

Letters:

To: BZA

Re: BZA Application No. 15855, 1740 Corcoran, St., N.W.

To: HPRB

Re: HPRB Application to create the Greater 14th Street Historic District

To: BZA

Re: BZA Application No. 15862, 1524 O Street, N.W.

To: All Councilmembers

Re: ABC Reform Bill

To: All Councilmembers

Re: "Street or Alley Closing and Zoning Density Linkage Amendment Act of 1993"

## MINUTES OF THE JANUARY 26, 1994 MEETING OF THE DUPONT CIRCLE ADVISORY NEIGHBORHOOD COMMISSION 2B

The Dupont Circle ANC 2B held a regularly scheduled public meeting on January 26, 1994 at St. Thomas Parish. Commissioners Gamble, Ray, Pagano, Bass, Shannon, and Taylor were present. Chairman Gamble called the meeting to order at 7:40 p.m.

### Adoption of the Minutes

Mr. Bass moved and Ms. Taylor seconded a motion to adopt the minutes of the January 12, 1994 meeting of ANC 2B with the following amendment offered by Ms. Taylor:

At the Open Forum section: the resident who was experiencing noise problems from Badlands, 22nd and P Sts., N.W., was Russell Mokhaiber. This motion passed unanimously.

### Police Crime Reports

Lt. Brunzos of the third district gave a short report stating that theft from autos continues to be the number one crime in the Dupont Circle area. She again cautioned everyone to take all items out of their cars. Lt. Brunzos also warned that cars with out of state plates are being targeted by car thieves.

At this time, Don Jackson of Pepco, thanked everyone for their efforts to conserving power last week in the wake of the bad weather the District was experiencing.

### Issues:

I. Bob and Susan Meehan, 1740 Corcoran St., N.W., applicants for BZA Application No. 15855, were present to update ANC 2B on reaching agreement with their neighbors,

Stephanie Wycowski and Daniel Fletcher, regarding their carport and deck. Mr. Meehan said that their architect had a new plan for the deck which would include two gardens. All have agreed in principle to the new plan and, although unable to attend the ANC meeting, Ms. Wycowski has expressed her approval. The Meehans will now resubmit their plans to the BZA and a hearing is set for February 9.

Ms. Shannon moved and Ms. Taylor seconded, a motion that ANC 2B support BZA Application No. 15855 for the development at 1740 Corcoran St., N.W. based on the agreement between the Meehans, Ms. Wycowski, and Mr. Fletcher. This motion passed unanimously.

II. Representatives from the Logan Circle Civic Association, along with Emily Eig, of Traceries, and Stephen Raiche of the Historic Preservation Review Board, were present at the meeting to discuss the HPRB application to create the Greater 14th Street Historic District. Emily Eig began the discussion by giving a brief history of the area in question, boundaries of which are S St., N.W. on the north, 16th Street Historic District on the west, around Logan Circle on the east, and reaching as far south as Scott and Thomas Circle. This area was left out of both the Dupont Circle Historic District and the 16th Street Historic District and this application to create the Greater 14th Street Historic District will protect and preserve this area. Steve Raiche briefly explained the HPRB application process and commented that he felt this was an excellent application.

Mr. Bass moved and Ms. Shannon seconded, a motion that ANC 2B support the inclusion of the 1500 blocks from S Street to O Street in the Greater 14th Street Historic District, and urge the Historic Preservation Review Board to approve the application to provide much-needed historic protection for this area. While the Dupont Circle community retains much affinity for these blocks, we believe that it is of paramount importance to include these blocks in the historic district to preserve their largely uninterrupted fabric of period row houses and small apartment buildings. This motion passed unanimously.

III. Henry Lee, representative for the JANA Corp., applicants for BZA Application No. 15862, was present at the meeting to discuss this application to reestablish an accessory parking lot to the Quality Inn, 1315 16th Street, N.W. Mr. Lee began the discussion by saying that the Applicants in this case would like to use this parking lot for its employees and that they would be good neighbors. Meredith De Hart gave a long history of the use of this lot and how badly it was maintained. Ms. De Hart also discussed how, many times, she has had to clean the lot of trash, debris, and used condoms. She said that the lot is used by prostitutes and their clients and has been improperly managed. Bruce Knarr, resident of the General Scott, commented that the Quality Inn has never been a good neighbor and has never responded to complaints of nearby residents on the condition of the lot. Commissioner Bass said that in all his time on the ANC he too, has found that the Quality Inn has never been responsive to the problems and complaints of the neighbors.

Mr. Gamble moved and Mr. Bass seconded, a motion that ANC 2B oppose BZA Application No. 15862, 1524 O Street, N.W., for a special exception to reestablish an

accessory parking lot to a hotel at 1315 16th Street, N.W. This motion passed unanimously.

This motion was based on the prolonged history of misuse of the lot proposed for this exception including; prostitution and other unsavory activities, a history of non-compliance and neglect by the hotel in question, and a lack of any proposed controls to prevent reoccurrence of these problems.

Commissioners Shannon and Pagano left the meeting at 9:05 p.m.

IV. Mr. Bass began the discussion by saying that Tuesday February 1, the Council will be reviewing the Alcoholic Beverage Control Reform Bill. He went on to say that there have been a few amendments offered to this bill such as: 1) an amendment by Councilmember Brazil to put a moratorium on further class "B" licenses; 2) an amendment by Councilmember Nathanson to strike exception for private clubs to have liquor licenses in residential areas; 3) an amendment by Councilmember Ray to move the northern boundary of the Nightclub Zone from L Street, N.W. to N Street, N.W.

Mr. Bass moved, and Mr. Gamble seconded, the following motion:

If, in the "Alcoholic Beverage Control Act and Rules Reform Amendment Act of 1993" (Bill 10-297), the Council chooses to enact a nightclub zone -- the creation of which ANC 2B opposes-- it should be at an appropriate distance from residential properties. For this reason, the Dupont Circle ANC 2B supports a west boundary of 15th Street for the proposed zone, rather than 19th Street, in order to provide a sufficient area to dissipate the adverse impacts of nightclubs on nearby residential properties at 16th and L, 20th and Sunderland, 20th and N, and 16th and Massachusetts Avenue, N.W. While ANC 2B continues to feel that no useful purpose is served by the special nightclub zone in Bill 10-207, ANC 2B is not opposed to nightclub licenses and nude entertainment that are at an appropriate distance from residential areas. This motion passed unanimously.

### Staff Coordinators Report

Staff Coordinator, Hollie Saiz, announced that she has given notice to terminate her employment with ANC 2B. Ms. Saiz will work through February 11. Anyone interested in the position is asked to call the ANC office. Chairman Gamble then offered some suggestions regarding the ANC office such as: moving reference materials to the outer suite so that Commissioners and residents could come into the ANC office and easily look up what they need. Mr. Gamble then suggested that a \$100 expenditure be allotted to put a dead bolt on the inner office door so that the petty cash fund and other financial documents would be secured. Mr. Ray suggested that since all the Commission was not present, that this discussion be tabled until the next ANC meeting.

## Commissioner Reports

Mr. Ray reported that the 18th Street Business Group will meet February 24 at the Jolt and Bolt.

Ms. Taylor reported that construction has begun at the PUD located at 22nd and N Sts., N.W.

Mr. Gamble reported that the Dupont Down Under project is underway and representatives will hopefully come to the late February, early March ANC meeting to discuss their progress. A tour of the underground area is soon to be scheduled. Mr. Gamble also reported that a 17th Street hair salon has been vacated.

## Old Business

### Street or Alley Closing and Zoning Density Linkage Amendment Act of 1993


Mr. Bass moved and Mr. Gamble seconded, a motion that ANC 2B is opposed to any reduction in the amount of residential housing mandated by the Comprehensive Plan and Zoning Commission Orders that are currently in effect for the Downtown Development District (DDD). Furthermore, ANC 2B strongly opposes the "Street or Alley Closing and Zoning Density Linkage Amendment Act of 1993." This bill along with other changes in the Comprehensive Plan proposed by developers, will, if enacted, end forever the hope of a living downtown in Washington, D.C. The effect of these changes will be to enable developers to buy-out their commitment to providing downtown housing. This will hurt tourism and cripple the embryonic downtown neighborhoods. If the Council wishes to further the laudable goal of affordable housing in other areas of the city, the Council should have the political courage to enact a real property surtax on office buildings downtown to pay for affordable housing, as many other cities have done. In summary, a vote for the "Street or Alley Closing and Zoning Density Linkage Amendment Act of 1993" is a vote against a living downtown. This motion passed with Commissioners Shannon and Pagano absent from the vote.

## Open Forum

Maxine Sitts, of St. Thomas Parish thanked ANC 2B for using the space at the church and for being good neighbors. She also thanked the ANC for its grant to the church and stressed that St. Thomas is interested in working more closely with the ANC and the neighborhood.

The meeting adjourned at 9:25 p.m.

Respectfully submitted,

  
Martha T. Shannon, Secretary, ANC 2B