



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

September 23, 2019

Mr. Anthony J. Hood
Chairman
District of Columbia Zoning Commission
441 4th Street NW, Suite 200S
Washington, DC 20001
zcsubmissions@dc.gov

RE: 1333 New Hampshire Avenue NW (ZC #74-10A)

Dear Chairman Hood,

At its regular meeting on September 11, 2019, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 9 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (9-0-0):

WHEREAS, the project is located at 1333 New Hampshire Avenue NW (Square 115, Lot 85), within Advisory Neighborhood Commission 2B,

WHEREAS, the existing building on the property was constructed as part of a planned unit development (“PUD”) pursuant to Z.C. Order No. 101 (Z.C. Case No. 74-10/71-30F) (“PUD Order”) and further processed pursuant to BZA Order Nos. 11875 and 11901, which allowed the building to be constructed with additional density that it would not have otherwise been allowed,

WHEREAS, the application now seeks to add additional penthouse habitable space, which the Zoning Commission has determined requires a contribution to the Housing Production Trust Fund,

WHEREAS, pursuant to Condition 3 of the PUD Order, the neighboring existing Heurich Mansion, Carriage House, and garden shall be preserved,

WHEREAS, pursuant to Condition 13 of the PUD Order, additional preservation conditions related to the preservation of the Heurich Mansion, Carriage House, and grounds proposed by the National Capital Planning Commission were incorporated as conditions to the PUD,

WHEREAS, a Modification of Consequence to a PUD must be consistent with the Zoning Commission's previous approval,

WHEREAS, the PUD Order was among the earliest examples in District history which involved transferring development rights in order to protect an historic property,

WHEREAS, the Heurich House was constructed circa 1892 and is a historic landmark registered on the National Register of Historic Places and the DC Inventory of Historic Sites, and is a contributing resource to the Dupont Circle Historic District,

WHEREAS, ANC 2B recognizes the importance of the Heurich House, Carriage House, and gardens as the Brewmaster's Castle in Dupont Circle, and further emphasizes the need to continue to protect this important historic resource,

WHEREAS, the Heurich House has faced a constant struggle since at least the time of adoption of the PUD Order to provide a financially stable model to maintain the property until the current Heurich House Foundation model, which has brought stability through earned revenue activities such as weddings, public events, tours, and leasing for artists and creative types to have offices,

WHEREAS, the Heurich House Foundation previously had issues with the same roller equipment and jack hammering equipment proposed to be used by the applicant that created vibrations that have compromised the integrity of the historic concrete construction of the circa 1892 building, as well as historic light fixtures, stained glass windows, and other irreplaceable historic elements,

WHEREAS, the proposal may cause physical damage to the Heurich House,

WHEREAS, the proposal may cause significant loss of business revenue to a fragile financial model for the Heurich House, and

WHEREAS, ANC 2B recognizes that the application may only be consistent with the Commission's previous approval so long as the Heurich House is preserved according to the conditions of the PUD Order.

THEREFORE, BE IT RESOLVED:

As a party to the Zoning Commission proceedings, the ANC 2B requests that the application be processed as a Modification of Consequence given the applicant has met both of the following conditions:

- The applicant has executed a construction management agreement ("CMA") to the satisfaction of the Heurich House Foundation.
- The applicant has committed to a \$50,000 contribution to the Heurich House Foundation to assist with efforts to preserve the Museum in recognition of the additional habitable space in the penthouse, consistent with the 1974 PUD Order

obligations to protect and preserve the Heurich House Museum, the Carriage House, and gardens, as specified in PUD Conditions 3 and 13 in Z.C. Order 101.

Commissioners Mike Silverstein (2B06@anc.dc.gov) and Daniel Warwick (2B02@anc.dc.gov) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in blue ink that reads "Daniel Warwick". The signature is written in a cursive style with a large initial "D".

Daniel Warwick
Chair