

JORDAN & KEYS, PLLC

ATTORNEYS AT LAW

SUITE 317

910 SEVENTEENTH STREET, NW

WASHINGTON, D. C. 20006

(202) 483-8300

FACSIMILE (202) 328-6153

gkeys@jordankeys.com

October 22, 2013

GEORGE R. KEYS, JR.*

*Also Admitted in Maryland

OF COUNSEL:

HAROLD E. JORDAN

Filed on IZIS

Lloyd Jordan, Chairperson

District of Columbia Board of Zoning Adjustment

Office of Zoning

441 4th Street, N.W. - Room 200 South

Washington, D.C. 20001

Re: BZA No. 18615 – Appeal of 5333 Connecticut Neighborhood Coalition

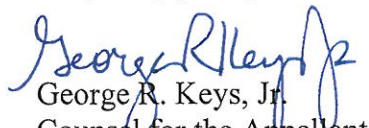
Dear Mr. Jordan:

This firm represents 5333 Connecticut Neighborhood Coalition in the above-referenced appeal of the decision by the Zoning Administrator to issue a building permit to construct a multifamily structure at Lot 128, Square 1873.

Enclosed for filing is the Appellant's Proposed Findings of Fact and Conclusions of Law, which you requested at the end of the public hearing on September 24, 2013.

In addition, we note that the Exhibit Log does not include the full resume of Don Alexander Hawkins or the two exhibits he submitted into the record and referred to during his testimony.

Very truly yours,


George R. Keys, Jr.
Counsel for the Appellant

Enclosures:

- (1) Appellant's Proposed Findings of Fact and Conclusions of Law
- (2) Professional Resume of Don Alexander Hawkins
- (3) Graphics showing Enlarged Numerals from 1975 Zoning Map
- (4) Appellant's Exhibit 4/Owner's Exhibit Q – Building Sections

APPELLANT'S PROPOSED FINDINGS OF FACT AND CONCLUSIONS OF LAW

Appeal No. 18615 of Advisory Neighborhood Commission 3/4G and 5333 Connecticut Neighborhood Coalition, pursuant to 11 DCMR §§ 3100 and 3101, from the administrative decision of Matthew LeGrant, Zoning Administrator, Department of Consumer & Regulatory Affairs, in the issuance of a building permit (#B1208792), issued on May 28, 2013, to CMK Development LLC, authorizing the construction of a new apartment building not meeting the requirements of the Zoning Regulations in an R-5-D District at premises 5333 Connecticut Avenue, N.W. (Lot 128, Square 1873).

HEARING DATE: September 24, 2013

DECISION DATE: October 29, 2013

DECISION AND ORDER

Appellants filed an appeal with the Board of Zoning Adjustment on May 31, 2013, challenging on various grounds the decision of the Department of Consumer & Regulatory Affairs ("DCRA") to issue a building permit for the construction of a new apartment building at 5333 Connecticut Avenue, N.W. on property owned by CMK Development LLC. Appellant 5333 Connecticut Neighborhood coalition ("5333 CNC") is represented in these proceedings by Andrea Ferster and George R. Keys, Jr. Assistant Attorney General Jay Surabian appeared on behalf of DCRA. Wayne Quin and Dennis Hughes of Holland & Knight, LLP, represented CMK Development LLC. After a public hearing, the Board granted the appeal with respect to _____ and denied the appeal in all other respects.

PRELIMINARY AND PROCEDURAL MATTERS

Notice of Appeal and Notice of Hearing. By memoranda dated June 3, 2013, the Office of Zoning ("OZ") provided notice of the filing of the appeal to CMK Development LLC, the Office of Planning, the Zoning Administrator, the Councilmember for Ward 3, Advisory Neighborhood Commission 3/4G ("ANC 3/4G"), the ANC in which the subject property is located. Pursuant to 11 DCMR § 3112.14, on June 27, 2013, OZ mailed letters providing notice of the public hearing to the Appellant, the Zoning Administrator and ANC 3/4G. Notice was also published in the D.C. Register on _____, 2013 (____DCR ____).

Party Status. Pursuant to 11 DCMR § 3199.1(a), parties in this appeal were the Appellants; the Zoning Administrator, as the person whose administrative decision was the subject of this appeal; the owner of the subject property; and ANC 3/4G. On September 13, 2013, ANC 3/4G filed its withdrawal from the appeal, leaving 5333 CNC as the sole appellant (the "Appellant")

Appellant's Case. The Appellant provided testimony from Elizabeth Lenyk, Richard Graham and Don Alexander Hawkins, who was qualified by the Board an expert witness in architecture and District of Columbia maps. The Appellant alleged that the Zoning Administrator erred in approving the building permit in four respects:

- (1) The building, as proposed, would exceed the maximum Floor Area Ratio of 4.2, because virtually all of the apartment units on the lower level have been excluded from the FAR calculation on the grounds that the lower level is, in fact, a “cellar.”
- (2) The building, as proposed, violates the unambiguous language of the Height of Buildings Act as codified in DC Code § 6-601, by permitting a building far taller than the maximum height permitted under the Act.
- (3) The measuring point along Kanawha Street is in an arbitrary location that permits a greater building height than allowed by either the Height of Buildings Act or the Zoning Regulations.
- (4) The Official Zoning Map in five iterations from 1975 until the current online version identified the subject property as being spilt-zoned: R-5-D and R-1-B and, as such, the proposed building is a nonconforming use and structure in the R-1-B portion of the site.

Zoning Administrator’s Case. The Zoning Administrator offered no testimony at the public hearing and relied on the pre-hearing submission.

FINDINGS OF FACT

1. The subject property located at Lot 128, Square 1873 comprises 47,284.44 square feet of land.
2. The subject property abuts Military Road, Connecticut Avenue and Kanawha Street.
3. Military Road is 90-feet in width with building restriction lines of 10 feet on both sides of the street.
4. Connecticut Avenue is 130-feet wide.
5. Kanawha Street is 50-feet with building restrictions lines of ten feet (10’) on both sides of the street.
6. The gradient of the subject property falls eighteen feet (18’), north to south, from the Kanawha Street (high elevation) to Military Road (low elevation).
7. Appellant is a neighborhood organization of over 500 members, many of whom live in the immediate vicinity of the subject property and are concerned about the impact of the proposed building on the neighborhood.

CONCLUSIONS OF LAW AND OPINION

Determination of “Cellar” Apartment Units

The Zoning Regulations provide that the term “gross floor area,” which is used to calculate FAR, does not include any “cellar” areas but “shall include basements.” 11 DCMR § 199.1 (definition of “gross floor area”). The term “cellar” is defined as “that portion of a story,

the ceiling of which is less than four feet (4 ft.) above the adjacent finished grade.” *Id.* (definition of “cellar”). “Basement” is defined as “that portion of a story partly below grade, the ceiling of which is four feet (4 ft.) or more above the adjacent finished grade.” *Id.* (definition of “basement”).

By utilizing the “perimeter wall” method of calculation, the Zoning Administrator determined that 87.62% of the perimeter of the lower level of apartments in the proposed building were excluded from the FAR calculation, effectively adding 19,029 square feet of density to the proposed building.¹ This conclusion rested upon the fact that the ceilings of these apartment units were judged to be less than four feet (4’) above the “adjacent finished grade.” The apartment units that fell into the “cellar” category were of two types: (1) apartment units and other non-residential spaces on the perimeters of the proposed building; and (2) apartment units lining either side of a courtyard defined by the east-to-west extension of the wings of the proposed building. In the first instance, the “adjacent finished grade” was determined with reference to a berm of earth suspended by a retaining wall over the below-grade parking garage forming an areaway in front of the apartment units. In the second instance, the “adjacent finished grade” was determined with reference to an elevated platform within the courtyard creating an areaway in front of the courtyard-facing units, many of which have walk-out patios. The common feature of both areaways is that they rest not upon the “ground”, but over the first level of the parking garage.

The Owner is correct in noting the long architectural tradition in the District of Columbia of areaways and window wells as means of bringing light and air to dwelling units which would otherwise lie substantially below the existing grade established by an abutting sidewalk or a yard. Both “basements” and “cellars” benefit from the introduction of areaways and window-wells; the distinction made in the Zoning Regulations depends upon the relationship between such lower level units and the “adjacent finished grade.” The Zoning Regulations do not define “adjacent finished grade.” For terms not defined in the Zoning Regulations, such as “adjacent finished grade”, the Zoning Regulations incorporate the meanings given in “Webster’s Unabridged Dictionary.” In the current online version of The Merriam-Webster Unabridged Dictionary, “grade” is defined as: *a datum or reference level; especially : ground level.*

Applying this definition to the circumstances of the instant appeal, the Board agrees with the Appellant that the Zoning Administrator was not sufficiently rigorous in analyzing the structures the Owner characterized as “adjacent finished grade.” These structures have little to do with “ground level.” In fact, the Board has concluded that the Owner stood on its head the argument in favor of areaways and window-wells in order to manufacture “cellar” units. Far from improving light and air, the structures the Owner proposes to erect, in fact, diminish light and air to apartments which would, in the absence of such structures, have virtually floor-to-ceiling access to light and air. It is obvious to the Board that the sole function and purpose of the retaining wall mounted on top of the below-grade parking garage running for hundreds of feet along the northern and western perimeters of the proposed building is to support the berming of

¹ The Board is uncertain if the Zoning Administrator performed the perimeter wall calculation himself, or merely relied on the exhibit proffered by the Owner. The Zoning Administrator did not testify at the public hearing and the District of Columbia’s Pre-Hearing Statement, at pp. 4-5, only refers to Exhibit P (Cellar Plan) prepared by the Owner as the basis for his conclusion that no error was made in the “perimeter wall” calculation.

earth against it sufficient to measure less than four feet below the ceiling of the adjacent unit.² Similarly, the courtyard platform admits of no purpose other than to constitute a horizontal reference point for a “cellar” determination. This foam and metal platform with pavers was inserted into the courtyard and added on top of the structural components of the building (i.e., on top of the cellar level slab) without any meaningful change to the building structure. The Board has serious concerns that the platform and planter are transitory, non-structural elements could be easily removed after construction and therefore cannot serve as “adjacent finished grade” because they are not a permanent “datum or reference level.”

The R-5-D District permits a maximum 3.5 FAR, augmented by the 20% bonus under the Inclusionary Zoning Regulations to 4.2 FAR. By means of manipulating “adjacent finished grade” with structures that serve no salutary or beneficial purpose to the adjacent apartment units, the Owner attempts to boost overall density on the subject property by an additional .40 FAR without having the increment count against the 4.2 FAR limit. This overreach is especially problematic in a situation where the subject property borders so closely on a low-density residential neighborhood. The Board will refer this matter back to the Zoning Administrator for a recomputation of the FAR for the proposed building that counts against FAR all lower level spaces abutting an “adjacent finished grade” composed the artificial structures discussed above.

Building Height and Measurement.

DCRA and the Owner rely on the long-standing interpretation by the Zoning Administrator and the Corporation Counsel in supporting the notion that when a building fronts more than one street, the wider street governs the maximum height of the building, but another street may determine the front on which the height measurement is made, regardless of the location of the actual front entrance to the building. This is one plausible and durable reading of the Height of Buildings Act, codified in § 6-601, D.C. Official Code (the “Height Act”). In support of this interpretation, the Owner string cites to numerous decisions by the Zoning Commission and this Board, which have approved the “mix and match” approach. In this instance, the Owner elected Kanawha Street as the front on which the height measurement was made and the result was a building not less than 90-feet in height above the sidewalk along Kanawha, 98 feet in height in the middle of the building façade along Connecticut Avenue and 117 feet along Military Road.

The Board believes that the instant appeal can, and should be, distinguished from these prior decisions for several reasons. In every instance cited by the Owner, the properties involved commercially-zoned land in the downtown core or areas peripheral to downtown. In none of the cited cases was a high-density development, either commercial or residential, being proposed adjacent to a low-density residential neighborhood. Finally, the Board believes that the Height

² As Appellant’s expert testified, the Zoning Administrator should have used the finished grade over the earth located adjacent to the building as the measuring point for determining cellar and basement areas rather than a manufactured “dirt” structure that rests on top of the parking structure, whose sole purpose is to create an artificial “adjacent grade.” Hearing Transcript, at 229-30. The Owner’s expert witness, Steven Sher, conceded that the Owner’s intention was to “create” a new finished grade that allows the basement units to be treated as cellar for purposes of calculating allowable FAR.” Hearing Transcript, at 199-202.

Act compels a different outcome for the subject property in its context of being located on residential streets astride a critical zone boundary.

The pertinent sections of the Height Act and the Zoning Regulations, which must be construed together, and inform our reasoning are set forth below:

Section 6-601.05(a): “No building shall be erected, altered or raised in the District of Columbia in any manner so as to exceed in height above the sidewalk the width of the street, avenue, or highway in its front, increased by 20 feet ...”

Section 6-601.05(c): “On a residence street, avenue, or highway, no building shall be erected, altered or raised in any manner so as to be over 90 feet in height ...”

Section 6-601.05(d): “The height of a building on a corner lot will be determined by the width of the wider street.”

Section 6-601.05(e): “On streets less than 90 feet wide where building lines have been established and recorded in the Office of the Surveyor of the District, and so as to prevent the lawful erection of a building in advance of said line, the width of the street, insofar as it controls the height of buildings under this subchapter, shall be held to be the distance between said building lines.”

Section 6-601.07: “For the purposes of this subchapter, the height of buildings shall be measured from the level of the sidewalk opposite the middle of the front of the building to the highest point of the roof. If the building has more than 1 front, the height shall be measured from the elevation of the sidewalk opposite the middle of the front that will permit of the greater height.

Section 199.1 Building, height of - ...If a building fronts on more than one (1) street, any front may be used to determine the maximum height of the building; but the basis for the height of the building shall be determined by the width of the street selected as the front of the building.

All parties to this appeal agree that among the three streets abutting the subject property, Connecticut Avenue is the widest street at 130 feet and under the scheme of the Height Act would permit a building to be higher than either Kanawha Street or Military Road.³ In fact, a building erected along Kanawha Street is limited in height to the width of the street (50 feet), plus the recorded 10-foot building restriction lines on either side of the street, or 70 feet. As for Military Road, its 90-foot width would also support a 90-foot height for a building fronting along it. As between Connecticut Avenue and Military Road, both of which permit 90-foot building

³ Theoretically, under § 6-601.05(a) of the Height Act, the proposed building could be 150 feet in height (130 foot street width on Connecticut Avenue, plus 20 feet), but § 6-601.05(b) limits height along a business street to 130 feet and § 6-601.05(c) imposes a further height restraint along a residence street to 90 feet. This portion of Connecticut Avenue containing the subject property is assuredly a residence street, embedded as it is within the R-5-D District stretching in a continuous corridor from Nebraska Avenue (in the south) to Livingston Street (on the north).

heights, § 6-601.05(d) directs the focus on the wider street (i.e., Connecticut Avenue) in the case of a corner lot.

The framework of the Height Act evinces an overall intent to restrain building heights, especially along residence streets and narrow streets. The intended beneficiaries of this framework are clearly the nearby residents on these streets. It seems anomalous and unnatural that the Height Act provisions, including the injunction in § 6-601(c) that “no building shall be erected, altered or raised in any manner so as to be over 90 feet in height ...,” can result in a structure that far exceeds the height limits for Kanawha Street and Military Road. (emphasis added).

It is the opinion of the Board that the reading given by the Zoning Administrator and the Owner to § 6-601.07, to enable a choice of fronts in order to maximize building height, is directly contrary to the framework of the Height Act, as alluded to above. We are also mindful of the Zoning Enabling Act, codified at § 6-641, *et seq.*, D.C. Official Code and the Zoning Regulations (11 DCMR §§ 101.3(b) and 101.4(b)), both of which require interpretations of conflicting statutes and regulations so as to minimize rather than maximize development parameters, such as building height.

It is the Board’s view that Connecticut Avenue, as the widest street fronting the subject property, is the front that will permit the 90-foot height appropriate for a residence street. Accordingly, the measurement of height should be taken in the middle of this front. This reading of § 6-601.07, for the purposes of high density residential development adjacent to low-density residential neighborhood effectuates the protections and restraints so evident in the Height Act, the Zoning Act and the Zoning Regulations.

Zoning of Subject Property

Appellant contends that the subject property is zoned R-5-D along Military Road only for a depth of 251 feet rather than the 291 feet claimed by the Owner; the balance of the subject property being zoned R-1-B. The Office of Zoning, the agency within the District of Columbia responsible for maintaining and updating the Official Zoning Map, provided a letter to 5333 CNC, dated March 29, 2013, explaining the discrepancy between the 1965 rezoning of the subject property which is shown on the 1973 Zoning Map with a 290-foot dimension along Military Road and the next six versions of the Zoning Map in 1975, 1983, 1984, 1987, 1996, 2003, all of which show a 251-foot dimension. According to the Office of Zoning, the dimension in the 1975 Zoning Map was actually 291 feet, the numeral “9” was misread as a “5” because of a superimposed building restriction line running through the top of the numerals. This mistake was carried forward in each successive version of the Zoning Map until it was corrected. The letter does not indicate when, or at whose initiative, the correction was made, but it surely was corrected by the time a zoning certification was issued by the Office of Zoning in January 2013.

Appellant’s expert witness, Mr. Hawkins testified that, after examining the numeric templates used in the District of Columbia maps, it was his opinion the misread numeral in the 1975 Zoning Map was in fact a “5” and not a “9”. Appellant argued that for 40 years the Official Zoning Maps showed the 251-foot dimension and there was no misreading of the numeral. During the several years the Owner was actively pursuing the PUD for the subject property which was granted in 1990,

the 1987 and 1996 Zoning Maps showed the 251-foot dimension. Indeed, the Owner in its 1989 presentation to the Zoning Commission seeking PUD approval utilized a Zoning Map showing the 251-foot dimension.

The Board finds the Office of Zoning's explanation for the discrepant Zoning Maps to be implausible. The numeral on the 1975 Zoning Map is plainly a "5." The Board is unable to reach a final judgment on the question of the zoning of the subject property based upon the current record. It would be helpful for the Board's further consideration of this issue, if the Office of Zoning would undertake a more intensive investigation and inform the Board precisely when the Zoning Map dimension was changed from 251' to 291' and the circumstances giving rise to the correction.

Measuring Point on Kanawha Street

The Zoning Administrator interprets the Zoning Regulations to require the inclusion of the entire length of the building façade facing Kanawha Street in order to find the mid-point elevation from which to measure building height. In fact, the view of the building from Kanawha Street reveal two very distinct façades: one, set ten feet from the property line with building projections extending four feet across the building restriction line and another, recessed by 110 feet from the property line. The Zoning Administrator argues that unless the full length of both façades is part of the mid-point calculation that canny developers will seek to manipulate circumstances and inconsistent results will ensue. Appellant makes a compelling case that neither the Zoning Administrator nor Owner acknowledge that there are many other equally plausible configurations of a Kanawha Street façade which they do not consider.⁴

The Board has overruled the Zoning Administrator previously on precisely this issue.⁵ In Grinstead, the Board observed about the building in question: "Moreover, the rear wing is set back well over half of the full depth of the building, where it appears more as an element [sic] the rear of the building than of the front of the building. The Board concludes therefore that the "front" of the building does not include the north façade of the rear wing." The Board rejects a too rigid view of what constitutes the proper façade length, but expects the Zoning Administrator to exercise judgment to avoid "an unnatural result" in any given context. Unless and until the Zoning Administrator reassesses the Kanawha Street façade and presents a more persuasive demonstration of the rationale for determining the mid-point in light of the Board's concerns set forth above, there cannot be an accurate calculation of the height of the building on Kanawha Street. Accordingly, the Board remands this issue to the Zoning Administrator.

The Board is authorized by the Zoning Act, D.C. Official Code § 6-641.07(g)(2)(2008 Repl.), to hear and decide appeals where it is alleged by the appellant that there is error in any decision

⁴ Indeed, the Owner's view of building façade which adds in a portion of the building 110 feet distant from Kanawha Street serves to move the mid-point to the highest elevation on Kanawha Street. Appellant's counter-argument includes segments of the building's façade visible from Kanawha Street and moves the mid-point decisively to the west and to a lower elevation. See Appellant's Pre-Hearing Statement, Exhibit 14.

⁵ In Appeal No. 16764 of Darrel J. Grinstead (December 4, 2001), this Board had the occasion to consider the method of measurement for the height of a single family residence and noted: "While using the full span of a building to determine the measuring point at the middle of the front of the building may yield a valid measurement in most applications, in this case, it does not." (emphasis added) As recognized in *Murray*, 572 A.2d at 1056-57, the Board has the authority to reject the Zoning Administrator's method of determining dimensions when the method yields an unnatural result."

made by any administrative officer in the administration of the Zoning Regulations. 11 DCMR §§ 3100.2 and 3200.2. In an appeal, the Board may reverse or affirm, in whole or in part, or modify the decision appealed from. 11 DCMR § 3100.4.

Based on the findings of fact and conclusions of law, the Board concludes that the Appellant has satisfied the burden of proof with respect to the claim of error in the administrative decision by the Zoning Administrator to _____ in the R-5-D District at 5333 Connecticut Avenue, N.W. (Lot 128, Square 1873). Accordingly, it is therefore **ORDERED** that the appeal is **GRANTED, in part**.

VOTE: _____ (_____ voting to grant the appeal with respect to _____;
no other Board member (vacant) participating)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT
A majority of the Board members approved the issuance of this order.

FINAL DATE OF ORDER: _____, 2013

PURSUANT TO 11 DCMR § 3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11DCMR § 3125.9, THIS ORDER WILL BECOME EFFECTIVE TEN DAYS AFTER IT BECOMES FINAL.

DON ALEXANDER HAWKINS, 36945 CHARLES TOWN PIKE HILLSBORO, VA 20132

CURRICULUM VITAE

EMPLOYMENT

- 1988-2010 Independent architectural practice, urban design consultation,
historic research and cartography
- 1971-1988 Don A. Hawkins & Associates: Principal Architect
- 1985-1986 Catholic University of America
Developed programs for and taught Architectural Design course for
Second Year Master of Architecture candidates
- 1980-1982 Ordway Associates: General Partner in condominium conversions
1979-1980 Fulton Associates: " " " "
1969-1971 Independent Architectural Practice
- 1965-1968 Hugh Newell Jacobsen, Architect, Washington, DC
Apprentice
- 1963-1964 Botsai & Overstreet, San Francisco, CA
Apprentice
- Summer 1961 National Park Service, Gettysburg PA.
Assistant to Supervisor of Construction at the Gettysburg Cyclorama
designed by Richard Neutra
- Summer 1960 National Park Service, Washington, DC
Measured, researched & recorded three historic structures for
Historic American Buildings Survey

EDUCATION

- 1974-1977 Catholic University of America, Washington, DC
Master of Architectural & Urban Design
Thesis subject: Land Use Plan for Ballston, was adopted by the
Arlington County Board to guide Metro Station Area development
- 1959-1963 Carnegie Institute of Technology, Pittsburgh, PA
Undergraduate architectural coursework
- 1957-1959 Architectural Association, London, UK
Undergraduate architectural coursework
- 1956-1957 Catholic University of America, Washington, DC
Undergraduate architectural coursework

DON ALEXANDER HAWKINS CURRICULUM VITAE RELEVANT
ACTIVITIES

- 1986-_____ Committee of 100 on the Federal City (Citizen-volunteer planning organization, founded and operated since 1927 to support the ideals embodied in the L'Enfant Plan and the McMillan Commission Report through research, education, advocacy and participation with government and non-government organizations in planning)
- 2008-2009 Trustee:
 2002-2005 Trustee
 1992-1994 Trustee
 2006-2008 Chairman
 2002-2005 Co-chair and Chair, Historic Preservation Subcommittee
- 2006 Qualified as an Expert in the Zoning Regulations of the District of Columbia by the BZA.
- ✓ 2008 Qualified as an Expert in Washington Architectural History and Maps by the Superior Court of the District of Columbia
- ✓ 1980-2013 Columbia Historical Society/Historical Society of Washington, DC:
 1987-2013 Editorial Board Member and Trustee Liaison
 1985-2009 Trustee
- 1993-2000 Parks and History Association, Washington, DC (A corporation founded in 1968 to support the educational mission of the National Park Service through the construction and management of 26 book stores in the National Capital region,
 1998-2000 Chairman
 Led development of hiring, acquisition and management policies, acted as liaison with NPS.
- 1993-1998 Trustee
 Participated in setting policies related to the activities described above
- 1985-1990 The L'Enfant Forum (An association of L'Enfant scholars)
 Secretary/Treasurer
- ✓ 1973-Present Latrobe Chapter, Society of Architectural Historians, Washington, DC
- 1992-1995 Lambda Alpha
- 1973-1992 American Institute of Architects, Washington, DC
- 2001-2006 DC Preservation League, Washington, DC

- 2013 "Graphic Origins of the Capitol Rotunda"
In *The Capitol Dome, the Journal of the U. S. Capitol Historical Society*
Autumn, 2013
- 2013 "The View George Washington Rejected"
In *Washington History Magazine*, v.25, Summer, 2013
- ✓ 2010 "Anacostia's Developmental Geography"
in *East of the River: Continuity and Change*. Gail S. Lowed, ed.
Smithsonian Press, Washington, DC
- 2006 "Predevelopment Landscape of the Central City"
in *Spirit of a Native Place*, Duane Blue Spruce,
Smithsonian Press, Washington, DC
- ✓ 2004 "L'Enfant's Map of Dotted Lines overlaid on A Topographic Map"
in *Washington Through Two Centuries*, Joseph Passonneau,
Monacelli Press, New York
- ✓ 2001 "Conjectural Reconstruction of William Thornton's Original Plan, 1793"
in *History of the United States Capitol*, William C. Allen,
U.S. Government Printing Office, Washington, DC
- ✓ 2000 "Map Showing Ownership of the Land Designated as the Federal City"
in *Washington Album: a Pictorial History of the Nation's
Capital*, Bob Levey and Jane Freundel Levey
Washington Post Books, Washington, DC
- ✓ "Washington in 1800: A New Map"
in *Coming into the City, Washington History Magazine*, v.12,n.1
- ✓ 1999 "Seven Maps of the Potomac River "
in *Along the Potmac*, Philip Woodworth Ogilvie",
Arcadia Publishing, Charelston, SC
- ✓ "Original Topography of the Federal City" and "Map showing Four
Distinct Geographic Areas"
in *George Washington, Architect*, Alan Greenberg,
New Architecture Group, Ltd., London, UK
- "Tivoli Gardens on the Mall", in *Washington History*, v.11, n.1
- 1997 "National Airport Comes Home", in *Washington History*, v.9, n.2
- "A Dupont Circle Opera House", article in *Washington History*, v.9, n.1

- 1996 "The Papers of William Thornton",
review of book by C.M. Harris in
Journal of the Society of Architectural Historians, Philadelphia
- 1995 *A Reconstruction of William Thornton's Design for the Capitol: Principal
Floor Plan and West Elevation*, Drawing in *Temple of Liberty*,
Pamela Scott, Oxford University Press, London, UK
- n.2 "Ghosts of L'Enfant's Lafayette Square", in *Washington History*, v.7,
n.2
- "National Guard Armory on the Mall", in *Washington History*, v.7, n.1
- 1993 "Unbuilt Washington", in *Washington History*, v.5, n.2
- "The Landscape of the Federal City"
in *Washington, D.C. Interdisciplinary Approaches*,
Falke and Honnighausen, ed.
A. Francke Verlag, Tuebingen, Germany
- "The Original Plan of Washington", in *Fifty Maps of
Washington, D.C.*, K. Chafee, ed., Spade and Archer, NY
- 1991 "The Landscape of the Federal City: A 1792 Walking Tour",
in *Washington History*, v.3, n.1
- "Building the Octagon": Review in *Design Book Review*, n.21
- 1990 "Bemerkungen zur Planung von St. Petersburg und Washington, D.C."
with Egon Verheyen, PhD., in *Planstadte der neuzeit
von 16. zum 18 Jahrhundert*, Badischen Landesmuseum
Karlsruhe
- 1988 "Thomas Jefferson's Sketches and the Founding of the Federal City"
Essay and Drawing in *The Portolan*, #12, Washington Map
Society
- 1977 *Ballston, A Community Plan*, Planning Proposal with K. T. Freshley,
Catholic University of America, Washington, DC
- DON ALEXANDER HAWKINS CURRICULUM VITAE SELECTED LECTURES
- 2013 "The Context of the MacMillan Commission" Committee of 100 on the
Federal City

- ✓ 2012 "The Geography and Geometry of the L'Enfant Plan" Library of Congress Symposium: "Envisioning the Nation's Capital"
- ✓ 2006 "Laying the L'Enfant Plan on the Land", DC Association of Land Surveyors
- "The L'Enfant Plan in its Landscape", The Washington Map Society, Library of Congress
- "The Design Idea of the L'Enfant Plan", The Latrobe Chapter of the Society of Architectural Historians, National Building Museum
- 2005 "Artillery in the Avenues? Military Considerations in Washington's Plan" Latrobe Chapter SAH Biennial Symposium
- ✓ 2002 "Capitol Hill and the Anacostia River", Ruthann Overbeck Lecture Series, Naval Lodge
- "Arlington's Historical Geography" Arlington Historical Society
- 2000 "William Thornton's Design of the U.S. Capitol", U.S. Capitol Historical Society, U.S. Capitol
- 1999 "The L'Enfant Plan and its Fate" The Philosophical Society of Washington,
- "From L'Enfant Plan to Ellicott Map", Latrobe Chapter, Society of Architectural Historians, AIA Board Room
- ✓ 1998 "Navigating the Nation's Capital", Six Lectures:
 Locating the New Capital: Political History
 "The Hills, Valleys, Morasses and Waters": Historical Geography
 The Amazing Plan of Pierre L'Enfant: Geometry and Geography
 The Early Years of the Federal City: Cultural Geography
 The Growth of the Traditional City: Economic Geography
 Modern Washington: Metropolitan Geography
 Smithsonian Associates, Campus on the Mall
- ✓ 1996 "The L'Enfant Plan in Four Centuries", Lambda Alpha Land Economics Honor Society, GWU
- 1996 "The Early Years of Upper Georgetown", Lecture and
 "Federal Period Life in Georgetown, 1790-1820" Symposium Moderator
 Colonial Dames of America Dumbarton House
- 1994 "Unbuilt Washington",

Latrobe Chapter, Society of Architectural Historians

- 1993 "Washington As It Never Was",
Committee of 100 on the Federal City
- "Natural Washington circa 1800",
Society of Colonial Dames of America, Dumbarton House
- ✓ 1990 "The Historical Geography of Cleveland Park",
Cleveland Park Historical Society
- "Bladensburg, Alexandria and Georgetown: Rival Tobacco Ports"
17th Annual Conference on Washington, DC Historical Studies
- ✓ 1989 "Maps of Washington and Suburban Maryland",
Chevy Chase Historical Society
- 1988 "Pierre L'Enfant and the Design of the U.S. Capitol",
Society of Architectural Historians Annual Meeting, Chicago, IL
"Above the Falls or Below; Locating the Capital on the Potomac"
Eastern Historical Geography Association, Williamsburg, VA.
- 1985 "The Geometry and Geography of the L'Enfant Plan",
Columbia Historical Society
- ✓ 1984 "Maps of Washington",
Columbia Historical Society
- ✓ "18th Century Roads & Crossroads in the Washington Area"
in Symposium "Beyond the Mall"
Latrobe Chapter, Society of Architectural Historians
- 1981 "William Thornton's Lost Design of the U.S. Capitol",
in symposium: "The Gentleman Architect in the Early Republic"
Charles Brownell, Chairman: Winterthur Museum, Delaware
- DON ALEXANDER HAWKINS CURRICULUM VITAE HISTORIC STUDIES
- 2005 "*Subdivisions of Cerne Abbey Manor and Duddington Pasture: Carroll
Family Holdings in the Federal City*" w/ Maps
- 1996 *Strivers' Section Historic District*, DC State Historic Preservation Office
Maps for DCSHPO, Lampl & Williams
- 1994 *Northern Shaw Historic District*, Maps for DCSHPO, Tracerics

- 1993 *The Leveling of Washington Streets by the Territorial Government*
- 1992 *Shaw Historic District, Maps for DCSHPO, Tracerics*
- 1990 *Greater Logan Circle Historic District, Maps for DCSHPO, Tracerics*
- 1989 *L'Enfant's Plan of Federal Hall*
- Blagden Alley and Naylor Court Historic District from 1857 to 1989 in
 Ten Maps for DCSHPO, Tracerics*
- 1988 *The Development of the Sheridan-Kalorama Historic District from 1800
 to 1987 in Eight Maps for DCSHPO, Tracerics*
- 1987 *Hillsboro, VA, from various sources for Hillsboro Town Council*
- 1986 *Eighteenth Century Roads in the Washington Area*
- 1985 *Thomas Jefferson's Design for the Seat of Government*
- 1984 *The Potomac River at Washington, 1791-1984, for Smithsonian
 Associates lecture/boat tour*
- 1981 *William Thornton's Lost Design of the U.S. Capitol: A Study and
 Reconstruction.*
- 1977 *Surviving Pre-Victorian Vernacular Buildings in Washington: a
 Photographic Inventory*
- 1975 *Three Early Commercial Buildings in Washington: A History and
 Drawings for HABS*

DON ALEXANDER HAWKINS

CURRICULUM VITAE

EXHIBITS

- 2004-2013 "Washington: Symbol and City", Curator of long term exhibition,
 National Building Museum
- 1995 "A Reconstruction of William Thornton's Premiated Design",
 in *Temple of Liberty: the U.S. Capitol 1791-1863*,
 Pamela Scott, Curator
 Library of Congress
- 1994-2001 "A Reconstruction of William Thornton's Premiated Design",

in the U.S. Capitol Exhibition in the Crypt of the Capitol

Give Us Your Best Co-curator with Jonathon Fitch
Washington Chapter AIA Biennial Exhibition
National Building Museum

1992 *Visions and Revisions: Unbuilt Precedents*,
Curator with Doald Beekman Myer,
Washington Chapter AIA Biennial Exhibition
National Building Museum

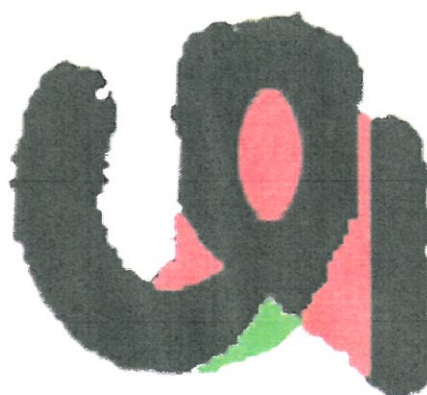
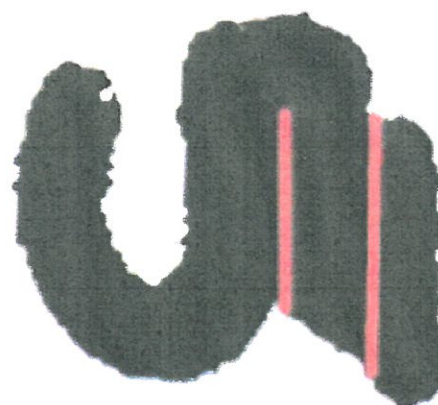
1991 "Thomas Jefferson's Federal Town"
in *L'Enfant's Plan: Visions of Washington*, I. Miller, Curator,
Sumner School Museum, Washington, DC

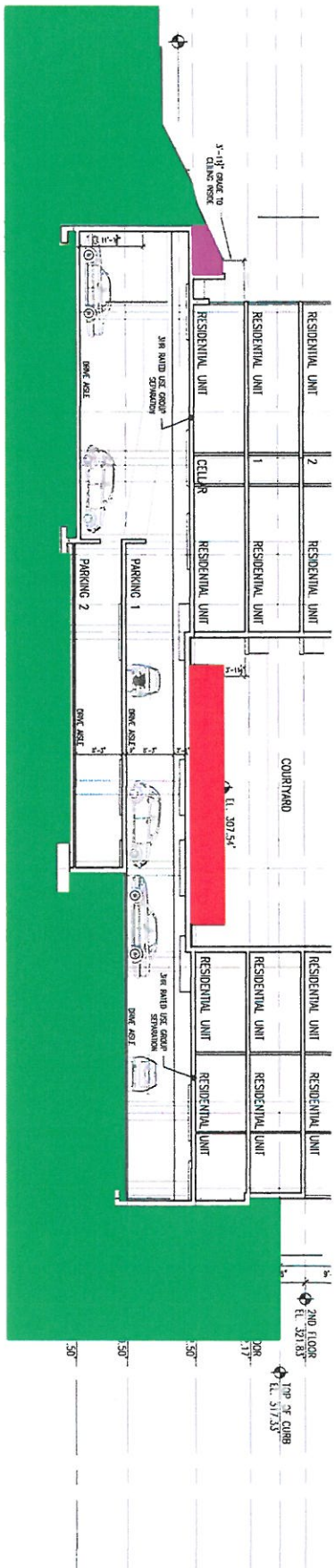
Washington, D.C.: 200 Years Through Architecture, Design and History
Consultant, H. Lesser, Curator, Bicentennial Exhibition,
International Monetary Fund

"The Site of the Federal City", and
"The Site of the Federal City with the L'Enfant Plan",
in *City of Magnificent Distances: the Nation's Capital*,
A. Cosentino and R. Stephenson, Curators,
Library of Congress

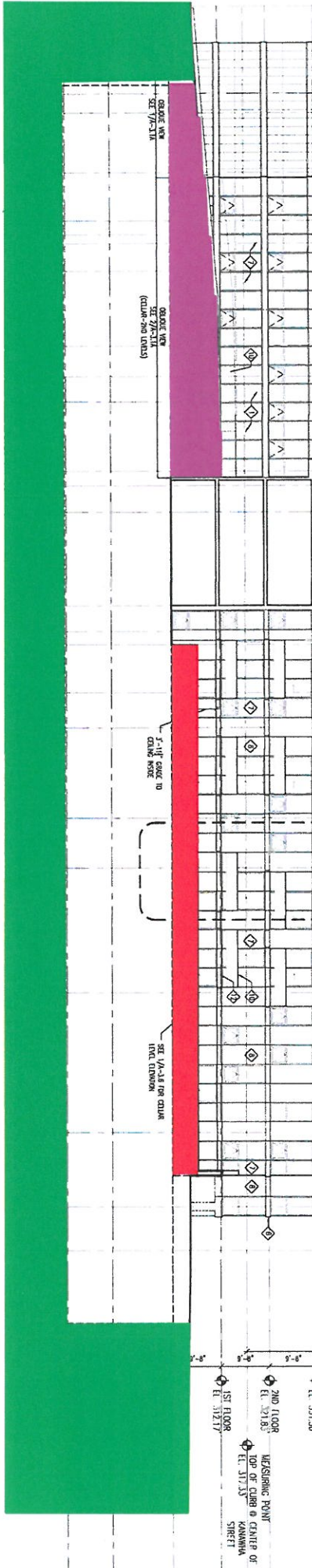
1990 "The L'Enfant Plan in its Setting", Map, in *Klar und Lichtvoll Wie Eine
Regel: Planstadt der Neuzeit*, V. Himmelein, Curator,
Badischen Landesmuseum Karlsruhe, Germany

1983 *Fifty Years of the Historic American Buildings Survey*, Curator of
exhibition of HABS photographs from the collection in the
Library of Congress, at National Museum of American

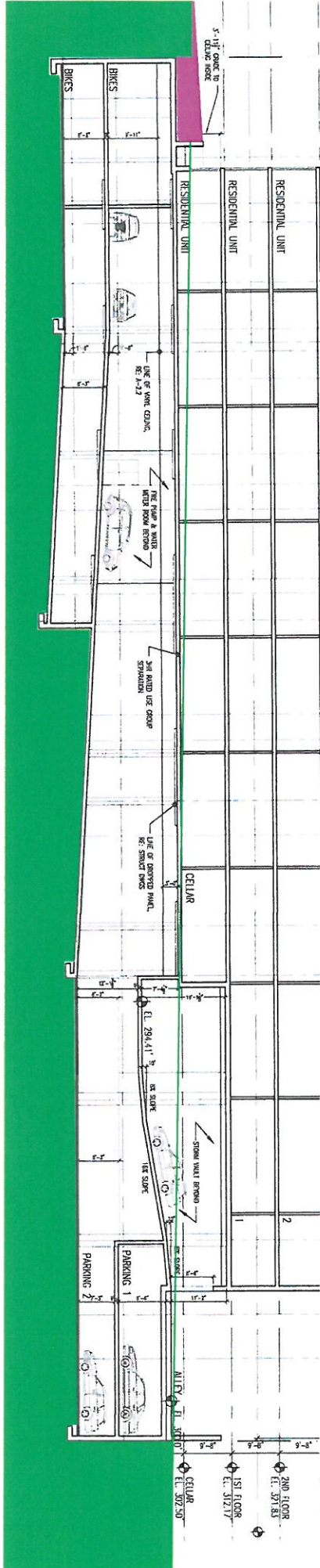




NORTH-SOUTH SECTION THROUGH BOTH TOWERS



EAST-WEST SECTION THROUGH ENTRY



EAST-WEST SECTION THROUGH NORTH TOWER