

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

+ + + + +

HISTORIC PRESERVATION REVIEW BOARD

+ + + + +

MEETING

+ + + + +

-----+  
IN THE MATTER OF: :  
 :  
MASTER PLAN REVIEW OF :  
GEORGE WASHINGTON UNIVERSITY, :  
FOGGY BOTTOM CAMPUS :  
PRESERVATION PLAN :  
-----+

**ZONING COMMISSION**  
CASE No. 06-11 ~~06-11~~  
EXHIBIT No. 91

Thursday,  
July 27, 2006

The Meeting of the District of Columbia Historic Preservation Review Board convened in Room 220 South, 441 4<sup>th</sup> Street, N.W., Washington, D.C., 20001, pursuant to notice at 1:44 p.m., Tersh Boasberg, Chairperson, presiding.

HISTORIC PRESERVATION REVIEW BOARD MEMBERS  
PRESENT:

- |                  |                  |
|------------------|------------------|
| TERSHER BOASBERG | KATHY HENDERSON  |
| DENISE JOHNSON   | JAMES S. KANE    |
| ANNE LEWIS       | GAIL S. LOWE     |
| RONNIE MCGHEE    | JACQUE PATTERSON |
| ROBERT SONDERMAN | JOHN M. VLACH    |
| AMY WEINSTEIN    |                  |

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

**ZONING COMMISSION**  
District of Columbia  
CASE NO. 06-11  
EXHIBIT NO. 91

OTHERS PRESENT:

DAVID MALONEY

SHERRY RUTHERFORD, GW University

TOM BOWER, President, Foggy Bottom Historic  
District Conservancy.

LAURA HUGHES

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 P-R-O-C-E-E-D-I-N-G-S

2 1:44 p.m.

3 CHAIRPERSON BOASBERG: Okay. Now  
4 we're into George Washington University and  
5 if George Washington would set up here and  
6 I'll ask David to come forward.

7 This is the National Plan Review  
8 of George Washington University. And we also  
9 have a letter in our files from Mr. Bower,  
10 who I see is here, who writes to us. And I  
11 don't know if, Mr. Bower, you expect to  
12 testify or not.

13 PARTICIPANT: There will be a  
14 time, yes.

15 CHAIRPERSON BOASBERG: Yes.  
16 Okay. Great. Thank you.

17 Okay. Let me see if I can  
18 abbreviate this just a little bit.

19 First of all, I want to thank you  
20 all for coming back. I think more than that,  
21 I want to thank you for working with David

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 and our staff. And I also want to thank David  
2 for the amount of time that he has spent on  
3 this.

4           The Board, and I think there were  
5 five of us who went on tour Tuesday with  
6 David of the area, so we were able to see  
7 that ourselves. And we again are in a little  
8 bit of unchartered territory. We are trying  
9 to work with organizations and groups on  
10 large areas to see if we can effect the  
11 master plans that have a historic  
12 preservation component. This really hasn't  
13 been done before. We've never had the staff  
14 to be able to focus on non-crises elements.  
15 So now we're reaching out and trying to work  
16 with these organizations who are willing to  
17 come with us. And it's very much of a two-way  
18 street, and we appreciate that. We  
19 understand that normally the University might  
20 not want to do this. And we understand that  
21 normally it might be difficult to identify

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 not only the historic structures in the  
2 District, but also what they're going to have  
3 to do, which is not in the District.  
4  
5

6 MS. HUGHES: ...The Early House  
7 and Studio on the left and the right is the  
8 Bussard Apartments and the studio, the red  
9 brick building. It's just a very fine row of  
10 early 20th century buildings in the District.

11 The Bussard Apartments on the  
12 left, the Bender House and Bakery from 1909  
13 and then the Bachelor Apartments now a GW  
14 building to the right of this slide.

15 There's Monroe Hall. the latest  
16 building in the period of significance from  
17 1951.

18 Looking up 21st Street, Hall of  
19 Governments. And then looking southwest the  
20 Lisner Auditorium entering the other corner.  
21 That's also a D.C. landmark.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           The whole square central to the  
2 whole square is Kogan Plaza, which would be a  
3 noncontributing structure in the historic  
4 district and coming back to Gelman Library.

5           Square 80, again a very historic  
6 square in the historic district. This is  
7 looking towards Grant School, a recent D.C.  
8 landmark.

9           The corner and then moving down  
10 22nd Street are anchored by 1880's, early  
11 1890's two and three story rowhouses. This  
12 is the rear lot of the Grant School as we  
13 move along F Street.

14           And then in the distance is  
15 Guthridge Apartment, another Stern and  
16 Tomilison apartment, The Schultz Apartments.  
17 And then as we move up 21st Street we include  
18 the Lenthall House, a very significant D.C.  
19 landmark. And then finally Hattie M. Strong,  
20 also a D.C. Landmark.

21           And then in the middle of the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 block the T.F. Schneider Apartments, one of  
2 my favorites and back to the Grant School.

3 Square 81, a portion of the  
4 square will be in the boundary of the  
5 historic district. And I think as we go  
6 around, you see the modern intrusions that  
7 are to the south and east. This is the group  
8 of rowhouses dating to the early 20th  
9 century. As we move around to more modern,  
10 the Park Manor Apartments, again more modern  
11 construction and along E Street as well.

12 And then as we continue along F  
13 Street there's the Pepco Park, and then we  
14 move back into the little framed building is  
15 1869 and we join up with the 1880's and  
16 1890's rowhouses.

17 Square 101 I think everyone's  
18 familiar with Red Lion Row, the anchor along  
19 Pennsylvania Avenue. As we move down, the  
20 modern Media and Public Affairs from 2002.

21 In the middle of the slide is the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 Fred. Ginn House and Stables. He was the  
2 proprietor of the market on Pennsylvania from  
3 1888, the vacant lot and then the Union  
4 Methodist Church, a very significant church  
5 and rectory and as it meets back up with Red  
6 Lion Road there.

7 Square 102 really the historic  
8 anchor of the GW Campus. It has the  
9 University Yard, obviously. We're starting  
10 with Samson Hall designed by a GW professor,  
11 Noris Crandell. Moving to Corcoran Hall and  
12 then the D.C. landmark Woodhull Houses at the  
13 corner.

14 And then the Bell and Stuart  
15 Halls that are flanked by the sort of  
16 landmark Lisner Library in the center of the  
17 block.

18 And then as we wrap around the  
19 corner another D.C. landmark, the President's  
20 Office and this row that makes up the law  
21 school with Staughton Hall in the middle, the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 Burns Library and Lerner Hall from 1984. And  
2 there's just a picture of the University Yard  
3 that anchors the square.

4 Square 103 anchored on this  
5 corner by Quigley's Pharmacy. I think  
6 everyone's familiar with that building.

7 Heaton Row from 1897 that then  
8 wraps around to F Street. Heaton Row. And  
9 on the right is the Blummer Apartments by B.  
10 Stanley Simmons.

11 In the middle of the block the GW  
12 University support building from 1984 and the  
13 brand new Potomac House Residence Hall.

14 Here moving up 20th you can see  
15 the residence hall brand new on the left and  
16 the Francis Scott Key Hall. And then it's  
17 joined by the D.C. landmark Underwood House  
18 at 2000 G Street. And the row of 1880's and  
19 1890's buildings that's then joins up with  
20 Quigley's Pharmacy again.

21 Square 104 mostly modern

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 construction. You're looking southeast  
2 towards the new Red Cross addition there. We  
3 have the Red Cross Building and the addition  
4 in the bottom slide. And then on the corner  
5 the York and the Empire Apartments that would  
6 be in the boundary of the historic district,  
7 again modern construction along F Street.

8 Square 121. The square's  
9 anchored by Concordia United Church of  
10 Christ, 1885. And then the Alumni House from  
11 1840's. And the remaining of the square to  
12 the east is very modern office building  
13 construction, as you can see in this slide.

14 Square 122. Old Main or St.  
15 John's Orphanage is at the corner. And then  
16 moving down to two very modern GW buildings,  
17 residence hall and academic building. And  
18 then as you move up 19th Street looking  
19 northwest towards All States and Mitchell  
20 Hall, a Waddy Wood apartment building and  
21 Thurston Hall. And in the middle of F Street

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 we have joining up again with St. John's  
2 Orphanage.

3 And then we just have a couple  
4 slides just of the immediate buildings  
5 outside the boundary of the history district.  
6 Obviously, the site of the old GW Hospital  
7 Square 54 and the World Bank really pressing  
8 in with its office buildings on the east of  
9 the proposed boundary.

10 And then we just close with  
11 another slide of the proposed boundary.

12 CHAIRPERSON BOASBERG: Okay.  
13 Thanks very much. I appreciate that tour.

14 David, maybe you could try to  
15 summarize sort of where you think we are and  
16 what open questions you think might be  
17 helpful to us to answer.

18 MR. MALONEY: Surely. And if you  
19 would like, I could recap the tour that the  
20 Board members took the other day or if we  
21 don't have the time to do that today, I can

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 skip that.

2 CHAIRPERSON BOASBERG: No. I  
3 think people are familiar with it.

4 MR. MALONEY: Okay. Great.

5 I think GW was interested in  
6 getting some, although we all understand that  
7 the Board isn't expecting to take an action  
8 on this today and we wanted to make sure that  
9 there was plenty of time to consult with the  
10 community. And there was one arrangement to  
11 have the meeting at the ANC, but that fell  
12 through. And so there has not yet been a  
13 full consideration by the ANC of this, or am  
14 I wrong on that?

15 MS. RUTHERFORD: There was  
16 preliminary --

17 CHAIRPERSON BOASBERG: Identify  
18 yourself for the record.

19 MS. RUTHERFORD: I'm sorry. I'm  
20 Sherry Rutherford from George Washington  
21 University.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1           The ANC, we did make a very  
2 preliminary overview presentation of the  
3 historic preservation plan. They asked for us  
4 to come in at the July 19th meeting. So we  
5 just gave a broad overview and explaining  
6 that we would be meeting with the community  
7 and we'd be working together on it. And a  
8 community meeting has been scheduled for  
9 August 2nd. So we are starting on it.

10           MR. MALONEY: Right. And because  
11 of that the Board needing to get ANC comment  
12 on this, so one of the reason we were not  
13 expecting to take an action today. However,  
14 GW does want to get some sense of the  
15 direction that the Board is going through.  
16 You know, are they going in the right  
17 direction, does the Board approve; that kind  
18 of thing.

19           So I did try to pull together a  
20 few bullet points that I thought might sort  
21 of reasonably I think indicate where the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 Board may be going. I don't know. If you  
2 want to wait and hear public comments, Mr.  
3 Bower, before I go into that or I can do it  
4 now.

5 CHAIRPERSON BOASBERG: Sure. Is  
6 this probably the only person who is here to  
7 speak on this? Okay. Tom, why don't you  
8 come on forward? We do have your letter,  
9 dated July 25th as well, which you've had a  
10 chance to read. And we know of your very  
11 active work there and your desire to  
12 participate. So why don't you sort of  
13 summarize your letter? That had a number of  
14 good points.

15 MR. BOWER: I'm Tom Bower. I'm  
16 President of the Foggy Bottom Historic  
17 District Conservancy.

18 In large part, our concerns are  
19 more to the future of the proposed district,  
20 largely is there a real sense of ongoing  
21 preservation of the sites and buildings that

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 are proposed to be preserved. And then who  
2 will be the defender, if you will, if the  
3 District as an ongoing kind of thing?

4 In large the proposer is the  
5 owner and we just want to know what sort of  
6 structure is going to be built in to make  
7 historic preservation a part of the fabric of  
8 this district rather than just something that  
9 we're moving on today, we approve them and  
10 then tomorrow they start disappearing.

11 CHAIRPERSON BOASBERG: Okay. And  
12 you explain those in a little more detail in  
13 your letter.

14 MR. BOWER: Yes.

15 CHAIRPERSON BOASBERG: They're  
16 well taken points and I think that maybe  
17 David can address those points as we go  
18 forward.

19 So thanks very much for coming  
20 down again.

21 MR. MALONEY: Okay. Mr.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 Chairman, I'll just go through the sort of  
2 bullet points that I hope would get a sense  
3 of where I think the Board may want to go.

4 First, to commend GW for  
5 developing this historic preservation plan  
6 and for its commitment to historic  
7 preservation on the Foggy Bottom campus.

8 Second, to endorse the consensus  
9 building approach that this represents that  
10 occurred between the Office of Planning and  
11 GW in the development of this plan.

12 As Mr. Bower indicated, there  
13 wasn't a huge amount of involvement from the  
14 community on this for various reasons. And I  
15 think the Board should encourage GW and the  
16 staff and the community to work together as  
17 this moves forward to see how much common  
18 ground can be established among the various  
19 stakeholders and to encourage that approach  
20 in the future.

21 Third, to encourage OP to apply

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 this as a model for future campus plans.  
2 There are other universities in town that  
3 will be in a similar situation. There is no  
4 requirement now in the campus plan procedure  
5 for a historic preservation plan to be  
6 developed, but this certainly is a model for  
7 other campuses that will come along.

8 Fourth, to endorse the basic  
9 principles of this historic preservation plan  
10 which include, first of all, the results of a  
11 comprehensive historic resources survey of  
12 the campus. One thing in discussion with Mr.  
13 Sonderman this morning we recognize we didn't  
14 quite look at archeological resources and  
15 whether or not there's any potential here for  
16 that. That's something that maybe could be  
17 done in the future to amplify this.

18 The plan also includes  
19 designation of eligible landmarks, and in  
20 this case a historic district. It includes  
21 what was pretty much a consensus

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 identification of future development sites  
2 where the University will build new  
3 buildings. It includes, in effect, a  
4 transfer of density away from the historic  
5 buildings onto those new development sites.  
6 That, of course, is dependent upon action by  
7 the Zoning Commission to modify the zoning  
8 to, in effect, upzone certain limited areas  
9 of the campus. And in part the benefits of  
10 that action would to promote preservation of  
11 the historic buildings that have been  
12 identified, and that's a very important key  
13 component of this preservation plan. And it  
14 is intended to address the comment that Mr.  
15 Bower made about well if these are  
16 designated, what happens to the buildings in  
17 the future. It's important to ensure that  
18 they remain in the future and they remain in  
19 an appropriate condition. And part of the  
20 way to accommodate that and to accomplish  
21 that is to allow for the growth that the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 university will need on sites that have been  
2 identified as appropriate for new  
3 development.

4 And the walking tour we did look  
5 at those sites concentrated along 22nd Street  
6 where the context is mostly more modern  
7 academic buildings, the university's parking  
8 garage which will be demolished and replaced  
9 by new construction. And also, I think the  
10 Board members looked at and considered the  
11 effect of the additional height there.

12 For instance, we looked at Gelman  
13 Library, which is I believe 80 feet now and  
14 that could potentially go up to 110. So an  
15 additional 30 feet there. Again,  
16 concentrating any additional height on the  
17 sort of least sensitive part of the campus.

18 And I think if you look at the  
19 model here you can sense that. I don't know  
20 how well you can all see it. And the  
21 diagrams that are up on the screen now in

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 effect show the model. The massing diagrams,  
2 I take it, for new construction shown in the  
3 site and then the smaller historic buildings  
4 clustered in this area generally. And I  
5 think you can very clearly see how the bulk  
6 of new development is being pushed away from  
7 that historic core of the campus. There are  
8 some in-fill pieces around the University  
9 Yard at a couple of the vacant sites; the new  
10 law school expansion there. But for the most  
11 part the development is over on 22nd Street  
12 away from the historic core, and that is a  
13 major benefit in terms of preservation.

14 Also in the preservation plan are  
15 both development guidelines for these new  
16 development sites addressing things like  
17 height of development, appropriate setbacks,  
18 that kind of thing.

19 And also the expectation is that  
20 we will jointly develop design guidelines for  
21 the historic buildings on campus to deal with

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 maintenance issues and things like that that  
2 may come along. Since the University is a  
3 large landowner, it's appropriate for them  
4 and uss to have a set of design guidelines  
5 that they can then use to address their rehab  
6 of the historic buildings on the campus.

7 The next bullet was addressing  
8 the boundaries of the historic district that  
9 are being proposed. I think I'm reading the  
10 sense of the Board from your comments at the  
11 last meeting and also from actions that the  
12 Board has taken recently to be a general  
13 preference for inclusive boundaries, if you  
14 will, versus boundaries that are more  
15 conservative, perhaps, and boundaries that  
16 may sort of have jagged edges, if you will.  
17 And if you do look at the proposed boundaries  
18 on the map of the historic district in green,  
19 you'll see a few areas where there are  
20 indentations at the edges and some of these  
21 have been discussed already at the last

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 meeting where the Board has indicated well  
2 some of these sites the Board may feel should  
3 be included within the district. The reasons  
4 for that being, although we certainly  
5 acknowledge the National Register's guidance  
6 on how to draw boundaries of historic  
7 districts, the Board's desire I think  
8 generally has been to capture the entire  
9 environments that is represented in the  
10 historic district. District, after all, are  
11 ensembles and capturing the sense of the  
12 whole ensemble is important.

13           It, I think in general, promotes  
14 public understanding and awareness of where  
15 districts are of the boundaries are  
16 relatively clear. And you don't promote  
17 situations where okay is that building in, is  
18 that building out.

19           And also ensures protection of  
20 the entire environment by allowing the Board  
21 to have design review over key sites within

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 the district that are subject to  
2 redevelopment.

3 MEMBER MCGHEE: David, can I ask  
4 you a question?

5 MR. MALONEY: Sure.

6 MEMBER MCGHEE: The buildings  
7 that are designated to be landmarks, the  
8 large development next to them or any  
9 development next to them will we have any  
10 purview over that or --

11 MR. MALONEY: No. No, we would  
12 not. In this situation it is important to  
13 point out that -- and I think this is shown  
14 on at least some of the maps showing the  
15 historic district, that the Fine Arts  
16 Commission does have purview over the  
17 southern end of the campus, things on F  
18 Street. Everything on F Street and south. So  
19 there is design review there.

20 The Zoning Commission also will  
21 have design review over all of GW's projects

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 because this is essentially being planned as  
2 a large planned unit development, a phase 1,  
3 where the campus plan is the phase 1 and then  
4 each individual project implementing the  
5 campus plan would be a phase 2 PUD. So all  
6 these projects would go to the Zoning  
7 Commission.

8 But in terms of HPRB review, no.  
9 And just the adjacency would not trigger  
10 Board review.

11 MEMBER MCGHEE: Pointing mostly  
12 to square 55 where three landmarks, not being  
13 in the district but being -- having three  
14 landmarks in that one square. That's a site  
15 that's --

16 MR. MALONEY: That's correct. On  
17 square 55 it would just be the three  
18 apartment buildings that would be subject to  
19 Board review. And if there were an assembly  
20 of land as is normally the case if you're  
21 building an addition to a landmark that's on

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 the same lot, then that addition is something  
2 that comes in for our review.

3 MS. RUTHERFORD: If I may make  
4 one comment on that. The University has  
5 agreed to incorporate in our historic  
6 preservation plan design guidelines for those  
7 sites that are adjacent to the proposed  
8 boundary and in addition to 55 to the  
9 development site that's adjacent to the three  
10 potential landmarks. So we would --

11 MEMBER MCGHEE: Thank you. I was  
12 concerned that the landmarks, I don't know  
13 what the boundaries are for their landmark  
14 area. So, you know, if you're going to  
15 develop probably next to it, I mean that's  
16 the impact I would be thinking of. They  
17 landmark just for the building and grounds or  
18 do they want a slight area around it, or do  
19 they have any ground connected to them, any  
20 vistas, anything like that it would be a  
21 concern impacting on the landmark. That's

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 the issue. So design guidelines was  
2 something David will be involved in  
3 formulating those would be trying to preserve  
4 separations there that would be appropriate  
5 for those three landmarks.

6 MR. MALONEY: And I also heard a  
7 little bird mention in my ear that things  
8 that go to the Zoning Commission, of course  
9 the Office of Planning comments with a staff  
10 report to the Zoning Commission and the  
11 Preservation Office had input into the staff  
12 reports as well.

13 Just two more final bullets. One  
14 to encourage GW to continue with the  
15 consultations with the staff and the  
16 community on some sites where we may not  
17 entirely see eye-to-eye yet at this point.  
18 The law school site the Board did discuss  
19 before and there may be benefit to keep  
20 talking about the law school site in  
21 particular.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           And also one thing that maybe is  
2 less identified so far as an issue, but the  
3 site next to the J.J. Early Studio building,  
4 which you can see on the model, in the  
5 massing diagram it's shown as sort of a large  
6 extension to the Gilman Library. The Early  
7 building is right in here, sort of in the  
8 crook of that L-shaped building. And it's  
9 important I think to make sure that the Early  
10 building maintains -- doesn't look cramped as  
11 development comes around it. Now that's just  
12 a massing diagram, so that's not indicating a  
13 building shape necessarily. But that is a  
14 key site.

15           I think on our walk-around my  
16 sense from the Board members was that you  
17 understood the reasoning behind identifying  
18 that corner piece of property as a  
19 development site and not something within the  
20 historic district. But the way development  
21 may happen on that site is certainly

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 important.

2 MS. RUTHERFORD: And we are  
3 continuing to talk with the Office of  
4 Planning both the Preservation staff and  
5 Development Review staff because originally  
6 we had talked about a setback on the street  
7 side of that development site. But given  
8 David's ongoing concerns about the adjacent  
9 building, we're now looking at relocating  
10 potentially that setback. And so it would be  
11 adjacent to the Early building --

12 MEMBER WEINSTEIN: David, what  
13 about square 101 where the corner development  
14 site is not in the district yet it abuts the  
15 historic buildings on either side?

16 MR. MALONEY: Right. Yes. Well,  
17 if you look at the map of the historic  
18 district there are basically four sort of  
19 these little indentations. There's the law  
20 school site, there's the site of the dorm,  
21 the new dorm on --

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 CHAIRPERSON BOASBERG: Clarify.

2 The law school site is 103A?

3 MR. MALONEY: Correct.

4 CHAIRPERSON BOASBERG: And the  
5 next one?

6 MR. MALONEY: The dorm, the new  
7 dorm is 80A.

8 CHAIRPERSON BOASBERG: And what's  
9 around the new dorm?

10 MR. MALONEY: On F Street. And  
11 then that building will be reviewed by the  
12 Fine Arts Commission under the Shipstead-Luce  
13 Act. And if that were in the historic  
14 district, our expectation would be that since  
15 Fine Arts is reviewing it we could, as we do  
16 with most Shipstead-Luce cases, concur in  
17 their review. So that would not come to the  
18 Board in any case.

19 CHAIRPERSON BOASBERG: So the  
20 University understands that so it wouldn't  
21 mind including it therefore?

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVÉ., N.W.

WASHINGTON, D.C. 20005-3701

1 MR. MALONEY: I'll let them speak  
2 to that.

3 CHAIRPERSON BOASBERG: Okay.

4 MR. MALONEY: Then the site, Amy,  
5 that you mentioned 101A, which is the church  
6 and the --

7 CHAIRPERSON BOASBERG: Now  
8 vacant.

9 MR. MALONEY: --parking lot next  
10 to it.

11 And then the last of the  
12 indentations is the Marvin Center, the media  
13 center, basically the media center or the  
14 Marvin Center. And --

15 CHAIRPERSON BOASBERG: Where is  
16 that?

17 MR. MALONEY: 77C is the Marvin  
18 Center.

19 CHAIRPERSON BOASBERG: Okay.

20 MR. MALONEY: And the building  
21 across the street just north of the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 University Yard is the relatively new media  
2 center, both new buildings.

3           One of the things I think also we  
4 noticed on the walk-around was that the  
5 University has recently filled in one of the  
6 courtyards in front of the Marvin Center.  
7 And I think it's a good example of how the  
8 University has done a better job, frankly, in  
9 recent years of the quality of architecture  
10 and the scale of new architecture. It's a  
11 very successful modern, but very successful  
12 addition to the Marvin Center and shows that  
13 it is possible to allow the University to  
14 expand in a way that is compatible with the  
15 neighborhood.

16           We've talked a little bit about  
17 the University's plans to do a small addition  
18 just adjacent to that, an addition to  
19 Lafayette Hall. And I think the University  
20 may be contemplating in the farther future  
21 the possibility of adding on top of the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 theater at the Marvin Center, which also  
2 would be an appropriate place for new  
3 development.

4 So some things coming along at  
5 that location as well.

6 Sherry may want to address both  
7 the street dorm site and the site 101A where  
8 the church is. Because I understand there's  
9 a little bit of a complication relative to  
10 the church which the University does not own.

11 But now or next meeting, whenever.

12 CHAIRPERSON BOASBERG: Okay. Mr.  
13 Kane, did you have a question?

14 MEMBER KANE: David, as you're  
15 going through all the different sites,  
16 there's one site I'm not always sure of what  
17 George Washington owns or not. But do you  
18 still own the Howard Johnson site?

19 MS. RUTHERFORD: On Virginia  
20 Avenue? Yes, we do.

21 MEMBER KANE: And that has not

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 been considered for landmark designation?

2 MS. RUTHERFORD: Not as part of  
3 this campus plan. It's not within our campus  
4 boundaries and it's not adjacent to the  
5 campus. So it's not included in this.

6 MEMBER KANE: But it could be an  
7 individual landmark.

8 MR. MALONEY: We'd have to look  
9 at that. As Sherry says, it was not part of  
10 this study because it was not within the  
11 campus boundaries.

12 We will look at that. The  
13 building is a far amount changed. There's an  
14 integrity issue. But I know it's certainly  
15 something to consider.

16 MEMBER KANE: It's crucial to  
17 American history.

18 MR. MALONEY: Right.

19 MEMBER KANE: And regardless of  
20 the changes, it still needs to be considered  
21 as part of an overall approach to historic

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 preservation. Lots of praise to George  
2 Washington, but I think they need to look at  
3 all of their buildings, not just within that  
4 campus plan.

5 Thanks.

6 MR. MALONEY: And we may be doing  
7 in the future a campus plan for the Foxhall  
8 Road campus, the old Mount Vernon College and  
9 they probably are expecting us to raise the  
10 issue on that campus as well.

11 MEMBER KANE: Okay. Understand  
12 that this is an important one that's sort of  
13 left out.

14 MR. MALONEY: Right. Right.

15 CHAIRPERSON BOASBERG: Okay.

16 MS. RUTHERFORD: I'm sorry.

17 CHAIRPERSON BOASBERG: Yes?

18 MS. RUTHERFORD: Would you like  
19 me to address what he says?

20 CHAIRPERSON BOASBERG: Sure.

21 MS. RUTHERFORD: With respect to

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 the F Street residence hall site, that site  
2 has already undergone CFA review. It's a  
3 PUD, a joint PUD with DCPS for the expansion  
4 and renovation of the Grant School building,  
5 which you're familiar with. And as well as  
6 the residence hall in the rear of that site  
7 on F Street. And, again, that PUD has been  
8 filed and we're anticipating a hearing with  
9 the Zoning Commission in October. So that  
10 already has gone through that level of  
11 review.

12 We're certainly amenable to  
13 continuing to talk, obviously, about the  
14 boundaries in general but with specific to  
15 square 101 the notion of, perhaps, pulling  
16 that boundary out to 20th Street to include  
17 site 101A as well as the church.

18 Again, we do not own the church.  
19 We lease that church presently and there are  
20 some issues with the lease with respect to  
21 the University affirmatively seeking historic

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 designation of that church. So we're  
2 continuing to work with David on that. But  
3 we do not own that, I do want to clarify  
4 that.

5 CHAIRPERSON BOASBERG: But you  
6 own the 101, you own the other lot?

7 MS. RUTHERFORD: We own the  
8 vacant lot, yes.

9 CHAIRPERSON BOASBERG: Yes.

10 MS. RUTHERFORD: We just do not  
11 own the church.

12 CHAIRPERSON BOASBERG: I think  
13 we're really concerned about the vacant lot  
14 there.

15 MR. MALONEY: That jogs my memory  
16 of a couple of things that I wanted to  
17 mention. One in terms of the application for  
18 designations. I think the operating  
19 assumption is that GW will submit the  
20 nominations in the future for the landmarks  
21 that they own, the potential landmarks that

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 they own; the apartment buildings that are  
2 shown on the map as the separate historic  
3 landmarks.

4 GW has not wanted to be the  
5 applicant for designation for other people's  
6 property. And since the historic district  
7 includes property that GW does not own, and  
8 also since our regulations are a little  
9 unclear as to who would be considered an  
10 appropriate applicant in this case, I think  
11 the feeling is that the staff would be the  
12 applicant for the historic district. Because  
13 it involves property beyond just GW's  
14 property.

15 And finally, I meant to address  
16 Tom Bower's comment a little bit more about  
17 the issue of facadism and what will happen to  
18 these buildings in the future. One of the  
19 things that we did consider in the process of  
20 developing this master plan was the question  
21 of whether or not some of these sites in the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 potentially historic district could be sites  
2 where there could be projects that  
3 incorporated the fronts of buildings and then  
4 a taller building behind. And, for example,  
5 the buildings on the south side of G Street  
6 where the American Studies Office is now and  
7 a number of the departmental offices are was  
8 one site that was considered as a potential  
9 site for preserving the front portions of  
10 those houses and then having a tall academic  
11 building behind.

12           And in talking through the trade-  
13 offs in a situation like that, I think we  
14 ultimately came to what we feel is certainly  
15 the best preservation resolution where that  
16 type of development is sort of a compromised  
17 new construction anyway. And it misses the  
18 opportunity to create what is, especially in  
19 that situation, a real opportunity for  
20 another one of these charming courtyards that  
21 the University has tried to develop over the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 years int he leftover spaces on campus. If  
2 you go around to the backs of those  
3 buildings, which we did on the walk-around,  
4 there's good integrity on the backs of the  
5 buildings as well as on the front. And you  
6 can just sort of visualize transforming that  
7 what is now a parking lot into a residential  
8 courtyard that is an amenity to the  
9 University and the students, and the  
10 neighborhood as well.

11 So that's the type of thing that  
12 I think is the biggest benefit of this plan,  
13 having had the opportunity to work with GW to  
14 talk through some of those of those issues  
15 and to develop a plan that allows for us to  
16 ensure the long term preservation of these  
17 buildings with the understanding that to  
18 accomplish that the growth has got to go  
19 somewhere else and where it's going is 22nd  
20 Street.

21 The one site where we do sort of

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 anticipate that there will be "facade  
2 project" or something a little bit more than  
3 a facade project is the three dormitories on  
4 square 77. You can look at the photos in  
5 your packet. The Westend, the Shenley and  
6 the Crawford. We also looked at those on the  
7 walk-around and walked through the back  
8 alley. And I think you could see the  
9 conditions there. Nothing of great  
10 architectural interest on the backs of the  
11 buildings and it's a pretty mean situation in  
12 terms of an environment for students. So GW  
13 does expect to come in with a project there  
14 that would involve demolition of the rear  
15 wings of those buildings, keeping the front  
16 sections of the buildings and building a  
17 larger dormitory, combined dormitory. And  
18 that is the one situation that we do  
19 anticipate within this plan that would be one  
20 of those partial preservation projects.

21 CHAIRPERSON BOASBERG: And the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 special merit would be the benefit of getting  
2 the whole thing done and the land use and  
3 the--

4 MR. MALONEY: I think so. And I  
5 think the reference to this preservation plan  
6 is a specific feature of land planning that  
7 was accomplished in coordination with the  
8 city.

9 CHAIRPERSON BOASBERG: Let me ask  
10 one question. On the guidelines for the  
11 other buildings, obviously not agreeing to  
12 anything today, but do you want us to  
13 formerly accept guidelines with sort of  
14 general height limits? What I'm concerned  
15 about is thinking through maybe even a range  
16 of sort of general height and not necessarily  
17 getting into the bows or the deference which  
18 might be made to buildings that are right  
19 next to it. So in case so we don't, you know,  
20 necessarily define today what the shape of  
21 these new buildings would be, but have some

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 kind of flexibility to shape those especially  
2 around the edges as they do interface with  
3 historic buildings to leave us the  
4 flexibility to do that.

5 MR. MALONEY: I think we're  
6 envisioning very broad guidelines for the  
7 development sites, establishing heights, a  
8 rough idea of where setbacks should be, where  
9 vehicular entrances are most appropriate,  
10 that kind of thing and not getting into  
11 beyond that.

12 Of course, obviously, the Zoning  
13 Commission will establish new heights in the  
14 area if you feel that's appropriate.

15 CHAIRPERSON BOASBERG: Maybe  
16 there could be, the University could have,  
17 I'm just throwing it out, some kind of  
18 historic preservation advisory committee or  
19 something where you could put some neighbors  
20 on that committee itself as to go forward as  
21 we look to the future in terms of having a

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 situation. I mean I think that part of Mr.  
2 Bower's problem is the theory, idea of  
3 identifying and landmarking and creating this  
4 historic district is a future preservation  
5 effort and it is something which will go on  
6 and it's one reason for doing it. And I  
7 think that it's very important to realize  
8 that what we're doing here is trying to  
9 preserve the continuity of these historic  
10 structures regardless of who else is out  
11 there. But I think to the extent that the  
12 University could reach out a little bit, it  
13 has some kind of advisory or something,  
14 whatever, so that there is a sense of  
15 inclusiveness I think that would be helpful.

16 Now let me just ask other  
17 members, we're not going to vote on this  
18 today but I think David was asking us to kind  
19 of, first of all, we commend GW bullet point  
20 1. We endorse the comprehensive approach,  
21 bullet point 2. We encourage you to move

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 forward, bullet point 3. We endorse the  
2 basic principles, bullet point 4 and so  
3 forth. That's the kind of thing that I think  
4 that what David said was pretty much a  
5 summary of kind of the way the Board members  
6 certainly felt on this tour. And I think  
7 we've expressed that.

8 But Board members, any  
9 particulars or anything else that you would  
10 like to discuss before we move on here? I  
11 just want to caution you, we're a little bit  
12 behind.

13 And I want to say to also, David,  
14 that it might be possible that one or two of  
15 the Board members might be able to sit on a  
16 task force with you as we move to the  
17 September thing. I mean there's an awful lot  
18 here, there are 30/40 buildings. And maybe  
19 they can be of help.

20 Okay. Board members? Yes, Bob?

21 MEMBER SONDERMAN: David, I would

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 just want to encourage you and reemphasize  
2 that as part of the preservation plan we have  
3 serious archeological issues I would think  
4 that should be addressed or at least  
5 considered.

6 Historically there's a large  
7 civil war encampment just south of Virginia  
8 Avenue. And if you recall Don Hawkins famous  
9 map that he created of the District of  
10 Columbia, there area number of springs  
11 within the immediate vicinity of the campus  
12 that would be likely locations for  
13 prehistoric occupations.

14 There's actually a small but fine  
15 archaeology/anthropology department at the  
16 University. It would provide a wonderful  
17 opportunity for students to take a look at  
18 some of the green space on the campus plan  
19 for future archaeological projects right on  
20 campus. I can't imagine a better outreach of  
21 public interpretation opportunity for the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 University to engender a little neighborhood  
2 support for their project.

3 So I would encourage you to  
4 include archeology as part of your  
5 preservation plan.

6 CHAIRPERSON BOASBERG: Other  
7 comments? Yes, Ronnie?

8 MEMBER MCGHEE: Yes. I was  
9 involved in a creation of a historic district  
10 similar to this. It had to be gerrymandered a  
11 little bit around different things. This is  
12 on a military base, so it had even more  
13 interesting facts behind it.

14 But I'd like to make sure that as  
15 part of the guidelines that there's a  
16 precedence established for materials, heights  
17 that the significance is established to give  
18 guidelines for future building within the  
19 district and so that the community can see a  
20 guided hand when it comes to what will happen  
21 on those sites. So it'll be some way that

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 they can judge whether they're following what  
2 should happen on historic district.

3 I think that because it's not  
4 obvious to the person walking around where  
5 that line may lie without a map in front of  
6 them, it would be important to have the  
7 guidelines established and the buildings  
8 listed and have more outreach and more, as  
9 was said, literature about the district. I  
10 think it's important to guide future regions  
11 and people that control the University  
12 activities. Because that becomes when a new  
13 person comes in, they want to do development  
14 on the campus, just like on a military base  
15 they want to set their mark, so it would be  
16 important to have it defined as listed as to  
17 what has been agreed upon by the city, the  
18 community, and so on and so forth so that  
19 these properties really are protected in  
20 spirit and in body.

21 So thank you.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1                   CHAIRPERSON BOASBERG:       Further  
2                   comments?   Okay.   I think we're moving along  
3                   in the same direction.   And, again, we want  
4                   to thank you.

5                   I think there are a number of  
6                   Board members, based on this trip, who feel  
7                   very strongly about trying to even off these  
8                   edges and include the site 101A, include 103A  
9                   especially because there are four or five  
10                  historic buildings right on that site. I  
11                  don't think you'll find an impediment. And I  
12                  think it's very important to include, even  
13                  though it is a law school, the site.

14                  I don't see any reason why you  
15                  can't include -- I mean, I think it's just  
16                  ridiculous to have a square which is drawn  
17                  like 80A, which is just a whole square drawn  
18                  within a square.   And I think we can even  
19                  agree not to review the initial structure on  
20                  that, but I think it should be in the  
21                  district.   I'm still not quite sure where the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealgross.com](http://www.nealgross.com)

1 media center at 77, I'm not quite where David  
2 talked about. But anyway, take a look at  
3 that. And why don't you consider that? I  
4 think we can be pretty accommodating on that.

5 Okay. With that then I think is  
6 there a general sense that we're going to go  
7 forward on the basis that David and the  
8 comments here?

9 So thank you. Thank you very much  
10 for coming back. Thanks for everything. And  
11 we look forward to seeing you in September or  
12 the fall, or whenever.

13 And, David, if there's any help  
14 that we can do, please let us know.

15 (Whereupon, at 2:38 the matter  
16 was concluded.)

17  
18  
19  
20  
21  
**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealgross.com](http://www.nealgross.com)

1  
2  
3

**NEAL R. GROSS**  
COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealgross.com](http://www.nealgross.com)