

MAY

ADVISORY NEIGHBORHOOD COMMISSION - Meeting Date: May 18, 1981

Registration of Visitors:

William H. Carroll
2264 Cathedral Ave., N.W.
D. C. 20008

Peter Espenschied
3414 Newark St., N.W.
D. C. 20017

E. David Harrison
1555 Conn. Avenue, Suite 200
D. C.

Steve Posniak
5025 - 42nd St., N. W.
D. C. 20016

Source: Registration cards

ADVISORY NEIGHBORHOOD COMMISSION - MEETING DATE: May 19, 1980

Registration of Visitors:

Susan Aramaki
605 G Street, N.W.
D. C.

Susan L. Bayly
2730 Wisconsin Ave. #5
D. C. 20007

Francis P. Kalibat, MD
3842 Macomb St., N. W.
D. C. 20016

Source: Registration cards

Cathedral Heights
Cleveland Park
McLean Gardens
Woodley Park



ADVISORY
NEIGHBORHOOD
COMMISSION 3-C

AGENDA
May 18, 1981

- A. Roll call
- B. Verification of notice
- C. Police 3C area crime statistics report
- D. Approval of April minutes
- E. Treasurer's Report
- F. Vice-Chairman's Report
- G. Secretary's Report
- H. Audience Issues
- I. SPECIAL COMMITTEES: REPORTS AND ISSUES
- J. STANDING COMMITTEES: REPORTS AND ISSUES
 1. Budget and Fiscal Affairs
 2. Communications
 3. Consumer Affairs
 4. Crime Prevention
 - a. \$50.00 donation to Woodley/Cleveland Park
Businessmen's Association
 5. Education
 6. Preservation and Landmarks
 - a. Tregaron
 7. Housing
 - a. Bills 4-97, -115, -130 and -134
 8. Human Services and Aging
 9. Recreation
 10. Transportation
 - a. Reno Road Plan
 - b. Metrobus route chnge testimony
 11. Zoning
 - a. Hotels case 81-6
 - b. Chanceries case

01-Christopher Klose
02-Ruth Haugen
03-Vacant
04-Joe Jeff Goldblatt
05-Phil Mendelson

ANC-3C Office
2737 Devonshire Place, N.W.
Washington, D.C. 20008
232-2232

06-Kaj Strand
07-Gary Kopff
08-Vacant
09-Patricia Wamsley
10-David Grinnell

3

PRINT OUT from Second District Police Station
dated 4/01/81 to 05/15/81

Totals	Robbery	16	
	Burglary	25	
	Larceny	45	
	Larceny f/..		16
	Stolen auto		4

Print-out put in Crime Folder

Ruth Haugen Secretary



MINUTES
May 18, 1981

- A. The meeting was called to order at 8:05 PM at the Second District Police Headquarters, Vice-Chairman Joe Jeff Goldblatt presiding in Chairman Gary Kopff's absence. Commissioners Mendelson and Strand were also absent(Attachments #1 and 2).
- B. Verification of notice was established.
- C. Sgt. Holliday presented the Commission with the following Sector 3 crime statistics for the period April 1-May 15:

Burglaries---	25	Larcenies-----	45
Robberies----	16	Stolen autos----	4
Larcenies from autos-----			10

 Members of the audience requested of the police officer that he include a statistical comparison between the present and previous years in his future presentations.(Attachment #3).
- D. The April minutes were approved unanimously without corrections.
- E. The May Treasurer's Report (Attachment #4) was approved unanimously. Treasurer David Grinnell reminded Commissioners that, for auditing purposes, he must include full written documentation of all reimbursed expenses in the monthly Treasurer's Reports. These expenses should not exceed, by vote of the Commission, \$25.00 monthly per Commissioner for SMD-related items and \$50.00 per committee for expenses related to that committee's work. Grinnell reported that three of the expenditures voted in the April Treasurer's Report are actually included in the May Report. *ATTACHMENT #4*
- F. Vice-Chairman's Report
 1. Joe Goldblatt reported that ANC-3C's prepaid legal services with the Anne Blaine Harrison Institute have been used up. The use of further ABH Institute legal time will cost \$30.00 per hour if prepaid, \$45.00 hourly.
 2. The Anne Blaine Harrison Institute has informed ANC-3C that it is about to enter into a contract agreement with the Woodley Park Towers with regard to the Tregaron development negotiations. ABH's Bob Stumberg expressed concern to Joe Goldblatt about a possible conflict of interest which might result if ABH Institute were to represent both ANC-3C and the Woodley Park Towers on the same issue. The consensus of the Commission was that, since residents of the Woodley Park Towers are ANC-3C constituents, any legal services performed on their behalf should coincide with the interests of ANC-3C. Joe Goldblatt will request that the Woodley Park Towers Board stay in close touch with this Commission on the Tregaron development matter.

G. Secretary's Report

Ruth Haugen reported that she would confirm use of the conference room this week with the Second District Police for the June 22nd monthly ANC-3C meeting.

She also reported that Mayor Barry will be holding a Ward III Town Meeting at the Guy Mason Center on Wednesday, May 27th from 7:30-9:30 PM.

H. Audience Issues:

1. Tregaron Corporation:

Mr. E. David Harrison, general counsel to the Tregaron Corp., brought the following to the attention of the Commission:

- a. His client is the Tregaron Corporation, not the Tregaron Development Corporation.
- b. He had written a letter dated May 14, 1981 to ANC-3C Chairman Gary Kopff (Attachment #5) commenting on procedural inconsistencies in the April 27th meeting.
- c. He reported that ANC-3C Preservation and Landmarks Committee Chairman Charles Szoradi had toured the Tregaron Estate with members of the Joint Committee on Landmarks.
- d. He announced to the Commission that the Tregaron Corp. is making constant revisions to the plan which they outlined to the community at the March 30, 1981 ANC-3C Town Meeting on Tregaron. Responding to a general community complaint of lack of accountability and communication from the Tregaron Corporation, Harrison answered that his client does not really have an official body to accountable, or communicate to; the spontaneous consensus of the Commission was that ANC-3C, as impartial representative of the community involved, should quite naturally serve as that body--a clearinghouse of information for all sides..
- e. Harrison informed the Commission that rumors about his client's plans for Tregaron's Causeway Bridge are untrue; it will be saved and repaired and used as a pedestrian or auto crossing.
- f. Mr. Harrison pointed out to the Commission that Architect Platt's original plan for the Tregaron Estate shows that the mansion was surrounded by trees, with no unimpeded vistas in any direction.
- g. As of this date, Harrison announced that the Tregaron Corp. had made the decision to reduce the number of units in the development from the March 30th 184 to 145. When they have what they consider to be a final plan, they will submit it to ANC-3C for their information and comments.

Commissioner Goldblatt expressed distress to Mr. Harrison that the Tregaron Corp. is not receiving any of the community feedback it has repeatedly asked for from the community. Harrison responded that Friends of Tregaron has not cooperated at all in this regard, in fact, that they have refused to talk to the Tregaron Corporation at all until either the final plan is ready or the density has been reduced to 20 or 30 units. Jacques DePuy, counsel to the Friends of Tregaron organization, directed the Tregaron Corp. not to communicate directly with members of Friends of Tregaron and/or their architect, Rich Ridley.

Goldblatt reported that Friends of Tregaron's transportation consultant, Larry Auerbach, has met with all concerned parties except the Tregaron Corporation. According to Mr. Harrison,

community opponents to his client's plan have complained about transportation problems they expect to result from the plan, yet they have declined to examine Tregaron Corporation's traffic study.

Commissioner Szoradi, who has worked closely with all sides of this matter representing ANC-3C, objects to Tregaron Corp.'s double standard of operation. Apparently, when he asked the Tregaron Corp. for copies of materials they'd submitted to the Joint Committee on Landmarks, he was told that all available copies had been given to the Friends of Tregaron. Furthermore, Szoradi wants it made clear to the Tregaron Corp. that community organizations whose interest it rightly is to protect their interests in this matter should not be expected to make too much input into Tregaron Corp.'s development plan. They should comment on a design once made, not design or help design it themselves, thereby putting themselves into the unsuspecting position of criticizing a design they'd helped to make.

Bill Carroll reminded the Commission from the audience that ANC-3C had submitted the Woodley Park Plan as a document reflecting its position on general issues facing that area. With regard to Tregaron, that document states that there is opposition to zoning change and/or any development that might increase neighborhood traffic or affect the natural setting. Furthermore, they do not want the estate isolated from the neighborhood. The Plan favors maintaining the operation of the International School on the site, possibly clustering some residential development along the sides of the school grounds. David Grinnell asked that each 3C Commissioner be provided with a copy of the Woodley Park Plan.

I. No SPECIAL COMMITTEE reports.

J. STANDING COMMITTEES: Reports and Issues

1. Zoning

- a. Case 81-6: Bill Carroll of the Sheraton Task Force commented to the Commission that he regards the six points raised by the Hotel Association as a serious step backward from all the efforts the Sheraton Task Force made in the course of Case 79-1. Linda Major submitted a letter prepared on behalf of the Zoning Committee to outline to the Zoning Commission all of those points the 3C community felt were still unresolved in the D.C. Zoning Regulations vis a vis hotel regulation. (Attachment #6). Grinnell moved to approve the letter and send it to the Zoning Secretariat. Ohman amended the motion to send the letter as prepared along with 3C's concern that the Zoning Commission is even considering points 2, 4 and 6 at all, in light of the fact that the matter was supposed to have been resolved with the decision in Case 79-1. Bill Carroll and Lynn Ohman will work together on that letter.
- b. Chanceries Case: David Grinnell read a statement he'd received from a Georgetown citizens group. He recommended that ANC-3C adopt this statement as their own position. Copies will be made and circulated with these minutes (Attachment #7) to prepare Commissioners for action at

- the June meeting.
- c. Sidewalk Cafe at 2608 Connecticut Ave.: There was a unanimous vote not to oppose this application, providing that the sidewalk retains a ten-foot minimum width.
 - d. The Zoning Commission will consider the matter of "courts" on June 1, 1981. It is the consensus of members of 3C's Zoning Committee that the issue of "closed" vs. "open" courts is too technical for neighborhood concern. It is strictly an architect's issue.
2. Transportation
- a. Reno Road Plan: Linda Major presented a letter on behalf of this Committee approving, with reservations, the plan developed by D.C.D.O.T. for implementation on June 29, 1981. Peter Espenschied spoke from the audience outlining several reasons why, in his opinion, the letter should not be sent:
 - A. ANC-3C, if it sends this letter, may not be representing the majority opinion of its constituents, since the majority of response D.C.D.O.T. received on this issue was in opposition to the idea of such a plan. It is unclear, however, how the approval vs. opposition breaks down according to ANC's.
 - B. He considers the density of traffic which will result from the consolidation of the two southbound rush hour lanes into one a matter of potentially great danger to the community in general, especially to young students who must cross Reno/34th St.
 - C. The Reno Corridor is presently statistically 15-20 times safer than Wisconsin Ave., so that he feels it unjustified to divert traffic from a safer route to an already more dangerous one.These points were addressed one by one by the Transportation Committee and unanimous approval was voted by the Commission to mail the letter to D.C.D.O.T. as ANC-3C's position. (Attachment #8)
 - b. Metrobus route changes: Linda Major presented a letter to the Commission outlining this committee's objections to certain Metrobus route changes which would affect 3C constituents (Attachment #9). Letter was approved unanimously for use as testimony reflecting ANC-3C's position at the May 20 hearing on these changes.
3. Recreation No report.
4. Human Services and Aging
- Ruth Haugen reported that she had served as a technical assistant at the May 1st and 2nd state White House Conference on Aging Workshop panel on Transportation.
- a. Bills 4-204 and 4-206: These bills are scheduled for a hearing May 28th with Mrs. Shackleton's Committee. Bill 4-206 seeks a technical definition of the term death; the proposed definition bears the approval of the American Bar and American Medical Associations. Bill 4-204, the National Death Act of 1981, would give a citizen the right to issue a directive in advance which will legalize the withdrawal of life support systems to him in a condition of terminal illness. David Grinnell proposed the following ANC-3C resolution:...that ANC-3C is on record as being in

support of Bill 4-204, the Natural Death Act of 1981, and Bill 4-206, the Determination of Death. A motion that this resolution be adopted and conveyed to Mrs. Shackleton's Committee on Human Services passed unanimously.

5. Housing No report.

6. Preservation and Landmarks

Chairman Charles Szoradi moved that ANC-3C accept as its own position Ms. Ganschientz's Joint Committee on Landmarks Preliminary Staff Report on Tregaron; Pat Wamsley seconded the motion. Tregaron Corp. Counsel Mr. Harrison stated for the record that ANC-3C should not take an official position on any draft or conceptual statement. David Grinnell endorsed Mr. Harrison's position. The motion to send a letter to the Joint Committee on Landmarks stating that ANC-3C is in agreement with their findings as expressed in their staff report (Attachment #10) passed with aye votes from Wamsley, Szoradi, Goldblatt and Kopff by official proxy (Attachment #11) and nay votes from Grinnell, Ohman and Haugen. Szoradi then distributed a letter from John Ellicott of the Friends of Tregaron (Attachment #12) commenting on the Joint Committee on Landmarks Preliminary Staff Report, after which he moved that ANC-3C also adopt the position expressed in that letter as its own and convey same to the J.C.D. For the record, Mr. Harrison of the Tregaron Corp. expressed shock that this ANC would now consider adopting the position of one of the parties of a hearing in advance of the hearing date. A Motion passed with aye votes from Szoradi, Ohman, Goldblatt and Kopff (by proxy) and nay votes from Wamsley, Haugen and Grinnell. Letters drafted at the meeting to the Joint Committee on Landmarks conveying these voted positions are attachments #13 and 14.

7. Education No report.

8. Crime Prevention

a. Goldblatt reported that labels identifying businessmen as belonging to the Woodley/Cleveland Park Businessmen's Crime Alert network had been distributed to 60% of the Connecticut Avenue businesses between Cathedral Ave. and Porter St. He told the Commission that, although he had not approached ANC-3F with a similar request for support, he would follow up on it immediately. His motion that ANC-3C authorize a \$50.00 contribution to the cause above passed over Grinnell's opposing vote. Ruth Haugen commended this project and cited it as a precedent for a similar campaign for Wisconsin Ave. businessmen.

9. Consumer Affairs No report.

10. Communications No report.

11. Budget and Fiscal Affairs No report.

NEW BUSINESS

Joe Goldblatt announced to the Commission that he must resign his ANC-3C-04 Commissioner's post effective August 1, 1981 due to the relocation at that time of his family out of the 3C area. He has

contacted 3C-04 resident Ms. Lisa Koteen about filling his unexpired term. He will introduce her to the Commission at the July monthly meeting after having advertised the vacancy in a 3C-04 newsletter June 1st. Grinnell commended Goldblatt, for the record, for his efforts to find his replacement. (Attachment #15)

Linda Major also announced to the Commission that she would resign her position as ANC-3C Coordinator/Recorder effective August 1, 1981 due to her family's relocation to New Jersey.

Linda Major reported, in response to inquiries about the Special Town Meeting Minutes on Tregaron of March 30, 1981, that, once comments and corrections had been received from all interested parties, the Minutes would be revised and resubmitted to the Commission. Since Lucy Weisz of the Anne Blaine Harrison Institute had determined that official acceptance of these minutes is not a procedure specified in the ANC Law, but rather a procedure peculiar to each individual ANC's ByLaws, the official directions regarding these and other Special Minutes should be referred to Phil Mendelson's ByLaws and Rules Committee.

The meeting adjourned at 10:45 PM.

ATTACHMENTS

1. Agenda
2. Registration cards
3. Second District Police Crime Statistics
4. Treasurer's Report
5. May 14, 1981 letter to Kopff from Tregaron Corp.
6. Letter re: Case 81-6
7. Citizens Assoc. of Georgetown statement of objection to S.584
8. Letter to D.C.D.O.T. re: Reno Road Plan
9. Letter to WMATA re: Metrobus route changes
10. Preliminary Staff Report of J.C.L. on Tregaron
11. Kopff's official proxy
12. John Ellicott's letter re: #10 above
13. Letter to J.C.L. re: ANC-3C adoption of text of #10 above
14. Letter to J.C.L. in support of #12 above
15. Goldblatt's resignation letter

Respectfully submitted for the Commission:



Linda Dodd Major, Recorder

Approved, as corrected:

Ruth Haugen, Secretary

Interstate FEDERAL

SAVINGS AND LOAN ASSOCIATION
15TH STREET AND NEW YORK AVENUE, N.W.
WASHINGTON, D.C. 20005

FOR A CASHACTION[®] SPECIALIST
PHONE: 783-3770

4

STATEMENT PERIOD 5/01/81 THRU 5/30/81

CASHACTION ACCT. NO.: 280-09283

A N C 3*C
2737 DEVONSHIRE PL NW
WASH DC 20008

BEGINNING BALANCE	11,867.48
ADDITIONS/DEPOSITS	.00
PAYMENTS/WITHDRAWALS	1,998.70-
SERVICE CHARGE	1.95
INTEREST PAID	47.62
STATEMENT BALANCE	9,914.45

DATE	VENDOR	DESCRIPTION	ACCOUNT NUMBER AT VENDOR	DRAFT NBR	TRANSACTION AMOUNT
5-01 *		CASHACTION SERVICE CHARGE			1.56-
5-01	015	C & P TELEPHONE CO OF DC	202232223200105		16.48-
5-01	019	HAGNER MGT. CO.	A.N.C.3-C		120.00-
5-05	026	JOHN EATON, H.S.A.	A.N.C.3-C		50.00-
5-05	021	KATHLEEN WOOD	A.N.C.3-C		500.00-
5-05	038	REAL ESTATE REPORTER	A.N.C.3-C		48.00-
5-21	026	JOHN EATON, H.S.A.	A.N.C.3-C		50.00-
5-21	042	CANDACE MAJOR	ANC 3C		25.00-
5-21	003	RUTH HAUGEN	PL.N.W.DC20008		13.36-
5-21	013	MINUTE MAN PRESS.	A.N.C.3-C		20.06-
5-21	009	LINDA MAJOR	A.N.C.3-C		300.00-
5-21	011	WASH. OFFICE EQUIP. CORP	A.N.C.3-C		82.00-
5-21	028	CHARLES SZORADI	A.N.C.3-C		128.01-
5-21	021	KATHLEEN WOOD	A.N.C.3-C		500.00-
5-21	038	REAL ESTATE REPORTER	A.N.C.3-C		48.00-
5-26	024	WOODLEY PARK COMM. ASSO.	ANC-3C		96.23-
5-28 *		INTEREST	FRIENDSHIP		47.62

15 TRANSACTIONS AT \$.13 \$1.95

*** ON 5/31/81 A SERVICE CHARGE OF \$1.95 WILL BE ASSESSED ***

SCHEDULED PAYMENTS 5/31/81 THROUGH 7/09/81

DATE	VENDOR	DESCRIPTION	ACCOUNT NUMBER AT VENDOR	TRANSACTION AMOUNT
6-01	015	C & P TELEPHONE CO OF DC	202232223200105	16.48
6-01	019	HAGNER MGT. CO.	A.N.C.3-C	120.00
7-01	015	C & P TELEPHONE CO OF DC	202232223200105	16.48
7-01	019	HAGNER MGT. CO.	A.N.C.3-C	120.00

* NO SERVICE CHARGE

Interstate FEDERAL
 SAVINGS AND LOAN ASSOCIATION
 15TH STREET AND NEW YORK AVENUE, N.W.
 WASHINGTON, D.C. 20005

MAY 81

minutes

FOR A CASHACTION, SPECIALIST
 PHONE: 783-3770

STATEMENT PERIOD 5/01/81 THRU 5/30/81

CASHACTION - ACCT. NO.: 280-09283 - 2232-

A N C 3*C
 2737 DEVONSHIRE PL NW
 WASH DC 20008

BEGINNING BALANCE	11,867.48
ADDITIONS/DEPOSITS	.00 ✓
PAYMENTS/WITHDRAWALS	1,998.70- ✓
SERVICE CHARGE	1.95
INTEREST PAID	47.62 ✓
STATEMENT BALANCE	9,914.45

ATE*	VENDOR	DESCRIPTION	ACCOUNT NUMBER AT VENDOR	DRAFT NBR	TRANSACTION AMOUNT
				CATEGORY #	
-01 *		CASHACTION SERVICE CHARGE		11	✓ 1.56-
-01	015	C & P TELEPHONE CO OF DC	202232223200105 ✓	7	✓ 16.48-
-01	019	HAGNER MGT. CO.	A.N.C.3-C ✓	6	✓ 120.00-
-05	026	JOHN EATON, H.S.A.	A.N.C.3-C ✓	14	✓ 50.00-
-05	021	KATHLEEN WOOD	A.N.C.3-C ✓	11	✓ 500.00-
-05	038	REAL ESTATE REPORTER	A.N.C.3-C ✓	12	✓ 48.00-
-21	026	JOHN EATON, H.S.A.	A.N.C.3-C ✓	DUP	✓ 50.00-
-21	042	CANDACE MAJOR	ANC 3C ✓	11	✓ 25.00-
-21	003	RUTH HAUGEN	PL.N.W.DC20008 ✓	8	✓ 13.36-
-21	013	MINUTE MAN PRESS.	A.N.C.3-C ✓	10	✓ 20.06-
-21	009	LINDA MAJOR	A.N.C.3-C ✓	11	✓ 300.00-
-21	011	WASH. OFFICE EQUIP. CORP	A.N.C.3-C ✓	12	✓ 82.00-
-21	028	CHARLES SZORADI	A.N.C.3-C ✓	10	✓ 128.01-
-21	021	KATHLEEN WOOD	A.N.C.3-C ✓	DUP.	✓ 500.00-
-21	038	REAL ESTATE REPORTER	A.N.C.3-C ✓	DUP.	✓ 48.00-
-26	024	WOODLEY PARK COMM. ASSO.	ANC-3C ✓	14.	✓ 96.23-
-28 *		INTEREST	FRIENDSHIP		47.62

15 TRANSACTIONS AT \$.13 \$1.95

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SCHEDULED PAYMENTS 5/31/81 THROUGH 7/09/81

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-01	015	C & P TELEPHONE CO OF DC	202232223200105	16.48
-01	019	HAGNER MGT. CO.	A.N.C.3-C	120.00
-01	015	C & P TELEPHONE CO OF DC	202232223200105	16.48
-01	019	HAGNER MGT. CO.	A.N.C.3-C	120.00

NO SERVICE CHARGE

TREGARON CORPORATION

SUITE 201

1555 CONNECTICUT AVENUE, N. W.

WASHINGTON, D. C. 20036

(202) 797-2345

May 14, 1981

Mr. Gary Kopff, Chairman
Advisory Neighborhood Commission 3-C
2737 Devonshire Place, N.W.
Washington, D.C. 20008

Dear Mr. Kopff:

This is to acknowledge receipt of your letter dated April 29, 1981.

I attended the ANC 3-C Meeting on April 29, 1981. I was advised by the acting Chairman that ANC 3-C would take no further action concerning the development of Tregaron until such time as the Tregaron Corporation had made its formal presentation of a formal developmental plan for its consideration.

At the meeting Mr. Szoradi presented a letter which he requested ANC 3-C to send to the Joint Committee for Landmarks. Being then given a copy of the letter, I immediately advised the Committee that I thought that the letter contained comments which were incorrect, and not based on a complete or concise review of the documents and planning information which we had submitted for conceptual review by the Joint Committee on Landmarks. It became evident from the ensuing discussion that Mr. Szoradi had not been given a complete copy of our presentation, and therefore had based his comments on an incomplete and erroneous view of our presentation and the concept we were proposing. The Commission, after discussing this matter, reached the conclusion that Mr. Szoradi could send the letter as his personal view, and that of his Committee. They decided that the letter would not represent the views of ANC 3-C, and that they would take no position based on the information contained therein. Being assured by the Chairman that there would be no further discussion of Tregaron that evening, I was advised, by the Chairman, that I could leave the meeting. It now appears that after I left, having received this assurance, the discussion was reopened,

GARY KOPFF
May 14, 1981
page 2

and the Committee then decided to approve the letters conclusion, even though previously I thought it was agreed upon that the conclusion was based on incomplete and therefore erroneous information. I am unable to resolve the apparant contradiction; how the Committee could not approve the letter, containing Mr. Szoradi's comments and analysis, could agree to take no position on Tregaron until such time as a formal presentation of a plan would be made, and could at the same time, adopt the conclusions of a report whose basic premise is incorrect, incomplete, and based on a misunderstanding of the positions of the developer. We are therefore amazed that ANC 3-C would adopt a resolution in opposition to our preliminary plan, when we have not even submitted a formal plan for consideration either by ANC 3-C or the Joint Committee.

We would hope that this matter will not be blown out of proportion and that we might continue to work closely with ANC 3-C and our neighbors to realize our developmental goals. We would expect that we could work to include within our planning the criticisms, comments, and suggestions which we have received during these preliminary presentations.

We would hope that ANC 3-C would keep an open mind in this matter and would allow us to make a formal presentation to you before a conclusion is reached as to whether our plan is complete, incomplete, and/or worthy of your approval or disapproval.

We thank you for your continued consideration and courtesies and would hope that this matter could be resolved amicably and in the spirit of mutual cooperation.

Respectfully,



E. David Harrison
General Counsel for Tregaron
Corporation

EDH/sl
cc: Charles Szoradi
Joint Committee on Landmarks
enclosure: Letter to Mr. Szoradi
dated April 30, 1981



ADVISORY
NEIGHBORHOOD
COMMISSION 3-C

Cathedral Heights
Cleveland Park
McLean Gardens
Woodley Park

May 18, 1981

Mr. Steven E. Sher
Executive Director
The Zoning Secretariat
District Building Room 9A
14th and E Streets NW
Washington, DC 20004

Dear Mr. Sher:

RE: Case No. 81-6

Advisory Neighborhood Commission 3C, serving the communities of Cleveland Park, Woodley Park, McLean Gardens, Cathedral Heights and Massachusetts Avenue Heights, would like to take this appropriate opportunity to reiterate some important oversights in the D.C. Zoning Regulations which we feel was not addressed in Order No. 134. Each of the four points relates to an issue of historical concern in our ANC area and, we hereby resolve, merits further consideration by the Zoning Commission.

Herewith the four issues:

1. Section 1202 does not provide a definition for the term "transient guest" which appears elsewhere in that section within definitions of the terms "hotel," motel" and "inn." Although the "hotel" definition specifically points out that that term "shall not be interpreted to include apartment house ...," no definitional distinction is made between the terms "transient (i.e. hotel, motel, inn) guest" and "occupants/permanent guests (presumably apartment residents)." We feel the resolution of this discrepancy to be essential since, lacking those definitions, the distinction between an "apartment building" and a "hotel (motel)" is cloudy. With the 1980 addition of the definition of "inn" to the picture, the distinction becomes almost impossible.

2. A second definitional distinction must be made between the terms "building" and "structure." Consistently throughout section 8104 of the D.C. Zoning Regulations, certificates of occupancy are discussed for "structures." A "building" is a "structure" by the definition, whereas a "structure" may include any building located permanently on the ground and/or anything attached thereto, presumably another or any number of other "buildings." In the case where a residentially located hotel, holding a certificate of occupancy for the "building" or "structure" it occupies but prohibited from expanding as a matter of right in that location, takes possession of an abutting "building"

01-LYNN OHMAN
02-Ruth Haugen
03-CHARLES SZORADI
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05-Phil Mendelson

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2737 Devonshire Place, N.W.
Washington, D.C. 20008
232-2232

06-Kaj Strand
07-Gary Kopff
08-Vacant
09-Patricia Wamsley
10-David Grinnell

or "structure, not necessarily already certified as a hotel, that hotel may, under the present regulations, seek to have their newly acquired property declared as part of their overall "structure," thereby functionally expanding. The implications of this possibility are obvious.

3. The third point becomes more important as the District of Columbia becomes an ever more significant center for higher education. Since little or no undeveloped land is available for building new dormitories--and would be prohibitive for financial reasons alone even if it were--previously existing buildings, probably hotels or apartment buildings, will be taken over by universities for use as student dormitory space. No provision is presently made in the D.C. Zoning Regulations for either a definition or criteria for issuance of Certificates of Occupancies for "dormitories." At present, there is a Georgetown University dormitory in the 3C area operating under the C of O of a hotel; in other areas, we know of dormitories operating under C's of O of apartment buildings. While the Zoning Commission may not wish to take on consideration of the dormitory issue in general at this time, nevertheless it should be made clear in case 81-6 that the term "hotel" should not be construed as including dormitory use. The use of a dormitory is inherently different from that of a hotel. Lack of necessity for commercial adjuncts and parking problems caused when the "guests" are permanent residents constitute of the critical differences.

4. We feel that, in addition to the provisions in Articles 72 and 73 for off-street parking and loading requirements, two new schedules should be inserted to include (A) provisions for queueing of taxicabs and (B) provisions for parking and queueing of commercial buses. If such additional provisions are not made, one or both of two consequences will likely be faced by the neighborhood. Either buses or taxis will be parked or backed up, standing, onto the public streets where they will undoubtedly impede the smooth flow of traffic (especially during rush hours), or they will, in their process of queueing, back up onto or actually park on areas which are designated for reasons of great need as restricted for guest auto parking.

We'd like to take this opportunity, in the course of our further comments on the Hotels Cases, to represent to you a great community concern which has been expressed to us as neighborhood representatives. ANC-3C citizens who worked long, sincerely, and at great expense to protect their residential neighborhoods from inappropriate hotel expansion--but who have come to accept the Order 314 as the conclusion of the case--are offended and angry at the reintroduction by the Hotel Association of Washington of the issue under, in their opinion, the thinly-veiled guise of a further examination of the D.C. Zoning Regulations. Our expression of this community feeling to you, however, should in no way be interpreted as detracting from the potential importance to our community of the four points described above.

We hope that these comments will be useful in your consideration of further amendments to the Zoning Regulations as pertain to hotels. If we can help further by expanding on any of our points, please contact the ANC-3C office.

BY RESOLUTION OF THE COMMISSION:

Ruth Haugen, Secretary for

Gary J. Kopff, Chairperson

Mr. Steven E. Sher, Page 3

cc: Mayor Marion Barry
Hon. Arrington Dixon, Chairman
Committee of the Whole
Hon. Jerry A. Moore, Jr., Chairman
Committee on Transportation and Environmental Services
Hon. John A. Wilson
Hon. Polly Shackleton
Hon. Wilhelmina Rolark
Mr. Thomas Downs, Director
D.C. Department of Transportation
Ms. Anne Hargroves, Citizens Planning Coalition
Mr. Joel Garner, Wisconsin Avenue Corridor Committee
Strongforce
Metropolitan Washington Housing Association
Chairpersons, ANC's 1C, 2A, 2B, 2C, 3A, 3B, 3E, 3F, 6A

DEAR DAVID

ENCLOSED IS A RESOLUTION
FROM GOORLOWOWN.
CAN YOU DRAFT SOMETHING
FOR THE MONDAY AND
MOODING ?

Charles

O: 965-6277

H: 667-5806

passed May 21, by Georgetown citizens, in sense of the meeting." This means that the resolution could be added to, but not drift from the intention expressed

(7)

Association

The Citizens of Georgetown wishes to state our objections to certain legislation pending in the Congress of the United States, namely Senate Bill 584 and a similar unnumbered bill attached as an amendment to the House Foreign Aid Authorisation Bill. We approve of the principle of enabling our government to grant or withhold benefits to a foreign government on the basis of a rule of reciprocity, where that government is withholding benefits from our own missions abroad to which they are lawfully and reasonably entitled. We wish to point out that reciprocity does not imply that our government should be in a position to grant discretionary favors to foreign mission which go beyond what international law entitles them to, and what our own law makes available to our own citizens. On the contrary, their missions in the United States are obligated by basic international law to observe local laws and regulations, including certainly those regarding land use and related matters.

We therefore are opposed to any legislation that would eliminate the current jurisdiction of the D.C. Zoning Commission and the Board of Zoning Adjustment over the location and design of embassies, chanceries, and facilities of international organizations in the District of Columbia, and that would grant in-lieu-of-zoning to the National Capital Planning Commission.



ADVISORY
NEIGHBORHOOD
COMMISSION 3-C

Cathedral Heights
Cleveland Park
McLean Gardens
Woodley Park

May 18, 1981

Mr. Thomas Downs, Director
Department of Transportation
Government of the District of Columbia
613 G Street NW
Washington, DC 20004

Dear Mr. Downs:

Advisory Neighborhood Commission 3C, representing citizens in the Cleveland Park, Woodley Park, McLean Gardens, Cathedral Heights and Massachusetts Avenue Heights neighborhoods near and along the Reno Road Corridor, is pleased to support, with comments, the new traffic plan for that corridor which appeared in the D.C. Register (Vol. 28, No. 18) May 1, 1981. Upon careful consideration, we have determined that it will effect a well-considered solution to the needs of community residents and their neighbors in the northwest area and the nation's capital in general. In particular, we applaud the functional elimination of the treacherous "reversible lane" system which has plagued our neighborhood with worry and traffic accidents.

We have, however, three concerns which we cited in our letter of January 12, 1981 not addressed in the May 1st rulemaking. Specifically, we asked then and continue to seek:

- 1) Specific criteria on which this plan will be evaluated during and after the six-month trial period
- 2) Procedures for D.C.D.O.T.'s gathering of current (i.e. pre-plan) side street traffic statistics on those parallel and cross-town streets which might be reasonably conjectured to be adversely affected by the traffic diverted/discouraged from Reno. Such advance data will be absolutely necessary for comparison with the after-implementation traffic figures.
- 3) Broadening of parking restrictions in two areas within our 3C section of 34th Street, both for geometric reasons:
 - A. Between Ordway and Porter Sts., northbound, the nature of the decline in 34th St. is so precipitous that a motorist's visibility is limited beyond Ordway St. until he actually reaches the Ordway crest. Allowing non-rush hour parking along this stretch could be lethal in a case where a northbound east-lane-traveling rush hour motorist, reasonably expecting a smooth two-lane northbound flow, were to be suddenly confronted, on the crest of the hill at rush hour speed, by an auto which, for any one of a number of reasons, had

01- LYNN CHMAN
02-Ruth Haugen
03-CHARLES SZORADI
04-Joe Jeff Goldblatt
05-Phil Mendelson

ANC-3C Office
2737 Devonshire Place, N.W.
Washington, D.C. 20008
232-2232

06-Kaj Strand
07-Gary Kopff
08-Vacant
09-Patricia Wamsley
10-David Grinnell

not been moved by its owner in time to accommodate the second northbound rush hour lane. Prohibition of this particular section of parking should be uncontroversial, since ample parking there would be available on the angle of 34th St. which cuts from Ordway just east of 34th down into 34th St. just south of the Porter Street intersection.

- B. The short northbound section between Cleveland Ave. and Klinge Rd. is equally unsuitable for parking, since turning movement of even one lane of northbound autos onto 34th St. would be restricted or made more dangerous by a car parked in that block.
- 4) Installation of a left turn lane, northbound, at the intersection of Reno Rd. and Albemarle Street because of the Metro-rail Tenley Circle station and that street's historical role as a significant cross-town collector, whose traffic has been diverted for the past half-dozen years to other streets, some in our ANC area. This would necessitate some parking restrictions between Alton Place and Albemarle.

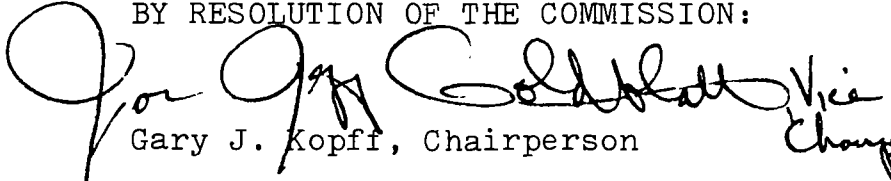
Furthermore, we are concerned that no mention was made of either elimination or retention of rush hour turning restrictions presently in effect along the Reno corridor in this area, specifically, southbound AM left turn restrictions onto Van Ness, Macomb and Woodley and northbound PM left turn restrictions onto Woodley, Macomb, Porter and Upton. Our support of this plan, beyond the comments above, assumes that all of these restrictions will be retained.


Incidentally, other current signage in this area does not coincide with the "Present" schematic represented in the May 1st D.C. Register. According to signs at the locations, no parking is allowed at any time between Garfield and Cleveland and Klinge and Cleveland, both on the northbound side.


In closing, we'd like to make the final recommendation that, in the future eventuality that the second northbound rush hour lane is eliminated, the section of Reno between Rodman and Tilden Streets be restriped so as to allow parking only on the outside of each curve, this measure to maximize motorist visibility.

We are pleased with the direction toward sensitivity to District residents and their problems which this solution represents. It is gratifying to those of us who work with our constituents to make D.C. a safer and more pleasant place to live as well as a functional national capital.

BY RESOLUTION OF THE COMMISSION:


Gary J. Kopff, Chairperson


Vice
Chairperson


for the chairperson

Mr. Thomas Downs, Page 3

cc: Mayor Marion Barry
Hon. Jerry A. Moore, Jr.
Hon. Polly Shackleton
ANC's 3E, 3F and 3G
Mr. Steve Stubitz, D.C.D.O.T.
Mr. George Jivatode, D.C.D.O.T.
Citizens for Sane Reno Corridor Transportation Policy
Reno Road Coalition
Cleveland Park Citizens Association
Friendship Neighborhood Coalition





ADVISORY
NEIGHBORHOOD
COMMISSION 3-C

Cathedral Heights
Cleveland Park
McLean Gardens
Woodley Park

May 18, 1981

Mr. Richard Page
General Manager
Washington Metropolitan Area
Transit Authority
600 Fifth Street NW
Washington, DC 20001

Dear Mr. Page:

RE: Docket No. B81-2

Advisory Neighborhood Commission 3C represents some 20,000 persons residing in the Cathedral Heights, Cleveland Park, McLean Gardens, and Woodley Park communities in the District of Columbia. We believe some of these residents would be adversely affected by the proposals set forth in hearing docket B81-2. By resolution of this Commission, this letter outlines our concerns and makes some recommendations.

The specific matters of direct concern to us and our residents relate to the proposals to eliminate routes L-5, N-1 and N-3; we have a less direct concern with a similar proposal pertaining to the D-1 route and a final proposal pertaining to the T-7 route. The hearing docket provides some indication that utilization of the D-1 route is low but provides no objective basis for characterizing utilization of the L-5, N-1 and N-3 routes as low. Our own observation is that the L and N routes in question are well patronized, albeit not packed with standees in the manner of sardines in a can.

If there is some degree of "underutilization," this suggests to us that the amount of service only be cut back somewhat, not eliminated altogether. The proposed replacement service, noted in the hearing docket, calls for adding some new runs to the present 80-series routes which would bring patrons to the vicinity of Farragut Square where they could transfer to other routes. This would mean, for many Foggy Bottom bound patrons, a doubling back on their route and transfers, two factors that contribute to overall service deterioration. The extra runs on the 80-series routes would presumably come at some cost to WMATA.

Our comments also come at a time when WMATA management has suggested the accelerated opening of the Metrorail "Red Line" out as far as Van Ness/UDC on Connecticut Avenue, possibly in December of this year. ANC-3C supports this recommendation.

01-LYNN OHMAN
02-Ruth Haugen
03-CHARLES SCORADI
04-Joe Jeff Goldblatt
05-Phil Mendelson

ANC-3C Office
2737 Devonshire Place, N.W.
Washington, D.C. 20008
232-2232

06-Kaj Strand
07-Gary Kopff
08-Vacant
09-Patriciá Wamsley
10-David Grinnell

5/18/81

The service changes in bus routes are contemplated for implementation in September of this year, we understand. We see a way in which the bus route proposals and the opening of additional stations on the "Red Line" might be integrated.

Specifically, we recommend that WMATA continue to operate L-5 service at present levels until the opening of Metrorail service out Connecticut Avenue, but permitting the L-5 to pick up N-2 and N-6 line Massachusetts Avenue passengers and D-2 line P Street passengers at 23rd Street each morning and to discharge them in that vicinity on 22nd Street each evening rush hour. While still requiring a transfer, the route patrons would not be forced to double back as the docket proposes to Farragut Square.

At the same time, we recommend that rather than eliminate all N-1 and N-3 service, that WMATA consider reducing the number of runs so as to better match utilization standards. Additional adjustments could be made on the basis of this experience when L-5 service is terminated coinciding with the December opening of Metrorail service to Van Ness/UDC three or four months later.

The above suggestion has obvious implications with respect to the proposed elimination of the D-1 service but, as that route does not serve the residents of this ANC, we take no position on it.

Finally, since the T-7 Montgomery Suburban Express Line intersects several other lines within our district, notably L, H, and 96-98, but makes no provisions for transfer, we would like to suggest that transfer points be accommodated at the following major intersections: Calvert/Connecticut, Massachusetts/Wisconsin and Porter/Wisconsin.

We hope you will find these suggestions helpful and practical and that you will modify the proposal along these lines before implementing the changes being recommended in your docket.

BY RESOLUTION OF THE COMMISSION:

/s/
Gary J. Kopff, Chairperson

cc: The Honorable Jerry A. Moore, Jr.
The Honorable Polly Shackleton
Mr. Thomas Downs, Director, D.C.D.O.T.
ANC's 3A, 3B, 3D, 3F and 3G
Chairperson, Wisconsin Avenue
Corridor Committee

JOINT COMMITTEE ON LANDMARKS OF THE NATIONAL CAPITAL

WASHINGTON, D.C. 20576

#10

STAFF REPORT DRAFT

TREGARON
(H.P.A. No. 81-251, New Construction,
Conceptual Design Review)

April 22, 1981

The Joint Committee believes that some additional development can be accommodated on the Tregaron site and still preserve a sense of this early twentieth century mansion house with its surrounding grounds. However, the Committee questions whether Tregaron can be developed to nearly the intensity proposed in this design concept submission and still retain its essential integrity.

The Committee finds that the proposal is not consistent with the purposes of D.C. Law 2-144 as set forth in Section 2(h) in at least the following specific areas:

1. The cluster housing proposed to be located in the area known as the "playing field" approximately 100 feet from the southern facade of the main house will be highly visible from the terrace and French windows of this facade, interrupting the important southern vista and adversely affecting the historic relationship between the house and its surrounding landscape.
2. The proposed plan will dramatically and negatively alter the curvilinear roadway with its stone walls and bridges which winds through the estate, and which, in concert with the footpaths, is an essential element of the landmark property as a whole.

The Committee recommends that the applicant restudy the overall concept for the purpose of reducing the density of development with particular attention given to eliminating, if possible, all development which would be visible from the south veranda and to maintaining the existing roadway. The proposed conversion of the original Causeway to a teahouse or other foreign use is discouraged; if closed to traffic, this important landscape feature should be retained in its original simplicity.

Tregaron

Tregaron, with its finely designed Neo-Georgian mansion, its unique and charming outbuildings, and its twenty acres of landscaped grounds, is an excellent example of the few remaining large estates designed for affluent American businessmen in the early twentieth century in Washington. Designed in 1912, Tregaron is the only residential structure in the District of Columbia designed by Charles Adams Platt, a nationally known New York architect, who designed other historic structures in the District of Columbia, namely the Freer Art Gallery (Category II), and the addition to the Corcoran Art Gallery (Category II). Tregaron was conceived as a country estate with sympathetically and carefully landscaped grounds designed jointly by Charles Platt and Ellen Shipman, an important New York landscape architect who worked with Platt on many of his country estate projects. The Neo-Georgian main house is symmetrically ordered with its two major facades oriented south and north. The house is located on the crest of the hill with the land falling steeply away from the house on the east and north and more softly on the south and west. Tregaron has been the home of several prominent Washingtonians: James Parmelee, a businessman, and Joseph E. Davies, an international lawyer and diplomat, and his wife, Marjorie Merriweather Post.

Project Description

The original Tregaron estate has been divided into two sections; six acres containing the mansion and its outbuildings are owned by the Washington International School, and the remaining approximately 14-15 acres are owned by the Tregaron Corporation. The proposed conceptual site plan calls for the construction on the Tregaron Corporation property of 180 dwelling units (with 225 parking spaces) to be built along existing or proposed roadways. The new roadways will deviate from the original drive west and south of the house in order to allow more cluster development on the flatter areas of the site. The units are to be approximately 1,350-2,000 square feet constructed around court yards and, where possible, built into the steep terrain beneath the grade at which the house is located. The developers have stated that the majority of healthy trees on the site will be saved. The original bridge or "The Causeway" leading from Klinge Road into the estate appears on the plans to be covered or enclosed and is described as a "Tea House".

#12

888 SIXTEENTH STREET, N. W.
WASHINGTON, D. C. 20006

May 18, 1981

Mr. Charles Szoradi
1025 Potomac Street, N.W.
Washington, D.C. 20007

Dear Mr. Szoradi:

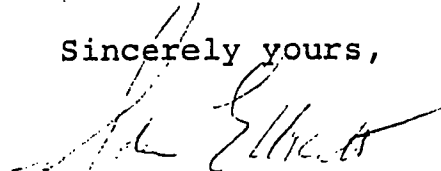
At the request of Gary Kopff, I am sending to you by messenger a short memorandum which sets forth principal objectionable features of the Tregaron Development Corporation proposal for the Tregaron estate in terms of historic preservation interests. I prepared this memorandum on behalf of Friends of Tregaron (of which I am a director) at Gary's request after reading the report of the staff of the Joint Committee on Landmarks.

We are very concerned that the JCL staff report is too narrow in its approach to the TDC plan. The principal objection to the plan is its massiveness. It would overwhelm the property and completely destroy its existing character. Preserving the southern view from the mansion and the driveway approach from Klinge Road, as noted in the staff report, are significant, but these are only two elements of the fundamental density problem. There simply is no way that anything approaching 180 houses can be squeezed onto these 14.7 acres without totally dominating and destroying the property. It would be a grave error if JCL action were construed as implicitly sanctioning such a massive development subject only to modest alterations in location. We hope that ANC-3 will take an effective stand on this matter before the JCL has acted.

Also enclosed is a copy of the District Court's opinion in Historic Green Springs, Inc. V. Bergland, which Gary asked me to pass along to you.

Your consideration and help are greatly appreciated.

Sincerely yours,



John Ellicott

Enclosures
cc: Mr. Gary Kopff

Principal Objectionable Aspects of the
Tregaron Development Corporation Proposal
in Terms of Historic Preservation and
Corrective Measures Required

A. Objectionable Aspects of Proposal

1. Scale. The proposal is to construct what essentially is a wall of row houses surrounding the buildings on the historic site. The project is massive. By the developer's own admission 45% of the acreage TDC has purchased would be directly absorbed in the development. The actual area developed probably would be significantly greater due to requirements of sound planning which would be imposed by interested D.C. and federal agencies for any development of this density on this site, including wider streets, more parking, catch basins and other runoff safeguards, utility lines and other features. Due to the character of the property, particularly its steep slopes, woodland cover and erosive soil, significant damage almost certainly would be done to the remainder of the property not directly developed. The effect would be virtually to destroy the character of the historic site, leaving the mansion isolated in the midst of a dense, inharmonious row-house development. The problem of scale can be dealt with only by greatly reducing the magnitude of the proposed development.

2. Setting. The proposal is insensitive to the setting in which the Tregaron mansion and other buildings are located. It would destroy a great part of the woodland cover directly, and substantially more indirectly through root damage during construction, changes in drainage resulting from slope alterations and soil penetration and surface cover. The proposed structures, reflecting no compatibility with the mansion, would by their number, size and location, effectively dominate the site. Views from the mansion would be impacted, particularly to the south. More important, all approaches to the mansion would be drastically affected. One could not walk the grounds anywhere without encountering the new housing, the very antithesis of the country setting envisioned by architect Charles Platt. Such of the woodland cover as would survive would be effectively cut off from the mansion by the intervening development and would lose its function as an integral part of the mansion's setting.

3. Landscape Features. The TDC plan would destroy the gracious entrance to the property from Klingle Road, substituting a new road with access only to the development. It would also destroy or effectively cut off virtually all of the footpaths on the estate. It is unlikely that the streams or pond would survive the construction process without severe damage, even if not directly built upon. One has only to look at numerous developments in the Washington area to see the dramatic effect upon creeks and streams downhill from new housing. Whatever landscape features did survive at Tregaron would be dominated by the massive housing located generally above.

B. Corrective Measures Required

1. Density. The density of the development proposed by the TDC should be very substantially reduced. This will permit the developer to develop a more sensitive, less intrusive plan compatible with the property's historic character. It should be noted that the density proposed by TDC far exceeds the level permitted under existing zoning, and that there has been no showing of any economic hardship if the property were developed less intensively. TDC purchased the property with knowledge of its historic designation.

2. Character. The developer should rethink his row-house proposal. With substantially reduced density, individual houses or smaller clusters could be better sited to more effectively harmonize with existing landscape features and to do less disturbance to natural contours and the woodland cover. A greater portion of the housing could be sited in relatively flat open areas out of view of the mansion, notably to the southeast. An architectural style or styles should be developed to blend more effectively with the mansion and its setting. Existing roadways, paths and other landscape features should be preserved.

3. Realism. The developer should develop a proposal which comes to grips, realistically, with the fundamental development constraints posed by the site. It is entirely inappropriate for TDC to ask the Joint Committee on Landmarks to grant concept approval to a development plan which does not provide roads adequate for fire protection or safe traffic flow, fails to provide a realistic level of on-site parking, deprives the Washington International School of adequate ingress and egress, makes no provision for storm water run-off,

fails to give recognition to the interests of the Park Service (including its contractual easement rights), and provides for construction on excessively steep slopes. If TDC is required to include in its plan, as it eventually will be, the protections necessary to satisfy these and other legitimate planning concerns, the adverse effects of the development on Tregaron's historic character would be significantly accentuated, a fact which the Joint Committee should fully appreciate.



ADVISORY
NEIGHBORHOOD
COMMISSION 3-C

#13
Cathedral Heights
Cleveland Park
McLean Gardens
Woodley Park

May 18, 1981

Joint Committee on Landmarks
1325 G Street NW
Washington, DC 20576

Re: Tregaron (H.P.A. No. 81-251, New Construction,
Conceptual Design Review)

Dear Members:

Please be advised that, at its regular monthly meeting of this date, Advisory Neighborhood Commission 3C, serving the neighborhoods of Cleveland Park, Woodley Park, McLean Gardens, Cathedral Heights and Massachusetts Avenue Heights, resolved to adopt the comments expressed in the April 22, 1981 Draft Staff Report of your committee as its own. That motion, introduced by Preservation and Landmarks Committee Chairman Charles Szoradi, received majority approval of this Commission.

A copy of the abovementioned report is enclosed.

We hope that you will find the position here conveyed useful in your deliberations relating to this case. Please contact our office if we can be of any further assistance.

BY RESOLUTION OF THE COMMISSION:

Ruth Haugen
Secretary

Gary J. Kopff, Chairperson

cc: Mr. E. David Harrison, Tregaron Corporation
Dr. Sheldon Holen, Friends of Tregaron
Mr. Arthur Meigs, Cleveland Park Citizens Association
Mr. Christopher Klose, Woodley Park Community Association
Mr. Charles Szoradi, ANC-3C Preservation & Landmarks Cte.

01-Lynn Ohman
02-Ruth Haugen
03-Charles Szoradi
04-Joe Jeff Goldblatt
05-Phil Mendelson

ANC-3C Office
2737 Devonshire Place, N.W.
Washington, D.C. 20008
232-2232

06-Kaj Strand
07-Gary Kopff
08-Vacant
09-Patricia Wamsley
10-David Grinnell

#14



ADVISORY
NEIGHBORHOOD
COMMISSION 3-C

Cathedral Heights
Cleveland Park
McLean Gardens
Woodley Park

May 18, 1981

Joint Committee on Landmarks
1325 G Street NW
Washington, DC 20576

Re: Principle Objectionable Aspects of the Tregaron Corpora-
tion Proposal in Terms of Historic Preservation and
Corrective Measures Required

Dear Members:

Please accept this letter as verification of Advisory Neigh-
borhood Commission 3C's resolved support, at its regular
monthly meeting of this date, of the general criticisms out-
lined by Friends of Tregaron representative John Ellicott
in response to the April 22, 1981 Draft Staff Report of
your committee re: H.P.A. No. 81-251(letter enclosed).

We hope that this position of this Commission, which represents
the D.C. citizens of the Cleveland Park, Woodley Park, McLean
Gardens, Cathedral Heights and Massachusetts Avenue Heights
neighborhoods, will be carefully considered in your deliber-
ations on this issue.

BY RESOLUTION OF THE COMMISSION:

Ruth Haugen
Secretary for

Gary J. Kopff, Chairperson

cc: Mr. E. David Harrison, Tregaron Corporation
Dr. Sheldon Holen, Friends of Tregaron
Mr. Arthur Meigs, Cleveland Park Citizens Association
Mr. Christopher Klose, Woodley Park Community Association
Mr. Charles Szoradi, ANC-3C Preservation and Landmarks Cte.

01-Lynn Ohman
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ADVISORY
NEIGHBORHOOD
COMMISSION 3-C

Cathedral Heights
Cleveland Park
McLean Gardens
Woodley Park

May 18, 1981

Commissioners
Advisory Neighborhood Commission 3C
2737 Devonshire Place N.W.
Washington, D.C. 20008

Dear Commissioners,

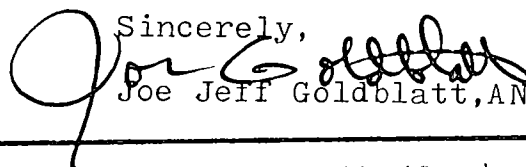
Within a very short time my wife and I will be able to realize a long time dream of owning our first home. This purchase unfortunately is outside of the ANC 3C district boundaries. I have checked with the Board of Elections and they have advised me that once we move I must resign my position as S.M. 3C04.

The property we hope to buy is a cooperative and therefore pending board approval (May 26, 1981) I will resign my position July 31, 1981 as we plan to move August 1, 1981.

In anticipation of this move and with the reality that I will not be a candidate for this office in the Fall I have approached one of my constituents, Ms. Lisa Koteen, concerning running to fill my unexpired term and offering herself as a candidate in the general election in November. Ms. Koteen has agreed to offer herself to fill my unexpired term and is seriously considering running for the full term in November. Her background is outstanding: a life long resident of the District she currently works closely with the board at the Woodley Park Towers where she is a resident and soon will be active with friends of Tregaron. Having just received her law degree she has a sincere interest in serving this neighborhood since she attended school here and has been active in civic programs in the past.

I would welcome your recruitment of other candidates but I believe we would be hard pressed to find a person with the experience and dedication of Ms. Koteen in our area. I will introduce Ms. Koteen to the commission at our July meeting.

It is my intention to continue to work with ANC 3C in the future as I firmly believe in the merits of this system of citizen participation.

Sincerely,

Joe Jeff Goldblatt, ANC 3C04

CC: All commissioners and
Linda Major

- 01-Christopher Klose
- 02-Ruth Haugen
- 03-Vacant
- 04 Joe Jeff Goldblatt
- 05-Phil Mendelson

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ADVISORY
NEIGHBORHOOD
COMMISSION 3-C

Cathedral Heights
Cleveland Park
McLean Gardens
Woodley Park

MINUTES
May 18, 1981

- A. The meeting was called to order at 8:05 PM at the Second District Police Headquarters, Vice-Chairman Joe Jeff Goldblatt presiding in Chairman Gary Kopff's absence. Commissioners Mendelson and Strand were also absent (Attachments #1 and 2).
- B. Verification of notice was established.
- C. Sgt. Holliday presented the Commission with the following Sector 3 crime statistics for the period April 1-May 15:
- | | | | |
|---------------------------|----|------------------|----|
| Burglaries--- | 25 | Larcenies----- | 45 |
| Robberies--- | 16 | Stolen autos---- | 4 |
| Larcenies from autos----- | | | 10 |
- Members of the audience requested of the police officer that he include a statistical comparison between the present and previous years in his future presentations (Attachment #3).
- D. The April minutes were approved unanimously without corrections.
- E. The May Treasurer's Report (Attachment #4) was approved unanimously. Treasurer David Grinnell reminded Commissioners that, for auditing purposes, he must include full written documentation of all reimbursed expenses in the monthly Treasurer's Reports. These expenses should not exceed, by vote of the Commission, \$25.00 monthly per Commissioner for SMD-related items and \$50.00 per committee for expenses related to that committee's work. Grinnell reported that three of the expenditures voted in the April Treasurer's Report are actually included in the May Report.
- F. Vice-Chairman's Report
1. Joe Goldblatt reported that ANC-3C's prepaid legal services with the Anne Blaine Harrison Institute have been used up. The use of further ABH Institute legal time will cost \$30.00 per hour if prepaid, \$45.00 hourly.
 2. The Anne Blaine Harrison Institute has informed ANC-3C that it is about to enter into a contract agreement with the Woodley Park Towers with regard to the Tregaron development negotiations. ABH's Bob Stumberg expressed concern to Joe Goldblatt about a possible conflict of interest which might result if ABH Institute were to represent both ANC-3C and the Woodley Park Towers on the same issue. The consensus of the Commission was that, since residents of the Woodley Park Towers are ANC-3C constituents, any legal services performed on their behalf should coincide with the interests of ANC-3C. Joe Goldblatt will request that the Woodley Park Towers Board stay in close touch with this Commission on the Tregaron development matter.

01-Christopher Klose
02-Ruth Hansen
03-CHARLES SZORADI
04-Joe Jeff Goldblatt
05-Phil Mendelson

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2737 Devonshire Place, N.W.
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232-2232

06-Kaj Strand
07-Gary Kopff
08-Vacant
09-Patricia Wamsley
10-David Grinnell

G. Secretary's Report

Ruth Haugen reported that she would confirm use of the conference room this week with the Second District Police for the June 22nd monthly ANC-3C meeting.

She also reported that Mayor Barry will be holding a Ward III Town Meeting at the Guy Mason Center on Wednesday, May 27th from 7:30-9:30 PM.

H. Audience Issues:

1. Tregaron Corporation:

Mr. E. David Harrison, general counsel to the Tregaron Corp., brought the following to the attention of the Commission:

- a. His client is the Tregaron Corporation, not the Tregaron Development Corporation.
- b. He had written a letter dated May 14, 1981 to ANC-3C Chairman Gary Kopff (Attachment #5) commenting on procedural inconsistencies in the April 27th meeting.
- c. He reported that ANC-3C Preservation and Landmarks Committee Chairman Charles Szoradi had toured the Tregaron Estate with members of the Joint Committee on Landmarks.
- d. He announced to the Commission that the Tregaron Corp. is making constant revisions to the plan which they outlined to the community at the March 30, 1981 ANC-3C Town Meeting on Tregaron. Responding to a general community complaint of lack of accountability and communication from the Tregaron Corporation, Harrison answered that his client does not really have an official body to accountable^{to} or communicate to; the spontaneous consensus of the Commission was that ANC-3C, as impartial representative of the community involved, should quite naturally serve as that body--a clearinghouse of information for all sides.
- e. Harrison informed the Commission that rumors about his client's plans for Tregaron's Causeway Bridge are untrue; it will be saved and repaired and used as a pedestrian or auto crossing.
- f. Mr. Harrison pointed out to the Commission that Architect Platt's original plan for the Tregaron Estate shows that the mansion was surrounded by trees, with no unimpeded vistas in any direction.
- g. As of this date, Harrison announced that the Tregaron Corp. had made the decision to reduce the number of units in the development from the March 30th 184 to 145. When they have what they consider to be a final plan, they will submit it to ANC-3C for their information and comments.

Commissioner Goldblatt expressed distress to Mr. Harrison that the Tregaron Corp. is not receiving any of the community feedback it has repeatedly asked for from the community. Harrison responded that Friends of Tregaron has not cooperated at all in this regard, in fact, that they have refused to talk to the Tregaron Corporation at all until either the final plan is ready or the density has been reduced to 20 or 30 units. Jacques DePuy, counsel to the Friends of Tregaron organization, directed the Tregaron Corp. not to communicate directly with members of Friends of Tregaron and/or their architect, Rich Ridley. Goldblatt reported that Friends of Tregaron's transportation consultant, Larry Auerbach, has met with all concerned parties except the Tregaron Corporation. According to Mr. Harrison,

community opponents to his client's plan have complained about transportation problems they expect to result from the plan, yet they have declined to examine Tregaron Corporation's traffic study.

Commissioner Szoradi, who has worked closely with all sides of this matter representing ANC-3C, objects to Tregaron Corp.'s double standard of operation. Apparently, when he asked the Tregaron Corp. for copies of materials they'd submitted to the Joint Committee on Landmarks, he was told that all available copies had been given to the Friends of Tregaron. Furthermore, Szoradi wants it made clear to the Tregaron Corp. that community organizations whose interest it rightly is to protect their interests in this matter should not be expected to make too much input into Tregaron Corp.'s development plan. They should comment on a design once made, not design or help design it themselves, thereby putting themselves into the unsuspecting position of criticizing a design they'd helped to make.

Bill Carroll reminded the Commission from the audience that ANC-3C had submitted the Woodley Park Plan as a document reflecting its position on general issues facing that area. With regard to Tregaron, that document states that there is opposition to zoning change and/or any development that might increase neighborhood traffic or affect the natural setting. Furthermore, they do not want the estate isolated from the neighborhood. The Plan favors maintaining the operation of the International School on the site, possibly clustering some residential development along the sides of the school grounds. David Grinnell asked that each 3C Commissioner be provided with a copy of the Woodley Park Plan.

I. No SPECIAL COMMITTEE reports.

J. STANDING COMMITTEES: Reports and Issues

1. Zoning

- a. Case 81-6: Bill Carroll of the Sheraton Task Force commented to the Commission that he regards the six points raised by the Hotel Association as a serious step backward from all the efforts the Sheraton Task Force made in the course of Case 79-1. Linda Major submitted a letter prepared on behalf of the Zoning Committee to outline to the Zoning Commission all of those points the 3C community felt were still unresolved in the D.C. Zoning Regulations vis a vis hotel regulation. (Attachment #6). Grinnell moved to approve the letter and send it to the Zoning Secretariat. Ohman amended the motion to send the letter as prepared along with 3C's concern that the Zoning Commission is even considering points 2, 4 and 6 at all, in light of the fact that the matter was supposed to have been resolved with the decision in Case 79-1. Bill Carroll and Lynn Ohman will work together on that letter.
- b. Chanceries Case: David Grinnell read a statement he'd received from a Georgetown citizens group. He recommended that ANC-3C adopt this statement as their own position. Copies will be made and circulated with these minutes (Attachment #7) to prepare Commissioners for action at

the June meeting.

- c. Sidewalk Cafe at 2608 Connecticut Ave.: There was a unanimous vote not to oppose this application, providing that the sidewalk retains a ten-foot minimum width.
- d. The Zoning Commission will consider the matter of "courts" on June 1, 1981. It is the consensus of members of 3C's Zoning Committee that the issue of "closed" vs. "open" courts is too technical for neighborhood concern. It is strictly an architect's issue.

2. Transportation

- a. Reno Road Plan: Linda Major presented a letter on behalf of this Committee approving, with reservations, the plan developed by D.C.D.O.T. for implementation on June 29, 1981. Peter Espenschied spoke from the audience outlining several reasons why, in his opinion, the letter should not be sent:
 - A. ANC-3C, if it sends this letter, may not be representing the majority opinion of its constituents, since the majority of response D.C.D.O.T. received on this issue was in opposition to the idea of such a plan. It is unclear, however, how the approval vs. opposition breaks down according to ANC's.
 - B. He considers the density of traffic which will result from the consolidation of the two southbound rush hour lanes into one a matter of potentially great danger to the community in general, especially to young students who must cross Reno/34th St.
 - C. The Reno Corridor is presently statistically 15-20 times safer than Wisconsin Ave., so that he feels it unjustified to divert traffic from a safer route to an already more dangerous one.

These points were addressed one by one by the Transportation Committee and unanimous approval was voted by the Commission to mail the letter to D.C.D.O.T. as ANC-3C's position. (Attachment #8)

- b. Metrobus route changes: Linda Major presented a letter to the Commission outlining this committee's objections to certain Metrobus route changes which would affect 3C constituents (Attachment #9). Letter was approved unanimously for use as testimony reflecting ANC-3C's position at the May 20 hearing on these changes.

3. Recreation No report.

4. Human Services and Aging

Ruth Haugen reported that she had served as a technical assistant at the May 1st and 2nd state White House Conference on Aging Workshop panel on Transportation.

- a. Bills 4-204 and 4-206: These bills are scheduled for a hearing May 28th with Mrs. Shackleton's Committee. Bill 4-206 seeks a technical definition of the term death; the proposed definition bears the approval of the American Bar and American Medical Associations. Bill 4-204, the National Death Act of 1981, would give a citizen the right to issue a directive in advance which will legalize the withdrawal of life support systems to him in a condition of terminal illness. David Grinnell proposed the following ANC-3C resolution:...that ANC-3C is on record as being in

support of Bill 4-204, the Natural Death Act of 1981, and Bill 4-206, the Determination of Death. A motion that this resolution be adopted and conveyed to Mrs. Shackleton's Committee on Human Services passed unanimously.

5. Housing No report.
6. Preservation and Landmarks

Chairman Charles Szoradi moved that ANC-3C accept as its own position Ms. Ganschienitz's Joint Committee on Landmarks Preliminary Staff Report on Tregaron; Pat Wamsley seconded the motion. Tregaron Corp. Counsel Mr. Harrison stated for the record that ANC-3C should not take an official position on any draft or conceptual statement. David Grinnell endorsed Mr. Harrison's position. The motion to send a letter to the Joint Committee on Landmarks stating that ANC-3C is in agreement with their findings as expressed in their staff report (Attachment #10) passed with aye votes from Wamsley, Szoradi, Goldblatt and Kopff by official proxy (Attachment #11) and nay votes from Grinnell, Ohman and Haugen. Szoradi then distributed a letter from John Ellicott of the Friends of Tregaron (Attachment #12) commenting on the Joint Committee on Landmarks Preliminary Staff Report, after which he moved that ANC-3C also adopt the position expressed in that letter as its own and convey same to the J.C.L. For the record, Mr. Harrison of the Tregaron Corp. expressed shock that this ANC would now consider adopting the position of one of the parties of a hearing in advance of the hearing date. Motion passed with aye votes from Szoradi, Ohman, Goldblatt and Kopff (by proxy) and nay votes from Wamsley, Haugen and Grinnell. Letters drafted at the meeting to the Joint Committee on Landmarks conveying these voted positions are attachments #13 and 14.
7. Education No report.
8. Crime Prevention
 - a. Goldblatt reported that labels identifying businessmen as belonging to the Woodley/Cleveland Park Businessmen's Crime Alert network had been distributed to 60% of the Connecticut Avenue businesses between Cathedral Ave. and Porter St. He told the Commission that, although he had not approached ANC-3F with a similar request for support, he would follow up on it immediately. His motion that ANC-3C authorize a \$50.00 contribution to the cause above passed over Grinnell's opposing vote. Ruth Haugen commended this project and cited it as a precedent for a similar campaign for Wisconsin Ave. businessmen.
9. Consumer Affairs No report.
10. Communications No report.
11. Budget and Fiscal Affairs No report.

NEW BUSINESS

Joe Goldblatt announced to the Commission that he must resign his ANC-3C-04 Commissioner's post effective August 1, 1981 due to the relocation at that time of his family out of the 3C area. He has

contacted 3C-04 resident Ms. Lisa Koteen about filling his unexpired term. He will introduce her to the Commission at the July monthly meeting after having advertised the vacancy in a 3C-04 newsletter June 1st. Grinnell commended Goldblatt, for the record, for his efforts to find his replacement. (Attachment #15)

Linda Major also announced to the Commission that she would resign her position as ANC-3C Coordinator/Recorder effective August 1, 1981 due to her family's relocation to New Jersey.

Linda Major reported, in response to inquiries about the Special Town Meeting Minutes on Tregaron of March 30, 1981, that, once comments and corrections had been received from all interested parties, the Minutes would be revised and resubmitted to the Commission. Since Lucy Weisz of the Anne Blaine Harrison Institute had determined that official acceptance of these minutes is not a procedure specified in the ANC Law, but rather a procedure peculiar to each individual ANC's ByLaws, the official directions regarding these and other Special Minutes should be referred to Phil Mendelson's ByLaws and Rules Committee.

The meeting adjourned at 10:45 PM.

ATTACHMENTS

1. Agenda
2. Registration cards
3. Second District Police Crime Statistics
4. Treasurer's Report
5. May 14, 1981 letter to Kopff from Tregaron Corp.
6. Letter re: Case 81-6
7. Citizens Assoc. of Georgetown statement of objection to S.584
8. Letter to D.C.D.O.T. re: Reno Road Plan
9. Letter to WMATA re: Metrobus route changes
10. Preliminary Staff Report of J.C.L. on Tregaron
11. Kopff's official proxy
12. John Ellicott's letter re: #10 above
13. Letter to J.C.L. re: ANC-3C adoption of text of #10 above
14. Letter to J.C.L. in support of #12 above
15. Goldblatt's resignation letter

Respectfully submitted for the Commission:


Linda Dodd Major, Recorder

Approved, as corrected:

Ruth Haugen, Secretary