

Georgetown C I T I Z E N S



CITIZENS ASSOCIATION
of GEORGETOWN

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WWW.CAGTOWN.ORG

Public Safety Program Adding Cameras on Residential Streets

CAG is improving the ambitious Public Safety Program we started in 2007. The program works; crime is down in our neighborhood. To keep crime as low as possible, we need your continued support. CAG's program includes:

- A new pilot program placing cameras on residential streets to track activity and test whether surveillance cameras can deter crime in the residential area — and help the police identify criminals. We plan to install several cameras on residential streets in 2012
- Private guards who patrol the residential streets five nights per week and are in close communication with the police. The guards carry special GPS-equipped telephones that enable us to track their performance and enable the guards to communicate directly with the police
- A very active and expanded block captain program — most neighbors receive alerts within hours of reported incidents
- Strong advocacy with the Metropolitan Police Department and elected officials to ensure that police resources are used effectively in Georgetown



There are now over fifty Public Safety Block Captains communicating with their immediate neighbors. To see a complete list, visit the CAG website: www.cagtown.org.

The police and our guards are working together effectively. When the guards notice public disturbances or suspicious activity in the neighborhood, they not only investigate the situation themselves, they also contact MPD to get them on the scene quickly. Similarly, when the police have a description of people or vehicles suspected of involvement in a crime, they alert our guards so they can join the search. These strategies work and are a vast improvement over the situation we faced just a few years ago.

Continued on page 3

CAG's Wondrous *Winter Wonderland* at the Russian Embassy

The Georgetown Gala was a success yet again at the Embassy of the Russian Federation on Friday December 2. His Excellency Sergey Kislyak and his wife hosted over 300 guests at the stunning Embassy. Gala co-chairs Nancy Taylor Bubes, Michele Evans, and Patrice Miller organized the "Winter Wonderland" evening complete with dinner and dancing, an exciting live auction, and Russian vodka and caviar.



Cynthia Pantazis, Tom Vogt, and Bob Laycock

Guests were greeted with a capella serenading by The Alpha Males from the Maret School on the grand staircase. Silver and sparkly decorations were created by Colleen Girouard and Robin Jones along with flowers donated by Ultra Violet, the English Rose Garden, Greenworks, and Safeway. Occasions Catering provided a sumptuous buffet.

Continued on page 4

PRESIDENT'S LETTER

Happy Holidays! I hope you are enjoying the season. I love it. Georgetown looks amazing in its Christmas finery. Everyone seems to be in town and in celebration mode. It's nice to be able to catch up over holiday cheer. As the year winds down I relish this chance to reconnect. Things have been busy and it's too easy to lose touch.

The Russian Ambassador, His Excellency Sergey Kislyak, hosted the 2011 Georgetown Gala earlier this month for a glamorous evening complete with Russian vodka, caviar, and the Right On Band. I got to dance with the Mayor!! It felt like all of Georgetown turned out to honor John Richardson and Franco Nuschese. The embassy looked spectacular thanks to the creative teamwork of Colleen Girouard and Robin Jones. So many local businesses contributed to making the night truly spectacular. I thank everyone who attended, our incredible committee chaired by Nancy Taylor Bubes, Michele Evans, and Patrice Miller who made the whole thing happen, and all of the sponsors and donors who contributed to the Gala.

Our Lead Sponsors were Vornado Realty Trust and Angelo Gordon & Co for Georgetown Park, Gala co-chair Nancy Taylor Bubes with Washington Fine Properties, MC Dean, the Levy Group, Western Development and Washington Harbour. We are also grateful for the continued support from our friends at Busch Team Mortgages, EagleBank, EastBanc Technologies, Georgetown Cupcake, GU Hospital, Securitas Security Services, Clyde's Restaurant Group, and Julia Diaz Asper at TTR Sotheby's, The Georgetown Current, The Georgetown Dish, The Georgetowneer and the Georgetown Safeway.

Each one of these businesses is extremely involved in our Community and we appreciate their financial support for the important work of the Citizens Association. Our mission is to protect Georgetown's historic character, improve the community and advocate for our residents. The funds raised at this Gala are crucial to this mission. We would not be able to continue taking such an active role in the community without your support. A HUGE thank you to everyone who made this evening such a success.

Thankfully, the final Zoning Commission hearing on the Georgetown University campus plan was on November 17, 2011 and it focused on transportation issues as well as the University's rebuttal. The plan asks for a left turn signal onto Canal Road for GUTS buses during the morning rush hour. Currently, no left turn during rush hour is allowed. This will enable most buses to use Canal Road and take them off the residential streets. In order for the buses to exit via Canal Road a turn around



Jennifer Altemus and Mayor Gray dance to the Right On band

will have to be constructed on campus and a mechanized gate added, so we are looking at at least two years before that can happen. DDOT agreed to try this on a six month pilot basis. Other measures were discussed as to how to mitigate potential adverse impacts from added traffic as the result of more students coming to campus and hospital expansion. DDOT believes that if these measures are enacted the plan can proceed.

The University's rebuttal centered on programs they recently adopted in hopes of addressing quality of life issues in the community. The Commission seemed reluctant to give credence to the effectiveness of any of these measures because they have no track record. Earlier this month the community and the ANC filed a supplemental submission stating that these fixes do not solve the problems. While welcome, they certainly do not go far enough in addressing the concerns that neighbors have with so many students living in the community. The Commissioners made it clear that they know there is a problem. Now it is up to them to figure out the best way to solve it. They deliberate in public which should be interesting to see. The date of that is February 9, 2012 at 6:30pm.

I wish everyone the Happiest of Holidays and a Joyous New Year!

—Jennifer Altemus

Our Barnes & Noble announces “The End”

On December 31st as we welcome the New Year, we mourn the passing of Barnes and Noble, our last major book store (save Bridge Street Books), which is in the process of closing down its Georgetown location. The reason given me, as I sought to ferret out the truth, was a story we have heard again and again. The landlord raised the rent. In this case, it seems asking \$65 dollars per square foot was more than the occupant was willing to pay, but rumor has it that it was not too much for Nike Town. Losing Barnes and Noble is a real blow to Georgetown and the loyal customers who found it a bright and welcoming place to visit, with its three floors

filled with books and an amazing array of magazines, gifts, cards, tapes, CDs, and DVDs... not to mention comfortable chairs to sit and read in and a coffee shop, to boot. It was our last commercial literary landmark, having gobbled up its smaller competitors. In size alone it appeared to reflect substance and permanence, but at the rate doors are shutting in our village, permanence seems to be an outmoded word.

I spoke to a number of sales people at B&N who told me they were deeply saddened when they heard the news in August but, despite a plethora of pleas and petitions, the decision to close the store was set in stone. Most of them said they would be transferred to

another location — downtown, Rockville or Bethesda — but each lamented the loss of contact with their many returning customers. One confessed she looked forward to coming to work each day because she found the atmosphere in the Georgetown store stimulating and invigorating, and “you never knew who might pop in.”

So after fifteen years of popping in on a whim, or running by to grab a book, or maybe just seeking out a quiet place to read a chapter of a book that catches our eye there will be another big absence in our lives. So sad the song that says Good-bye!

—V V Harrison

Reunited through the Forum

Thanks to alert readers of the Georgetown Forum, and through a series of wonderful coincidences, the beautiful Cockatiel “Sugar” Taylor has been reunited with her family!

Sugar accidentally left her home over in the Palisades November 16th and -despite clipped wings - arrived in the 1500 Block of 29th Street 4 days later. On Saturday she insisted on a reservation overnight at the Falatko family's Georgetown B&B (Bird and Breakfast). The Taylors learned of her sighting through a posting on the Georgetown Forum and Sugar has now happily gone home. The Taylor family wishes to thank all the Georgetown neighbors who were helpful and concerned.

Public Safety Program Adding Cameras on Residential Streets

continued from cover

We cannot continue this program without your support. The program is expensive and is totally funded through contributions from the neighborhood. And the pilot camera program will be a new expenditure. An appeal letter is being sent out this month — or you can also donate online at www.cagtown.org.

All donors receive a CAG Public Safety window sticker and the guards’ cell phone numbers. Only donors can contact the guards directly when they are on duty; many residents find it useful to have the guards escort them (or their guests) between home and car and to have the guards pay extra attention to their property while on vacation.

If we all share the financial responsibility at the highest level each household can afford, we can fully meet our goal and keep Georgetown safer.

—Richard Hinds and Luca Pivato
Public Safety Committee Co-Chairs

Winter Wonderland Will Wow Georgetown *continued from cover*



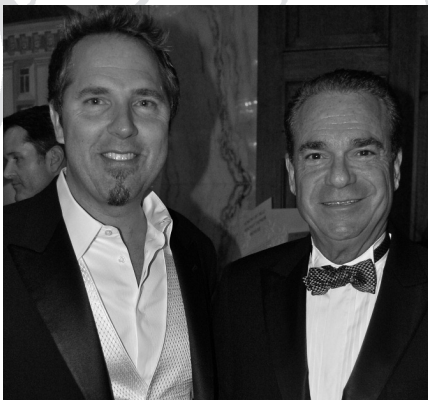
Architect Christian Zapatka, Barbara Crocker, interior designer Frank Randolph, and Stephanie Bothwell



Constance Chatfield-Taylor assists auctioneer Martin Gammon with Scavenger Hunt Dinner bids



Douglas Rixey, Richard Levy, Adam Flatto



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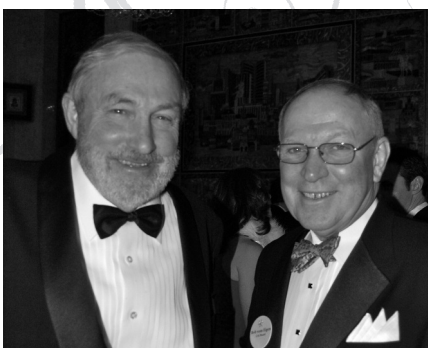
Jennifer Altemus enjoys a laugh with Gala co-chair Patrice Miller



Elizabeth Miller and Ellen Patterson



Guests were serenaded by the Maret School's Alpha Males



Honoree John Richardson and Bob vom Eigen

Jennifer Altemus, DC Mayor Vincent Gray, and Councilman Jack Evans welcomed guests and presented plaques to honorees John Richardson and Franco Nuschese for their work in the Georgetown community. The program continued with an exciting live auction by expert auctioneer Martin Gammon which included a condo in Deer Valley, the Ultimate DC Sports package with tickets to professional teams in Washington and a signed Ovechkin jersey, a "Ragin' Cajun" dinner by Chef David Gaus, a "Staycation" including a suite for two nights at

the Jefferson Hotel, a Scavenger Hunt dinner for thirty, a professional house history, and a week stay at a French villa. A photo booth was set up for candid pictures of party goers (see CAG website www.cagtown.org) and Georgetown Cupcake provided boxed treats to take home.

The fun continued as the Winter Wonderland transformed into a disco party with the Right On Band. Real estate on the dance floor was limited as guests flocked to join the "love train," including Mayor Gray.

—Elizabeth Maloy



Gala co-chairs Michele Evans and Nancy Taylor Bubes join the Love Train



His Excellency and Mrs. Sergey Kislyak chat with Betsy Cooley



We appreciate the donations of many businesses and individuals who came together to support the wondrous evening:

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The Georgetowner



Annie Lou and MJ Berman



Honoree Franco Nuschese with Jack Evans, Jennifer Altemus, and Mayor Gray



Timothy Foster, Joseph Clarke, and Fahed Arekat from EagleBank with Meghan Apfelbaum



Georgetowners enjoyed a night of dancing



Volunteers Susan Hendrick, Meghan Apfelbaum, Ashley Hubbard, Maggie Infeld, and Elizabeth Maloy

So the Folks Next Door Want to Make Some Changes ...

What do you do when you receive a call or a note from a neighbor indicating that they are going to make some architectural changes? For many Georgetowners, there is an initial reaction to be amenable, to be a good neighbor. This is a laudable response, but it should be coupled with some inquiries that can help avoid substantial difficulty in the months ahead.

Ask to see the plans. Sometimes the neighbors' architect will ask you to write a letter of support based on an oral description. This is generally unwise. You are entitled to see drawings of what is proposed. If there is substantial delay or unwillingness to share the plans, the ANC can share the set that has been filed with them.

The plans should show existing conditions and what is proposed for construction. There should be drawings that show how the house and the changes are placed on the site, and drawings that show all the facades that would be changed in any way. The drawings should be dated, so you can keep track of which plans you saw when because frequently there are several stages of design development.

Ask about the impact on your home. An increasing number of requests involve converting detached or semidetached houses into rowhouses, which permits buildings to cover 60% of the lot instead of the 40% permitted for detached or semidetached structures. This could affect the light and air you enjoy, as well as your privacy. A rowhouse wall on your shared property line can bring profound changes. A project that requires underpinning of your home is not uncommon. In fact, you would be required to allow the neighbors'

engineer or agent to see the condition of the affected wall(s) of your home. Some homeowners feel the need to protect their interests by having their own engineer evaluate the condition of their foundation and walls before construction begins.

"CAG attends all OGB meetings... We try to be evenhanded and to represent all homeowners equally."

Ask about any zoning changes required for the project. The conversion to rowhouses will likely require a special exception from the Board of Zoning Adjustment. Other changes, like permission to exceed lot coverage without converting to a rowhouse, also require review by the Board of Zoning Adjustment. You will be notified by the Office of Zoning if an immediate neighbor seeks a permit for a project that will require a variance or a special exception.

Ask about the timeline. A project that ties up a street for more than a year is rather common. Agreements about working hours (the law allows 7am to 7pm, six days a week), dumpster location and removal, dust control, and the like should be made.

Attend the hearings. If the project will be visible from any public space (including alleys), it will require design review by the Old George-

town Board (OGB), which meets on the first Thursday of each month. Before that, it will probably be reviewed by our Advisory Neighborhood Commission (ANC2E), which meets several days before the OGB meeting. The ANC is interested in hearing from neighbors affected by proposed projects. You can write a letter to the ANC expressing your support or your concerns in addition to or instead of appearing. The ANC will make its recommendations to the OGB for its consideration during design review. OGB design approval is necessary before a building permit can be issued in Georgetown.

CAG also attends all OGB meetings, supporting principles that have long guided our sense of stewardship for the Old Georgetown Historic District. We try to be evenhanded and to represent all homeowners equally. We share our thinking with the ANC for its consideration as well.

Call the inspector. When you see work underway, you should also see a building permit posted visibly. You can ask to see the permit if one is not posted. If no permit is available, you can check with the inspector at the Historic Preservation Office and ask her to verify that a permit has been issued. If not, she can issue a Stop-Work order and require that the review process be completed before further work is done. Either the CAG office or the ANC office can help you.

Contact information for all organizations and persons identified can be found on the CAG website: www.cagtown.org. You will also see other links for more detailed information.

—Pamla Moore
CAG Historic Preservation
& Zoning Committee

7-Eleven Expansion Meeting at CAG



Neighbors meet at CAG with 7-Eleven reps about the store expansion

Representatives from 7-Eleven came to CAG on November 21 to discuss plans for the expansion of the P Street store with neighbors from the 2700 block of P Street and members of CAG's Board and committee on Historic Preservation and Zoning. Signage, trash, lighting, and deliveries were discussed, but the neighbors' main concern is with the placement of the entrance. Store reps said they would try to address this and meet with CAG and the neighbors again this month.

Latham offers Neighborhood Rate

The Latham Hotel, Georgetown is offering a Neighborhood Appreciation Rate to residents and their visiting guests. Rates start at \$89 for Standard Executive King Rooms. Rates subject to availability with a credit card to guarantee. Blackout dates do apply and you must cancel by 4 PM, 24 hours prior to date of

arrival to avoid penalty. To book, call reservations at 1-800-583-7591 and ask for the Appreciation Rate code "APPLE" or use the following link and book directly online <https://reservations.ihotelier.com/onescreen.cfm?hotelid=13245&languageid=1&rateplanID=1092702>

NEWSBYTES

Top Chef's Mike Isabella announced he will open a modern small plates Mexican restaurant, **Bandolero**, in the old Hook space at 3241 M Street... **Artek**, a furniture line based in Finland, will open at M2L in Cady's Alley... **Edible Arrangements** is opening a flagship store at Wisconsin Avenue & Q Street... the new bakery **PAUL** has opened at 1078 Wisconsin Ave... the home furnishing and fashion accessory boutique **Dalton Pratt** is open at 1742 Wisconsin Avenue... **The Latham Hotel, Georgetown** is offering a Neighborhood Appreciation Rate to residents and visiting guests, to book call and ask for appreciation rate code "APPLE"...

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Improving Buildings and Businesses on Wisconsin Avenue

Over 130 people packed the old Georgetown Theater on November 29 to hear Councilmember Jack Evans, developer Herb Miller, and commercial real estate broker John Asadoorian talk about the possibilities for improving businesses along the central section of Wisconsin Avenue – and in Georgetown generally.



Angie Heon Nys welcomes the crowd

Angie Heon Nys hosted the meeting at the now empty theater at 1351 Wisconsin Avenue, which has been owned by her family for over 60 years – from the prime days as the premier Georgetown theater showing top-run movies, to the more recent use as a Jewelry Center which has taken a toll on the building. She showed pictures of the building in days past and George Heon spoke about the history of the building purchased by his family in 1949. Angie pledged to work with the community to renew the building and will support efforts “to have the iconic Georgetown sign brightly lit again.”

Residents filled out forms asking what they would like to see on Wisconsin Avenue.

CAG Board member Topher Mathews presented a slide show about the diversity and mix of businesses in Georgetown and then posed questions to the panel.



George Heon talks about the history of the theater

John Asadoorian said that bringing in the kind of retail Georgetowners say they want and filling in those vacant storefronts is about making Georgetown attractive to quality entrepreneurs. “Georgetown is seen as a hard place to do business,” Asadoorian said. That it’s not just rent. It’s the lack of robust public transportation, high real estate taxes, the risk of community opposition, extensive layers of architectural review. Asadoorian said the success of M Street is due to landlords like Richard Levy and Anthony Lanier who figured out a vision for the strip and implemented it. But Wisconsin Avenue has more absentee landlords who don’t want to make that effort.

Someone will buy the old Georgetown Theater and turn it into something that will work—perhaps a collection of small retailers like Cady’s Alley. Maybe that will help transform the shops on either side of it. But only if Georgetown residents proactively try to bring retailers in—Asadoorian recalled the tremendous campaign Logan Circle mounted to bring Whole Foods to their end of P Street.

Both Miller and Asadoorian told the crowded room of interested neighbors that improvements will require cooperation and collaboration among property owners, retail brokers, local organizations and government. “With cooperative owners seeking to have the same vision, you can head in the right direction,” said Miller.



Topher Mathews presented questions to panelists



Katherine Heon, Patrice Miller, Maria Heon, Angie Heon Nys, and Herb Miller

Asadoorian added one of the hard "truths" he learned in his times as a broker in D.C.: "what we always wanted wasn't necessarily congruent with what the retailers wanted."

"You can have a desire, but if there's not a market reality behind it, for the retailer, who is in business, it's not easy...you need owners who understand that," said Asadoorian.

Evans said that Wisconsin Avenue needed a game-changer, something to enliven the middle of the block and draw in new businesses, like the new Nationals Ballpark and the Arena Stage did for their neighborhoods.

Miller said one of the ways the downtown area was able to upgrade the buildings and bring in a range of tenants was the Tax Incremental Financing paid for by Ward 2 residents. The downtown area was given a TIF of \$30 million to change the face of Gallery Place and Penn Quarter.

Miller suggested that some remaining TIF money could go to Georgetown as a way to entice owners to bring in the "right" tenants. Owners could possibly give desirable tenants a break on their rent in return for government money used to upgrade their stores. Miller said just a few properties would need this

change to have the retail system as a whole naturally evolve.

"We've got heavy lifting to do. We've got challenges here," said Asadoorian. The solution will require collaboration, getting buy-in from owners and support from the government to make it happen.

Evans agreed. "Between the leadership we have in this community, a council member who actually lives in this community, we should not leave this to chance."

"Between the leadership we have in this community, a councilmember who actually lives in this community, we should not leave this [Wisconsin Avenue plan] to chance."



Delicious treats were provided by PAULS Bakery, a new tenant on Wisconsin Avenue

At the end of the meeting Miller and Asadoorian committed to giving their time and suggested that East-Banc's Marcie Connolly join them with Evans and Georgetown's community organizations to "get the money to do a plan" for the future of Wisconsin Avenue.

Thank you to the Heons for hosting the meeting and to the new PAULS Bakery for providing a spectacular array of sweets and savories.

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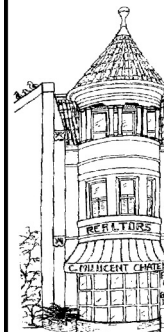
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DECEMBER COMMUNITY EVENTS AND CALENDAR



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| Sat. Dec. 10 | Merriment in Georgetown Kick-Off Party; 1-4pm; enjoy holiday cheer with hot chocolate tasting, a fruitcake eating contest, and more; PNC Bank parking lot at Wisconsin and M Streets; visit www.merrimentingeorgetown.com for more information. |
| Sat. Dec. 10 | A Tea and Chocolate Tasting at Tudor Place; 1-3pm; sample 18th century period teas and chocolates; for adults and older teens; members \$20, nonmembers \$25; 1644 31st Street NW; register online at www.tudorplace.org . |
| Sat./Sun. Dec. 10/11 | <i>Dumbarton Concerts: A Celtic Christmas</i> ; 4pm; Barnes and Hampton Celtic Consort, music and readings; adults \$33, seniors \$29, youths \$16; Dumbarton Church, 3133 Dumbarton Street; www.DumbartonConcerts.org . |
| Sun. Dec. 11 | Free Screening of "Dr. Suess's How the Grinch Stole Christmas;" 1pm; Letelier Theater, 3251 Prospect Street, Upper Courtyard; seating is first come, first serve. |
| Wed. Dec. 16 | Drop-in Help with E-books; noon; lunchtime clinic in the 2nd floor conference room for personal assistance downloading library e-books or audio books to your e-reader or other device; every Wednesday; Georgetown Library, 3260 R Street; www.dclibrary.org . |
| Dec. 20-29 | Gingerbread House Workshops at Tudor Place; multiple dates and times: 10:30am-12pm or 1:30-3:30; ages 5+; children tour the mansion and design their own gingerbread houses to take home; member child \$10, nonmember child \$12, adult chaperones free; 1644 31st Street NW; to register call 965-0400 x108; visit www.tudorplace.org for more information. |
| Wed. Dec. 28 | Winter Gaming Day at Dumbarton House; 10am-12pm; enjoy warm drinks and cookies and join in historic games enjoyed by Washington DC's founders; member children \$8, nonmember children \$10, adults \$5; 2715 Q Street NW; register online at http://wintergamingday.eventbrite.com/ . |