



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

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February 5, 2025

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 3, 2025 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 February 6, 2025:

OG 25-111 (HPA 25-129) Prospect Street between Potomac and 33rd streets, NW

This open lot on the south side of Prospect Street is most likely one of the last open lots in Georgetown. Building a home on this lot is one option for this open area. While ANC 2E supports the idea of building a free-standing single-family home on this site, we ask that the next iteration of this proposal be more inspiring. ANC 2E looks for you to work with the Commission of Fine Arts and the Old Georgetown Board for a style, a detailed public facing design, and massing that will enhance the streetscape of this area and complement the small lot size.

ANC 2E is aware that once the Applicant has proposed a concept, any building on the lot will require the applicant to seek and receive a Zoning Exception prior to having a final set of building permits.

OG 25-112 (HPA 25-130) 2915 Dumbarton Street, NW (Square 1241, Lot 139)

This is a first-time design concept. This said, the previous design submitted by the Developer to OGB two months ago for this lot/house provided a range of options, including a concept for merging this home with the lot/house next door. The Developer has now decided to keep the two lots/houses they purchased on Dumbarton Street separate, and a design proposal has been submitted for each of the two existing houses. Interior demolition has already begun. Prior to the

COMMISSIONERS:

Kishan Putta, District 1	Topher Mathews, District 2	Paul Maysak, District 3
Peter Sloniewsky, District 4	Mimsy Lindner, District 5	Gwendolyn Lohse, District 6
Daniel Chao, District 7	Knox Graham, District 8	

purchase of the homes by the Developer, a resident/neighbor had an OGB-approved concept proposal for the two homes that was agreeable to all neighbors and the ANC.

The home was built in the 1800s. The back of the home shares a green space with many other homes along 29th, 30th, and Dumbarton Streets; a traditional approach in historic Georgetown. Currently, there is symmetry in the massing and length of the homes that share the green space, thus allowing for light to flow to the various homes and privacy for all. (Any significant difference in length is only on the bottom floor). The Developer/Applicant has proposed that the length of the addition to 2915 go beyond the wall of the immediate neighbor at 2913 Dumbarton by seven plus feet on all three floors.

ANC requests OGB to carefully consider if the proposed addition to 2915 Dumbarton is visible from public view, including from the alley next to Mt Zion Church, which is the oldest African American church in the city, and/or from 29th Street. If the addition is visible, OGB should consider the impact on the streetscape and historic fabric, plus the neighboring homes and the church windows. The proposal will impact the view and light of neighbors, thus we encourage the consideration of a proposal with reduced mass and height.

Additionally, we ask that it is ensured the light studies are accurate given the proposal to build up/out on all three floors, and that any potential safety issues caused by damage to the tree root system of the Heritage tree in the shared green space be taken very seriously. No balconies that compromise neighbor privacy should be supported.

ANC 2E appreciates that the Developer has met with neighbors to review this new proposal. At this time, ANC 2E cannot support the proposed concept.

OG 25-113 (HPA 25-131) 2917 Dumbarton Street, NW (Square 1241, Lot 139)

This is a first-time design concept. This said, the previous design submitted by the Developer to OGB two months ago for this lot/house provided a range of options, including a concept for merging this home with the lot/house next door. The Developer has now decided to keep the two lots/houses they purchased on Dumbarton Street separate, and a design proposal has been submitted for each of the two existing houses. Interior demolition has already begun. Prior to the purchase of the homes by the Developer, a resident/neighbor had an OGB-approved concept proposal for the two homes that was agreeable to all neighbors and the ANC.

The home was built in the 1800s. The back of the home shares a green space with many other homes along 29th, 30th, and Dumbarton Streets, a traditional approach in historic Georgetown. Currently, there is symmetry in the massing and length of the homes that share the green space, thus allowing for light to flow to the various homes and privacy for all. (Any significant difference in length is only on the bottom floor).

ANC 2E appreciates that the Developer met with the most potentially impacted immediate neighbor. This said, the Developer/Applicant has proposed that the length of the addition to

2917 go beyond the length of the immediate neighbors' home at 2919 Dumbarton on all three floors. ANC requests OGB carefully consider if the proposed addition to 2917 Dumbarton is visible from public view, including from the alley next to Mt Zion Church, which is the oldest African American church in the city, and/or from 30th Street. If the addition is visible, OGB should consider the impact on the historic streetscape and fabric, plus the immediate neighboring home given its unique nature. We encourage the consideration of a proposal with reduced mass.

Additionally, we ask that the light studies be reviewed to ensure accuracy, and that any potential safety issues caused by damage to the root system of the Heritage tree located in the shared green space be taken seriously. No second-floor balconies that compromise neighbor privacy should be supported. Finally, the proposed concept is within feet of the neighboring home to the West, 2919 Dumbarton St. All exterior materials should be outlined in detail. At this time, ANC 2E cannot support the proposed concept.

Respectfully submitted,

A handwritten signature in black ink, reading "Gwendolyn Lohse" in a cursive script, followed by a horizontal line.

Gwendolyn Lohse
Chair, ANC 2E