

2501 Penn.  
ANC OFFICES/COMMITTEES  
BLA: 1100 16TH ST.  
LA FONDS LIQUOR LICENSE RENEWAL  
EL Boardman  
1743-55 N PUD

MINUTES OF THE JANUARY 9, 1991 MEETING  
OF THE DUPONT CIRCLE ANC (ANC 2B)

The Dupont Circle ANC held a regularly scheduled meeting on Wednesday, January 9, 1991, at 7:30 p.m. at St. Thomas Church. Commissioners Rieffel, Evans, Grandis, Bass, Gaugler, and Taylor were present; commissioner Moses was absent.

Chairman Evans called the meeting to order at 7:30 p.m. and introduced Barbara Kahlow, representing the Citizens for a Responsive ANC 2A. Ms. Kahlow asked the ANC 2B to support several Foggy Bottom/West End community organizations, including ANC 2A, in opposing a PUD proposed for 2501 Pennsylvania Ave., NW, and encouraging the support of the Resolution on H.P.A. No. 91-120.

**Mr. Evans moved, and Ms. Taylor seconded, a motion to adopt the attached Resolution on H.P.A. No. 91-120 regarding the Luzon (Haller) apartment building at 2501 Pennsylvania Avenue, N.W., in Square 14.  
The motion was approved unanimously.**

Mr. Evans thanked the commission and the community for their cooperation under his leadership as chairperson of the ANC and presented awards to all of the commissioners and the staff coordinator for their service to the ANC in 1989-90.

Elections for ANC 2B 1991 officers were held.

**Mr. Bass moved, and Mr. Grandis seconded, the nomination of Alaire Bretz Rieffel as chairperson. The motion was approved unanimously.**

**Mr. Evans moved, and Ms. Taylor seconded, the nomination of Dennis Bass as vice-chairperson. The motion was approved unanimously.**

**Mr. Grandis moved, and Mr. Evans seconded, the nomination of Dennis Gaugler as treasurer. The motion was approved unanimously.**

**Mr. Evans moved, and Mr. Bass seconded, the nomination of Ed Grandis as secretary. The motion was approved unanimously.**

The ANC 2B 1991 committee structure was then proposed.

**Ms. Rieffel moved, and Mr. Evans seconded, a motion to establish the following committee structure: Zoning; ABC board; HPRB; Public Works; Press Relations person; ANC liaison; Public Safety; Liaison with the Dupont Circle Conservancy; and Parliamentarian.**

**Ms. Rieffel then appointed the following commissioners to the positions:**

**Pam Taylor - Zoning, Press Relations and Parliamentarian**  
**Dennis Bass - ABC Board**  
**Dennis Gaugler - HPRB and Public Works**  
**Ed Grandis - ANC Liaison**  
**Doreen Moses - Public Safety and Liaison with the Conservancy**

Captain MacDonald of the 2nd District Police presented a crime report.

**Mr. Gaugler moved and Mr. Bass seconded, a motion to approve the minutes of the December 12, 1990 meeting with a revision to reflect the correct figure of \$600 (instead of \$7,810) as a line item in the approved 1991 budget. The motion was passed unanimously, in the absence of commissioner Evans, who had left the meeting, and commissioner Grandis, who was out of the room.**

Under commissioner reports, Mr. Grandis praised the North Dupont Crime Watch for their efforts in combatting crime in the neighborhood.

**Mr. Grandis moved, and Ms. Taylor seconded, a motion that Commissioner Gaugler represent the ANC 2B's support of the Dupont Circle Development Task Force's recommendations on PUDs to the incoming administration. The motion was approved unanimously.**

Mr. Grandis commented that he finds it inappropriate for commissioners to wear buttons supporting political candidates to the ANC meetings.

#### **ISSUES:**

I. Mr. Bill Henry made a presentation regarding BZA application no. 15441 for a special exception to allow professional offices in an SP-2 District at 1100 16th Street, NW.

**Mr. Gaugler moved, and Ms. Taylor seconded, a motion to support the application. The motion was approved unanimously.**

II. Mr. Danny Callahan represented the ABC renewal application for La Fonda Restaurant. Commissioner Gaugler raised concerns regarding noise emanating from apartments above the establishment; dogs tied to the gate of the sidewalk cafe; illegally parked catering trucks; and use of the dumpster on public space.

**Mr. Gaugler moved, and Mr. Grandis seconded, a motion that the ANC support the renewal of La Fonda's liquor license with the condition that their dumpster not be placed on public space either on the 17th Street or R Street side of the establishment. The motion was passed unanimously.**

III. Ms. Ruth Romero represented the ABC renewal application for El Bodegon Restaurant. Mr. Gauger raised concerns regarding possible health violations committed by the

restaurant, and referred to an incident witnessed by neighbors and himself in which the remains of a pig were first discarded in the rear lot of the restaurant and then placed in the establishment's freezer. Ms. Romero acknowledged the inadvertent placement of the animal in the rear lot, but denied that the animal was placed in the freezer.

Mr. Gaugler also raised the concern that rats were accumulating around the restaurant. Mr. Danny Callahan, who was in the audience, made the comment that he lives in the same block and that rat problems are an inevitable consequence of any property in that area that borders a vacant building or lot, which El Bodegon does.

Mr. Grandis suggested that no position be taken on the license renewal and that the ABC Board be requested to investigate the public health situation. Mr. Gaugler remarked, and Ms. Taylor reiterated, that since the establishment has been in business for over 20 years and has committed no previous violations, the ANC should support the license and Mr. Gaugler be permitted to work with the owners to comply with health and ABC regulations.

**Mr. Gaugler moved, and Ms. Taylor seconded, a motion the ANC support the renewal of El Bodegon's liquor license. The motion was passed, with commissioners Gaugler, Taylor and Rieffel voting in favor, Mr. Grandis opposing and Mr. Bass abstaining.**

IV. Architect Richard Rosen presented revised plans for the development of 1743-1755 N Street, NW. The new development would be 65 feet in height and would preserve the two apartment buildings on the site, although no residential component will be included in the new plans. The ANC asserted its strong support for the Development Task Force Overlay Plan and informed Mr. Rosen that it would be opposed to any development, including his, that is not in compliance with the Overlay. Since the developer is currently awaiting the results of a historic preservation report, and a set-down hearing has not yet been scheduled, no action was taken by the ANC.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Nancy Melville  
Staff Coordinator

Resolution on H.P.A. No. 91-120  
regarding the Luzon (Haller) apartment building at  
2501 Pennsylvania Avenue, N.W., in Square 14

Whereas, the Foggy Bottom/West End area of the city, like Georgetown and Dupont Circle, has been recognized both by the U.S. Department of the Interior ("the Department") and the D.C. Historic Preservation Review Board ("the Board") as having important buildings with historic significance. Whereas, these historically significant and attractive buildings complement those in Georgetown and Dupont Circle which abut Foggy Bottom/West End.

Whereas, on October 14, 1987, the Department added the Foggy Bottom Historic District to the National Register of Historic Places. Whereas, on November 12, 1984, the Board designated as historic landmarks the two contiguous Cooper Houses at 2521 and 2523 K Street, N.W., and on September 19, 1990, the Board designated as historic landmarks the three contiguous Mullett townhouses and the Luzon (Haller) apartment building, all in the 2501 block of Pennsylvania Avenue, N.W.

Whereas, the buildings in Square 14, exclusive of the Westbridge office and condominium buildings, including the Luzon (Haller) apartment building, are distinctive and distinguished, and are central to defining the character of the West End. Whereas, these buildings represent some of the last remaining evidence on Pennsylvania Avenue, N.W. which testify to Washington's Victorian past.

Whereas, on September 19, 1990, after an August 15, 1990, hearing, in cases # 90-3 and 90-16, before the Board, the Board voted in favor of landmark designation of the three Mullett townhouses and the Luzon (Haller) apartment building in Square 14.

Whereas, on September 17, 1990, the Board accepted the application (case # 90-23) of the Joint Advisory Neighborhood Commission-2A/Foggy Bottom Association Committee on Historic Preservation for historic district designation for Square 14 exclusive of the Westbridge office and condominium buildings.

Whereas, on November 28, 1990, Chatham Lake Associates filed H.P.A. No. 91-120 with the Board requesting new construction, partial demolition, and conceptual design review.

Whereas, if H.P.A. No. 91-120 is approved and Chatham Lake Associates razes part of the landmarked Haller building and some of the not-yet-landmarked properties on Pennsylvania Avenue between the landmarked Mullett and Haller buildings before the Board has an opportunity to act on the pending application in case # 90-23, any subsequent decision by the Board to designate the historic district will come too late.

Whereas, the Cooper Houses at 2521 and 2523 K Street, N.W. in Square 15, the two oldest vernacular houses extant (dating from 1843 and 1869, respectively) in Foggy Bottom, were designated historic landmarks by the Board on November 12, 1984. Whereas, they form a cohesive unit of intact architecture from Washington's earliest years and are distinctive both in context and architectural merit. Whereas, the impending development at this site calls for a 12-story, 107.5 foot building (excluding penthouse) (as compared to a matter-of-right of 90 feet), which would incorporate but dwarf these historically landmarked buildings.

Whereas, the two developments described herein would result in height and bulk completely unsuitable for the scale of the adjacent neighborhood buildings, including those historically landmarked.

Therefore, be it resolved that Dupont Circle Advisory Neighborhood Commission-2B strenuously opposes H.P.A. No. 91-120 regarding the Luzon (Haller) apartment building, at 2501 Pennsylvania Avenue, N.W., in Square 14, and the impending Cooper Houses development at 2521 and 2523 K Street, N.W. in Square 15.