

MINUTES OF THE JUNE 13, 1990, MEETING
OF THE DUPONT CIRCLE ANC (ANC 2-B)

The Dupont Circle ANC held a regularly scheduled meeting on Wednesday, June 13, 1990, at 7:30 p.m. at St. Thomas Church. All commissioners (Moses, Gaugler, Rieffel, Bass, Maggi, Grandis, and Evans) were present.

1. John Wilson, Ward 2 councilmember and candidate for Council chairman, presented remarks and answered questions.

2. Lieutenant Chapman of the Second District Police presented a report. Arrests have been stable in numbers. He noted that since January there have been 42 arrests for disorderly conduct in the Second District, and that the Second District is 100 officers, or the equivalent of an 8 hour shift, short of its full complement of police.

3. Mr. Thomas Shiner, an architect, presented a proposal for a project at 18th and R Streets, seeking the ANC's support for his submission of the project to the Historic Preservation Review Board. The property is now zoned SP-1. This is a very narrow parcel that would be adjacent to the existing apartment building at 1800 R Street, N.W. It would involve a curb cut and will block the windows on the east side of 1800 R Street. The Dupont Circle Conservancy has expressed misgivings about the project and has asked Mr. Shiner to restudy it.

Area residents made the following comments:

A resident objected to the loss of green space that this project will entail, and noted that the project is not (contrary to Mr. Shiner's implication) "giving anything" by building with a 20' setback, which is required in any event for that location.

Another resident said that the rendering reflected a building that would add nothing aesthetically.

Ms. Judy Wordell agreed with the previous speaker, and objected that the rendering omits trees and is misleading, that the building wouldn't add anything and is unattractive. She asked who would lease the office space, and noted the potential for even greater parking problems. She objected to the fact that this property has never been the site of a business, and stated that she doesn't feel it should become a business now.

C:All

Mr. Evans elaborated that SP zoning is not being used as a buffer, as intended, but is used as commercial zoning instead.

Mr. Shiner added that he will be asking for a variance of the requirements concerning percentage of lot occupancy. The variance will be for the amount that could be put above ground level if the project had an alley. He stated that his purpose in appearing before the ANC was to familiarize the ANC with the project. Mr. Grandis objected, noting that the project will be reviewed by the HPRB shortly and that the ANC needs to take a position at this meeting.

Mr. Fritz Edlestein of 1800 R objected to the project, noting that residents of 1800 R have tried to keep the lot unbuilt. He also objected to the overhang over public space that the proposed project will entail, and noted that, contrary to Mr. Shiner's characterizations, the project will be built on three small lots rather than one.

Ms. Reidman, a resident of 1800 R Street noted that glass and stucco is not in keeping with Dupont Circle.

Herb Ziegler commented that the building looks inappropriate because of its glass and stucco and its mansard roof. The architect responded that he has tried to avoid contributing to a Williamsberg syndrome by not creating bogus historical illusions, and noted that while the glass may be commercial in flavor, the number of mullions is more residential. He noted that zoning regulations will require only two parking spaces for the building.

Commissioner Gaugler noted that the seller of this property has advertised it as all commercial, although that isn't reflected in Mr. Shiner's proposal.

David Stuart of the Board of 1800 R objected to the plan.

Mr. Grandis moved, and Mr. Gaugler seconded, a motion that the ANC oppose the proposed project on the following grounds:

-The rendering reflects a building that is not in character with the historic character of Dupont Circle;

-The proposal goes beyond what could be built as a matter-of-right;

-The ANC objects to curb cuts in this and every location in historic districts;

- The ANC does not support any overhang that overhangs public space; and

-The building is inconsistent with the style and materials of surrounding buildings.

In addition, the ANC urges the HPRB to be sensitive to the current use of the lot for green space.

The motion was approved unanimously.

4. Mr. Bass moved, and Mr. Gaugler seconded, a motion to approve the May 9 minutes. The motion was approved unanimously, Ms. Moses having left and Mr. Grandis being out of the room.

5. Mr. Gaugler moved, and Mr. Bass seconded, a motion that the May 23 minutes be approved. The motion was approved unanimously, Ms. Moses having left and Mr. Grandis being out of the room.

6. Mr. Bass moved, and Mrs. Rieffel seconded, a motion to send a letter to Safeway commending them on improvements to the store. The motion was passed unanimously, with Ms. Moses having left and Mr. Grandis being out of the room.

7. Mr. Maggi read the following motion concerning Gay Pride Day and moved its approval. The motion was passed unanimously, with Ms. Moses having left and Mr. Grandis being out of the room.

That ANC 2B adopt the following statement concerning Gay Pride Day and that it authorize the Chairman, or a Commissioner he designates, to represent the ANC and present the statement at Gay Pride Day:

The Dupont Circle Advisory Neighborhood Commission, on behalf of the residents and businesses of the Dupont Circle area, welcome participants to the celebration of Gay Pride Day on June 17, 1990.

As in past years, the ANC is pleased to express our support for the gay community and pride that our neighborhood has been chosen as the site for the festivities.

Washington is fortunate to have a large, active and proud gay community and Dupont Circle is particularly fortunate to have gay businesses as well as residents adding to our neighborhood.

Gay Pride Day is an opportunity for lesbians and gay men to celebrate the accomplishments of gay individuals and the spirit of

the gay community. It is also an opportunity for the broader community to celebrate the diversity of our city and area and to reaffirm values we all share, including tolerance and respect for the rights of others.

8. Mr. Maggi moved, and Mr. Grandis seconded, the following motion, which was approved unanimously (Ms. Moses having left):

That the ANC send a letter to the Historic Preservation Review Board stating that, regarding Landmark Designation Case 90-4,:

The Dupont Circle ANC has supported and continues to support the designation of 2225 N Street, N.W. as an historic landmark and commends the Board for its decision to grant landmark designation to the building.

We urge the Board to deny the request by the owner of the property to reconsider the matter. The owners have presented no new evidence or other material to warrant a reconsideration of this matter or to support a change in the Board's correct decision.

Furthermore, the owners' request for reconsideration of a landmark design where no new evidence has been set forth is unprecedented and will set a bad precedent. It will encourage all parties who have not prevailed to drag out the process to the detriment of the Board and the ANC, which will have to waste valuable time and resources. There is a set procedure for appealing a landmark decision which the Board should require the property owner to follow in this case.

9. Mr. Maggi moved, and Mr. Bass seconded, a motion that ANC 2B establish a committee to consider Planned Unit Developments and limits to them in the Dupont Circle area. The ANC shall invite neighborhood groups (i.e. WEDAC, RAC, the Committee of 100, the North Connecticut??, the 17th Street Merchants, and ??? and the Conservancy) to select representatives and two persons who will serve as ??? on the committee, which will be chaired by the Chairman of the ANC or a Commissioner he designates. The motion was defeated, with Mr. Bass and Mr. Maggi voting in favor, Mr. Grandis, Mr. Gaugler and Mr. Evans voting in opposition, Ms. Moses having left, and Mrs. Rieffel abstaining.

10. Mr. Evans moved, and Mrs. Rieffel seconded, a motion that the A NC send a letter to the Zoning Commission in opposition to increasing the period between review of parking lots. The motion was approved unanimously, Ms. Moses having left.

11/11/90 Maggi to supply missing text.

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

Respectfully submitted,

Alaire Bretz Rieffel
Recording Secretary