



Sprig and Sprout R.I.P.

Beloved Neighborhood Restaurant Closes

Randy Rieland

On her last day at Sprig and Sprout—the Glover Park restaurant she and her husband, Marc Farmer, opened in 2012—Jen Hoang was approached by a teenage boy. He told her he had known their place almost his whole life. Then he asked for a hug. “I don’t think I’ve cried so hard in my life,” Hoang remembered. “Completely happy tears.” How their time in the neighborhood ended, she said, made a difference in how she felt as they closed the place that had become so central to their lives. Hoang said she had felt a failure because they hadn’t found a way to keep the business going.

“But after so many people reached out to us, we just felt so proud, like we had really accomplished something,” she said. “We were just absolutely astounded by the response we got from everybody.”

The agonizing decision to close Sprig and Sprout cropped up in mid-July when its walk-in refrigerator and freezer began to fail. It would cost \$30,000 to replace it. They were willing to do so, but there was a major complicating factor—they no longer had a signed lease for the space. “Equipment breaks. It’s part of running a restaurant, right?” she said. “But without a lease, or even a conversation about one, we didn’t think it was wise to go down that road.”

As Hoang tells it, they hadn’t heard from their landlord, Remy Esquinet, in years. In earlier days, she said Esquinet was responsive. He would stop by the restaurant and sometimes would order food for his family. But after their last lease ended in March, 2022, she said, “everything kinda started breaking down.”

She said she and her husband wanted to give up space on the third floor that they weren’t using. And at first, according to Hoang, Esquinet seemed excited about the prospect of renovating the space and adding another tenant. But the work, she said, suddenly stopped, and that was the last they heard from him.

Hoang said they emailed Esquinet and sent him certified mail, but still got no response. So they began paying their rent into an escrow account every month. Still crickets. But ultimately they felt they couldn’t make a big investment in a business that could be at risk.

“We made it through so much together—Covid, staffing shortages, crazy



Jen Hoang (Right) joins customers on Sprig and Sprout's last day.

supply chain chaos,” they explained in a message to the community. “Through it all, we stayed scrappy, and did our best to keep serving

Continued on page 4

GPCA Monthly Meeting: September 9, 7 p.m. Via Zoom

The Gazette is available online at gpcadc.org.
Responsible letters to the editor will be published as space allows.

What's new in Glover Park? Visit www.gpcadc.org to keep up with community news!

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Glover Park Gazette

R.I.P. Sprig and Sprout.....	1
President's Report.....	3
GPCA May Meeting.....	4
Glover Park Archeological Museum.....	6
ANC3B Meeting Update.....	5
Glover Park Day Wrap Up.....	7
Glover Barkers.....	10
Sweetpea's Rescue.....	10
Emergency Preparedness.....	11
Glover Park Village Events.....	11
RealEstate.....	12
Guy Mason Recreation Center.....	13
Jim Lively.....	13
Friends of Guy Mason Gala.....	14
Georgetown Library Events.....	15
Glover Park Restaurant Guide.....	17
What to Put Where.....	18
GPCA Membership Information.....	19
Join /Renew Now!.....	20

Thank You, GPCA Members

Your Membership Supports Glover Park Day,
Neighborhood Improvements, Holiday Events and more.

Learn More About GPCA

Visit www.gpcadc.org



President's Report Roll Up Your Sleeves Jarrett Ferrier

Hello Fellow Glover Parkers! Jarrett here writing as your new president of our Association. First I'd like to extend a heartfelt THANK YOU to Lisa McCluskey for her three years of exceptional leadership at this position. She truly worked tirelessly to continue to make Glover Park one of the best neighborhoods in our fair city. Thanks Lisa!

I come to the position as a bit of a veteran as I have served in this role, as well as others, a few times prior. With kids out of the house, and a little more time on my hands, I'm eager to carry the torch.

All this is to say that I could use a little help! I'm very fortunate to have a stellar group of officers willing to roll up their sleeves, but there's plenty if YOU would like to get



the GPCA a more integral part of our neighborhood. Have suggestions and want to play a roll? Please reach out and email me at Jarrett@SchwaDesignGroup.com.

Looking forward to a great year here in the 'hood!"

GPCA Meeting
September 9, 7 p.m.

[Via Zoom](#)

Agenda

President's Report
Secretary's Report (May)
Police Report
Treasurer's Report
Glover Park Day Memories
New Business

For updates, check www.gpcadc.org and
Glover Park listserv
(<https://groups.io/g/GloverPark>)



Lenore Rubino

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The Rubino Report

Monthly real estate reports for select NW neighborhoods, Eastern Shore & luxury markets

As a trusted Glover Park neighbor, Lenore has sold 39 homes in the area totaling \$36M, contributing to some of its highest sales. Whether you're upsizing, downsizing, or finding a second home, she offers exceptional service and strong negotiation skills. Reach out as the fall market picks up.



CLOSED SALES, 1/1/25 - 8/15/25 averages

List price breaks	Properties sold		Average sales price		Change '24 to '25
	2024	2025	2024	2025	
▲ \$1.5M	3	5	\$1.77M	\$1.69M	-5%
▲ \$1M	14	19	\$1.32M	\$1.26M	-5%
▼	3	2	\$867K	\$914K	5%
Average all price points	20	26	\$1.32M	\$1.31M	0%

Data as of Aug 25, 2025 © 2025 BRIGHT. In the event that your property is currently listed for sale, this is not intended as a solicitation for services. This material is based upon information which we consider reliable, but because it has been provided by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This material is subject to errors, omissions, changes or withdrawal without notice.



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GPCA May 2025 Meeting

Miriam VanDyck

GPCA President Lisa McCluskey thanked attendees for their contributions to planning for Glover Park Day on May 31, and noted that the latest version of the *Glover Park Gazette* was available online, at Guy Mason, and at the Georgetown Library. Lisa also told participants that the GPCA has been undertaking a membership push and that membership ads have been included in the May *Gazette*.

Melissa Lane provided an update on Glover Park Day plans, including sharing the t-shirt design and news on participating vendors.

Marcia Goldberg delivered an update on the Guy Mason Reading Group activities for May and June, as well as the Lunch and a Movie events, which will resume in September.

Holly Pollinger reported on Glover Park Village events and recapped their Walking Club activities, including a visit to Holyrood Cemetery. She also informed attendees that regular coffee meetups would continue to take place and reported back on an open house for federal workers who had lost their jobs, which included the participation of a resume coach. In addition, she made a call for more volunteers for the organization. Additional information is available at the [Glover Park Village](#) website.

Wendell Kellar reported on events at the Georgetown Library, including Baby Lap Time, Story Time, and yoga. More information is available on the [library website](#) or by e-mailing Wendell.kellar@dc.gov. The meeting concluded at 7:36 pm.

Continued from page 1

the community we love so much. But this last hurdle we couldn't overcome."

There's no doubt in Hoang's mind that they'll miss the neighborhood, particularly events like Glover Park Day. "A lot of times in the restaurant, I'd be working in the kitchen downstairs so I wasn't able to be face-to-face with our customers all the time," she said. "But on Glover Park Day, you get to go out and meet those people and see your regulars. That was always something we looked forward to."

She added, "It's a sad ending, but we don't feel sad. We just feel so grateful to all the people who helped us make the place what it was."



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ANC3B Meeting Highlights May–July 2025

Melissa Lane

May 2025

- **Police Report.** Lt. Johnson reported only three crimes, all property, in 3B in the last 30 days. Two were thefts and one was a theft from auto. One theft was at the Walgreen's where merchandise was taken. The second was a package theft at 2255 Wisconsin Avenue, NW. Video has been obtained for that theft and MPD believes the case will be closed soon. The theft from auto was from an unlocked vehicle in front of 2111 Wisconsin Avenue, NW. Regarding the recent ICE operations nearby, including at Chef Geoff's, Commissioner Howie asked about MPD's involvement. Lt. Johnson said that MPD does not cooperate in any way with these ICE operations and is not involved at all. DC Code prohibits cooperation with Federal immigration agencies.

- **Resolution on the Current Washington Gas Light Proposal, "District SAFE" (update of Project Pipes).** Commissioner Lavezzo introduced a resolution opposing the current Washington Gas Light Proposal, *District Safe*. The primary reasons for opposition are a) WGL was directed by the Public Service Commission (PSC) to develop a new plan that only addressed the most leak-prone, highest risk natural gas pipes. In response, WGL's new plan was even more costly than the initial plan and included fewer pipes in highest need and b) WGL has not been replacing the highest need pipes in any comprehensive manner. For these reasons, the Office of People's Counsel wants WGL to develop a plan that meets the guidelines for replacing the highest risk, leak prone pipes in accordance with the District of Columbia's climate goals and laws. The resolution was seconded and passed unanimously.

- **Discussion and Resolution in Support of Continuing Streateries on Wisconsin Avenue in Glover Park.** Michele Keegan from Rocklands Barbecue and Grilling Co. spoke about the importance of keeping streateries in Glover Park. For Rocklands, not only does it significantly increase business by adding outdoor space but their streaterie also brings a much-needed vibe to the commercial area that would only increase with the addition of more streateries. Also, the current deadline for removing streateries comes in the middle of the busiest, most profitable summer season for Glover Park restaurants. Commissioner Turmail said that the DC Department of Transportation (DDOT) is set to come out with new guidelines for streateries at the end of July. In anticipation of those guidelines, he introduced a resolution urging the Mayor and DDOT to preserve the streateries along the commercial stretch of Wisconsin Avenue in Glover Park and allow the opportunity for new ones to be established. A motion was made and seconded to approve the resolution. It passed 5-0.

- **Briefing by Robert Becker, DC Open Government Coalition, on DC Council Proposal for Closed Meetings.** Mr. Becker explained that the Open Meetings Act applies to every public body in the executive branch. All agencies, offices and the Council must give notice when they're going to hold meetings. Even if holding a meeting that's closed, they must meet in public with an agenda and take a vote to close the meeting. They must explain what the issue is that they are going into closed session for, and the exemptions that apply. Chairman Mendelson introduced a bill in late March that would have created two very large loopholes for open meetings. They excluded any meeting that was deemed or labeled a field trip, or a retreat, by any government

agency from the definition of a meeting. Mr. Becker believes the Council already can close meetings under the current rules and does not need further legislation because the Council has reserved to itself the right to make its own rules for how it complies with the Open Meetings Act. So, it has a set of rules that roughly parallel what the requirements are in the statute. There are a couple of things that they do not have clear rules on. One is meeting with the Mayor, particularly on issues like finance and negotiating with Congress. In that case, they could pass a rule that would say, "We reserve for ourselves an exemption that says we can meet with the mayor to talk about how we're negotiating with Congress and explain to her what we think she should do." Mr. Becker believes the current legislation is both unnecessary and dangerous in that it provides no public accountability for some actions of DC agencies, offices and the Council.

- **Zoning Request of Special Exception for 2219 Observatory Place, NW.** Commissioner Turmail introduced Brynn and Robert Kurtzman to explain their request for a special zoning exception. Their plan is to add a three-story addition to the back of the house, which includes the basement, and the first and second levels. It does not change the height of the structure. The special exception is because the addition would be 12 feet 6 inches, which exceeds the 10-foot limitation. Ms. Kurtzman has letters of support from adjacent neighbors. A motion was made to support the zoning request. It was seconded and passed unanimously.

• Update on Stoddert Elementary School Current Classroom Renovation Project and FY 2026 Cafeteria Addition Project.

Commissioner Howie said the contractor is finishing phase one of the Stoddert addition, the classroom addition on the east side of the building that's set to be delivered August–September 2025. Now they will then turn their attention to the west side where the cafeteria will be built above the teacher parking lot, and above where the current trailers are. They're going to start the staging in June. They will keep some of the parking on the field for their construction vehicles for the west side. But a lot of the construction workers will be encouraged to park at a parking garage on Wisconsin Avenue, so they are not taking up parking spots on Davis, 39th, 40th Street, so they're not competing with residents.

June 2025

- **Police Report.** Lt. Johnson reported 5 crimes in 3B over the past 30-day period: one theft from the CVS at 2226 Wisconsin Avenue 2 bike thefts (one on Calvert and one on Fulton) and one motor vehicle theft (scooter). Additionally, one arrest was made for Assault with a Deadly Weapon (ADW). It was a domestic situation where one family member pulled a gun on another. Commissioner Pollock commended traffic Officer Tony McElwee for enforcement at the stop sign at New Mexico and Tunlaw. He wrote 5 tickets in an hour. Commissioner Pollock hopes that he will be able to do regular enforcement at that intersection.

Discussion with Councilmember Matt Frumin on DC Council Proposal for Closed Meetings. Commissioner Pollock opened the discussion with concerns about the proposed legislation allowing closed meetings without public notice of the subject or outcome. CM Frumin explained the genesis of the legislation and pointed out

Continued on page 6

Continued from page 5

that it was temporary legislation and that any permanent legislation would require hearings and a markup, etc. The temporary measure was proposed and subsequently passed because of Congressional action to cut the DC budget to FY 2024 levels, equating DC to a Federal agency, rather than the FY 2025 level that was approved by Congress. This action caused concern among the Council and the Mayor who then immediately had a series of meetings on strategy to address the issue. These meetings were in violation of the open meetings act. Because of the extraordinary times, Chairman Mendelson proposed temporary legislation for closed meetings without notice to give flexibility to address such situations. A public hearing was held and the measure eventually passed but not without several concerns raised. Temporary legislation expires after 270 days. Permanent legislation has also been introduced but the Council is in the middle of budget negotiations and will likely not be able to take up the measure until fall. In the Fall, the permanent measure will be marked up, discussed and debated in public hearings.

Councilmember Frumin also spoke of the challenging budget environment this year which has been made more complex because of the potential DC revenue estimate due out the end of June. In regular budget years, the Mayor's budget is based on the February revenue estimate. Because of the events of the spring, her budget did not come out until late and so the Council will have to base their work on the June estimate, which is traditionally lower than the February estimate. Commissioner Turmail asked about the overgrown National Park Service properties that have yet to be mowed. CM Frumin and Nick Bartolomeo, resource manager of Rock Creek Park, explained that it is a staffing problem. A mowing contract has not been awarded yet, so mowing is being done by inhouse staff who cannot cover all the mowing quickly. A new contract, however, should be in place by the end of June so full resources for mowing will be available soon.

July 2025

• **Police Report.** Lieutenant Johnson gave the police report. Overall, 10 crimes were reported in the past month compared to 15 a year ago. One was a violent crime—assault with a deadly weapon gun—that took place in the 2400 block of 37th Street. The victim and assailant knew each other and an arrest was made. The assailant has had previous ADW arrests. Otherwise, there were two thefts from auto, one motor

vehicle theft and six thefts. The thefts included incidents at CVS as well as porch pirates and a stolen bicycle.

• **Zoning Request 21308 for Special Exception for 2622 41st Street, NW.** Sam and Matt Medvene, developers of the listed property, gave an overview of the corrected plans for the property. The special exception is to add three units to an existing four-unit building. The footprint will not change. Units will be added to the basement and a partial third floor will be added. A motion passed 6-0 to support the special exception.

• **Zoning Request 21312 for Special Exception for 2200-2212 40th Place, NW.** The special exception is relief for the requirement to add three parking spaces behind the property. Sam and Matt Medvene, developers of the listed property, described their project and their outreach efforts to adjacent and nearby neighbors. Because of the city-wide need for family-size housing, the development is designed so most, if not, all units will be three bedrooms. The units will be rentals. They have received several letters of support. They also met with nearby residents to address concerns about tree removal and parking. Very little tree work is required for the development but will follow the strict guidelines required by DDOT. The parking issue is an intractable problem because DDOT will not improve the undeveloped alley so there is not any way that a private parking pad can be installed behind the buildings. Because the units will be family size and because there are other transportation options available, the increased demand for street parking should be manageable. A motion passed 6-0 to support the special exception.

• **Resolution on Mayor's RFK Stadium Deal.** Gilles Stucker from the Office of Deputy Mayor for Planning and Economic Development gave an overview of the plans building a new stadium on the RFK site and developing the surrounding area including retail space, parks and recreation areas, and affordable rental housing. Detailed information is available at ourrfk.dc.gov. Commissioner Howie introduced a resolution to support redevelopment of the RFK site and to urge the Mayor and Council to ensure that any redevelopment plan includes strong commitments to affordable housing, accessible green space, reliable public transit, small business opportunities, union jobs for D.C. residents, and meaningful access to the Anacostia River. The resolution was seconded and passed 6-0 with Commissioner Lavezzo opposed.

The Glover Park Archeological Museum

Carlton Fletcher

The first [Mason jar](#) was patented by John Landis Mason in 1858, and the name became generic after the patent expired. By 1939, the Ball Company dominated the market in glass jars used in home canning to preserve food. These jars saw their peak use during World War II, when food was rationed and the government encouraged the public to grow their own produce (see [Victory Gardens](#)). After the war, when fruit and vegetables again became available in stores year-round, home canning declined, and the jars were put away. This example, a *Ball Perfect No. 10*, was one of about a half dozen that turned up in an unused storage shed on 40th Street in 1977.

(Be sure to check out the Glover Park Archaeological Museum [online](#).)



Glover Park Day 34: One for the Ages

Melissa Lane

Thanks to many community volunteers, Glover Park and surrounding businesses, community and service groups, DC government agencies, a host of talented artists and crafters, amazing local bands and all who attended, the 34th Glover Park Day on Saturday, May 31, was a wonderful day of neighborhood celebration (albeit a bit abbreviated and a bit wet)! Although the day held some challenges (three thunderstorms in two hours!), everyone persevered and made the best of the soggy situation. And by mid-afternoon, sun and blue skies returned.

Once again, we owe a great debt of gratitude to Glover Park CommuniKids for sponsoring an amazing array of activities for kids. Their sponsorship provided endless opportunities for fun jumping around moon bounces, getting faces painted, playing carnival games and much more. If that wasn't enough, the Friends of Guy Mason sponsored air tattooing, the Glover Park Citizens' Association sponsored the ever-popular dunk tank and the William R. Singleton-Hope-Lebanon Lodge #7 made sno cones!

Sadly, our long-time Grand Poohbah, Felix Sambuchino, passed away in January. Felix had been our Master of Ceremonies for almost all the previous 33 Glover Park Days. In celebration of his life, this year's GPD was dedicated to Felix. 8-year-old Ella Marshall read her poem, "Cupcake Felix," and Councilmember Matt Frumin presented a Ceremonial Resolution in his honor to his wife, Brenda. Although we will always miss our Grand Poohbah, Jeff Russell stepped up as Master of Ceremonies and did a masterful job under trying (damp) circumstances. Here's to many more years of GPD with the new Grand Potentate-O!

A special thanks to our musicians and audio support team! Overcoming problems with an overloaded circuit on the generator and rain and lightning all around during the heart of GPD, the music program was moved indoors to Guy Mason, where a packed crowd enjoyed performances from Hokum Jazz, the Ed Scott Band, Jeanne Dushel and the New Neighbors, Metro 5 with Irene Rausell, Peter Bennett on Acoustic Guitar, Double Felix with Kendall and Bon Griffin, and Box Cartel with Pat Kehs and Jeff Blakeman.

The food court was hopping this year. Beside our old favorites—Rocklands, Angelico's, Old Europe, Kusshi Sushi Glover Park, Whisked, Jarabe Pops, Whole Foods, and Good Guys, we had many newcomers—Divino Ristorante Enoteca, Korita Chocolate, Guapo's, Bonjon Rumi, Caspian Crust and Welle Made.



And we didn't forget our pets! Our long-time sponsor, Dog Child, once again ran the "Canine Agility Course."

Without the unwavering support of our long-time annual sponsors, the Glover Park Citizens' Association, the DC Department of Parks and Recreation, and the Friends of Guy Mason, as well as many businesses from Glover Park and surrounding neighborhoods, this event would not be possible. We also want to thank ANC 3B for its generous grant. The Glover Park Day Team is grateful to you all.

Have any ideas for future festivities? We'd love to hear them! You can e-mail us at gloverparkday@gpcadc.org

We look forward to seeing everyone at the 35th Glover Park Day at Guy Mason on June 6, 2026! Here's hoping for sunshine, blue skies and cool breezes.







Special Thank-You to CommuniKids
for their support of the 2025 Glover Park Day
Children's Activities



Welcome to Glover Barkers

Sharon and Holly Armstrong

This new column will introduce you to a new canine resident of our neighborhood in every issue. Our first profile is the co-author of this column, Holly Scott-Armstrong. She is a 7-year-old southern belle from Alabama and a recent new resident on 39th Street in Glover Park. She was found as a stray and saved by K-9 Lifesavers.

After a DNA test, we learned that she is a (dacoroodle 70% Dachshund; 15% Cardigan Welsh Corgi; and 15% Miniature Poodle—no one saw that last part coming!). Holly (aka Hollywood) is practically perfect: she's housetrained, good with (most) dogs, doesn't yap (but loves to yodel or practice opera when it's walk time—perhaps you've heard her?), sleeps all day (she has never met a bed she doesn't like), and super easy on the leash. She is a bit of an escape artist so that is why she was rehomed from her first DC family.

Please say hi if you see her on a walk. She likes nothing better than a pat on the head from a stranger. Look for this regular column every month to meet more of our four-legged neighbors.



Sweetpea's Rescue at Guy Mason Dog Park

Jeffrey Russell

In a touching display of neighborhood unity, Glover Park residents recently came together to rescue a senior mastiff abandoned inside Guy Mason's Dog Park on July 1. In a weakened state, with eye and ear infections, as well as parasites, the gentle giant—soon nicknamed *Sweetpea*—captured hearts across the community.

"Does anyone know this dog?!"

Answering Jeanne's distress call to the Guy Mason Dog group, one of the park's regulars, Megan, arrived moments before a major thunderstorm to take Sweetpea home after she had been sitting alone for two hours. Recognizing the urgent need for medical care and a safe, loving home, Megan stepped up to foster Sweetpea.

Her act of kindness sparked a wave of support. Friends and neighbors formed the **Sweetpea Care Team**, organizing fundraisers to cover veterinary costs. Donations poured in from across Glover Park and neighboring communities, all moved by Sweetpea's story and Megan's selfless commitment.

"It's incredible to see how the community has united for Sweetpea. I quite literally could not have done this without them," Megan shared at a recent gathering. "She deserves all this love, and I feel as if she has become our pup, together. We're so lucky to live among such wonderful neighbors who care so deeply."

Search for a permanent home

Sweetpea's story was shared far and wide as Megan searched for a permanent home. Nearby shelters and rescues, already overwhelmed by a surge in dogs needing homes, couldn't take in the gentle mastiff. Kristen—the sister of neighborhood resident Keith—had been following Sweetpea's journey closely. Moved by her story, Kristen



ultimately decided to welcome Sweetpea into her own home, joining her two other dogs: a Labradoodle and an Airedale. Kristen has continued Sweetpea's care with Keith's help. She is now thriving with a yard to play in, a pool to swim in, and an extended family that has welcomed her with licks and nuzzles. Kristen's response to first meeting Sweetpea was simply, "She's perfect!"

Sweetpea's journey from abandonment to belonging is a powerful reminder of the impact compassion can have—not just on animals in need, but on the people who rally to help them. Her story highlights the importance of responsible pet ownership and the strength of community.

Sweetpea's rescue is more than a moment, it's a reflection of the care, compassion, and connection that makes the Glover Park community special. Together, neighbors changed one dog's life—and in doing so, strengthened the bonds that make Glover Park a place we are proud to call home.

September is Emergency Preparedness Month

Are You Ready?

Sarah A. Lister*

Disasters can take many forms: extreme heat, heavy snow, power or water outages, and civil unrest or terrorism, to name a few. Simple actions you take beforehand, however, can help you manage on a bad day. Readiness starts with a family emergency plan. It should address how you will communicate and reunite if you're not all home when a disaster strikes. Texting is the most reliable way to communicate if systems are overwhelmed.

Some emergencies can strand you at home without utilities. It's recommended to store enough water and food for *at least three days*, at least one gallon of potable water per person per day just for drinking. In addition, have easy-open non-perishable food, battery-operated flashlights and an AM/FM radio, and fresh batteries. Keep your phones and some charging banks charged.

In case you must leave home quickly, pack a "go bag" with, at least, a change of clothes, medications for a week, a list of doctors and

emergency contacts, copies of key documents, a current list of health conditions and medications, pen and paper, a flashlight, chargers for devices, and your purse or wallet. (DO NOT go out of your way to get your go bag in a fire. Get out as fast as you can.) Two great resources can help you prepare. FEMA offers a [Disaster Preparedness Guide for Older Adults](#). The DC government publishes the [Office of Disability Rights Emergency Preparedness Guidebook](#). More information is available at [ReadyDC](#).

Glover Park Village will host a preparedness presentation and workshop at Guy Mason on September 9 and 23; this will offer the same content, with two opportunities to attend. For more information, see [Glover Park Events](#).

*Sarah is a Glover Park Village volunteer and retired federal homeland security analyst

Glover Park Village Free September Events

Erin Byrne

Emergency Preparedness

Tuesday, September 9, 2:30 p.m.–3:30 p.m.

You are invited to gather for coffee and refreshments for the opportunity to talk with others who are interested in how to prepare for an emergency. [Sign up here](#)

Walking and Fun Club with LaRue

Tuesday, September 16, 10:30–11:30 a.m.

Tuesday, September 30, 10:30–11:30 a.m.

Gentle movement feels so good at any age. Walking with a neighbor feels even more important than ever!

Meet at Guy Mason. [Sign up here](#)

Emergency Preparedness

Tuesday, September 23, 2025

2:30 p.m.–3:30 p.m.

You are invited to gather for coffee and refreshments for the opportunity to talk with others who are interested in how to prepare for an emergency. [Sign up here](#)

Current Events with Bob Levey

October 30, 1:00 p.m.–2:30 p.m.

Guy Mason Recreation Center (map)

Join us as we learn about innovative ideas for examining current events with longtime *Washington Post* columnist, Bob Levey. [Sign up here](#)

Erin Byrne

Events Manager

erin@gloverparkvillage.org, www.gloverparkvillage.org



Summer's end arrived, tiptoeing in, barely noticed.
A memory now.
A sigh, and we continue.

Lisa McCluskey

Real Estate Update

Recent Trends in Glover Park Rowhouse Sales

Erin Sobanski, COMPASS

Earlier this year, I reported on the misleading headlines in the media around the DC housing market. Many of them suggested an inevitable doomsday from the termination of federal jobs and new spending priorities in Washington. Now, as the spring market closes and we prepare for a fall season of new listings to be launched just after Labor Day, we have concrete data to assess the market for **rowhouses**. The condo market will be addressed in an upcoming article.

Here are the trends that we are seeing in Glover Park rowhouses

- Increased average days on market (DOM)—As we go to press, the average days on market for closed sales is 14 days. By comparison, this metric was 12 days in 2024 and 2023.
- Price reductions—Of the 31 rowhouses that have been listed in the MLS this year, 7 have had formal price reductions before securing a contract.
- Increase in contingencies on contracts—Most contracts now have inspection and financing contingencies.
- More inventory—At the time of press, there are 5 active listings, with an average DOM of 34 days.

Anecdotally, we are seeing a healthy pool of buyers with good attendance at open houses (10+ groups) and a steady stream of agent showings. However, I have noted at my own recent open houses that there are now more unrepresented buyers attending open houses. For comparison, in 2021 and 2022, it was rare to have a buyer come into an open house for a Glover Park rowhouse without providing an agent's name with whom they were contractually engaged. In the past few months, about 1/3 of the buyers in attendance at my open houses have indicated that they do not have an agent. This may suggest that a good portion of buyers right now are in the very early stage of a housing search. Alternatively, it may be an outcome of the Sitzer Burnett class action settlement,¹ approved in November 2024, that more buyers now elect not to hire an agent.

We have also noted that the buyers looking for homes now are generally more cautious and discerning than buyers in previous seasons. There are fewer buyers willing to compete in a bidding war, and often they take more time to present an offer from the time they first see the property. If the price seems a too high, even if the house is appealing, most buyers will "wait and see" what happens with the listing. And most importantly, there is only a very small group of buyers willing to undertake projects such as a new roof, kitchen renovation or bathroom addition. Most buyers on the market right now want a move-in ready home with recent renovations (less than 5 years old). With increased tariffs, there is uncertainty in construction costs, and the effort required to manage improvements cannot be

downplayed, especially for a dual-income household.

While these trends and commentary support the notion that the market is shifting (or has already shifted), it is not catastrophic. When homes are positioned fairly (with respect to the level of upgrades and price), they are selling at or close to list price. Examples of **recent** (listed after June 1), well-positioned listings include:

3754 W St NW (sold for \$1,350,000 on 7/31/2025)
 2435 39th St NW (sold for \$1,065,000 on 7/18/2025)
 2135 Tunlaw Rd NW (sold for \$1,075,000 on 7/8/2025)
 2220 38th St NW (sold for \$1,375,000 on 7/31/2025)

The take-away for buyers and sellers is to understand these nuances of our market. For buyers, the best deal will be on a home where they are willing to undertake some of the work for improvements. For sellers, to sell quickly and maximize the net proceeds, buyers need to see value in their time and financial investment. Handyman repairs, painting, staging and other pre-market improvements are essential. So, while our market has changed, the ominous media predictions have not materialized.

As we look toward September, a time of the year when more listings usually launch, there will be two key factors to watch. First, historically, we see a resurgence of buyer energy after Labor Day (the unofficial end of summer). Also, it will be interesting to watch how the recent improvements in interest rates will affect pricing. Stay tuned!

Glover Park Sales of Single-Family Homes

Address	List Price	Sold Price	Settle-ment Date*
2316 Huidekoper Pl NW	\$1,689,000	Pending	9/18/25
2610 41st St NW, Unit 4	\$589,900	Pending	9/23/25
2647 41st St NW, Unit 3	\$1,199,900	Pending	TBD
2220 38th St NW	\$1,389,000	\$1,375,000	7/31/25
4000 Tunlaw Rd NW, Unit 603	\$205,000	\$205,000	7/25/25
3822 Benton St NW	\$1,295,000	\$1,200,000	7/30/25
3811 Benton St NW	\$1,498,000	\$1,340,000	8/8/25
2116 Tunlaw Rd NW	\$1,100,000	\$1,010,000	7/29/25
3754 W St NW	\$1,349,900	\$1,350,000	7/31/25
4029 Benton St NW, Unit 201	\$247,000	\$247,000	8/18/25
3937 Davis Pl NW, Unit 7	\$770,000	\$735,000	8/06/25
4000 Tunlaw Rd NW, Unit 602	\$200,000	\$200,000	7/24/25
2233 40th Pl NW, Unit 6	\$799,000	\$752,999	7/25/25
2009 37th St NW	\$1,160,000	\$1,055,000	7/31/25

¹The [Sitzer/Burnett](#) settlement, finalized in November 2024, involved a \$418 million payment from the National Association of REALTORS® (NAR) and led to significant changes in the real estate industry, including the elimination of mandatory buyer's agent commission offers on the Multiple Listing Service (MLS) and a requirement for written buyer-broker agreements.

Guy Mason Recreation Center September Virtual and In-Person Events

Marsha Goldberg

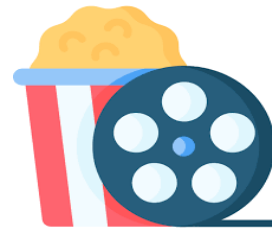
Guy Mason Reading Group Wednesday, September 17, 11 a.m.–noon Virtual

This month we are reading *A Caribbean Mystery* by Agatha Christie. As Miss Marple basks in the Caribbean sunshine, her boredom is relieved and her interest aroused when a retired military man shows her a photograph and recounts the strange story of a murderer. To join the group and receive the link to participate in the virtual meeting, please contact Wendell Kellar at Wendell.kellar@dc.gov. Copies of the book are available at the Georgetown Branch of the DC Public Library. Ask the librarian for the book for the Guy Mason Reading Group. All are welcome.



Lunch and a Movie Returns! Friday, September 26, 12 noon–3 p.m.

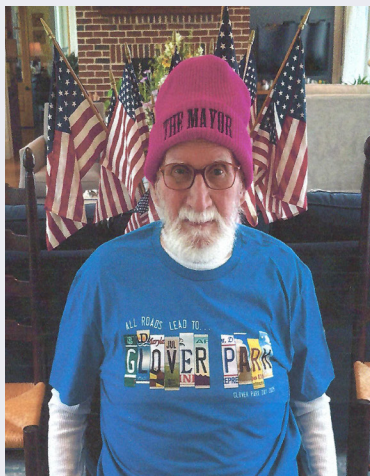
The movie for September is *Hidden Figures*, starring Octavia Spencer, Taraji P. Henson, Janelle Monae and Kevin Costner. The film is a biographical drama about three African-American women mathematicians who worked at NASA during the Space Race and in a time of racial segregation. Lunch begins at noon, and the movie at 1 p.m. If you would like to join us, please reply by Tuesday, September 23, to Marsha Goldberg at mslonggoldberg@gmail.com or call 202-248-4254. A donation of \$5.00 to defray costs would be greatly appreciated.



Former Glover Park “Mayur” Turns 90 Melissa Lane

Jim Lively, a longtime Glover Park citizen and a noted “GP Mayur” who moved to the Shenandoah Valley a few years back, turned 90 in May. The spelling of mayor is an ode to Jim’s Southern accent despite many years of living in D.C. Current neighbor Judy Harvey gave him this year’s Glover Park Day t-shirt for his recent birthday.

Many may remember Jim for his generous volunteering in the community, including bringing joy to all by playing Santa at the neighborhood holiday party for many years.



ROCKLANDS

Barbeque and Grilling Company

Check out our September Special –
Logan’s Bratwurst!

Topped with Sauerkraut
and our Spicy Mustard Sauce
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Your Hometown Barbeque
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Rocklands.com / 202-333-2558



Friday, October 17, Glover Park Hotel



Guy Mason GALA



Join Us for a Night of Fun and Philanthropy

Join the Friends of Guy Mason Recreation Center for an evening of celebration and support! This Gala will be filled with delicious food, great entertainment, delightful company, and a shared commitment to enhancing our beloved recreation center.

Be ready for a memorable occasion held at the Glover Park Hotel Ballroom with food by Divino Ristorante Enoteca. A VIP reception will feature the sensational Dan Ruskin, author and celebrated performer known for his captivating style and engaging presence. VIP guests will enjoy an intimate performance that sets the tone for an exciting night. As the evening unfolds, attendees can look forward to the Crush Funk Band, who will take the stage and keep the energy high with infectious rhythms embodying the brass tones of New Orleans with an Urban Capital City modern pop-fun(k) twist. Prepare to dance and mingle while supporting a fantastic cause!

Proceeds from the Gala will go directly toward projects and programs that enhance the facilities and services at the Guy Mason Recreation Center. The support of community members like you is vital for maintaining and improving these cherished local resources. This event is not just a great night out; it's an opportunity to come together as a community and make a tangible impact. Whether you join as a VIP or general admission guest, your participation is essential. Everyone's contribution brings us closer to making Guy Mason Recreation Center an even better place for fun, socialization, and community building.



7PM VIP entrance. \$120 +fees
OR 8PM General admission \$65 +fees
 Free valet parking, Cocktail attire is preferred.
 Tickets are selling fast, so be sure to grab yours today!
<https://www.eventbrite.com/d/dc--washington/guy-mason/>





Georgetown Public Library September Events

60 R St NW, Washington, DC 20007

To attend the following events, please visit the [library website](#) to confirm details and to register, if required. For more information regarding Library events, contact us: 202-727-0232.

Children & Teen Events

Lego Challenge!

Calling all builders! Join us for some Lego fun.

Tuesdays, September 9, 16, 23, 30

3:30 p.m.–5:00 p.m.

Ages: 5–12

Baby & Toddler Story Time–10 a.m.

No walk-ins, pre-registration only

Wednesdays, September 3, 10, 17, 24

10:00 a.m.–10:30 a.m. Ages: Birth–5

This is for 10 a.m. One session PER day, please.

Join us at the Georgetown Library for stories, rhymes and songs for little ones ages 0-2! Online pre-registration is **REQUIRED**.

No wait list/walk-ins.

Registration (dclibrary.org/georgetown)

Baby & Toddler Story Time–11 a.m.

No walk-ins, pre-registration only

Wednesdays, September 3, 10, 17, 24

11:00 a.m. –11:30 a.m.

Ages: Birth–5

This is for 11 a.m. One session PER day, please.

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No wait list/walk-ins.

Registration (dclibrary.org/georgetown)

Baby Lap Time

Thursdays, September 4, 11, 18, 25

2:00 p.m.–2:30 p.m.

Ages: Birth–5

Baby Lap Time is for caregivers, and infants and babies until they start walking. No registration required!

End of Summer Party!

Thursday, September 4 at 4 p.m.–5 p.m.

Join us for our outside school year kick-off with snacks, games, crafts, and water balloons! Ages 3–12 and caregivers.

Adult Events

Painting the Landscape–Art class

Tuesdays, September 2, 9, 16, 23, 30

11:00 a.m.–12:30 p.m.

Each week, we will have a series of activities that will help you relax the mind, develop your skills, and tap into your creativity.

Register: aroundtowntdc.org

Coffee & Conversation–A Conversation Circle

Wednesdays, September 3, 10, 17, 20, 27

2 p.m.–3 p.m.

Customers are invited to join a casual conversation with other library customers and individuals from the neighborhood. Coffee, tea, and snacks are provided.

English Conversation Club

Saturdays, September 6, 13, 20, 27

10:00 a.m.–11:30 a.m.

Is English your second language and are you hoping to improve it? Would you like to know more about American culture and current events? Would you like to practice speaking in a comfortable group?

Chair Yoga with Beth Lawrence

Mondays, September 8, 15, 23, 30

11 a.m.–12 p.m.

Would you like to gain strength, flexibility, and balance physically while encouraging relaxation and meditation mentally?

Register: aroundtowntdc.org

Continued on page 16

Continued from page 15

Monday Night Movies—*The Money Pit*

Monday, September 8 at 5 p.m.–7 p.m.

Once a month, we will be showing an international film.

Book Hill Talks

Speculative Fiction in Georgetown, Using Archives to Imagine New Futures

Guest Speaker: Ijoema Njaka, Georgetown University in conversation with Caitlin Gunn, UCSB

Wednesday, September 17, 6:30 p.m.

Book Hill Talks

My Russia: What I Saw Inside the Kremlin

Guest Speaker: Jill Dougherty, Author
Thursday, September 18 at 6:30 p.m.

All Ages Events

Georgetown Library Friends Booksale

Saturday, September 20 at 10 a.m.–3:00 p.m.

Sunday, September 21 at 1 p.m.–3:00 p.m.

Georgetown Library Chess Club

Saturday, September 27 at 2:00 p.m.–3:30 p.m.

The Georgetown Library Chess Club welcomes players of all ages and skill levels. We meet every other Saturday to share ideas about the game and play matches.



Community Resources:

- [Glover Park Citizens' Association](#)
- [Glover Park listserv](#)
- [ANC3B](#)
- [Glover Park Village](#)
- [NextDoor](#)
- [Stoddert Elementary](#)
- [Ward 3 Council Member Mathew Frumin](#)
- [Police Information and Crime Stats](#)
- **District Services:** <https://311.dc.gov/>
File a DC Service Request to get streetlights repaired, alleys cleaned, yard waste collection and report trash problems and other concerns related to services provided by the District.
- [Visitor's parking permits](#)



An extensive list of community resources and services can be found here:
<https://gpcadc.org/neighborhood-links/>

SCOOP THE POOP



RESPECT YOUR NEIGHBORS!

Scoop your dog's poop and do not dispose of waste in neighbor trashcans. Please find a nearby public can or take the waste home with you.



THANK YOU!

Glover Park Dining Guide!

Glover Park Eateries

Forget the traffic, parking hassles or extra cost of a car service and enjoy a walk over to pick up or to dine-in at one of our many local establishments.

Check out individual websites listed below or call for more information about offerings, including music, trivia, sporting event coverage or try out a new drink.

Don't forget that local businesses offer great ideas for gifts. How about flowers, wine, gourmet candy, cards, a salon visit or even a hand woven rug?

You can find a lot of great options for gifts close to home! A list of Glover Park businesses is available [here](#).

**SUPPORT
LOCAL
BUSINESS**

**Aladdin House
of Kabob & Gyros**
aladdinhousedc.com
202-944-393

Domino's
dominos.com
202-342-0100

Old Europe
old-europe.com
202-333-7600

Angelico la Pizzeria
angelicopizzeria.com
202-333-8350

Dumplings and Beyond
places.singleplatform.com
202-338-381

Point Chaud
pointchaudcafe.com
202-758-2241

Bonjon Rumi
bonjonrumi.com
202-506-4246

Eerkin's
eerkins.com
202-333-3600

**Rocklands Barbeque
& Grilling Co.**
rocklands.com
202-333-2558

BreadSoda
breadsoda.com
202-333-7445

Einstein Bros. Bagels
einsteinbros.com
202-448-9473

Subway
order.subway.com
202-337-1080

Chipotle Mexican Grill
chipotle.com
202-706-7508

Joia Burger
joiaburgerdc.com
(202) 999-8195

Wingo's
wingos.com
202-878-6576

Divino
divinodc.com
202-621-7221

Kusshi
kusshisushi.com
202-333-3986

Xiquet
xiquetdl.com
202-913-4671

Mogee Tee
mogeteeusa.com
202-333-2929

What Goes Where?

Have you ever been unsure about which items can be recycled, or which items are considered too hazardous to put in your trash bin? The new [Zero Waste DC](#) site has a "What Goes Where?" tool to take the guesswork out. Simply type the name of the item you have a question about, and information will be provided on how best to dispose of it in the District. Still have a pumpkin? They have ideas for that!

*Note: Collection schedules for commercial and multi-family properties with four or more units will not appear in this tool. Check with your waste service provider to find out more.



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SATISFY YOUR DESIRES...

Indulge in our Full Menu delivered 'Til 2 AM via UberEats & DoorDash!

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2022 / 2023 / 2024

A GENTLEMAN'S CLUB. ONLY 21 AND OVER, PLEASE!

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Keep Our Neighborhood *Great*

JOIN GPCA

With your help, the Glover Park Citizens' Association promotes the well-being and interests of the residents and businesses of Glover Park.

Your dues support Glover Park Day, the *Glover Park Gazette* newsletter, our Winter Holiday party, food support programs, neighborhood improvements and contests, including welcome signs, benches, pocket park maintenance, Halloween decorating contest, Best of Glover Park, and more. Visit gpcadc.org to pay dues, donate and learn more!

Join / Renew Now!

Membership Levels:

1 adult: \$25

Household of 2 or more adults: \$45

1 senior citizen: \$20

2 or more senior citizens: \$35

Business: \$80

Mail-in option on back:



SCAN ME





Join/RenewNow!

Membership Level 1 adult: \$25
 Household of 2 or more adults: \$45
 1 senior citizen: \$20
 Household of 2 or more senior citizens: \$35
 Business: \$80



Pay online at gpcadc.org, scan the QR code or mail in payment!

Not into paying online? Mail your dues to the address below and include your contact information using the provided form below. For more information, please email: gpcamemberships@gmail.com.

GPCA Membership
 P.O. Box 32268
 Washington, DC 20007

Full Name: _____

Address: _____

Mobile Number: _____

Email: _____