

MINUTES OF THE MEETING  
OF THE  
DUPONT CIRCLE ADVISORY NEIGHBORHOOD COMMISSION  
HELD MARCH 8, 1989

*Follow  
up:*

A regularly stated meeting of the Dupont Circle Advisory Neighborhood Commission (ANC 2B) was held on Wednesday, March 8, 1989 at 7:30 p.m. Present were commissioners Bass, Evans, Gaugler, Grandis, and Rieffel. Commissioners Maggi and Moses were absent.

No matters of concern were raised during the Open Forum.

1. The minutes of the previous meeting of the ANC, held February 22, 1989, were approved without corrections.

2. The motion by Mr. Evans, seconded by Mrs. Rieffel, that the ANC not oppose the application of Aaron I. Fleischman and Charles S. Walsh on behalf of the government of the Federated States of Micronesia for permission to operate a chancery in an SP-1 District at premises 1725 N Street, N.W., (Square 158, Lot 803, BZA Application 15009), with the understanding that the chancery would not request on-street parking privileges and would not perform any alteration or demolition at the property, was approved, with all commissioners present voting in favor.

*JE/EG*

The following factors were the basis for the votes of the commissioners:

-The building is not now residential, nor is any other building in the block residential. It would not, therefore, replace residential space.

-While the building lies outside the "Diplomatic Overlay District" it lies within an SP District. The diplomatic overlay restrictions apply to residential neighborhoods, not SP neighborhoods, and are intended to control the incursion of diplomatic properties into residential areas, not diplomatic properties in SP areas.

-No parking problems would be created: the chancery has only approximately 5 employees, with off-street parking for four. The work force would be reduced in size from that of the previous occupants of the building.

Commissioners noted concerns expressed by members of the public that other chanceries such as the Peruvian Embassy at 17th and Massachusetts Avenue, have made illegal curb cuts and that these laws have not been enforced by the city, and that the issue of whether property owners with diplomatic status are subject to the demolition and alteration restrictions of the Historic Preservation Act is currently being litigated but is not settled.

3. The motion by Mr. Gaugler, seconded by Mrs. Rieffel, to support the application of the Dupont Italian Kitchen, 1637 17th Street, N.W., to erect an awning in an historic district (Historic Preservation Application No. 89-323) with the understanding that the owner of the property will remove the awning during the winter months, if economically feasible, and with the restrictions set out on the attached Memorandum of Understanding signed by the owner of the Dupont Italian Kitchen, was approved with all commissioners present voting in favor.

DE, EG

The following factors were the basis for the vote of the commissioners.

-Concerns about the permanency, maintenance, cleanliness, and conformity with the proposed 17th Street Plan have been addressed in the attached agreement.

-The Dupont Italian Kitchen is a small neighborhood business of the type the ANC would like to encourage; without an awning it will encounter difficulty competing with other establishments.

-The owner submitted a petition with the signatures of 846 residents who favored the awning.

4. The motion by Mr. Evans, seconded by Mrs. Rieffel, that the ANC oppose the application of the Brookings Institution and Quadrangle Development Corporation (Historic Preservation Application No. 89-255) for modifications to Zoning Commission order No. 457, a planned unit development in the 1700 block of P Street, N.W. (Lots 113 and 863, Square 157), was approved with all commissioners present voting in favor.

JE / ?AK  
Will anyone  
be  
testifying?

The following factors were the basis of the vote of the commissioners.

-The Quadrangle Development Corporation fees the proposed changes are necessary due to "feasibility problems" because they project they will not be able to construct the development for significantly less than its selling price. They propose to add 10 feet (1 floor) to the height and to market a greater proportion of larger (two bedroom and one bedroom with den) apartments. ANC commissioners stated however, that while they have requested substantive information to back up the assertions concerning economic feasibility, Quadrangle has not provided any figures demonstrating that the project has become unfeasible.

-Representatives of the Citizens Coalition (Jim McGrath, Renee Schwager, Kay Echols and Paul Kaylor) described earlier negotiations concerning the Brookings project, and expressed consternation that Brookings was withdrawing from compromises made earlier with the community. They noted that while the height proposed will be within in the matter of right limitations, it will not be visually distinguishable from the maximum height allowed. The project will tower over the Avondale and other building on the block. They expressed concerns that light and air will be blocked from adjacent buildings. They also expressed consternation that the statement that the project is not "economically feasible" is inconsistent with previous statements made--under oath--by Brookings and its developers. They also reject "economic feasibility" as an argument, noting that real estate development by its nature is speculative and the role of the ANC is not to ensure the profitability of development projects.

-Mrs. Phyllis Nelson noted that the provision of underground parking was inconsistent with city policy of discouraging such parking in areas easily accessible by Metrorail.

-Mrs. Ann Sellin noted that the Avondale building will lose all western sun exposure.

-Mr. Paul Riley, an owner of an apartment at the Avondale, stated that while he had previously supported the Brookings proposal, he opposes the current proposal because it seems to be merely a "grab for more money" rather than an effort to provide public benefits.

-Mr. George Nelson, who as an ANC commissioner had supported the earlier Brookings proposal, stated that he is opposed to the current proposal because Brookings has broken faith with the community, including understandings with persons in the community who have supported Brookings

-In addition, commissioners noted that the building presents many aesthetic problems, such as excessive bulk, unattractive decorative elements, excessive height, and disproportion to its surroundings.

5. The motion by Mrs. Rieffel, seconded by Mr. Grandis, that a letter be sent to the BZA concerning Application No. 14954 (the application of John Vassilas for a special exception under § 508 to allow offices of an international organization, non-profit organization, labor union, architect, dentist, doctor, engineer, lawyer, or similar professional person on the second and third floors in an SP 2 District at premises 1926 N Street, N.W., Square 116, Lots 59 and 60) stating that the ANC has not had an opportunity to receive presentations concerning this issue but that the ANC has consistently and vigorously opposed the conversion of any residential space to other uses and, if that is being done in this instance, the ANC is opposed to it, was approved with all commissioners present voting in favor. EG

The commissioners agreed to hold a Town Meeting to discuss with the public the sharp increase in assessments for residential properties recently received by homeowners.

The meeting was adjourned at 10:30 p.m.

Attachment to minutes of March 8, 1989 meeting.

MEMORANDUM OF UNDERSTANDING  
AND  
AGREEMENT

I, MICHAEL ASKARINAM hereby agree to and understand the following contingencies relative to securing approval from the ANC Commission 2B to erect an awning in a historic district. Said awning shall be located at 1637 17th Street, N.W., Washington, D.C. and is operated under the name of The Dupont Italian Kitchen. This Memorandum of Understanding and Agreement shall be provided to The Historic Preservation Commission as part of Application No. 89-323. The contingencies of this memorandum are as follows;

- 1) The proposed awning and structure shall be constructed in accordance with "District" law and shall not be permanent. Said structure will be built in such a manner as to be able to be removed if required within twenty four (24) hours.
- 2) The sidewalk areas, gutter and applicable street areas on 17th Street as well as the side areas of "R" Street shall be swept, hosed and be kept free and clean of any/all litter and debris on a daily basis.
- 3) All plants, shrubs and trees shall be properly watered and maintained on a daily basis. This will include existing plants, shrubs and trees as well as any/all such plant life that may be planted as a result of the "proposed 17th Street Plan".
- 4) Said awning shall conform to the "proposed 17th Street Plan" so as to not obstruct the planting of mature trees, shrubs and or the likes there of.
- 5) No new structure/awning shall commence until such time ANC 2B and The Historic Preservation Commission has reviewed and voted approval of said structure as well as all required permits by the "District" have been secured.

I HEREBY AGREE TO AND UNDERSTAND THE ABOVE AS PRESENTED TO ME ON THIS 8th DAY OF MARCH, 1989.

WITNESS:

Dennis E. Gaugler  
Dennis E. Gaugler  
ANC Commissioner 2B04

OWNER:

Dupont Italian Kitchen  
Dupont Italian Kitchen

DATE:

3/7/89

DATE:

3/7/89