



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

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March 1, 2023

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 February 27th, 2023 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 March 2, 2023:

With regard to SMD 2E02 - OG 23-108 (HPA 23-182) 1689 35th Street, NW:

With regards to the application for 1689 35th Street NW, ANC 2E does not take a position on the proposed changes to the rear of the house but encourages the Old Georgetown Board (OGB) to consider closely the impact that the proposed change would have on the historic sleeping porch on the rear of the house. The ANC also notes that the applicant has publicly promised not to construct the necessary curb cut without seeking the required approvals from the District Department of Transportation (DDOT).

With regard to SMD 2E02 - OG 23-131 (HPA 23-205) 3419 R Street, NW:

With regards to the application for the alley lots adjacent to 3419 R Street NW, ANC 2E supports the applicant's proposal to subdivide the alley lots and to construct an alley building on the merged lot. The ANC supports the general concept proposed by the applicant but encourages the Old Georgetown Board (OGB) to consider closely the impact to the adjacent neighbors' light and privacy caused by the height and massing of the building, and in particular to take a close look at the second story alley-facing windows proposed for the eastern facade. The ANC strongly encourages the applicant to use her property for construction staging and to minimize any impact to the alley during construction. The ANC would like to note that its support for this particular project was largely influenced by the quality of the proposed design and the unique features of this property, particularly the fact that the only residential lot directly abutting the proposed alley building is the applicant's own.

With regard to SMD 2E03 - OG 23-128 (HPA 23-202) 1524 33rd Street, NW:

COMMISSIONERS:

Kishan Putta, District 1 Topher Mathews, District 2 Paul Maysak, District 3
Joe Massaua, District 4 Mimsy Lindner, District 5 Gwendolyn Lohse, District 6
Elizabeth Miller, District 7 John DiPierri, District 8

ANC 2E has no comment regarding this project, mainly because the visible aspect of the application from the street has minimal impact. However, the ANC does share and wants to note concerns from the property's neighbor to the south.

Taken as a whole, the redevelopment of this property, including extensive excavation under the historic building, construction of the new townhouses on Volta Place NW, and what appears to be clear-cutting of all the trees on the property, will impose a significant burden on the neighbors both in the short-term (construction-related traffic, noise, and potential damage) and longer-term (potential for traffic from the communal parking area that could impact the neighbor's easement, the loss of mature tree canopy, and possible storm water runoff).

The excavation of essentially an entire floor underneath a roughly 200-year old building which is next door to another historic property is concerning in terms of possible irreversible damage that could easily occur to the subject home or the neighbor.

The applicant is encouraged to sequence its construction activities in order to protect adjacent properties and to minimize impacts, including sequencing the work so as not to block the longstanding easement that the neighbor has across the property.

With regard to SMD 2E03 - OG 23-134 (HPA 23-208) 1431 33rd Street, NW:

While ANC 2E does not typically support roof decks, the ANC has no objection to the application returning to the size of the roof deck shown in photos on page three and the floor plans on page ten of the submitted plans, reflecting what existed on the home for very many years prior to the developers' purchase and remodeling.

With regard to SMD 2E05 - OG 23-120 (HPA 23-194) 2900-2922 M Street, NW, 1132 29th Street, NW:

ANC 2E appreciates the huge undertaking of this project and notes that the applicant is currently working hard to respect the integrity of the buildings, particularly by keeping and restoring the facades on this block. The demolition cited in the plans appears to be cosmetic in nature with a goal to return the building facade to an original state. It is also clear that the goal is to create a space in the rear for future development. The ANC does not want this current development project to be financially dependent on future approvals and development of the interior site.

At this juncture ANC 2E supports the plans for the 2900-2922 M Street NW and 1132 29th Street NW site(s).

With regard to SMD 2E05 - OG 22-177 (HPA 22-308) 3299 K (Water) Street, NW:

ANC 2E appreciates the efforts being made to add a bit of life to the K Street NW and Water Street NW corridor where additional amenities are needed. The ANC also appreciates that with amenities there is sometimes a disruption to the quality of life for those residing in these areas. ANC 2E requests that the building owners and developer truly evaluate the impact that these

changes would have on the community as a whole, as well as those who live so closely to and would be most affected by any changes.

ANC 2E will be prepared to further discuss any concerns about peace, order, and quiet if, and when, there are additional applications for this project.

ANC 2E has no comment regarding the signage plan and new door opening. However, the ANC strongly encourages that there be meaningful conversations between all parties affected by this proposed change, including with regards to the restaurant and bar entrance that would be directly under residences.

With regard to SMD 2E06 - OG 23-087 (HPA 23-150) 1408 28th Street, NW:

This home is one half of a set of 1850s twin attached Victorian homes. In comparison to the first proposal that ANC 2E reviewed last month from this applicant, this second proposal for the address is a significant improvement. That being said, as the ANC noted during the initial proposal, third floor additions in public view are very uncommon in historic Georgetown. The ANC requests that the Old Georgetown Board (OGB) carefully examines the impact that this proposed third floor mass would have on Georgetown's historic architectural character and streetscape, including the flow of light and similar second story homes.

ANC 2E also notes that the application removed the initially proposed new third floor outdoor deck. The ANC fully supports this removal given that the privacy and peace of neighboring properties can be compromised by higher decks whose associated garden is part of a larger green space.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Elizabeth Miller', with a stylized flourish at the end.

Elizabeth Miller
Chair, ANC 2E