

David Helfrich & Bradley Smith
1735 Fraser Court, N.W.
Washington, DC 20009
davidandbradley@gmail.com

March 31, 2016

Re: 1735 Fraser Court, N.W., Washington DC 20009

Dear Neighbor:

We are writing to you to let you know of some renovations we would like to do to the referenced property. For those of you familiar with the former stable/carriage house to the Fraser Mansion may be curious to know what we have in store for the historic property. While we love the property in its current state, the house legally has only two bedrooms available for our family of four. For a property this size, it is unusual in DC to be limited to so few bedrooms. We started a family at the end of 2014 and have girl/boy twins, Madison and Oliver. We would like to have a home that allows us the space to comfortably raise our two children. On the East side of the property on the garage level, there is a single story which we would like to build up one more story which would allow us to convert one of the legal bedrooms into two bedrooms for the twins.

In addition to applying for approval of adding the space for an additional bedroom, we are also asking to install an elevator that would go from the garage level to the 3rd level. The house is very vertical with multiple staircases that makes it difficult to maneuver between levels. With two small children and elderly family members, the addition of an elevator would be a great help. Since the plan is to have the elevator be part of the structure, it will not be visible from the exterior except for the addition of a brick wall to the third level, South side that will be integrated into the current façade.

We have made a formal application to the Dupont ANC, Historic Preservation and the District of Columbia Board of Zoning Administration seeking support and approval of a project.

We are scheduled to present the renovation plans to the ANC Neighborhood meetings in April. The ANC Zoning, Preservation and Development Committee meeting will be held on April 6, 2016, 7pm at 9 Dupont Circle, NW, The Resource Center. The general ANC meeting will be held on April 13, 2016, 7pm at 1775 Massachusetts Avenue, NW.

At these meetings we will make every effort to illustrate how the property will be developed and to answer any questions. Should you have questions prior to the meeting, please contact us. We would be happy to discuss any concerns you may have regarding the proposed design. If you have no concerns or objections, we would appreciate a note confirming either your support or statement of no objections which you can email to davidandbradley@gmail.com. If you do not have access to email, you are welcome to drop a note in the mail or through our mail slot at the property address or let us know and we are happy to pick it up.

We are working with Clites Architects who is also available to answer any questions you may have regarding the project. They can be reached by contacting Timothy Clites, 540-687-7019 or tim@clitesarchitects.com.

Board of Zoning Adjustment
District of Columbia
CASE NO.19255
EXHIBIT NO.37

Our family is very excited to become part of the neighborhood and we look forward to meeting you.

Sincerely,

David G. Helfrich and Bradley S. Smith
Oliver and Madison Smith-Helfrich

Attachment: Proposed addition/elevator.



CLITES
ARCHITECTS

FRONT PERSPECTIVE
1735 FRASER COURT, NW

