



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

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February 1, 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 January 29, 2018 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by eight commissioners, constituting a quorum. At this meeting the Commission adopted the following positions on matters scheduled for consideration by the Old Georgetown Board on February 1, 2018:

With regard to SMD 2E02 - OG 18-079 (HPA 18-158) 3632 Reservoir Road, NW:

ANC 2E notes that the applicant misclassified its Old Georgetown Board application.

ANC 2E notes that the applicant's townhouse is in a federally-protected historic district.

ANC 2E notes that the applicant's townhouse is not a contributing historic structure in Georgetown.

ANC 2E notes that the applicant's townhouse was built in the 1980s.

ANC 2E notes that the applicant received design approval from its homeowner's association.

ANC 2E notes that the commission does not approve of composite materials on front elevations for residential windows and front doors in historic buildings or in historic streetscapes.

ANC 2E believes that the use of composite materials, especially for front windows and doors, is inconsistent with our community's historic character.

ANC 2E notes that the applicant's townhouse is not situated on a historic residential street.

ANC 2E notes that the applicant's townhouse faces the Duke Ellington School of the Arts in Burleith.

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 notes that the Historic Preservation Review Board's Window Repair and Replacement Preservation and Design Guidelines state the following:

1. Level of Property Significance: Historic properties may merit different levels of treatment depending on their relative significance. Buildings of greater architectural or historical character may warrant more careful treatment. Changes to properties in historic districts are reviewed in the context of their relative significance to the district.
2. If existing windows are not historic windows, replacements should be consistent with the historic design. If the historic design is not known, the new window should be consistent with the architectural character of the building and compatible in general character.
3. Replacement windows on non-contributing buildings in historic districts should be compatible with the character of windows in the district. Replication of the existing windows is not required.

Therefore, ANC 2E supports this specific Old Georgetown Board submission, changed to concept design, for composite materials for the front elevation windows and front door of the applicant's Cloisters townhouse at this exact location in Georgetown.

With regard to SMD 2E03 - OG 18-082 (HPA 18-161) 3251 Prospect Street, NW:

ANC 2E notes that 3251 Prospect Street NW is not a contributing historic structure under the Old Georgetown Act. ANC 2E has reviewed the photo studies of what the installation would look like and concludes that it has no objection to this proposed project.

With regard to SMD 2E03 - OG 18-103 (HPA 18-187) 3251 Prospect Street, NW:

ANC 2E has reviewed, with interest, the proposal for the addition of a roof deck at 3251 Prospect Street NW. ANC 2E notes how much it values the existence of Café Milano in our neighborhood and how much the commission wants the restaurant to continue to succeed.

ANC 2E also notes that there have been no objections to this proposal from residents in the Madelon Condominiums, who would be the residents most affected by this plan.

ANC 2E also notes that the applicant does not plan to have live music on the deck at any time, and that if there is any recorded music, it would be similar to the recorded music that is broadcasted into the summer gardens to the west and east of the existing dining room on the first floor.

ANC 2E is however concerned that the proposal as presented to the ANC does not provide any information on the possibility that in the summer months the applicant may have the need to install awnings or umbrellas on the proposed deck, and therefore asks the Old Georgetown Board to take that possibility into consideration and perhaps ask the applicant to provide schematics showing how that addition would affect the streetscape on Prospect Street NW.

Otherwise, ANC 2E has no further comments with respect to the application.

With regard to SMD 2E05 - OG 17-322 (HPA 17-550) 3100 South Street, NW:

ANC 2E is appreciative of the applicant's reduction of the scope of its latest Old Georgetown Board submission.

ANC 2E believes that this concept design of a transparent addition allows for distinctive interior spatial relationships to the historic building.

ANC 2E believes that this proposed addition's transparency allows for greater opportunities to enjoy viewing the historic fabric.

ANC 2E believes that this proposed addition allows for it to be completely subordinate and secondary to the historic building.

ANC 2E believes that this east location allows the community to view the historic smokestack in its proper relationship to the old incinerator building.

ANC 2E believes that this east location allows for the interior and any exterior activities to be respectful to the residents of the Ritz Carlton.

ANC 2E believes that this proposed addition's transparent construction allows for the grade changes to be consistent when viewing both the historic architecture and the fabric of the existing building.

ANC 2E believes that this current concept design, significantly Option A, clearly maintains a respect for the historic fabric and architecture.

ANC 2E believes that the concept designs of the other options are acceptable.

Therefore, ANC 2E supports this concept design.

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

ANC 2E objects to the applicant's proposal for a major alteration to the large, iconic home located at 3053 P Street NW. According to a description online, the existing building is already approximately 9,000 square feet and therefore is very large in the context of most nearby homes. Although the applicant does not propose to alter the front facade of the house, it proposes major alterations and expansions to the east and rear sides of the property that are visible from P Street and West Lane Keys NW. They include:

1. a two-story glass bay window instead of a smaller existing window,
2. a sizable, contemporary-styled glass-faced extension along much of the rest of the east side of the building,
3. a new second story deck, and
4. an elevated patio topped with a long pergola structure nearly eleven feet high running along the rear of the property and close to the east property line.

Each of these new elements is inconsistent and squarely at odds with the distinctive architectural style and design of the existing building.

In support of that conclusion, we recommend that the Old Georgetown Board compare the proposed additions on ST.2 with the existing northeast perspective on IMG.2 and the existing southwest elevation on IMG.1.

Furthermore, ANC 2E generally objects to the creation of elevated decks, such as the one proposed here. Additionally, the proposed pergola structure also looms over the existing brick wall at the rear and east sides of the property and intrudes too significantly on the adjacent neighbors to the north and at West Lane Keys NW. This intrusion may therefore reasonably impair their enjoyment of their homes.

Finally, ANC 2E notes that the extent of the interior work involved with this project may possibly be considered significant.

With regard to SMD 2E07 - OG 18-080 (HPA 18-159) 2735 P Street, NW:

ANC 2E has serious concerns regarding the applicant's concept design to create a driveway between two utility poles. The applicant is claiming that DC Zoning Regulations Title 11, Subtitle C, § 711.5 allows for this concept design to create the driveway. The section states:



711 ACCESS REQUIREMENTS

711.5 Within twenty feet (20 ft.) of all **street lot lines**, a driveway shall be at least eight feet (8 ft.) wide and not more than ten feet (10 ft.) wide if it:

- a) Provides access to parking spaces serving a single dwelling unit or flat,
- b) Provides access to no more than two (2) parking spaces for any use, or
- c) Provides shared access across public or private property to no more than three (3) single dwelling units or flats.

ANC 2E contends that this section refers to measurements from a street. There is no language in this section providing the applicant the legal ability to create a driveway between two utility poles.

ANC 2E believes that this aspect of the applicant's concept design is in violation of the DC Zoning Regulations Title 11, Subtitle

C, Chapter 7 – Vehicle Parking, which states:

§ 701.1 This chapter provides parking regulations intended to:

- a) Ensure that vehicular parking areas are located, accessed, and designed to minimize negative impacts on adjacent property, urban design, the pedestrian environment, and public spaces,
- b) Ensure that vehicle parking areas are safe and accessible, and
- c) Ensure that surface parking areas are planted and landscaped to be compatible with their surroundings, and to reduce environmental impacts.

ANC 2E believes that this concept design must be submitted to the DC Office of Zoning to be in compliance with the following DC Zoning Regulations sections:

- § 700.2 Any building permit application for new construction or an addition to an existing building shall be accompanied by a detailed parking plan demonstrating full compliance with this chapter.
- § 700.3 The Zoning Administrator may, at his or her discretion, request that the District Department of Transportation review and make a recommendation regarding any item on the vehicle parking plan prior to approving the building permit application.

ANC 2E believes that the applicant should undertake all engineering studies to prove that there will be no harm to the integrity of the utility poles.

ANC 2E believes that the applicant should provide to our community documentation from the utility companies affected by this concept design that the proposed driveway is acceptable.

ANC 2E believes the applicant's concept design of the driveway between two utility poles is a substantial detriment to the public good and impairs the integrity of Georgetown's historic viewsheds in the neighborhood's public alleys.

ANC 2E has serious concerns with the applicant's desire to demolish the original Hugh Newell Jacobsen architecture on the rear of the first floor. ANC 2E believes that this destruction of historic fabric is an unwarranted and unnecessary way of providing access to the backyard.

ANC 2E believes that the overall concept design of the rear yard plan has a disproportionate amount of impervious surface. This concentration of hardscaping goes against our community's values of proper drainage and ecological needs of green space.

Therefore, ANC 2E has determined this proposed concept design has severe defects consisting of improper construction of the driveway and demolition of the original historic architecture. ANC 2E is also extremely concerned that the applicant willfully ignored the neighbor notification laws. ANC 2E will not support this concept design

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