

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

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

**2737 DEVONSHIRE PLACE, NW  
WASHINGTON, DC 20008  
(202) 232-2232 FAX: (202) 232-0667  
[anc3cmail@gmail.com](mailto:anc3cmail@gmail.com)**

**I. CALL TO ORDER**

Chair Nancy MacWood called to order Advisory Neighborhood Commission 3C (ANC3C's) regular monthly meeting for December 19, 2005 at 7:36 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, Catherine May, Trudy Reeves and Stephanie Zobay. Commissioners Dia Black, Avram Fechter, Deborah Jane Lindeman, and Sheila Hogan arrived by 7:43 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 list serve, the Woodley Park list serve, and the ANC3C website.

**III. ESTABLISHMENT OF QUORUM**

At 7:36 p.m. Chair MacWood acknowledged that a quorum (at least five members of the commission) was present.

**IV. APPROVAL OF AGENDA**

Chair MacWood motioned for removal of the presentation of a special exception application to the Neighborhood Commercial Overlay District by Branch Bank & Trust (BB&T) as this will be postponed until January 2006. Chair MacWood also requested that the Tregaron resolution be considered before the Washington International School resolution. **After receiving a second from Commissioner Black, the motion passed without opposition.** Chair MacWood moved for approval of the corrected agenda:

- A. Oyster Climbing Wall Grant Application
- B. Consent Calendar
- C. Consideration of an HPRB Application by Tregaron Limited Partners to build eight houses on the landmark property
- D. Consideration of an HPRB Application by Washington International School to reconfigure the soccer fields and create a landscape plan.

Commissioner Beckner seconded the motion.

**The agenda was unanimously approved 9-0.**

**V. ANNOUNCEMENTS**

Chair MacWood welcomed Jeffrey Jennings, DDOT Ward 3 Planner, who recently replaced John Bullock. Mr. Jennings briefly introduced himself and shared his background as Director of Constituent Services for Council Member Graham. Mr. Jennings noted that he will be attending future meetings regularly and indicated he could be reached at [jefferyjennings@ddot.gov](mailto:jefferyjennings@ddot.gov) and/or 202-673-6833.

**VI. COMMUNITY FORUM**

Chair MacWood asked if anyone wanted to address the commission under the Community Forum.

- A. Paul DeMaio of Washington Area Bicyclist Association shared a written statement regarding the Cleveland Park Service Road and urged support for pedestrian safety recommendations that result from any DDOT studies. Chair MacWood asked Mr. DeMaio to provide his statement to the Commission so that it could be included in the upcoming DDOT study of the service road.
- B. Roger Myers asked for an update on the status of the fencing issue at 3501 Quebec Street, N.W. Commissioner Beckner stated that he is working on reviewing the electronic correspondence and currently has his I.T. staff working on retrieving the files sent to him from DDOT via email. Commissioner Beckner will follow-up with Mr. Myers as soon as he can review the files and correspondence again.
- C. Nora Fischer of 2906 Cortland Place asked for an explanation of the November 2005 resolution supporting her special BZA application. Specifically, she questioned why the resolution didn't note that there was support and opposition of the project in both written and verbal forms from the community. After reviewing her notes from the last meeting, Commissioner Lindeman voiced her support for the issues raised by Ms. Fischer. Chair MacWood stated that Commissioner Zobay had corrected the wording to reflect the changes to the text during its consideration and that the revised resolution had been sent to all commissioners for review before it was finalized. Commissioner Fechter moved to reconsider the resolution and Commissioner Reeves seconded. He offered two wording changes to two whereas clauses: "favor of" in the 4<sup>th</sup> Whereas clause and "in support of and in opposition to" in the 5<sup>th</sup> Whereas clause. Commissioner Lindeman agreed with Ms. Fischer that the resolution should simply state the ANC3C supports the resolution, but the resolve sections remained as approved at the November meeting. Chair MacWood read from amended resolution and Commissioner Lindeman asked for a roll call vote.

**The resolution was approved by a vote of 7-1-0 as follows:**

**Commissioner Beckner - yes**  
**Commissioner Black - yes**  
**Commissioner Fechter - abstain**  
**Commissioner Hogan - yes**  
**Commissioner Lindeman – no**

**Commissioner May - yes**  
**Chair MacWood - yes**  
**Commissioner Reeves – yes**  
**Commissioner Zobay – yes.**

## VII. COMMISSION BUSINESS

### *A. Oyster Climbing Wall grant application:*

Commissioner Lindeman introduced consideration of a grant application from Oyster Bilingual School to the ANC3C in the amount of \$17,100 for the purpose of building a climbing wall. Commissioner Lindeman explained that the current site is a dirt mound that is covering construction footings supporting a retaining wall for the upper playground. She introduced Principal Guzman and Oyster Board Member Karen Smith, who reviewed the situation and urged support for the proposal. Ms. Smith noted that this application for funding had been turned down by DCPS. Ms. Smith then introduced co-chairs of the student council, Hallie Young and Luna Martinez Lopez. The students read a written statement, in both English and Spanish, asking for the support of the commission.

Commissioner Lindeman introduced her resolution in support of the proposal and Commissioner Black seconded.

Ms. Smith then went on to provide detailed answers to questions from the commissioners about the state of the erosion, the history of the construction and contract with the original developer, the role of DCPS, height, insurance, and safety considerations of the new construction, ADA compliance, status of construction permits, the impact of the construction on the current landscaping, and funding options for the construction. Commissioners discussed alternative and ancillary funding options,

Commissioner Fechter offered a friendly amendment adding an additional resolve encouraging the school to seek additional funding sources and if these sources were secured, the ANC3C would be reimbursed for one half of the amount of the grant (\$8,500). Commissioner Lindeman accepted the friendly amendment. Commissioner Lindeman further amended the resolution adding a resolve that the ANC3C, Commissioner Lindeman, Chair MacWood and Treasurer Reeves work with the DC Auditor to release the funds.

**The resolution was approved unanimously by a vote of 9-0.**

### *B. Consent Calendar: Public Space Application regarding a 12 foot wide driveway at 3550 Newark Street, N.W.:*

Chair MacWood moved that this application be approved. Commissioner Black seconded the motion

**Motion was approved by a vote of 8-0, with Commissioner Beckner unavailable for the vote.**

### *C. Consideration of Tregaron Limited Partners revised HPRB application to build houses on landmark property:*

Chair MacWood introduced consideration of a resolution on the revised HPRB application by Tregaron Limited Partnership (TLP) to develop the Tregaron estate. Chair MacWood invited Cynthia Jordiana of Arnold & Porter and counsel for TLP, to speak about the project. Ms. Jordiana briefly reviewed the history of the Tregaron estate and the efforts to preserve the landmark, the development of a comprehensive proposal to rehabilitate it, and the status of the Memorandum Of Understanding

(MOU) between TLP, Friends of Tregaron (FOT) and the Washington International School (WIS).s Ms. Jordiana introduced Bonnie Lepard, President of FOT, John Greenblatt, Board member and counsel for FOT, John Hoffman, Board Chair for FOT, Greg Schmidt, Board Chair for WIS, and George Covucci, counsel for TLP. Each voiced support for the development and answered detailed questions from the Commissioners about the developmental impact on the landmark estate, the status of the MOU, the establishment of the 501(3)c organization to oversee the conservancy, the structure of the arrangement for conveyance or exchange of lots for conservation and for development, and the exchange of funds for the restoration and maintenance of the landmark.

Chair MacWood emphasized that the Tregaron estate is a sensitive issue for the community and that it has taken a long time for all parties concerned to get to this point in negotiations. She added that while she has opposed development at Tregaron, she supports the efforts directed at fashioning an acceptable compromise. She concluded that her draft resolution is intended to limit development to the minimum necessary to accomplish the conveyance and the protection and restoration of the conveyed 13 acres. Chair MacWood then read and moved a resolution on this matter. The resolution was seconded by Commissioner Hogan.

After further discussion between Commissioners and TLP, FOT, and WIS, Commissioner Zobay offered a friendly amendment to change 4 houses to 5 houses on closed Kingle per the negotiations on the MOU. Commissioner Fechter offered a friendly amendment to make the approval of the revised application conditioned on a signed MOU that is consistent with the representations made at the current meeting and for the Commissioners to receive a copy of the agreement 1 week prior the next monthly ANC3C. Chair MacWood accepted the friendly amendments.

**The resolution was unanimously approved by a vote of 9-0.**

*D. Consideration of Washington International School revised HPRB application to reconfigure soccer field and create landscape plan:*

Chair MacWood introduced consideration of this resolution and then introduced Greg Schmidt, Board Chair of Washington International School, and asked him to speak. Mr. Schmidt, along with Jacque DePuy, counsel for WIS, presented conceptual drawings, which included additional property that WIS will receive under the provisions of the MOU from Tregaron as previously discussed in these minutes. Mr. Schmidt introduced Anne Anderson of E.D.A.W., Landscape Architects. Ms. Anderson presented plans to reconfigure the soccer field, which included a shorter field dimension and terraced retaining walls between the elevated field and the lower Tregaron pond valley. Ms. Anderson noted that Steve Callcott, HPO Architectural Historian, urged them to maintain the view of the National Cathedral from the re-sited Dacha, and added that the current grade of the Tregaron valley is not the historic grade, that the steps leading from the Causeway to the mansion will be restored, and that Commissioners concerns about public access to the area will be appropriately addressed in the MOU. Chair MacWood read and moved a resolution on this matter. The resolution received a second from Commissioner Zobay.

**The resolution was unanimously approved by a vote of 9-0.**

**VIII. OFFICERS REPORTS**

A. Minutes from October and November meetings: After reviewing status of the draft minutes for October 2005 and November 2005 with the Commissioners, Chair MacWood requested further refinement of the minutes. Chair MacWood motioned that the minutes for October 2005 and November 2005, along with the December 2005 minutes, be reviewed at the January 2006 public meeting. Commissioner Black seconded the motion.

**The motion was approved unanimously by a vote of 9-0.**

B. January meeting date: Suggestions for the date of the upcoming January monthly meeting were discussed and Chair MacWood agreed to email Commissioners with suggested dates.

**IX. SINGLE MEMBER DISTRICT REPORTS**

No SMD reports were offered for consideration.

**X. ADJOURNMENT**

Commissioner Fechter moved to adjourn. Commissioner Black seconded, and by a unanimous vote of 9-0, the meeting adjourned at 11:30 P.M. on December 19, 2005.