

**Minutes for the Meeting of
Advisory Neighborhood Commission 2E**

November 4, 2013
Georgetown Visitation School, 35th and Volta Place, Heritage Room

The meeting was called to order at 6:35 p.m. by Commissioner Lewis, Chair, with Commissioners Starrels, Solomon, Lewis, Prindiville, Birch, Jones, and Cassey present, constituting a quorum.

Administrative

Approval of November 4, 2013, ANC 2E Public Meeting Agenda

Commissioner Lewis moved to approve the agenda of the November 4, 2013 ANC 2E public meeting. Commissioner Prindiville seconded the motion. The motion carried with a vote of 7-0.

Commendation for Charles Eason Jr

Commissioner Lewis moved to approve the attached commendation for Charles Eason, Jr. Commissioner Prindiville seconded the motion. The motion carried with a vote of 7-0.

Approval of September 30, 2013, Meeting Minutes

Commissioner Lewis moved to approve the minutes of the September 30, 2013 ANC 2E public meeting. Commissioner Prindiville seconded the motion. The motion carried with a vote of 7-0.

Public Safety Report

Lieutenant Hedgecock of the Metropolitan Police Department reported on public safety matters in the neighborhood. The winter is starting with an influx of drag racing and police enforcement is active.

Financial Report

Commissioner Jones submitted the final FY 2014 budget for ANC2E, which was modified slightly from the proposed budget approved at the September 30, 2013 ANC 2E meeting.

Commissioner Jones moved to approve the attached final FY 2014 budget of ANC2E, effective October 1st, 2013. Commissioner Starrels seconded the motion. The motion carried with a vote of 7-0.

Transportation Report

Commissioner Lewis reminded the community that on December 4, 11am at the Guy Mason Recreation Center there will be a roundtable hearing of the D.C. Council Committee on Transportation and the Environment chaired by Councilmember Cheh to discuss the Glover Park Wisconsin Ave traffic lane reconfigurations.

Department of Public Works Report

Commissioner Jones discussed leaf pickup.

Board of Elections proposal to change voting precinct locations

Commissioner Lewis described a proposal by the Board of Elections to change precinct boundaries within ANC 2E to provide one precinct-polling place for each ANC single member district rather than two polling places for some of the districts as in the past.

New Business

24th Annual Lawyers Have Heart 10K Run and Fun Walk – Saturday, June 14, 2014

Commissioner Starrels made the following motion, which was seconded by Commissioner Solomon. The motion carried with a vote of 7-0.

ANC2E endorses the Annual Lawyers Have Heart 10K Run and Fun Walk on Saturday, June 14, 2014.

CAG legislative proposal re neighbor notification of exterior remodeling plans

Commissioner Birch made the following motion, which was seconded by Commissioner Solomon. The motion carried with a vote of 7-0.

ANC2E supports the proposal from the Citizen’s Association of Georgetown regarding the neighborhood notification requirement for exterior building projects that will be permitted by the District.

ABC Issues

Cafe Milano, 3251 Prospect St NW, request for extended hours for December 31, 2013 and March 8, 2014 (Spring Daylight Saving)

Commissioner Starrels made the following motion, which was seconded by Commissioner Birch. The motion carried with a vote of 7-0.

ANC 2E has no objection to the request by Café Milano for extended hours for December 31, 2013 and March 8, 2014.

Kafe Leopold/L2, 3315 Cady's Alley NW, request for extended hours for December 31, 2013 and March 8, 2014 (Spring Daylight Saving)

Commissioner Starrels made the following motion, which was seconded by Commissioner Birch. The motion carried with a vote of 7-0.

ANC 2E has no objection to the request by Kafe Leopold/L2 for extended hours for December 31, 2013 and March 8, 2014.

Prospect Dining, t/a George, 3251 Prospect Street, NW, ABRA No. 78058, request for extended hours for Wednesday, November 27 (the night before Thanksgiving) until 3 am, Tuesday, December 31 (New Year’s Eve) until 3 am, Saturday, March 8 (Daylight Savings “spring forward”) until 4 am

Commissioner Starrels made the following motion, which was seconded by Commissioner Birch. The motion carried with a vote of 7-0.

ANC 2E has no objection to the request by Prospect Dining, t/a George, for extended hours for November 27 and December 31, 2013, and for March 8, 2014.

Zoning

Georgetown University Northeast Triangle Residence Hall, 3700 O Street, NW, Zoning Commission Case No. 10-32A, Application to permit (a) the construction of a new residence hall on the University's main campus and (b) the use of the former Jesuit residence on campus for potential future residential / campus life / athletic use as student housing (Hearing November 25, 2013)

Commissioner Prindiville made the following motion, which was seconded by Commissioner Solomon. The motion carried with a vote of 7-0

In regard to Case No. 10-32A Georgetown University – Northeast Triangle Residence Hall

(a) Construction of a new residence hall on the University's main campus

Advisory Neighborhood Commission 2E strongly supports the applicant's request for special exception approval for an amendment to the 2010-2017 Campus Plan ("Campus Plan") and further processing of the Campus Plan to permit the construction of a new residence hall on the University's main campus (the "Project") and also for relatively minor variance relief from the setback requirement for institutional buildings over 40 feet in height for construction of the Project.

Providing additional undergraduate housing on campus is a core commitment of the Campus Plan. The proposal to build this residence hall is an important step in fulfilling this commitment. The positive benefits to both our community and the University from this new residence hall are substantial.

Similarly, we believe the requested variance is in the public interest. Only a small portion of the proposed development protrudes into the setback area. The Project is centrally located on campus abutting a neighboring wooded area and cemetery. We believe no adverse impact to our community would occur from this protrusion beyond the setback area.

(b) the use of the former Jesuit residence on campus for potential future residential / campus life / athletic use as student housing

Advisory Neighborhood Commission 2E also strongly supports the University's request for zoning approval to change the use of Ryan, Mulledy, and Gervase Halls (the former Jesuit Community Residence on the campus of the University) to mixed academic/administrative and residential/campus life/athletic uses.

The requested action, like construction of the Project described above, would provide significant additional undergraduate housing on campus in furtherance of the University's core commitment in this regard. It would also restore the buildings to their historic use as residences.

ANC 2E previously expressed its support for broadening the permitted use of the former Jesuit Residence buildings by joining with other community organizations and the University in filing a joint letter to this effect with the Zoning Commission. We joined in that letter under a continuing resolution of ANC 2E authorizing actions in furtherance of prior ANC 2E resolutions (in this instance, our

resolution in support of the agreed-upon Campus Plan). We reaffirm here our support expressed in that letter for the requested change in use of the former Jesuit Residence.

We are pleased to support zoning action approving both on campus residential proposals that are now before the Commission. We hope the Commission will approve these proposals expeditiously.

3343 Prospect Street, NW, BZA Order No. 18555, request for minor modification of plans to extend the permitted space for a yoga studio

Commissioner Jones made the following motion, which was seconded by Commissioner Birch. The motion carried with a vote of 7-0.

ANC2E does not object to the proposal as presented, due to the minor change of interior space use and no noticeable change or impact to surrounding community.

Old Georgetown Board

Regular Calendar

Private Projects

SMD 03, Government of the District of Columbia, Department of General Services, OG 14-020 (HPA 14-024), 3219 O Street, NW Hyde – Addison Elementary School, Addition with construction below elevated playground, Concept

Commissioner Birch made the following motion, which was seconded by Commissioner Jones. The motion carried with a vote of 7-0.

Re: Historic Review

ANC2e does not object to the concept as presented. We find the design approach that is more landscape in nature to be a more compatible addition than a large exterior multi-story building addition. However, we ask the board to consider the impact on the historic streetscape of both the 3200 blocks of O and P streets and especially to the historic context of the most immediate adjacent buildings and properties located next to Hyde-Addison Elementary School. Regarding the West Façade of the Hyde School building, we ask the Board to consider options other than a window for entrance.

Commissioner Jones made the following motion, which was seconded by Commissioner Lewis. The motion carried with a vote of 7-0.

Re: District Department of General Services and the District of Columbia Public Schools

ANC 2E believes optimal results for the Hyde-Addison Elementary School will be achieved by the interested parties working together. We only have one chance for many generations to get this right and therefore ask the following be strongly considered by the Department of General Services (DGS):

- DGS and/or their designated representatives to continue regularly scheduled transparent communications about the specifics of the design with neighbors surrounding Hyde-Addison Elementary school, including the 3200 blocks of O & P and the 1400 block of 33rd at a

minimum i.e. "neighbors"

- Any process items and timing information of the project will be provided to the neighbors
- All design elements will include neighbors input into consideration
- All engineering reports will be made available to neighbors, including any item that may impact an adjacent neighbor's property. i.e. structural, underground stream diversion, expected noise impacts, etc..
- A written construction management plan will be developed between the neighbors and DGS prior to any construction activity beginning that will include items such as traffic, noise, timing, point-of-contact and other items as determined by the interested parties.
- Applicable DCMR pertaining to this project will be provided to neighbors i.e. construction noise ordinance
- Protection of the recently renovated O and P streets public spaces will be included in the construction management plan. Any damage to this space due to the construction activity will be documented by DGS or their reps and repaired within a reasonable time period.
- If there is a lack of an agreement regarding the items mentioned above, a full explanation will be provided in writing to the neighbors as to why a specific design element or construction policy item cannot be ~~achieved.~~ achieved.

SMD 07, Government of the District of Columbia, DC DDOT, Paving of residential alley off R St between 31st and 32nd St. NW, Final

Commissioner Lewis made the following motion, which was seconded by Commissioner Solomon. The motion carried with a vote of 7-0.

ANC2E has no objection to the plan as proposed.

SMD 05, 1051 29th Street, NW, OG 14-012 (HPA 14-016) West Heating Plant, Residential, New building, site work and glazed connector over canal, Concept

Commissioner Starrels made the following motion, which was seconded by Commissioner Prindiville. The motion carried with a vote of 7-0.

ANC 2E supports productive use of the West Heating Plant property, including residential use such as for condominiums, or other active uses.

We support the development of significant portions of the property for public park space and recreation. Toward those goals, we wish to raise a number of important concerns and reservations, both about the course to conversion of the property and, if demolition were permitted, in aspects of the proposed design for the property.

Our threshold consideration addresses the proposed demolition of most of the existing structure. The West Heating Plant building is eligible for landmark status, and it stands in the historic district of Georgetown and was constructed during the statutory period of significance attached to buildings in Georgetown. The design of the West Heating Plant as it exists is of a consistent style marking a specific period in architecture worthy of preservation.

Under a covenant in the deed to the West Heating Plant property, stringent historic preservation standards set by the Secretary of the Interior apply to the property. These standards demand exceptional circumstances before the demolition proposed here could be approved. In order to justify demolition as proposed by the applicant, clear proof would need to be presented showing that the building could not be rehabilitated for a habitable use, e.g. residential or office use.

We do not believe the applicant has made such a showing. In particular, we discuss below a number of issues with the engineering report submitted by the applicant.

A. Structural issues raised in the engineering report and preserving the existing building. The building owner has provided a structural report on the West Heating Plant setting out several issues that may raise technical questions about the building's suitability for adaptive re-use. The structural capabilities of the building are important because under the standards of the Secretary of the Interior governing re-use of historic buildings, preserving the West Heating Plant building is required unless it cannot structurally be rehabilitated for any active use.

The structural report provided to us does not meet the applicable historic preservation standards. It is incomplete and in many respects appears to be based on an incorrect premise.

We believe two key steps are necessary for providing an appropriate structural analysis:

- The structural report needs to be revised based on the correct standards of the Secretary of the Interior and supplemented to provide information and analysis on the full range of methods and techniques that could be used to address any structural questions; and
- When such a report is provided, its analysis and conclusions need to be tested in an independent review by a person or persons with the requisite technical expertise.

1. The structural report needs to be substantially revised and supplemented. Much of the structural report appears to be based on the flawed premise that adaptive re-use of the building will require substantial additional fenestration. Similarly, a number of the report's conclusions about the extent of structural issues appear to be in the context of what would happen if substantial additional fenestration were attempted.

However, when GSA put the West Heating Plant out to bid, all of the bidders were on notice – including through materials provided to the bidders by GSA and the D.C. Historic Preservation Office – that major changes in visible fenestration would not be in order.

The fact that multiple bidders competed to buy the building – aware of the limitations on fenestration – is very strong evidence that the building could be put to productive economic use without substantial fenestration changes. Examples could be loft or other types of apartments, or office use. Therefore the structural analysis must be made in that context – of any habitable re-use, not the particular type of re-use the winning bidder may now have in mind (e.g., Four-Seasons-type condominiums with extensive new fenestration).

We therefore request that a revised report be prepared that addresses structural questions in the context of the existing fenestration and of any active use of the building, not just the owner's currently proposed use.

We also request that wherever the revised report considers structural issues, the report should:

- differentiate the degrees of seriousness of various issues;
- include a detailed discussion of the full range of engineering options for addressing the issues;
- describe the advantages or disadvantages of each option; and
- quantify the cost of a remedy.

Only with such information will it be possible to assess the magnitude of various questions, the options for complying with the Secretary of the Interior's preservation standards, and the costs of such compliance.

We therefore recommend that the Old Georgetown Board and the D.C. Historic Preservation Office/Office of Planning require the applicant to provide detailed revised and supplemental material as described above.

2. After the revised and supplemental material has been prepared and delivered, the analysis and conclusions need to be tested in a review by a person or persons with the required technical expertise. Important historic preservation issues are at stake here. The one and only path to substantial demolition of the West Heating Plant – which the building owner would like to do – is through a persuasive

demonstration that nothing else is feasible. Whether or not that demonstration can be made could well depend on understanding and making judgments about highly technical structural issues.

While we do not question the professional qualifications of the engineering firm preparing the structural analysis for the building owner, the stakes are nevertheless very high and the issues can be complex. Demolition would be an irreversible act, from which there would be no turning back. To assure an appropriately thorough, truly independent review and satisfy any questions about important engineering judgments, an independent structural review is essential.

We therefore recommend that the Old Georgetown Board and the D.C. Historic Preservation Office/Office of Planning require that a reviewing professional or professionals – selected independently, reporting to the Old Georgetown Board and the D.C. Historic Preservation Office/Office of Planning, and paid for by the developer – conduct an independent review of the analysis and conclusions in the final report of the owner’s structural engineers.

B. Design issues in the proposed building plans. In the event that, despite the concerns expressed above, the applicant succeeds in obtaining a favorable ruling on the proposal to raze the building, we would urge that such a circumstance affords an opportunity to consider the construction of a completely new building of contemporary design on the site and footprint of the West Heating Plant. In that case we recommend that a new building (a) not attempt to replicate the bulk or style of the current building, which is not in our view appropriate historic preservation, and (b) be no higher than the height limit currently allowed for structures in the area in the Georgetown historic district south of the C and O Canal. This would bring the edifice at that location in harmony and consistency with other properties in the area.

In addition, while we appreciate in some regards the contemporary design and the opportunity to bring a new, significant architectural element to Georgetown, we have significant concerns and objections to design elements in the proposal at hand, as follows.

- Fenestration and Lighting

- Parkland and Rooftop Use

- The Proposed Overhead Connector between the Proposed Building and the Four Seasons Hotel

1. Fenestration and Lighting. In an effort to bring light into the building, the design creates an expanse of new window openings and glass exposure. During the day, the position of the operable screens may suggest a lesser expanse of window surface. At night, however, when the proposed residences are lit from within, the whole structure glows with an unacceptably high level of brightness completely out of place in the historic district and incompatible with the tone and attitude of the building’s surroundings, especially the residential neighborhood immediately to the west across 29th Street.

ANC 2E recommends that if the applicant’s concept rather than rehabilitation of the existing building or an entirely new building is approved, the Old Georgetown Board require alterations to the design necessary to achieve a major reduction in the impact of light from the building.

2. Parkland and Rooftop Use. Parkland is an important component of the plan to develop the West Heating Plant site. ANC 2E supports those efforts to provide opportunities for new open green spaces with an elevated park and for recreation connected, as well, with the C and O Canal and Rock Creek. We support the objective to achieve connectivity between these green spaces and with the Georgetown Waterfront Park. We note that whatever building may ultimately be approved, a high-quality public park will surely be part of the project, because open space beyond the building’s footprint is called for at that location under the D.C. Comprehensive Plan and because the applicant will be required to construct and maintain such a park as part of a PUD approval process. We look forward to further review of details regarding the various elements proposed for a new elevated park at the southern portion of the property.

While a public park is important at the pedestrian level, we object to the creation of private “parkland” on the roof of the building. We strongly discourage rooftop decks in the Georgetown Historic Districts for both visual and noise-reduction reasons, and we make that objection here.

3. The Proposed Connector between the Building and the Four Seasons Hotel.

We oppose an overhead connector between the proposed building and the Four Seasons Hotel.

- The confluence of two national parks - where the Canal joins Rock Creek - is an important site historically and visually. At this point the character of the Canal has changed from the tight vertical industrial landscape in western Georgetown to a broad natural confluence of the two waterways. An overhead connector would never have been placed here historically, and inserting one now would be incompatible with the flowing natural landscape.

- Two elevated bridges farther west in Georgetown are in a much different setting. They connect buildings in an industrial vocabulary with a traditional tight relationship to a canal – i.e., strong masonry walls with the Canal as an integral part of a rectilinear landscape. Moreover, they were built before the Canal became a national park, and they are much shorter in span than the proposed connector.

- Overhead glass connectors are known migratory bird killers. Two other such bridges in D.C. - at the Convention Center and at Tech World at 800 K Street NW - are well known for this problem. Migratory birds fly at that level when they are landing after flying all night, or when they are flying up from the ground. They are unfamiliar with the urban environment and unable to see glass.

- The proposed bridge is essentially a private bridge for residents of the new condos, with no meaningful benefit for the public.

For these reasons, we urge the Old Georgetown Board to reject the concept of an overhead connector between the proposed building and the Four Seasons Hotel.

Other ground-level bridges included in the proposal to improve access across the canal at Lock No. 1 and near the confluence of the canal with Rock Creek offer expanded recreational and interpretive opportunities which require further study and delineation.

SMD 08, 3700 O Street, NW, OG 13-249, Georgetown University site selection: Northeast Triangle Residence Hall

Commissioner Prindiville made the following motion, which was seconded by Commissioner Solomon. The motion carried with a vote of 6-0 (with Commissioner Lewis not participating or voting on the matter).

Advisory Neighborhood Commission 2E is pleased with the continued, concerted efforts of the applicant to undertake purposeful, long-term master planning in regard to this proposed development. We strongly endorse the selection of the proposed Northeast Triangle site.

As this Commission expressed in its July 1, 2013 resolution regarding this matter, we are pleased with the site selection and believe that it supports several of the University's most important commitments outlined in the October 10, 2012 order of the District of Columbia Zoning Commission in regard to the University's campus plan.

This zoning order specifically requires the University to increase its on-campus residency capacity and develop its main campus as a residential living-and-learning community through a master planning process conducted in partnership with the community and the District.

Working with Forest City Washington and Sasaki Associates, and in regular consultation with our community through the Georgetown Community Partnership, the University articulated a series of planning principles to support this shared vision of a more vibrant living-and-learning campus. The University and its consultants employed a data-driven approach to identify potential residence hall sites and evaluate them in view of its planning principles and our shared long-term master planning vision. This Commission is pleased with these efforts.

This Commission believes that the proposed Northeast Triangle development is consistent with this vision and is a necessary first step toward achieving both the shared long-term goals of the University and the community, and the specific requirements of the zoning order.

The University, community partners, and this Commission are working with particular diligence and rapidity on these matters. An inherent component of the campus plan agreement and zoning order is expeditious results. One such desired expeditious result is a time-sensitive residency capacity increase, as required by the order.

The proposed Northeast Triangle development directly supports the University's commitment in this increased residency requirement. This commitment is particularly important to our community and this Commission.

This Commission strongly desires to see the proposed Northeast Triangle development approved by the Old Georgetown Board, with the appropriate thorough design review, in a timely and expeditious manner.

SMD 03, 1351 Wisconsin Avenue, NW, OG 14-007 (HPA 14-011) (former Georgetown Theater) - Commercial, Rear addition, alterations, demolition, Concept

Commissioner Jones made the following motion, which was seconded by Commissioner Birch. The motion carried with a vote of 7-0.

ANC2E opposes the proposal due to the concerns of scale, mass, height, and loss of open space. We encourage and ask the applicant to work with those who live on the adjacent blocks.

SMD 02, 1625 33rd Street, NW, OG 14-015 (HPA 14-019) Residence, Alterations to rear, site work, replacement fence, Permit

Commissioner Lewis made the following motion, which was seconded by Commissioner Starrels. The motion carried with a vote of 7-0.

ANC2E has no objections to the rear doors as proposed.

ANC 2E questions the appropriateness of raising the proposed rear deck, which would cover nearly the entire rear yard at a height some 14 inches above grade. This is not a rear-yard configuration that was typical historically for Georgetown row houses and it can be intrusive of neighbors' privacy when the deck is used. We would prefer steps at the proposed rear door leading down to the natural grade.

SMD 02, 1649 35th Street, NW, OG 13-345 (HPA 13-616) Residence, Two-story rear addition, site work, swimming pool, Concept

Commissioner Lewis made the following motion, which was seconded by Commissioner Prindiville. The motion carried with a vote of 7-0.

ANC 2E suggests the Board consider whether the size and height of the proposed addition are fitting for this property. The lot itself is quite deep and the addition would still leave the house within the normal 40% coverage limit for zoning purposes. Two houses farther south on the block extend as or more

deeply into their lots. On the other hand, the immediately adjacent houses are shorter than the existing house and would be much shorter if the addition were constructed. Also, the green and open space behind the existing house is also partly visible from a wide gap in the houses along Reservoir Road. A rare view from the public way into the center of the block would become more obscured if the addition – particularly the second story – were built. Since the purposes of the second story addition might be accommodated by a more efficient use of second-story space in the existing building, perhaps a one-story addition would be more appropriate than a two-story addition, or perhaps a smaller second story.

SMD 03, 3310 N Street, NW, OG 14-018 (HPA 14-022) Residence, One-story rear addition, parking pad at alley, Concept

Commissioner Jones made the following motion, which was seconded by Commissioner Solomon. The motion carried with a vote of 7-0.

ANC2E objects to the concept as proposed, due to concerns regarding the loss of green space. This is due to the planned two-car parking space addition and the extension of the addition beyond an adjacent neighbor's southern wall. ANC 2E prefers a one car parking spot facing east-west with the following conditions: A parking pad fence the same height as located as the 3312 N Street property.

The replanting of a mature magnolia tree in the southwest corner of the yard of 3310 N nearest to 3312 N. Any additional greenery along the west end of the yard would be appreciated.

Additional green space should be obtained by aligning the planned addition southern wall with the southern exterior wall located at 3308 N Street. This would also provide more appropriate historical preservation for both properties located at 3308 and 3310 N street.

SMD 03, 1335 Wisconsin Avenue, NW, OG 14-028 (HPA 14-032) Commercial, Addition on public space for new ATM, mural, Permit

Commissioner Jones made the following motion, which was seconded by Commissioner Prindiville. The motion carried with a vote of 7-0.

ANC2E objects to the proposed ATM on public space.

SMD 06, 1421 29th Street, NW, OG 14-017 (HPA 14-021) Residence, Replacement door, alterations to rear, deck, Concept

Commissioner Birch made the following motion, which was seconded by Commissioner Solomon. The motion carried with a vote of 5-0. (Lewis and Starrels abstaining).

ANC 2E has no objection to installing “Smart Tint” glass at the front door of 1421 29th St. NW, nor any objection to the installation of a door from the kitchen to a small deck off the rear. However, assessing the issues with the four Jefferson windows on the rear, ANC 2E prefers that restoration or replication of those windows be the preferred course.

At 11:18 p.m., with no further matters on the agenda, Commissioner Prindiville moved to adjourn the public meeting session of ANC 2E. Commissioner Starrels seconded the motion. With a vote of 7-0, the motion carried unanimously.

Respectfully submitted,

/s/

Peter Prindiville
Secretary, Advisory Neighborhood Commission 2E