



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

3265 S Street, NW • Washington, DC 20007

(202) 724-7098 • anc2e@dc.gov

July 5, 2017

Mr. H. Alan Brangman, Chairman, and Members of the Board
Old Georgetown Board
401 F Street, NW, Suite 312
Washington, DC 20001

Dear Chairman Brangman and Members of the Board:

On June 29, 2017 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by seven commissioners, constituting a quorum. At this meeting the Commission adopted the following positions on matters scheduled for consideration by the Old Georgetown Board on July 6, 2017:

With regard to SMD 2E02 - OG 17-272 (HPA 17-467) 3259 R Street, NW:

ANC 2E is aware of the importance of this historic property and, while it defers to the Old Georgetown Board on the specific architectural details, ANC 2E is concerned about whether the concept design will be able to be constructed without ruining the historic streetscape. The architect has agreed to a construction management plan. ANC 2E respectfully requests that OGB ask the applicant to maintain the historic character of the neighborhood through a concept design that can be executed in such a prominent Georgetown location.

With regard to SMD 2E02 - OG 17-210 (HPA 17-351) 1601 Wisconsin Avenue, NW:

ANC 2E applauds the applicant for trying to work with the ANC regarding the signage. However, ANC 2E has concerns with the re-facing of the existing white signs to red digital LED signage for the following reasons:

1. The lumen strength of the LEDs in the signage cannot be controlled. ANC 2E met with the applicant and the company who maintains this lumen strength to determine a consistency of the LEDs and the rate of brightness change and found that the existing technology that is in place is not working. ANC 2E and the applicant fixed a lumen strength at 45% on June 26th at 7:30 pm and the lumens, brightness, and glare have been wildly changing, both in frequency and intensity, since then.

COMMISSIONERS:

Ed Solomon, District 1 Joe Gibbons, District 2 Rick Murphy, District 3
Mara Goldman, District 4 Lisa Palmer, District 5 Jim Wilcox, District 6
Monica Roaché, District 7 Zac Schroepfer, District 8

2. ANC 2E considers this uncontrollable and unreliable LED technology to be confusing, especially given its close proximity to nearby stop lights, and therefore a health and safety issue to pedestrians and cars.
3. ANC 2E is extremely troubled by the applicant's illegal construction of the LED signage. The applicant installed the LED signage without going through the review process.
4. ANC 2E does not want not the Old Georgetown Board to allow a precedent of illegal construction excuses as a defense for the possibility of a retroactive legal permit. This specific matter is troublesome as the applicant is applying for a permit and not concept design approval. The applicant must allow for a discussion of possible alternatives before going to the permit review. The alternatives could include: different sizes of the LED bulbs, different depth configuration of the placement of the LED bulbs in the structure, and different choices of the total size of the structure. A concept design review would also include a lumen or brightness study.
5. ANC 2E believes that large LED signage, positioned less than six feet off the ground, is not compatible with the historic streetscape of Georgetown. The LED signage is positioned in the historic Book Hill area viewshed.

Therefore, ANC 2E finds this entire OGB application to be completely and thoroughly objectionable and incompatible with ANC 2E's values of proper review, historic preservation, and community standards for commercial advertising.

With regard to SMD 2E02 - OG 17-253 (HPA 17-448) 1723 Wisconsin Avenue, NW and SMD 2E02 - OG 17-257 (HPA 17-446) 1728 Wisconsin Avenue, NW:

ANC 2E believes that before any permit is issued for the construction, alteration, and demolition of the properties at 1723 Wisconsin Avenue NW and 1728 Wisconsin Avenue NW, the Old Georgetown Board should take note of the location of the properties relative to Wisconsin Avenue NW and residential homes in the rear. ANC 2E has a construction management plan with the applicant. ANC 2E asks that OGB recognizes the difficulty of implementing this design on a busy avenue in close proximity to residential dwellings

With regard to SMD 2E03 - OG 17-246 (HPA 17-441) 3232 O Street, NW:

ANC 2E applauds the applicants for undertaking this project. ANC 2E, however, has concerns about the cladding and whether it is appropriate, particularly in relation to the nearby rectory of St. John's Church, which is a very important building in our neighborhood.

ANC 2E also has concerns about the balcony being added to the rear of the building. The balcony appears to conceptually be an upstairs deck overlooking the backyards of neighboring buildings. We ask the Old Georgetown Board to consider all of these issues in reviewing this project.

With regard to SMD 2E03 - OG 17-277 (HPA 17-472) 3273 P Street, NW:

ANC 2E opposes this application for concept design and approval because the plans that have been presented to the ANC are inadequate for the ANC to be able to form any opinion with respect to the appropriateness of this project.

With regard to SMD 2E03 - OG 17-266 (HPA 17-461) 3220 Volta Place, NW:

The applicant did not appear to explain the proposal to ANC 2E. That being the case, ANC 2E does not believe it has enough information to express an opinion, positively or negatively, with respect to this project.

With regard to SMD 2E05 - OG 17-276 (HPA 17-471) 1022 29th Street, NW:

ANC 2E is concerned about the addition and agrees that the most northern and southern homes should not be considered precedent for adding on in such a voluminous manner.

With regard to SMD 2E05 - OG 17-285 (HPA 17-478) 3347 M Street, NW:

ANC 2E does not support blade signs but does recommend approval of the twelve-inch lettering in version three of the applicant's proposal. ANC 2E also applauds the applicant for the incorporation of an interior trash room and requests that the trash cans remain in such trash room except during times of pick-up.

ANC 2E supports the new ADA-compliant door design but does not support the proposed artwork on the 34th Street NW facade.

With regard to SMD 2E05 - OG 17-245 (HPA 17-440) 1222 Wisconsin Avenue, NW:

ANC 2E is concerned about the renovations to 1222 Wisconsin Avenue NW presented at our June 29th meeting. We believe that the lettering on the signs is too large and we do not support the flying geese logos on the windows and/or on the building. ANC 2E also objects to the windows on Prospect Street NW being covered by racks from the interior, darkening Prospect Street.

Furthermore, ANC 2E does not support the awnings covering up windows on Wisconsin Avenue NW for two reasons: they detract from the important architecture of the building and they add to an overall sense of commercialism to the design. Additionally, ANC 2E requests that additional ample trash receptacles be installed within an appropriate radius of the store to contain grab and go consumer-generated trash. ANC 2E also requests that the applicant provide a fenestration analysis to ensure that the overall lighting plan for the building is consistent with a historic district throughout all day parts. Finally, ANC 2E will not support window advertising and/or any additional covering of the many windows of this building.

ANC 2E and our constituents believe that this location is an iconic corner in a historic community. In accordance with the applicant's business model, we imagine that the applicant will have significant and frequent loading and unloading needs. ANC 2E would like to better understand the procedures for these processes, particularly related to the effect of frequent deliveries on the pavers in front of the building and any effect on the wear and tear of the

stockroom door design. Additionally, Georgetown already experiences significant traffic congestion and noise related to commercial deliveries throughout the week. ANC 2E would like assurances that the loading and unloading plan will be developed in concert with District Department of Transportation regulations and the ANC and will not cause undue additional noise and congestion in this historic yet extremely congested neighborhood, nor will it generally damage the streetscape of this architecturally important block in Georgetown.

With regard to SMD 2E06 - OG 17-267 (HPA 17-462) 1525 29th Street, NW:

The applicant for 1525 29th Street NW filed for permit review with the Old Georgetown Board and the Commission of Fine Arts on June 15th, 2017. Over a week ago, the applicant began the proposed construction before its application could be considered by ANC 2E or OGB. Further, ANC 2E has received complaints from multiple neighbors that the work being done is extremely noisy and disruptive. ANC 2E takes the process of reviewing permit applications prior to initiating construction very seriously, it is concerned by this construction, and it recommends that OGB and the Department of Consumer and Regulatory Affairs take any remedial action that they deem appropriate.

With regard to SMD 2E06 - OG 17-221 (HPA 17-363) 2823 N Street, NW:

Georgetown is very protective of its trees and landscape, and ANC 2E supports that approach. This case seeks permit approval for the installation of geothermal wells at a residence at 2823 N Street NW. It contains a letter from a registered consulting arborist, stating that he believes that "the landscape has a good chance of survival" if several stated conditions are satisfied. The arborist does not provide an unqualified opinion that the landscape will survive, even if all the conditions that he states are met. ANC 2E recommends that the Old Georgetown Board carefully evaluate the proposed site plan and the arborist's letter in determining whether it is appropriate to approve this application.

With regard to SMD 2E06 - OG 17-265 (HPA 17-460) 3044 N Street, NW:

ANC 2E supports the applicant's proposal to fill in the notch on the east side of the property.

ANC 2E opposes the proposal for this property regarding the green roof as filed. The property owner has a large two-car garage at the rear of the property in question with pavers on top of the roof along with planters on parts of two sides, but otherwise without any railings. This may or may not be considered an existing roof deck. The proposal is to convert this area into a so-called green roof. The green roof could potentially have some characteristics of a new or a reconfigured roof deck. The garage is large and is located very near to the rear of several townhouses on 31st Street NW. The adjacent neighbors do not object to the concept of a green roof but would object to a heavily utilized roof deck.

ANC 2E recommends that the applicant submit a revised plan for review by the neighbors, ANC 2E, and OGB which would not include a fountain, which would eliminate the existing planters along the sides of the roof, which would include no railings, and which would otherwise specify the particulars of the green roof that is proposed to be implemented.

With regard to SMD 2E06 - OG 17-278 (HPA 17-473) 3030 Q Street, NW:

ANC 2E objects to the proposed application. The application does not include drawings for the proposed work and therefore is insufficient. Further, the application proposes to add a rear deck and lights on the side of the building, which are features that ANC 2E would want to review carefully and to potentially discuss with surrounding neighbors before it would possibly recommend approval of this proposal.

With regard to SMD 2E07 - OG 17-268 (HPA 17-463) 2457 P Street, NW:

Although ANC 2E typically views the installation of a roof deck unfavorably, this new roof deck will not have a significant negative impact on adjacent neighbors. The roof deck is only on the first level lower roof. The adjoining neighbor has no objection to the deck or roof replacement. The lot occupancy, building height, side yard setback, and rear yard setback have not changed. After careful review, ANC 2E does not object to the project based on its minimal impact.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joe Gibbons", with a long horizontal flourish extending to the right.

Joe Gibbons
Chair, ANC 2E