David Gunnar Halley
1520 32nd Street, N.W.
Washington, DC 20007
(202) 338-2532

D.C. OFFICE OF ZONING
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20 November 2003

Geoffrey Griffis, Chair
Board of Zoning Adjustment
District of Columbia Office of Zoning
441 Fourth Street, N.W., Suite 210 South
Washington, DC 20001

Re: BZA Case No. 17034

Dear Chairman Griffis:

On behalf of the ANC 2E, enclosed please find 15 copies of additional exhibits to be submitted on the record today in the above-referenced proceeding (as well as a table of contents), consistent with the instructions provided by the Board at its public hearing on November 18, 2003 in BZA Case No. 17034.

If you have any questions, please do not hesitate to contact the undersigned.

Respectfully submitted,

David Gunnar Halley (MER)

David Gunnar Halley
on behalf of the ANC 2E

Enclosures

cc (w/ enclosures): John Epting, counsel for G'town 32nd St., LLC and Strategic Georgetown, LLC
Richard Nettler, counsel for Herbert and Patrice Miller

BZA
Case No. 17034
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17034
EXHIBIT NO. 23

EHT TRACERIES INC

1121 FIFTH STREET, NW, WASHINGTON, DC 20001-3605 TEL (202) 393-1199 FAX (202) 393-1056 E-MAIL EHT@TRACERIES.COM

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1. Photograph from The Evening Star, January 26, 1957.
Depicts steel structure and partially completed brick work in January 1957.

2. "Episcopal Church Home Project Shows Progress," The Evening Star, January 26, 1957.
Shows picture of steel frame of building and beginning of brick work in January 1957 and indicates that ground breaking was in July 1956 and that construction actually commenced in October 1956.

3. "Bowie Mansion Serving Church," Washington Post, February 9, 1957.
Notes that construction of the nursing home was underway.

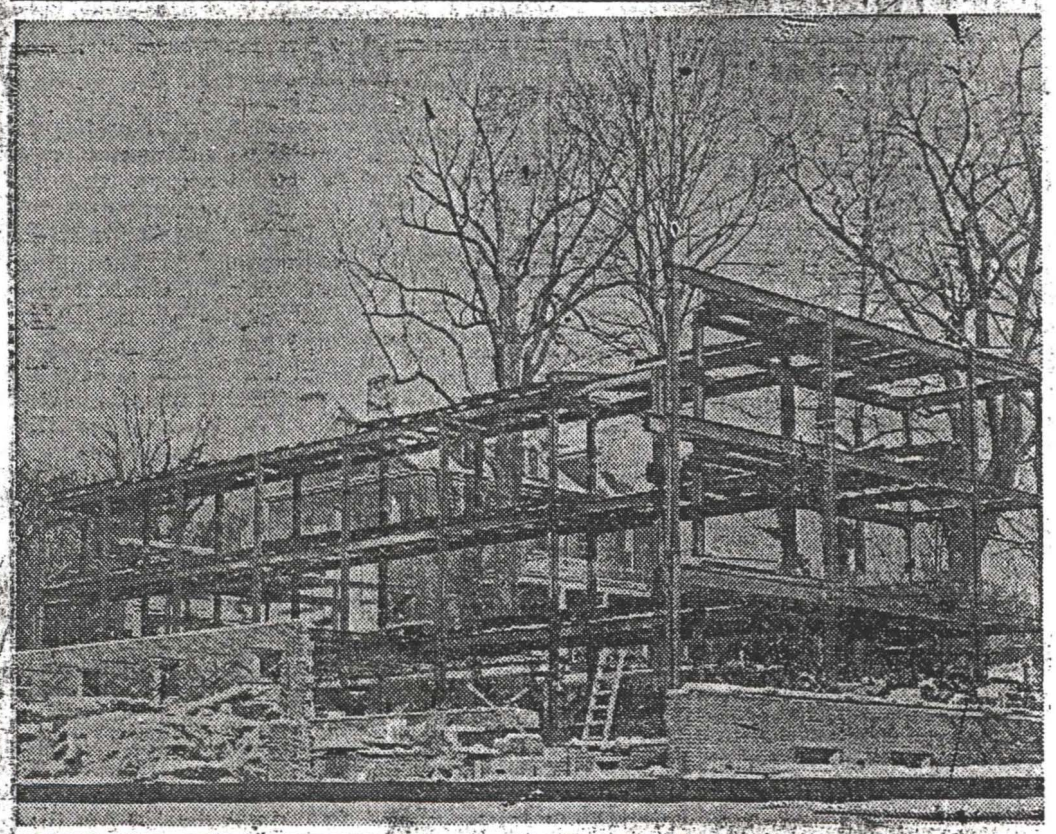
4. Brochure: "The Episcopal Church Home of the Diocese of Washington." Received by public library Feb. 5, 1957.
Indicates that Rt. Rev. Angus Dun lifted the first shovel of earth in ground-breaking ceremonies on July 5, 1956 and that the construction contract was signed on the same day.

5. "Episcopal Home Plans Restoration," Washington Post, July 8, 1956.
Notes July 5, 1956 groundbreaking for new building.

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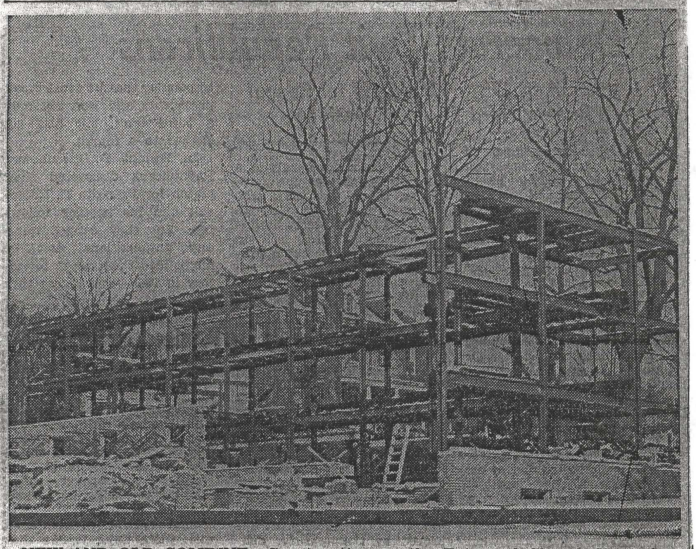
OLD AGE HOMES
-1971



NEW AND OLD COMBINE—Construction on the Episcopal Church Home in Georgetown takes shape as renovations go forward on the 157-year-old Sevier Home in the background.—Star Staff Photo.

Washington Star
Date: Jan. 26, 1957
Page: A-6

2



NEW AND OLD COMBINE—Construction on the Episcopal Church Home in Georgetown takes shape as renovations go forward on the 157-year-old Sevier Home in the background.—Star Staff Photo.

Episcopal Church Home Project Shows Progress

One of Georgetown's largest structures—the Episcopal Church Home for the Washington Diocese—is beginning to take shape at Thirty-second and Q streets.

The $750,000 building, which will include the renovated, 157-year-old Sevier home, is expected to be completed by this time next year. Although ground was broken last July by the Right Rev. Angus Dun, Bishop of Washington, the steel strike delayed the start of construction until October. The steel finally arrived in December and the steel framework for the two, three and four story additions is up. Some of the brickwork has begun.

The new home will have 54 rooms. The 29 persons now in the old Episcopal Home at Wisconsin avenue and Macomb street N.W. and the 12 persons living at the Epiphany Church Home, 1221 Massachusetts avenue N.W., will be moved to the new structure.

Will be Air Conditioned

Although the facade will be Colonial brick, in harmony with the area, the interiors will have the newer comforts. They will include air conditioning and heating and a telephone for every room.

"We tried to anticipate the best in care and living arrangements for the elderly—to give pleasure and comfort—as much as possible," said Mrs. Knute E. Anderson, president of the Episcopal Church Home board of managers.

The church home was established in 1924. The Epiphany Church Home was incorporated in 1892. Both buildings will probably be disposed of after the transfer, Mrs. Anderson said.

The Sevier home, which is being almost completely redone inside, was built by Washington Bowie in 1800. Mr. and Mrs. John Sevier purchased the home in 1820. It was left to the Episcopal Church Home by Mrs. Sevier on her death in 1953.

The interior will be used for visiting rooms and the wings will be used for sitting rooms and a chapel.

The gardens will be restored and enlarged. Two three-story buildings on the Thirty-second street side have been razed to be supplanted by the new guest room structures. A two-story wing will be added to the west end of the Sevier home to house the dining and kitchen facilities.

Variation Called Unusual

"The structure is unusual because of the variation in heights, an adjustment to the slope of the terrain," the architect, Horace W. Peaslee, explained.

The Washington firm of William F. Lipscomb Co., general contractor for the project, plans to save as much of the old boxwood as possible. The sturdy hedge has always flourished, although it is decades old, according to the caretaker, Cleve Millstead, who has been with the Sevier house for 30 years.

The home is organized, managed and supported by laymen. It is to a large extent dependent on the gifts of members of the diocese and others.

The board has stated: "The many members of the Diocese of Washington will want to become an effective part of this humanitarian endeavor, so bravely begun in 1924, and now so magnificently expanded."

Washington Star
Date: Jan. 26, 1957
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3

Bowie Mansion Serving Church
The Washington Post and Times Herald (1954-1959); Feb 9, 1957; ProQuest Historical Newspapers The Washington Post
pg. B8

Bowie Mansion Serving Church

A new Episcopal Church Home is taking shape in a park-like Georgetown setting behind the Georgian facade of the 152-year-old Bowie Mansion, 3124 Q st. nw.

The mansion, its grounds and a $600,000 bequest were left for the home by Mrs. John Sevier, wife of the mansion's last owner, a Washington and New York broker. The home is now located at Wisconsin ave. and Macomb st. nw.

Only the interior of the mansion will be altered slightly to serve the function of showplace, chapel and dining hall. It was built in 1805 by Washington Bowie, a godson of George Washington and relative of Col. Bezin P. Bowie, inventor of the Bowie knife, and Col. James Bowie, hero of the Alamo.

A new brick residence hall, office building and infirmary is under construction adjacent to the mansion and facing on Q st. The Sevier house will be a memorial to the late John Sevier's grandfather, the Indian fighter and Tennessee's first Governor, John Sevier. The $750,000 project is now in its fifth month of construction.

A unique feature of the new church home will be restored boxwood and rose gardens, said to have been contructed by Pierre l'Enfant, who laid out Washington's streets. The garden may be opened to the public at intervals, according to Mrs. Knute Anderson, president of the board of managers.

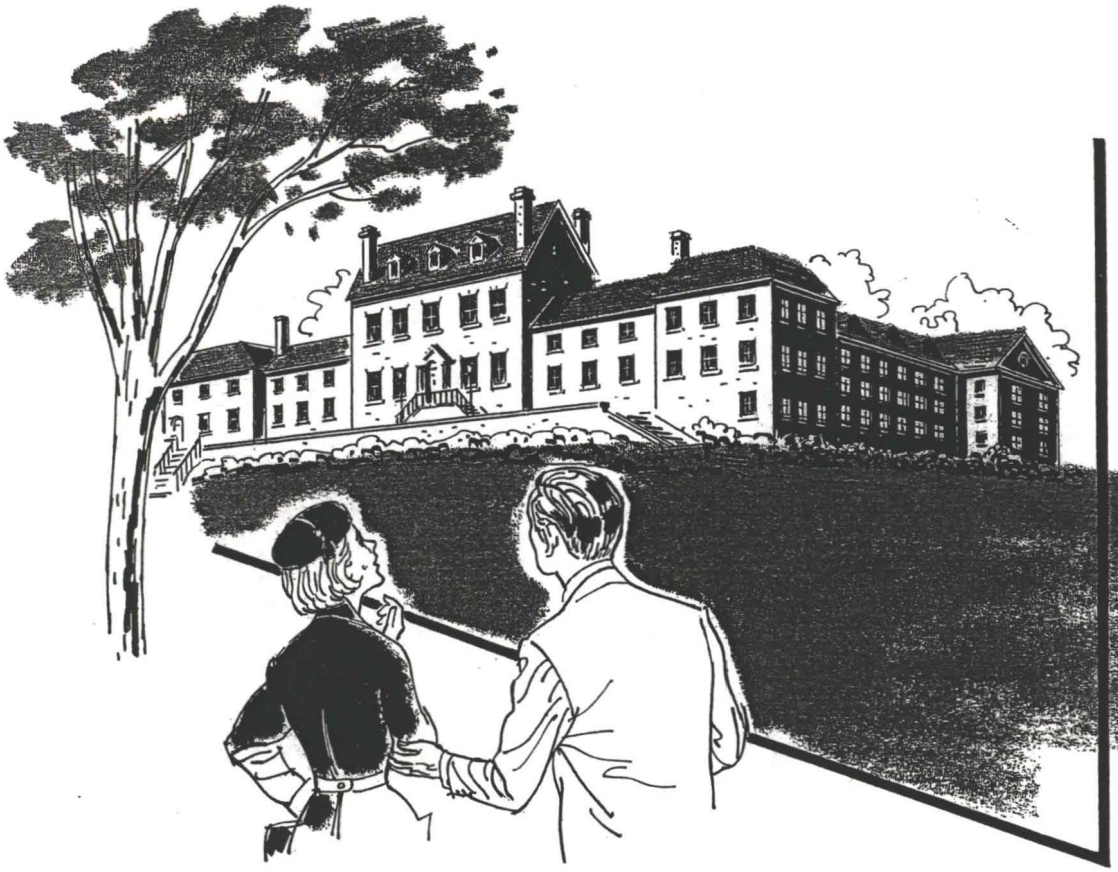
A merger of the Episcopal Church Home and the Epiphany Church Home, 1221 Massachusetts ave. nw., will help finance the project. Mrs. Anderson said the Epiphany Home would bring with it a "substantial" endowment and property.

The Epiphany Church Home was founded in 1892 and houses 13 persons at present. Its chapel, altar, pews and fittings will be used in Sevier House.

The new home will house 52 persons.

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Washington Post
Date: Feb. 9, 1957
Page: B 8



THE EPISCOPAL CHURCH HOME OF THE DIOCESE OF WASHINGTON

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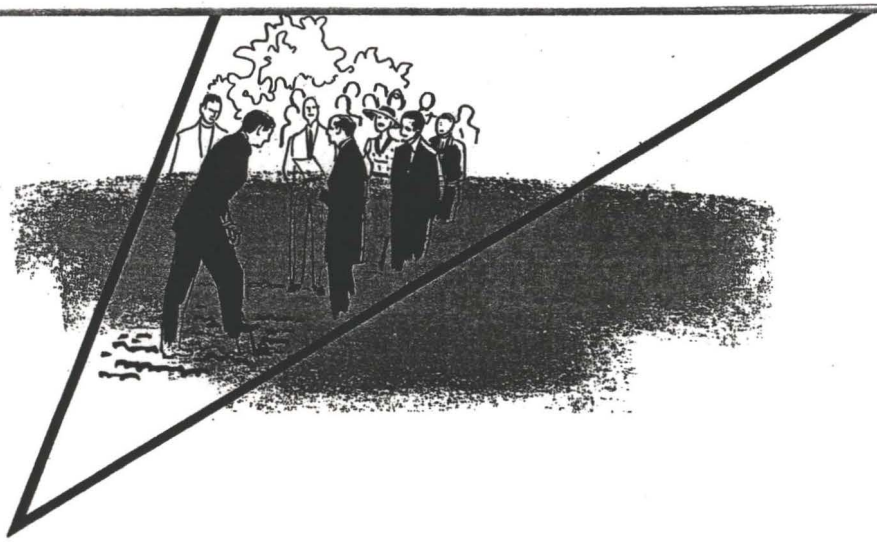
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WASHINGTON, D. C.

. . . Towards A New Horizon

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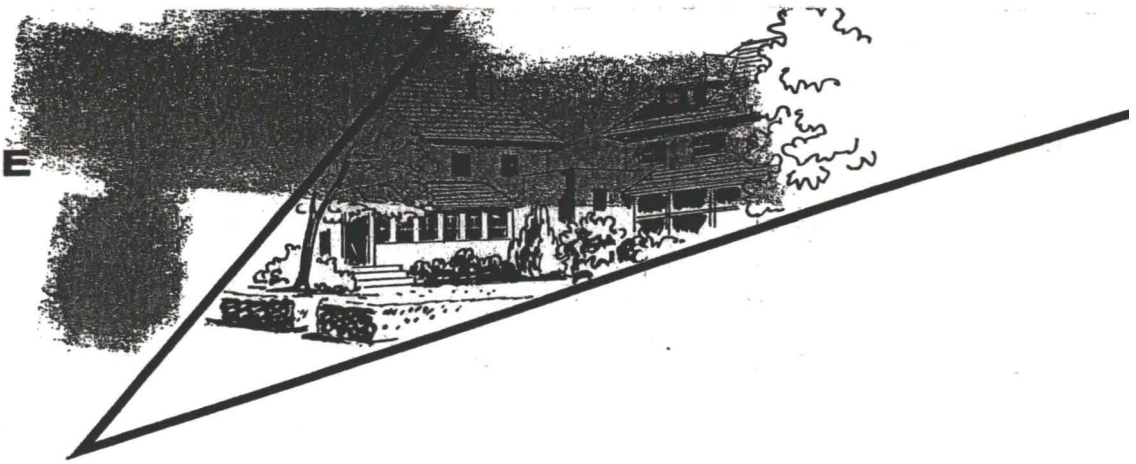
Vertical File: Old Age Homes - Episcopal



ON THE AFTERNOON of July 5, 1956, the Rt. Reverend Angus Dun, Bishop of Washington, lifted the first shovelful of earth in ground-breaking ceremonies for the new Episcopal Church Home of the Diocese of Washington. The site was the historic John Sevier Home in old Georgetown, and the occasion was one of deep fulfillment for many members of the Washington Diocese. For, with ground-breaking, and the signing of the building contract, the realization of an old and cherished dream was coming into view. As Mrs. William Channing Johnson, who deserves much credit as the key figure in establishing the original Church Home, says of the occasion." It re-emphasized the knowledge that God's love is with us. The real cornerstones of this Home have been faith and prayer."

From its modest beginning, thirty-two years ago, the Episcopal Church Home now moves to increase and extend its services and spiritual comforts to the elderly.

HISTORY OF THE EPISCOPAL CHURCH HOME



In 1923, the Convention of the Diocese of Washington endorsed and approved the idea of establishing a home for aging members of the Diocese, and to provide for such persons a residence in an atmosphere of love and Christian surroundings. The Laymen's Association assigned the task of formulating plans to Mrs. William Channing Johnson, making available to her a starting fund of $2,500. Her initial effort was to form a Board of Managers, of which she was President, and which included a chairman and five women each from several other parishes in the Diocese. These women were to help oversee the operation of the Home, and to relay pertinent news to their individual parishes. With this beginning, the Episcopal Church Home was established and incorporated by Congress on February 5, 1924.

On May 26, 1924, Cornelia G. Jones, a devoted Episcopalian then in her retiring years, gave to the Home her three-story frame house at 3315 Wisconsin Avenue, at the corner of Macomb Street. It was to be the nucleus of

the Home, while Mrs. Jones, herself, continued in residence.

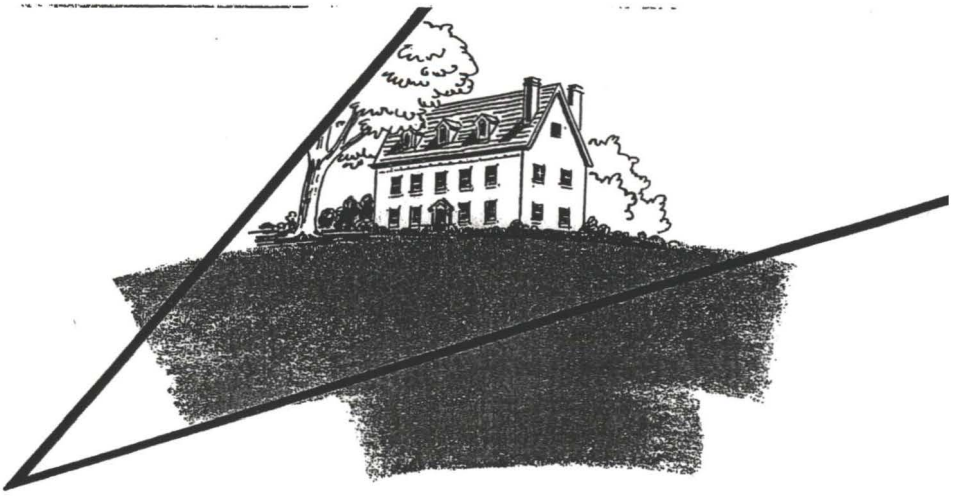
On October 1, 1924, the Church Home opened its doors and its heart to its first five women residents. The beginning was small, but the promise was large, and the efforts were gradually to gain momentum; for it was only a year and a half later that an adjacent three-story frame structure on Macomb Street was purchased. Eight months later, a third and fourth building, both three-story brick structures, were purchased. Finally, on November 23, 1935, on this Macomb Street property, a three-story stone and brick residence was added to the Home property as the Charlotte Munn Memorial.

At the rear of the Charlotte Munn Memorial was a stone garage which, in July of 1941, was remodeled into a Memorial Chapel for the Home, and dedicated by memorial gifts. St. Thomas Church gave pews and other fittings as they remodeled their own church. Trinity Church in Takoma Park gave the lectern, collection plates, vases and other brass fittings. Contributions from many other sources added to the loveliness of this Memorial Chapel.

It is interesting to note that some of the funds for the Home were raised through $500 memorial gifts, which entitled the donor to name a room in one of the buildings. (The memorial plaques in these rooms will be transferred to rooms in the new Home, and many new ones, it is hoped, will be added.) Furnishings were contributed by Mrs. Cornelia Jones and other friends of the church.

The purchase of properties for the original Home involved assuming a debt of approximately $36,500. Although there were no contributions from the Diocese, from Community Chest, or through major fund-raising efforts, this debt was cleared after a period of only eight years. Among the many generous donations to the Home have been several which were outstanding. Charlotte Plain Munn by her will left assets used to purchase and endow the property at 3601 Macomb St. In 1929 the trustees of Rose Keeling Hutchins, pursuant to authority under her will, transferred to the Home for use in its building program a substantial gift. Doctor Elmer H. Sothoron and his wife, Edna T. Sothoron, upon their deaths left to the Home for building purposes another large bequest. Thus from the rich resources of faith, and love for fellow human beings of many members of the Diocese of Washington has come the Episcopal Church Home's growing strength, which, in 1956, has enabled it to care for twenty-nine guests, a total which will be substantially increased with the opening of the new Home.

GIFT OF THE JOHN SEVIER PROPERTY

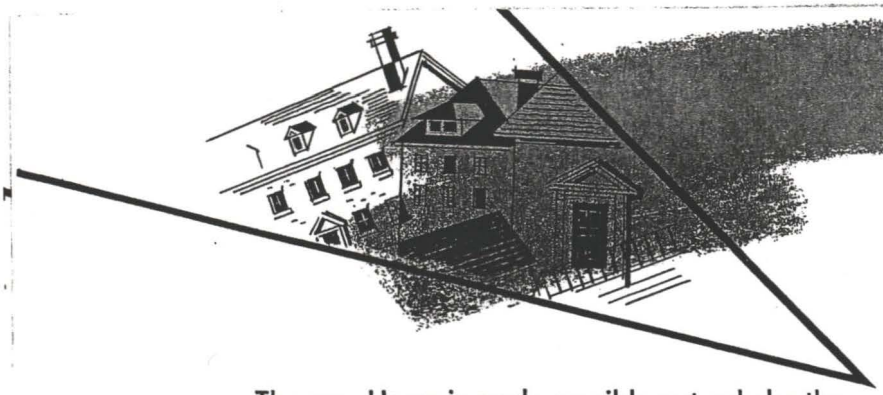


At Thirty-Second and Q Streets in historic Georgetown stands the handsome and imposing Georgian mansion which has been photographed and described in several books on historic houses of Georgetown.

It was built in 1800 by Washington Bowie, a former Governor of Maryland and godson of George Washington. In 1805, Mr. Bowie sold the home to William Nicholls of Maryland, whose family occupied it for many years therafter. Then, in 1890, the old house was sold at auction to Mr. and Mrs. John Sevier, who happened to be visiting in Georgetown at that time, and who, thereupon, made this their permanent home.

The Seviers added one wing to the house, and extended the other. Mr. Sevier, a great-grandson of John Sevier, first Governor of Tennessee, desired that the property one day become a memorial to his famed ancestor. He made this known in his will, leaving to his widow the actual designation of a person or group of persons to carry out his wishes. And so it was that upon her death on July 18, 1953, Mrs. John Sevier left the property, in addition to a substantial cash bequest, to the Episcopal Church Home.

The new Home will be in keeping with the architecture of Georgetown and will constitute an attractive and useful improvement for the benefit of the entire neighborhood. The Architect's Committee of the Fine Arts Commission, charged with responsibility for maintaining good Georgetown character, has approved the plans for the project.



MERGER WITH EPIPHANY CHURCH HOME

The new Home is made possible not only by the gift of the Sevier property, but also by a merger. When the building is completed, the residents will be joined by those of Epiphany Church Home. The latter institution will end its separate existence and combine in the new project, which will be larger than the two together. In joining with Episcopal Church Home, Epiphany Church Home brings a substantial endowment and property.

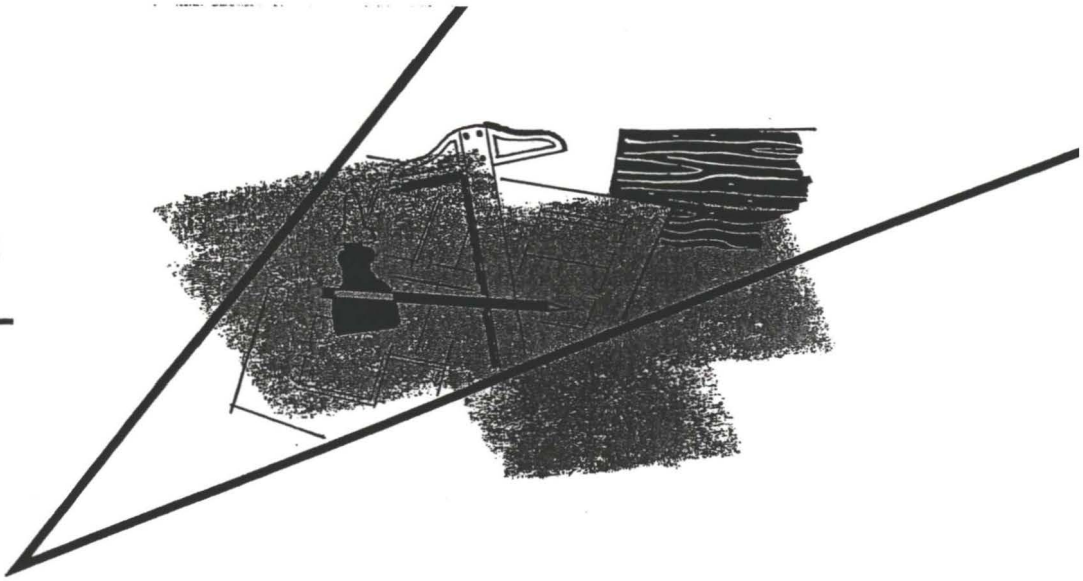
Under the auspices of the Church of the Epiphany, Epiphany Church Home was incorporated in 1892. Its building at 1221 Massachusetts Avenue was erected to take care of some twenty persons, but in recent years it has housed only thirteen elderly ladies because the third floor was unusable.

Like the Episcopal Church Home, the Epiphany Home has received no funds from the Diocese or from fund-raising campaigns. The Massachusetts Avenue building now needs extensive renovation, and operating costs are placing a strain on reserve capital. It became apparent some time ago that the merging of the two homes would more adequately serve the purpose of both.

Representatives of the Epiphany Church Home Board have actively participated with the Planning Committee of the Episcopal Church Home in discussions of the new location and plans for the building. With the approval of the District Court, they will transfer their assets at the time of the merger, and will have representation on the Board of Governors, and on the Board of Managers.

The sixty-five-year history of Epiphany Church Home will be perpetuated in the new home by the chapel, altar, pews and fittings, which will be taken from the Massachusetts Avenue Building and installed in the East Wing of the Old Sevier residence.

PLANS FOR THE NEW EPISCOPAL CHURCH HOME



The Sevier property is more than ideal as a location for a home for the elderly. It provides one-half a city square of park-like surroundings, tranquil and lovely to see. Yet, in this natural seclusion, residents will be, in fact, within walking distance of all city conveniences, including shopping, entertainment, transportation and accessibility to friends and famliy.

To adapt the old house and grounds to Church Home requirements and to plan the addition of the needed residential facilities, the Board engaged Architect Horace W. Peaslee, F.A.I.A., and his associate, Frank W. Cole, A.I.A. The plans developed by them preserve the best of the existing edifice, and blend efficiently with it the enlargement which will make possible the housing of fifty-two residents, along with dining facilities, recreational facilities and

nursing services, a chapel, and housing for certain of the staff members.

The old Sevier house, facing Q Street, will be restored with no exterior structural changes, except those which the Architects have suggested to restore the original appearance as shown in the old photographs. A brick wing of conforming architecture will be added to the West end of the present old mansion, to balance the existing East addition. This will house dining and kitchen facilities. The interior of the original home will be restored for visiting rooms, and the wings will be used for sitting rooms and for a chapel.

The second floor will have several bedrooms for superintendent and staff assistants' use, and the East addition will house nurses.

The spacious gardens will be restored and enlarged to include an old-fashioned flower garden, and will, at times, be open to visit by the public. Legend has it that Pierre L'Enfant, French architect who conceived the plan for the City of Washington, was a frequent visitor at the Bowie mansion, and very probably was responsible for the design of these extensive gardens.

The buildings fronting on Thirty-second Street have been razed and will be supplanted by a brick structure of Colonial design. Here will be the individual rooms of the residents—rooms which will be modern in every detail, freshly furnished, appropriately decorated, and entirely air-conditioned. Conforming with the existing topography of the grounds, this building will be two stories high on the garden side, three stories high on the Thirty-Second Street side, and four stories on the South end. Its top floor will be on a level with the ground floor of the original mansion.

The provisions for medical and nursing care, made possible by a gift from Dr. and Mrs. E. H. Sothoron, will mean new peace of mind for residents who will be assured of proper attention in their own environment for all but critical and extended illnesses.

In the new home there will also be facilities for couples.

Under present requirements for admission to the Home one must be over sixty-five years of age, must be an Episcopalian and canonical resident of the Diocese of Washington for five years prior to application, must be certified by the Home physician to be in good health, and must be amenable to a six months' probation, or trial, period. During this time, guests discover how well they adapt to group living, and the extent to which the Home is able to serve each individual need.

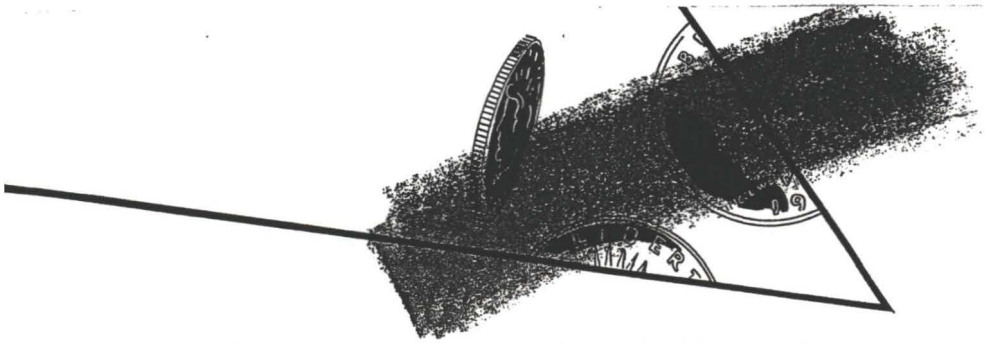
The Home has never required an admission fee or the surrender of private resources by an incoming resident. The Board believes that this helps morale and gives a sense of dignity to those persons entering residence. The monthly cost to each person is determined by his ability to pay.

The responsibility for the operation of the Episcopal Church Home is shared by a Board of Governors, a Board of Managers and a resident Superintendent.

The Board of Governors consists of business, professional and lay men and women elected by the Corporators of the Home at their annual meeting. This Board sets the policies and supervises the receipt, investment and disbursement of all funds. It meets four or more times a year.

The Board of Managers consists of women from many of the Episcopal Churches in the Diocese. Each participating Church is entitled to a committee of five women to represent it on this Board. These committees, meeting as a Board of Managers once a month, disburse the designated amount provided by the Board of Governors for the maintenance and upkeep of the Home, plan for Chapel services and entertainment in the Home, serve as liaison to carry the news of the Home back to their respective Churches and help to provide financial and moral support for the work to be done.

The resident Superintendent, employed by the Board of Managers, plans and supervises the actual day-to-day operation of the Home.



COST OF THE HOME

The entire restoration and new building project will be achieved at a cost of approximately $750,000 and funds will come partly from the bequests of Mrs. Sevier, and partly those of Charlotte Plain Munn, Rose Keeling Hutchins, and Dr. and Mrs. E. H. Sothoron; and from the sale of the present Church Home properties and those of the Epiphany Church Home. The construction contract was signed on July 5, 1956, with William P. Lipscomb Company as general contractor.

It is at once astonishing and inspiring to reflect on the Home's present plans as against the humble but confident beginnings of October 1, 1924. Surely the hand of God has been steadfast—the faith of His followers richly rewarded. And as the work on the Home moves forward, there will be opportunity for the many friends of the Home to enrich the new facilities by individual gifts. Although approved by the Diocese, the Home is organized, managed, and supported by laymen. Revenue from the guests living at the Home is understandably less than operating expenses. The Home is thus to a large extent dependent upon the gifts of the laymen and women of the Diocese and other friends for its resources. The cost of furnishing a guest room might be chosen as a personal contribution to the new Home. An inscribed memorial plaque will commemorate such a donation. A guest room can be comfortably furnished for approximately $500. Or, one who finds his pleasure in gardens might wish to offer a gift toward the $7,000 cost of restoring the old gardens and grounds. A cheerful sunroom, to overlook the south lawn, and to connect the mansion with the new residence, will give hours of pleasure to residents. Furniture for this room might be the gift which would seem most significant.

The Board feels the many members of the Diocese of Washington will want to become an effective part of this humanitarian endeavor, so bravely begun in 1924, and now so magnificently expanded.

EPISCOPAL CHURCH HOME

Board of Managers — 1956-1957

Mrs. William Channing Johnson, *President Emeritus*
Mrs. Knute E. Anderson, *President*
Mrs. Walter Hardisty, *1st Vice President*
Mrs. Robert W. Hasbrouck, *2nd Vice President*
Miss Marjorie Hampton, *Recording Secretary*
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Mrs. Thomas E. Hampton
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Mrs. Jack Henry
Mrs. Paul Herring
Mrs. Charles Hines
Miss Maude Hodgken
Mrs. Estelle Holland
Mrs. Kenneth Hulse
Mrs. J. E. Hunt
Mrs. Donald Jackson
Mrs. Frank Jenkins
Mrs. Walter Kolb
Mrs. Chas. H. Kraus
Mrs. Tolbert Lanston
Miss Berth Looker
Mrs. K. O. Maddux
Mrs. Albert Manville
Mrs. O. W. Martin
Mrs. C. R. Mengers
Mrs. T. J. Mitchell
Miss Anne B. Moore
Miss Helen P. Mulliken
Mrs. Ernest H. Pearrell
Mrs. J. H. Phillips
Mrs. Ira Priddy
Mrs. Robert B. Ransom
Mrs. Francis W. Robey
Mrs. William H. Sault
Mrs. Norman L. Saunder
Miss Katherine Schindel
Mrs. Paul A. Sellers
Mrs. David L. Selke
Mrs. Stewart B. Shaw
Mrs. Swaggar Sherley
Mrs. Francis J. Sickel
Miss Mattie D. Simms
Mrs. Erwin H. Simon
Mrs. Doralee Smallwood
Mrs. T. Blackwell Smith
Miss Grace Sothoron
Mrs. Harriet Stirling
Mrs. Raymond G. Thoma
Mrs. James M. Thomson,
Mrs. Carl S. Tuggle
Mrs. L. R. Vermillion
Mrs. J. Grahame Walker
Mrs. Paul Weir
Miss Eliza Lane Wessells
Mrs. Frank I. Whitney
Mrs. Hugo Winkler
Mrs. Charles W. Wright

OLD AGE HOMES
-1971

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Vertical File: Old Age Homes – Episcopal

Washington Post
Date: July 8, 1956
Page:

se Takes Over Mansion

Episcopal Home

JUL 8 1956

Plans Restoration

WASH. POST

THIRTY-TWO YEARS ago the Episcopal Church Home of the Diocese of Washington was started in a cottage on Wisconsin ave., only big enough to accommodate five persons. Soon it will be located in a spacious restored Georgetown mansion.

The old Bowie mansion, a Georgian-style brick built in 1800 at 32d and Q sts. by Washington Bowie, a former Governor of Maryland, and godson of George Washington, is to be restored, with a new addition, as a residence for the aged and incapacitated members of the Diocese.

Last Thursday, ground was broken ceremonially by the Right Rev. Angus Dun, Bishop of Washington, for the building of a new air-conditioned brick addition to the mansion, willed by Mrs. John Sevier, its last owner, to the Episcopal Church Home.

The mansion, which was once a showplace of Washington, is slated to regain that status in a measure as a memorial to Tennessee's famous Indian fighter and first governor, John Sevier, ancestor of Mrs. Sevier's husband, while it serves as the Episcopal Home.

PLANS ARE to restore the old boxwood and rose gardens, which legend has it "probably" were designed by Pierre L'Enfant, the French architect who laid out the street plans for Washington and was a frequent visitor at the Bowie mansion in its builder's day.

Under present plans, the restored gardens will be open to the public at intervals.

The entire restoration project will cost around $750,000 and funds will come partly from a bequest of John Sevier consisting of real property and $600,000, and from the sale of the present Episcopal Church Home and Epiphany Home.

THE FORMER comprises two brick row houses and two frame houses, all connected, at Wisconsin ave. and Macomb st. nw. and the Charlotte Munn Memorial unit, two doors away. Epiphany Home is a residence type building at 1221 Massachusetts ave. nw.

Mrs. William Channing Johnson, first president of the home's board of lady managers, is credited with interesting the late Mrs. Sevier in designating the Episcopal Church Home as the recipient of her husband's request for a memorial to his ancestor. After witnessing Thursday's groundbreaking, Mrs. Johnson said "this is a 25-year-dream come true." For nearly 25 years she was president of the board of lady managers of the home.

To be called Sevier House, the mansion will be remodeled to provide dining and kitchen facilities in the west wing and a chapel and nurses' home in the east wing. The first floor will have visiting rooms and the second floor, bedrooms for the superintendent and staff assistants.

A sunroom overlooking the south lawn will connect the mansion with the new residence to conform with the sloping grounds, with the result that it will be two stories high on the garden side, three stories high on the 32d street side and four stories on the South End.

It will have facilities to house 48 single residents and two couples.