



4. I am submitting this declaration in support of the Emergency Motion to Stay Construction and Request for Expedited Hearing Date (“Motion”) filed by DECAA.

5. DECAA and its members have and will continue to suffer irreparable injury unless construction pursuant to Building Permit No. B1907507 is stayed until BZA decides whether or not the Subdivision of the Masons’ property into Lots 110 and 111 violated the Zoning Regulations by creating a non-conforming rear yard.

6. DECAA and its members are being irreparably harmed by allowing construction of such a massive building to go forward before the underlying validity of Lot 110 itself has been determined by this Board.

7. Some of the sources of imminent irreparable injury present here are set forth below.

8. **Harm to Aesthetic Interests.** DECAA members, including myself, have used for many years the Temple and Temple Gardens for deeply valued aesthetic purposes. The Temple was designed by one Washington’s most famous architects, John Russell Pope, who designed other famous iconic buildings in Washington including the National Archives, the National Gallery of Art and the Jefferson Memorial.

9. The Temple is justly listed on the National Register of Historic Places.

10. DECAA members find the Masonic Temple of extraordinary beauty and have long enjoyed the unobstructed views of the Temple apse. DECAA included in its Motion a beautiful photo of the Masonic Temple at sunset viewed from 15<sup>th</sup> Street. This photo was taken for DECAA by Bob Uth an Emmy awarding winning documentary producer who lived less than 2 blocks from the Temple. DECAA and its members find such views awe-inspiring. The construction of the proposed 5 story apartment building will forever block out and destroy these beautiful views of

the Temple at sunset and cause great pain to DECAA members and hundreds of residents throughout the neighborhood.

11. Construction pursuant to Building Permit No. B1907507 running along the 1500 block of S St, 15<sup>th</sup> St and the quiet alleyway next to the Chastleton will impair DECAA and its members' interests in the green space, air, and natural beauty that the Temple Gardens has provided. A beautiful daytime picture of the Temple gardens with its flowers in bloom is included in our Motion. The construction by Perseus of a large 5 story building with rooftop swimming pool and clubhouse will forever substantially harm the experience of our members and the residents DECAA represents from open space and the views of this historic Temple.

12. The beautiful Temple is modeled after the ancient tomb of King Mausolus from which the English word 'mausoleum' comes from. DECAA's members are acutely aware of the historic and cultural significance of the Masonic Temple and are irreparably injured emotionally and aesthetically by the diminution of the beautiful views of this building and its beautifully designed apse, which will be caused by the construction allowed under Building Permit No. B1907507

13. The intrusion of this mammoth luxury complex pursuant to Building Permit No. B1907507 will instantly and forever after alter the space, the peace, and the reflection of this historic place by DECAA members. Their aesthetic interests will forever be diminished and permanently tarnished by this intrusion on this historic landscape.

14. The five-story Project will also diminish the sunlight during many months of the year for those living across S Street from the construction site, some of whom are DECAA members.

15. **Injury Flowing From Construction Activities.** DECAA members, including myself, will suffer harm when the developer initiates construction of this massive luxury building. The construction process for the five story building will involve large industrial equipment, Construction of the Project, and the associated sound, visual, and other impacts, will damage my personal experience, as well as that of other DECAA members, of this historic site, both during and after construction is completed. If construction begins, my experience and those of DECAA members of the historic Temple and Temple Gardens would be permanently and irreparably harmed by having to painfully view the construction day after day of a cheap-looking building with a roof top pool and ‘amenities’ bar on what for years had been recognized as part of a National Historic Landmarked site. These construction activities will seriously lessen the enjoyment of DECAA members’ visits to the area.

16. The traffic congestion caused by the construction will be enormous and will disrupt the neighborhood where many DECAA members live. Many of the parking spaces neighborhood residents and DECAA members need on the 1500 block of S Street are being eliminated during construction. During construction the 1500 block of S Street is being so narrowed that flaggers are required during the day. During the day S Street is being so narrowed that two vehicles will no longer be able to safely pass by each other at the same time on what is supposed to be a two-way street.

17. The engine emissions from heavy trucks and tractor trailer trucks queuing on S Street and on 16th Street to make the hundreds and hundreds of deliveries to the construction site which will be needed will degrade the environment and destroy the quiet nature of the historic neighborhood surrounding the construction site.

18. Residents of the Chastleton who live only 15 feet across the alley from the Temple will have their peace and quiet disrupted by construction noise and views from their windows obstructed by construction. All vehicles, including all delivery vehicles, to the new apartment building will be required to travel down this once peaceful narrow alley next to the windows of the Chastleton. All vehicles using the two story underground garage Perseus will construct pursuant to Building Permit No. B1907507 will have to pass within inches of the windows of the first floor residents of the Chastleton who live along the alley.


19. DECAA members and neighborhood residents will suffer the types of harm from construction I have described above for which no monetary compensation can cure or put conditions back the way they were.

20. **Harm to Organizational Purposes.** DECAA was founded to protect and promote the preservation of open spaces, and the historic, architectural, and aesthetic value of property, landmarks, and sites in the greater Dupont Circle area of Washington, D.C. It works to protect significant historic sites, such as the Temple and the Temple Gardens, and to advocate for historic preservation as a fundamental value in the administration of DC. DECAA members have contributed substantial time, money and resources to furthering these goals.

21. Construction by Perseus TDC of a 5 story luxury apartment building on the site of the Temple Gardens directly conflicts with these organizational purposes and it will render DECAA's activities more difficult. Since one of DECAA's principal founding purposes has been to preserve the Temple Gardens, construction of this 5 story building will undermine DECAA's efforts to attract new members, and may cause existing members to resign.

I hereby swear under penalty of perjury that the above statements are true and correct to the best of my knowledge, information, and belief.

Date: December 7, 2021

A handwritten signature in black ink, appearing to read "Nick DelleDonne", written over a horizontal line.

Nicholas DelleDonne, President  
Dupont East Civic Action Association