

# **ADVISORY NEIGHBORHOOD COMMISSION 1C**

## **Adams Morgan**

### **Minutes of October 3, 2007**

A regularly scheduled meeting of Advisory Neighborhood Commission 1C was held on Wednesday, October 3, 2007 at Mary's Center. Chairman Bryan Weaver called the meeting to order at 7:08 p.m. Approximately 40 members of the public attended.

In attendance were Barry Weise (1C01), Emily Mechner (1C02) Bryan Weaver (1C03), Mindy Moretti (1C04), Michael Logsdon (1C05), Nancy Shia (1C06), Wilson Reynolds (1C07) and Katherine Boettrich (1C08).

### **CHAIRPERSON'S REPORT**

Commissioner Weaver opened the meeting with a discussion of the fire that occurred on Adams Mill Rd. on Monday, October 1.

### **TREASURER'S REPORT**

Commissioner Reynolds, treasurer, announced that the ANC had a current balance of \$67,327.34. Reynolds moved that the budget for 2008 be accepted. It was seconded, discussed and approved.

### **COMMISSIONER ANNOUNCEMENTS:**

- Commissioner Shia announced that on 20<sup>th</sup> of October – Tree Day in SMD 1C06 – mulching and watering of local trees will be held
- Commissioner Mechner announced Kalorama Clean up day on October 20<sup>th</sup>.
- Commissioner Weaver discussed the full listing of Public Needs Hearings:
  - Wednesday, October 10, 2007 - 12:30 pm 801 North Capitol St. NE, 9<sup>th</sup> floor board rm
  - Thursday, October 18, 2007 – 6:30 pm Thurgood Marshall Public Charter School 2427 Martin Luther King Jr. Ave. SE
  - Monday, October 22, 2007 – 6:30 pm Marshall Heights Community Development Organization, 3939 Benning Rd. NE
  - Monday, October 29, 2007 – 6:30 pm Atlas Theatre 1333 H St. NE, Lab Theatre Two
  - Wednesday, November 7, 2007 – 6:30 pm Greater Mount Calvary Holy Church Family Life Center 605 Rhode Island Ave. NE
  - Wednesday, November 14, 2007 – 6:30 pm Emory Beacon of Light, Inc. 6100 Georgia Ave. NW
  - Thursday, November 29, 2007 – 6:30 pm Greater Washington Urban League 2901 14<sup>th</sup> St. NW

### **PUBLIC COMMENTS**

- A representative from ANC 1D– announced a fall festival at Meridian Hill Park (Malcom X Park) from 3:00 pm to 5:00 pm at the lower level, will have ANC discussion, plans for park and discussion of the park renewal.

- A representative from Adams Morgan Main Street announced a wine tasting at Toro Mata on October 23. Tickets are \$25. – on October 23<sup>rd</sup> – Wine Tasting at Toro Mata – tickets are \$25.
- A representative from the D.C. Office of Planning spoke about the office’s retail strategies to strengthen neighborhood commercial districts including 18<sup>th</sup> street. A public forum is scheduled for Tuesday, October 16<sup>th</sup> Bell Multicultural Senior High School 6:30 pm – 8 pm.

## **GUEST SPEAKERS**

- **DC WASA – Gerry Johnson, DC WASA** discussed the water supply system to Adams Morgan in reference to the problems with the water supply to the recent fire on Adams Mill Rd. Johnson said that the city is revising the water facilities plan for both fire concerns and drinking water. All work associated with testing the citywide hydrant-testing program. Today there are 33 hydrants out of service across the District. There is a commitment to have quality, safe drinking water with enough water to meet safety needs. Within a few weeks, there will be an online service where DC residents can check the status of their neighborhood hydrants, in the meantime, residents can call 202-612-3400 to check their status. Johnson stated that the city is re-evaluating the current approach to upgrading infrastructure.
  - Battalion Chief Max Saunders spoke about the recent fire; he disputed the number of hydrants out of service; his number indicates 300, rather than 33. He provided information about the fire and the water supply in general. DC WASA official committed to work with the fire department to reconcile the difference in their working hydrant # and address why there is a communication gap between the two departments. Saunders requested that citizens report broken, leaking or damaged hydrants to DC WASA at 202-612-3400.
  - Councilmember Jim Graham (D - Ward 1) is holding a hearing on the fire on October 4.
- **DC WASA – Russell Adams and Alezha Batson from DC WASA** reported on the progress of the lead service replacement.
- **Councilmember Graham** spoke on the reconstruction project planned for 18th Street. He voiced concern that the improvements don’t “disintegrate” the businesses in the process of construction.

## **COMMITTEE REPORTS**

### **A. MPD Report**

Commissioner Moretti provided an update from the Metropolitan Police Department. Overall crime was up over the last reporting period. AWD was up, stolen autos were down and calls for disorderly conduct were down. Of note that out of 20 of the disorderly conduct calls, eight out of 20 were on the 2400 block of 18<sup>th</sup> St.

## **B. ABC & Public Safety**

Commissioner Moretti made a motion to protest the new restaurant application for Splash based on adverse effects on peace, order and quiet on the neighborhood. The motion was seconded, discussed and approved by voice vote.

Commissioner Moretti made a motion to protest the substantial change to hours for Café Dallual, t/a Rendezvous based on the adverse effects on peace, order and quiet in the neighborhood and the commission's ongoing protest of the establishment's restaurant to tavern conversion application. The motion was seconded, discussed and approved by voice vote.

Next meeting of the ABC & Public Safety Committee will be Tuesday, October 9<sup>th</sup> at 7 p.m. at the Kalorama Rec. Center.

## **C. Planning, Zoning and Transportation**

Commissioner Reynolds reported that the committee met on September 20 to discuss bus locations for the H.D. Cook School buses during construction.. Next meeting of the PZT committee will be held on October 10. On the agenda are the expansion plans for the Dorchester House and a motion by the Reed Cooke Neighborhood Association regarding a curb cut protest.

Commissioner Reynolds offered a resolution that called upon city agencies to sustain affordable housing at 2359 and 2401 Ontario Road., NW. The resolution was seconded, discussed and approved by roll call vote:

YEA:           Weise, Weaver, Moretti, Logsdon, Reynolds and Boettrich

NAY:           NONE

### ***Resolution on Sustaining Affordable Housing at 2359 and 2401 Ontario Road, Northwest***

*Whereas: ANC 1C takes seriously the responsibility of providing for the health, safety, and welfare of all residents in ANC 1C, and the District of Columbia;*

*And, Whereas: On May 25, 2007 multiple agencies of the District of Columbia, and citizens of the community, gathered together to review sub standard conditions on the premises of 2359 and 2401 Ontario Road, NW;*

*And, Whereas: Present at this meeting were: Representatives from the DC Departments of: Regulatory Administration, Health, Public Works, the Mayor's Office; a representative of the landlord, NWJ Companies; a representative of the landlord's contracted management company, Greenstreet Property Management; a representative from Housing Counseling Services, Inc.; a representative from First Housing and Construction Corp. (contractor for the 2412 Kalorama Courts Condominium across from the subject properties); a representative from the Delancy Lofts (neighbors); representatives from the Adams Alley Condominium (neighbors); and the Single Member District (07) ANC Commissioner;*

*And Whereas: At this meeting a plan was formulated to provide for improvements to: Trash area, collapsing retaining wall, improperly functioning rear exit doors, lighting, rat abatement, and walkway improvements;*

*And Whereas: It was agreed at this meeting that on September 7th a second meeting would take place to*

*review of these goals, confirm a contract for the reconstruction of a collapsing retaining wall, paving, and fencing, and other repairs;*

*And Whereas: This meeting was postponed to September 14 to accommodate the schedule of the landlord's representative;*

*And Whereas: On September 14 there again gathered the same parties as on the May 25th meeting, with the addition of: A representative of the Office of Tenant's Advocate; a representative from the office of Councilmember Jim Graham; three residents of both 2359 and 2401 Ontario Road apartment buildings;*

*And Whereas: The landlord's representative (Mr. Brian Kroker) provided notice by electronic mail on September the 8th that he, and the representative from Greenstreet Property Management would not attend, citing:*

*"I do not feel comfortable in working with such a large group of people.";*

*And Whereas: At the meeting of September 14th it was confirmed that a construction proposal was submitted by First Housing & Construction, Corp. as early as July 27, 2007; confirmed as received by Greenstreet Property Management as early as July 31st, 2007; partially agreed to in principle on September 13th, 2007; but still has not been finalized, even for a portion of the needed improvements; And, Whereas; on September 6th the ANC Representative for this Single Member District (07) did attend a meeting of tenants located at 2359 and 2401 Ontario Road hosted by Housing Counseling Services, Inc. (HCS);*

*And, Whereas; at both the September 6th tenant meeting, the September 14th community meeting, and in e-mails from Mr. Jesse Evans, a (then) tenant (since departed) in 2401, allegations were made that: Two weeks of service complaints to repair a clogged toilet in an apartment in 2401 were ignored; the front door of each housing development does not lock; apartments are vacated, and left empty (between 6 to 7 units); no basic business license (BBL) has been confirmed, or posted in either building; back doors to either building do not lock, or function properly; notices of rent increases to tenants are suspect in either accuracy of computation, frequency, or compliance with Rent Control laws; and that in at least one case, a tenant was offered the sum of \$5,000 to quit the premises;*

*And, Whereas; thorough the offices of the Mayor's Outreach and Service Coordinator a police officer has taken up residence in exchange for decreased rent; Mr. Robert Anthony, of the Adams Alley Condominium has, on his own time, cleaned, and placed trash into dumpsters; Ms. Sook Seo, President of the Adams Alley Condominium has facilitated the installation of security cameras with field of view to the affected area; and First Housing & Construction, Corp. has installed an additional security camera facing the affected area;*

*And, Whereas even with these voluntary acts of assistance the landlord, and landlord's agent actions have been limited to: Erection of two signs, in English, indicating that the area is under camera surveillance; and the installation of working lights illuminating the rear doors of the buildings accessing the trash area;*

*And, Whereas: During the meeting of September 14th an inspection of the subject area, (with both the landlords representative, and the landlord's agent abstaining from participating) it was confirmed by those present that the landlord's representative, or the landlord's agent failed to: Move in a timely manner to conclude a binding contract for the repair of a collapsing retaining wall; have failed to pursue, or prove the pursuit of effective rat abatement using tracking powder and steel wool; have not repaired the rear doors to the building; have not replaced a lid on one dumpster identified at the May 25th meeting; have not repaired or replaced walkway at the rear of 2359 Ontario Road; and it was also discovered that a second retaining wall, separating the properties of the subject buildings, and the Delancy Lofts property may posses structural defects, requiring additional investigation by the DC Dept. of Consumer and Regulatory Affairs (DCRA);*

*And, Whereas: In the period between May 25th and September 14th it was confirmed that dozens of DCRA housing violations were detected, and multiple violations were issued by the DC Department of Health;*

*And, Whereas: The actions of the landlord, and the landlord's agent have provided more than a presumption of not being accountable, and failing to maintain the subject properties in accordance with the International Property Maintenance Code;*

*NOW, THEREFORE BE IT RESOLVED: That ANC 1C, in support of the residents of the premises of 2359 and 2401 Ontario Road, NW do request, and take action on the following:*

*That the office of Councilmember Jim Graham be enlisted to:*

*1) Convene a Round Table to review these events, actions, and lack of actions for possible further action within the Committee structure, and full DC City Council; and*

*2) Request that the office of the Attorney General for the District of Columbia be requested to investigate the actions of the landlord regarding these properties;*

*That the DC DCRA, through its Director, and supervisor of the Residential and Commercial inspection office of DCRA be requested to continue inspections of these properties regarding retaining walls, exterior elements, and housing violations, to pursue the enforcement of past violations with the DCRA Office of Civil Infractions; and to repair these violations and assess the costs to the owners.*

*That the Department of Housing and Community Development Office of Rental Accommodations and Conversion be requested to investigate allegations of improper rent increases and tenant violations, and to communicate its findings to the office of the Attorney General of the District of Columbia;*

*That the DC Department of Health be requested to continue investigations, and enforcement, and to communicate its finding to the office of the Attorney General of the District of Columbia;*

*That the DC Department of Public Works be requested to continue investigations, and enforcement, and to communicate its finding to the office of the Attorney General of the District of Columbia;*

*That the Mayor's Ward One Community Outreach Office be informed of these actions;*

*That the DC Fire and Emergency Medical Services Department be contacted to request inspections for compliance with DC Municipal Regulations as relevant to fire safety, and operating fire alarms.*

Commissioner Boettrich made a motion that ANC1C write a letter to the District Department of Transportation requesting that a new stop sign be installed at the intersection of Florida Ave., NW and Ontario Rd., NW to stop westbound traffic on Florida Avenue. The motion was seconded, discussed and approved by voice vote.

#### **D. Public Services**

Commissioner Shia reported that the next public services meeting is on October 24, 2007 – Kalorama Recreation Center at Kalorama Park.

#### **NEW BUSINESS**

Representatives of NOVO Development re: 1840/46 Vernon Street renovation discussed their plans to renovate the two properties. Although the project is a “matter of right” project, they were seeking approval from the ANC to be presented to the Historic Preservation Review Board. Commissioner Reynolds made a motion to commit the issue to the Planning, Zoning and Transportation Committee. The motion was seconded, discussed and approved by voice vote.

Commissioners Moretti and Weaver offered a resolution extending the thanks of ANC1c to Engine Company 21 for their heroic efforts during the fire at the Avalon Condominium. The resolution was seconded, discussed and approved by roll call vote:

YEA: Weise, Weaver, Moretti, Logsdon, Reynolds and Boettrich  
NAY: NONE

***Resolution of Thanks to Engine Company 21***

*Whereas there was a devastating fire at 2627 Adams Mill Road in the early hours of Monday, October 1, 2007, and*

*Whereas Engine Company 21, located on Lanier Place, responded to 911 calls in under two minutes, and*

*Whereas Engine Company 21 worked to make sure all residents were safely out of the building and,*

*Whereas the men and women of Engine Company 21 worked tirelessly throughout the night and morning to bring the fire under control, and*

*Whereas Engine Company 21 opened up the doors to the stationhouse to provide a safe haven for displaced residents, and*

*Whereas Engine Company 21 is an integral part of the Adams Morgan community.*

*Now Therefore Be It Resolved that ANC1C extends its deepest gratitude to the men and women of Engine Company 21 not only for their heroic efforts on October 1, but for their continued presence in the Adams Morgan community.*

Commissioners Moretti and Weaver offered a resolution to thank everyone from the District of Columbia Fire Department and EMS who responded to the October 1 fire at the Avalon. The resolution was seconded, discussed and approved by voice vote:

***ANC1C COMMENDS THE FIREFIGHTERS OF WASHINGTON DC FOR THEIR COURAGE DURING THE FOUR ALARM FIRE OF OCTOBER 1, 2007***

*Whereas, a devastating four-alarm fire destroyed the Avalon, located at 2627 Adams Mill Road in the early hours of Monday, October 1, 2007, and*

*Whereas, Washington DC, and specifically the neighborhood of Adams Morgan escaped a great tragedy that morning because of the work of the District of Columbia Fire Department (DCFD); and*

*Whereas, the DCFD Firefighters showed fearless, courageous and heroic efforts to save lives during the horrible events of that morning; and*

*Whereas, the brave fire fighters and first responders of:*

***Engine Companies: 21, 11, 4, 9, 28, 1***

***Trucks: 6, 14, 2, 3, 9***

***Rescue Squad 2***

*Battalion Fire Chief 4; Battalion Fire Chief 6; Battalion Fire Chief 5*

*Ambulance 1, EMS 45, EMS 5*

*Car 43 Fire Investigations*

*Air 1, Safety Officer, Deputy Fire Chief Operations, Rescue Squad 1, Haz Mat 1 Rehab Unit, Fire Recruits and Cadets*

*Fire Chief Dennis Rubin, Assistant Fire Chief Operations Schultz, Fire Marshal Gary Palmer, Deputy Fire Chief Al Jeffreys, PIO Battalion Fire Chief Ken Crosswhite.*

*Whereas, each of these units played a critical role on October 1, 2007 and the ensuing days thereafter to save lives and recover the belongings of those who lost everything in the fire of the Avalon*

*Now, therefore, be it resolved by the Commissioners of ANC 1C that by this resolution, we commend the firefighters and first responders of DCFD for their bravery, valor and humanity.*

*Be it further resolved that copies of this resolution be forwarded to the firefighters and first responders of the District of Columbia Fire Department.*

Commissioner Reynolds made a motion to get reimbursed for copying expenses. The motion was seconded, discussed and approved by voice vote.

#### **ADJOURNMENT**

Commissioner Moretti moved to adjourn the meeting, it was seconded and the meeting ended at 10:47.