



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale
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September 7, 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 September 6, 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 September 7, 2017:

With regard to SMD 2E02 - OG 17-291 (HPA 17-506) 3419 Q Street, NW:

ANC 2E supports the applicant's change to their application to specify the use of real wood for the window materials.

With regard to SMD 2E02 - OG 17-316 (HPA 17-544) 3241 R Street, NW:

ANC 2E supports the concept design based on the applicant's removal of the plans for the pool and the pool house from the application and the applicant's specification that the new driveway will be a permeable surface.

With regard to SMD 2E02 - OG 17-210 (HPA 17-351) 1601 Wisconsin Avenue, NW:

ANC 2E is concerned by the applicant's desire to seek permit review when this application should be for concept review. ANC 2E's community has endured these illegally-installed red LED lights for over five months. They have not been turned off and they have not been turned down.

The ANC has tried to work with the applicant to find a lower lumen strength that would be acceptable, but we could not achieve any consistency with the lower lumen strength. The applicant cannot lower the lumen strength. The ANC went out for a field test on June 26th and the technology failed to maintain a sustained lower lumen brightness or strength.

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

For that reason, ANC 2E opposes the applicant's desire for permit review as an incorrect classification because of the fact that the concept review also does not work. ANC 2E should be presented with an operable technology through concept review before moving to permit review.

Finally, ANC 2E finds that the submitted plans include photos that severely minimize or black-out the illegally installed red LED lights and should not be acceptable to the Old Georgetown Board. ANC 2E requests that the Old Georgetown Board asks the applicant to resubmit its application for concept review and to turn off the illegal red LED lights until the Old Georgetown Board process is completed.

ANC 2E does not support this permit review application to the Old Georgetown Board.

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

ANC 2E objects to the proposed concept design for 3149 O Street NW. The balconies that are proposed for (1) the front façade, including replacing two existing windows with doors, and (2) the rear façade, off the first and second floors, are new and simply not compatible with the historic neighborhood.

Finally, and more importantly, the applicant's proposal to install a large deck, which does not currently exist, off the rear façade of the third floor, overlooking the gardens of several homes to the east and north of this property, is simply inappropriate and unacceptable in our neighborhood.

With regard to SMD 2E03 - OG 17-277 (HPA 17-472) 3273 P Street, NW:

ANC 2E is concerned that the adjacent neighbors have apparently not been consulted about the pending application for concept design. Nevertheless, ANC 2E notes that the property appears to have been properly placarded. ANC 2E expresses no objection to the proposed concept design.

With regard to SMD 2E03 - OG 17-320 (HPA 17-548) 1351 Wisconsin Avenue, NW:

ANC 2E applauds the applicant's efforts in finding a use for this historic building. ANC 2E has no objection to the signage to the extent of the two signs that are proposed to face the street. ANC 2E is concerned, however, about the signage on the north and south sides of the awning in that they could be viewed as the functional equivalent of blade signs and thus might present policy problems for the ANC in the future.

With regard to SMD 2E05 - OG 17-276 (HPA 17-471) 1022 29th Street, NW:

ANC 2E does not support any proposal which takes windows all the way to the lot line, as we believe that this is both incongruous with other homes on the block and could lead to an unnecessary invasion of the privacy of neighbor homes. We leave the question of materiality to the Old Georgetown Board while recognizing that the improvements being presented are vastly better than current conditions.

ANC 2E is grateful that the applicant is working with an arborist to ensure care is taken relative to the backyard tree. However, ANC 2E does not support a roof deck for this proposed addition as we believe it will cause an invasion of privacy for those homeowners nearby, particularly considering the close quarters in which everyone is located.

With regard to SMD 2E05 - OG 17-288 (HPA 17-494) 3040 M Street, NW:

Considering the incomplete project plans and lack of an ANC presentation, ANC 2E cannot support the current application.

With regard to SMD 2E05 - OG 17-313 (HPA 17-541) 3222 M Street, NW:

ANC 2E applauds Jamestown for working to improve the outdoor conditions in and around the C&O Canal. ANC 2E does have concerns about light pollution down the line, post-interior build-out. Otherwise, we support the applicant's plans for moving forward on this matter.

With regard to SMD 2E05 - OG 17-318 (HPA 17-546) 3222 M Street, NW:

The regulations under the General Standards for Signage 2504.7 of chapter 25 of "Standards for Signs, Awnings, Canopies, and Marquees" states: "Branding, color branding or overpowering visual effects that detract from or overwhelm the architecture or historic character of a building or district are not permitted." We believe that both the quantity and design of the banners being proposed here are in conflict with these General Standards.

Furthermore, the ANC does not generally support signage that can be interchanged – particularly when it can be changed quickly and without subsequent review – once installed, as no oversight on the design of such banners will be available to either the ANC or the Old Georgetown Board.

That said, ANC 2E appreciates the feedback from retailers, particularly from those who are located on the west side of the building, that wayfaring signage is not currently adequate. Residents in the building have also pointed out that they frequently have visitors in their building who are searching for commercial destinations but are unable to find the less-marked businesses.

As such, ANC 2E does not support the concept proposed here but recommends that the applicant further consider a signage package to support the commercial entities which will better fit into the size and scale typically seen in historically-designated communities like Georgetown.

With regard to SMD 2E05 - OG 17-319 (HPA 17-577) 1044 Wisconsin Avenue, NW:

ANC 2E is proud to support this application for permit review. The applicant is removing a black asphalt surface and is installing a green space. The applicant is providing our community with a desirable viewshed. The applicant will keep the green space landscaped and open to the public.

ANC 2E finds that the material choices are appropriate as they are seamless and do not overpower the existing building. They will not distract from the green open space. ANC 2E commends the applicant for creating a discreet trash area. This trash area will have state-of-the-

art compacting technology that will allow our community to enjoy the open space. As an aside, Sweetgreen is participating in Mayor Bowser's Commercial Waste Compactor Grant Program.

ANC 2E strongly supports this application for permit review to the Old Georgetown Board.

With regard to SMD 2E05 - OG 17-245 (HPA 17-440) 1222 Wisconsin Avenue, NW:

ANC 2E is disappointed that the applicant did not attend tonight's meeting, particularly since so many of our community's applicants have chosen to share their time and resources with us, voluntarily, for projects which are often significantly smaller in scale than this particular project. As a result, ANC 2E is not able to ask questions of the applicant related to its updated concept application.

Nonetheless, we have reviewed the plans and appreciate the applicant's work in updating their application. We would like to ensure that the size of the Wawa lettering on the windows is within the standards set forth by the Old Georgetown Board. Furthermore, ANC 2E will not support window advertising and/or any additional covering of the many windows of this building, including that which is proposed currently on Prospect Street NW.

ANC 2E continues to request that additional and ample trash receptacles be installed within an appropriate radius of the store to contain grab and go consumer generated trash and did not see this on the revised application. ANC 2E requests a fenestration analysis to ensure that the overall lighting plan for the building is consistent with a historic district throughout all day parts, particularly considering the plans for this business to be open 24/7.

Additionally, as put forward in our motion on June 29th, ANC 2E and our constituents believe that this location is an iconic corner in a historic community. In accordance with the applicant's business model, we imagine that the applicant will have significant and frequent loading and unloading needs. ANC 2E would like to better understand the procedures for these processes, particularly related to the effect of frequent deliveries on the pavers in front of the building and any effect on the wear and tear of the stockroom door design.

Additionally, Georgetown already experiences significant traffic congestion and noise related to commercial deliveries throughout the week. ANC 2E would like assurances that the loading and unloading plan will be developed in concert with District Department of Transportation regulations and will not cause undue additional noise and congestion in this historic yet extremely congested neighborhood, nor will it generally damage the streetscape of this architecturally important block in Georgetown.

With regard to SMD 2E06 - OG 17-278 (HPA 17-473) 3030 Q Street, NW:

ANC 2E has concerns regarding the application as filed. The proposal includes eliminating an existing deck at the rear of the property on one side of the house in order to build a new above-ground deck, 12 feet by 12 feet, at a different rear location. ANC 2E regularly raises concerns regarding the construction of new rear decks in Georgetown as being inconsistent with the historic fabric of Georgetown and as representing a potential source of noise that could be

objectionable to adjacent neighbors. ANC 2E raises that same concern here for consideration by the Old Georgetown Board.

With regard to SMD 2E06 - OG 17-328 (HPA 17-558) 2712 Dumbarton Street, NW:

ANC 2E cannot judge the application on its merits because there was an incomplete presentation by the applicant.

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