

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, N.W.

WASHINGTON, D.C. 20008

232-2232

January 14, 1988

Mr. Ed Curry
Zoning Secretariat
The Zoning Commission
The District Building, room 11

ZONING COMMISSION

CASE No. 86-26

EXHIBIT No. 176

Dear Ed:

ANC 3-C mailed the enclosed letter and attachment on December 24, 1987, in time for the January 4 deadline for organizations wishing to testify. However, I learned today that some of the community groups and individuals to whom we sent copies never received them. In the event that something went wrong with the mailing, I am enclosing this duplicate copy for your records. I do hope it is not too late to be included into the case-file (86-26).

If you already have a copy of this correspondence, kindly disregard. Thank you for your patience.

Yours sincerely,

P1799
Peggy Robin
Chairman, ANC 3-C

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Single Member District Commissioners:

01-Cheryl Opacinch
02-Sam Friedman
03-John A. Jenkins
04-Roger Burns
05-Peggy Robin
06-Phil Mendelson
07-Patricia Wamsley
08-David Grinnell
09-Peter Espenschied

December 23, 1987

Mr. Lindsley Williams, Chairman
The Zoning Commission
The District Building, Room 11
Washington, D.C. 20004

Re: Case 86-26 - Cleveland Park Overlay Zone

Dear Mr. Williams:

At its regular monthly meeting held on December 21, 1987, for which notice was properly posted and a quorum was present, Advisory Neighborhood Commission 3-C adopted the following resolution by unanimous voice vote:

WHEREAS: Advisory Neighborhood Commission 3-C (ANC 3-C), the Cleveland Park Historical Society (CPHS), the Tenley and Cleveland Park Emergency Committee (TACPEC), and the Wisconsin Avenue Corridor Committee (WACC) have jointly sponsored a petition before the Zoning Commission to rezone the portion of Connecticut Avenue that falls within the Cleveland Park Historic District, for the purpose of ensuring consistency with the Comprehensive Plan and to preserve its historic and local-neighborhood-service character; and

WHEREAS: All the co-petitioners have been consulted and have agreed upon the principal facts and reasons to be presented in the case; and

WHEREAS: There is limited time for each petitioner to put forward its views, and a desire to avoid duplication of testimony and to use the time available to put forward those witnesses who can speak with the most authority about each of the different concerns (e.g., traffic, Comprehensive Plan compliance, integration of historic preservation and urban planning goals) that the petitioners wish to raise in this complex and important case;

THEREFORE BE IT NOW RESOLVED BY ADVISORY NEIGHBORHOOD COMMISSION 3-C: That it adopt as its own the "Pre-Hearing Submission" filed on November 30, 1987 with the Zoning Commission by Tersh Boasberg on behalf of all

Chairman Lindsley Williams
Re. Case No. 86-26
December 23, 1987
page two

four petitioners named above, and that it authorize the witnesses named therein to represent its views and concerns in the hearings set for January 21, 25, and 28, 1988; and

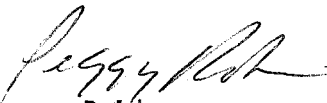
BE IT FURTHER RESOLVED: That ANC 3-C request the Zoning Commission to include in the case a parcel of land along Connecticut Avenue, west side, between Macomb and Newark Streets, N.W. (lot 686, square 2082) now occupied by the Cleveland Park Library, which was omitted by clerical error from the listing of lots and squares in the "Notice of Public Hearing"; and

BE IT FURTHER RESOLVED: That the Chairman of this ANC, Peggy Robin, Lisa Koteen or a designee to be appointed by the Chairman may also represent the ANC's views in this case.

ANC 3-C is hereby requesting to participate in Case No. 86-26 (Cleveland Park segment) on this basis, and, as outlined in the "Pre-Hearing Submission" (attached), the entire presentation of all four petitioners combined is not expected to exceed two hours. (ANC 3-C's request for 10 minutes to present the Commission's views on the Woodley Park segment of the case, separately from the Woodley Park Community Association, remains unchanged by this resolution.)

ANC 3-C thanks you for your consideration of this request, and we are very much looking forward to the opportunity to present our views to you at the hearing now set for January 25.

FOR THE COMMISSION:


Peggy Robin
Chairman

cc: Cleveland Park Historical Society
Woodley Park Community Association

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OF COUNSEL

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:

Mr. Lindsley Williams

November 30, 1987

Page 2

§ 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>
Tersh 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.

Mr. Lindsley Williams
November 30, 1987
Page 3

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

Mr. Lindsley Williams
November 30, 1987
Page 4

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: 
Teresh Boasberg, President

TB/vrr

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