



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

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May 31, 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 May 30, 2017 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 1, 2017:

With regard to SMD 2E02 - OG 17-230 (HPA 17-372) 3327 Dent Place, NW:

The applicant for 3327 Dent Place NW has other current Old Georgetown Board submissions for the property. This particular Old Georgetown Board concept approval submission concerns: (1) the installation of two new wood single-glazed double-hung windows and shutters on the first floor of the south elevation, (2) the installation of new wood single-glazed double-hung windows and shutters on the second floor of the south elevation, and (3) the installation of a new steel and glass canopy over the front entrance.

ANC 2E recognizes that this part of the structure was built in 1940 by noted architect Horace Peasley. The applicant's elongation of the front two first-floor windows is incorporating interior changes made by the previous owner in 2009. The previous owner changed the use of the front room from a kitchen to a living room. Therefore, the applicant is trying to achieve an appropriate light and air design. The new window scheme will not be appreciably visible from the street due to a 40-inch front retaining wall. The new windows respect the past with acceptance of the new interior usage. ANC 2E finds that the applicant's solution is elegant with minimal impact on the current fenestration scheme.

The applicant's changes to the second floor are acceptable to ANC 2E given their almost identical nature of the existing windows.

The applicant's new canopy concept design is a welcome relief to the property's existing 2009 portico. The existing portico hides the original Horace Peasley sidelights and transom. ANC 2E applauds the applicant for removing this distraction from the historic character of the

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

entranceway. ANC 2E agrees with the project architect that the new steel and glass canopy “frees up the space around the door assembly, allows light in and responds to the metal work of the sidelights and canopy.”

ANC 2E supports this concept design.

With regard to SMD 2E03 - OG 17-178 (HPA 17-322) 1426 35th Street, NW:

ANC 2E opposes this application based on the fact that the application includes a deck and that the ANC was not provided with sufficient information by the applicant to come to a conclusion.

With regard to SMD 2E03 - OG 17-226 (HPA 17-368) 3149 O Street, NW:

ANC 2E opposes this concept design as presented because, among other points, the design includes balconies that overlook many of the property’s neighbors and the design includes the potential for a deck that, if the current deck is replaced, would further overlook many of the property’s neighbors. The ANC believes that the design as currently proposed does not fit with the historic properties in the neighborhood.

With regard to SMD 2E03 - OG 17-205 (HPA 17-341) 1529 Wisconsin Avenue, NW:

ANC 2E does not support or oppose the proposed sign but rather asks the Old Georgetown Board to consider the size of the sign, which seems to be out of place on this street.

With regard to SMD 2E05 - OG 17-213 (HPA 17-355) 3000 M Street, NW:

Per the concept approval granted to this project at 3000 M Street NW in September of 2016, ANC 2E continues to take no opposition to the project plans as presented.

With regard to SMD 2E05 - OG 17-232 (HPA 17-374) 3601 M Street, NW

ANC 2E thanks the developer, Altus Realty Partners, for bringing this matter back before the ANC after a three-year hiatus. The ANC is generally in favor of development on this property; a gas station is not a proper entry point for Georgetown. However, the ANC has concerns with the proposed project.

First, and most importantly, the ANC is concerned about the potential impact that the construction of this building might have on the historic homes that front on Prospect Street NW, up the hill from the property. The ANC encourages all parties to negotiate in good faith to find solutions to those concerns.

Second, the ANC has concerns about the impact that the design will have on Georgetown as a whole because the area surrounding the property is one of the main entry points into the Georgetown neighborhood. The ANC is particularly concerned about the loss of green space on the property, as the project will create a very different view at the property coming off of the Whitehurst Freeway and the Key Bridge and entering Georgetown if this building at its proposed height is constructed.

Third, ANC 2E believes that the project design, which the ANC knows has been in the works for quite some time, is not, as one witness at the ANC meeting indicated, “iconic.” The ANC believes that the design creates a building that could be located anywhere. The design is not consistent with other more modern developments that are currently located in Georgetown that the ANC believes fit better into the fabric of the historic neighborhood.

With regard to SMD 2E06 - OG 17-231 (HPA 17-373) 2725 N Street, NW:

ANC 2E has two concerns with the application for 2725 N Street NW that the ANC would like to bring to the attention of the Old Georgetown Board. First, it appears that the proposed rear addition may exceed the sixty percent lot occupancy expectation that applies to the property. ANC 2E recommends that this issue be considered by the appropriate authorities.

Second, the applicant proposes substantial interior work, including the removal of a first-floor fireplace and a second-floor chimney, and the installation of a new gas fireplace at a different location. ANC 2E recommends that the Old Georgetown Board consider whether changes of this nature and magnitude are consistent with the maintenance of the historic fabric of the existing structure.

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