



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

June 6, 2018

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 4, 2018 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by six commissioners, constituting a quorum. At this meeting the Commission adopted the following positions on matters scheduled for consideration by the Old Georgetown Board on June 7, 2018:

**With regard to SMD 2E05 - TBD (HPA TBD) K Street from 27th Street to 30th Street, NW:**

ANC 2E notes that the conditions upon entering Georgetown via K Street NW are currently dark, foreboding, and often unsafe. Furthermore, the ANC notes that the tenor of the neighborhood has changed significantly since the time that trains ran underneath the Whitehurst Freeway, with both significant numbers of residents populating the area and the growth in businesses along K Street and Water Street NW.

With this in mind, ANC 2E supports the Georgetown Gateway Project in this location and its nod to the industrial past of the neighborhood. In particular, the ANC appreciates the desire to plant trees to soften a hardscape and to add lights to improve safety for pedestrians and visually soften the aesthetic experience of entering Georgetown. The ANC also highly supports the addition of a crosswalk at a heavily traveled intersection.

ANC 2E supports the addition of lights underneath the Whitehurst Freeway but asks that the Old Georgetown Board provides feedback as to whether or not this is the right lighting plan and quality of light for the area. The ANC notes that residents would like to see more lighting added from 27th Street through 35th Street NW and would like to ensure that anything constructed via the Georgetown Gateway Project implementation will work for future approaches to lighting along the area.

**With regard to SMD 2E02 - OG 18-228 (HPA 18-418) 3405 Dent Place, NW:**

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

ANC 2E strongly objects to the concept design that was submitted to the Old Georgetown Board because the concept design destroys the essential form and integrity of the historic building. The ANC also believes that the proposal creates massing that is not in keeping with the historic neighborhood and removes valuable spacing between the neighborhood's townhouses.

ANC 2E is saddened that the applicant did not attend the ANC's meeting on June 4, 2018 as the ANC 2E02 Commissioner spent over an hour with the applicant at the site discussing possible changes to the project plans. The ANC strongly objects to the concept design.

**With regard to SMD 2E03 - OG 18-225 (HPA 18-410) 3420 P Street, NW:**

ANC 2E supports this application.

**With regard to SMD 2E05 - OG 18-125 (HPA 18-231) 3602 Prospect Street, NW:**

ANC 2E recognizes that this home was built in or around 1950 but is nonetheless within the historic district. The ANC notes the following concerns for the Old Georgetown Board's review:

1. Whether or not this plan is permissible via the Board of Zoning Adjustment.
2. The back addition is visible from public space and the ANC asks the Old Georgetown Board to determine how this fits within the board's standards.
3. The ANC notes the concerns of neighbors on both the east and west side of this home and wants to be sure that this addition will not adversely impact residents' ability to enjoy air and light in their homes.

**With regard to SMD 2E06 - OG 18-237 (HPA 18-422) 2928 P Street, NW:**

ANC 2E commends the applicant and its architect for engaging in extensive discussions with the ANC and the neighbor immediately to the east of this property to arrive at a mutually-agreeable design for a new conservatory and wall between the properties. The ANC strongly supports these aspects of the current proposal. If the Old Georgetown Board should decide that material changes should be made to these particular design elements, the ANC requests that this case be set for an additional conceptual design review in order to ensure that the changes are mutually agreeable to the applicant and to the adjacent neighbor, who is currently out of the country due to a previously-scheduled engagement.

ANC 2E acknowledges that both the Citizens Association of Georgetown and the adjacent neighbor immediately to the west of the subject property object to the enlargement of masonry openings on the second and third stories of the south elevation of the ell and possibly the introduction of a new fenestration light pattern. The ANC believes that the Old Georgetown Board should consider these objections, but it otherwise supports the current application.

**With regard to SMD 2E07 - OG 18-193 (HPA 18-349) 3032 Dent Place, NW:**

ANC 2E appreciates the updates that the owners have made based on the Old Georgetown Board's recommendations and the feedback from the adjoining neighbors. The first proposed plan included a full extension that was 17 feet and 5 inches. The revised plan's full extension is

16 feet and 6 inches. However, the owners have increased the size of the deck from 7 feet and 5 inches to 10 feet. The proposed deck over the first story addition projects south beyond that of the adjacent deck. Additionally, the proposed deck appears to have an impact on the privacy of the adjoining neighbors' outside living space.

ANC 2E requests that consideration be made to parking inside of the property by moving the rear fence 2 feet north. It is a concern that if the fence goes to the edge of the property line in the alley, it will narrow the space for emergency vehicles to pass and for residents to get in and out of their parking spaces. The proposed alley extension would possibly establish a negative precedent for others to build to their property lines in the alley.

ANC 2E is concerned about the complete rear demolition of the structure and feels that such out-of-proportion demolition runs counter to historic preservation. The ANC asks that the Old Georgetown Board considers the concerns listed above and their impacts on the neighbors and the historic architectural characteristics of Georgetown.

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