



# GOVERNMENT OF THE DISTRICT OF COLUMBIA

## Dupont Circle Advisory Neighborhood Commission 2B

### Regular Meeting Minutes

Thursday, October 13th, 2016; 7:00 p.m.

Society of the Cincinnati at the Anderson House – 2118 Massachusetts Avenue NW

### Call to Order

The October 2016 Meeting of the Dupont Circle Advisory Neighborhood Commission (Commission or ANC 2B) was called to order by Chair Nicole Mann at 7:02 pm.

The Commissioners identified their Single Member Districts (SMDs). Present were: Amy Johnson (2B01), Daniel Warwick (2B02), Stephanie Maltz (2B03), Michael Upright (2B04), Abigail Nichols (2B05), Mike Silverstein (2B06), Nicole Mann (2B08), and Noah Smith (2B09).

### Announcements and Public Comments

#### Commissioner Announcements

Commissioner Maltz gave an overview of the School Without Walls at Francis-Stevens Home and School Association's upcoming annual auction, which will be on Saturday, October 15th at 6:00 pm at Squire Patton Boggs.

#### Announcement About the Launch of Friends of Dupont Circle, a Part of the Dupont Circle Village

Iris Molotsky, a representative for the Dupont Circle Village, provided the details for the new Friends of Dupont Circle group that the Village is launching. She gave an overview of the Village concept, including the volunteer services that the Dupont Circle Village provides to its members. She also gave an overview of the history and growth of the Dupont Circle Village.

#### Other Public Announcements and General Comments or Future Agenda Items

Jerry Chapin, a Ward 2 representative for the Mayor's Office of Community Relations and Services (MOCRS), introduced himself to meeting attendees. He talked about the Mayor's Safer, Stronger, Brighter campaign to fix broken streetlights across the city. He also gave an overview of the Mayor's security camera rebate program. He gave an overview of the DC Department of Health's (DOH) recent partnership with the National Park Service (NPS) to address rodent problems on NPS-owned properties in DC, including multiple parks in the Dupont Circle neighborhood.

Tom Lipinsky, a representative for Councilmember Jack Evans' Office, encouraged meeting attendees to reach out to the Councilmember's office to request DC Council tickets for upcoming events at the Verizon Center.

A representative from the Dupont Circle Conservancy gave an overview of the Conservancy's plans to refurbish the neighborhood's call box art displays.

Susan Volman, the Treasurer of the Dupont Circle Citizens Association (DCCA), gave an overview of the upcoming annual Dupont Circle House Tour on Sunday, October 16th.

Kishan Putta, a representative for DC Health Link, said that the health exchange's open enrollment period begins on November 1<sup>st</sup> and runs through January 31<sup>st</sup>.

## **General Agenda**

### **Presentation of ANC 2B candidates for Contested Races on the November Ballot**

The ANC 2B candidates for contested races on the November general election ballot provided quick introductions of themselves.

### **Discussion Regarding Possible Improvements to the Facilities at Stead Park**

Commissioner Nichols moved to adopt a proposed resolution regarding the matter. Commissioner Smith seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

WHEREAS, the Stead Park Recreation Center building has not been renovated in over 15 years and has not been expanded in over 20 years,

WHEREAS, according to Department of Parks and Recreation (DPR) staff, Stead Park is the most heavily used park in the city,

WHEREAS, the Stead Park Recreation Center was deemed by DPR as unsafe for holding a toddler play program and is not ADA accessible,

WHEREAS, in Ward 2, east of Rock Creek, there is no public indoor recreation space that can hold over 25 people for recreational uses or for community meetings,

WHEREAS, Ward 2 has growing numbers of individuals aging in place and young families who face challenges in accessing any quality public indoor recreation space within one mile of their home (one mile being the goal set by DPR),

WHEREAS, the board of the Friends of Stead Park has voted to support such a project that would better serve residents of all ages, with the understanding that DPR will first solicit input from park users and community groups, and

WHEREAS, ANC 2B is pleased by the support from both DPR and Councilmember Jack Evans regarding the need to further improve Stead Park.

THEREFORE, BE IT RESOLVED that ANC 2B strongly supports the modernization and expansion of the Stead Park Recreation Center and urges the Department of Parks and Recreation to work with park users, community groups, and the Friends of Stead Park to design and implement such a project.

BE IT FURTHER RESOLVED that ANC 2B urges the Department of Parks and Recreation, Mayor Bowser, and the Council of the District of Columbia to provide funding for such a project in the Mayor's FY 2018 budget cycle.

### **Alcoholic Beverage Control Board Agenda**

#### **Emissary – Application for a Substantial Change to the Establishment's Retailer's Class "C" Restaurant License at 2032 P Street NW**

Commissioner Warwick moved to protest Emissary's application for a substantial change to the establishment's license. Commissioner Upright seconded the motion, which was voted on and passed (VOTES: 7-0-0). The resolution reads as follows:

ANC 2B protests Emissary's application for a Substantial Change to the establishment's Retailer's Class "C" Restaurant license at 2032 P Street NW based on adverse impact on the peace, order, and quiet of the neighborhood, subject to a negotiation of a settlement agreement that allows for the peaceful cohabitation with current neighbors.

#### **Consideration of Several Alcoholic Beverage License Renewal Applications for Taverns and Nightclubs**

*The Commission did not take any action regarding this matter.*

### **Historic Preservation and Zoning Agenda**

#### **1630 Riggs Place NW – Concept / Two-Story Rear Addition and Roof Deck**

Commissioner Warwick moved to adopt a proposed resolution regarding the matter. Commissioner Upright seconded the motion, which was voted on and passed (VOTES: 5-2-1). Commissioner Nichols noted that her opposition to this resolution and another similar resolution regarding the project at 1626 Riggs Place NW was because the resolutions did not go far enough in opposing the size of the projects. The resolution reads as follows:

WHEREAS, the project at 1630 Riggs Place NW is within the Dupont Circle Historic District and Advisory Neighborhood Commission (ANC) 2B,

WHEREAS, ANC 2B appreciates the applicant's willingness to work with neighbors and address concerns, including the removal of a previously proposed third story addition,

WHEREAS, ANC 2B appreciates the applicant's change of rear facade materials between the ANC's Zoning, Preservation, and Development Committee meeting and the full ANC meeting to brick,

WHEREAS, the property is on Riggs Place NW which is one of the best preserved historic streets within Dupont Circle, and the house is one of a set of five rowhouses that were built

in 1893 and designed by Harvey L. Page, as well as one of thirteen adjacent row houses that were built in the 1890s and feature intact rear facades above the first floor,

WHEREAS, over the past 30 years, additions to these homes on Riggs Place NW have been minor and one-story in nature, and

WHEREAS, ANC 2B strongly urges the HPRB to consider the proposal's visibility from 17th Street NW.

THEREFORE, BE IT RESOLVED that ANC 2B would support the project under the following conditions:

1. No demolition of the rear facade above the first floor.
2. Rear addition is limited to a one-story and ten-foot pop-back from the rear facade, based on the scale of non-historic additions on this alley. The one-story addition should include a dogleg to protect light and air quality, similar the other rear yards on the block.
3. High design quality for the rear addition, excluding vinyl siding as a material, but supporting brick or copper, as well as the removal of the spiral staircase.

#### 1626 Riggs Place NW – Concept / Two-Story Rear Addition and Roof Deck

Commissioner Warwick moved to adopt a proposed resolution regarding the matter. Commissioner Upright seconded the motion, which was voted on and passed (VOTES: 7-1-0). The resolution reads as follows:

WHEREAS, the project at 1626 Riggs Place NW is within the Dupont Circle Historic District and Advisory Neighborhood Commission (ANC) 2B,

WHEREAS, ANC 2B appreciates the applicant's willingness to work with neighbors and address concerns, including the removal of a previously proposed third story addition,

WHEREAS, ANC 2B further appreciates the applicant's change of rear facade materials to brick as well as their limiting of rear addition to a ten foot popback,

WHEREAS, the property is on Riggs Place NW which is one of the best preserved historic streets within Dupont Circle, and the house is one of a set of five rowhouses that were built in 1893 and designed by Harvey L. Page, as well as one of thirteen adjacent row houses that were built in the 1890s and feature intact rear facades above the first floor,

WHEREAS, ANC 2B would like the HPRB to know that the second story addition at 1624 Riggs Place NW was built without permits and should not be considered precedent setting,

WHEREAS, over the past 30 years, additions to these homes on Riggs Place NW have been minor and one-story in nature, and

WHEREAS, ANC 2B strongly urges the HPRB to consider the proposal's visibility from 17th Street NW.

THEREFORE, BE IT RESOLVED that ANC 2B would support the project if the rear addition was limited to one story.

2147-2149 P Street NW – Concept / New Five-Story Rear Addition

Commissioner Warwick moved to adopt a proposed resolution regarding the matter. Commissioner Upright seconded the motion, which was voted on and passed (VOTES: 6-0-2). The resolution reads as follows:

WHEREAS, the project at 2147-2149 P Street NW is within Square 67, the Dupont Circle Historic District, and ANC 2B,

WHEREAS, the project proposes the conversion of the existing Marrakech tavern to mixed-use residential and commercial,

WHEREAS, ANC 2B appreciates and supports updates to the altered facade to recreate historic detailing,

WHEREAS, ANC 2B is especially concerned with, and urges the HPRB to pay special attention to, the visibility of the project from 22nd Street NW, Rock Creek Park, and the gateway entrance to the Dupont Circle Historic District,

WHEREAS, while ANC 2B believes an addition may be compatible, we further believe a visible two-story addition with a total of more than 60 feet of mechanical equipment is not compatible at this site within the historic district, and

WHEREAS, ANC 2B believes a fifth-story addition is not compatible for the following reasons:

- During the February 2016 meeting of the Historic Preservation Review Board, a project at 1508-1512 21st Street NW, which shares Square 67 with the current applicant and is proximate to the ten-story Fairfax hotel, proposed a fifth-story addition to three existing four-story townhouses — earlier this year the HPRB refused to support a fifth story addition even though the fifth story would not be visible from the street.
- The historic buildings surrounding 2147-2149 P Street NW are one- to three-story townhouses on P Street NW and 22nd Street NW, a four-story Georgetown Gate, and the two-story historic landmark Walsh Stables — excluding the non-historic high-rise buildings on the block, townhouses and townhouse conversions in West Dupont do not exceed four stories.

THEREFORE, BE IT RESOLVED that ANC 2B would support the project if the top floor was stepped back further in response to the historic Walsh Stables.

1761 N Street NW – Concept / Four-Story Addition at Rear

Commissioner Warwick moved to adopt a proposed resolution regarding the matter. Commissioner Upright seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

WHEREAS, the project at 1761 N Street NW is within the confines of the Dupont Circle Historic District and Advisory Neighborhood Commission 2B,

WHEREAS, while ANC 2B usually will typically not support rear additions which are visible from the street, ANC 2B is willing to make an exception for this case as the addition is proximate in height to its adjacent neighbor's historic building, and

WHEREAS, ANC 2B would appreciate more clarity on the materiality of the proposed addition.

THEREFORE, BE IT RESOLVED that ANC 2B supports the project as proposed, contingent on letters of support from neighbors.

1500 17th Street NW – Concept / New Construction of Three-Story Flat with Basement

Commissioner Warwick moved to adopt a proposed resolution regarding the matter. Chair Mann seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

WHEREAS, the project is a proposed new construction on a vacant lot at the corner of 17th Street and P Street NW, within the Dupont Circle Historic District and Advisory Neighborhood Commission 2B (ANC 2B),

WHEREAS, ANC 2B appreciates construction at this long-vacant site,

WHEREAS, ANC 2B believes that the project as proposed feels somewhat out of place and has a very sharp—almost jarring—contrast to its historic context, and

WHEREAS, ANC 2B believes the applicant should make several design changes to better incorporate this project into the historic character of Dupont Circle.

THEREFORE, BE IT RESOLVED that ANC 2B would support the project if the following alterations were made:

- A less overwhelming feeling of the bays by utilizing different materials
- Consider smaller windows on the east elevation
- Move the penthouse farther to the west so that it does not appear as large from the 1600-1700 block of P Street NW

- Soften the grey-brick color of the brick
- Ensure that the fence materials blend into the historic context
- Less industrial feeling of the entryway railings

1735 Connecticut Avenue NW – Concept / Front Façade and Bay Alterations, Consider Motion to Delay Review One Month for Community Input

Commissioner Warwick moved to request a 30-day delay on the Historic Preservation Review Board’s hearing of the project. Chair Mann seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

ANC 2B requests a 30-day delay of the project hearing from the October HPRB agenda to the November HPRB agenda, as ANC 2B learned about the project after its October 5th Zoning, Preservation, and Development Committee meeting.

1532 U Street NW – Concept / Rear Addition and Front Basement Entrance, Consider Motion to Delay Review One Month for Community Input

Commissioner Smith moved to request a 30-day delay on the Historic Preservation Review Board’s hearing of the project. Commissioner Warwick seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

ANC 2B requests a 30-day delay of the project hearing from the October HPRB agenda to the November HPRB agenda, as ANC 2B learned about the project after its October 5th Zoning, Preservation, and Development Committee meeting.

1442 T Street NW – Concept / Renewal of 2014 HPRB Concept Approval, Consider Motion to Delay Review One Month for Community Input

*The Commission did not take any action regarding this matter.*

2200 P Street NW – U.S. Commission of Fine Arts Application for the Embassy Gulf Service Station

Commissioner Warwick moved to adopt a proposed resolution regarding the matter. Chair Mann seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

WHEREAS, the proposed new construction and movement of a historic landmark at 2200 P Street NW is a significant project which requires further deliberation by Advisory Neighborhood Commission 2B,

WHEREAS, the Single Member District Commissioner for the project at 2200 P Street NW was notified of the project on October 7th and met with the applicant on October 13th, and

WHEREAS, ANC 2B wishes to provide comments to the Commission of Fine Arts regarding the project, but was unable to provide comments for the October 20th hearing due to a lack of time for community engagement.

THEREFORE, BE IT RESOLVED that ANC 2B urges the Commission of Fine Arts to provide comments to the applicant, but to not provide approvals at its October 20th hearing, as ANC 2B was unable to deliberate the project's impact to the neighborhood.

BE IT FURTHER RESOLVED that ANC 2B looks forward to working with the applicant and the Commission of Fine Arts during subsequent hearings.

### **Public Space Committee Agenda**

#### **Consideration of a Letter of Support for FRESHFARM Dupont Circle Market's 2017 Market Season**

Commissioner Warwick moved to adopt a proposed resolution regarding the matter. Chair Mann seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

ANC 2B supports FRESHFARM Market's application for the renewal of its public space permit and for three reserved parking spaces in order to stage the 2017 Dupont Circle Farmers Market on Sundays on 20th Street NW between Massachusetts Avenue and Connecticut Avenue NW.

### **Administrative Agenda**

#### **Approval of the Regular September 2016 Meeting Minutes**

Commissioner Upright moved to adopt the ANC's regular September 2016 meeting minutes. Commissioner Johnson seconded the motion, which was voted on and passed (VOTES: 6-0-2).

### **Adjournment**

Chair Mann adjourned at 9:56 pm.