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May 28, 2002

RECEIVED
D.C. OFFICE OF ZONING
2002 MAY 28 PM 4:44

BY HAND
Ms. Jerrily R. Kress, FAIA
Director
Office of Zoning
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: Frances and Harold Phipps on Behalf of the Forum for Youth INvestment
BZA Application No. 16878

Dear Ms. Kress:

Enclosed you will find the original and twenty (20) copies of the Prehearing statement of the applicant in the above-referenced matter. As a preliminary matter, we are requesting that the Forum for Youth Investment be substituted as the applicant, as they are now the owner of the subject property.

Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

ROBINS, KAPLAN, MILLER & CIRESI L.L.P.

Richard B. Nettler
Jeannine Rustad Zigner

Enclosures (as stated)
cc: ANC 4B (Attn: Sara Green)
Office of Planning (by hand)
Historic Takoma, Inc.
Merita Irby
Karen Pittman
Frances Phipps

BZA
Case No. 16878
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO.16878
EXHIBIT NO.21

Board of Zoning Adjustment Application No.: 16878



RECEIVED
D.C. OFFICE OF ZONING
2002 MAY 28 PM 4:44

Application of Harold and Frances Phipps

On Behalf of the Forum for Youth Investment

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

BZA Application of
Harold and Frances Phipps on behalf of
The Forum for Youth Investment

Application No.: 16878
Hearing Date: June 12, 2002

PRE-HEARING STATEMENT OF THE APPLICANT

I.

Preliminary Matter – Substitution of the Applicant

This is an application pursuant to 11 DCMR § 217. The application was filed by Harold and Frances Phipps, the owners of the subject property at the time of the filing of the instant application. By letter dated February 21, 2002, Mr. and Mrs. Phipps authorized Cady Lee, LLC, the contract purchaser of the subject property, to prosecute the BZA application. In turn, by letter dated March 7, 2002, Cady Lee, LLC authorized the Forum for Youth Investment (hereinafter the "Forum"), the proposed non-profit tenant for the subject property, to pursue the required special exception for its use. In the interim time since the filing of the Application, the Forum received the necessary funding to purchase the subject property directly. On May 9, 2002, the Forum closed on the purchase of the subject property. Accordingly, as a preliminary matter, the Forum seeks substitution as the Applicant in the instant matter.

II.

Introduction

The Forum is the owner of property at 7064 Eastern Avenue, N.W., Square 3351, Lot 808 (the "Property"). By this application, the Forum is seeking a special exception under Section 217 to permit the use of an existing residential structure by a nonprofit organization in an R-5-A zone district. Specifically, the Forum is seeking a special exception to allow the use of the Cady Lee Mansion (hereinafter referred to as the "Cady Lee" or "Mansion"), which is

located at 7064 Eastern Avenue, N.W. Square 3351, Lot 808 (the "Property"), as its headquarters.

III.

Jurisdiction of the Board

The Board has jurisdiction to grant the relief requested pursuant to 11 DCMR § 3103.2.

IV.

Background Information

The Property. The Property is located at the corner of Piney Branch Road and Eastern Avenue, N.W., which is the borderline between the District of Columbia and Maryland. The northern side of Eastern Avenue (i.e., the Maryland side), is developed with single-family homes. The closed portion of Chestnut Street provide access to the Property. The land to the west of Chestnut Street, between Chestnut Street and Piney Branch Road, is Federal Park land, as is the land to the west of Piney Branch Road. Railroad tracks and the Metrorail run along the southern edge of the Property. To the east of the property is a line of apartment buildings and coops that line Eastern Avenue between the Mansion and the Takoma Metro site. Directly adjacent to the property on the east are two substantial buildings containing 54 coop units. This is followed by a 36 unit apartment building, and two additional apartment buildings containing 23 units. The Takoma Metro Station is approximately one block from the Property.

History of the Property. The Cady Lee Mansion is a 1887 Queen Anne Victorian located blocks from the hearts of both historic Takoma DC and historic Takoma Park, Maryland. *See* www.cadyleemansion.com/sale.html (2002 Frances Phipps). The Cady Lee sits on a half acre of land at the Eastern Avenue gateway to the District of Columbia. *Id.* The Cady Lee was designed by the prominent 19th Century architect, Leon Dessez, who also designed the Admiralty House, now the official residence of the Vice President. *Id.* The

Mansion was listed on the District of Columbia Inventory of Historic Sites in 1974 and on the National Register of Historic Places in 1975.

The Cady Lee has 22 rooms, 50 windows, seven gables, three expansive floors and a turreted sleeping porch. *Id.* The interior of the Cady Lee boasts twelve foot (12') ceilings, carved oak moldings and six original mantels. *Id.* Upon entry to the Cady Lee, the exquisite detail in the Mansion is readily apparent. As one enters the Mansion, one is immediately impressed with a two-story oak staircase. A Tiffany-Style stained glass window is located on the landing of this magnificent oak staircase. *Id.* To the left of the foyer is a library lined with soaring carved bookcases. *Id.* To the right of the foyer is a front parlor, which is adorned with an original cherry mantel and overmantel. *Id.* The dining room contains a Chinese Chippendale-style mantel and hand-blocked Bradbury and Bradbury wall coverings. *Id.*

The kitchen (located at the rear of the Mansion), has been completely renovated with glass fronted cabinets and stainless steel appliances. In keeping with the efforts to restore the Mansion, a cast-iron wood burning stove remains in the kitchen.

The Cady Lee is the last of what was once a long, elegant row of impressive mansions on Eastern Avenue. Sandra Fleishman, *Cady Lee Mansion, Restored and for Sale, Is Again the Belle of the Ball*, The Washington Post, January 26, 2002, at H1. The Mansion gets its name from the Cadys and daughter Mary Cady Lee, who died there at 94. *Id.*

The Cady Lee Mansion was purchased by Harold and Frances Phipps in August 2000. Frances Phipps is renowned as a Takoma Park developer and "champion of historic preservation." Carolyn Feola, *Old Time Takoma*, Takoma Voice, February 2002 at www.takoma.com/bak/archives/2002/2/features/cady.html. At the time the Phipps family purchased the Property, the Cady Lee Mansion had suffered decades of neglect and, as a result, was in severe disrepair. Although the Mansion had been restored in 1987, by the mid 1990s, the renovations had deteriorated. *See Cady Lee Mansion, Restored and for Sale*. The Phipps enlisted the help of local craftsmen and artisans to complete the task of fully restoring

nearly everything in the Mansion. *See Old Time Takoma.* The efforts in restoring the Cady Lee Mansion took almost two years. *Id.*

Upon completion of the renovations to the Cady Lee Mansion, the Property was again offered for sale. This was only the third time in the history of the Property that it was offered for sale. Given the extensive efforts of the Phipps in restoring the Mansion to its historic grandeur, a condition of the sale was that the buyer protect not only the exterior, but that the buyer protect and preserve the interior of the Mansion.[1]

Zoning. The Property is Zoned R-5-A. The R-5 zone district allows for flexibility in design and uses. 11 D.C.M.R. § 350.1. Section 217 specifically that "[t]he use of existing residential buildings and the land on which they are located by a nonprofit organization for the purposes of the nonprofit organization shall be permitted in the R–1 district . . .", if the property meets the requirements discussed below. *See* 11 D.C.M.R. § 217. Additionally, institutional and semi-public buildings that are compatible with the adjoining residential uses are permitted in the R-5 zone districts.

Proposed use of the Property. By this application, the Forum proposes to use the Cady Lee Mansion for its nonprofit offices.

The Forum for Youth Investment is a national not-for-profit organization that is committed to make life better for children and youth. Forum staff members do not work directly with youth but with decision makers who affect their lives. The Forum is a catalyst for bringing organizations together to improve programs and policies. It works with the organizations that do research, recommend policies and plan and fund programs. We also work directly with states and communities around the country. Forum staff write, speak, convene and facilitate meetings,

[1] For example, Mrs. Phipps refused to entertain an offer to purchase the Property from a dance studio that intended to "gut" the interior of the Mansion.

design and implement short-term projects, provide technical assistance and training, do research and disseminate information on topics related to youth policy and youth issues.

The Forum's Search for a Permanent Home. The Forum currently leases office space on Westmoreland Avenue in nearby downtown historic Takoma Park, Maryland. The Forum recently began its search for a permanent home for its offices. As a national organization, the Forum wanted to be in or near Washington, D.C. Takoma offers the perfect location, as it is close to downtown D.C. and conveniently located near the Metro and the Beltway. The Takoma neighborhood was attractive to the Forum and its members on a more personal note, as five of the Forum's staff live in Takoma, including the Deputy Director, Merita Irby, who has lived in Takoma Park for six (6) years, and the Executive Director, Karen Pittman, who has lived in Takoma Park for eighteen (18) years. Additionally, Ms. Pittman is a D.C. native and graduated from Western High School (now Duke Ellington) and walked to D.C. Youth Orchestra sessions at Coolidge. Ms. Pittman's current residence was renovated by Frances Phipps.

In searching for a permanent home, one of the Forum's criteria was to establish a national headquarters that reflects the humanness of their mission and the depth of their commitment to their cause. To this end, the Forum sought an organization home that is both welcoming and permanent, as well as a signature building that would help attract funding. The Cady Lee was a natural fit both in terms of its location, as well as its historic presence and stateliness.

V.
The Application Meets the Criteria for a Special Exception

As for the criteria for a special exception, 11 DCMR § 3104.1 permits the Board to grant special exceptions, pursuant to the following:

> Pursuant to authority contained in the Zoning Act of June 20, 1938 (52 Stat. 797), as amended, the Board is authorized to grant special exceptions, as provided in this title where, in the judgement of the Board, those special exceptions will be in harmony with the general purpose and intent of the Zoning

> Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps, subject in each case to the special conditions specified in this title . . .

In short, the Board is empowered to grant a special exception where it finds

(1) The proposed use is in harmony with the Zone Plan and Zone Maps;

(2) The proposed use is not likely to adversely affect the use of neighboring property.

The Board's discretion in reviewing an application for a special exception is limited to a determination of whether the Applicant has complied with requirements of the section. If the applicant meets this burden, the Board ordinarily must grant the application. First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment, 432 A.2d 695, 698 (D.C. 1981); Stewart v. District of Columbia Board of Zoning Adjustment, 305 A.2d 516, 518 (D.C. 1973).

Based on the attached information, and the testimony and evidence which will be presented at the public hearing, the Forum has met its burden. That is, the proposed use is in the Property meets the requirements for a special exception pursuant to Section 217 of the Zoning Regulations and the proposed use is in Harmony with the Zone Plan and maps.

The Proposed Use is in Harmony with the Zone Plan and Maps. As outlined in the following section, the Property meets the requirements for a special exception pursuant to Section 217 of the Zoning Regulations and is in Harmony with the Zone Plan and maps.

1. The proposed use meets the requirements of Section 217 of the Zoning Regulations. Section 217 of the Zoning Regulations provides that an existing residential building may be used by a nonprofit organization for the purposes of the nonprofit organization if approved by the BZA and providing that the building (a) is listed in the District's Inventory of Historic Sites or if the building is located within a district, site, area, or place listed on the District's Inventory of Historic Sites and (b) if the gross floor area of the building in questions,

not including other buildings on the lot, is ten thousand square feet (10,000 s.f.) or greater. 11 D.C.M.R. § 217.1.

The Cady Lee meets these requirements as the Property was listed on the District of Columbia Inventory of Historic Sites in 1974 and on the National Register of Historic Places in 1975. Additionally, the Property is located in the Takoma Historic District. The gross floor area of the Cady Lee Mansion is 10,002 square feet.

2. The Use of the Mansion Satisfies the Considerations of Section 217. In addition to meeting the foregoing requirements for a special exception pursuant to Section 217, the use of the Property by the Forum meets the following considerations:

(1) The use of the building and land by a nonprofit organization shall not adversely affect the use of the neighboring properties;
(2) The amount and arrangement of parking spaces shall be adequate and located to minimize traffic impact on the adjacent neighborhood;
(3) No goods, chattel, wares, or merchandise shall be commercially created, exchanged, or sold in the residential buildings or on the land by a nonprofit organization, except for the sale of publications, materials, or other items related to the purposes of the nonprofit organization; and
(4) Any additions to the building or any major modifications to the exterior of the building or to the site shall require the prior approval of the Board.

11 D.C.M.R. §§ 217.2 through 217.5.

a. The project is not expected to have any adverse impact on the uses of neighboring property. As discussed in greater detail in the following section, the use of the Property will not have an adverse affect on the surrounding neighborhood, which, in the District, is composed of apartment buildings, coops, the Takoma Metro site, and the CSX and metro rail lines.

b. There are adequate provisions for parking and loading. Because the Cady Lee Mansion is a historic landmark, it has received a waiver from the parking and loading requirements. Additionally, the Property is located within one (1) block of the Takoma Metro Station.

There are two issues related to parking: (1) staff and individual visitor parking, and (2) event parking. The Forum has thought seriously about both of these.

With regard to staff and visitor parking, as currently configured, the grounds can easily hold 9 or 10 cars without any double parking. Five cars can pull into the graveled-in sideyard, four to five cars can park around the circle. This configuration is more than adequate for the Forum's current staff (6 live in the Takoma area, 6 drive daily, others use public transportation).

As to event parking, the Forum typically hosts small meetings that bring in no more than fifteen to twenty-five (15-25) people. Many of the people who attend these meetings are from out of town and will use taxis or public transportation. For these events, staff can pull their cars in further into the side yard, allowing an additional five (5) guests to park for a total of eight (8) or nine (9) guest spaces on the premises. Additional guests will be encouraged to use the Metro. If they drive, they will be instructed to use the Metro Kiss and Ride lot (when appropriate), Piney Branch or Takoma Avenue (the extension of Eastern on the west side of Piney Branch).

Loading can be accommodated on the Property. Typical deliveries are from Federal Express or DHL. Other deliveries consist of general office supplies.

c. The Forum does not sell or create merchandise and does not plan on making any modifications to the exterior of the Cady Lee Mansion. To the contrary, the Cady Lee appealed to the Forum because of its historic nature. Accordingly, the Forum intends to maintain the Property in its present state. Modifications to the interior of the Cady Lee Mansion will be limited primarily to meet fire/safety and other code requirements.

2. The Project Will Not Impair the Integrity of the Zone Plan. As set forth above, the Forum's proposed use of the Property meets the requirements for a special exception pursuant to Section 217 of the Zoning Regulations. Moreover, the proposed use is more compatible with the surrounding neighborhood than some of the matter of right uses, including public school, child development center, embassy, physician or dentist home office, private club or lodge, bed and breakfast facility, dormitory, fraternity or sorority house, hospital or sanitarium or museum. Such uses would likely generate considerable more traffic and noise.

Use of the Mansion by the Forum also furthers the intent of the Zoning Plan to promote the active use of historic mansions and avoid deterioration of these assets to the District's rich history. Section 217 of the Zoning Regulations was enacted in response to the deterioration of many large historic mansions, particularly those fronting 16th Street. Many of these large mansions, such as the Cady Lee, were falling into disrepair, as single families were reluctant to move into what was considered "inhospitable locations." After much debate, Section 217 was adopted to allow nonprofit office use in these buildings in order to attract owners who would be able to use and maintain the properties.

The Cady Lee is a perfect example of the type of Property which 217 was aimed at preserving. Not only is the Mansion large for single-family use, its location does not make it attractive as a single-family residence. The rear of the Property abuts the railroad tracks and Metro rail. Additionally, the Property is located on a busy intersection. These factors have twice lead the Mansion into a severe state of disrepair. The difficulties caused by this location were cited in a front page story in the Washington Post Real Estate Section of October 16, 1999, in which a local historian trying to save the mansion was quoted as saying: "We even had a couple of Realtors who wouldn't even come see it." Given the Forum's commitment and ability to preserving both the interior and exterior of the Mansion, allowing their use of the Mansion for their headquarters will further the goals of the Zoning Plan.

The Use of the Property by the Forum Will Not Adversely Affect the Surrounding Neighborhood. The use of the Property by the Forum will not adversely affect the adjacent condominium units, the CSX rail line/Metro line, or the National Park Service property. The Forum does not work directly with youth but, rather, the Forum works with organizations that do research, recommend policies and planned and fund programs.

At present, the Forum has nineteen full time staff positions. The Forum also has an intern and fellow program that bring an additional one to three (1-3) people on site at various times during the year. Of these employees, only about five to six (5-6) drive to work. Other staff members walk or use public transportation, including the Metro and Metro Bus. Any growth in

the number of staff is expected to be minimal. To the extent that a few of the Forum's employees will drive to the Property, as set forth below, there is ample parking available on the Property to accommodate these employees.

On a typical day, the Forum does not have any visitors. However, given the Forum's business of bringing people together, it is expected that they will hold approximately two to three (2-3) meetings per month. These meetings will bring approximately ten to twenty-five people to the Property and will typically be held during the day. It is the Forum's experience that, as many of the people attending these meetings are from out of town, they arrive either by public transportation or by taxi cab.

Because of the Property's convenience to the Metro, the use of public transportation will be encouraged both for the Forum's employees and visitors. Given this policy, as well as the provision of adequate parking for the Forum's employees, use of the Property by the Forum will not adversely affect on-street parking in the surrounding neighborhood.

In light of the nature of the Forum's work and the Property's close proximity to the Metro, the Forum's use of the Property will not adversely affect the surrounding neighborhood.

VI.

Exhibits In Support of the Application

Exhibit A. Self-Certification Form.

Exhibit B. Metrorail StationMasters Map of Takoma Stations (Property Highlighted in yellow).

Exhibit C. Zoning Map (Property Highlighted in Yellow).

Exhibit D. Waiver from parking and loading requirements from the Historic Preservation Division of the D.C. Department of Consumer and Regulatory Affairs.

Exhibit E. Photographs of the Property and surrounding area.

Exhibit F. Certification of Karen McK Wood, AIA regarding Gross Floor Area of the Cady Lee Mansion.

Exhibit G. Survey of the Property.

Exhibit H. Parking Plan.

Exhibit I. Floor Plans.

Exhibit J. Questions and Answers About the Cady Lee Purchase.

Exhibit K. Brochure of the Forum for Youth Investment.

Exhibit L. Historic Takoma, Inc. letter of support.

VII.

Witnesses

1. Karen Pittman, Executive Director, The Forum for Youth Investment
2. Emily Eig, EHT Traceries, Inc.
3. Frances Phipps

VIII.

Conclusion

As the Applicant has met the tests for a special exception under 11 DCMR §217, the requested relief should be granted.

Respectfully submitted,

ROBINS, KAPLAN, MILLER & CIRESI L.L.P.

Richard B. Nettler

Jeannine Rustad Zigner

1801 K Street, N.W.
Suite 1200
Washington, D.C. 20006
(202) 775-0725

OUTLINE OF TESTIMONY OF ARCHITECTURAL HISTORIAN

A. Introduction

B. History of Cady Lee Mansion

C. Preservation Responsibilities

1. Takoma Park Historic District
2. Takoma Central District Plan
3. Landmark Status

D. Impact of New Use

1. Responsible Owner
2. Minimal Impact on Historic Fabric
3. Appropriate Match (more changes for modern residential use)

E. Conclusion

A

Form 1 – BZA Certification – Side 1 (Revised 03/07/00)

ZONING SELF-CERTIFICATION FORM

Date	Project Address(es)
February 13, 2002	7064 Eastern Ave., N.W.

Square	Lot(s)	Zone District(s)	ANC(s) Single Member District	Case No.
3351	808	R-5-A	4B01	

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

☐	Use Variance DCMR 11 §3103	☐	Area Variance DCMR 11 §3103	☒	Special Exception DCMR 11 §3104

which is provided for by DCMR Title 11 Section No(s): 217

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

(1) the agent is duly licensed to practice law or architecture in the District of Columbia;
(2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia;
(3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief as a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owner's Signature	Owner's Name (Please Print)
David Milney, Member Cady-Lee LLC	Cady-Lee, L.L.C. (as contract purchaser)
Agent's Signature	**Agent's Name (Please Print)**
	Richard B. Nettler/ Jeannine Rustad Zigner

DC Bar No.	929471/451110	or	Architect Registration No.	

Office of Zoning Determination
(DCMR Title 11 §3113.2)

Based upon review of the application and self-certification, this application is

☐	Accepted for filing
☐	Referred to Office of Zoning Administrator, Department of Consumer and Regulator Affairs, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ DCMR Title 11 3113.2; or ☐ DCMR Title 11 Zoning Regulations. Explanation_____

Signature		Date	

Jerrily R. Kress, FAIA – Director of the Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, DC 20001
(202) 727-6311 * www.dcoz.dcgov.org

Side 2

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on BZA Certification Form 1. All certification forms must be completely filled out (front **and** back) and be typewritten or legibly printed. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.

2. Complete one self-certification form per each application filed. Present this form with the BZA Form 2 application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING	REQUIRED	ALLOWED	PROVIDED	VARIANCE Deviation/Percent
Lot Area	24,251 s.f.	N/A	N/A	24,251 s.f.	NONE
Lot Width	128.36'	N/A	N/A	128.36'	NONE
Lot Occupancy	14%	N/A	60%	14%	NONE
Floor Area Ratio (FAR)	.41	N/A	.9	.41	NONE
Parking Spaces	9	"Adequate" 11 DCMR 217.3	N/A	9	NONE
Loading Berths	None	None	N/A	None	NONE
Front Yard	28'8"	0	N/A	0	NONE
Rear Yard	112.5'	15'	N/A	112.5'	NONE
Side Yard	40.5' & 13'7"	8'	N/A	40.5' & 13'7"	NONE
Court, Open	None	None	None	None	NONE
Court, Closed	None	None	None	None	NONE





StationMasters Online:

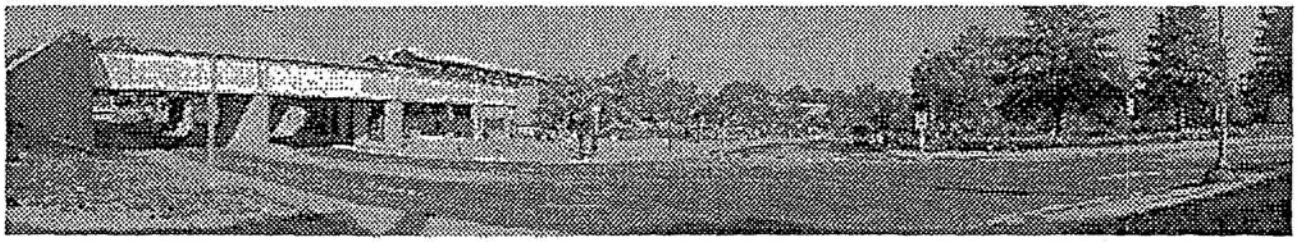
A Comprehensive Internet Guide to Metrorail Station Neighborhoods in the Washington, DC Metropolitan Area

Home

LOCAL BUSINESSES
Check now for ad rates and space availability
CLICK FOR INFO!

Takoma Station

Serving Red Line Trains



[W] Carroll Ave. Station entrance to parking [N] Carroll Ave.

Regional map + driving directions

System Map

Fares/Times

Metrobus

Map Key

HOTELS, SHOPS AND SERVICES NEAR THIS METRO STATION

CommuterPage.com

GUIDE BOOKS THAT WE RECOMMEND

Click here to e-mail comments or suggestions

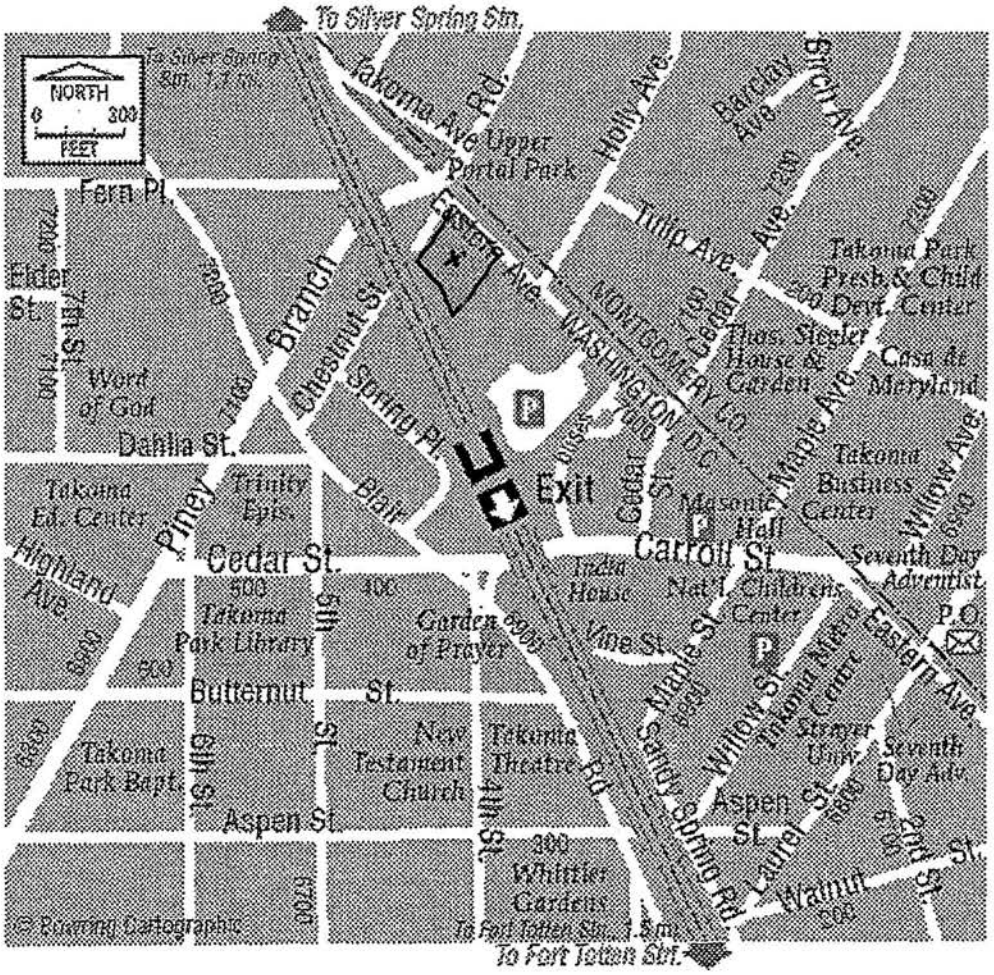
Go By the Book!
StationMasters
Guide to Neighborhoods served by Metrorail. More maps, information, and a detailed index.
>Click for info<

StationMasters is a product of Bowring Cartographic

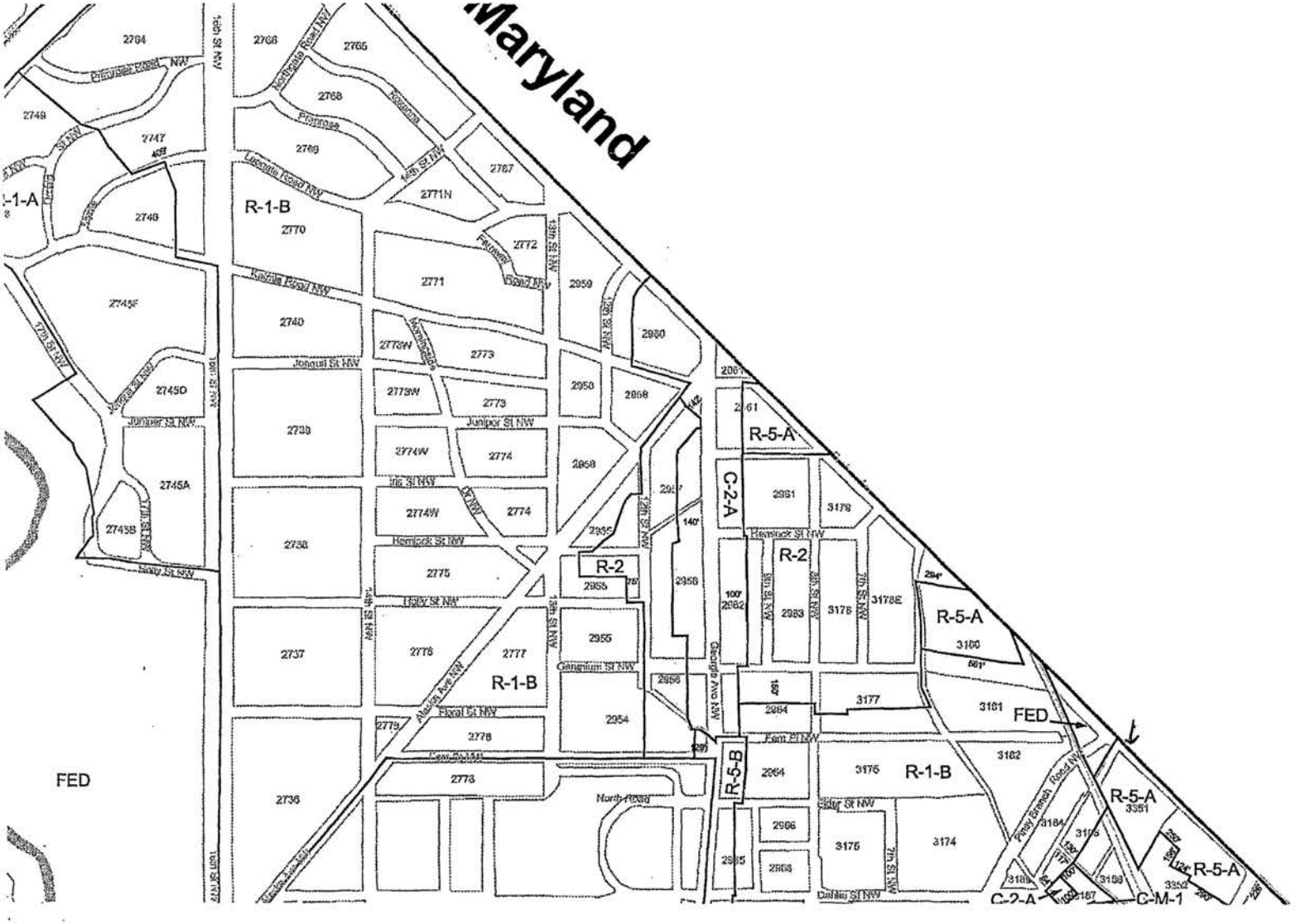
EMAIL map to a friend!

GET GEAR

Sign up for monthly e-mail news about events near Metrorail stations






Maryland
R-1-B
R-2
R-5-A
C-2-A
R-5-B
R-1-B
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C-M-1
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Hemlock St NW
Ivy St NW
Holly St NW
Gangnum St NW
Floral St NW
Fern Pl NW
Ridge St NW
Dahlia St NW
Alaska Ave NW
Georgia Ave NW
North Road
Piney Branch Road NW
14th St NW
13th St NW
12th St NW
11th St NW
10th St NW
9th St NW
8th St NW
7th St NW
Jonquil St NW
Kalmia Road NW
Fairmont Road NW
Lincoln Road NW
Princeton Place NW
Rosedale Conduit Road NW
Northgate Road NW
Longfellow St NW
Madison St NW
Meadow Ln NW
Morningside Ln
Newton St NW
Oglethorpe St NW
Quincy St NW
Rittenhouse St NW
Sherman Ave NW
Tuckerman St NW
Upshur St NW
Varnum St NW
Webster St NW
Whittier St NW
Willow St NW
Yuma St NW
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

APPLICATION TO CERTIFY A HISTORIC BUILDING FOR D.C. ZONING REGULATIONS OR CONSTRUCTION CODES

I hereby request certification that the following property is a historic landmark or a building or structure contributing to the character of a historic district in the D.C. Inventory of Historic Sites, for the purpose of D.C. Zoning Regulations or the D.C. Construction Code. A photograph of the front of the building is attached.

Address: 7064 Eastern Avenue, NW

Square: 3351 Lot: 808

PURPOSE OF REQUEST:

__X__ Waiver of Additional Off-Street Parking Spaces (Section 2100.5)

__X__ Waiver of Additional Off-Street Loading Spaces (Section 2200.5)

_____ Increase in Number of Sleeping Rooms in a Bed-and-Breakfast Facility (Section 203.8)

_____ Non-Mandatory Compliance with Code Provisions (BOCA Section 3406.1)

_____ Alternative Compliance Provisions for Existing Buildings (Chapter 34, DC Construction Code Supplement of 1999)

The Forum for Youth Investment — 202/775-0725

Applicant By Robins, Kaplan, Miller & Ciresi, LLP — Telephone

1801 K Street, NW, Suite 1200, Washington, DC 20006
Address

Signature Richard B. Nettler/Jeannine Rustad Zigner — 5/21/02 Date

HISTORIC PRESERVATION DIVISION USE ONLY
I hereby certify that this property is either a historic landmark or a building or structure contributing to the character of a historic district listed in the D.C. Inventory of Historic Sites.

State Historic Preservation Officer — 5/24/02 Date





















F

4|17

Karen McK. Wood, AIA
1434 Brinton's Bridge Road
Chadds Ford 19317
610-388-3314

April 17, 2001

Ms. Merita Irby

The Forum For Youth Investment

7014 Westmoreland Avenue

Takoma Park, Maryland 20912

Dear Ms. Irby:

With regard to the Cady-Lee Mansion at the interseotion of Piney Branch Road and Eastern Avenue in Takoma Park, D.C., recent measurements of the Gross Floor Area were taken. These include all Basement, First Floor, Second Floor, Third Floor, and Attic space with a minimum headroom of 6'-6". Also included are covered Porches, also known as outside balconies, which exceed a projection of six feet beyond the exterior walls of the building. With regard to the Basement, the ceiling is a minimum of 4'-0" above the adjacent finished grade. All floor measurements include the exterior walls and stairwells,

The results are as follow:

ENCLOSED STRUCTURE	SQ. FT.
Basement	2189
First Floor	2244
Second Floor	2172
Third Floor	1362
Attic	647
SUBTOTAL	8614

COVERED PORCHES	SQ.FT.
First Floor Porches	1159
Second Floor Porches	229
SUBTOTAL	1388

GROSS FLOOR AREA TOTAL 10,002 SQ.FT.



Sincerely,

Karen McK. Wood, AIA
D.C.License #5211

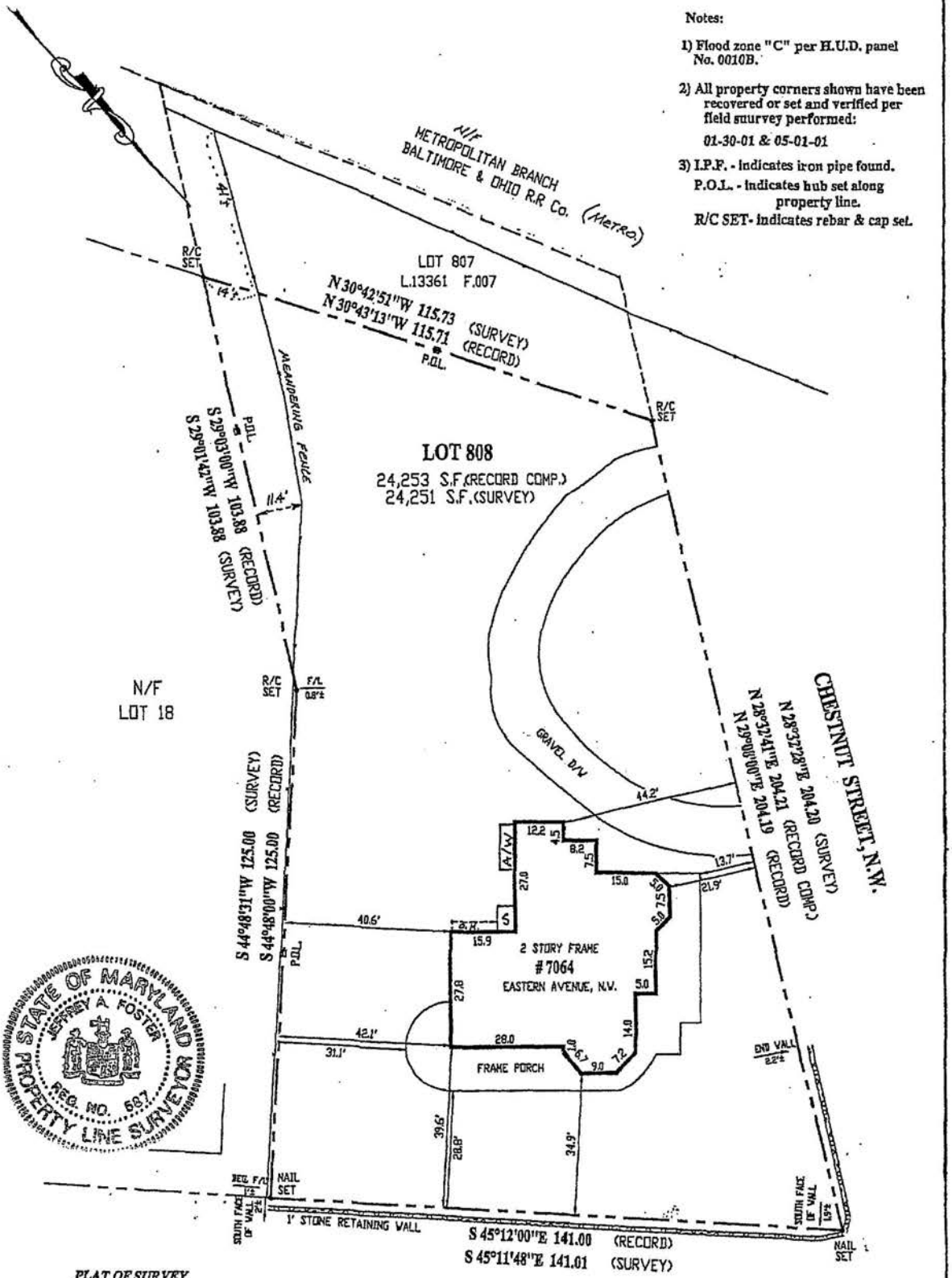
The information shown hereon has been prepared without benefit of a Title Report, therefore may not reflect all easements or encumbrances which may affect subject property.

Notes:

1) Flood zone "C" per H.U.D. panel No. 0010B.

2) All property corners shown have been recovered or set and verified per field survey performed:
01-30-01 & 05-01-01

3) I.P.F. - Indicates iron pipe found.
P.O.L. - Indicates hub set along property line.
R/C SET - Indicates rebar & cap set.



STATE OF MARYLAND
JEFFREY A. FOSTER
REG. NO. 587
PROPERTY LINE SURVEYOR

PLAT OF SURVEY

LOT 808, SQUARE 3351

WASHINGTON

DISTRICT OF COLUMBIA

EASTERN AVENUE, N.W.

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Ordinator

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO DOCUMENTS OF RECORD AT THE OFFICE OF THE DISTRICT OF COLUMBIA SURVEYOR. LOCATION OF IMPROVEMENTS SHOWN HAS BEEN BASED UPON FIELD MEASUREMENTS FROM EXISTING LINES OF APPARENT OCCUPATION. WHENEVER POSSIBLE, PRIOR SURVEYS OF PUBLIC RECORD HAVE BEEN USED TO CONFIRM INFORMATION SHOWN."

Jeffrey A. Foster

MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

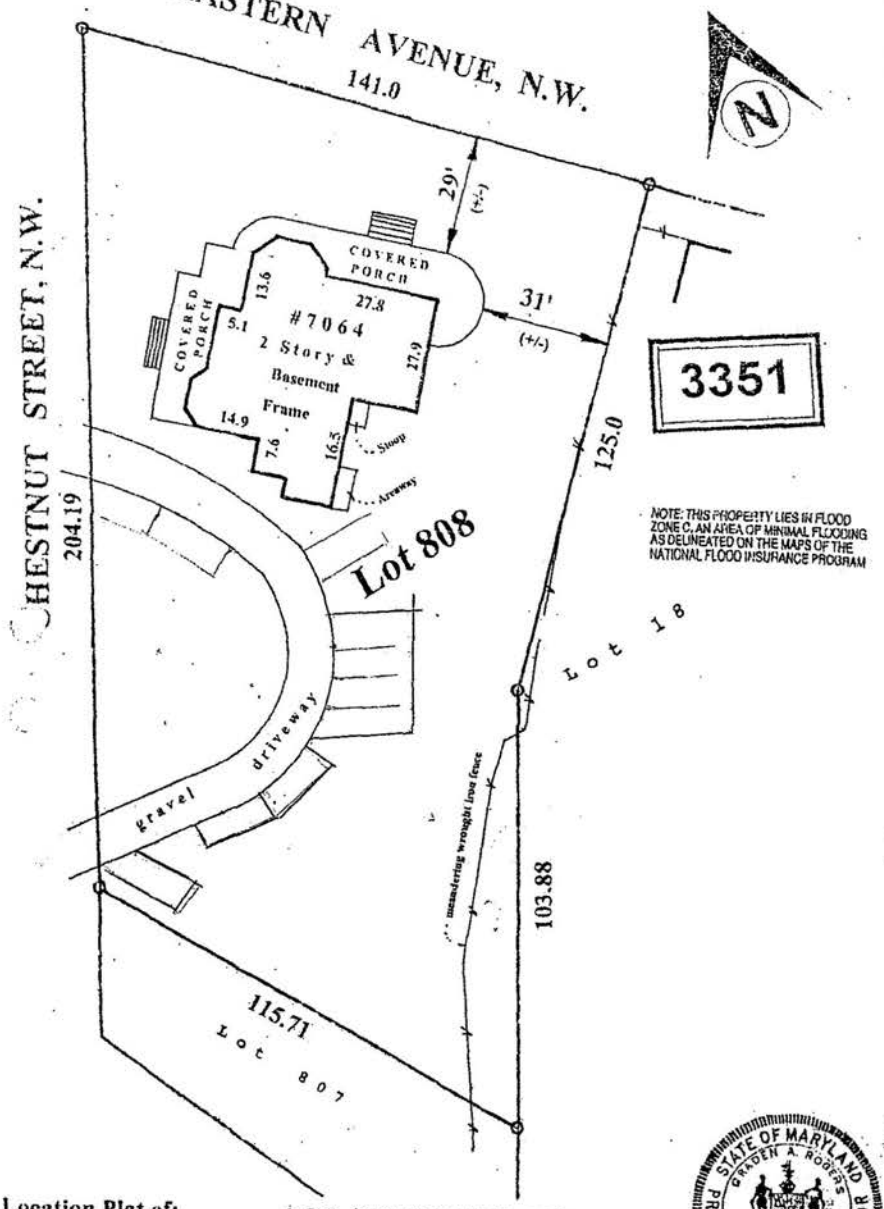
REFERENCES	
D.C. SURVEYOR RECORDS	
PLAT BK.	A&T
PLAT NO.	3599-F
LIBER	
FOLIO	

SNIDER & ASSOCIATES
SURVEYORS – ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 216
Gaithersburg, Maryland 20879
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS		SCALE:	1" = 30'
WALL CHECK:		DRAWN BY:	E.M.G.
HSE. LOC.:	01-30-2001	JOB NO.:	2001-97
PROP. CORS.:	05-01-2001		

H

LANDTECH
ASSOCIATES INC.
7907 BALTIMORE AVENUE SUITE 214
COLLEGE PARK, MARYLAND 20740



NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

STATE OF MARYLAND
GRADEN A. ROGERS
No. 119
REGISTERED
PROPERTY LINE SURVEYOR

Location Plat of:
7064 Eastern Avenue, N.E.
WASHINGTON, DC
CASE NUMBER: 200054

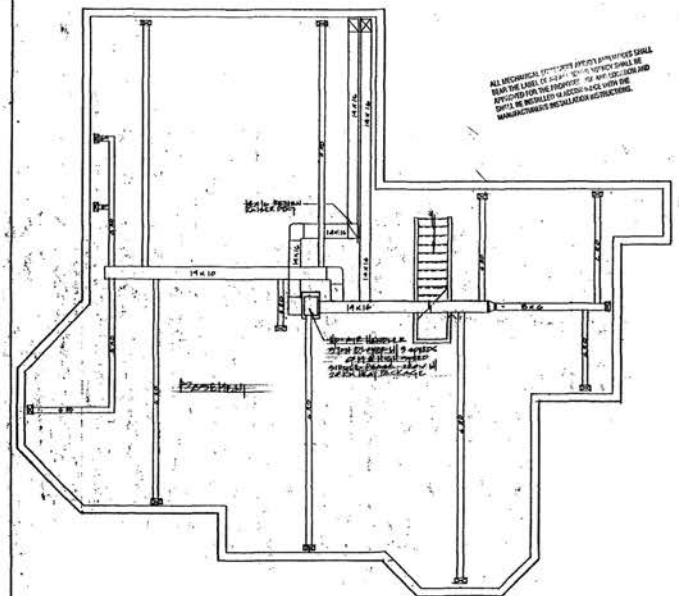
LOT: 808 SQUARE: 3351
Per Assessor's Records
DATE:8-01-00 SCALE:1"=30'
FILE NUMBER: MSC-200258

NO TITLE REPORT FURNISHED

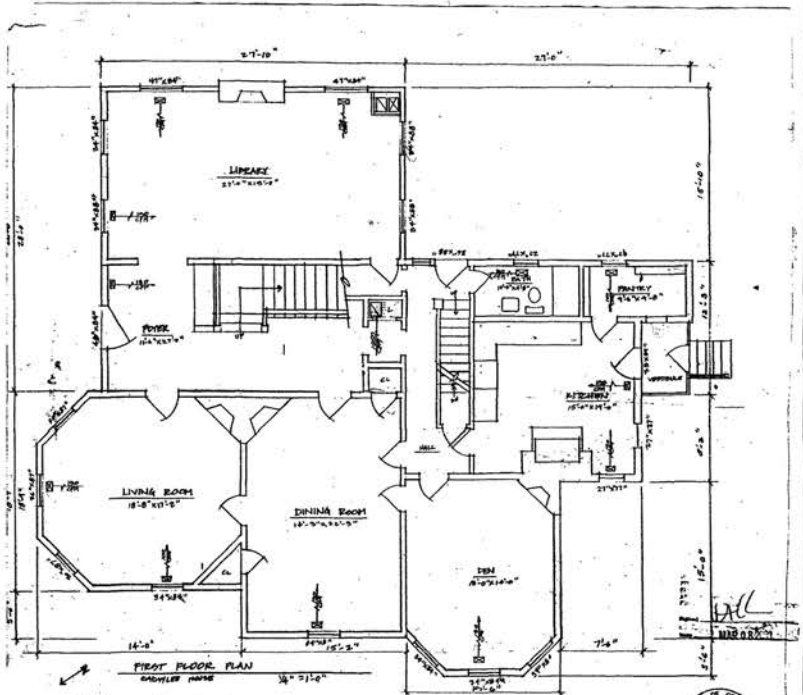
CERTIFICATION: I hereby certify that the position of all the existing visible improvements the above described property has been carefully established in relation to the apparent title es and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements or r permit applications.

GRADEN A. ROGERS — PROP. L.S. MD. LIC. NO. 119





HVAC - BASEMENT PLAN
1/4" = 1'-0"



HVAC - FIRST FL. PLAN
1/4" = 1'-0"

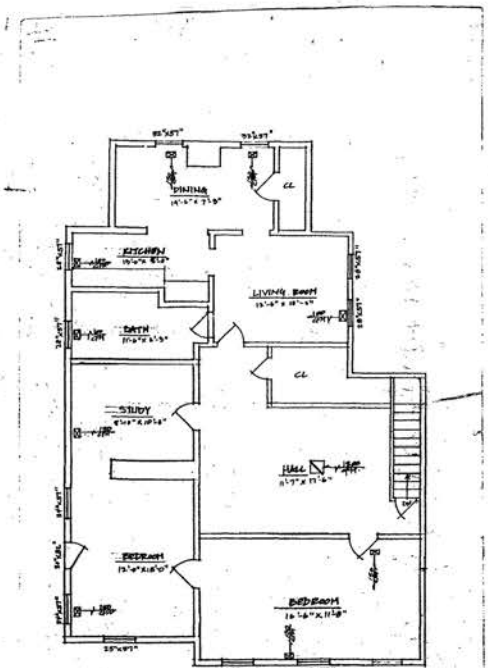
RECEIVED
MAR 0 8 2001
Mechanical Engineering Section

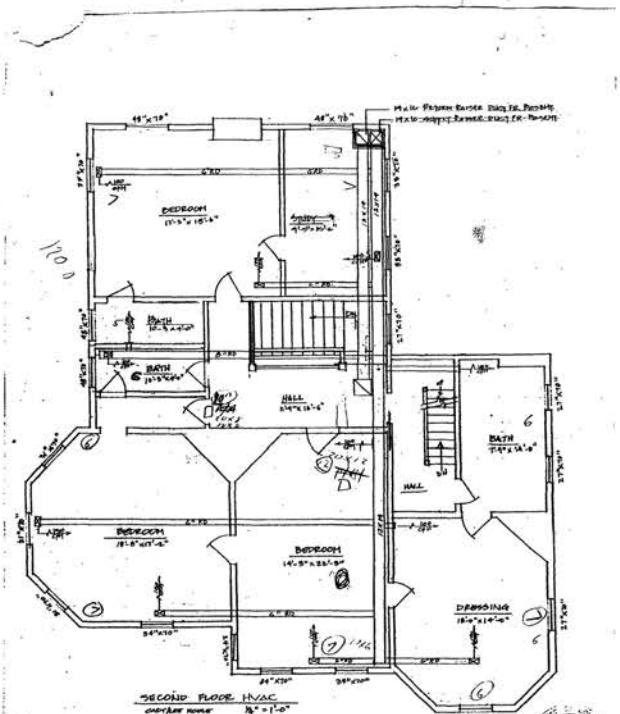
DISTRICT OF COLUMBIA
DONNA M. WOOD
No. 9212
REGISTERED
ARCHITECT

RESIDENCE OF HAROLD & FRANCES PHIPPS
1009 EASTERN AVE N.W.
WASHINGTON D.C. 20012

PLANS FOR: PRIMARY MULTIGRAM -
9301-D HOLLAND DR.
ROCKVILLE, MD. 20850

1 OF 3

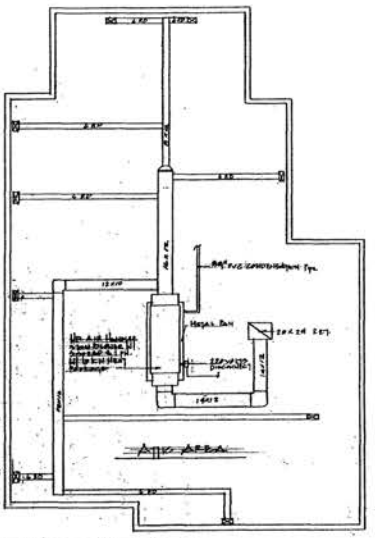




RESIDENCE OF HAROLD & FRANCES PHIPPS
10619 BAMBERWARD, N.W.
WASHINGTON D.C. 20012

PLANS FOR PRIMARY MULTICRAFT
3321-D HOLLAND DR.
BELTSVILLEVILLE MD 20705

2 of 3



HVAC - ATTIC AREA
1/4" = 1'-0"

HVAC - NOTES

1. ALL HVAC DUCT WORK WILL BE DONE IN ACCORDANCE WITH LOCAL CODES & REG'S.
2. ALL EQUIPMENT TO BE U.L. APPROVED
3. SUPPLY REG. TO BE 6 x 10 HUYE

MAR 08 2001

RESIDENCE OF HAROLD & FRANCES PHIPPS
1009 EASTERN AVE N.W.
WASHINGTON D.C. 20012

PLANS FOR: PRIMARY MULTIGRAPH
8901-D HOLLAND DR.
POTOMAC, MD. 20854

3 OF 3



the forum
FOR YOUTH INVESTMENT
Helping organizations that invest in **youth,** invest in **change**

Questions & Answers
About the Cady Lee Purchase

Q: *What is the Forum for Youth Investment? What is its mission?*
A: The Forum is a national not-for-profit organization that is committed to make life better for children and youth.

Q: *What does the Forum do?*
A: The Forum is a catalyst for bringing organizations together to improve programs and policies. We do not work directly with youth. We work with the organizations that do research, recommend policies and plan and fund programs. We also work directly with states and communities around the country.

Q: *Why Takoma?*
A: As a national organization we want to be in or near Washington D.C., but we do not need to be in downtown Washington. Takoma is a perfect location – close to downtown, convenient from the Beltway and to Metro. Our current offices are in Takoma Park, Maryland on Westmoreland Avenue. We're delighted that we've been able to find a building that addresses our long-term needs, gets us a D.C. address, but keeps us in the Takoma neighborhood. Five of our staff live in Takoma including the Deputy Director, Merita Irby who has been in Takoma Park for 6 years and the Executive Director, Karen Pittman who has been in Takoma Park for 18 years and is a D.C. native who graduated from Western High School (now Duke Ellington) and walked to D.C. Youth Orchestra sessions at Coolidge.

Q: *Why the Cady Lee?*
A: The heart of the Forum's work is about relationships – bringing leaders together to share information and shape new agendas. We need a national headquarters that reflects the humanness of our mission and the depth of our commitment. We are not going anywhere. We want an organizational home that is welcoming and permanent. We want a signature building that attracts funding.

Q: *Does the Cady Lee meet the non-profit zoning exemption requirements?*
Yes. First, the Forum is a non-profit, incorporated in the District. The requirements state that the property has to be a historic property or in a historic district and that it has to provide 10,000 or more square feet of livable space. The legal definition of livable space includes covered porches and basements with sufficient height, light, exits and ventilation. Before beginning the process, we paid for an architect familiar with the zoning regulations to measure the house. It provides just over 10,000 square feet of livable space.

Q: *The Cady Lee is one of Takoma's historic treasures. What changes do you expect to make to the house to make accommodate your offices?*

A: The Forum is buying the Cady Lee *because* it is a historic property. We have every intention to maintain it as such. We will do things that are absolutely essential to meet code requirements. We will retain the services of an architect that has expertise in historic properties to help us determine how to address any code requirements. We will use as many of the craftsmen hired by Frances Phipps to do the renovation and will rely on Frances for advice throughout the process. Based on what we know now, we anticipate these changes or improvements:

Outside: None. We have every intention to preserve and maintain the house exterior and property. We may need to provide additional parking spaces in the side yard. We may, at a future date, decide to pave the driveway and install a low wrought iron fence along the retaining wall. If an ADA access ramp is needed, we will work to have it installed on the back of the property away from street view. Our preliminary understanding is that we will not need a fire escape on the outside to provide an exit from the 3rd floor.

First Floor: We are purchasing the house, in large part, because of the first floor. Other than changes required to meet ADA and fire regulations, we have no plans other than electrical upgrades and an alarm system. We are prepared to go to the additional expense of putting in a sprinkler system rather than fire doors. This has greater viability for preserving the building and preserves the integrity of the 1st floor.

Second Floor: Basically the same answers. We were attracted because of the way the space is configured and the style and look. We have no intention of dividing the rooms. Our staff prefers to work in a historic home environment vs. traditional office space. We may take out the master bathroom added in during the renovation if we need the space for offices since there are currently 3 full baths on the 2nd floor.

Third Floor: We will install doors on some of the rooms. We may take out the cabinet recently installed in the dining area so that it can be better used for office space.

Ground Floor: This floor is currently unfinished. We see this as a great opportunity to finish off this space to complete the mansion and to provide additional office and storage space.

Q: *How many staff will be located in the house?*

A: At present, the Forum has 19 full time staff positions. We also have an intern and fellow program that brings an additional 1-3 people on site at various times during the year. Currently, only one third of the staff drive to work. We may have a bit

more growth, but not much. This is why we are confident that the Cady Lee will be our long term home.

Q: *How frequently will you hold meetings or events?*
A: Again, our business is bringing people together. We expect to hold perhaps 2-3 meetings a month. Most will be during the day occasionally lasting into the evenings. Most will bring in 10 to 25 people although the Cady Lee is certainly a wonderful place to have larger receptions on occasion. We will encourage participants to use public transportation.

Q: *Can the property withstand the additional wear and tear?*
A: Frances assures us it can. All of the structural beams and rafters made of oak. There is virtually no way to overload the beams. Nonetheless, we will make sure that most office files are located around the edges of rooms, not in the middle. We are concerned about the floors. We will install area rugs in high traffic areas. Our plan is to locate most of the heavy equipment (e.g. large copiers) and storage files on the ground floor.

Q: *What did you offer for the property?*
A: It was listed for $1.3 million. We offered a good price, a fair price to which Frances Phipps agreed.

Q: *Who bought the Cady Lee?*
A: The Forum for Youth Investment is the long-term owner of the property. The Cady Lee LLC, a group of investors brought together by a member of the Forum's Board of Advisors, is helping us purchase the property. ***Update:*** *As of April, the Forum secured funding to purchase the property outright. The Forum closed on the house on May 7th.*

Q: *Will you share it with the public?*
A: Definitely. We will certainly open the house – at least the first and second floors – for House and Garden Tours whenever asked. We are willing to discuss ways to open it up to the community for official meetings. Once we are moved into the property and have a better sense of our use patterns, we will explore the possibilities for renting the first floor space for small weekend and evening functions in ways that are not disruptive to the community or destructive of the property. In addition, we hope to use this move to strengthen our ties to local organizations that work with or on behalf of young people. We will explore the possibilities of establishing a regular lecture series or training series.

Q: *What is your position on the bike path?*
A: We are very supportive our future neighbors' position – especially that of the Eastmont Coop next door – who oppose the bike path proposal. We will certainly work closely with our neighbors on this issue.

Q: *When do you hope to occupy the property?*
A: We would hope to be fully moved in before the end of the summer. Once we are settled in we will certainly invite in our neighbors to help us celebrate.



Executive Team

Karen Pittman
Executive Director

Merita Irby
Director of Programs

Alice Reid
Director of Operations

Advisors

Larry Aber
National Center for Children in Poverty

Susan Nall Bales
FrameWorks Institute

Shay Bilchik
Child Welfare League of America

Dale Blyth
University of Minnesota

Claire Brindis
University of California, San Francisco

Jeanne Brooks-Gunn
Columbia University

Sarah Brown
National Campaign to Prevent Teen Pregnancy

Peter Edelman
Georgetown University Law Center

Cornelius Hogan
Senior Consultant for the Annie E. Casey Foundation

Cliff Johnson
National League of Cities

Otis Johnson
Savannah State University

Michael Levine
I Am Your Child Foundation

David Milner
Community IMPACT!

Richard Murphy
Center for Youth Development & Policy Research

Wendy Puriefoy
Public Education Network

Jane Quinn
Children's Aid Society

Harold Richman
Chapin Hall Center for Children

Jay Schenirer
Foundation Consortium

Maureen Sedonaen
Youth Leadership Institute

Warren Simmons
Annenberg Institute for School Reform

Mark Soler
Youth Law Center

Adria Steinberg
Jobs for the Future

Dorothy Stoneman
YouthBuild USA

Lisa Sullivan
Listos, Inc

Gary Walker
Public/Private Ventures

Heather Weiss
Harvard Family Research Project

the forum
FOR YOUTH INVESTMENT

7014 Westmoreland Avenue
Takoma Park, Maryland 20912
T: 301.270.6250 F: 301.270.7144
Email: youth@iyfus.org www.forumforyouthinvestment.org

the forum
FOR YOUTH INVESTMENT

Helping organizations that invest in **youth,** invest in **change**





A U.S. initiative of the International Youth Foundation™

The Context

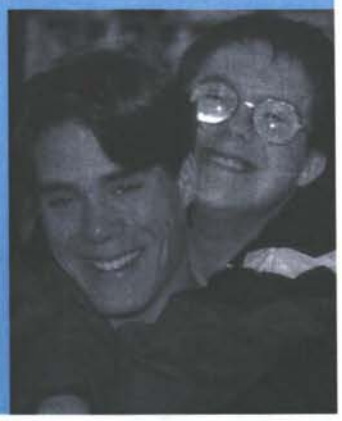
The United States is fortunate enough to have a variety of organizations that work on behalf of children, youth and their families. Some of these organizations provide funding or direct services, while others concentrate on research, advocacy, or policy development. Some focus on children and youth in the greatest need – those who are poor, homeless, in gangs, addicted to drugs, involved with the courts. Some focus on all children and youth or even on those with special talents. Their goals: to help them avoid problems, prepare for adult roles, or participate fully in their communities as contributors, implementers, and change-makers.

Our goal: To create strategic alliances among the full range of organizations that invest in youth. To forge strong connections between those organizations and those that invest in young children, families, and communities.

Our Vision

Allied youth fields in which organizations and disciplines that address distinct needs such as education, health, and self-expression have different goals, different practices, and different bottom lines, but are:

- Linked by a few core beliefs about what is needed;
- Guided by a shared sense of accountability; and
- Driven by a common desire to ensure that young people and their families have the supports, opportunities and services needed to prosper and contribute where they live, learn, work, and play.



the forum
FOR YOUTH INVESTMENT

Helping organizations that invest in **youth,** invest in **change**

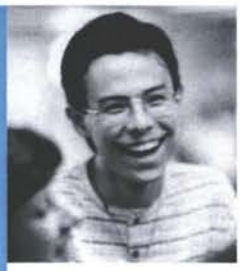
Mission and Strategies

The Forum for Youth Investment was created to increase the quality and quantity of youth investments and youth involvement by promoting a big picture approach to planning, research, advocacy, and policy development among the broad range of national organizations that help constituents and communities invest in children, youth and families. To do this, the Forum commits itself to building connections, increasing capacity, and tackling persistent challenges within the youth fields.

Forum staff collectively represent decades of knowledge about youth research, programming, and policy. Knowledge not just of issues and institutions involved, but of individuals with breakthrough ideas. Because of that knowledge, the Forum has advised many foundations and national organizations in the process of creating, assessing, and improving their organizations' policies and programs. Some of the Forum's clients include: the Kellogg, Surdna, and E.M. Clark Foundations and the Carnegie Corporation; and national organizations such as United Way, Camp Fire Boys and Girls, and Council of Chief State School Officers. And thousands of individual practitioners, planners, funders, and researchers have benefited from the keynotes and writings of Forum co-creators Merita Irby, co-author of *Urban Sanctuaries*, and Karen Pittman, a regular columnist in *Youth Today*. The Forum builds on and continues this work, but goes beyond it. We recognize that information, while critical, is not enough to ensure action. Our work focuses on strategies that:

- **build connections** among the organizations that invest in youth, through member profiles, action calendars, a shared information bank, commentary, and spaces for structured conversation;
- **strengthen the capacity** of their staff, constituents, and communities, through products, tools, workshops, speakers and consultants networks, interns and fellows programs, and international insights; and
- **tackle challenges** that cut across their organizations and issues, through strategic partnerships with Forum members to contribute to or create structured, time-limited learning, planning, and action groups that tackle tough issues and create bold agendas.





Audience

The Forum's ultimate targets are the individuals and organizations that touch the lives of young people – parents, teachers, youth workers, employers, counselors, health providers, coaches, reporters, and funders. Anyone interested in youth should get on our mailing list and check out our website at www.forumforyouthinvestment.org.

To reach these audiences, the Forum's core work is with organizations that have a national and international reach because their ideas, funds, members, or readers span the allied youth fields and share our vision and beliefs. Our commitment is to build strong one-to-one relationships with these organizations, to bring their ideas into the Forum and to help move the Forum's ideas out to their audiences.

The Forum is grateful for core support provided by the International Youth Foundation, and the Charles Stewart Mott, Ford, James Irvine, and Packard Foundations.

Our Beliefs

We believe that all young people need and deserve intentional investments and opportunities for involvement throughout at least the first two decades of life. Recognizing development and engagement do not stop when the school bell rings, investment and involvement are critical throughout young people's waking hours. These investments must move beyond solving problems and promoting academic achievement to support a full range of positive outcomes – helping young people grow physically, socially, emotionally, personally, ethically, civically, vocationally and intellectually. Further, these investments are more than just programs – they are a full range of basic services, formal and informal supports, and challenging opportunities for young people to be engaged and contribute. And because learning and development happen in a variety of settings, we need to be intentional about providing supports and opportunities in all the places where young people live, learn, work, play, and make a difference.

This is the big picture of youth investment.







Historic Takoma, Inc.

"Preserving the Heritage of Takoma Park-MD and Takoma-DC"

My name is Bonnie Moss. I am co-chair of the DC committee of Historic Takoma and a member of the Board of Historic Takoma. Historic Takoma, Inc. (HTI) is a membership-based, all-volunteer, nonprofit organization dedicated to helping preserve the heritage of Takoma Park, MD and Takoma, DC.

On May 9, 2002, Members of the Board of Directors of Historic Takoma met with Karen Pittman and Merita Irby, Executive Director and Deputy Director respectively, of the Forum for Youth Investment, the new owners of the Cady-Lee Mansion. The purpose of the meeting was to discuss the requirements for the nonprofit zoning exemption required in order for the Forum for Youth Investment to be able to occupy the Cady Lee, and how best to ensure the preservation of the mansion, which is on the National Register of Historic Places and undoubtedly the most significant structure we have in Takoma.

The meeting was a fruitful one. The Board members of Historic Takoma were delighted to find that our appreciation for the Cady-Lee and concern for its continued preservation in its current state was matched by the appreciation and concern of Karen Pittman and Merita Irby. The changes that must be made to meet the requirements for the zoning exemption will be minimal and will be carried out in a manner that does as much as possible to preserve the mansion as it is now. Most encouragingly, the Forum has sought out experts in historic preservation to carry out the needed alterations and researched the most preservation-friendly alternatives for making needed fire safety and other accommodations.

Following this meeting, the Historic Takoma, Inc. Board of Directors voted unanimously at its May 15 meeting to formally support the Forum's request for a zoning exemption. Because the Forum does not expect to have a need for much parking, we will additionally recommend that the requirement for additional parking spaces be kept to a minimum.

Historic Takoma feels the purchase of the Cady-Lee by the Forum is a happy outcome for historic preservation and for the community, and we are looking forward to a positive relationship with the new owners.

6903 Laurel Avenue ❖ Takoma Park, MD ❖ 20912 ❖ 301.270.2831
P.O. Box 5781 ❖ Takoma Park, MD ❖ 20913 ❖
Historic Takoma is a nonprofit 501(c)(3) organization incorporated in Maryland and the District of Columbia