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DETAILED STATEMENT OF EXISTING AND INTENDED USE

(Required Item 4.C. of Form 120)

The special exception allowing the use of Tudor Place by the Applicant as a museum was first granted in 1988, pursuant to BZA Order No. 14729. This special exception was granted for another five years in 1994 by BZA Order No. 15744, and later granted for another three years in 1999 by BZA Order No. 16477. BZA Order No. 16477 (the "1999 Order") also authorized the non-profit organization use of the Dower House for certain purposes accessory to the nonprofit museum use of Tudor Place, and was affirmed by the District of Columbia Court of Appeals. See Georgetown Residents Alliance v. District of Columbia Board of Zoning Adjustment, 802 A.2d 359 (D.C. 2002). (See Tab 8)

The 1999 Order included restrictive conditions on the operation of Tudor Place and the Dower House. The Applicant has complied with such conditions during the relevant period, and, under the leadership of Leslie L. Buhler, its new Director since June 2000, the Applicant has made concerted efforts to ensure that the Applicant promptly addresses any concerns raised by its neighbors.

Tudor Place was in the continuous ownership of the Peter family from 1805 to 1983, in which year Mr. Armistead Peter, III, died and left the Property to the Applicant. Consistent with Mr. Peter's will, it is the Applicant's intention that the outstanding architecture of the Tudor Place residence, its extensive gardens, and the intimate connection of the house and family with the history of Georgetown and the District of Columbia, continue to be made available for public appreciation. The Applicant's goal is to continue to operate the Property as a non-profit organization and to preserve the buildings and grounds of the historic property, as well as the significant artifacts of the Peter family that have been preserved in tact through six generations.

To protect the character of the Property and its surroundings and to ensure tours of the highest quality, the Applicant has opened the estate (both the houses and the grounds) to visitors on a controlled basis. There are two distinct types of tours currently conducted at Tudor Place: (1) regular visits of individuals and (2) group visits, where special arrangements have been made for groups. Tudor Place is open for a maximum of ten tours per day, beginning no earlier than 9 a.m. The tour of the house takes approximately 45 minutes. Following the tour, visitors have an opportunity to visit the gardens. The gates of the property are closed no later than 4:30 p.m. Experience has shown that the peak visiting seasons are spring and fall, with visitation lower in the summer and winter. In addition to these existing tours, the Applicant is proposing to expand its hours of operation in to accommodate evening tours not more than one day per week, on Mondays, Tuesdays or Wednesdays, between 5:30 p.m. and 8:30 p.m.

Tudor Place also occasionally hosts special events. Because of its beauty and history, Tudor Place attracts such functions. Certain of these functions are rental functions that generate a substantial contribution to Tudor Place's operating budget, thereby making them critical to the maintenance and operation of Tudor Place as a museum. Other functions, while not rental functions, generate substantial voluntary contributions and serve to raise Tudor Place's profile as a historic property, thereby serving the Applicant's mission to share Tudor Place with

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the public. Recognizing the potential impact that these larger functions present to Tudor Place's surrounding neighbors, the Applicant agreed in connection with the 1999 Order to keep these events very limited in number and to abide by highly restrictive rules with respect to any such events that take place.

Pursuant to the 1999 Order, the use of Dower House has been limited to use for small functions, small exhibits and by the Applicant's artist in residence. The Applicant is proposing to modify its accessory use of the Dower House so as to permit it to relocate administrative offices from Tudor Place into the Dower House. As such relocation would enable the Applicant to significantly reduce daily wear and tear on the historic fabric of the museum premises, the Applicant considers such relocation essential to the long-term preservation of Tudor Place. Such relocation will not alter the existing arrangements that enable Tudor Place employees to not use on-street parking. Accordingly, the Applicant expects that such change will have no impact on the surrounding community.

The Applicant is committed to being a good neighbor. In connection with this application for a renewal of its special exception, the Applicant has reviewed the existing operating conditions to which it is subject under the 1999 Order. Based on such review, the Applicant has determined that, subject to the changes described above and other changes discussed under Tab 5, the Applicant believes that it can to continue to adhere to the conditions set forth in the 1999 Order while remaining true to its mission as established by Mr. Peter's will. A full list of the proposed operating conditions is included in the Applicant's statement under Tab 5 explaining how this application meets the tests identified in the Zoning Regulations for the special exception being sought.

11-27-12 BD.