



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale
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April 4, 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 April 2, 2018 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 April 5, 2018:

With regard to SMD 2E03 - OG 18-153 (HPA 18-285) 3327 P Street, NW:

ANC 2E commends the applicant and the applicant's representatives for the serious effort they made with community outreach, including holding meetings and writing to neighbors.

With respect to the concept of adding a third floor to the existing wing, ANC 2E has no objection to the basic concept. ANC 2E is however concerned about the amount of glazing on the north façade of the newly-added third floor of the building and asks the Old Georgetown Board to consider that carefully.

With regard to SMD 2E03 - OG 18-147 (HPA 18-277) 1506 Wisconsin Avenue, NW:

ANC 2E has no objection to this proposal.

With regard to SMD 2E05 -OG 18-118 (HPA 18-224) 1061 31st Street, NW:

ANC 2E strongly supports the concept of placing the proposed machine behind the doors on 31st Street NW.

With regard to SMD 2E06 - OG 18-163 (HPA 18-295) 2716 O Street, NW:

ANC 2E has reviewed previous designs relating to this project and does not take a position regarding whether the Old Georgetown Board should approve the design currently being

COMMISSIONERS:

Ed Solomon, District 1 Joe Gibbons, District 2 Rick Murphy, District 3
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proposed. However, ANC 2E wants to emphasize several very important considerations that the ANC urges the Old Georgetown Board to take into account in conducting its review.

First, the Board of Zoning Adjustment has granted a special exception to the applicants, which is consistent with the current proposal. ANC 2E recognizes that the Old Georgetown Board addresses design instead of zoning, but the special exception does favor the applicants, at least as a matter of zoning. Second, the Old Georgetown Board previously approved a design for this property which included a larger rear yard extension than what is currently being proposed.

On the other hand, several adjacent neighbors are vehemently opposed to the proposal, as reflected in an email that some of the neighbors submitted to the Old Georgetown Board on March 26, 2018, a copy of which has been furnished to ANC 2E. The neighbors point out in their email that the current proposal is directly contrary to the Old Georgetown Board's "Policy on Additions and Site Alterations to Structures in Georgetown" for several reasons. First, that policy states that, "additions should not approach doubling the size of an existing building," and the neighbors state that the current proposal does exactly that by adding roughly 1,000 square feet to the existing 1,300 square feet of living space.

Second, the policy states that, "new rear additions should not project substantially beyond the extent of adjacent buildings of similar type." The neighbors note that 2716 O Street NW already projects 11 feet beyond 2712 O Street NW, and that the addition would add another 14 feet, resulting in a total projection of 25 feet, which is almost half the length of 2716 O Street NW.

Third, the policy states that, "extensive underground additions are discouraged." The neighbors correctly point out that the Old Georgetown Board voiced strong concerns about and objections to plans for a basement when it reviewed a previous proposal regarding this property in September of 2016, especially because of the amount of demolition that would be required. A recording of that discussion has already been provided to Old Georgetown Board staff for the convenience of the board. The applicants subsequently dropped the basement element but have now reintroduced it, contrary to both Old Georgetown Board policy and to the board's explicit statements in September of 2016.

Next, the neighbors object on the basis that this project would have a negative impact on the integrity of the landscape of the block on which the property is located, which generally has somewhat smaller homes, but with generous yards and mature trees.

Finally, the adjacent neighbor to the west has also emailed ANC 2E stating that he is not in favor of changing the house's footprint and further stating that he is opposed to adding any upper story windows to the west side of the building, stating that they would look directly into his backyard, very much reducing his and his wife's privacy.

ANC 2E requests that the Old Georgetown Board take all these considerations fully into account when deciding whether or not to approve the applicants' current design proposal.

With regard to SMD 2E06 - OG 18-102 (HPA 18-186) 3053 P Street, NW:

ANC 2E previously objected to the applicant's proposal for a major alteration to 3053 P Street NW based in part on strong objections raised by three adjacent neighbors. Subsequently, a fourth adjacent neighbor has also objected to the proposal.

During its March meeting the Old Georgetown Board did not approve the proposed design and suggested that the applicant come back with a modified design addressing the concerns that the board determined to exist. Those concerns were generally regarding the massing of a proposed addition on the east side and to the rear of the existing building; the proposed second floor windows included with the addition; the height of two bay windows that the applicant proposed to build closer to the front of the east side of the building, especially that they were too tall and were also visible from P Street NW; the proposed terrace area and grounds having too much increased elevation; the trellis proposed at the rear of the property on the east side being too elevated; and the backyard topography being too busy in general.

ANC 2E continues to object to the applicant's proposal based on the ANC's previously-stated concerns and the fact that the deficiencies that the Old Georgetown Board had noted do not appear to be adequately addressed. The ANC and the neighbors are especially concerned by the tall elevated bay windows that are being proposed, and the fact that they look directly into the back yards of adjacent neighbors and significantly invade their privacy. The windows' monumental scale makes them incompatible with and not secondary to the historic features of the house, contrary to historic preservation standards.

ANC 2E is also concerned that the introduction of some bamboo further to the rear is not a sufficient answer to the neighbors' privacy concerns. A strip of bamboo is temporary, is notoriously invasive, and absorbs a disproportionate amount of moisture from surrounding vegetation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joe Gibbons". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Joe Gibbons
Chair, ANC 2E