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ZONING SECRETARIAT,  
DISTRICT OF COLUMBIA

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November 30, 1987

Mr. Lindsley Williams, Chairman  
D.C. Zoning Commission  
District Building  
1350 Pennsylvania Avenue, NW - Room 11  
Washington, DC 20004

HAND DELIVERY

Re: Z.C. Case No. 86-26  
Connecticut Avenue (Cleveland Park)

**PRE-HEARING SUBMISSION**

Dear Chairman Williams and Members of the Commission:

The Cleveland Park Historical Society (CPHS) will take the lead in presenting Co-Petitioners' case. None of the other Co-Petitioners will be requesting separate time of its own. CPHS views this hearing as important not only for all Cleveland Park residents; but also because it will be the first time the Commission has considered an overlay zone to better protect a commercial historic district designated under D.C. Law 2-144 and listed on the National Register of Historic Places. As such, this hearing has precedent-setting implications in the District of Columbia and in the U.S., as a whole, which looks to the nation's capital for leadership in the historic preservation field.

**I. POSITION OF PETITIONERS (C.P. Overlay)**

Petitioners' are completely supportive of the proposal of OP as expressed in the Z.C. Notice of Public Hearing (Case No. 86-26) with these additions:

A. The maximum height "alternative" noted in § 1401.1 should be an integral part of the "twice-the-height" limitation. Thus, the two sentences should be combined:

ZONING COMMISSION  
District of Columbia

ZONING COMMISSION  
District of Columbia  
Case No. 86-26  
EXHIBIT NO. 121  
Exhibit 121.1

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§ 1401.1 Any new building or expansion of an existing building shall be restricted to a maximum height not to exceed two times the height of the lowest existing building on an abutting lot fronting on the same street as the lot being built upon and not separated from the latter by a street or alley; provided, however, that the maximum permitted height of buildings in the CP Overlay District shall be three stories and 40 feet. (added words underlined)

B. In connection with PUDs, we would add this language: "No PUD shall be permitted unless it is compatible with the purposes, design, and character of the CP Overlay District."

C. We would like the name of the new zoning district to be the "Cleveland Park Historic Overlay District."

### II. LIST OF WITNESSES, SUMMARY OF TESTIMONY, ESTIMATED TIME

<u>Witness</u>	<u>Subject Matter Summary</u>	<u>Estimated Time</u>
Teresh Boasberg (lead counsel)	Overview	10 min.
Richard Longstreth and Kathleen S. Wood, architectural historians	Connecticut Avenue and Cleveland Park: an historical perspective	15 min.
Richard Ridley, architect	Graphics of existing and proposed zoning	10 min.
Expert A -- planner, city official	Rezoning to protect neighborhood commercial area in other cities	15 min.
Experts B, C, D -- planner, city official, attorney	Rezoning to protect historic districts in other cities	15 min.
Expert E -- federal official	Rezoning to protect National Register historic districts	15 min.

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Expert F -- PhD	Traffic analysis -- traffic congestion	15 min.
Residents G and H	D.C. Code 5-414 analysis parking, pollution, general welfare, neigh- borhood stability	10 min.
Expert I	Connecticut Avenue businesses -- upgrading; similar experiences in other cities	10 min.
Experts/Residents	Protecting neighborhood businesses, METRO utili- zation, protecting local jobs	10 min.
Tersh Boasberg	Summary	<u>5 min.</u>
TOTAL		2 hours

Please note that other individuals and residents, as well as, local and national organizations also have contacted us about presenting their views. Because of expected time constraints, we have informed them that we probably would not be able to include them as a part of our direct case presentation. However, a number have indicated to me that they will appear on their own behalf. We will make every effort possible to caution them about repetitious testimony.

### III. INFORMATION, REPORTS, OTHER MATERIALS AND INFORMATION TO BE INTRODUCED AT HEARING.

A. Case No. 85-9 before the D.C. Historic Preservation Review Board (Park & Shop landmark designation).

Pertinent portions of this record relating to the architectural significance and historicity of the Park & Shop complex.

B. Case No. 85-10 before the D.C. Historic Preservation Review Board (historic district designation).

Pertinent portions of the record relating to the architectural significance, historicity, urban planning, and

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neighborhood preservation in relationship to Connecticut Avenue, including "The Development of Connecticut Avenue in Cleveland Park" by Cherrie Anderson and Ned W. Dearborn.

C. Pertinent portions of Cleveland Park's nomination to the National Register of Historic Places.

D. Other maps, plans, and articles relating to the history and current status of Connecticut Avenue and surroundings; relevant portions of the Comprehensive Plan, Draft Ward 3 Plan, Connecticut Avenue Corridor Study, and similar public documents.

E. Charts and graphics prepared by Richard Ridley depicting existing and proposed zoning and historic characteristics of Connecticut Avenue in Cleveland Park.

F. Traffic analysis of area and critique of Connecticut Avenue Corridor Study.

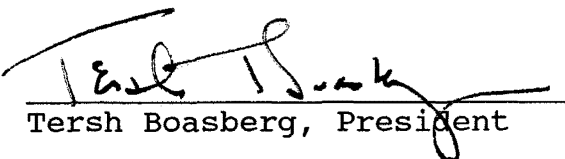
G. Analysis of historic preservation concerns, National Register protections, zoning controls, and overlay zones in other cities, including relevant portions of other municipal ordinances, pertinent state and federal laws and regulations, scholarly articles, affidavits, charts, maps, and plans.

H. Relevant analysis and published materials dealing with urban commercial areas, city planning, retention of jobs and businesses, retention of housing, neighborhood economic development, retail uses, METRO concerns, and historic districts.

Respectfully submitted,

CLEVELAND PARK HISTORICAL SOCIETY

By:

  
Tersh Boasberg, President

TB/vrr

cc: Peggy Robin, Chairman, ANC-3C  
Carol Currie, President, WACC  
Joel Odum, President, TECPEC