Atlantic Services Group

Atlantic Valet • Atlantic Parking • Atlantic Transportation
2175 K Street, NW, Suite 120
Washington, DC 20037
Voice: (202) 466-5050
Fax: (202) 466-7194
Web: atlanticservicesgroup.com

DC Office of Zoning
441 4th Street, NW
Suite 210
Washington DC 20001

Tudor Place has been engaging the services of Atlantic Valet for more than 10 years, and in the past 2 years they have used us exclusively. In an effort to address the community's concerns regarding limited parking space, Tudor Place Foundation has worked very closely with Atlantic Valet to come up with viable alternatives that would allow for all special events cars to be parked on certain parking lots in the Georgetown area. The following will outline these parking lots and their respective capacities:

- Tudor Place (rear driveways and the garage area)..... 40 cars
- Chevy Chase Bank (Wisconsin Av. & Q St., NW).....16 cars
- Jelleff Boys & Girls Club (Wisconsin Av. & S St., NW)..... 60 cars
- Hardy Middle School (Wisconsin Av. & 35th St., NW)..... 50 cars

TOTAL.....166 CARS*

* Atlantic Valet has a long-term contractual agreement with Cassidy & Pinkard, a property management company, to operate their 175-space parking lot and garage at 2233 Wisconsin Avenue, NW. While we have never had to exercise this option, this parking facility is always available to be used by the valet parkers as an overflow lot if needed.

Atlantic Valet was founded 1981. Along with Tudor Place, we also enjoy a good working relationship with other Georgetown venues with similar parking challenges: Dumbarton House, the Evermay Estate, Halcyon House and Car Barn as well as many private residences. Our extensive experience has allowed us to develop the expertise to accurately estimate the number of cars that can be expected at a given event. At Tudor

BZA
Case No. 16974
Exhibit No. 85

Board of Zoning Adjustment
District of Columbia
CASE NO. 16974
EXHIBIT NO. 85A1

Place, a typical 100-guest function will result in 30 to 35 cars. For 200 to 350 guests we usually park between 80 and 110 cars and a guest count of 500 will yield about 160 cars. Last time we served there was at last year's Garden Party in May 2002. The guest count was about 400 and we parked a total of 75 cars.

In order to successfully operate at Tudor Place while observing its strict "no street parking" rule, Atlantic Valet nearly doubles the number of parking attendants for needed for valet jobs. In addition, we use 2 vans to shuttle valets to and from the parking lots. At any given time (notably at the beginning when guests are arriving,) we will have some valets driving guests cars from Tudor Place to the lots parking lots while others are on their way back on one of the two shuttles. The use of two shuttle vans allows us to move staff around quickly and efficiently. The parking spaces along the rear driveway of Tudor Place are used as a holding area in the beginning. In order to maintain a reasonable flow of traffic on 31st Street, 3 or 4 valets are assigned to quickly move cars from the front entrance to the holding area in the back. After all guests have arrived, we then finish parking cars at a more deliberate pace. Our shuttle drivers and parking lot attendants have 2-way radios to keep in constant communication throughout the event. As an event nears its end, valets move to the parking lots where claim check numbers are communicated to them by radio.

By applying these formulas and with the help and cooperation of Tudor Place, Atlantic valet has been able to render valet service at this venue while minimizing the inconvenience to the neighborhood.

Best regards,

Alain Ikombo
Vice President, Sales & Operations

BOYS & GIRLS CLUBS
OF GREATER WASHINGTON

JELLEFF BRANCH

PRESIDENT & CEO
Patricia G. Shannon

EXECUTIVE VICE PRESIDENT
Tim Sheahan

SENIOR BRANCH DIRECTOR
Bob Stowers

OFFICERS

PRESIDENT
Marshall Bykofsky

DIRECTORS
Ashaki Blanton
LaCrisha Butler
Richard Cooper
Stephen Davenport
Kenneth Golding
Milton Harris
Maurice Jackson
Denis I.E. James
Judith Katz
James G. Mauro, Jr.
Melindu Roth
Don Tracy
Tom Ward
Daniel Wedderburn

April 18, 2003

Tudor Place
1644 31st Street NW
Washington DC 20007

To Whom It May Concern:

As in the past, the Jelleff Branch Boys & Girls Club will be able to provide parking for Tudor Place events. Our new parking lot has 60 spaces. For more information, you may call me at 202-462-1317. Thank you.

Yours truly,

Robert Stowers,
Branch Director

Jelleff Branch
3265 S Street NW - Washington, DC 20007
Tel: (202) 462-1317 - Fax: (202) 797-1066
www.bgcgw.org

United Way/CFC
#8047

LICENSE AGREEMENT

This License Agreement ("License") made this 21st day of April, 2003, by and between Chevy Chase Bank, F.S.B. (hereinafter, "Licensor"), 7501 Wisconsin Avenue, Bethesda, Maryland 20814 and Tudor Place Foundation, Inc. ("Licensee"), a not-for-profit corporation with an address of 1605 31st Street, NW, Washington, D.C. 20007. As used herein the term "Licensee" shall include all members, participants and guests entering onto or using the Facility, as that term is defined in this License.

RECITALS

WHEREAS, Licensor is the Owner of a branch banking office at 1545 Wisconsin Ave., NW, Washington, D.C. (the "Building);

WHEREAS, Licensee desires the right to access and use Licensor's parking lot adjacent to the Building (the "Parking Lot") for the purpose of parking cars associated with Licensee's various evening and weekend functions and programs; and

WHEREAS, Licensor is willing to permit such access to Licensee subject to the terms and conditions set forth herein:

NOW, THEREFORE, in consideration of the mutual covenants herein contained, incorporating the foregoing recitals in their entirety, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

(1) Licensor hereby grants to Licensee a non-exclusive gratuitous license to access and use the Parking Lot between the hours of 6:00 p.m. and 7:00 a.m. daily.

(2) This License shall commence at 6:00 p.m. on April 22, 2003 and expire at 7:00 a.m. on the April 30, 2003. The term of this License shall be automatically extended for successive one-year periods unless Licensor earlier terminates this License in writing.

(3) Licensee agrees that the Parking Lot will be used only in compliance with all rules and regulations promulgated by Licensor as they may be amended from time to time and that the License granted hereunder does not permit Licensee to grant access or use of the Parking Lot to any third party.

(4) Licensee, shall defend, indemnify and save Licensor, its successors and assigns and its officers, employees and agents harmless from and against all claims, liabilities, suits, fines, penalties, damages, losses, fees, costs and expenses, including attorney fees, which may be imposed upon, incurred by, or served against them for any reason, including but not limited to injury to the person or property of Licensee, including psychological harm or injury, arising from the use of the Parking Lot by Licensee or any other person;

(a) injury to the person or property of any other person, including psychological harm or injury, arising from or related to the use of the Parking Lot by Licensee or caused directly or indirectly and in whole or in part by the willful or negligent acts of Licensee;

(b) any damage to the Parking Lot caused by the willful or negligent acts of Licensee.

This indemnity shall extend to, and include, the cost and expenses, including reasonable attorney fees, incurred by Licensor in enforcing this indemnity.

(5) Licensee acknowledges that use of the Parking Lot is at his/her own risk and that Licensor shall have any responsibility to monitor or provide a security guard for the Parking Lot. Licensee, for itself, its successors, invitees, agents, officers and employees and their heirs, personal representatives and devises hereby releases Licensor and its successors and assigns, officers, directors and employees from any and all liability of whatever kind arising from or related to Licensee's use of the Parking Lot.

(6) Licensee acknowledges that it has been give the opportunity to consult with counsel with regard to the contents of this License and that it freely enter into this License Agreement on the terms and conditions stated herein.

(7) Licensee's obligations under paragraph (4) of this License Agreement shall survive the termination of this License Agreement.

(8) This License may be revoked by Licensor or its agent at any time by written notice to Licensee if Licensee fails to comply in all respects with the terms, covenants and conditions set forth herein, as determined by Licensor, in Licensor's discretion.

(9) Licensee, with knowledge that Licensor is relying thereon, states:

Name: Tudor Place Foundation, Inc.
Business Address: 1605 31st Street, Washington, D.C.
Business Telephone Number: 202-965-1644
Type of Use: parking lot

IN WITNESS WHEREOF, the parties have executed this License Agreement the day and year first above written.

Witness:

Name: Elizabeth Brewster

Licensee: Tudor Place Foundation, Inc.

By: _____
Leslie Buhler
Executive Director

Licensor: Chevy Chase Bank F.S.B.

By: _____
Name: Paul N. Jackman
Title: Senior Vice President

M E M O R A N D U M

April 22, 2003

TO: Board of Zoning Adjustment - BZA

FROM: Tudor Place Foundation, Inc.

CASE: Application No. 16974

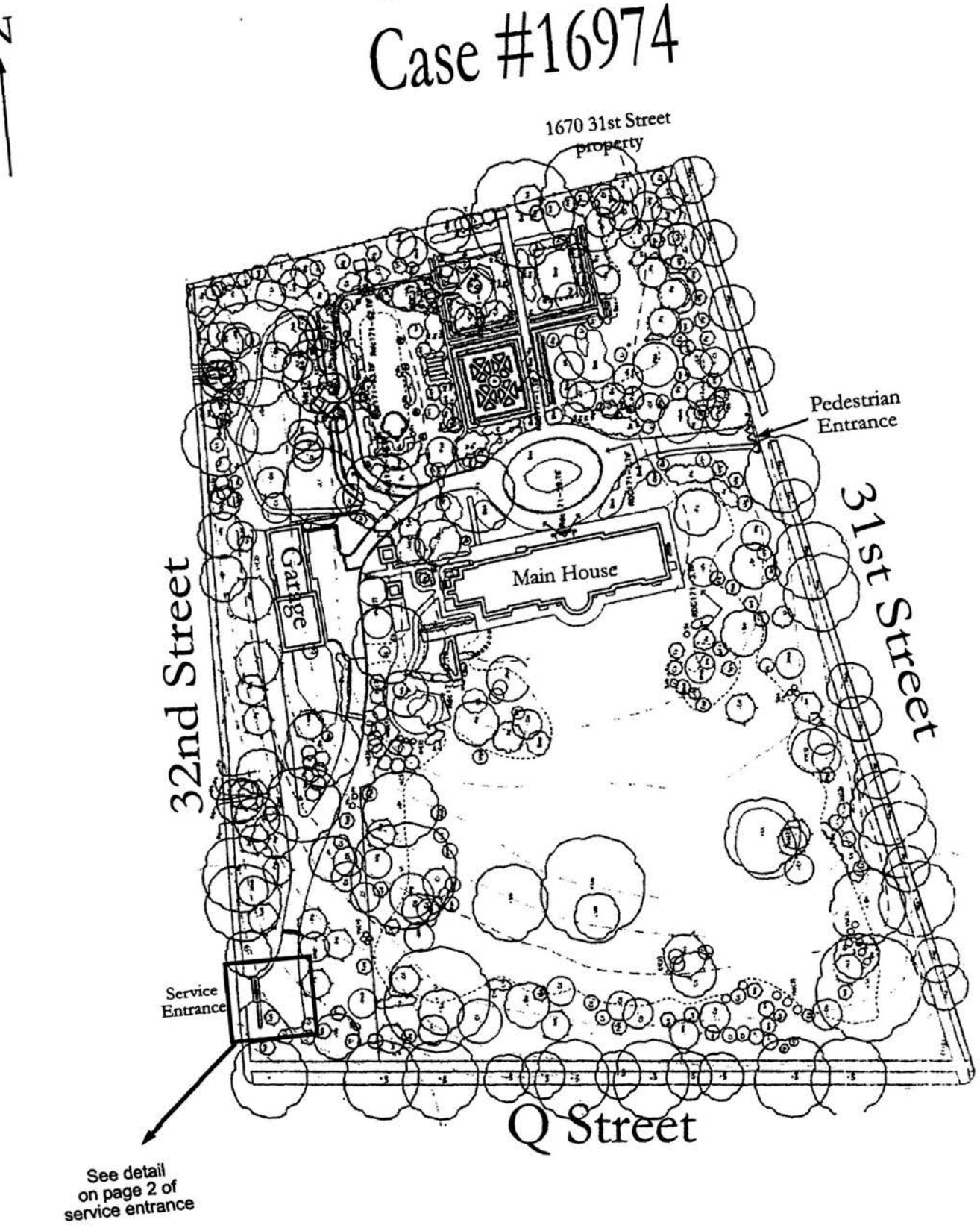
RE: Site Map Showing Service Entrance

Further to the request of the BZA at the hearing on April 15, 2003, attached please find a copy of the site map, a plat survey and detail showing the service entrance on 32nd Street, NW.

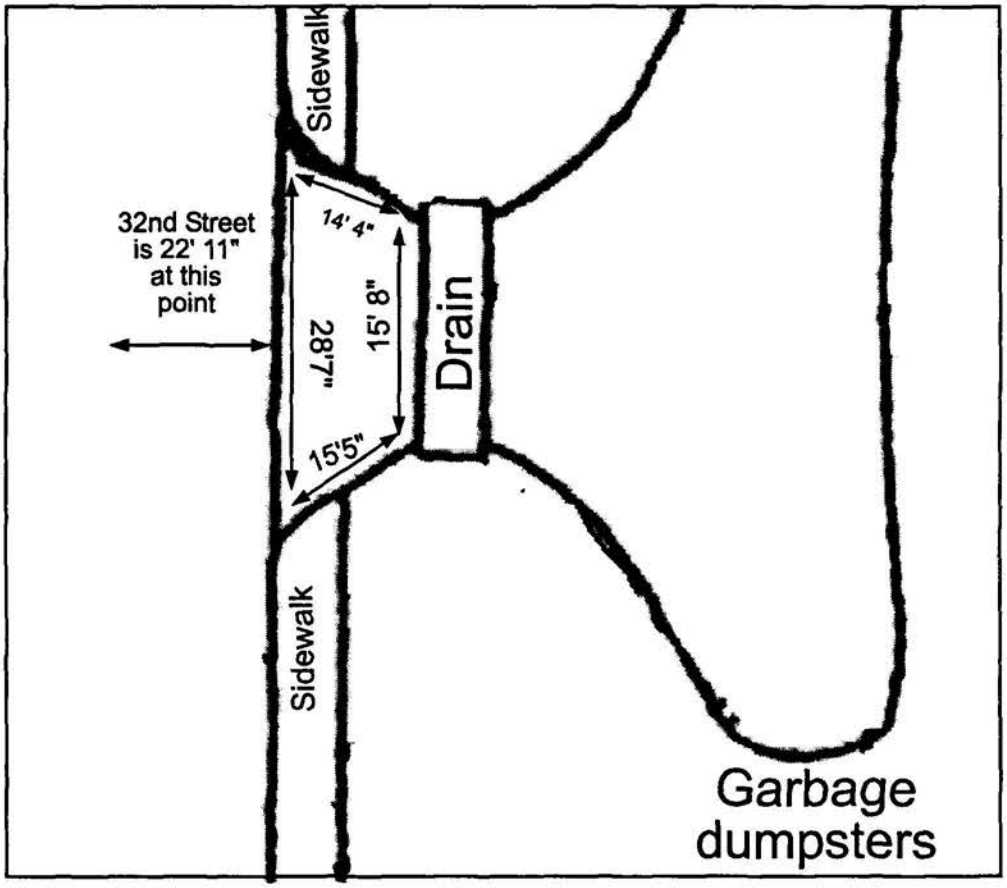
Attachment

ccs: Don W. Crockett
Ronald R. Snider
Norton Katz

Tudor Place
Case #16974



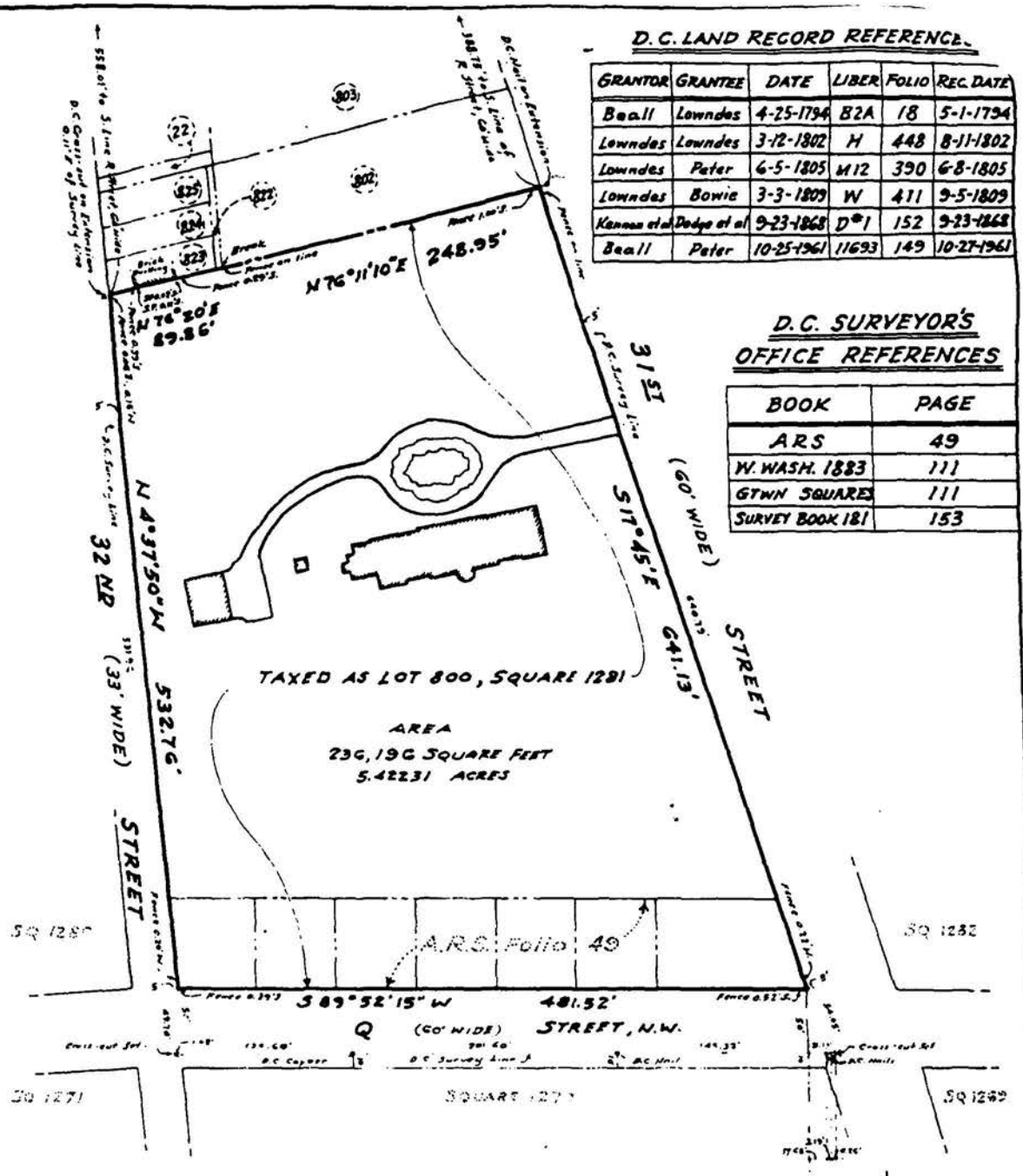
Detail of 32nd Street Service Entrance



32nd Street is one-way heading south.

There is parking along the west side of the street.

There is a four-way stop at the intersection of 32nd Street and Q Street as well as at the intersection of 31st Street and Q Street.



D.C. LAND RECORD REFERENCE

GRANTOR	GRANTEE	DATE	LIBER	FOLIO	REC. DATE
Beall	Lowndes	4-25-1794	B2A	18	5-1-1794
Lowndes	Lowndes	3-12-1802	H	448	8-11-1802
Lowndes	Peter	6-5-1805	M12	390	6-8-1805
Lowndes	Bowie	3-3-1809	W	411	9-5-1809
Kennon et al	Dodge et al	9-23-1868	D#1	152	9-23-1868
Beall	Peter	10-25-1961	11693	149	10-27-1961

D.C. SURVEYOR'S OFFICE REFERENCES

BOOK	PAGE
ARS	49
W. WASH. 1883	111
GTWN SQUARES	111
SURVEY BOOK 181	153

ENGINEER'S CERTIFICATE:

I hereby certify that the information shown hereon has been obtained by actual survey and reference to the records indicated hereon.

Gerald S. McKenna
Civil Engineer, Reg. No. 4797

PLAT OF SURVEY
TUDOR PLACE

LOT 800, SQUARE 1281
1644 31ST STREET, N.W.
WASHINGTON, D.C.

ARMISTEAD PETER III
WILMER, CUTLER & PICKERING - ATT'YS.

SCALE: 1" = 100' NOV. 11, 1966

BERNARD F. LOCRAFT
CIVIL ENGINEERS
WASHINGTON, DC.

F.B. 750/78, T.C. 315/4

C-4287-2

Subj: Re: No Subject
Date: Monday, April 21, 2003 10:21:25 PM
To: clarazurn@earthlink.net

April 20, 2003

Dear Tudor Place Foundation,

I am writing to lend my support for your museum and ongoing neighborhood efforts. I have lived for 10 years as your close neighbor: since 1993 at 3108 Q Street and since this past November at 3202 Reservoir Road. In the last 10 years I have never found your presence to be anything but a positive part of my life. I enjoy the large open space you occupy, making this part of Georgetown less crowded and dense than others where houses are crammed into every block. My neighbors who complain that your events make parking and traffic difficult should realize that if you were not occupying so much space, many homes would be taking up your space, and many more cars would fill the streets every night! I have never been bothered by your evening events; in fact, I have enjoyed the pleasant music on summer evenings. We, as Georgetown residents, have chosen to live in an urban environment, and so should expect and appreciate the sounds of dense urban living.

I have no objection to your rental for parties and weddings and encourage you to continue to do so. You have a wonderful space and hosting festive events is a logical and fine way to maintain your museum and grounds. My only request is that you do a better job in the future of shoveling your sidewalks. This winter's many storms made my walks with my dog down 32nd Street, across Q Street and back up 31st Street a challenge without your walkways cleared.

Feel free to contact me. I am well aware that some Georgetown citizens are fighting you, and I am more than happy to take the other side as a very satisfied and supportive neighbor.

Sincerely,

Clara Zurn

Clara Zurn
3202 Reservoir Road, NW
Washington, D.C. 20007

clarazurn@earthlink.net
202-337-3377

> Board of Zoning Adjustment
> Office of Zoning
> Government of the District of Columbia
> 441 4th Street, NW Suite 210-S
> Washington, DC 20001
>
> Re: BZA Application No. 16974
>
> Dear Sir and/or Madam:
>
> As a neighbor of Tudor Place Historic House and Garden, I am writing in support of its application to continue its special exception to operate as a museum. As a non-profit museum that preserves and promotes a national architectural and historic landmark, Tudor Place provides an important contribution to the neighborhood as well as the nation.
>
> My experience with the current Tudor Place staff has been overwhelmingly positive. I have found them to be highly professional and sensitive to community concerns, and their numerous educational programs made available to the public demonstrate their strong commitment to preserving the historic legacy of the Peter family and educating the public about the historic value of Tudor Place.

Re: Tudor Place

> I appreciate having an historic site of such importance at my doorstep. Its 5 1/2 acres of gardens and lawn provide Georgetown with much needed green space, and its expansive street frontage enhances the accessibility of parking in the neighborhood much of the time. Beyond the value of such physical attributes, it also serves the people in the community through its programs.
>
> I have had the opportunity to review the special exception application that was shared with the neighbors twice prior to its submission. Changes to the proposed restrictions on operation were made according to the wishes of certain neighbors. I have not been disturbed by its operation in the past, and I believe that the restrictions on operation that are currently being proposed are more than adequate to ensure that Tudor Placeâ€™s operation as a museum continues to have no adverse impact on the surrounding residential neighborhood. Moreover, I believe that its value as a testament to the history of Georgetown strongly supports the necessity of it continuing to operate under its special exception.
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> Thank you for your consideration of this letter of support.
>
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>
> Elizabeth Gaethem-Friedsam 4/21/03
>
> Name: ggc - tudor place (WP).pdf
> ggc - tudor place (WP).pdf Type: Portable Document Format (application/pdf)
> Encoding: base64

3310 P. St - N.W
DC. 20007

1537 30TH STREET, NW APT. D22
WASHINGTON, DC 20007

18 April 2003

Mr. Geoff Griffis, Chair
Board of Zoning Adjustment
Office of Zoning
441 4th Street, NW
Washington, DC 20001

Dear Chairman Griffis,

As a District resident for more than fifty years, I have consistently been concerned with maintaining livable neighborhoods and the protection of the environment. I have been a member of the Board of the Washington Planning and Housing Association, a member of the Board of the Committee of 100 on the Federal City and chairman of that organization. I have worked on the written histories of Meridian Hill Park and Dumbarton Oaks for the Historic American Building Survey.

I now live at the southeast corner of 30th and Que Streets. I am a relative new comer to Georgetown. For the past two years I have enjoyed being a volunteer gardener at Tudor Place. The beauty of those gardens is particularly important in our stressful world. Today the Tudor Place staff is undertaking thorough historical studies of the house, the gardens, and the people who lived there, both the owners and the servants. These studies are being undertaken by competent and dedicated professionals to augment the understanding of visitors and residents alike, a unique contribution to the historical understanding of this community illustrating the development of Georgetown in

(over)

relation to the port of Georgetown and the rising hills beyond.

The atmosphere at Tudor Place is scholarly and friendly. Parties are in the tradition of Georgetown where people have always gathered at churches and public places. It welcomes neighbors and others providing a unique asset to Georgetowners and others. When a block away from us, Katharine Graham invited the President and others for a party we did have more trouble finding a parking place, but that's just life.

As you know, nongovernmental organizations have to work harder to support themselves now in a time of declining community assistance. I urge you to support Tudor Place in this effort. We are so lucky to have such a beautiful and unpretentious early nineteenth century hour here.

Sincerely yours,

Marion King Schlefer

Marion King Schlefer

April 9, 2003

Board of Zoning Adjustment
Office of Zoning
Government of the District of Columbia
441 4th Street, NW Suite 210-S
Washington, DC 20001

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3310 P. St. N.W.
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Thank you for your consideration of this letter of support.

Sincerely,

Caroline M. Macomber
(Mrs. John Macomber)

M E M O R A N D U M

April 22, 2003

TO: Board of Zoning Adjustment - BZA

FROM: Tudor Place Foundation, Inc.

CASE: Application No. 16974

RE: Additional Support Letters

Attached please find copies of the letters the Applicant most recently received from its neighbors expressing their support of the application filed with this Board. Included in such letters are statements concerning the parking situation on April 8, 2003 that are contrary to statements made by the opposition at the April 15, 2003 hearing.

Attachment

ccs: Don W. Crockett
Ronald R. Snider
Norton Katz

1537 30TH STREET, NW APT. D22
WASHINGTON, DC 20007

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Sincerely Yours,
Marion K Schleifer

In Defense of Tudor Place

My name is Marion Rodgers and I live at ~~31st and~~ 3042 Q Street, N.W.

I can see Tudor Place from my front door. I do not have a garage, or even a driveway. I park on the street.

On June 21, 1997, my wedding was held on the same day that there was a wedding at Tudor Place. I had 75 guests in my garden. At Tudor Place, there were [redacted] more guests. Most of them drove cars.

So, I am your perfect candidate to complain about what Tudor Place is now proposing.

But I am *not* complaining, for two reasons:

First, because in the past, the parties held at Tudor Place -- including the wedding that took place on the same date as mine -- did not inconvenience me. This is because of the professional and gracious way in which the staff at Tudor Place has tried to accommodate the neighborhood. I could still find parking, and my own wedding guests were surprised when I told them that another ceremony was taking place a few doors away.

The *second* reason is harder to define, but to me, it is everything. Ever since September 11, the concept of "home" has meant something more precious than ever before. On my street -- on Q Street, in Georgetown -- we have had a lot of new people moving in.

I have watched them cut down old trees, and uproot boxwood that is over a century old. I have seen them build new additions that destroy the architectural itegrity of historic homes. I have seen green spaces vanish. And little by little, bit by bit, the street has changed. A lot has been lost.

Then, I stop, and look at Tudor Place...at the majestic old trees....at the five acres of green space...at the historic home that retains its harmony and takes me back to the days of George Washington. There is not one day that passes that I do not realize how

special or rare Tudor Place really is. It is a haven. But its fate is not secure.

All across the country, house museums like Tudor Place must find creative ways to increase their revenue so that they can survive. So I support this limited, unobtrusive use to achieve that end. I also support the educational programs Tudor Place proposes. The history of the property is unique.

Let it not be said by future generations that under our watch, we were so careless that we risked losing yet another precious, historic property. Tudor Place adds to the beauty, history, and to the value of our city.

Thank you.

Mark Rodgers
3042 Q St NW
DC 20007

3033 WEST LANE KEYS, N.W.
WASHINGTON, D.C. 20007

April 18, 2003

Leslie L. Buhler, Executive Director
Tudor Place Historic House and Garden
1605 32nd Street NW
Washington, DC 20007

As long time residents and activists in Georgetown and as a former President of the Citizens Association of Georgetown we are well aware of the importance of Tudor Place to the Georgetown community and the whole of Washington.

We are close neighbors of Tudor Place and we strongly support the application of Tudor Place pending before the BZA.

Sincerely,

Joan B. Shorey

Clyde E. Shorey Jr.

14624 Crossway Road
Rockville, MD 20853

April 17, 2003

Mr. Geoff Griffis, Chair
Board of Zoning Adjustment
441 Fourth St., N.W.
Washington, D.C. 20001

Dear Mr. Griffis:

I attended an exhibition at Tudor Place on Tuesday evening, April 8, 2003. I understand that a concern has been raised with respect to the impact of that event on the availability of on-street parking in the neighborhood surrounding the Tudor Place grounds. The group I was with arrived by car between 6:45 and 7:00. We experienced no problem in parking; in fact, there were a number of available spaces and we were able to park within a block of the Tudor Place entrance.

Please let me know if I can provide any additional information.

Sincerely,

Steven H. Brose

Samuel T. Perkins
Mary Carolyn Cox
2836 Chesapeake Street, N.W.
Washington, D.C. 20008-1044

April 17, 2003

Mr. Geoffrey Griffis
Chair
Board of Zoning Adjustment
441 Fourth Street, NW
Washington, DC 20001

Re: Tudor Place Event, April 8, 2003

Dear Mr. Griffis:

We were surprised to hear that there have been complaints about parking congestion near Tudor Place in Georgetown on the evening of April 8, 2003. We attended the opening of the Tudor Place exhibition that evening with friends. We did park on the street, but there appeared to be ample parking places and very few other cars either arriving or leaving at the time we did. In fact, there was relatively little traffic, particularly compared to the rest of Georgetown and the Dupont Circle area.

Please do not hesitate to call either of us if we can be of further assistance.

Sincerely,

Samuel T. Perkins

Mary Carolyn Cox

April 21, 2003

Mr. Geoff Griffis, Chairman
Board of Zoning Adjustment
441 4th Street, NW
Washington, DC 20001

Re: Tudor Place - Application for a Special Exception

Dear Mr. Chairman:

The undersigned are members of the Advisory Committee of the Citizens Association of Georgetown and a number of us have served on the CAG Board. Like the Advisory Neighborhood Commission which supported the Tudor Place application of Special Exception unanimously after a duly noticed public meeting at which the application was discussed at length, we are also in full support of the Tudor Place application without conditions.

We believe the letter dated April 15, 2003 signed by Ms. Barbara Zartman on behalf of the Association a) is fundamentally flawed in its premise of a "a single transparent and easily understood standard" by which Tudor Place should be judged, b) is truly regrettable in its conclusion of the supporting the Tudor Place application with specific provisos and c) does not represent the opinion of the membership of the Citizens Association of Georgetown. It is also very unfortunate in its implication that that Tudor Place has not worked with its neighbors or was sensitive to the community at large and that Tudor Place will schedule rentals regardless of community sentiments. On the contrary we know this not to be the case.

The Tudor Place application has never been noticed at a meeting of the Association, discussed at a meeting nor has a vote been taken by the Association. Indeed, the issue was not mentioned at the CAG membership meeting held on April 14, one day before the BZA hearing and just after the CAG Board meeting. Leslie Buhler was even present at the meeting to discuss an upcoming neighborhood reception. The bylaws also require the Board to report its actions to the membership at the next regular meeting and yet the Board failed to do so at the meeting on April 14.

Furthermore, the letter is precipitous in that prior to April 9, 2003, CAG never met with Tudor Place representatives despite repeated invitations from its director, Leslie Buhler, to Ms. Zartman beginning last fall. The original BZA hearing on this case was scheduled on February 18, 2003 and was postponed due to the tremendous snow storm. Why was there no prior contact, no invitation to Tudor Place to present its case at several of the membership meetings which have transpired and why did the CAG Board feel pressed to make this eleventh hour decision to testify before a DC regulatory body without consulting or informing the membership?

And as much as it pains us to say so, we think the following key sentence in the letter is simply disingenuous and alarmist:

'We bring to the BZA's attention our concern that the residents of this portion of

Georgetown are impacted by the collective functions of the Great Houses. If extended to other Great Houses, for example, the standards in the current order - 10 very large evening events, permissible thrice monthly - would make for a very different quality of life in Georgetown. Consider three big June weddings at Tudor, at Evermay, at Dumbarton House, at Dumbarton Oaks, and at Halcyon House Consider unlimited 200 - person events occurring at several Great Houses simultaneously, and the collective burden this would place on the community."

We all know that this can never happen and will never happen. Doesn't Paragraph 7 of Tudor Place's Application specifically limit rental functions for the purpose of weddings to less than 75 guests? Aren't "very large evening events" limited to two rental functions per year in the application?

In first page of her letter Ms. Zartman states that all of the 10 large events contained in the Tudor Place application "need have no connection with Tudor Place." This is simply incorrect. Only two are allowed to be rental events; any other non-rental events will be directly connected with Tudor Place; if CAG was confused on this a simple call to Leslie Buhler would have clarified the matter.

In an attempt to set "a single transparent and easily understood standard" is a fundamentally flawed premise. The letter refers to the "Great Houses" of Georgetown as if to place them all on the same level and incorporates references to several: Tudor Place, Dumbarton Oaks, Dumbarton House, Halcyon House and Everymay. These properties couldn't be more different in their current status, operations and future prospects. Let's have a look:

1. Tudor Place is without question the most significant 19th century house in Washington DC. It has been in the hands of the family of original builders the Peter family for most of its almost 200 years and its collections are items which belonged to the Peter family. In 1978 Armistead Peter gave an open space Scenic easement to the Secretary of the Interior, the first such easement of its kind (the NPS no longer accepts easements), and had already set up a foundation, the Carostead Foundation (named after his first wife Caroline and himself) to take care of the property. This foundation became what is known to us today as the Tudor Place Foundation which operates as a 501(c)3 foundation regulated by the IRS. Mr. Peter left two trust funds to provide for the upkeep. These trusts are insufficient to maintain such a high quality and original structure and such a fragile and original collection. It is certainly not sufficient to develop educational programs and exhibitions which were also a part of Mr. Peter's intentions.

2. Dumbarton Oaks, the largest property, is essentially an early 20th century house with a world class 20th century garden built by Mildred and Robert Bliss and donated by them to Harvard University for the purpose of housing research centers for Harvard scholars in the areas of Byzantine and Pre-Columbian studies, and the history of landscape architecture. Their public events are scholarly lectures and symposia in those three areas of study, and music concerts by subscription. Their Byzantine and Pre-Columbian Collections are open to the public and attract a modest attendance and the gardens attract a manageable, seasonal flow of visitors. Contrary to the implication in Ms. Zartman's footnote, there have never been weddings at Dumbarton Oaks, (rumor

has it there was one in the 70's) and they have not held any other kind of public event for over ten years. They clearly state that the facilities of Dumbarton Oaks are not available for the activities of outside groups and individuals (i.e. weddings). As a part of Harvard University, (with the largest endowment of any university anywhere) and with Harvard's considerable resources Dumbarton Oaks does not need to raise funds to a support their research centers or to maintain their gardens although they do charge admission to the gardens. It is operated as a non profit institutions but as far as I know there is no scenic, open space easement on the property. Dumbarton Oaks has a Permanent Special Exception from the BZA.

3. Evermay is the second largest of the five properties. It is privately owned by the Belin family who have lived in it for almost a century. It was considerably although skillfully renovated, improved and added to over the course of their ownership especially in the development of the fabulous garden. It is not open to the public or operated as an educational museum. It is located approximately 1/3 of a mile from Tudor Place, the same distance from Tudor Place as, say, the Convent of the Visitation. It is rented out for events, and the owners hold charity events at no cost. Events held there do not impact the residents of the same portion of Georgetown as Tudor Place. It is not a non profit institution and as far as I know there is no scenic, open space easement on the property.

4. Dumbarton House, originally built around 1800, is owned by the National Society of the Colonial Dames of America. It operates as the Society's Headquarters, and as a house museum of the Federal period. The current position of the house is not original (it was originally situated to the east on what is now the Q Street roadway). the house was heavily restored by Fiske Kimball and Horace Peaslee around 1930. A significant addition (mostly underground) was built in 1991 to hold public programs and rental events and it benefited from a gift by Mary Belin of Evermay of the lot of open space at the eastern end of the property. I am unfamiliar with the extent of the events although if there is a problem I am sure we would all know about it. This house is located approximately 1/3 of a mile from Tudor Place. It is operated as a non profit institution but as far as I know there is no scenic, open space easement on the property except perhaps on the donated Belin portion. Dumbarton House already has a Permanent Special Exception from the BZA.

5. Halcyon House, originally the home of Benjamin Stoddert, is a privately owned house. It is not open to the public, does not operate as a museum or hold public programs. It is rented out for events, and the owners hold charity events at no cost. While the exterior of the original Georgian house is still extant, the interior was beautifully renovated in the period style in the late 20th century. It is not located near Tudor Place. It is not a non-profit institution and as far as I know there is no scenic, open space easement on the property.

We feel it important to define and describe each of these "Great Houses" to make one point that each is unique and of all of them Tudor Place is undeniably in a class of its own. It is the only one of the Federal houses to be designed by an architect, Dr. William Thornton who also designed Octagon House and the US Capitol. It is the only one of these properties to be protected by a scenic open space easement. It is the only one of these properties with its original structure and building fabric still intact. It is the only one of these properties operating under specific guidelines and a foundation

established by the descendants of the original builder. It is the only one of these properties that houses a collection comprised of paintings. furniture, books, letters and clothes that belonged to a single family that included the first President of the United States. It is the only one of these houses whose current expressed purpose is to educate the public about the Georgetown family and the role they played in American history.

In short, Tudor Place is unique in Georgetown, in Washington and probably in the United Sates for its incredible combination of a rich heritage, the highest quality of architecture, preserved open space in a dense urban environment and and educational purpose benefiting the public. We believe that the CAG Board should be more sensitive to the unique stature of Tudor Place and more discriminating in its own honorable pursuit to protect the interest of community residents.

In summary we request that at a minimum the BZA regard this hastily written letter as simply the opinion of the CAG Board and not that of the membership. We respectfully request that the BZA evaluate this application in the context of Tudor Place's unique stature in the neighborhood and that it accept and follow the publicly debated and unanimous Advisory Neighborhood Commission 2E approval of the application without conditions.

Thank you for your consideration.

Sincerely,

Members of the Advisory Committee:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

M E M O R A N D U M

April 22, 2003

TO: Board of Zoning Adjustment - BZA

FROM: Tudor Place Foundation, Inc.

CASE: Application No. 16974

RE: Combined Tax Lots

Further to the request of the BZA at the hearing on April 15, 2003, attached please find a copy of the Notice of Proposed Real Property Assessment for Tax Year 2004 issued on March 1, 2003 by the Office of Tax and Revenue of the Government of the District of Columbia; and a copy of the Exempt Property Use Form (Form FP 161) filed by the Applicant with the Real Property Tax Administration of the Office of Tax and Revenue, both evidencing the new tax lot number assigned to the Property: Lot No. 835. Prior to the combination, the Property consisted of tax lots No. 827 and 830.

Attachment

ccs: Don W. Crockett
Ronald R. Snider
Norton Katz

Government of the District of Columbia
Office of the Chief Financial Officer
Office of Tax and Revenue

941 North Capitol Street, NE
Washington, DC 20002

NOTICE OF PROPOSED REAL PROPERTY ASSESSMENT FOR TAX YEAR 2004

Date of Notice: 03/01/2003

Tudor Place Foundation Inc
1605 32nd St NW
Washington, DC 20007-2931

Proposed TY 2004 Tax Class 000
Assessor ID 201
Assessor Phone Number 202-442-6697

Notice Number: 0935994030220

Square	Suffix	Lot	Neighborhood Code	Current Assessed Value	Proposed Assessed Value
1281		0835	025		
1605 NW				Total $19,752,370	Total $19,767,990

Your real property located in the District of Columbia has been assessed for real property taxation purposes. D.C. Official Code § 47-820(b-2) requires that all real property in the District of Columbia be reassessed every year. The proposed assessment serves as notification of the Real Property Assessment Division's estimate of the market value of your property as of January 1, 2003.

All occupied residential property qualifies for the Class 1 Property tax rate. If you own and occupy your home, you may also qualify for a homestead deduction. **Please note: The law has recently changed.** To be eligible for the homestead deduction, you must be domiciled in the District and the property must be your principal place of residence. Additionally, there are programs available that will be of special interest to senior citizens and first-time homeowners who meet income and property value requirements. Information about these and other real property tax abatement programs, as well as information specific to your property and sales listings for your neighborhood, may be found on our Internet site at www.cfo.dc.gov by clicking on "Taxpayer Services" and then "Real Property Tax Service Center/Tax Relief Programs."

Current legislation provides for an owner-occupied residential tax credit. The credit provides that a tax bill will not increase by more than 25% above the prior year's bill. The credit does not reduce the assessed value of your property on the tax rolls or the assessment notice but will appear as an automatic credit against the tax bill. The credit will not apply to property that during the prior year: 1) was sold or transferred to a new owner, or; 2) had a zoning change initiated by the owner, or; 3) contained an erroneous prior value due to calculation or measurement errors, or; 4) was assessed under § 47-829 (supplemental assessment).

Your Appeal Rights, detailed in D.C. Official Code § 47-825.01(f-1), are summarized as follows:
Property owners, a duly authorized agent of a property owner, or those with an interest in the property (such as a long-term lessee) have the right to appeal this assessment on or before **April 1, 2003**. Appeal applications may be obtained at public libraries, fire stations, and from the Internet site referenced above.

First Level of Appeal: The assessor from the Real Property Assessment Division assigned to the real property will discuss the basis of the assessment. You may present relevant information regarding your assessment. Please note: A successful appeal requires meaningful and accurate supporting information. An opinion with no factual basis may not result in a reduced assessment.

Second Level of Appeal: If you are not satisfied with the result of the decision of the First Level of Appeal, you may proceed to the Board of Real Property Assessments and Appeals (BRPAA). **BRPAA will not accept an appeal unless there has first been an appeal to the Real Property Assessment Division.**

Third Level of Appeal: If you are not satisfied after the BRPAA decision, an appeal may be taken to the Superior Court of the District of Columbia.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF TAX AND REVENUE
REAL PROPERTY TAX ADMINISTRATION
941 NORTH CAPITOL STREET, N.E.
WASHINGTON, D.C. 20002

EXEMPT PROPERTY USE REPORT (FORM FP 161)

Square: 1281
Lot: 0835
Parcel: _____

Calendar Year: 2002

Please complete the following Exempt Property Use Report using the enclosed instructions.

1. Name and mailing address of exempt institution or organization:

   Name: Tudor Place Foundation, Inc
   Address: 1644 31st Street, NW
   City: Washington State: DC Zip: 20007

2. Location of property (premise address):

   1670 31st Street, NW
   Washington, DC 20007

3. Type of institution or organization (e.g. religious, educational, charitable, etc.):

   Non-profit Museum

4. State, in detail, how the exempt property, identified by the square and lot or parcel and lot, was used during the calendar year indicated above. Include both buildings and grounds:

   Non-profit historic house museum and gardens

5. Was any building, structure, or grounds, or any portion thereof used by the institution or organization, or the occupant thereof, to secure direct, indirect, or in-kind rent or income during the year?

☐ Yes

☒ No

5a. If yes, give details. Please refer to enclosed instructions, numbers 7 and 8.

State the square footage of the space provided, the period of time the space was used to secure rent or income, and the amount of rent.

6. Since last year, has the use of any building or grounds, or any portion thereof, changed?

☐ Yes

☒ No

6a. If yes, give details.

7. Were any buildings or structures added, altered, or removed during the year?
   - ☐ Yes
   - ☒ No

7a. If yes, give details.

_____

_____

_____

_____

_____

_____

AFFIDAVIT

I, Leslie L. Buhler (NAME), being first duly sworn, say that I am Executive Director (TITLE) of the above-named institution or organization,

I have read the foregoing report, prepared by Emily Rusch (NAME),

I am familiar with the statements contained therein, and the statements made are true to the best of my knowledge, information, and belief.

Signature Leslie L. Buhler

Daytime Phone No. 202. 965. 0400 ext 101

Subscribed and sworn to before me this 17th day of March, 2003

Notary Public Barbara A. Wright

BARBARA A. WRIGHT
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires July 14, 2007

My Commission Expires 7-14-2007

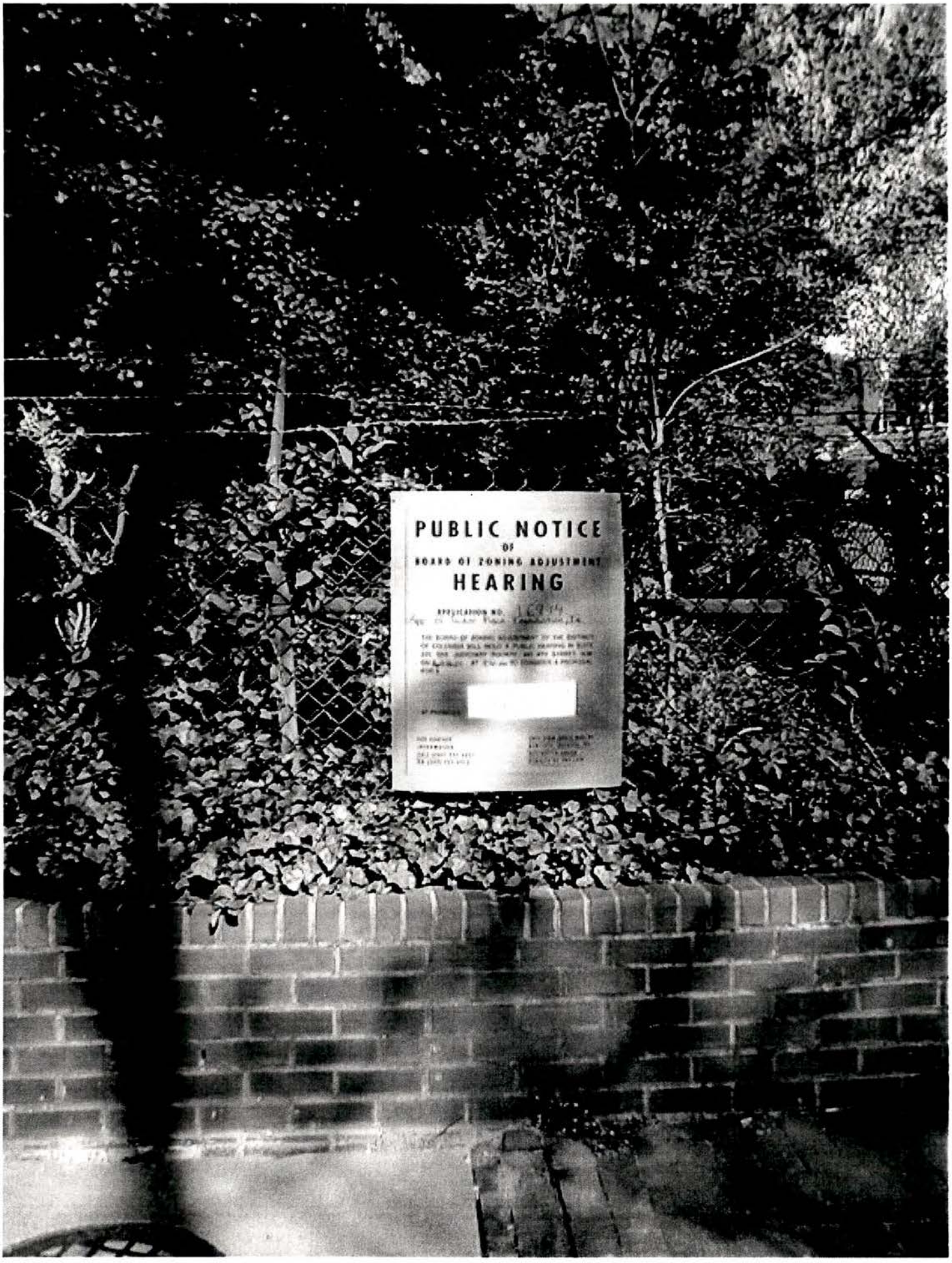
Q Street


PUBLIC NOTICE
OF
BOARD OF ZONING ADJUSTMENT
HEARING
APPLICATION NO. 16974
App. of Tudor Place Foundation, Inc.
THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON
AT
TO CONSIDER A PROPOSAL FOR A
AT PREMISES
FOR FURTHER INFORMATION

31st Street


PUBLIC NOTICE
OF
BOARD OF ZONING ADJUSTMENT
HEARING
APPLICATION NO. 16974
Appl of Tudor Place Foundation, Inc
THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON
TO CONSIDER A PROPOSAL FOR A
AT PREMISES

32nd Street



Main House

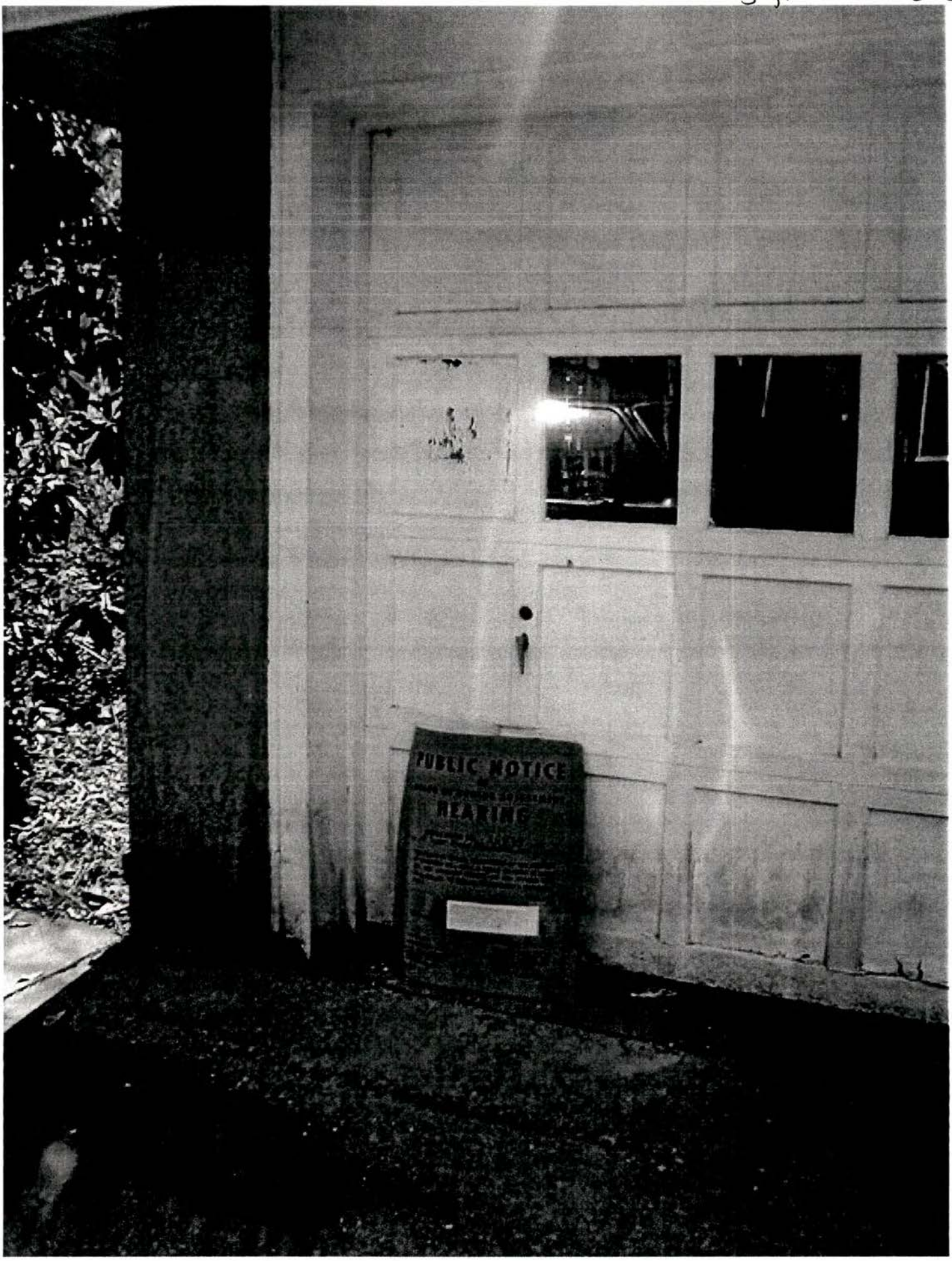


Case No. 16974
Exhibit No. _____

Tool Shed

1670 31st Street

Garage, 1670 31st Street.



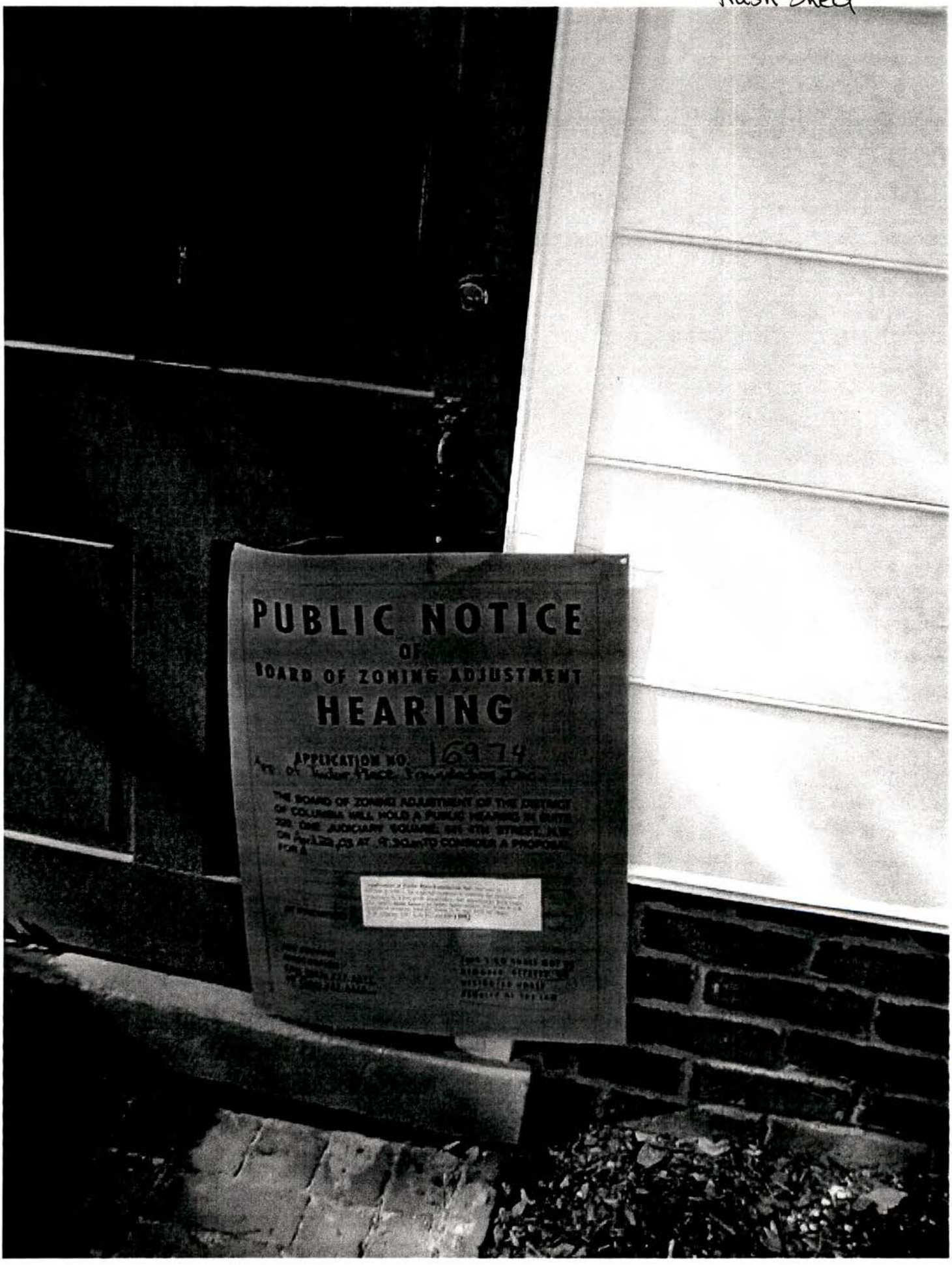
Garage, 1644 31st Street

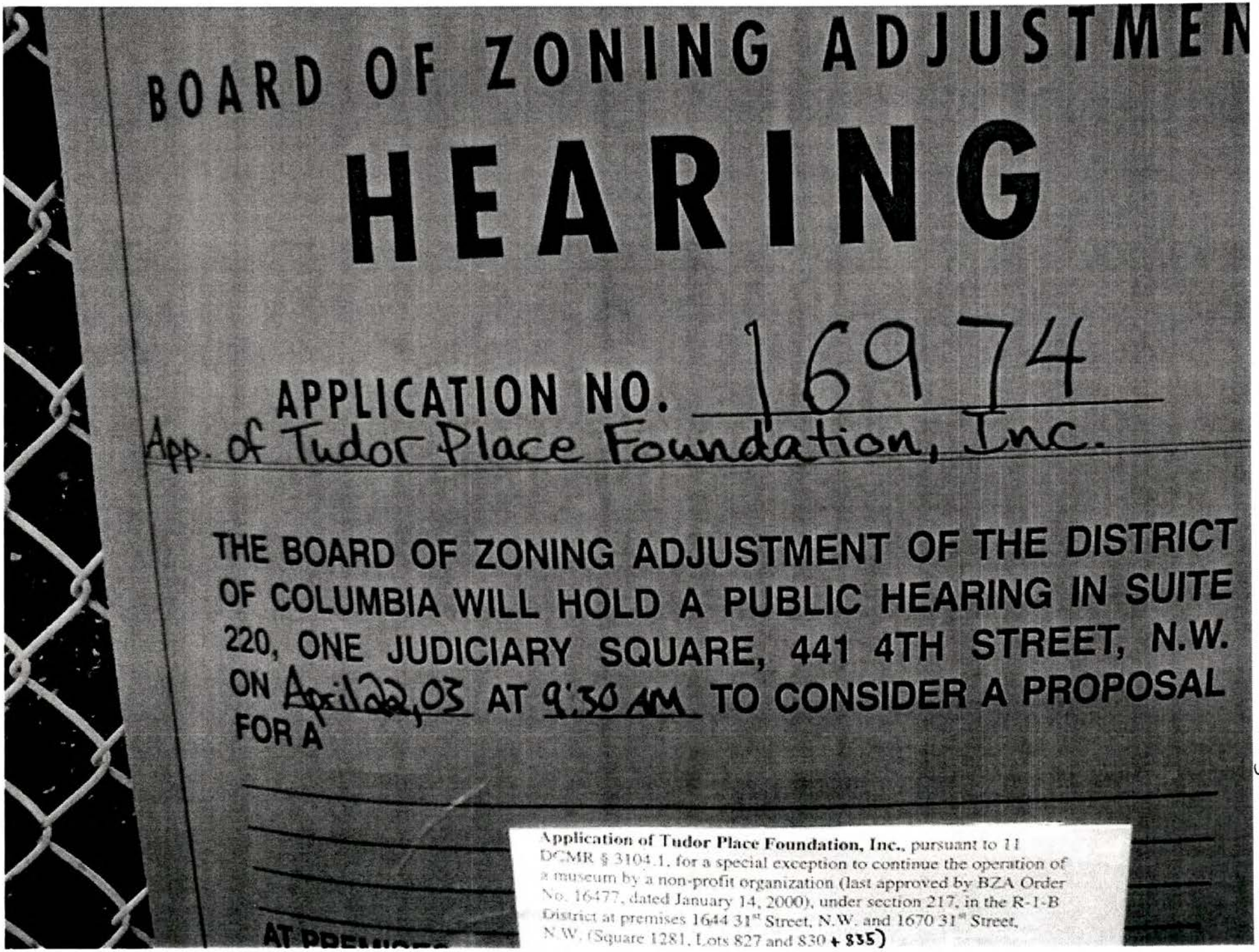


Historic Smokehouse



Trash Shed


PUBLIC NOTICE
OF
BOARD OF ZONING ADJUSTMENT
HEARING
APPLICATION NO. 16974


BOARD OF ZONING ADJUSTMEN
HEARING
APPLICATION NO. 16974
App. of Tudor Place Foundation, Inc.
THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON April 22, 03 AT 9:30 AM TO CONSIDER A PROPOSAL FOR A
Application of Tudor Place Foundation, Inc., pursuant to 11 DCMR § 3104.1, for a special exception to continue the operation of a museum by a non-profit organization (last approved by BZA Order No. 16477, dated January 14, 2000), under section 217, in the R-1-B District at premises 1644 31st Street, N.W. and 1670 31st Street, N.W. (Square 1281, Lots 827 and 830 + 835)

Sign Detail