



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

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September 30, 2025

Chairwoman, and Members of the Board
Old Georgetown Board
401 F Street NW, Suite 312
Washington, DC 20001

Dear Chairwoman Lanzillotta and Members of the Board:

On September 29, 2025 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 October 1, 2025:

OG 25-336 (HPA 25-410) 1101 and 1115 30th Street, NW (Square 1196, Lot 191)

ANC 2E fully supports this application. ANC 2E appreciates that the necessary functions for this larger residential building, such as loading/unloading, do not rely on public space, but rather are integrated into the private property.

OG 25-340 (HPA 25-414) 1413 28th Street, NW (Square 1260, Lot 810)

This free-standing two-story home is in public view from both 28th street and Popular Street. The application requests the addition of a third story, a larger sized deck on the third floor, and other less visible modifications.

With regard to the third story, ANC 2E notes support from numerous surrounding neighbors on this block. We also note that on the east side of this block, where this application is, the streetscape consists of a range of building heights. The proposal is in scale from the 28th Street east side public view. We look to the OGB to decide if the design of the proposed addition is in keeping with the architectural look of the block. We also ask that OGB consider any impact to historic Popular Street character. ANC 2E receives many applications and inquiries requesting to add third-floor additions to two story homes, and each must be taken into their unique context rather than setting precedent.

With regard to the deck on the 3rd story. This deck would be the only third floor deck overlooking the gardens on Popular south, gardens on O street between 28th and 27th, and some

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
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gardens off 28th. Such decks are not in keeping with historic character, and do challenge privacy. As discussed with the applicant, we hope they revisit the scale of this deck. We also look to OGB to determine the appropriateness of the spiral stairs, especially if it is in public view from historic Poplar Street.

ANC 2E reminds the OGB of the level of care needed to maintain homes in the federal historic district. We appreciate the applicants' efforts for full transparency with their neighbors and the ANC.

OG 25-270 (HPA 25-334) 1600 Block of 28th Street, Northwest (Square 1284)

ANC 2E wishes to relay numerous comments associated with this proposed, one-of-its kind project, which is planned on a quiet, long, sloped stretch of a residential block on the west side of the 1600 block of 28th Street NW. ANC 2E does not support the current application as submitted.

This block of 28th Street spans 530 feet. The proposed length of the new sidewalk and retaining wall (145 feet) amid this scenic and serene block with numerous trees appears abrupt and disruptive.

The purpose of the project is to use a pipeline inspection gauge once every seven years, for a short period of one to two weeks.

The proposed materials and massing are not in keeping with the historic district. The new retaining wall will yield a significant presence on 28th Street and the proposed materials for the wall appear to be precast concrete panels similar to those installed next to freeways and highways. These materials would be in jarring contrast with the nearby brick homes, including the historically significant Evermay Estate.

The proposed structure is not in keeping with the historic streetscape. Residents on and adjacent to this block know that there is an ongoing problem with littering and have had to call 311 and the ANC to help with trash pickup. Bulk trash is dumped on this block once every two weeks. Human waste -- pee in bottles and feces in bags -- is discarded frequently. Fellow neighbors frequently pick up where and when we can. We are concerned that any kind of flat surface proposed, whether a stretch of grass or a sidewalk, would result in even more discarded trash and create additional sanitation issues.

This application does not include the ample details to help us understand the full scope such as the footprint of the disturbance, the name and specs of the precast concrete for the retaining wall, the landscaping plan and materials, the grading and drainage plan, and the plan for longer term maintenance. The renderings do not properly show the incline of the slope where trees will be cut and soil regraded to make a retaining wall. Residents have a legitimate concern that water runoff and drainage studies have not been done to determine whether the proposed retaining wall is of proper length and whether storms would push soil around the wall and onto the street; nor is there information on which materials would best alleviate these concerns.

We are aware that the applicant will seek a construction easement on private property. Therefore, we are flagging the possibility of additional legal issues relating to the existing land where work will be done as we believe construction staging would happen on land that was entered into a

historic preservation easement and the proposed sound wall is immediately adjacent to that easement.

We understand the applicant has a planned deadline and budget for this project. The current proposal will subject this project to a lengthier, and more burdensome planning process and potential legal delays. If built as proposed, further costs will be associated with trash and debris cleanup and maintenance of the wall and stretch of sidewalk. Given the numerous issues and obstacles identified, we urge the applicant to change its application, and resubmit a proposal that outlines an approach to simply install the entire or a substantial portion of the project under the existing road or as much as possible underneath an existing sidewalk on the east side of the block. It would be optimal if Washington Gas could find a way to put this new equipment, and its existing very visible equipment on this same block, in the same underground location.

Finally, the OGB should know that ANC 2E has had to remind Washington Gas of its contractual, legal commitment to the District regarding work on District public space: In 8-10 weeks after any work, Washington Gas is responsible for returning the public space in the condition Washington Gas found it.

Throughout the historic district of Georgetown, Washington Gas has ripped up roads and brick sidewalks. We have asked these be repaired as many are past the 8-10 week timeframe. The Old Georgetown Board should take that into consideration when working with the applicant on finalizing the plan.

District of Columbia Government (Department of General Services) (HPA TBD) Jelleff Recreation Center, 3265 S Street, NW (Square 1299, Lot 1010, 964)

ANC 2E, our immediate community members and users of the existing Jelleff Community Center have rightfully been actively engaged in the design phase, as it is very impactful to our residents and our youth's quality of life. This concept design phase therefore should not be rushed, and ANC 2E comments on the external design, as outlined below, should be addressed in an updated set of final concept design.

We want to express our gratitude to the attentive staff of the Old Georgetown Board for providing the updated renderings, which DC's Department of Parks and Recreation (DPR) declined to do, even after months of asking per our [February 2025](#) and [March 2025](#) resolutions. For over a year, DPR has decided to not share information that they submit to the OGB, despite ANC 2E's repeated efforts to inform DPR of the very unique review process ANC 2E has to follow with all OGB applicants, and the acknowledgement of ANC 2E's active engagement in the project for years.

As you know, OGB applicants range from various non-profits, houses of worship, universities, local and national retailers, and restaurants from residents who aim to replace windows, fences, or expand their home's footprint. Unlike everyone else, regrettably, DC's DPR has chosen for the past year to bypass the ANC when submitting changes, as well as not sharing their updated applications in DC's own HPO Public Project Plans website.

The DPR team presented their renderings to the public at a September 24th meeting that was

announced with under a week's notice, thus not everyone had enough time to prepare to attend. It also happened to coincide with a religious holiday.

Despite these challenges, our ANC 2E studied the application closely and respectfully submits our observations for your concept approval phase.

Auxiliary Gym

The September 2025 design now excludes an auxiliary gym space that the community overwhelmingly supported. This structure was most recently in the concept design that the OGB considered in November of 2024. DPR announced it was removed for budget purposes - which is totally new news to ANC 2E and the community.

S Street Entrance and Landscaping (South)

ANC 2E wishes to encourage a thoughtful discussion about S Street entrance as it pertains to not only those who arrive in automobiles but also, those who arrive on foot. The public cannot easily see Jelleff's buildings or facilities from S Street and motorists often miss the turn into Jelleff's site. Please do not overlook signage options at the S Street entrance. Lighting should make the sign and entrance visible. Appropriate and consistent fencing should be present, and we recommend enhancing the welcome edge to both sides of the turning circle. Front entrance plantings should screen the parking lot from S Street.

Wisconsin / (West) – Exclusion of New Townhomes in Renderings

We once again reiterate that OGB approved a residential project with numerous townhomes immediately to the west side of the proposed engineered wood fence. The townhomes at 1805 Wisconsin NW, should be included in DPR's renderings to give an accurate reflection of how the wood fence would look against a row of townhomes situated just a few feet west. Costs and exterior aesthetics associated with long term maintenance of the fence (e.g., graffiti and vandalism) should raise concerns about this approach. Therefore, alternatives such as more plantings, and trees should be considered in lieu of the engineered wood fencing.

Parking Lot

More consistent shade should be incorporated in a robust tree plan to allow visitors to walk under them across what will otherwise be a very hot paved area from S Street to the front entrance. More bump outs for trees on the Wisconsin side and one more group of shade trees on the interior should be incorporated into the shade tree bump out on the Wisconsin Side of the parking lot and the three shade trees at the center of the lot.

Building Front Entrance

The entrance should provide more shelter from sun and rain, and the pickup/waiting area should offer protection from sun and rain at the turning circle. Benches for the elderly or disabled to sit should be installed.

Significance of North Façade as Most Public Facing

Although the north side of the building functions as the rear of the community center, we urge the OGB to consider that this façade facing the Safeway building should be treated as visually significant as the building's main entrance, if not more! The north side is viewed by thousands of

residents and visitors who walk and drive to the grocery store weekly. More windows and signage should be designed to celebrate this important public facility.

ANC 2E remains committed to working with both the OGB and DPR on this design process and are eager to provide critical guidance and feedback from the members of our community. This is a once in multi-generations project and we support your guidance to help with finalizing a sustainable space for our community members to last another three to four generations and beyond.

Respectfully submitted,

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

Gwendolyn Lohse
Chair, ANC 2E