TUDOR PLACE

HISTORIC HOUSE AND GARDEN

TRANSMITTAL SHEET

TO: **BZA** FROM: **Tudor Place Foundation**

COMPANY: DATE: **November 3, 2008**

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MESSAGE

Hello,

I attached the minutes from our NLC Meeting that took place on October 9, 2008. Please let me know if you have any questions.

Sincerely,

Alexandra Telyan
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2008 NOV -3 PM 2:31
BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 16974
EXHIBIT NO. 156

Board of Zoning Adjustment
District of Columbia
CASE NO. 16974
EXHIBIT NO. 156

Neighborhood Liaison Committee

Meeting

October 9, 2008
6:15 p.m.
1670 31st Street NW

2008 NOV -3 PM 2:31

Please sign in.

- Welcome and introductions
- Restoration of 1876 kitchen
- Mechanical, electrical, plumbing upgrades/ Oerhlein & Associates Architects
- Major pruning of trees and review of slopes surrounding property
- Upcoming events:
  - October 4 Halloween Spooktacular!
  - November 12 Silver Lecture and Donor Reception
  - December 6 Holiday Open House
  - December 10 Donor Open House

Activities Report

Neighbor Concerns:

- Neighbor request to water *new* city trees on Q Street
- Removal of dead tree in front of 1670 31st Street NW
- Neighbor concern about damaged sidewalk and mud at corner of Q and 31 Streets.
- Neighbor request to stop removal of invasive plant species on 32nd Street

Tudor Place Concerns:

- Dog walkers not picking up waste.
- Garbage left outside & around Tudor Place perimeter.

Daytime, weekday, weekend, and evening events:

Attendees	2007	2008	Permitted
200-500	1	2 *(Garden Party & Easter Egg Roll/Hunt)*	6
199 –100	10	0	10
99-50	8	6	15

Tudor Place Historic House and Garden
Neighborhood Liaison Committee
Minutes
October 9, 2008

Neighbors present:

Ron Snider, 31st Street neighbor

Staff Present:

Leslie L. Buhler, Executive Director
Heather Bartlow, Director of Communications and Development
Alexandra Telyan, Administrative and Membership Officer

Introduction

Ms. Buhler called the meeting to order at 6:20 p.m. She reported on the following projects:

Opening of 1876 Kitchen

Ms. Buhler briefly discussed the member opening: Service in the City. Mr. Snider stated that he attended and was impressed by the kitchen.

Mechanical, Electrical & Plumbing Upgrades

Ms. Buhler discussed the need for climate control within the house and storage areas to protect the collection and archives. Michael Henry of Watson & Henry Architects is a mechanical engineer known for doing the least intrusive and most passive systems for historic houses. A research and review is currently underway prior to making any decisions. Electrical and plumbing upgrades must also be completed. UV filters are being installed on south facing windows.

Upcoming events

Ms. Buhler noted the following upcoming events:

- October 4 Halloween Spooktacular!
- November 12 Silver Lecture and Donor Reception
- December 6 Holiday Open House
- December 10 Donor Open House

BZA hearing

Ms. Buhler noted that Tudor Place will be applying to the BZA next year for an exception. Ms. Buhler added that Phil Feola of Shaw Pittman is working pro bono for Tudor Place to file the BZA application.

Mr. Snider remarked that there is a difference between rental and educational events. The education events held at Tudor Place should not cause concern. Mr. Snider recommended that, in order to be sensitive to neighbors, large turbine generators should not be permitted for events.

Ms. Buhler noted that no complaints have been reported concerning Tudor Place events. When education events such as the Easter Egg Hunt and Roll are announced we ask for advance registration but we do not know how many guests will actually attend. We do have better counts for the invitation only donor events. Catered events can rarely be done for under $3,000. It would be helpful to have parking on site since valet parking is around $1,500 for events with seventy-five or more guests. Mr. Snider suggested ways to park on site.

Ms. Buhler brought to the discussion that we are currently looking into where we can store the collection and the archive in climate controlled spaces. Mr. Snider noted that consideration should go to using the 1670 31st Street space because there are no restrictions on that property. Ms. Buhler explained further that Mary Oehrlein is working with Tudor Place to devise a plan for the site. Ms. Buhler made note that Tudor Place will discuss with neighbors and get feedback and ideas when there are some plans to share.

One area must be addressed to conform with the last BZA ruling. Tudor Place needs to address the improvement of the 32nd Street gate and slope. Carol Mitten of the BZA raised this issue and inserted in the conditions that options be presented to improve trash pick up and delivery. No neighbors complained about this issue.

Ms. Buhler discussed that we recently received a security review of the site and that we may hire an un-armed security guard to be on-site during the weekends.

Questions and Concerns Since Last Meeting

1. **Neighbor request to water new city trees on Q Street**
   a. Ms. Buhler assured Mr. Snider that the trees were being watered.
2. **Removal of dead city tree in front of 1670 31st Street NW**
   a. This has been completed.
3. **Neighbor concern about damaged sidewalk and mud at corner of Q and 32nd Streets**
   a. Tudor Place noted that there is not erosion from the property. However, there are mounds of sandy soil which appear along the fence line. Mr. Snider suggested that moles could be the cause. The city came to repair the sidewalk but it was not executed successfully. Tudor Place will follow up on what is causing the sandy mounds on the sidewalk.
4. **Neighbor request to stop removal of invasive plant species on 32nd Street**
   a. Tudor Place is currently coming up with a planting design to discuss with neighbors.

Tudor Place Concerns

1. **Dog walkers not picking up waste**
   a. Tudor Place is considering placing modest signs to give neighbors a gentle reminder to pick up after their pets.
2. **Garbage left outside & around Tudor Place perimeter**

a. Ms. Buhler noted that trash, alcohol bottles, socks, and other kinds of litter are usual found around the perimeter of Tudor Place or thrown over its fence.

Concern Raised:

Mr. Snider noted that the tulip poplar on the Q and 31st Street corner appears to be out of balance. He suggested that Tudor Place remove branches that are causing the imbalance. Ms. Buhler noted that arborist Keith Pitchford will examine the tree to assess its strength and balance.

General Comments:

Mr. Snider suggested that he and Richard Theis review the current conditions and that they meet with Tudor Place is make sure all are in agreement in advance of the BZA application. Ms. Buhler agreed that this was the preferable way to proceed and looked forward to conversations about the conditions.

Ms. Buhler closed the evening with a PowerPoint presentation that provided an overview of the collection and archive.

The Neighborhood Liaison Committee Meeting ended at 6:45 p.m.