



GREENSTEIN DELORME & LUCHS, P.C.

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www.gdllaw.com

jbd@gdllaw.com

Jacques B. DePuy, Esq.

jpb@gdllaw.com

John Patrick Brown, Jr., Esq.

November 27, 2012

BY HAND DELIVERY

Ms. Sara Benjamin Bardin
Director
Office of Zoning
441 Fourth Street, NW
Suite 210
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2012 NOV 27 PM 3:03

Re: BZA Case No. 18471
Pre-Hearing Statement of Universalist National Memorial Church
1810 16th Street, N.W.
Square 802, Lot 177

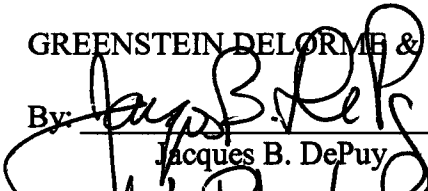
Dear Ms. Bardin:

Enclosed please find the original and twenty (20) copies of the above-referenced Pre-Hearing Statement for filing with the D.C. Board of Zoning Adjustment. Subsequent to the submission of the application, the Applicant has retained the law firm of Greenstein DeLorme & Luchs, P.C. Enclosed is the required letter of authorization.

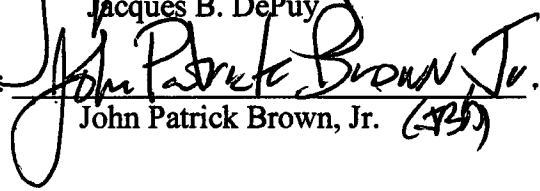
Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

By: 

Jacques B. DePuy

By: 

John Patrick Brown, Jr. (435)

Enclosures

cc: David Gatton (by e-mail)
Leila Chamberlin (by e-mail)
Richard Henrich (by e-mail)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18471

EXHIBIT NO. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.18471
EXHIBIT NO.29



GREENSTEIN DELORME & LUCHS, P.C.

CERTIFICATE OF SERVICE

I hereby certify that a copy of this PreHearing Statement was sent on November 27, 2012 to the following:

ANC 2B
9 Dupont Circle, N.W.
Washington, DC 20036
(*by mail*)

Chairperson Will Stephens, ANC 2B
(Electronically will.stephens@dupontcircleanc.net)

Commissioner Bob Meehan, SMD 2B03
(Electronically bob.meehan@dupontcircleanc.net)

Mr. Joel Lawson
D.C. Office of Planning
1100 4th Street, SW
Suite E650
Washington, DC 20024
(Electronically joel.lawson@dc.gov)

Mr. Jamie Henson
D.C. Department of Transportation
55 M Street, SE
Suite 400
Washington, DC 20003
(Electronically jamie.henson@dc.gov)

A handwritten signature in black ink that reads "Kate M. Olson". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Kate M. Olson, Esq.

**Universalist National Memorial Church
1810 16th Street, NW
Washington, DC 20009**

November 27, 2012

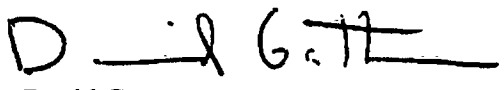
Mr. Lloyd Jordan, Chairperson
D.C. Board of Zoning Adjustment
One Judiciary Square
441 4th Street N.W.
Second Floor
Washington, D.C. 20001

Re: Application for a Variance to Operate a Theater in the DC/R-5-B Zone District at the Universalist National Memorial Church, 1810 16th Street, NW (Square 177, Lot 802) ("Property")

Dear Chairperson Jordan and Members of the BZA:

This is to authorize the law firm of Greenstein DeLorme & Luchs, P.C., to represent the Universalist National Memorial Church, owner of the Property, in all proceedings before the Board of Zoning Adjustment for the Property.

Sincerely,
Universalist National Memorial Church

By: 
Name: David Gatton
Title: Chair, Building and Grounds Committee

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

**Application of
Universalist National Memorial Church
1810 16th Street, N.W.
Lot 802, Square 177 (“Application”)**

**BZA Application No. 18471
ANC 2B03
Hearing Date: December 11, 2012**

**PRE-HEARING STATEMENT OF (A) EXISTING AND INTENDED
USE AND (B) JUSTIFICATION FOR USE VARIANCE RELIEF
 (“STATEMENT”)**

**I. EXECUTIVE SUMMARY OF DEVELOPMENTS AND ACTIVITIES THAT
HAVE OCCURRED SUBSEQUENT TO FILING OF THE APPLICATION**

The following is a brief summary of the major developments and activities that have occurred subsequent to the filing of the Application on August 28, 2012. A more detailed discussion of these items is set forth below in this Statement.

A. The Applicant has discontinued the use of the rear entrance to its building -- from an alley -- for general public access to the theater and now requires that such access be obtained through its main entrance on 16th Street as shown on the updated plans, Exhibit “A”. The alley is adjacent to residential townhouses.

B. The Applicant obtained a Temporary Certificate of Occupancy (No. CO1202419) dated September 14, 2012 for the use of the basement of the Church building as a theater. See Exhibit “B”. [Note that this temporary C of O expires on December 31, 2012.]

C. Advisory Neighborhood Commission 2B, by resolution and letter to the BZA dated November 19, 2012 (Exhibit “C”), voted 9 to 0 to support the Applicant’s Application for a use variance to allow the use of the Church basement by the Spooky Action Theater subject to six (6) conditions, all of which were agreed to by the Applicant.

D. The Applicant and the Spooky Action Theater have received numerous emails and other communications from persons in support of its Application and these communications are attached to this Statement as Exhibit “D”.

II. DESCRIPTION OF APPLICANT; NATURE OF RELIEF SOUGHT

This Application is submitted by the Universalist National Memorial Church (“Applicant” or “Church”), by its attorneys, Greenstein DeLorme & Luchs, P.C., by Jacques B. DePuy, Esquire, John Patrick Brown, Jr., Esquire and Kate M. Olson, Esquire.

The Application seeks approval by the Board of Zoning Adjustments (“BZA” or “Board”) of a request for a use variance to allow a multipurpose room in the basement of the Church’s building to be used by a nonprofit theater, the Spooky Action Theater, for performances open to the general public. The multipurpose room, called Perkins Hall, is also used by the Church for meetings and other functions related to the Church’s mission. The Church is the owner of the property which is located at 1810 16th Street, N.W. (“Property”).

III. JUSTIFICATION FOR USE VARIANCE

An Applicant must satisfy three requirements to obtain approval of a use variance: (i) a unique physical aspect or other extraordinary or exceptional situation or condition of a specific piece of property; (ii) undue hardship to the owner; and (iii) no substantial harm to the public good and no substantial impairment of the zone plan. Monaco v. BZA, 407 A.2d 1091, 1096 (D.C. 1980); National Black Child Development Institute v. BZA, 483 A. 2d 687, 690 (D.C. 1984). The subject Application meets these legal tests, as discussed below.

A. Unique Physical Aspect or Other Extraordinary or Exceptional Situation or Condition of a Specific Piece of Property.

The Property is exceptional in two significant respects: first, as the result of the extraordinary earthquake in 2011, the Church’s building suffered significant damage which

requires expensive repairs and restoration which cannot be undertaken without the income generated by a theater use of its building; and second, the basement of the Church's building cannot be economically used by the Church, except occasionally, because of a small and declining congregation of only forty (40) active Church members (caused, in part, by an aging population and flight to the suburbs) unless it is put to a viable income-producing use such as a theater use.

The D.C. Court of Appeals in Clerics of St. Viator v. D.C. Board of Zoning Adjustment, 320 A.2d 291 (D.C. 1974) held that the exceptional situation or condition standard goes to the "property" not just the "land"; and that "property generally includes the permanent structures existing on the land [footnote omitted]." Id. At 293-294. The Court held that the exceptional situation standard of the variance test may be met where the required hardship inheres in the land, or the property (i.e. the building on the land). Further, the characterization of the use as a public service is significant to the determination of uniqueness. In Monaco v. District of Columbia BZA, the D.C. Court of Appeals held:

While a commercial user before the BZA might not be able to establish uniqueness in a particular site's exceptional profit-making potential, we consider that the BZA may be more flexible when it assesses a non-profit organization . . . As Professor Anderson has observed, a public need for the use is an important factor in granting or denying a variance . . ."

Monaco, 407 A.2d 1091, 1098 (D.C. 1979).

The Church, a non-profit, was built in 1930 and is a contributing structure in the Sixteenth Street Historic District. The Church building is in great need of repair, partly as the result of the earthquake and partly as a result of its age. To that end, the Church contracted with Waters Craftsmen, Inc. for a "Needs Assessment" to repair and restore the Church. This assessment outlines and describes, in detail, problems associated with the masonry, gutter and roof systems, flashing, stained glass windows and protective coverings. The assessment,

attached as Exhibit “E”, lists seven proposed phases for rehabilitation of the church at a cost totaling \$959,000 – \$1,056,000.

On August 23, 2011, a magnitude 5.8 earthquake hit the D.C. area damaging the Church along with the National Monument, the National Cathedral, the Smithsonian Castle, various embassies and other properties in the District. The earthquake resulted in extensive damage to the Property. The Property is exceptional and unique as a result of this extensive earthquake damage.

B. Undue Hardship to the Owner.

The Applicant, a non-profit entity, faces undue hardship as a result of 1) a declining membership of approximately 40 active members 2) managing the church with a minimal operating budget and without the financial means to hire a full time minister 3) the need to plan for extensive repairs needed for the Church’s building caused by the earthquake and the effects of its age.

The BZA may apply a more flexible standard for determining hardship when the applicant is a public service or non-profit entity, as is applicable in this case. National Black Child Development Institute v. District of Columbia BZA, 483 A.2d at 690 and Monaco v. District of Columbia BZA, 407 A.2d.1091.

The court found in one case that the drop in the number of young men entering the priesthood caused maintenance of the large seminary to be a hardship. Clerics of St. Viator, 320 A.2d 291. Similar to the subject property, the decline in active Church members has also resulted in building maintenance becoming a hardship for the Church since fewer members result in reduced financial resources for repairs. The active membership of the Church consists of

approximately 40 people, with average attendance of 25 to 35 persons on any given Sunday. In addition to a declining membership, the Church has a limited operating budget of only \$200,000.

During the last fiscal year, the Church could not afford a minister and made the decision to be "lay led", meaning that members of the congregation performed preaching and liturgical duties and the deacons provided needed pastoral counseling. Furthermore, to conserve funds, the laity continued to perform significant pulpit duties. Only recently, on October 15, 2012, the Church entered into a part-time, temporary contract with a local retired minister to perform part-time ministerial duties and to preach once-a-month.

In addition to the decline in active members and the meager operating budget, the Church's building is in disrepair due to age, as evident in the attached "Needs Assessment" and more recently by damage sustained by the earthquake.

The theater provides, among other things, three functions: it allows the Church to convert the auditorium space with limited functionality to one that permits use of the space on a year-round basis, furthers the Church's mission of community outreach and service and provides a source of needed income. The relationship with the theater company is an important partnership that not only helps the Church's building stay vibrant and busy throughout the week, but offers much needed income from the theater, which is expected to be over \$30,000 in 2013. Most importantly, the theater use provides necessary funds to be used by the Church to restore and repair the earthquake and other damage.

C. No Substantial Harm to the Public Good and No Substantial Impairment of the Zone Plan.

The Church, despite its small congregation and financial difficulties, continues to provide social services to the community, including making the Church available to "Food for All",

which distributes food to those in need in D.C. The Church also provides facilities or services to various counseling groups for those facing drug and alcohol dependence and other social causes. The Church is also committed to artistic expression as exemplified by its partnership with the theater.

The requested use variance can be granted without creating adverse impacts on nearby residential properties. First, the use of the rear entrance to the Church's building for access to the basement for theater use – from the alley – has been discontinued and will not be allowed in the future. Second, the use of the basement multipurpose room by Spooky Action Theater has not caused any noise to be generated outside of the Church building when the front entrance is used, which is why the theater has discontinued using the rear entrance. Third, the activities by the theater have not caused any noticeable traffic or parking problems because the vast majority of its patrons walk or take public transportation to the site and those who drive are typically accommodated by a parking arrangement that the Applicant has made off-site. Fourth, the danger of falling stone or other potential adverse conditions caused by the Earthquake can be mitigated by the repairs and restoration undertaken by the Church with income generated by the theater use.

The revenue received from Spooky Action Theatre will allow the Church to move forward with the much needed repairs and restoration of its building which in turn will improve the appearance of the Church and make it a more inviting place for existing and potential members. The Church's restoration of the west wall has already had a positive impact on the community.

IV. AGREEMENT BY APPLICANT TO ABIDE BY SIX (6) CONDITIONS REQUESTED BY ADVISORY NEIGHBORHOOD COMMISSION 2B

These conditions are summarized below:

- 1) Restrict to the front entrance of the Church all audience and staff coming to all public events held in the auditorium;
- 2) Restrict to the front entrance staff and performers coming to the Church for rehearsals or auditions;
- 3) Restrict to the front entrance audience, staff and performers who leave the building for smoking breaks or intermissions;
- 4) Exceptions to these restrictions are ADA access, which is best accomplished through the alley entrance, deliveries of materials and equipment, and emergency exit;
- 5) Limit attendance to productions by the theater to 75 persons, though other non-performance events sponsored by the theater or any event sponsored by the UNMC itself may use the full 225 person capacity of the auditorium; and
- 6) Not impose a restriction on the number of performances that may be held at the theater annually.

V. EXHIBITS

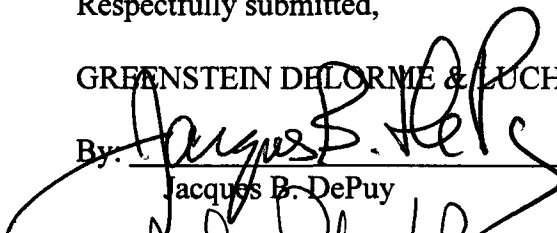
- Exhibit A: Updated Plans Showing Theater Entrance via Main Entrance
- Exhibit B: Temporary Certificate of Occupancy
- Exhibit C: ANC 2B Resolution
- Exhibit D: Letters/Emails in Support
- Exhibit E: "Needs Assessment" by Waters Craftsmen, Inc.

VI. CONCLUSION

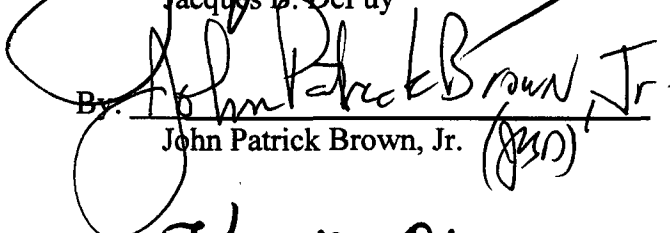
For the reasons set forth above, the Applicant respectfully requests approval of the grant of a variance to allow the use of basement of the Church building as a nonprofit theater.

Respectfully submitted,

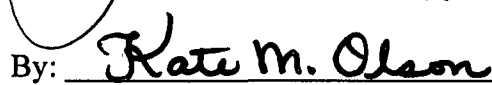
GREENSTEIN DELORME & LUCHS, P.C.

By: 

Jacques B. DePuy

By: 

John Patrick Brown, Jr. (JPD)

By: 

Kate M. Olson

1620 L Street, N.W., Suite 900
Washington, D.C. 20036
Telephone: (202) 452-1400

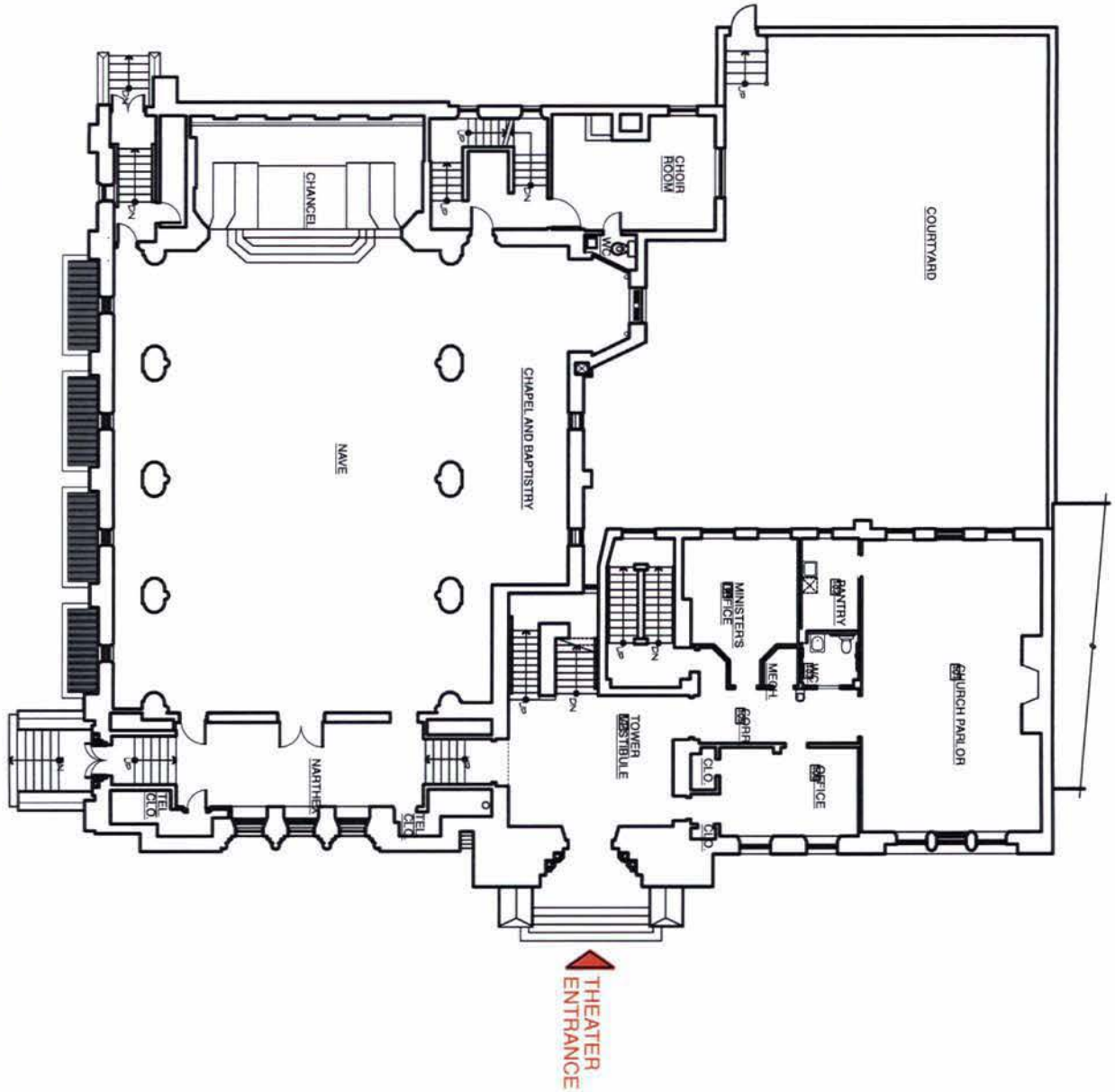
Attorneys for Applicant

November 27, 2012

EXHIBIT A

FIRST FLOOR PLAN

SCALE: 1" = 20'



WNUK SPURLOCK ARCHITECTURE

CLIENT

**SPOOKY ACTION
THEATER**

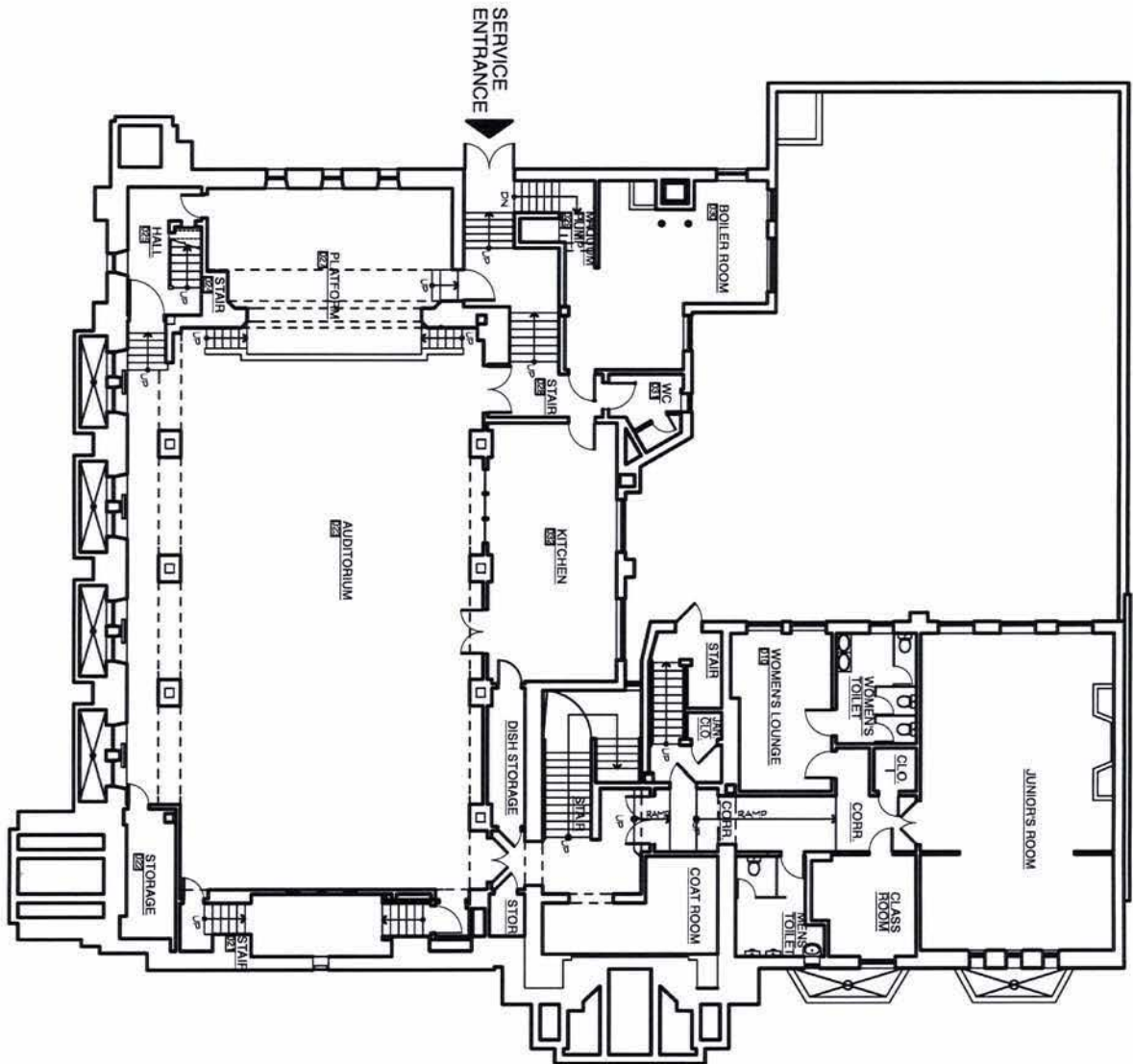
UNMC CHURCH
1810 16TH STREET NW
WASHINGTON, DC 20009

1470 CHURCH STREET NW
WASHINGTON DC 20005-1904
TEL 202.265.8500 FAX 202.265.8599

JOB 12036
SCALE
DATE 11.21.12

BASEMENT PLAN

SCALE: 1" = 20'



WNUK SPURLOCK
ARCHITECTURE

CLIENT

**SPOOKY ACTION
THEATER**

UNMC CHURCH

1810 16TH STREET NW
WASHINGTON, DC 20009

1470 CHURCH STREET NW
WASHINGTON DC 20005-1904
TEL 202.265.8500 FAX 202.265.8599

JOB 12036
SCALE
DATE 11.21.12

EXHIBIT B

Government of the District of Columbia
Department of Consumer and Regulatory Affairs

1100 4th Street SW
Washington DC 20024
(202) 442 - 4400
dcra.dc.gov



C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO. CO1202419

Issued Date: 09/14/2012

Address: 1810 16TH ST NW	Zone: DC/R-5-B	Ward: 2	Square: 0177	Suffix:	Lot: 0802
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Description of Occupancy:

Temporary C of O for Theater use: Use of building portion for theater rehearsals, meetings, and [from Oct. 4-28, 2012 ONLY] public performances for 16 plays. TCO Expires 12/31/12.

Permission Is Hereby Granted To: Spooky Action Theater Company	Trading As: SPOOKY ACTION THEATER COMPANY	Floor(s) Occupied Basement	Occupant Load: 50 No. of Seats
Property Owner: UNIVERSALIST NATIONAL MEMORIAL CHURCH	Address: 1810 16TH ST NW WASHINGTON, DC 20009-3304	BZA/PUD Number:	Occupied Sq. Footage: 7400 PERMIT FEE: \$130.46
Building Permit Number (if applicable)	Type of Application: Use Change	Approved Building Code Use: Public Theater - A-1 Approved Zoning Code Use: Theater, including motion picture or performing arts	

Conditions/ Restrictions:

- The theater is to use the front entrance for all activities. Those attending performances, as well as actors and staff coming and going to the Church, will be instructed to use the front entrance. The rear alley entrance will only be used for deliveries of materials and equipment.
- The theater will arrange with The House of the Temple, which is off-site, to provide off street parking for theater-goers and staff on Friday and Saturday performance nights. As parking is particularly tight on these evenings, the theater will urge audience and staff to take advantage of the off street parking.
- All proceeds from ticket sales for the October 4-28 production will be donated to the Universalist National Church.

THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE, EXCEPT PLACES OF RELIGIOUS ASSEMBLY. Use complies with DCMR Title 11 (Zoning) and Title 12 (Construction).

As a condition precedent to the issuance of this Certificate, the owner agrees to conform with all conditions set forth herein, and to maintain the use authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all spaces whose use is authorized by this Certificate and to require any changes which may be necessary to ensure compliance with all the applicable regulations of the District of Columbia.

Director (Code Official): Nicholas A. Majett	Permit Clerk: Patrice Derricott	Expiration Date: 12/31/2012
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9/14/2012

TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639.



EXHIBIT C



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B**

November 19, 2012

Meredith Moldenhauer, Chairperson
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001
bzasubmissions@dc.gov
richard.nero@dc.gov
sara.bardin@dc.gov

Re: Approved resolution in Support of Universalist National Memorial Church (UNMC) application for a use variance to permit the operation of the non-profit Spooky Action Theater to stage performances in its space and to sell tickets to the public.

Dear Chairperson Moldenhauer,

At its regular meeting on November 14, 2012, the Dupont Circle Advisory Neighborhood Commission ("ANC 2B" or "Commission") considered the above-referenced matter. With all of the Commissioners present, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (9-0).

Whereas the peace, order and quiet of neighbors in the immediate vicinity of the UNMC were disturbed by the patrons and staff using the rear alley entrance of UNMC during performances held by Spooky Action Theater as well as by other events open to the public sponsored by UNMC, and

Whereas as a result of the disturbances resulting from these events, neighbors logged a complaint that Spooky Action Theater was operating illegally as a commercial theater in a residential zone, and

Whereas the Office of Zoning sent out an inspector who confirmed that Spooky Action Theater was operating without a valid Certificate of Occupancy and that UNMC was renting space to a separately incorporated commercial theater without a use variance permitting this activity in an R-5B residential zone, and

Whereas UNMC filed an application for such a use variance and the Office of Zoning granted a temporary variance for the duration of the play that was scheduled for performances during October with the provision that Spooky Action Theater would have to use the front entrance of the UNMC for all activities, and

Whereas the neighbors observed that once Spooky Action Theater used the front entrances for its performances, there was no longer a disturbance of peace, order and quiet in the immediate vicinity to the rear of UNMC, and

Whereas the neighbors subsequently have indicated a willingness to support UNMC's application for a use variance to permit the continued operation of Spooky Action Theater provided that patrons and staff may only use the front entrances for performances, and

Whereas research by the ANC found a BZA case that explicitly stated that the R5B zone is designed to encourage some mix use such as non-profit organizations but could find no BZA cases that explicitly denied use variances for non-profit theaters like Spooky Theater in R-5B zones, though commercial art galleries and commercial artist studios are specifically permitted as special exceptions, and

Whereas UNMC presented a sheath of letters in support of the niche and quality of Spook Action Theater, including from artistic directors from nearby major performance theaters,

Therefore, the ANC resolves to support the UNMC use variance with the stipulation that UNMC amend its use variance application to:

- 1) Restrict to the front entrance of the Church all audience and staff coming to all public events held in the auditorium, whether sponsored by Spooky Action Theater or sponsored by the UNMC.
- 2) Restrict to the front entrance staff and performers coming to the Church for rehearsals or auditions
- 3) Restrict to the front entrance audience, staff and performers who leave the building for smoking breaks or intermissions.
- 4) Exceptions to these restrictions are ADA access, which is best accomplished through the alley entrance, deliveries of materials and equipment, and emergency exit
- 5) Limit attendance to productions by the theater renting space in the UNMC auditorium to 75, though other non-performance events sponsored by the theater or any event sponsored by the UNMC itself may use the full 225 person capacity of the auditorium.
- 6) Remove the restriction on the number of performances that may be held during a one-year period.

In addition, if the BZA issues an order in support of the UNMC's application, the ANC will subsequently negotiate an agreement among the neighbors, Spooky Action Theater, the UNMC and the ANC to address other issues such as number of performances per year, no-subleasing by Spooky Action Theater, noise from staff/performers/audience congregating outside the church, off-street parking, and litter.

Commissioners Bob Meehan (bob.meehan@dupontcircleanc.net), Mike Feldstein (mike.feldstein@dupontcircleanc.net), and Will Stephens (will.stephens@dupontcircleanc.net) are the Commission's representative in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink, reading "William F. Stephens". The signature is written in a cursive style with a horizontal line extending from the end.

Will Stephens, Chair

cc: steve.calcott@dc.gov

EXHIBIT D

Dear Spooky Action Theater:

I am pleased to support you and The Universalist National Memorial Church in applying for a zoning variance to permit the theater to perform in the Church's downstairs auditorium at 1810 16th St NW.

Please use this card to advise ANC 2B and the Board of Zoning Adjustment of my support.

Barbara Coleman 10-22-2012
Signature Date
BARBARA COLEMAN 2020 12th St NW
Printed Name Address Apt 414
WASHINGTON DC 20009

Dear Spooky Action Theater:

I am pleased to support you and The Universalist National Memorial Church in applying for a zoning variance to permit the theater to perform in the Church's downstairs auditorium at 1810 16th St NW.

Please use this card to advise ANC 2B and the Board of Zoning Adjustment of my support.

Coondor Behal 10/20/2012
Signature Date
Coondor Behal 1750 16th St NW #53
Printed Name Address
Washington, DC 20009

Dear Spooky Action Theater:

I am pleased to support you and The Universalist National Memorial Church in applying for a zoning variance to permit the theater to perform in the Church's downstairs auditorium at 1810 16th St NW.

Please use this card to advise ANC 2B and the Board of Zoning Adjustment of my support.

Dr. David De Leon Oct. 29, 2012
Signature Date
DR DAVID De Leon 1825 T St, NW #506
Printed Name Address
Washington DC 20009

Dear Spooky Action Theater:

I am pleased to support you and The Universalist National Memorial Church in applying for a zoning variance to permit the theater to perform in the Church's downstairs auditorium at 1810 16th St NW.

Please use this card to advise ANC 2B and the Board of Zoning Adjustment of my support.

Irina Van Dusen 10/21/2012
Signature Date
Irina Van Dusen 1705 Janier Pl. NW
Printed Name Address ap #105
Washington, DC 20009

Dear Spooky Action Theater:

I am pleased to support you and The Universalist National Memorial Church in applying for a zoning variance to permit the theater to perform in the Church's downstairs auditorium at 1810 16th St NW.

Please use this card to advise ANC 2B and the Board of Zoning Adjustment of my support.

Jeff Klein 11/3/2012
Signature Date
Jeff Klein 1628 S St NW
Printed Name Address
UDC 20009

Dear Spooky Action Theater:

I am pleased to support you and The Universalist National Memorial Church in applying for a zoning variance to permit the theater to perform in the Church's downstairs auditorium at 1810 16th St NW.

Please use this card to advise ANC 2B and the Board of Zoning Adjustment of my support.

John Freeman 10/19/12
Signature Date
John Freeman 1922 16th St #4
Printed Name Address
Washington, DC

Dear Spooky Action Theater:

I am pleased to support you and The Universalist National Memorial Church in applying for a zoning variance to permit the theater to perform in the Church's downstairs auditorium at 1810 16th St NW.

Please use this card to advise ANC 2B and the Board of Zoning Adjustment of my support.

K. W. B. A.
Signature

10/22/12
Date

KEITH BROCKLEHURST
Printed Name

1750 16TH ST NW #42
Address
WASHINGTON DC 20009

Dear Spooky Action Theater:

I am pleased to support you and The Universalist National Memorial Church in applying for a zoning variance to permit the theater to perform in the Church's downstairs auditorium at 1810 16th St NW.

Please use this card to advise ANC 2B and the Board of Zoning Adjustment of my support.

Mark A. Robbins
Signature

10/18/2012
Date

MARK A. ROBBINS
Printed Name

1915 BELMONT RD NW #76
Address
DC 20009

Dear Spooky Action Theater:

*Good Luck!
We're looking forward to the theater!*
I am pleased to support you and The Universalist National Memorial Church in applying for a zoning variance to permit the theater to perform in the Church's downstairs auditorium at 1810 16th St NW.

Please use this card to advise ANC 2B and the Board of Zoning Adjustment of my support.

Richard McBride
Signature

10/19/12
Date

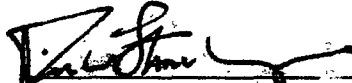
RICHARD MCBRIDE
Printed Name

1825 16th St NW
Address
Wash, DC 20019

Dear Spooky Action Theater:

I am pleased to support you and The Universalist National Memorial Church in applying for a zoning variance to permit the theater to perform in the Church's downstairs auditorium at 1810 16th St NW.

Please use this card to advise ANC 2B and the Board of Zoning Adjustment of my support.


Signature

Rick Stambova
Printed Name

10/26/2012
Date

1750 16th St NW
Address

Dear Spooky Action Theater:

I am pleased to support you and The Universalist National Memorial Church in applying for a zoning variance to permit the theater to perform in the Church's downstairs auditorium at 1810 16th St NW.

Please use this card to advise ANC 2B and the Board of Zoning Adjustment of my support.


Signature

Thomas A. Sams
Printed Name

31 October 2012
Date

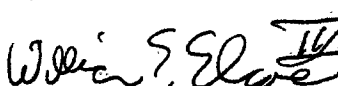
1744 Riggs Place, NE
Address

Wash DC 20009

Dear Spooky Action Theater:

I am pleased to support you and The Universalist National Memorial Church in applying for a zoning variance to permit the theater to perform in the Church's downstairs auditorium at 1810 16th St NW.

Please use this card to advise ANC 2B and the Board of Zoning Adjustment of my support.


Signature

Printed Name

10/19/12
Date



Mr. William E. Elcome, III.
1826 16th St. NW
Washington, DC 20009

Richard- I support your use of the church as a theater. I have attended the church a half dozen times, and I attended a Universalist church in Des Moines, IA for 14 years. They were very theater oriented. Many members were members of the Des Moines Drama Workshop. They used to have a movie group at the church. I hope you can continue your performances in the church.

B. K. Lunde
700 7th St. SW #629
Washington, DC 20024-2449

Richard,

I was so upset to hear of the threat to your theatre. It all seems so silly. You have put so much effort and concern in to developing that theatre that such complaint seems ludicrous. Your theatre is in The City in an area of density and activity. There is no possible rational reason that theatre goers are particularly disruptive.

Not sure what would be the best method to provide support for you but I'd like to do it.

marysuib

Dear Julie,

You can count on First Draft/Charter Theater to write and champion Spooky Action's desire to keep its home on 16th street.

Thanks so much for sending out the call to action and keep in touch as things progress.

Warm regards,
Leslie K

Leslie A. Kobylinski
Artistic Director
First Draft at Charter Theatre
www.firstdraft.org

what a strong letter you've written, Julie. I know we'll all move to write letters of support asap and demonstrate our commitment to keeping this neighborhood culturally vibrant. neighborhood noodniks can be a real impediment to development, as the recent controversy involving outdoor seating at Hank's Oyster Bar on 17th and Q Street recently proved. But it seems that Hank's won its case (I'm only guessing from finally seeing the full crowds eating outside on the full expanse of the outdoor seating area), but they certainly had to fight a good fight in order to prevail.

I'll enlist support from others at the DCJCC as well -- as its the neighborly thing for us to do as fellow art makers.

Good luck to Rich in fighting this out and we'll be there to help!

ari

Ari Roth
Artistic Director
Theater J
1529 16th Street, NW
Washington, DC 20036
(202)777-3233 (TJ)
(202)550-7759 (cell)
www.theaterj.org
arirothdc@aol.com

Dear Mr Henrich:

Please use my name and contact details as one of your supporters in keeping your theatre company in your neighborhood, where it of course belongs.

Thank you,
Michele Kaminski
4001 9th Street North, Apt. #1713
Arlington, VA 22203
(703) 247-8275
babystasiu@yahoo.com

1614 T Street, NW
Washington, DC 20009
(202) 506-2998
sara@paperlantern.com

November 6, 2012

To Whom It May Concern:

I am a homeowner at 1614 T St. NW, and share an alleyway with the Universalist National Memorial Church at 16th and S Streets NW, where Spooky Action Theater performs. Recently I learned that Spooky Action Theater has faced complaints from at least one neighborhood resident, which may threaten its tenancy at the church. I was very surprised to hear of this as my partner and I have never had a single problem or seen or heard any issues with any activity related to Spooky Action. In fact I struggle to fathom what real inconvenience this company could be causing to any of my neighbors.

I have attended several theater events in the Spooky Action space, some produced by Spooky Action and some produced by other companies. The quality of the shows is high and the material is entirely appropriate to both a semi-professional theater and to a community-based church – ie, it is not a nightclub in disguise, and the patrons as well as the theater volunteers and cast and crew are respectful of the neighbors.

The diversity of activities in a community-based church contributes to the spirit of the community. Regular events at such a church are also both quite valuable and entirely in keeping with the mandate. Cultural institutions, even or perhaps especially small institutions, are a wonderful part of what makes a neighborhood a home. I was delighted when Spooky Action built out the space at Universalist National Memorial Church and made a commitment to producing theater not even a block from my home, and I look forward to many years of supporting Spooky Action and other small theaters by attending shows there.

Sincerely,

[signed]

Sara Cormeny

1. <http://www.dcmetrotheaterarts.com/2012/10/24/lets-rally-behind-spooky-action-theater/>
2. **Let's Rally Behind Spooky Action Theater!**

Posted on **October 24, 2012** by **Joel Markowitz**

Today I received an email from Julie Jacobson who informed me and the theatre community that 'neighborhood opposition' could lose **Spooky Action Theater** their home in the Universalist National Memorial Church in Dupont Circle. This is 'the house that Richard Henrich built,' and I ask my theatregoing friends and our theatre community – as does Julie in her letter below – to rally around Richard and this wonderful theater by writing letters and emails of support and sending them to Richard Henrich at rhenrich@spookvaction.org, or by mailing them to:

**Richard Henrich
810 16th St, NW,
Washington, DC 20009-3304**

Here's Julie Jacobson's letter:

Dear theatre community,

Spooky Action, the theatre company located at 1810 16th St in the basement of the Universalist National Memorial Church, is facing losing its space due to neighborhood opposition. It's hard to understand why this Dupont Circle neighborhood that is home to Theater J, Keegan, Studio, and Constellation at the Source Theatre would not support Spooky Action but the theatre needs to present its case to the Advisory Neighborhood Commission in November and the Board of Zoning Adjustment in December (in order to obtain permission to use the church).

As Richard Henrich, the artistic director, wrote, "To my knowledge it is primarily (perhaps only) a single neighbor who objects to our audience members walking in front of and along side his town house. If we can show the majority of the community supports our relatively small operation and sees us as adding value to the neighborhood, the ANC and the Zoning Board will almost certainly vote in favor of the required variance."

It would be very helpful if we all wrote a note of support for the theatre, touching on its value for the neighborhood. I don't have to tell you the added amenity cultural destinations bring to an area, much less the revenue they contribute to local merchants and restaurants.

Please send your letters either to Richard Henrich, the artistic director of Spooky Action, at the above email or snail mail to 1810 16th St, NW, WDC 20009-3304. Call

Spooky Action at (202) 248-0301 if you have additional questions, and please circulate the message as widely as possible.

BTW, the current show, *Reckless*, through 10/28 is a very entertaining, well-written, wonderfully acted dark comedy.

**Thank you,
Julie Jacobson**

3. <http://dctheatrescene.com/2012/10/24/are-we-about-to-lose-two-theatres/>

4. Are we about to lose two theatres?

October 24, 2012 By [Lorraine Treanor](#) [1 Comment](#)

It's not a Halloween trick. Two theatre companies, facing opposition to their presence, are preparing legal defenses in order to protect their rights to remain in their DC locations. Here is now you can help them.

The first is **Spooky Action Theater**, Richard Henrich's adventurous theatre company, which operates out of a space which [Henrich personally built](#) into a theatre in the Universalist National Memorial Church. Julie Jacobson, in an email received this morning, clearly outlined the situation:



Reckless, now playing at Spooky Action Theater

"Spooky Action, the theatre company located at 1810 16th St in the basement of the Universalist National Memorial Church, is facing losing its space due to neighborhood opposition. It's hard to understand why this Dupont Circle neighborhood that is home to Theatre J, Keegan, Studio, and Constellation at the Source Theatre would not support Spooky Action but the theatre needs to present its case to the Advisory Neighborhood Commission in November and the Board of Zoning Adjustment in December (in order to obtain permission to use the church).

"As Richard Henrich, the artistic director, wrote, "To my knowledge it is primarily (perhaps only) a single neighbor who objects to our audience members walking in front of and along side his town house. If we can show the majority of the community supports our relatively small operation and sees us as adding value to the neighborhood, the ANC and the Zoning Board will almost certainly vote in favor of the required variance."

She concludes: "It would be very helpful if we all wrote a note of support for the theatre, touching on its value for the neighborhood. I don't have to tell you the added amenity cultural destinations bring to an area, much less the revenue they contribute to local merchants and restaurants."

It's hard to imagine a more considerate neighbor than Richard Henrich. To alleviate any neighborhood parking problems, he has rented a parking lot a few blocks from the church for Friday and Saturday nights. To make sure arriving and departing patrons don't disturb his neighbors, he changed the entrance to the theatre to its main entrance on 16th Street.

Whether or not you have seen Craig Lucas' dark Christmas comedy Reckless, starring Mundy Spears, which closes this weekend, or any of Spooky Action's other productions, we hope you won't let Richard Henrich stand alone as he takes his case to the ANC and the Zoning Board.

Let him stand, armed with your letters and emails of support. Theater J, Keegan Theatre, and DC Theatre Scene have already committed to writing letters of support. We hope you will join them as soon as you can.

You may email Richard Henrich at rlenrich@spookyvaction.org. Or mail your letter to Richard Henrich, 1810 16th St, NW, WDC 20009-3304. If you have questions, you can call Richard Henrich at Spooky Action, 202-248-0301.

Dear Spooky Action Theater:

I am writing to support you and The Universalist National Memorial Church in applying for a zoning variance to permit the theater to perform in the Church's downstairs auditorium at 1810 16th St NW, Washington DC.

I understand you and the Church have created a versatile space used for Church, community and performance events. I value the Church's commitment to the community, and I value the theater's commitment to the performing arts. You have my support for the zoning variance and for continued success in producing plays and performing in your present location.

Please feel free to present copies of this e-mail to ANC 2B and the Board of Zoning Adjustment as evidence of my support.

Signed:

Kristy Simmons – Bethesda, MD

Phylis Banish – Silver Spring, MD

Tuyet Pham – Alexandria, VA

Sidra Rausch – Washington, DC

Joel Markowitz – Washington, DC

Stuart P. M. Mackintosh – Washington, DC

Claude & Linda Kacser – Rockville, MD

Valerie Leonard – Columbia, MD

Alisa Mandel – Rockville, MD

Sarah Trancik – Washington, DC

Michael Chamberlin – New York, NY

Hilary Kacser – Washington, DC

Tamar Lieberman – Chevy Chase, MD

Michael A. Stang – Pikesville, MD

Donald B. White – Kensington, MD

Rebecca Ellis – Columbia, MD

From: nurrevir [mailto:nurrevir@snet.net]
Sent: Thursday, November 22, 2012 2:46 PM
To: rhenrich@spookyaction.org
Subject: spooky action in the chuch basement!

never mind the obvious synergy of such a connection...

the theatre is a remarkable institution, unique (look around!) innovative (see their work, and try to find its like anywhere else) and distinguished) less than 100 seats, yet in many places (here and abroad) mention of the theatre, in discussion with colleagues, often elicits the response "oh, yes.." I/we've seen their work, startling"...and when i meet d.c. media or cultural figures outside of washington and mention the theatre, they say, surprised, "how do you know about them?"

the theatre is a gem, richard henrich a committed, eloquent and very skilled theatre artist...he and his theatre deserve what support any individual or agency in the community can give...i've known him for decades and can only add that when the call was mine, i was happy and fortunate to add his talents to any production...if he disappoints, drinks are on me for life.

J Ranelli, Connecticut

Richard:

Thanks for quoting us. I am so sorry about the problems with the neighbor and all the crap you are going through.

Please use my site as an outlet. If you want to write something to the community please do so and I'll put it up.

I posted an article last night,

<http://www.dcmetrotheaterarts.com/2012/10/24/lets-rally-behind-spooky-action-theater/>

I will write you a letter next week. Is there any other way I can help you?

Joel

On Thu, Oct 25, 2012 at 12:35 PM, RICHARD H <rhenrich@spookyaction.org> wrote:

This week is the Final Four for ***Reckless by Craig Lucas***, at Spooky Action Theater, Thu - Sun, Oct 25 -28. "An absolute emotional thrill ride of epic proportions." - DC Metro Theater Arts "Mundy Spears ... is a revelation." - Washington CityPaper Fantastic reviews, funny, fun, a show with a big heart. Don't miss the closing weekend!

Tix on the Web site www.spookyaction.org ***special \$10 price for students and actors !*** plus ***free parking*** for the Sat & Fri performances.

Get ***Reckless*** - Spooky Action Theater, 1810 16th St NW, WDC call **202-248-0301** for more info

Thanks for your comments, David. I'm not associated with Spooky Action - I just selfishly want to make sure there are theatres in DC! I'm forwarding this to Richard for his review.

-----Original Message-----

From: David Sobelsohn [<mailto:dsobelso@capaccess.org>]

Sent: Thursday, October 25, 2012 9:44 PM

To: Julie Jacobson

Subject: Re: email distribution question

Wow, Julie, I just read the message you want to post to the Footlights list! I'm shocked that there's neighborhood opposition to your theater. Here in SW DC, we cherish our one theater, Arena Stage. I wish we had as many as the Dupont Circle neighborhood.

As a former ANC commissioner, I suggest you reach out to your ANC commissioners well before their November meeting. Someone from your theater should contact them individually, well in advance of the ANC meeting, to discuss & resolve their concerns & (hopefully) secure their support.

The ANC has some influence, but the BZA will make the decision. It sometimes pays attention to ANC advice (the "A" in "ANC" stands for "Advisory"), it sometimes doesn't. ANC support will help, but don't stop at the ANC. You should also call the Zoning Commission to ask staff their advice (but don't directly ask "What do you advise?" Ask "What kinds of things does the BZA pay attention to?" An experienced zoning lawyer can help, if you have one). I've never had business before the Board of Zoning Adjustment, but I suspect Zoning Commission staff knows those folks well. My contacts at the Zoning Commission have been Donna Hanousek (727-6311 or 727-0789) & Sharon Shellin (727-0340). Also contact the DC Office of Planning. My contact there was Matt Jesick (442-8805). (All my contact information is about 2 years old; I was an ANC commissioner from 2006-11. So I can't guarantee all these folks are still there. But the numbers are probably still good.) Also contact the other theaters in the Dupont Circle neighborhood for their support. Finally, & most important, contact your ward city councilmember for advice & assistance. Your ward councilmember can make all the difference. This will be a political decision. The church itself should also make some of these calls, especially the one to your ward city councilmember. Also important: get supportive neighbors to make these calls, especially to the councilmember. Support from neighbors, from the church, from your ward councilmember will have much more impact than anything ordinary theatergoers can do. We may love the theater, we may adore your theater in particular, but those of us who don't live in the Dupont Circle neighborhood will have minimal credibility with the BZA about what's appropriate in a neighborhood not our own. Moreover, if the complaint is about how many people are "walking in front of and along side" someone's home, you don't necessarily help your case by getting lots of support from people who don't live in the neighborhood. The more non-Dupont-resident theatergoers who like your theater, the more people who will come into the neighborhood & walk "in front of and along side" that particular home.

In short, Richard is correct when he writes that it will make a big difference if you can "show the majority of the community supports our relatively small operation and sees us as adding value to the neighborhood." But that does not mean (as your message reads) that it "would be very helpful if we all wrote a note of support for the theatre, touching on its value for the neighborhood," not if "we all" includes mostly people who don't live in the neighborhood of your theater. Someone who lives in the neighborhood would have much more credibility than I would, or than most Footlights subscribers would.

Showing a huge audience base outside the theater's neighborhood could even hurt your cause.

So if you want to send something to the Footlights list, I would stress the importance of getting support from theater lovers who live in the neighborhood of your theater, not from those who live elsewhere. The Footlights contacts are Jerry Stilkind, jerryvny@earthlink.net; Robin Larkin, robinlarkin@comcast.net; & Mark Gruenberg, Migunionnews@aol.com. I do not know which one currently controls access to the Footlights list, or his or her current standards for permitting messages to go to the list. When I was Footlights director, the list was (as I wrote you earlier) never censored in advance. We did have posting rules, but we enforced them all after the fact. Prior restraint on expression has been considered a fundamental violation of freedom of expression at least since the 18th-century publication of William Blackstone's "Commentaries on the Laws of England." Our rules (which we enforced only after their--very infrequent--violation) encouraged all performance-related messages. Your message would certainly qualify. But I haven't served as Footlights director since August 2003 & don't know the current standards.

Good luck, both with getting your message posted to the Footlights list & more importantly with your effort to stay in the church.

David Sobelsohn
Founder, Footlights
ANC Commissioner 2006-11

Thanks, Julie -

Our letter for Richard is on its way, and we just posted this.

Thanks for alerting us.

Lorraine Treanor, Editor
DC Theatre Scene
Washington's liveliest theatre website
301 638-1137
Like us on Facebook

Follow us on Twitter

On 10/24/2012 11:38 AM, Julie Jacobson wrote:

Dear theatre community,

Spooky Action, the theatre company located at 1810 16th St in the basement of the Universalist National Memorial Church, is facing losing its space due to neighborhood opposition. It's hard to understand why this Dupont Circle neighborhood that is home to Theatre J, Keegan, Studio, and Constellation at the Source Theatre would not support Spooky Action but the theatre needs to present its case to the Advisory Neighborhood Commission in November and the Board of Zoning Adjustment in December (in order to obtain permission to use the church).

As Richard Henrich, the artistic director, wrote, "To my knowledge it is primarily (perhaps only) a single neighbor who objects to our audience members walking in front of and along side his town house. If we can show the majority of the community supports our relatively small operation and sees us as adding value to the neighborhood, the ANC and the Zoning Board will almost certainly vote in favor of the required variance."

It would be very helpful if we all wrote a note of support for the theatre, touching on its value for the neighborhood. I don't have to tell you the added amenity cultural destinations bring to an area, much less the revenue they contribute to local merchants and restaurants. Please send your letters either to Richard Henrich, the artistic director of Spooky Action, at the above email or snail mail to 1810 16th St, NW, WDC 20009-3304. Call Spooky Action at 202-248-0301 if you have additional questions, and please circulate the message as widely as possible.

BTW, the current show, Reckless, through 10/28 is a very entertaining, well-written, wonderfully acted dark comedy.

Thank you,

Julie Jacobson

CONSTELLATION THEATRE COMPANY

staff@ConstellationTheatre.org

phone 202.204.7741 fax 202.204-7803

November 2, 2012

To Whom It May Concern:

I write in support of Spooky Action Theater with the hope that they may remain in their current home at Universalist National Memorial Church on 16th St. and S St. NW.

As the Artistic Director of Constellation Theatre Company, a resident company at Source 1835 14th St. NW, I know that it is crucial for a theatre company to have a stable home. There are few theatrical venues of this size in DC, despite a high demand for space to create plays. I also believe that Spooky Action has invested time and energy into transforming their space into one that is well suited for intimate entertainment experiences.

Since I moved to Washington, DC in 2001, I have watched the theatre scene in Dupont Circle and the 14th St. arts corridor bring vibrant energy and a great sense of community to the neighborhood. Performances also bring in money and interest from people all over the Greater Washington DC area, as they enjoy stores and restaurants before and after they see a show. Spooky Action Theater enriches our cultural landscape and contributes to the growth and development of the area.

I also happen to be the homeowner of 1517 S St. NW, only one block from Spooky Action's home. I love finding quality entertainment only steps from my front door. Spooky Action has my full support and I hope that it will continue to produce theatre on 16th St. for years to come.

Sincerely yours,



Allison A. Stockman, Founding Artistic Director

www.ConstellationTheatre.ORG

at **SOURCE** 1835 14th Street NW Washington D.C. 20009



THE KEEGAN THEATRE

in good company

October 31, 2012

Dear Richard Henrich,

I am writing to show my support for Spooky Action Theater, located at 1810 16th St., Washington DC, in the basement of the Universalist National Memorial Church.

I have heard that the company is facing losing its performance space due to neighborhood opposition. It's hard to understand why this Dupont Circle neighborhood, that is also home to The Keegan Theatre, Studio Theatre and Constellation Theatre Company at the Source Theatre, would not support your reputable theater company.

The theater community and the wide majority of the Dupont Circle neighborhood certainly do support this small, professional theater company and sees the added value it serves the neighborhood. Not only does Spooky Action add to the various cultural destinations in this area, but revenue is contributed to local merchants and restaurants when theatergoers attend productions. If Spooky Action Theater loses their home, then the cultural landscape of the Dupont Circle area, along with the local merchants and restaurants will be negatively affected.

Dupont Circle is one of the hearts of the Washington DC theater scene. We hope to keep it that way by supporting local professional theaters such as your company, Spooky Action Theater. Please know you have my support and wish you all the best.

Sincerely,

Mark A. Rhea
Producing Artistic Director
THE KEEGAN THEATRE
www.keegantheatre.com

3526 11th Street NW
Washington, D.C. 20010
(202) 251-4101
peteriorvetti@gmail.com

October 27, 2012

To Whom It May Concern:

In the spring of 2011, my wife and I were seeking theater space for a children's production of William Shakespeare's "The Tempest." After being turned away from several venues, including those operated by the District Department of Parks and Recreation, we found the Spooky Action Theater space in the basement of the Universalist National Memorial Church at 1810 16th Street NW. It is a wonderful space, and it was a wonderful experience.

Without being asked, Spooky Action Artistic Director Richard Henrich offered to help us with our show, even with basic tasks like setting up chairs. He helped us put on a great performance that was a terrific learning experience for our troupe of early elementary school actors.

I am active in the local theater community as both a patron and a performer, and I have had the joy of seeing several striking performances in the Spooky Action space, from the resident company as well as through the Capital Fringe Festival. I also had the pleasure of seeing a show put up in that space by Pinky Swear Productions, a local company dedicated to staging quality shows with roles on stage and off for women.

Spooky Action Theater and the Universalist National Memorial Church provide a vital and affordable space for the local theater community. I am quite simply baffled to learn that anyone objects to its presence. The theater is relatively small and audiences are numbered in the dozens at a time, which cannot possibly add significantly to the traffic, parking, or noise level of the area. It is my understanding that the complaints have come from one neighborhood resident who is displeased by foot traffic of patrons near, but not on, his property. This would frankly be a silly reason to force a theater to shut down.

The District of Columbia has a thriving and varied theater scene for a city of its size. The Shakespeare Theatre Company and Arena Stage and all the rest are a part of that, but so are the smaller companies created and nurtured by those committed artists like Mr. Henrich. Please support the continued existence of Spooky Action Theater in its current space.

Sincerely,

Peter J. Orvetti



October 25, 2012

To the esteemed members of both the Advisory Neighborhood Commission and the Board of Zoning Adjustment,

Please support the cause of Mr. Richard Henrich and his Spooky Action Theatre Company. Considering the neighborhood that Spooky Action currently occupies it is baffling to me that anyone would dissent to their presence in the community.

Spooky Action offers low-cost arts programming in a neighborhood that is struggling to maintain an affordable arts presence. It is a fabulous service to the neighborhood where the only other options I can imagine are consuming beer and shopping.

Their artistic integrity is high, their quality of work is very high, and they should be helped in any way possible. It is very difficult to work in Washington, DC as an artist since the real estate market is not reflective of realistic artistic income. Finding a space to call home is a DC Arts Organization's tope challenge.

I do hope you will join me and my colleagues in welcoming Richard and the Spooky Action to your community and encouraging their work to continue.

Rock on,

Marcus Kyd
Artistic Director

PO Box 15392
Washington, DC 20003

(202) 261-6612
info@taffetypunk.com
www.taffetypunk.com

Company Members
Tonya Beckman
Lise Bruneau
Daniel Flint
Kimberly Gilbert
Marcus Kyd
Erin Mitchell
Joel David Sarnier
Esther Williamson

Saucy Lackeys
Amy Carr
Kathy Cashel
Chad Clark
Chris Curtis
Paulina Guerrero
Kris Holodak
Kelsey Mesa
Ryan Nelson
David Polk
Josh Taylor

Artistic Director
Marcus Kyd

Managing Director
Erin Mitchell

Riot Grrrrs Director
Lise Bruneau

Generator Director
Joel David Sarnier

Keepin' It Real
Liz Maestri

Propaganda
Kelsey Mesa

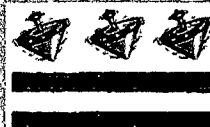
Web Stylin'
Kim Carlyle

Donor Services
Esther Williamson

Board of Directors
Ian Armstrong
William Colgrove
Jeannette Gunderson
Gregg Henry
Philippa Hughes
Cara Pomponio
Gwydion Sullivan

First Ten
Mr. Anonymous
Mrs. Anonymous
Merribel Ayres
Christine Farley
Sam Fleming
Philippa Hughes
Annie Mayerson
Anthony Nelson
Cathleen Nelson
Ryan Nelson

Taffety Punk
Smarter. Cheaper. Better.



DC THEATRE SCENE, INC.

To Whom It May Concern:

DC Theatre Scene, Inc. is a 501(c)(3) nonprofit corporation incorporated in the District of Columbia. It is our mission to promote the health of theatres in the Washington area through critical reviews, news, in-depth feature writing and analysis of the theatre arts. We have a staff of twenty-one writers and our website receives, on average, about three thousand hits a day.

I am writing on behalf of DC Theatre Scene to urge that Spooky Action Theater be given a zoning variance so that it can continue to produce plays at its 1810 16th Street Location. Spooky Action is an excellent theatre which takes on difficult plays and performs them well. It provides employment for actors, costumers, set designers, carpenters, and painters, among other theatre professionals. It also has a secondary effect on the local economy, in that theatre-goers will frequently dine in the neighborhood and will sometimes shop there as well. I know that I have on several occasions when I've attended theatre in the area.

On the other hand, Spooky Action's operation as a theatre seems to us to have little negative effect on the community. Spooky Action is operating in the old Universalist Church, and its typical audience is not larger than that of the Church's. Moreover, Spooky Action has proactively worked to find parking for its audience, so that attendees do not unduly inconvenience Spooky Action's neighbors. Finally, I note that there are several theatres nearby – Studio, Theater J, and Keegan Theatre – whose contributions to the neighborhood have been nothing but positive. There is no reason to believe that Spooky Action would be in any way different.

On behalf of DC Theatre Scene, I respectfully urge that Spooky Action be given a zoning variance so that it may continue to operate at 1810 16th Street, Washington, DC.

Very Truly Yours,

DC THEATRE SCENE

By: Lorraine Treanor

Lorraine Treanor, Publisher

EXHIBIT E



Needs Assessment

Third Revision - Friday, July 29, 2011

For :

Universalist National Memorial Church
1810 Sixteenth Street N.W.
Washington, D.C. - 20009
(202) 387-3411

Contacts :

Leila Chamberlin
Office Administrator
Universalist National Memorial Church
1810 16th Street N.W.
Washington, D.C.

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The following information and observations were gathered over several discovery site visits completed between 10/8/2009 and 11/20/2009. This document is designed to outline and describe in detail any problems associated with masonry, gutter and roof systems, flashing, stained glass windows and protective coverings.

Emergency Repairs - Deteriorated Capstones

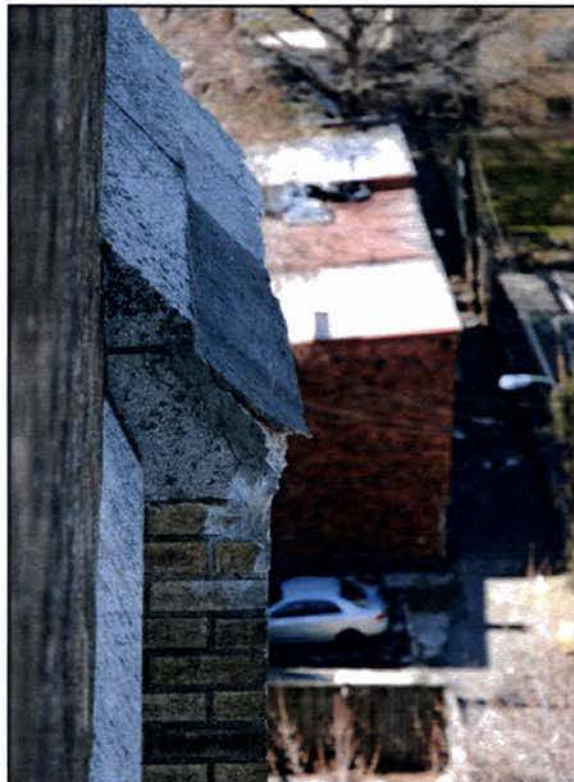
During the initial site visit, it was discovered that multiple cast concrete cap stones were in very poor condition. Until we laid hands on the stones, we had underestimated the extent of the damage. Some of the stones are literally crumbling to the touch. This level of deterioration presents a very serious hazard, as most of the stones sit on the very edge of the building, thirty or more feet above the ground. One of the stones in question sits in an extremely precarious position above the parking spaces in the alley behind the sanctuary. Previously, incorrect repairs were attempted on this stone which lead to even more extensive damage. A rubberized waterproof coating was applied to the stone, and when water entered the stone through cracks in the top of the coating, it had no where to go. Salt formations, repeated freeze/thaw and rusted rebar caused the stone to self destruct. The result is rectangular rubber box filled with gravel. A large piece of the stone was hanging over the side of the sanctuary wall, held in place by only a thin strip of sealant, ready to fall. We carefully removed this piece, but the rest of the stone needs to be stabilized. It is imperative that these stones be removed and/or stabilized before they cause inevitable damage to people or property.



Top Left: Coated capstone has been completely destroyed.
Bottom Left: View of coated capstone from NW corner of the Sanctuary.
Right: Severely deteriorated capstone on the SE corner of the Sanctuary.

Emergency Repairs - Deteriorated Capstones Continued

Heavily deteriorated capstones are perched high on the tower as well. While not as large as the lower stones, the tower stones are even more dangerous. Large portions of the deteriorated stones have already broken loose and fallen the sixty plus feet to the ground. Large sections of decorative buttress capitals have been patched with incompatible materials. These improper repairs have all failed, creating additional life safety hazards overhead. The most visually evident deterioration can be seen above the doorway leading onto the tower roof. Large sections of cracked, loose, incompatible patch work hang precariously directly overhead of the doorway. On the North side of the tower, large pieces of stone buttress capitals are completely missing, having already fallen to the ground. The South side of the tower is similar to North in that pieces of stone are missing. Some of the missing pieces rest several feet below their original locations on a large stone sill.



Top Left: The entire corner of this capstone on the NE corner of the tower has broken off and fallen to the ground.

Middle Left: Area of delaminated stone directly above tower doorway.

Bottom Left: A large portion of this deteriorated capstone on the NW corner of the tower has broken off.

Right: The same stone pictured in bottom left photo has also been improperly patched. The repaired area has separated from the stone and will soon fall off.

Emergency Repairs - Open Sealant Joints

Just as crumbling capstones are dangerous to the public, the open joints between them are dangerous to the building. Improperly sealed joints between the capstones funnel water directly into the walls below. Nearly every joint we inspected on the sanctuary, and throughout the building, was wide open. Improperly installed sealant joints only last a few weeks before they start to separate from the soft, sandy surface of the cast concrete capstones. Once exposed to harsh UV rays, cold temperatures and the elements, the sealant only continues to deteriorate. As the sealant shrinks and cracks, even more water is introduced to the building, compounding the problem.



Left: Open sealant joint between two capstones on the North wall of the Tower
Top Right: Deteriorated capstone sealant joint on the East wall of the Sanctuary.
Bottom Right: Separated capstone sealant joint on the East wall of the Sanctuary.

In addition to the joints between the capstones, the joints beneath them are in equally poor condition. Improperly sealed flashing runs into the joint beneath the stones, creating the perfect funnel for water. Some of the flashing joints have been slathered in tar in an attempt to seal the joints. This, unfortunately, only lasts for a short time. The tar coating cracks and pulls away from the metal and stone, often causing more harm than good. In order to properly repair the flashing and seal the joint, the tar must first be painstakingly removed. Damage to the capstones during this process is inevitable, as the tar is very much adhered in some areas.



Emergency Repairs - Gutters, Flashing and Downspouts

Inferior flashing can be blamed for a considerable amount of water incursion. Broken, improperly installed and unsealed flashing allows moisture to penetrate the roof system and run inside the walls. In some cases, the copper itself is in relatively good condition, but it has been sealed with incompatible materials that fail quickly. Paul Pontourno, from Pontourno Metal Works, is a roofer who we have worked closely with for the last 25 years and assessed the copper roof, gutters and flashing on the sanctuary. The inlaid copper gutter on the South side of the Sanctuary is in fairly good condition, however, it is not tied into the roof system at all. This means that when the gutter fills from a heavy rain, water flows up and over the back side of the gutter, directly into the wall. This gutter has also been coated with cementitious "swimming pool" type paint. This coating makes it very difficult to locate and properly repair any leaks.



Top Left: Looking West inside the North sanctuary gutter.

Bottom Left: Improperly sealed and installed flashing on the back side of the capstones on the West sanctuary wall.

Right: Areas of flashing on the East sanctuary wall have little to no sealant.



Gutters and flashing throughout the building are in desperate need of attention. The gutter on the North side of the sanctuary is corroded and riddled with tiny holes. Seams in most of the gutters have been coated with tar, instead of being soldered. Not only is this an improper repair technique, but it makes it much harder to properly repair the area. Unsecured tie straps allow the gutters to sag, causing even more seam failures; rain or snow loads only exacerbate the situation.

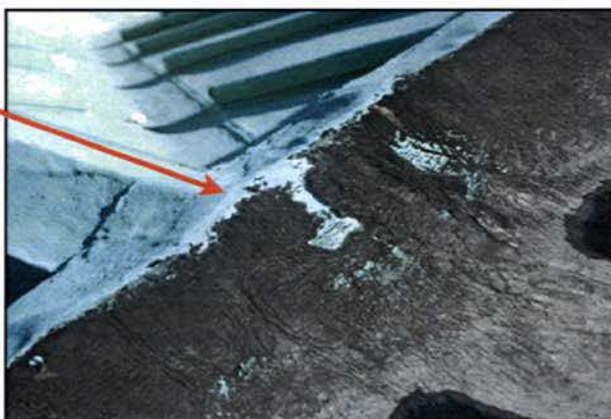
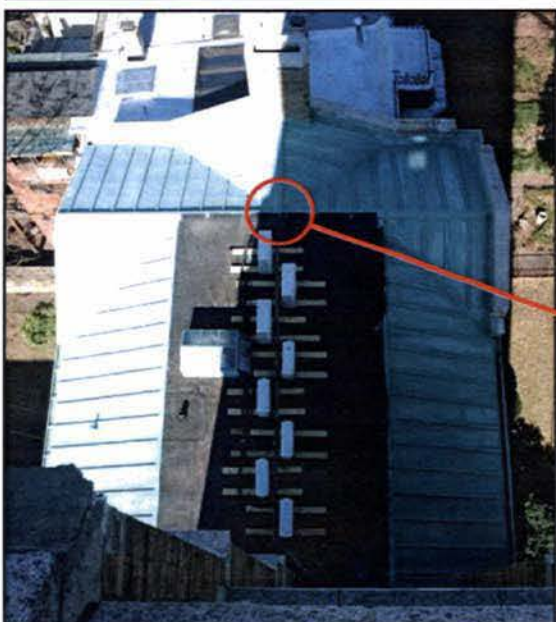
Emergency Repairs - Roof Systems

Apart from some questionable repair work and a few broken seams, the large copper roof on the sanctuary is in good condition. Along the ridge cap, some of the original soldered seams have cracked and separated. In an attempt to repair these seams, they were coated with sealant and tar. Just like the flashing, the tar coating only lasts for a short time before it cracks open, allowing water to run into the roof. Minor pin holes throughout the roof field have been patched with sealant and/or tar. Along the edges of the sanctuary roof, repairs were made to the copper using a mesh and cement coating, similar to fiber glass. This coating, like the one that lines some of gutters, makes it very difficult to locate and properly repair any leaks. The copper roofs above the church offices have been almost completely covered in this material.



The middle portion of the church office roof consists of a rubberized membrane system. This portion of the roof is definitely showing its age. New HVAC units were placed on top of the deteriorated roof, without the proper padding. We estimate that this roof may only last one or two more seasons before it becomes a major problem. The lower membrane roof that adorns the North side of the sanctuary is in relatively poor condition as well. Deteriorated flashing and a cracked rubber membrane both allow water to seep into the building.

The main tower roof is also a major concern. Like the membrane roofs below it, the tower roof has many leaks caused by deteriorated sealants and flashing. The roof itself is in poor condition, as we can see from inside the tower. After a soaking rain, the upper most tower room was heavily saturated. The main tower roof seemed to leak from everywhere.



Top: Looking down on the main sanctuary roof via the tower.

Middle: Split open and improperly sealed seam joint on the sanctuary roof.

Bottom: The coated copper and membrane roofs above the church offices.

Right: Deteriorated membrane and coated copper on church office roof.

Brick, Stone and Mortar

Apart from being dirty, the majority of the brickwork throughout the building is in good shape. There are, however, a few exceptions. Several of the large brick buttresses that line the South side of the sanctuary are cracked. These cracks are the direct result of constant water incursion from the leaking gutters, capstones and flashing above them. Water runs down into the walls, rusting the steel support structure inside the brick buttresses. As the steel rusts, it expands. The exfoliated steel pushes against the brick in all directions. These forces slowly separate the buttress from the main wall, causing the cracks that we can see from the street.

For the most part, mortar joints between the bricks are in fair shape. We observed only a few areas that required complete repointing, mainly around rusted steel that has separated the mortar joints. There are numerous small holes and cracks throughout the main wall areas that need to be pointed in order to make the building watertight. Mortar joints between decorative stone pieces will require much more attention. Open mortar joints on stone water tables, sills and capitals all allow water easy access into the brick walls. Previous pointing repairs using incorrect materials, specifically hard, Portland cement rich mortars, have all cracked and failed. Some of the joints have been slathered with caulk and sealant as a "band-aid" fix. Until properly pointed using the correct materials, these open joints will all allow water into the building.



Left: Deteriorated brick mortar joints beneath open stone joints, improperly sealed with caulk.

Top Right: Large cracks can be seen in some of the buttresses on the SW corner of the sanctuary.

Bottom Right: Many stone mortar joints on the tower are completely deteriorated. Large chunks of mortar have simply fallen out the joints.



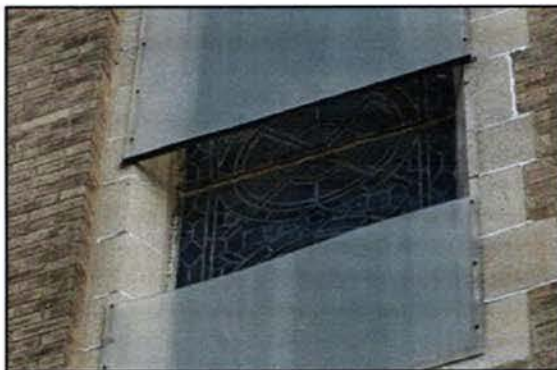
Damaged Stained Glass



Unfortunately, many of the stained glass windows are in poor condition. Many years of little to no maintenance have not been kind to the stained glass panels. Hardened perimeter sealants, as well as stiff grout between the lead and the glass, do not allow the windows to expand as they should, causing serious bulging on some windows. The only way to correct this problem is to remove the clouded exterior covering and cut out the hardened perimeter sealant, as well as re grouting on both the interior and exterior sides.

Many of the windows are extremely dirty. This is especially apparent on the large windows on the South side of the sanctuary. Years worth of dirt, dust and grime have built up on the interior sides of the glass, letting very little light penetrate the glass. Water damaged interior plaster has also coated many of the windows, further contributing to their overall uncleanness.

Water incursion from above as well as through many of the panels has rusted many of the steel support bars. Deteriorated wire ties, that secure the panels to the support bars, have also rusted. These bars support the panel horizontally against strong wind gusts and other impacts. They also distribute and carry the weight of the panel, which can be several hundred pounds at the base. The importance of the support bars is paramount, without them the windows would buckle under their own weight.



Stained glass panels, in a weakened state, are in a perpetual battle with the outside elements. A good protective covering can withstand the brunt of most attacks from rain and wind. But some other damaging factors, like nearby traffic and construction vibration are for the most part inexorable. Over time, constant micro vibrations whittle away at the grout and lead that hold the stained glass panels together. Gradually, the panels will weaken, and when combined with insufficient support and hardened perimeter sealant, damage to the glass itself is inevitable.

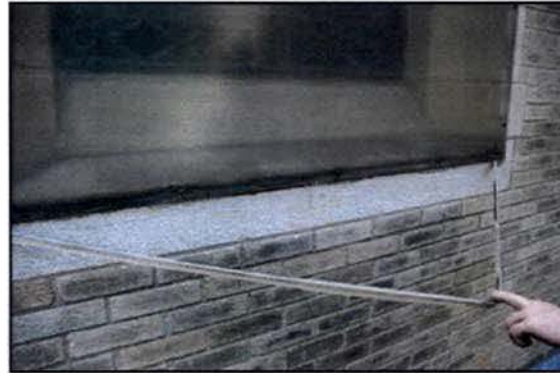
Top: Extremely dirty and deteriorated stained glass window on the South side of the sanctuary. Water damaged interior plaster coats the inside of the glass with thick, grimy dust.
Bottom: Hardened perimeter sealants do not allow the panels to expand and contract, causing them to bulge and buckle.

Clouded Protective Coverings

In order to correct the bulging on the stained glass panels, the clouded plastic protective coverings would have to be removed. Once a plastic covering is exposed to dust, dirt and has had long term exposure to harsh UV rays from the sun, it becomes permanently clouded and can longer be cleaned. Dirt and dust etch themselves into the soft outer surface of the plastic covering, preventing light from reaching the stained glass and giving the building an overall unsightly appearance. Any effort to clean or scrub the soft plastic will only further scratch and cloud the surface.

An older, more cost effective and longer lasting solution would be to cover the windows with a Low E plate glass protective covering. Using glass instead of plastic provides several advantages, the first being a significantly lower material cost. Low E glass is abundant and cheap. Another advantage is that glass lasts much longer than any current plastic product, without fading or clouding. Glass is also surprisingly durable, resisting breakage from high wind gusts and even medium impacts such as rocks or birds. Low E glass is also designed specifically to decrease heating and cooling costs by drastically reducing heat gain.

In some instances a protective, sacrificial covering is not required. When installed and supported properly, stained glass windows are quite durable all on their own. But in such an urban setting, having a sacrificial covering is a good idea. The amount of automobile and pedestrian traffic around the church is considerably high. Having a durable, protective glass covering that looks good and lasts for many years without fading, is essential in preserving the buildings historic value.



Top Right: Failed sealant hangs below an improperly installed, clouded covering on the North side of the sanctuary.

Bottom Right: Clouded covering on the South side of the sanctuary.

Left: All of the window coverings on the South side of the sanctuary have become completely opaque.



Casement Windows and Rusted Steel Headers

Casement windows throughout the building are in very poor condition. The steel frames have completely rusted, and any signs of previous paint coatings have disappeared. Glazing around window lights is either heavily deteriorated or completely missing. Rusted and unsealed, the large casement windows provide little insulation as air passes easily between the steel and the glass. Perimeter sealants have all failed, allowing water to run along the edges of the window frames, accelerating the rusting process.



When properly restored and maintained, steel casement windows can last for centuries. Unfortunately, most of the casement windows at UNMC must be completely removed from their settings to be fully restored. Removing the windows in small batches and restoring them off site is the only way to ensure that all of the rust has been neutralized.

Steel headers that support the brick above most casement windows and doorways have all rusted. Some headers are in much worse shape than others. Water from leaky gutters and flashing runs down the inside of the walls onto the steel headers. As the steel rusts, it expands, cracking the brick around it and crushing the window or door frame below. As the headers continue to rust and expand, large cracks will begin to spread across the wall, in between the windows spanning from header to header. The only way to stop this process is to remove the brick around the header and either clean and treat the existing header with a rust inhibitor, or replace it with an entirely new piece of steel that has been treated with a rust preventative coating.



Top Left: Rusted steel casement window and cracked, deteriorated and missing glazing.
Bottom Left: Rusted steel header above casement window has started to expand and crack surrounding brick.
Right: View of heavily deteriorated glazing on rusted steel casement window.

Stone / Brick Knee Walls & Steps

Knee walls that flank either side of entrance way steps are in very poor condition. The stone knee walls on the South side of the sanctuary may need to be completely rebuilt, as most of the the original stones are in very poor condition. This is due mostly to water incursion and improper repair. Large areas of the historic cast stone knee walls have been patched using super hard, Portland cement based mortar. As the super hard patches cracked away from the soft historic cast stone, water was again introduced to the steel rebar, starting the rusting process. The patched areas have separated completely as the the steel continues to rust and expand.



Top Left: Large areas of failed patch work and deteriorated stone on the South entrance knee walls.
Bottom Left: South entrance knee walls and steps are heavily damaged.
Right: Exploding cast stone on top of the right hand brick knee wall at the West entrance steps.



Stone capped brick knee walls on the West side of the sanctuary are in rough shape as well. While not as bad as the South side, the knee walls and steps on the West side need to be addressed soon. The smaller brick

knee walls on either side of the West sanctuary entrance steps have cracked and separated from the building. This tells us that they are not properly supported by a footer. The cast capstones that rest on top of the brick are literally exploding. Rusted rebar is destroying not only the cast stones, but the brick knee walls themselves. Large cracks can be seen throughout, one in particular is shearing off the end of the right hand wall. In order to properly repair these walls, they would need to be completely deconstructed and rebuilt on top of new, solid footers. Granite steps at all entrances need to be stabilized and repointed to prevent any further water incursion and stone damage.

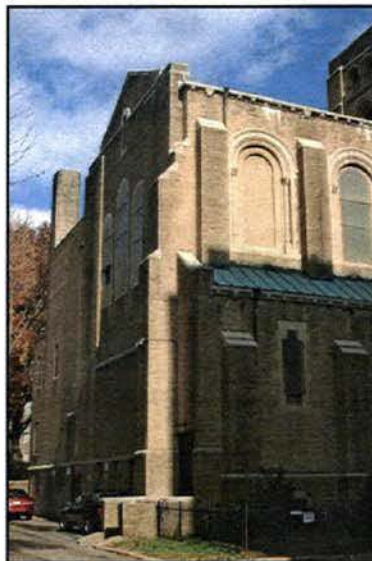
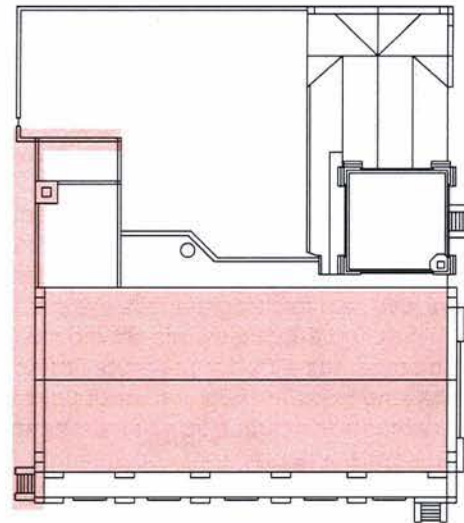
Proposed Phase Layouts

Phase 1 - West Sanctuary Facade

Estimated Cost Range: \$127,000.00 - \$141,000.00

The initial phase will consist of the following scope of work:

- Preliminary site visit/pre construction meeting with all subs.
- Measure/CAD all capstones that require replacement.
- Order replacement capstones. (4-6 week lead time.)
- Set up access scaffold on West side of sanctuary.
- Remove all overhead hazards and deteriorated capstones.
- Install temporary snow and ice shield where stones have been removed.
- Clean entire West sanctuary wall.
- Patch any/all damaged stone on West wall.
- Point all stone joints 100% and spot point all brick 10%.
- Remove casement windows and restore off site.
- Remove brick around all casement window/door headers. Replace rusted steel headers with new coated steel headers. Rebuild brick arches and repoint.
- Reinstall restored casement windows.
- Remove clouded window coverings.
- Restore stained glass windows on site.
- Cut and install new Low E glass glazing on stained glass windows.
- Install new cast capstones.
- Repair ridge cap seam joints and spot repair main field of sanctuary roof.
- Install lead cap sealant joints between all capstones.
- Install new LCC flashing on West wall capstones.
- Point new flashing joint at base of capstones with Keim mortar.
- Treat entire West wall with R-97 water repellent.
- Inspect work, remove access scaffold.
- Reconstruct/restore brick knee walls on new footers. Restore steps.
- Restore wood door, frame and metal work.
- Clean up site and demobilize.

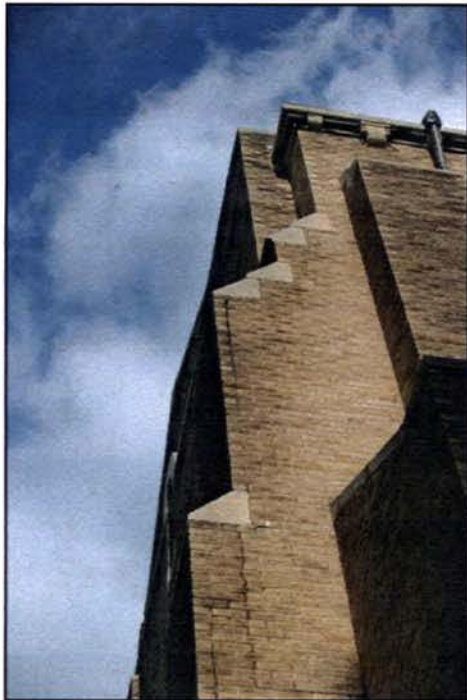
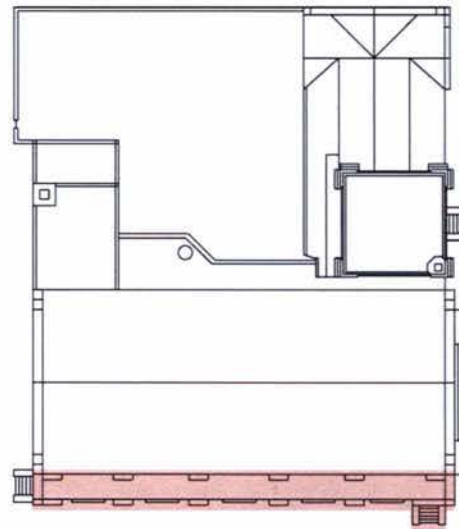


Phase 2 - South Sanctuary Facade

Estimated Cost Range: \$120,000.00 - \$132,000.00

The second phase will consist of the following scope of work:

- Preliminary site visit/pre construction meeting with all subs.
- Set up access scaffold on South side of sanctuary.
- Clean entire South sanctuary wall.
- Install lead cap joints on side aisle roof.
- Stitch cracked buttresses with SS rod.
- Patch any/all damaged stone on South wall.
- Point all stone joints 100% and spot point all brick 10%.
- Repair South wall gutter, tie into existing roof system.
- Repair lower side aisle roof and install new LCC flashing.
- Inspect and secure all downspouts along South wall.
- Remove clouded window coverings.
- Restore stained glass windows on site.
- Cut and install new Low E glass glazing on stained glass windows.
- Treat entire South wall with R-97 water repellent.
- Inspect work, remove access scaffold.
- Rebuild stone knee walls on new footers.
- Clean and repoint granite steps.
- Restore South entrance door, frame and metal tracery.
- Clean up site and demobilize.

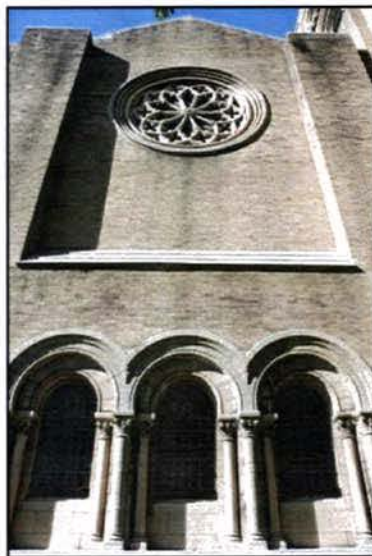
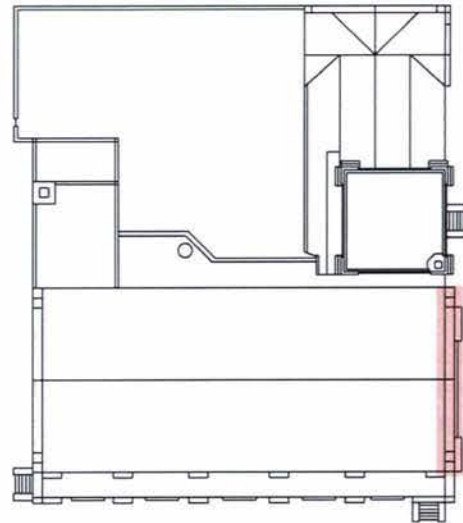


Phase 3 - East Sanctuary Facade

Estimated Cost Range: \$98,000.00 - \$107,000.00

The third phase will consist of the following scope of work:

- Preliminary site visit/pre construction meeting with all subs.
- Measure/CAD all capstones that require replacement.
- Order replacement capstones. (4-6 week lead time.)
- Set up access scaffold on East side of sanctuary.
- Remove all overhead hazards and deteriorated capstones.
- Install temporary snow and ice shield where stones have been removed.
- Clean entire East sanctuary wall.
- Patch any/all damaged stone on East wall.
- Point all stone joints 100% and spot point all brick 10%.
- Document & remove casement window and restore off site.
- Treat rusted steel header as needed, repoint around stone header.
- Reinstall restored casement window.
- Set up interior access & restore Rose window, reseal perimeter joint.
- Restore lower leaded glass windows, install new support bars.
- Install new cast capstones.
- Install lead cap sealant joints between all capstones.
- Install new LCC flashing on East wall capstones.
- Point new flashing joint at base of capstones with Keim mortar.
- Treat entire West wall with R-97 water repellent.
- Inspect work, remove access scaffold.
- Clean up site and demobilize.

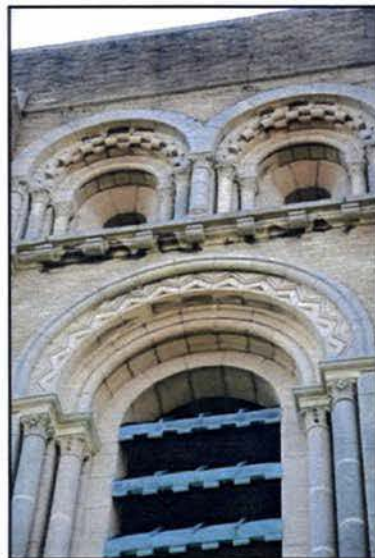
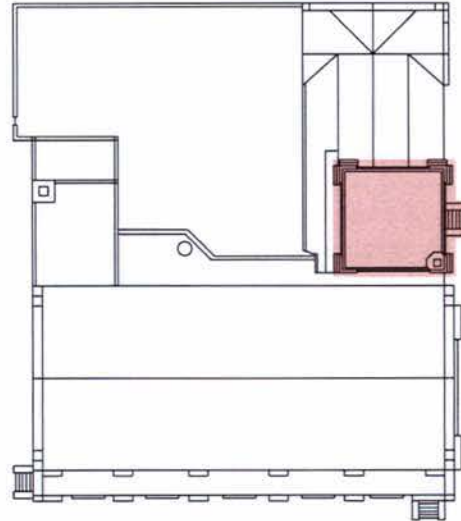


Phase 4 - Tower

Estimated Cost Range: \$239,000.00 - \$263,000.00

The fourth phase will consist of the following scope of work:

- Preliminary site visit/pre construction meeting with all subs.
- Measure/CAD all capstones that require replacement.
- Order replacement capstones. (4-6 week lead time.)
- Set up access scaffold on Tower.
- Remove all overhead hazards and deteriorated capstones.
- Install temporary snow and ice shield where stones have been removed.
- Clean all Tower walls.
- Patch any/all damaged stone on Tower.
- Stitch cracked buttresses with SS rod.
- Point all stone joints 100% and spot point all brick 10%.
- Document & remove casement windows and restore off site.
- Replace two steel headers on West side of Tower, treat other rusted steel headers as needed, repoint around stone headers.
- Reinstall restored casement window.
- Set up interior access & restore three leaded glass windows.
- Install new cast capstones.
- Install lead cap sealant joints between all capstones.
- Install new LCC roof and flashing on Tower.
- Point new flashing joint at base of capstones with Keim mortar.
- Repair/replace interior drain pipes.
- Install new LCC flashing on interior Tower roofs.
- Inspect & repair copper roofs & louvers in Tower.
- Treat entire West wall with R-97 water repellent.
- Inspect work, remove access scaffold.
- Rebuild stone knee walls on new footers.
- Clean and repoint granite steps.
- Restore East entrance door, frame and metal tracery.
- Clean up site and demobilize.

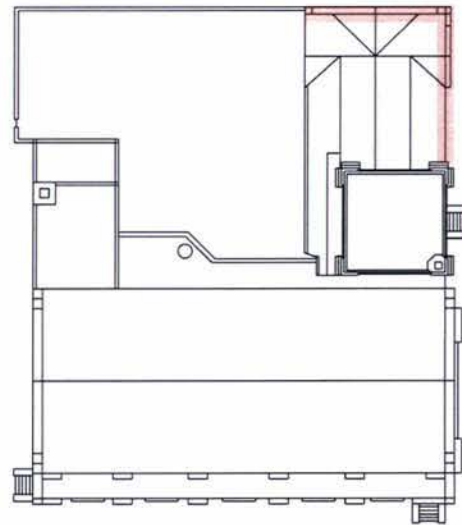


Phase 5 - Church Office East

Estimated Cost Range: \$93,000.00 - \$103,000.00

The fifth phase will consist of the following scope of work:

- Preliminary site visit/pre construction meeting with all subs.
- Measure/CAD all capstones that require replacement.
- Order replacement capstones. (4-6 week lead time.)
- Set up access scaffold on East & North sides of Church Office. (Set up roof protection on adjacent building)
- Remove all overhead hazards and deteriorated capstones.
- Install temporary snow and ice shield where stones have been removed.
- Clean East and North Church office walls.
- Patch any/all damaged stone on East and North Church office walls.
- Stitch any/all cracks with SS rod.
- Point all stone joints 100% and spot point all brick 10%.
- Remove casement windows and restore off site.
- Treat rusted steel headers as needed. Repoint around stone headers.
- Reinstall restored casement windows.
- Install new cast capstones.
- Install lead cap sealant joints between all capstones and sills.
- Repair/replace gutter and downspouts on East wall of Church Office.
- Install new LCC flashing on East and North Church Office wall capstones.
- Point new flashing joint at base of capstones with Keim mortar.
- Treat East & North Church Office walls with R-97 water repellent.
- Inspect work, remove access scaffold.
- Clean up site and demobilize.

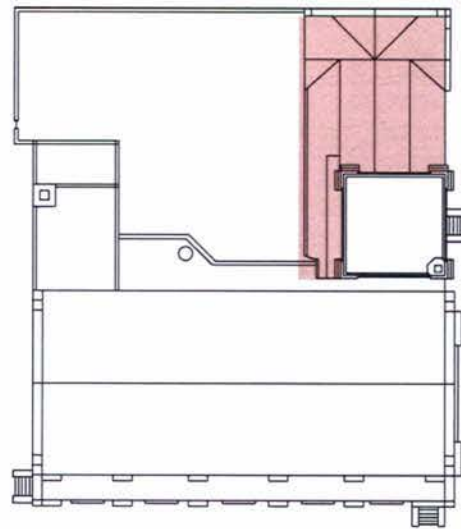


Phase 6 - Church Office West

Estimated Cost Range: \$153,000.00 - \$168,000.00

The sixth phase will consist of the following scope of work:

- Preliminary site visit/pre construction meeting with all subs.
- Set up access scaffold on West wall of Church Office.
- Clean West walls of Church Office.
- Patch any/all damaged stone on West wall of Church Office.
- Stitch any/all cracks with SS rod.
- Point all stone joints 100% and spot point all brick 10%.
- Remove casement windows and restore off site.
- Remove brick around all casement window/door headers.
- Replace rusted steel headers with new coated steel headers.
- Rebuild brick arches and repoint.
- Reinstall restored casement windows.
- Remove HVAC Units from Church Office roof.
- Install new flat seam LCC roof and flashing at base of Tower.
- Repair/replace gutters and downspouts on West wall of Church Office.
- Point new flashing joints at base of Tower with Keim mortar.
- Treat West Church Office walls with R-97 water repellant.
- Inspect work, remove access scaffold.
- Clean up site and demobilize.

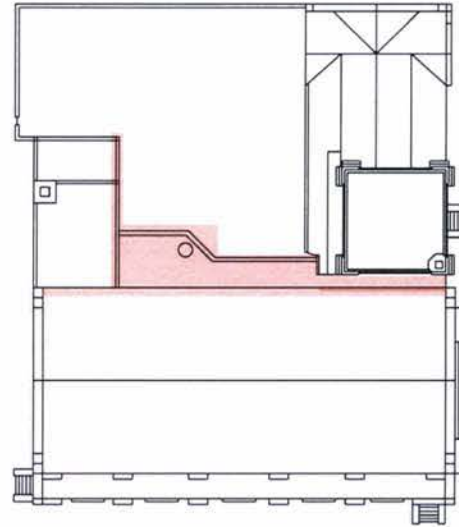


Phase 7 - North Sanctuary Facade

Estimated Cost Range: \$129,000.00 - \$142,000.00

The seventh phase will consist of the following scope of work:

- Preliminary site visit/pre construction meeting with all subs.
- Set up access scaffold on North side of sanctuary.
- Clean entire North sanctuary wall.
- Cut out and stitch any/all cracks with SS rod.
- Patch any/all damaged stone on West wall.
- Point all stone joints 100% and spot point all brick 10%.
- Remove casement windows and restore off site.
- Remove brick around all casement window/door headers.
- Replace rusted steel headers with new coated steel headers.
- Rebuild brick arches and repoint.
- Reinstall restored casement windows.
- Remove clouded window coverings.
- Restore stained glass windows on site.
- Cut and install new Low E glass glazing on stained glass windows.
- Repair/replace North upper wall gutter, tie into existing roof system.
- Repair/replace flashing and valley at NE corner of sanctuary, repair downspouts.
- Install new LCC flat seam roof and install new LCC flashing.
- Repair/replace North lower wall gutter. Tie into new LCC roof.
- Point new flashing joint at NE corner of sanctuary & new lower roof with Keim mortar.
- Treat entire West wall with R-97 water repellant.
- Inspect work, remove access scaffold.
- Clean up site and demobilize.



Estimated Cost Range For All Phases:

Phase 1 - West Sanctuary Facade:

Estimated Cost Range: \$127,000.00 - \$141,000.00

Phase 2 - South Sanctuary Facade:

Estimated Cost Range: \$120,000.00 - \$132,000.00

Phase 3 - East Sanctuary Facade:

Estimated Cost Range: \$98,000.00 - \$107,000.00

Phase 4 - Tower:

Estimated Cost Range: \$239,000.00 - \$263,000.00

Phase 5 - Church Office East:

Estimated Cost Range: \$93,000.00 - \$103,000.00

Phase 6 - Church Office West:

Estimated Cost Range: \$153,000.00 - \$168,000.00

Phase 7 - North Sanctuary Facade:

Estimated Cost Range: \$129,000.00 - \$142,000.00

Phase Totals: \$959,000.00 - \$1,056,000.00

