the proper notice was published in the Northwest Current and posted on the Cleveland Park list serve, the Woodley Park list serve, and the ANC3C website.

III. APPROVAL OF AGENDA:

ANNOUNCEMENTS: Update on Aidan Montessori School

DISCUSSION: People's Counsel on potential utility rates in the District during Winter 2005/06

COMMISSION BUSINESS:

a. Consideration of an Historic Preservation Review Board application for restoration and conversion to condominiums of 5 townhouses and construction of 7-story condominium building on the rear of these lots at 2814-22 Connecticut Avenue.

b. Consideration of resolution recommending large tract review of proposed plans to develop and redevelop the Wardman Marriott Hotel and grounds.

c. Consideration of an Historic Preservation Review Board application for 2-story side and rear addition at 3425 Quebec Street.

d. Consideration of a Commission on Fine Arts application for demolition of house for new construction of 3-story house with connecting above ground walkway to house on adjoining lot at 2800 McGill Terrace.

e. Consideration of an Historic Preservation Review Board revised application for St. Albans School athletic fields.

f. Consideration of resolution on rent control legislation.

- g. Consideration of resolution regarding blood alcohol levels for driving under the influence.
- h. Consideration and ratification of new administrator's contract.

OFFICERS REPORTS:

- a. Minutes from July, August, and September meetings
- b. Consideration of resolution to extend the FT 2005 ANC 3C budget until November 2005 ANC public meeting.

IV. ANNOUNCEMENTS

A. Update on Aidan Montessori School by Commissioner Zobay: Aidan has secured new counsel, as a result they have rescinded BZA application and wish to nullify agreement with WPCA. Aidan justifies this by stating that they met the terms of the agreement when it was first agreed upon; now with more parents seeking Montessori education for their children, they are looking for new space; since Aidan is implementing plan negotiated with ANC 3C, specifically they have implemented a new traffic plan and it's working; therefore since traffic is main problem with community, and it's being addressed, Aidan is dropping BZA application. Pursuant to that, since BZA is rescinded, which is part of the original 1995 agreement (limiting attendance to 180 students), ANC 3C find them in breach of contract and acting in bad faith. Commissioner Zobay read and moved her resolution on breach of contract of 1995 agreement with ANC 3C. The resolution was approved 7-0.

B. Commissioner Beckner: On Wednesday, November 9, 7:30PM, DDOT will be holding a discussion on transportation issues in ANC 3C. Public encouraged to attend and take up issues with MPD and DDOT. More information will be available on website, the Current, and on the Listserv.

C. Commissioner Lindeman: there will upcoming meetings on rent control.

D. Commissioner Macwood: 2nd district officer Lt. Baker will be in attendance at the next meeting and will arrive early (7:15) to talk about traffic enforcement and community input

V. DISCUSSION

People's Counsel on potential utility rates in the District during Winter 2005/06.

Mr. Jones: the People's Counsel represents the citizens of the District on - utility rate increase; fed, city, represent utility -; billing, quality, low overhanging wires. electric rates have gone up, nat'l gas wholesale rates have gone up. market de-regulated, rates artificially low - frozen, but op with in place, when rate expired, rates increased dramatically. don't know to what extent middle-men are holding on to futures and supplies low, wash gas goes out into open market; now we are facing dire situation - example of candles in columbia heights; pc must work with utilities t, o work with consumer, pc filed motion for wash gas to reduce costs; moratorium of disconnections, if

you use more than payment plan, notified in advance and arrangements to work it out, one time loan from private sector to bridge gap, going beyond low income residents, revising bill of rights.

ward 6 - sharon ambrose - wed. dec. 7, 10am, oversight hearing to reexamine state of energy for dc, review 1999 law, to revise it at john wilson bldg. psc in response proposes to hold oct 27 roundtable to talk about energy markets. voices need to be heard. anc to consider effects of deregulation

macwood: drafted resolution - consumer affairs, urge the council to re-regulate; electrical rates have gone up 18% - opt out municipal aggregation - combine volume - a consultant would purchase on open market, city has saved 5.5 billion dollars in approach

lindeman: landlords can impose surcharge based on usage; file DCRA application

READ YOUR CONTRACT

COMMUNITY: home owners need to examine efficiency of equipment, furnace, 4-year time

sally mcdonald: resolution at november; why did council members not vote on this already

options other than conservation, political pressure

VI. COMMUNITY FORUM

VII. COMMISSION BUSINESS

a. Consideration of an Historic Preservation Review Board application for restoration and conversion to condominiums of 5 townhouses and construction of 7-story condominium building on the rear of these lots at 2814-22 Connecticut Avenue.

hprb - has reviewed twice;

lindeman: thanked presenter, resolution passed, vote: 0-7-8

c. Consideration of resolution recommending large tract review of proposed plans to develop and redevelop the Wardman Marriott Hotel and grounds.

lindeman, black and zobay - co-sponsors

zobay- amendment, municipal regulations, 2306.2 - consist of mailings to community groups and property owners - notice

2nd to last whereas, established residential and commercial neighborhood.

macwood: important to explain, no one has opposed to project, anc resolution is in response to community concerns, gives neighborhood some comfort- more information, not designed to delay

lindeman: environmental impact, very important

lawyer: appreciates context, comments; correction: lack of environmental review - one is being performed (self-certified); large tract review does not govern this project- rockefeller estate; or in excess of 50k feet, NOT existing use, or building addition to existing building. will comply.

sally mcdonald - eis, no, self-certify yes. other projects in community have them.

question- is large tract review optional within a certain range of value and range; discretionary review (sub-divisions); self-certified assessments bad history. not a serious environmental review.

vote: 0-7-8

d. Consideration of an Historic Preservation Review Board application for 2-story side and rear addition at 3425 Quebec Street.

presentation: lot size warrants application;

cleveland park historic society - public commentary resulted in month delay

significant changes, reductions in roofsize, parking area, style; main issue "fit" between old and new; this is a conceptual review

adding 1673 feet, 3116, includes garage not addition

community - ann barnum, 3114 rodman - how changes adds to historic value to change? "addition" defined, loophole? no more than half the size of original. impact study of lack of green space, of property. serious decision, neighbors are now planning additions based on the decision of this anc. realtors interested in outcome of this resolution.

not to infringe on space needs of family, display of pics. - shows how structure will fit into neighborhood; incompatibility: additions are modest, large and massive for character of neighborhood. precedent: overbuilding, single families and individuals will not be able buy into middle class neighborhood

neighbors adjacent on westside - do not oppose in principle, recognize needs of modernity, further compromises necessary - smaller footprint, both in terms of historic preservation, but scale is too much. not two-story addition, third-story and dormer and attic, add up square footage - use existing space to pull back footprint. garage has aesthetic value.

macwood: can't consider zoning issues or interior.

neighbor next door: is "bigness" direction or expansion the direction that the neighborhood wants to go?

about family growing; not precedents, a lot of of examples

architect- display of pictures that illustrate precedents, should property line define building closer than zoning allows to structures that pre-date, reduces right of property owner.

beckner: macwood and beckner represent cleveland park historic district, when someone buys into historic district, different expectations. looking at drawings - looks like two houses. not sure about preserving garages, not usable for purpose that they were designed. chez dormers not a problem. issue is mass/size. role of mass in neighborhood- variety of sizes, prices, resulting in variety in age and income levels

beckner read; seconded by macwood

fechter - duty to maintain historic character, life-long resident - sensitive to issues, growth, grew up in tenley town- not historic district

lindeman - looks like badly paired duplex, don't fit with each other, two houses built together. doesn't fit with what is already there.

may- can resolution be reworded for compliance?

macwood: height of roof same as original, width less than original, most troubling issue is mass: have been large additions in cleveland park, it has to stop. shouldn't double the size of the house. need guidelines for applicants and architects, before they even apply.

applicants thanked - most civil affair in over a year.

vote: 0-8-8

e. Consideration of a Commission on Fine Arts application for demolition of house for new construction of 3-story house with connecting above ground walkway to house on adjoining lot at 2800 McGill Terrace.

video presentation of conceptual design.

anc has no purvue; fine arts comission - impact on rock creek.

neighbors ok, want trees removed, run-off, hydrologist, civil engineers submitted plans to superintendent
architects worked on rosdale project

"anc reviewed extensive and thoughtful plans and has no objections to project"

motioned by May, seconded by fechter

0-8-8

f. Consideration of an Historic Preservation Review Board revised application for St. Albans School athletic fields.

alban's staff - summer soloman, review process - ongoing collaborative process. october 28th hearing, latest revisions

roger duffey - new plans reflect discussion with hprb. 9 refinements: tennis courts-7;

garfield:-3/more planting and fencing between courts and street. fencing 2 feet more of landscape; eliminated stone arcade. increased planting around multipurpose field.

replaced chainlink fencing with ornamental iron fencing. refinement to gate points (preacher gates)

macwood: building on garfield- looks like a building; has the scale of a building; where is chainlinking going to be? amount will be less than exists now, 6 ft high set back 2 ft, right on corner and at perimeter. between fields - 6 ft high hidden between trees; 4 ft high fence between baseball and tennis.

macwood: motion to support revised May resolution; acknowledge enormous amount of work and effort from st. alban's/architects.

vote: 0-8-8

g. Consideration of resolution on rent control legislation.

proposed by lindeman, motioned by

seconded by fechter: bills had hearings yet? due on oct. 26.; amendment urges dcra hire a tenant advocate, strike "pro-tenant"

macwood: egregious, needs to get addressed ASAP

fechter: do not delayed!!

amendment: replace rent ceiling with a more transparent method of limiting rent increases on vacancies

amendment: "the percentage equal to the normal cpi-w"

amendment: "urge the mayor/city council appoint tenant advocate

black: options for affordable housing are decreasing

tenant advocate: very complicated rent control. some renters want to rent.

vote: 0-8-8

h. Consideration of resolution regarding blood alcohol levels for driving under the influence.

fechter proposes

black seconded

may- too complicated to address in resolution, reduces a complicated issue and the many different pieces of information that has ramifications on people lives.

fechter: shouldn't get arrested for drinking a glass of wine.

black: legally, driving under the influence is clear, police should not have the authority to arrest

beckner: agrees with fechter, not commonsense

lindeman: police should use cameras

macwood: provides clarification, can get arrested if you are breaking the law

lindeman: impaired vs. intoxicated

roll call

hogan: absent

nay: abstain

zobay: yes

fechter: yes

beckner: yes

vote: 1-5-1

lindeman

i. Consideration and ratification of new administrator's contract.

macwood: motioned

lindeman: seconded

beckner:

vote: 0-8-8

moved: fechter

vote: 0-8-8

VIII. OFFICERS REPORTS

a. Minutes from July, August, and September meetings

approved

0-8-8

b. Consideration of resolution to extend the FT 2005 ANC 3C budget until November 2005 ANC public meeting.

motioned: macwood

seconded: lindeman

0-8-8

IX. COMMITTEE REPORTS

X. SINGLE MEMBER DISTRICT REPORTS

XI. ADJOURNMENT

Next meeting: Monday, November, 21, 2005 at 7:30 p.m., MPD 2nd Dis