

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Norman M. Glasgow, Jr.
202.419.2460
norman.glasgowjr@hklaw.com

September 23, 2019

VIA IZIS

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

**Re: Z.C. Case No. 74-10A - Modification of Consequence
1333 New Hampshire Avenue, NW (Square 115, Lot 85)**

Dear Members of the Commission:

On behalf of TMG 1333 New Hampshire Ave LLC (the “Applicant”), the owner of property located at 1333 New Hampshire Avenue, NW (Square 115, Lot 85) (the “Property”), we hereby submit the attached letter in support from the Heurich House Foundation (the “Foundation”), a District of Columbia non-profit organization that owns and operates the Heurich Mansion Museum at 1307 New Hampshire Avenue, NW (the “Museum”).

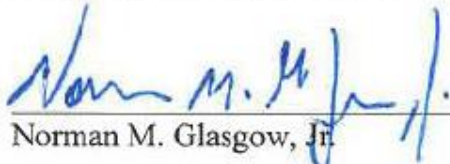
As stated in the Foundation’s letter, the Museum property was one of the properties included in the boundary of the original PUD that approved the Applicant’s office building. Given the historic significance of the Museum, the Applicant and the Foundation have established an agreement that addresses, among other things, construction monitoring, construction hours and site management, and communications during construction of the project. The agreement also includes a commitment by the Applicant to make a \$50,000 contribution to the Foundation to assist with efforts to preserve the Museum.

We appreciate the Foundation’s efforts to reach this agreement, and look forward to our continued working relationship going forward.

Thank you for your consideration of this matter.

Respectfully submitted,

HOLLAND & KNIGHT LLP


Norman M. Glasgow, Jr.

ZONING COMMISSION
District of Columbia
CASE NO.74-10A
EXHIBIT NO.7

Enclosures

cc: Jennifer Steingasser, D.C. Office of Planning (w/enclosures, via email)
Stephen Cochran, D.C. Office of Planning (w/enclosures, via email)
Advisory Neighborhood Commission 2B (w/enclosures, via email)
Daniel Warwick, Single Member District 2B02 (w/enclosures, via email)
Michael Silverstein, Single Member District 2B06 (w/enclosures, via email)
Beverly Schwartz, Single Member District 2B08 (w/enclosures, via email)
Glenn Engelmann, Dupont Circle Citizens Association (w/enclosures, via email)
Kimberly Bender, Heurich House Foundation (w/enclosures, via email)



HEURICH HOUSE MUSEUM
— THE BREWMASTER'S CASTLE —

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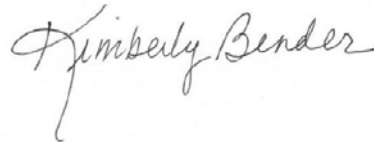
Dear Members of the Commission:

On behalf of the Heurich House Foundation, please accept this letter in support of the request by TMG 1333 New Hampshire Avenue, LLC for a modification of consequence of the planned unit development in the case referenced above. The Foundation owns and operates the Heurich House Museum at 1307 New Hampshire Avenue, N.W. (Square 115, Lot 79), which immediately abuts the building proposed for renovation. Our property was one of the several parcels included in the original PUD that approved our neighbor's building. In one of the earliest examples of its kind, unused density from our site was transferred to 1333 New Hampshire Avenue to protect the Heurich House from development pressures, given its status as an historic landmark, and to facilitate the development of the office building next door.

On August 1, 2019, the Foundation sought to submit comments to the record related to potential construction-related impacts on the Heurich House Museum and its operations. Since then, the Foundation and the applicant have worked closely together to enter into a construction management agreement that fully addresses the Foundation's concerns. The agreement, which was executed on September 19, 2019, addresses construction monitoring, construction hours and site management, and communications during construction, among other things. The applicant will also make a \$50,000 contribution to the Foundation to assist with our ongoing efforts to maintain, protect and preserve the Heurich House property.

We are pleased to have reached this agreement and look forward to working with the applicant going forward. We fully support the applicant's request for a modification of consequence for the approved planned unit development and urge that you grant the application.

Very truly yours,

A handwritten signature in cursive script that reads "Kimberly Bender". The signature is written in black ink and is centered on the page.

Kimberly Bender
Executive Director

cc: Wil Machen, TMG 1333 New Hampshire Avenue, LLC (via email)
Shane Dettman, Holland & Knight LLP (via email)
Steve Cochran, Office of Planning (via email)
ANC 2B (via email)
Mike Silverstein, ANC 2B06 (via email)