



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

3265 S Street, NW • Washington, DC 20007

(202) 724-7098 • anc2e@dc.gov

May 2, 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 May 1, 2017 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by seven commissioners, constituting a quorum. At this meeting the Commission adopted the following positions on matters scheduled for consideration by the Old Georgetown Board on May 4, 2017:

With regard to SMD 2E03 - OG 17-140 (HPA 17-254) 1400-1404 Wisconsin Avenue, NW:

The applicant proposes to use both buildings to create four large family-style apartments; renovate an existing O Street NW entrance for the four residential apartments; construct a new rear hallway to connect the apartments; construct a new, not in the public view rear indented balcony; renovate the 1400 Wisconsin Avenue NW retail space; and rehabilitate the contiguous facade of the 1400-1404 Wisconsin Avenue NW buildings.

The applicant is currently using the second and third floors of both buildings as retail storage. The upper levels are an open floor plan so there will be minimal interior demolition. The interior construction of the new apartments will use the existing window configuration. The new construction of the walkway will be built in the rear with exceedingly minor demolition to the party wall separating 1400-1404 Wisconsin Avenue NW. The existing O Street NW door will be restored and allow residential access to the walkway and apartments.

The applicant seeks to add a rear unobtrusive balcony. ANC 2E usually opposes balconies, however this construction is not in the public view, does not violate a neighbor's privacy or enjoyment of their property, and is sufficiently recessed.

The applicant is renovating the 1400 Wisconsin Avenue NW retail space and removing a staircase and an "L" shaped room that accesses the upper levels, which are open floor plans. This staircase is not historic and leads to the "L" shaped non-historic room, so these interior alterations are reasonable for the construction needs.

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

The applicant is seeking to renovate the facade connecting the two buildings with a design(s) that the ANC 2E finds suitable.

The applicant is working with an attorney to comply with all DC zoning regulations. The applicant is aware of all Department of Consumer and Regulatory Affairs regulations governing their concept design.

The applicant understands the historic characteristics of the properties' location and will limit its dumpster usage.

ANC 2E applauds the applicant for building apartments suitable for families, for understanding the need for interior historic preservation, and for properly renovating two important Georgetown buildings. The ANC fully supports this concept design, and specifically supports the applicant's "Scheme B" proposal.

With regard to SMD 2E05 - D.C. Department of Transportation (DDOT) 31st Street Bridge over C&O Canal:

ANC 2E is grateful for the attention that DDOT is paying our community to ensure that our bridges are safe and looks forward to a renovated bridge on 31st Street NW. However, we do have concerns about the process and the product. Our concerns include:

1. Significant concern regarding construction related noise, which is scheduled to begin at 7:00 am in a highly residential neighborhood. We strongly request that sound-producing work does not begin until 8:00 am.
2. We would like to ensure that construction workers will not be blocking off parking spots or utilizing residential spots in a neighborhood where parking is already stretched thin.
3. ANC 2E is interested in better understanding how the work on the bridge will coincide with the refilling of the canal underneath the bridge, which is scheduled to occur prior to the bridge project being finished.
4. We would like to reiterate that individuals who live and/or work on the canal remain concerned about the narrowing of the bridge and the elimination of loading spots.

Thank you again for your attention to our neighborhood and we look forward to continuing to work together on this crucial project.

With regard to SMD 2E05 - OG 17-192 (HPA 17-337) 3220 Prospect Street, NW:

The applicant at 3220 Prospect Street NW is seeking an extension of their concept approval, which was granted in 2015. The design of the building has not changed from the date of which the original concept approval was granted. As such, ANC 2E supports the extension of concept approval for the project located at 3220 Prospect Street NW.

With regard to SMD 2E05 - OG 17-174 (HPA 17-310) 3602 Prospect Street, NW:

While ANC 2E generally supports the plan, we have heard serious concerns from neighbors on both sides of the proposed project over the depth of the addition on the backside. As drawn, one

next door neighbor shares that the new home will extend 43 feet past the backside of their home, approximately 20 feet deeper than it already extends. As a result, the ANC encourages the Old Georgetown Board to consider whether the depth of the extension is appropriate for this particular block

With regard to SMD 2E06 - OG 17-195 (HPA 17-390) 3009 N Street, NW:

ANC 2E objects to the application to construct a subterranean connection between the three dwellings at 3003, 3009, and 3017 N Street NW. The three dwellings are adjoining properties on separate lots. The applicant has apparently owned 3003 and 3009 N Street NW for a considerable period of time, and he recently purchased 3017 N Street NW, which is the iconic 1794 residence into which Jacqueline Kennedy and her children moved after the assassination of President Kennedy.

The proposal is essentially to connect the basements of all three properties and to install a sizable “turntable” in the basement of the middle property, which could possibly be used to turn around and facilitate the garaging of numerous motor vehicles. The walls between the existing basements would apparently be demolished, and the basement of 3009 N Street NW would be expanded to the property line of 3017 N Street NW so that the three basements could be interconnected.

The applicant represents that the work would not be visible from public space. If this modification were to be permitted, it is not clear how the three separate lots would be handled if the current or a future owner were to sell less than all of them. In any event, ANC 2E is opposed to the physical combination of these three properties, including the iconic 1794 former home of Jacqueline Kennedy, which is a very stately building of a distinctively different style and age from the others. The ANC also has concerns about the adverse impact of the proposed application on the historic fabric of the three properties.

With regard to SMD 2E06 - OG 17-197 (HPA 17-392) 3035 West Lane Keys, NW:

ANC 2E does not object to the application filed for 3035 West Lane Keys NW, which seeks to add dormer windows on the front of the residence. However, ANC 2E notes that this property is part of a line of residences from 3015 to 3045 West Lane Keys NW, none of which currently have dormer windows at the front. The ANC suggests that the Old Georgetown Board considers whether adding dormer windows at the front of this one property is appropriate from a design perspective.

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