



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Advisory Neighborhood Commission 2E

Regular Meeting Minutes

Tuesday, May 30th, 2017; 6:30 p.m.
Georgetown Visitation School, Heritage Room – 1524 35th Street NW

Call to Order

Chair Joe Gibbons called the meeting to order at 6:29 pm. Commissioners Ed Solomon (2E01), Joe Gibbons (2E02), Rick Murphy (2E03), Lisa Palmer (2E05), Jim Wilcox (2E06), and Monica Roache (2E07) were present.

Approval of the Agenda

Approval of May 30, 2017 ANC 2E Public Meeting Agenda

Chair Gibbons moved to approve the ANC's May 30th meeting agenda. Commissioner Wilcox seconded the motion, which was voted on and passed (VOTES: 5-0-0).

Approval of the May 1, 2017 Meeting Minutes

Chair Gibbons moved to approve the ANC's May 1st meeting minutes. Commissioner Palmer seconded the motion, which was voted on and passed (VOTES: 5-0-0).

Administrative

Public Safety and Police Report

Sargent Benjamin Firehock, a representative for the Metropolitan Police Department's (MPD) Second District, gave an overview of the recent crime statistics for the neighborhood. He said that Police Service Area (PSA) 206 recently secured a dedicated traffic officer who writes traffic tickets.

Financial Report

Peter Sacco, the ANC's Executive Director, said that the ANC's finances are sound.

Community Comment

Update from the Mayor's Office

Chair Gibbons said that Richard Livingstone, a Ward 2 representative for the Mayor's Office of Community Relations and Services (MOCRS), was out of town for the 2017 International Town & Gown Association Conference.

Chair Gibbons said that Mr. Livingstone said that the Mayor would be participating in the 2017 Capital Pride Parade on Saturday, June 10th. Chair Gibbons said that Mr. Livingstone encouraged neighborhood residents to attend the parade.

Update from Councilmember Jack Evans' Office

Ruth Werner, a representative for Councilmember Jack Evans' Office, encourage neighborhood residents to attend the 2017 Capital Pride Parade and to march with Councilmember Evans if they are interested in doing so. She added that the DC Council recently held its first vote on the city's proposed FY 2018 budget and that the second vote will be occurring soon.

Presentation by Allison Greenberg Regarding the Georgetown Heritage Project

Allison Greenberg, the Executive Director of Georgetown Heritage, gave an overview of the organization. She said that the organization is a 501(c)(3) nonprofit organization, and that the Georgetown BID served as an incubator for the nonprofit. She said that the organization recently hired James Corner Field Operations, which handled planning for New York City's High Line project. She said that the company will be working to re-envision what the C&O Canal could look like.

Ms. Greenberg said that Locks 3 and 4 in the C&O Canal are already in the process of being revitalized as part of the Georgetown Heritage project. She said that the organization is working to make the canal a more welcoming place for the community. She said that, because of DC government support, the organization is in the process of building a new canal boat which will eventually carry visitors down the canal.

Ms. Greenberg said that the organization will be hosting a community meeting regarding the project on Wednesday, June 14th at 6:00 pm at the Canal Overlook at Georgetown Park, 3276 M Street NW.

Presentation by Sonya Chance Regarding the Department of Public Works and the Department of Health's Rat Abatement Efforts

The Commission postponed this matter until a future ANC meeting.

Discussion Regarding Construction Work in the Neighborhood Carried Out Without Proper Approvals

Chair Gibbons said that ANC continues to be concerned about construction work being carried out in the neighborhood where the proper permitting processes are not followed. He reiterated that neighborhood residents need to secure approvals in order to carry out any substantial pruning of trees, especially for larger "heritage" trees. He added that interior work within buildings in the neighborhood also requires the proper permits.

Multiple neighborhood residents expressed concerns regarding construction work and tree pruning work being carried out in the neighborhood that lack the proper permits.

Public Comment

David Krucoff, the Executive Director and Founder of Douglass County, Maryland, a 501(c)(4) organization, encouraged community members to reach out to him regarding his proposal to enfranchise DC residents in the U.S. Congress.

New Business

Discussion of a Contractor Parking Proposal for the Duke Ellington School of the Arts Construction Project

Commissioner Solomon moved to adopt a proposed resolution regarding the matter. Commissioner Murphy seconded the motion, which was voted on and passed (VOTES: 6-0-0). The resolution reads as follows:

ANC 2E supports parking along Reservoir Road for contractor use on the north side of the street between 35th Street and 36th Street NW from 7:00 am to 4:30 pm in the evening, including during rush hour.

Sunday Work Permit Application for the Duke Ellington School of the Arts Construction Project

Commissioner Solomon moved to adopt a proposed resolution regarding the matter. Commissioner Wilcox seconded the motion, which was voted on and passed (VOTES: 6-0-0). The resolution reads as follows:

ANC 2E supports Sunday work by the contractor at the Duke Ellington School of the Arts provided that the work being performed is benign work and that there will be no noise created in the community that will be heard beyond the property line. The Washington International School will provide parking on Sundays, in addition to Saturdays, in order to reduce the parking impacts on the Burleith and Georgetown communities.

Application for an After-Hours Work Permit for the Construction Project at 3150 M Street NW

Commissioner Palmer moved to adopt a proposed resolution regarding the matter. Commissioner Solomon seconded the motion, which was voted on and passed (VOTES: 6-0-0). The resolution reads as follows:

3150 M Street, LLC has applied for an after-hours construction permit for permit #B1510468 at the address 3150 M Street NW. The requested new work hours are from 5:00 am to 10:00 pm and this extension to the existing permit will allow for the expeditious completion of the construction work.

ANC 2E supports the issuance of this permit, provided that all exterior work be done between the normal hours of 7:00 am and 7:00 pm, that noise related to this construction not be audible in residents' homes, and that the permitted traffic control plan area on Wisconsin Avenue NW be cleared by 4:30 pm daily and reopened for regular vehicular traffic.

Alcoholic Beverage Control Board

Request by Café Divan to Amend the Establishment’s Settlement Agreement and a Request for a Stipulated License at 1834 Wisconsin Avenue NW (ABRA-060603)

Chair Gibbons moved to adopt a proposed resolution regarding the matter. Commissioner Solomon seconded the motion, which was voted on and passed (VOTES: 6-0-0). The resolution reads as follows:

ANC 2E supports the applicant’s proposed changes to its settlement agreement. The ANC finds the changes to be not substantial.

ANC 2E also supports the applicant’s request for a stipulated license in order to allow for the immediate implementation of the applicant’s proposed changes to the settlement agreement.

Approval of a Settlement Agreement for Grace Street Coffee Roasters’ Application for a New Retailer’s Class “D” Restaurant License and a Request for a Stipulated License at 3210 Grace Street NW (ABRA-106064)

Commissioner Palmer moved to adopt a proposed resolution regarding the matter. Chair Gibbons seconded the motion, which was voted on and passed (VOTES: 6-0-0). The resolution reads as follows:

ANC 2E protests the Class “D” Restaurant License application for Grace Street Coffee Roasters and agrees to lift such protest if and when a settlement agreement is fully executed by ANC 2E and approved by the Alcoholic Beverage Control Board.

ANC 2E designates Commissioner Lisa Palmer to negotiate and sign such settlement agreement on behalf of the ANC.

Commissioner Palmer moved to support Grace Street Coffee Roasters’ request for a stipulated license upon the Alcoholic Beverage Control Board’s approval of the ANC’s settlement agreement with the applicant. Chair Gibbons seconded the motion, which was voted on and passed (VOTES: 6-0-0). The resolution reads as follows:

Upon fully executing the settlement agreement between Grace Street Coffee Roasters, ANC 2E, and the Citizens Association of Georgetown, ANC 2E supports the issuing of a stipulated license so that Grace Street Coffee Roasters can begin the immediate sale of alcoholic beverages while the establishment’s Class “D” Restaurant license application is being reviewed by the Alcoholic Beverage Control Board.

Application Resulting from Renovations to the 1789 Restaurant at 1226 36th Street (ABRA-009239)

Chair Gibbons moved to adopt a proposed resolution regarding the matter. Commissioner Palmer seconded the motion, which was voted on and passed (VOTES: 6-0-0). The resolution reads as follows:

1789 Restaurant is making exterior and interior changes and is seeking a resolution from ANC 2E concerning the nature of these changes with respect to the establishment's Alcoholic Beverage Regulation Administration license. The exterior changes consist of maintenance and fenestration designs that ANC 2E had put on its consent calendar for Old Georgetown Board (OGB) review. The OGB is guiding these exterior changes with the applicant.

The interior changes consist of providing ADA-compliant restrooms, which ANC 2E applauds. The other interior changes consist of seating rearrangements that will result in no increases of capacity to the establishment.

ANC 2E does not consider the applicant's changes to be creating any differences to the current operation of the establishment or new concerns to the neighborhood. ANC 2E therefore considers these changes to not be a substantial change.

Application by Ladurée for a New Retailer's Class "C" Restaurant License and a Request for a Stipulated License at 3060 M Street NW (ABRA-106089)

Commissioner Palmer moved to adopt a proposed resolution regarding the matter. Chair Gibbons seconded the motion, which was voted on and passed (VOTES: 6-0-0). The resolution reads as follows:

ANC 2E supports Ladurée's application for a new Retailer's Class "C" Restaurant license at 3060 M Street NW.

ANC 2E also supports Ladurée's request for a stipulated license in order to begin the immediate sale of alcoholic beverages during the review of the establishment's application for a new Retailer's Class "C" Restaurant license.

Zoning

Presentation by MedStar Georgetown University Hospital on behalf of Georgetown University Regarding their Zoning Commission Application for Further Processing of a Campus Plan at 3800 Reservoir Road NW (ZC #16-18A)

Chair Gibbons said that the ANC previously voted to support MedStar Georgetown University Hospital's Zoning Commission application for further processing of a campus plan and continues to support the application.

Michael Sachtleben, the President of MedStar Georgetown University Hospital, thanked the ANC and community members for their support of the hospital's expansion plan. He said that the hospital looks forward to continuing to be a good neighbor in the community.

Board of Zoning Adjustment Application by Ladurée for a Special Exception from the Penthouse Screening Requirements at 3060 M Street NW (BZA #19522)

Commissioner Palmer moved to adopt a proposed resolution regarding the matter. Chair Gibbons seconded the motion, which was voted on and passed (VOTES: 6-0-0). The resolution reads as follows:

With regards to the application by Ladurée Washington, LLC, pursuant to 11 DCMR Subtitle X, Chapter 9, ANC 2E supports the granting of a special exception from the rooftop mechanical equipment screening requirements of Subtitle C § 1500.6, to install rooftop mechanical equipment without screening in the MU-4 Zone at the premises of 3060 M Street NW.

As a Commission, ANC 2E believes that the special exception will not adversely affect the use of neighboring properties in accordance with the Zoning Regulations and Maps. We also believe that the design is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. Further, this design fits into the historic commercial fabric of Georgetown and, as such, there exists community consensus to move this project forward per the plans shown to ANC 2E on May 30, 2017.

Board of Zoning Adjustment Application for 1959 39th Street NW to Build a Deck in the Rear of the House (BZA #19533)

Commissioner Solomon moved to adopt a proposed resolution regarding the matter. Commissioner Murphy seconded the motion, which was voted on and passed (VOTES: 6-0-0). The resolution reads as follows:

ANC 2E does not object to the Board of Zoning Adjustment Case Number 19533 to grant a special exemption from the rear yard requirements to build a deck. The house is the third in from the end of a dead-end alley along 39th Street NW. The north side setback property line is 7 feet 5 inches from the rear of the property and the south side setback property line is 18 feet 3 inches from the rear of the property. There is no opposition from adjoining neighbors for the construction of a deck as presented. The ANC supports the applicant's position that the location of the deck will have no adverse impact to the immediate neighborhood.

Old Georgetown Board

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

Chair Gibbons moved to adopt a proposed resolution regarding the matter. Commissioner Roache seconded the motion, which was voted on and passed (VOTES: 6-0-0). The resolution reads as follows:

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 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.

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

Commissioner Murphy moved to adopt a proposed resolution regarding the matter. Chair Gibbons seconded the motion, which was voted on and passed (VOTES: 6-0-0). The resolution reads as follows:

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.

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

Commissioner Murphy moved to adopt a proposed resolution regarding the matter. Chair Gibbons seconded the motion, which was voted on and passed (VOTES: 6-0-0). The resolution reads as follows:

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.

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

Commissioner Murphy moved to adopt a proposed resolution regarding the matter. Commissioner Roache seconded the motion, which was voted on and passed (VOTES: 6-0-0). The resolution reads as follows:

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.

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

Commissioner Palmer moved to adopt a proposed resolution regarding the matter. Chair Gibbons seconded the motion, which was voted on and passed (VOTES: 6-0-0). The resolution reads as follows:

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.

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

Commissioner Palmer recused herself from discussing and voting on this matter. Commissioner Murphy was designated as the ANC's representative regarding this matter.

Commissioner Murphy moved to adopt a proposed resolution regarding the matter. Chair Gibbons seconded the motion, which was voted on and passed (VOTES: 5-0-1). The resolution reads as follows:

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.

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

Commissioner Wilcox moved to adopt a proposed resolution regarding the matter. Chair Gibbons seconded the motion, which was voted on and passed (VOTES: 5-0-0). The resolution reads as follows:

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.

Adjournment

Chair Gibbons adjourned the meeting at 9:15 pm.