

St. Margaret's

EPISCOPAL CHURCH

To: ANC Commissioners Feld and Lipton
President Friedman, Sheridan-Kalorama Neighborhood Council, Inc.
From: The Rev. Richard M. Weinberg, Rector, St. Margaret's Episcopal Church
Date: December 10, 2025
Subject: Opposition to Proposed Changes to the 2020 Settlement Agreement
Regarding the Platinum Club

The Vestry of St. Margaret's Episcopal Church, located at 1830 Connecticut Avenue NW, voted unanimously on November 18, 2025, to oppose any changes, amendments, or termination of the 2020 Settlement Agreement (SA) signed by the former owner, Voyager 888, LLC t/a Assets; Don Friedman, President of the Sheridan-Kalorama Neighborhood Council, Inc.; Ashley Warren, Chair of ANC 2D; and other parties. The Vestry is our parish's elected lay leadership board.

Our opposition to this establishment has deep roots. In 1986, the Rev. Dr. Vienna Cobb Anderson, a former Rector of St. Margaret's and a respected community leader, participated in extensive hearings opposing the business that has operated as a strip club at this location since that time.

As a church that has served this neighborhood for over 125 years—and as a property located directly across Connecticut Avenue, within 300 feet of the Platinum Club—we hold a significant stake in maintaining the neighborhood's peace, safety, and quality of life. Our parishioners come from across the District, with many walking from Dupont Circle, Adams Morgan, Kalorama, and Sheridan-Kalorama. We open our doors early each morning to welcome neighbors experiencing homelessness through Charlie's Place, and we host services, meetings, and ministries late into the evening seven days a week.

In recent years we have invested significantly in the exterior restoration of our historic church, including landscaping, signage, roof work, and the restoration of our Tiffany stained-glass windows. Parking in the area is already severely limited and will worsen

when the Universal Building closes its parking lot. Allowing expansion to the second floor of the Platinum Club will inevitably push additional parking onto our surrounding streets, disrupting our meetings and outreach ministries.

Grounds for Opposition

We find no justification for terminating or amending the 2020 Settlement Agreement. Any claims that neighborhood conditions have changed in ways that would support expansion are unfounded. In fact, any such changes would bring significant adverse effects to our church and the broader neighborhood, including:

- **Peace and Order:** Increased noise, litter, and late-night disruption.
- **Parking:** Further strain on an already overburdened parking environment.
- **Property Damage and Security:** Heightened risk of vandalism and safety concerns, especially in the alley, linked to late-night activity and expanded operations.

Specific Concerns Related to Church Operations

These concerns are magnified by our current mission work and the unique rhythms of our parish life:

- **Impact on Homeless Services:** The club's proposed early-morning or late-night activity conflicts directly with Charlie's Place, which relies on a peaceful morning environment to provide meals and essential support to our homeless neighbors.
- **Operational Burdens:** We hold strong concerns about expanded hours, the addition of second-floor use, signage, exterior lighting, security, outdoor activity, trash and litter management, and pest control—each of which directly affects our property and ministry.

We therefore urge you to uphold the 2020 Settlement Agreement in full. It remains a necessary safeguard for maintaining the character, safety, and well-being of all who live, work, worship, and serve in this neighborhood.

For any questions, I can be reached at 202-232-2995 or richard@stmargaretsdc.org.

Respectfully,

The Rev. Richard M. Weinberg
Rector, St. Margaret's Episcopal Church