

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD

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MEETING

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MASTER PLAN REVIEW
GEORGE WASHINGTON UNIVERSITY/
FOGGY BOTTOM CAMPUS
HISTORIC PRESERVATION PLAN

ZONING COMMISSION

CASE No. 06-11 ~~112~~

EXHIBIT No. 92

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THURSDAY, JUNE 29, 2006

The meeting came to order at 9:30
a.m. in room 220 of 441 4th Street, N.W.,
Washington, D.C., TERSH BOASBERG, Chairman,
presiding.

PRESENT:

- TERSH BOASBERG, CHAIRMAN
- KATHY HENDERSON, Member
- DENISE JOHNSON, Member
- JAMES S. KANE, Member
- ANNE LEWIS, Member
- AMY WEINSTEIN, Member

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ZONING COMMISSION
District of Columbia
CASE NO. 06-11
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1 P-R-O-C-E-E-D-I-N-G-S

2 (9:38 a.m.)

3 CHAIRMAN BOASBERG: All right.

4 The next matter is the George Washington
5 University Plan/Foggy Bottom Campus Historic
6 Preservation Plan. Okay.

7 We are going to spend some time on
8 the master plan review. We want to thank very
9 much George Washington University and the
10 neighborhood -- I see Dorothy Miller here.
11 Welcome back, Ms. Miller, always good to see
12 you. The time that David Maloney and our
13 staff has put in this is very important.

14 Let me just add kind of a
15 preliminary note. The Historic Preservation
16 Office traditionally up until four or five
17 years ago really didn't have the kind of time
18 and experience within the Office of Planning
19 to be able to coordinate the resources of the
20 Office of Planning and the Preservation
21 Office. And that was one of the reasons why
22 the office was moved to the Office of Planning

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1 from DCRA.

2 At DCRA, the Historic Preservation
3 Office was mainly a permit office. They
4 permitted individual buildings, permits, and
5 rarely considered matters on a larger basis
6 simply because of time and location.

7 When in 2000 the office was
8 transferred, the Office of Planning, the
9 thought was -- and it was expressed in the
10 legislation -- that the office would be able
11 to coordinate and infuse in the planning
12 process preservation elements.

13 So much of Washington is historic,
14 and so many of the vital areas of our city are
15 infused with history. Many have not been
16 designated historic districts or designated as
17 landmarks because we have never had the kind
18 of money or staff to survey the entire city
19 and to do the kind of work which is really
20 necessary, not only to safeguard the treasures
21 which we have but to inform our property
22 owners what is historic and how to proceed.

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1 And that's obviously a terribly important
2 thing for them.

3 So we have relied pretty much on
4 volunteerism. And for the most part, it has
5 worked pretty well. At some point, however,
6 when so much money is at stake and looking
7 ahead so far, we really have to sit down and
8 we have to kind of work on an overall basis to
9 see if we can, both for the sake of the
10 historic elements and for the sake of the
11 property owners in the community, get some
12 preliminary idea of what we are talking about,
13 where are we going, and some kind of planning.

14 It was with that in mind that I
15 know that our Office of Planning and our
16 Historic Preservation Office have tried to
17 work together to begin to look at projects on
18 a larger basis. We first began with the
19 Southeast and the Southwest Federal centers,
20 to take a look at them on an overall basis.

21 This is really the second area
22 plan which we have considered. It's the first

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1 university master plan. I think it's probably
2 the first university kind of historic
3 preservation plan.

4 The Board is very aware of the
5 issues in Foggy Bottom. The Board established
6 a Foggy Bottom Historic District at one point,
7 which I think has worked very well. Obviously
8 there are pressures on that district, as there
9 are on all of the areas of our city.

10 I just want to thank the groups
11 for taking this seriously, as we take it
12 seriously. And I think that by now coming to
13 grips with this preservation-planning process,
14 that we can try to discuss these things in a
15 less charged, less immediate atmosphere.

16 What we do today is to now open
17 this dialogue, is to open this process, is to
18 hopefully encourage George Washington
19 University, which may be slightly unfamiliar
20 with our process, that we urge you to
21 cooperate, you know, with us to work forward.
22 We look forward to working with you on the

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1 wonderful campus that you have and the
2 wonderful asset that you are to the city.

3 We also look forward to working
4 with the neighborhood, the Guardians of the
5 residential aspects and retail aspects in the
6 neighborhood, to work with them as much as
7 possible as well.

8 In the middle, of course, is poor
9 David Maloney, who finds himself beaten on by
10 most people but not by this Board. So we will
11 try to act somewhat as a prop for you, David.

12 We know that you will do what you
13 think is right anyway. We just want you to
14 know that this Board is very receptive to the
15 efforts of the Office of Planning and the
16 efforts of David to try to work out a solution
17 as best we can.

18 So, again, let's discuss today
19 this plan in light of its beginnings as an
20 idea, which is receiving content and form as
21 a first step in a process, which we hope will
22 be constructive to all of the stakeholders

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1 involved. And we look forward to hearing your
2 views on this plan itself.

3 One of the things that occurred to
4 me and, David, I'm sure it has occurred to you
5 is whether or not a model could be prepared of
6 the area and especially of the historic. It's
7 very difficult to look at all of the separate
8 parcels and to understand all of the
9 development guidelines in light of what you
10 want to do.

11 Because they relate to abilities
12 which may be slightly outside the historic
13 district or in order for us to consider it as
14 a whole, rather than each individual parcel,
15 I think it makes sense to look at the model as
16 a whole since you are considering the area as
17 a whole and planning it as a whole. So that
18 would be very helpful as we go down the line.

19 So, with that, I am going to turn
20 it over to David. Ms. Miller, did you have
21 preliminary --

22 MS. MILLER: I just have a

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1 question.

2 CHAIRMAN BOASBERG: Yes, ma'am?

3 You may turn on your mike, but you have to
4 introduce yourself for our record.

5 MS. MILLER: I will introduce
6 myself. I am Dorothy Miller, ANC 2A-05. I'm
7 a party to the campus plan. And I have been
8 around it now for 15 years.

9 My question is, when Judge
10 Oberdorfer said that the Zoning Commission had
11 a right to designate the use of the land and
12 that the campus plan was now law and one of
13 the contents in the campus plan is the GW
14 until they can verify that they're in
15 compliance with the campus plan, they're not
16 allowed to ask for anything until they can
17 prove they're in compliance.

18 Now, the ANC has asked the new
19 Zoning Administrator to hire an outside person
20 to do a head count because it seems they don't
21 know how to count heads on George Washington
22 University. And I asked Mr. Katz, "Do all of

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1 the bodies on the campus have heads?"

2 He said, "Yeah."

3 I said, "Then count them."

4 CHAIRMAN BOASBERG: All right.

5 Ms. Miller, let's leave off the editorial and
6 get to the question here.

7 MS. MILLER: All right. Yes. The
8 point being here is I find it off that they
9 can come and make this request or even want
10 this request considering that I got a call one
11 morning at 6:00 o'clock in the morning to say
12 that the president's house, which it was
13 designated his start, that they were only
14 going to change some windows. Well, I know
15 that they don't always express themselves so
16 that we fully understand what they want.

17 They tore down everything but two
18 walls and totally destroyed that historic
19 property. So we find it very odd that they
20 think anything is left on that campus that's
21 worth designating historic, considering they
22 have torn down most of our townhouses, they

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1 own over a billion dollars worth of property
2 in Foggy Bottom.

3 CHAIRMAN BOASBERG: Ms. Miller,
4 you're straying.

5 MS. MILLER: But it brings you
6 into the context of what is going on.

7 CHAIRMAN BOASBERG: I understand.
8 Let me just say we respect your right to
9 disagree with whatever we do. We know that
10 you are representing your organization and
11 have so done --

12 MS. MILLER: Community.

13 CHAIRMAN BOASBERG: -- community
14 as well. And we certainly will listen to
15 whatever you say. But we are going to go
16 ahead and look at this. We are going to go
17 ahead and look at this because we feel that
18 this will be of benefit to both the community
19 and to the institution if we can move forward
20 on a preservation plan. It has nothing to do
21 with head counts. It has nothing to do with
22 beds. It has nothing to do with anything

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1 else. It is a plan for the protection and
2 enhancement and identification of historic
3 resources on campus. That's what we're going
4 to do.

5 We're not going to vote on this
6 today. We're going to hear as much as we can.
7 But we're going to look at it from a
8 preliminary state. So we are going to go
9 forward on it.

10 MS. MILLER: I understand that.
11 And I figured you would. But the problem is
12 the ANC feels that designating anything there
13 historic is going to be a handicap to us
14 trying to protect what little is left of our
15 neighborhood. And I just wanted you to know
16 that.

17 CHAIRMAN BOASBERG: Thank you.

18 And we will consider it. We are
19 not going to designate anything today. We
20 will consider it. And I hope that the
21 community will use these public hearings as a
22 chance to come in and talk about the historic

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1 issues that they confront. And I hope that
2 you will convey that back to the full --

3 MS. MILLER: I will, but they have
4 already destroyed most of them.

5 CHAIRMAN BOASBERG: Okay. Thanks,
6 Ms. Miller. And, Ms. Miller, if you want to
7 stay and talk, that's fine.

8 MS. MILLER: I've got a doctor's
9 appointment. It takes me an hour and a half
10 to get there.

11 CHAIRMAN BOASBERG: Yes. Well, I
12 know. You sound terrible. So I hope whatever
13 --

14 MS. MILLER: Well, that has
15 nothing to do with it. I was given a blood
16 disease that is killing me. And NIH is trying
17 to cure it.

18 CHAIRMAN BOASBERG: I remember
19 your wonderful story about the World War I.
20 So I hope the --

21 MS. MILLER: Oh, it's been a
22 wonderful time.

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1 CHAIRMAN BOASBERG: I know.

2 MS. MILLER: And we finally got
3 that approved, in spite of Barbara Kahlow.

4 CHAIRMAN BOASBERG: All right.

5 Thanks, Ms. Miller. Good luck at the
6 doctor's.

7 Now, Mr. Maloney?

8 MR. MALONEY: Thank you, Mr.
9 Chairman.

10 I'll be pretty brief because I
11 think the primary purpose of this meeting
12 today is to give the Board members the chance
13 to see the presentation from the university to
14 get the background that the staff already has
15 in great detail about what is being proposed
16 for a preservation plan for the campus and to
17 give any preliminary comments that you can at
18 this time about information, a lot of which
19 you may just have encountered in the
20 submission that the university gave to us a
21 few weeks ago.

22 But also I suspect that there will

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1 be additional information here today, more
2 amplification. So a little bit of it will be
3 thinking on your feet. But I think that is
4 certainly appropriate.

5 As you said, we are trying to take
6 this at a very measured pace to allow ample
7 opportunity for comment from interested
8 parties, including the Advisory Neighborhood
9 Commission, D.C. Preservation League,
10 Committee 100, all of the groups who might be
11 interested in commenting on this plan.

12 As you said in your opening
13 remarks, this is really the first time that we
14 have done this. It is a ground-breaking
15 effort. It is a result of our incorporation
16 into the Office of Planning. It's something
17 that we never could have envisioned a few
18 years ago.

19 And I think that obviously is
20 great credit to those who had the foresight to
21 move the Preservation Office into the Office
22 of Planning but also to the university in

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1 terms of working with the staff to come up
2 with a plan that we think, frankly, is a very
3 good one that offers great benefits to
4 preservation and I would hope would help be
5 part of, as you suggested, a more rational
6 approach to development on the campus in a way
7 that might help to reduce some of the friction
8 that has occurred over previous years.

9 I do want to acknowledge the
10 participation in this process of my colleagues
11 at OP: Travis Parker from the development
12 review staff, who was the primary staff person
13 who worked on the GW campus plan review for
14 the Zoning Commission; and Chris Shaheen, who
15 was the Ward Two planner at the time that we
16 were going through these reviews with the
17 representatives from GW.

18 I don't think I really need to go
19 through what was in the staff report, but just
20 I thought I would turn it over to GW to give
21 you a sense of the historic resources that we
22 encountered and I think largely came to

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1 consensus about, the development sites that
2 the university has identified, and also the
3 overall strategy that this plan represents.

4 In effect, this proposal is a
5 large transfer of development rights
6 internally on the campus away from the
7 historic buildings and onto sites that I think
8 the staff feels and I think OP feels and the
9 university feels are appropriate for dense new
10 development.

11 They're away from the sensitive
12 historic areas. They're away from 23th
13 Street, which is a major L'Enfant Boulevard,
14 and they're aware from the residential
15 community.

16 So this is part of an overall
17 deal, if you will, that is represented in the
18 revised campus plan that is before the Zoning
19 Commission. And, of course, the adoption of
20 this preservation plan depends, in part, on
21 the Zoning Commission blessing that entire
22 deal, which does involve more intense

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1 development in some parts of the campus,
2 specifically on 22nd Street as an area which
3 is expected to see probably the bulk of the
4 expansion needs of the university for the
5 foreseeable future.

6 And, as I said, I think all of us
7 feel that that is an appropriate approach.
8 And we are hoping that the Board's comments to
9 the Zoning Commission will help reinforce our
10 feeling that that has great benefit to the
11 community, certainly in terms of historic
12 preservation.

13 So, with that introduction --

14 CHAIRMAN BOASBERG: Let me just
15 add for clarification purposes, is this in the
16 process of being heard by the Zoning
17 Commission or on its way or have they already
18 held hearings or where is that?

19 MR. MALONEY: The revised campus
20 plan has been sent down for hearings in
21 September. I think there are four or five
22 hearing dates in September. This Board will

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1 have the opportunity to give official comments
2 at the July meeting or possibly at the
3 September meeting.

4 I think that the September meeting
5 might be before the last of the Zoning
6 Commission hearings. In any case, you can
7 certainly get comments into the record if you
8 wanted to deliver them at the September
9 meeting.

10 Our expectation was that we would
11 bring this back to the Board at the July
12 meeting, at which time you could give comments
13 in greater detail. Also, with the benefit of
14 anything that comes in for the record during
15 the upcoming month -- and we certainly
16 encourage the ANC and others to provide their
17 comments to the staff and to the Board -- we
18 are going to try to go out with GW to the
19 community for presentation so that there is an
20 opportunity to explain this to the community
21 and hear the comments directly. And we can
22 continue that after the July meeting through

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1 the summer, up until the time of the Zoning
2 Commission hearings.

3 But, as you said in your initial
4 statement, it really is an opportunity to try
5 to do things a little bit differently in a way
6 that will help the preservation community, the
7 residential community, and the university to
8 try to get along a little bit better.

9 CHAIRMAN BOASBERG: Okay. Blessed
10 are the peacemakers, as you know.

11 Is there anyone else who is here
12 to testify on this besides GW today for
13 today's hearing?

14 (No response.)

15 CHAIRMAN BOASBERG: Okay. Then if
16 GW would like to start? And if you would
17 introduce yourselves for our record, we would
18 appreciate that. And if someone could comment
19 on the progress of making a model, that would
20 also be helpful. So who would like to start?

21 MS. RUTHERFORD: I would like to
22 start, please. Good morning. My name is

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1 Sherry Rutherford. I am the Managing Director
2 of Real Estate Planning and Development at
3 George Washington University.

4 I have worked in various
5 capacities at GW since 1992, but over the last
6 18 months, my effort has been focused on
7 various planning activities, primarily the
8 campus plan as well as the historic
9 preservation.

10 CHAIRMAN BOASBERG: You were in
11 eighth grade in '92?

12 MS. RUTHERFORD: Oh, thank you
13 very much.

14 CHAIRMAN BOASBERG: Okay. Go
15 ahead.

16 MS. RUTHERFORD: Unfortunately,
17 no. In any event, I do believe that the
18 university has assembled an outstanding team
19 to work on this historic preservation plan.
20 And you will hear from many of the team
21 members today. Of course, we have benefitted
22 greatly from working so closely with David

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1 over the last several months.

2 So among our team members are Matt
3 Bell, who is the lead architect on the campus
4 plan from EE&K Architects; Laura Hughes from
5 EHT Traceries, who has been an invaluable
6 resource for the university over about the
7 last or so in helping us evaluate our historic
8 and architectural resources on campus; and
9 also Andi Adams, who is helping us at this
10 point, who has joined the team relatively
11 recently but helping us develop an appropriate
12 implementation plan to accommodate the goals
13 and objectives of this historic preservation
14 plan.

15 As detailed as the information
16 that has been provided to the Board already,
17 GW is a leading international university
18 located in the Foggy Bottom neighborhood since
19 1912. Certainly the university takes
20 advantage of its location in the District of
21 Columbia and offers a lot of outstanding
22 academic programs that are closely tied to our

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1 location in D.C., certainly policy-oriented
2 programs, things like that that take advantage
3 of the more obvious things that you think
4 about with Washington.

5 But we also value the Foggy Bottom
6 west end neighborhoods, of which we are a
7 part, and we understand that creating and
8 maintaining these thriving communities is key
9 to the GW experience for all of those not just
10 that study and work there but all of those who
11 live in the neighborhood as well. So that has
12 been key to our planning process.

13 This map is part of our campus
14 plan and illustrates all of the various uses
15 and neighborhoods around the campus and again
16 just sort of reflects the types of things I
17 was just talking about and what is important
18 to the university, what makes this a unique
19 place.

20 Currently development on the
21 campus is governed by the campus plan for the
22 year 2000 through 2009. Since the adoption of

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1 that plan, the university's building program
2 has resulted in the addition of over 2,000
3 undergraduate beds on campus as well as
4 additional academic and student activity
5 facilities. That's in directly reflecting the
6 BZA mandate that the university provide more
7 beds on campus.

8 In recent years, we have
9 reevaluated our land use planning activities
10 and developed a new campus plan in response to
11 several factors, including the ongoing issues
12 of limited space and financial resources,
13 desire to practically address concerns
14 expressed by members of the community, and
15 also the opportunity presented by the
16 redevelopment of square 54.

17 Our planning efforts have been
18 guided by a community's planning process that
19 was developed in coordination with the Office
20 of Planning, and it has also involved members
21 of HP staff to engage in an open process to
22 look at the campus, not just within our own

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1 boundaries but in the context of the
2 neighborhoods that surround the campus.

3 We've drawn up various planning
4 resources, including land use planners,
5 architects, HP experts, traffic consultants.
6 And throughout the process, we have provided
7 continuous opportunities for community input
8 and feedback.

9 This process also included a
10 series of cosponsored community meetings,
11 cosponsored by the ANC 2A, OP, and GW last
12 summer and fall. The result is the Foggy
13 Bottom campus plan, which was filed with the
14 Zoning Commission last February and has been
15 set down for hearings in September, as David
16 mentioned; and also this historic preservation
17 plan, which is a component of our campus plan.

18 As Matt will discuss, the campus
19 plan provides for the future development of
20 our campus over the next 20 years. By
21 maximizing vertical development on certain
22 targeted areas, we were able to maintain a

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1 lower-scaled, more campus-oriented scale in
2 the balance of campus, and protect these
3 important historic resources.

4 We do believe that together the
5 campus plan and historic preservation plan
6 provide an integrated strategy that allows us
7 to accommodate our space needs in terms of new
8 academic facilities and new student housing
9 facilities on campus while also recognizing
10 and respecting the L'Enfant plan and
11 preserving unique historical resources on our
12 campus.

13 And we feel very strongly that as
14 a result of this collaborative planning effort
15 with the community, with the Office of
16 Planning, and with the Historic Preservation
17 staff, that the plan that we have come up with
18 really benefits all interested stakeholders.
19 And we're anxious to move forward with the
20 plan and create and enhance our thriving Foggy
21 Bottom west end neighborhood.

22 With that, I'll leave it to Matt.

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1 MR. BELL: Good morning. I am
2 Matt Bell with Ehrenkrantz, Eckstut and Kuhn
3 Architects.

4 We think that this is an
5 innovative plan. We think it does a lot of
6 the things that Sherry had set out in a very
7 innovative way in a way that we certainly
8 haven't seen in urban campus master plans, for
9 which we have been involved with for the bulk
10 of our practice over the past 40 years.

11 This particular plan we think also
12 addresses, as is listed here -- I'm not going
13 to read these, but it addresses obviously a
14 larger framework for development for 20 years
15 into the future, academic and student needs,
16 university facilities.

17 We also spent a lot of time over
18 the past year and a half listening to the
19 community and listening to obviously any
20 concerned people, whether they're business
21 owners or community residents, and also
22 working closely with David and the Office of

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1 Planning staff as well to hear about citywide
2 objectives. Some of these, of course, as well
3 are transient-oriented development and trying
4 to obtain smart growth with the plan.

5 As we said, as Sherry said, we're
6 looking for density-targeted appropriate
7 locations in the core of the campus. And we
8 have identified a way of looking at the campus
9 that we think hasn't really been understood
10 previously in other campus master plans for GW
11 in terms of how the campus works that we think
12 this particular preservation plan builds upon.

13 Then we have looked in detail at
14 specific things, like where to enhance open
15 spaces, pathways, and parks, and really trying
16 to understand how people move on the campus
17 and how the campus is used.

18 For the most part -- and you have
19 had this, I think, to look at. This is the
20 development sites that have been identified as
21 part of the new campus plan. As you can see,
22 the bulk of where the university wants to grow

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1 is in the center. This is 22nd, of course;
2 Eye Street; H Street; G Street there. And the
3 green is identified as sites where the
4 university would like to make new construction
5 or additions to existing buildings.

6 Unlike previous plans of the
7 campus, which designated a great deal of
8 growth at the perimeter, this one really tries
9 to concentrate it in the center.

10 The way in which we came at this
11 through a series of dialogues with the Office
12 of Planning and others was to understand that
13 fundamentally the GW campus works more or less
14 in an east-west fashion, that the L'Enfant
15 plan, of course, was the defining aspect of
16 it, but for the most part, most of the
17 north-south streets are streets that people
18 use to move through from the federal areas to
19 the business district of the campus.

20 But many of the more identifiable
21 collegiate experiences happen in an east-west
22 manner. So what we have tried to do with the

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1 campus plan is to help the university think
2 through how to grow in a way that makes those
3 experiences in an east-west fashion more
4 identifiable with different sorts of thematic
5 and building use concentrations.

6 So, really, we have come up with
7 characterizations trying to understand how the
8 university works from Pennsylvania, Eye to H
9 to G and down to F Street, recognizing that H
10 really is the academic core of the campus,
11 more or less the corner of H and 22nd, where
12 we find the library and the university center
13 and several of the new buildings that have
14 been built recently as the place where there
15 is the most concentrated university activity
16 and that, in fact, the university needs to
17 come to grips with and has in this plan, an
18 idea for how to deal with the character of Eye
19 Street as a different kind of place, a place
20 for perhaps more of a kind of college town,
21 mixed-use retail, academic, and student
22 services environment.

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1. So that is really where we have
2 seen the plan emerge. And the other thing
3 that I think is important to recognize is that
4 down along G Street and along F Street is a
5 very different kind of character. That is a
6 character that has somewhat come out of the
7 tradition of the rowhouses in the area in
8 Foggy Bottom and also apartment buildings that
9 have existed there and then some historic
10 George Washington University places, such as
11 the University Yard, and really that is very
12 different than anything else on the campus.
13 So we're really trying in the campus plan to
14 highlight and make those things part of a
15 different set of character in each of these
16 east-west streets.

17 The fundamental phrase we have
18 used in talking about this plan now is grow
19 up, not out. I think the university very much
20 recognizes it can no longer move horizontally.
21 It really needs to learn how to grow as a
22 vertical campus in many locations. And I

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1 think that has helped guide our thinking in
2 terms of places that we have identified where
3 the university can meet its growth needs.

4 This is one of the models we have
5 built. This is a virtual model. We also have
6 sort of an overall campus model that is about
7 this big. We didn't bring it today. But we
8 have also built models of G Street in that
9 context to look very specifically at sites in
10 those areas. And we can share those with you
11 at some time in the future if you would like.

12 This gives you an idea about where
13 the sites are. This is 23rd Street right here
14 coming down, as David said, one of the
15 principal L'Enfant streets, with a view of the
16 Lincoln Memorial; 22nd here. And you can see
17 in white where a large portion of the
18 development has been concentrated in this
19 area.

20 And then you can see this is, of
21 course, F Street and then G Street. And you
22 can see some of the things that have been

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1 done, new sites identified in association with
2 the Gelman Library but various discussions we
3 have had to change the height and step down to
4 a scale along G Street and to also respect the
5 scale of the University Yard here, which we
6 see as a kind of place that could be completed
7 with a new wing and become more like an Oxford
8 and Cambridge-style courtyard, which we
9 believe we have done some research and found
10 that it was originally intended to be that
11 way.

12 MEMBER LEWIS: Excuse me. I have
13 a question. Is this the build-out plan or the
14 current, what it currently --

15 MR. BELL: This is what it would
16 build out over the next 20 years in white.

17 MEMBER LEWIS: Thank you.

18 MR. BELL: And then the
19 university, of course, is interested in
20 developing a mixed-use town center on square
21 54 in this location. And then you can see the
22 way in which the bulk of the development has

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1 pulled away from the existing residential
2 communities to the south and to the west.

3 And we recognize the impact on
4 that and have really tried hard in this plan
5 to make the -- one of the things the
6 university I think has come around to is the
7 idea that concentrating things actually gives
8 them more of a sense of presence in some
9 locations, not everywhere but gives it more of
10 a campus feel in some of the more important
11 intersections in the area.

12 Next. So I mentioned this idea of
13 the east-west streets. We think Eye, H, and
14 G are really the campus streets. And they do
15 reflect a diversity of the campus. If you
16 look carefully, you will find that different
17 things go on there from different student
18 services to larger-scale uses, like the
19 library on H Street.

20 Then you go down to G. And those
21 tend to be campus groups, smaller-scale
22 entities in the campus that occupy some of the

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1 townhouses the university owns.

2 I think the feeling that came out
3 of this planning process was that it was very
4 important to retain not just the buildings but
5 also the sorts of activities that go on there
6 because the university does operate at all of
7 these different scales. So we really tried to
8 enhance the special character, so just to give
9 you a sense of what the plan calls for in
10 those area.

11 Go ahead. Eye Street is really a
12 mixed-use corridor. One of the things we
13 heard loud and clear from the community was
14 that they wanted more retail, more possibility
15 of being able to go out to dinner in the
16 neighborhood or even a supermarket and
17 shopping.

18 So the Eye Street is really trying
19 to create a mixed-use corridor. And the
20 university has agreed as part of the plan to
21 develop ground-level retail in any of the
22 properties that they own along Eye Street so

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1 that it would be more of a campus town center.

2 And, of course, I don't think it's
3 a stretch to realize that that would also be
4 something that would be beneficial to the
5 community but also attract students and
6 faculty to the university as well to have that
7 kind of clear traditional town center. And
8 then, of course, there would be animated
9 street life and landscape elements as part of
10 the streetscape plan going forward as part of
11 that.

12 Next slide. To give you an idea,
13 this is looking east on Eye Street here.
14 Across the street would be a new university
15 center building, some of the existing
16 apartment buildings, the west end over here on
17 the south side of the street. But, really,
18 you can see the rendering shows ground-level
19 retail, student, and community-oriented
20 businesses would be developed along Eye
21 Street, people with backpacks and without.

22 H Street, as I see, we see as the

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1 academic core of the campus. Many of the
2 important campus academic activities go on
3 there, the library, the Marvin Center. There
4 are several important places, like the
5 University Yard and Kogan Plaza.

6 The plan calls for intensifying
7 that sort of academic heart of the campus with
8 major landscaping and streetscaping elements
9 and possibly, of course, rebuilding, you know,
10 new construction projects over time, possibly
11 rebuilding the university center. The campus
12 plan calls for some increased height in that
13 area. And so there would be the idea to make
14 that a more intense campus experience.

15 Next slide, please. So, really,
16 you know, better streetscape, perhaps even
17 some streetscape elements that are part of the
18 road right-of-way, you know, here is the
19 Gelman Library, but really maintaining that as
20 the campus experience, academic experience.

21 And then G Street, of course, I
22 mentioned preserving the historic character.

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1 Many campus activities go on down there, but
2 it is, as I said, a different scale, both in
3 terms of university uses and the size of the
4 buildings.

5 We recognize that it's unique and
6 has a different kind of more intimate sense
7 about it. And limiting development there --
8 we're being very specific about the kinds of
9 development that goes there -- will help to
10 maintain and preserve and enhance those areas.
11 So some of the uses may change. Some academic
12 facilities may change but, of course,
13 reflecting the height and the diversity and
14 the design of the existing buildings.

15 Laura is going to talk a little
16 bit about some of the specific resources that
17 are proposed to be retained, such as the
18 Earley apartment and student. I learned more
19 about Mr. Earley in this process than I ever
20 would have otherwise, and I am grateful to
21 that -- this is a very important sort of
22 builder in the earlier Washington constructive

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1 period -- but also learning a lot,
2 understanding how pedestrian pathways as well
3 connect to some of the existing campus areas.

4 Next. So this is a view of Eye
5 Street. It even mixes in things like a
6 District firehouse, which is a wonderful
7 building; some of the smaller-scale apartment
8 buildings or townhouses that exist on the
9 north side of G Street.

10 And then we showed how new
11 construction would be in scale with street
12 level and the university could make larger
13 buildings that would step back and respect the
14 scale at street level of G Street so that some
15 of the university needs could be met while at
16 the same time addressing that character.

17 At this point in time, I will turn
18 it over to Laura.

19 MR. MALONEY: Thank you, Mr. Bell.

20 Ms. Hughes?

21 MS. HUGHES: My name is Laura
22 Hughes. I'm an architectural historian with

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1 EHT Traceries. I am very pleased to be here
2 today to present the preservation study and
3 preservation plan component of the campus
4 planning effort.

5 On a personal level, in 1984, when
6 I first came to work at Traceries, the first
7 survey I worked on was the Foggy Bottom west
8 end survey. And it has just been a very
9 pleasant experience to bring those original
10 preservation efforts sort of full circle with
11 the work we have been doing the past year.

12 What we have been doing over the
13 past working with the Preservation office,
14 Office of Planning, and GW is really
15 undertaking an in-depth historic preservation
16 study. This has been an identification study
17 and a documentation effort.

18 The results of this study have
19 been really highlighting and identifying the
20 architectural and historically significant
21 resources on the campus planning sites. And,
22 as a result of our documentation, we began to

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1 modify and make significant compromises to the
2 original intentions and original direction of
3 the campus plan.

4 What we have developed working
5 with the university, Office of Planning, and
6 the Historic Preservation staff is a feasible
7 preservation plan that satisfies the
8 university's needs and really does address the
9 critical historic preservation priorities that
10 were identified by the documentation efforts.

11 As you can see from this fly-in
12 map, the areas circled really highlighted that
13 we wanted to focus the concentration of the
14 development away from 23rd Street. Our
15 documentation also identified significant
16 resources along F and G Streets that had
17 previously not been fully understood. And it
18 really highlighted the need for setbacks along
19 23rd and G Street and focusing the density, as
20 Matt mentioned, on the inner core of the
21 campus site.

22 As everyone has mentioned, this

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1 really was a collaborative effort. We would
2 present David with documentation that we had
3 uncovered. David would do additional
4 research. We were continually trying to find
5 information about some of the buildings that
6 we had previously not documented.

7 Not only was the result a
8 comprehensive evaluation of campus buildings,
9 but it really provided a mechanism for
10 identifying, preserving, and maintaining the
11 appropriate historic resources on the campus.

12 And this unprecedented planning
13 effort really highlighted the unique GW campus
14 environment and then celebrated the individual
15 historic buildings and collections of historic
16 buildings through this preservation planning
17 process. The preservation plan proposes a
18 potential historic district of 102 resources
19 and the designation of 7 individual landmarks.

20 The potential GW Foggy Bottom
21 resource contains a large concentration of
22 buildings from the late Nineteenth Century,

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1 early Twentieth Century. It really is the
2 historic core of the GW Foggy Bottom campus.
3 It includes the original university
4 quadrangle, which the buildings surrounding it
5 really do document the evolution of GW in the
6 Foggy Bottom area.

7 Additionally, the buildings, the
8 historic buildings, along this southern edge
9 along F and G Streets are included in the
10 historic district. I will specifically
11 mention those with a couple of additional
12 slides.

13 Importantly, within the proposed
14 historic district, there are many intact
15 Victorian rowhouses designed by some of
16 Washington's most significant Victorian
17 architects, Clement Didden, Arthur Heaton, and
18 as well intermixed with the taller, very
19 important Twentieth Century apartment
20 buildings that really began to characterize
21 the development of the Foggy Bottom area in
22 the 1920s and the 1930s. These were designed

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1 by some of our most significant apartment
2 architects: George Santmyers, B. Stanley
3 Simmons, Frank Russell White, T. F. Schneider.
4 There's an unusual apartment building by T. F.
5 Schneider.

6 Currently we are entering all of
7 this information in the database for the
8 Preservation Office and determining the period
9 of significance for the historic preservation
10 and identifying contributing and
11 non-contributing resources.

12 This slide, the green outline is
13 the proposed boundary of the historic
14 preservation. And the purple buildings are
15 the proposed individual historic resources.

16 Within the GW Historic District,
17 we have examples of Waldron Faulkner's
18 buildings on the campus: Monroe Hall on G
19 Street. We have an example of one of the very
20 significant Twentieth Century apartment
21 buildings by Harvey Warwick, 1928; and the
22 Whitney, Lawson Houses, which were already

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1 designated as individual landmarks.

2 This is a very significant row on
3 G Street. I think this is really where our
4 research highlighted the importance of these
5 buildings that we had never previously
6 understood.

7 To the left of the slide is the
8 John Earley studio, which I will talk about in
9 a moment, but the building right on the left
10 is the Bussard Apartments. And August Bussard
11 also had his studio behind the apartment
12 building. It's still very much intact. He
13 was a plasterer and sculptor and we feel
14 probably worked very closely or at least
15 relying on Earley to compare notes on some of
16 the processes that they were developing.

17 The middle building was designed
18 for a Baker. And he had his establishment
19 there until 1948. The building to the right
20 was actually a bachelor apartment. We have a
21 photograph of its original historic
22 appearance. It was greatly modified in the

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1 1940s, but it was one of the early bachelor
2 apartments in the city. And those are within
3 the historic district boundary.

4 The potential historic landmarks,
5 there are seven of them. And they truly
6 represent the late Nineteenth Century, early
7 Twentieth Century development in Foggy Bottom
8 and highlight the pre-World War II apartment
9 buildings, which are so significant.

10 The first landmark is the Union
11 Methodist Church and rectory on 20th Street.
12 Portions of that building were constructed in
13 1846. The existing facade dates to 1910.
14 It's one of those buildings -- I always
15 thought it was a landmark. And in the course
16 of the studies, it is one of the buildings
17 that has never received landmark designation.

18 Our research seems to indicate
19 that it is the oldest Methodist church in
20 continuous use in the city. And we will
21 obviously further flesh out that history.

22 Then the John J. Earley studio and

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1 house, a very significant resource that we had
2 previously known that there was some
3 association with John Earley. We didn't
4 realize the full extent; how he occupied the
5 building and that he really did cement his
6 concrete processes in this studio; and that
7 this is really, truly where he came up with
8 his abilities to make the concrete
9 applications that are throughout the city and
10 have been highlighted so recently in a lot of
11 documentation.

12 CHAIRMAN BOASBERG: By the way, on
13 these potential landmarks, are these all owned
14 by GW at the moment?

15 MS. HUGHES: Yes.

16 CHAIRMAN BOASBERG: Okay. Thank
17 you.

18 MS. HUGHES: The Burns Building,
19 there are five proposed apartment buildings as
20 part of the designations, all dating to the
21 1930s, very representative of the changing
22 skyline and the appeal of the Foggy Bottom

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1 neighborhood to the influx of workers in the
2 1920s and '30s who found these apartments very
3 modern. They provided the amenities that they
4 needed for the federal workers in the adjacent
5 neighborhood just to the south.

6 This is a slide of the Burns
7 Building, Robert Scholz, 1937. It's on
8 Pennsylvania Avenue. And to the right is the
9 John J. Earley house. What you don't see is
10 the connection in this studio, similarly, to
11 -- the Bussard studio is immediately behind
12 the John J. Earley house. It's currently used
13 as a dance studio.

14 I guess, with that, I am going to
15 turn it over to Andi.

16 CHAIRMAN BOASBERG: Thank you.

17 MS. ADAMS: Thank you.

18 I am Andi Adams, architectural
19 historian with Pillsbury Winthrop Shaw
20 Pittman. It is a real pleasure to be here
21 today with George Washington University and
22 their proposed historic preservation plan for

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1 the campus plan.

2 This represents a remarkable
3 turnaround or evolution of GW's thinking over
4 the last number of years. And, actually, when
5 Laura was surveying Foggy Bottom, I was doing
6 the landmark applications for the existing
7 landmarks on the campus as part of a 1980s
8 campus plan. This is a much more
9 comprehensive and wonderful approach to
10 preservation.

11 My job here has sort of been to
12 figure out how to implement all of this and
13 what do we do with this information and
14 consensus about where to do development. How
15 do we get this all achieved?

16 I want to give you some background
17 on where we are in the campus plan. GW has
18 been working very closely with OP to develop
19 zoning and implementation mechanisms
20 appropriate to achieve the development plan
21 set forth in the Foggy Bottom campus plan 2006
22 to 2025.

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1 In conjunction with that plan, GW
2 has filed the first stage PUD application for
3 the campus for all of the development sites
4 and initiated a text amendment to the zoning
5 regulations to increase the aggregate FAR cap
6 on residentially zoned areas.

7 Basically, what this means is that
8 all development projects will require second
9 stage PUD process and approval by the Zoning
10 Commission. And each of those projects will
11 be reviewed by OP and the Historic
12 Preservation Office staff. And OP will
13 prepare a report with input from David and the
14 staff before each project is set down.

15 The proposed time frame for all of
16 this, actually, we began in February of 2006,
17 when GW filed the campus plan and first stage
18 PUD application.

19 On April 10th of this year, OP
20 submitted its report recommending set-down to
21 the Zoning Commission. And on April 20th, the
22 Zoning Commission set down the campus plan

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1 application and text amendment for public
2 hearings, of which there will be four in
3 September: on the 14th, the 21st, the 25th,
4 and 28th of September. It's going to be a
5 busy month.

6 The historic preservation plan,
7 which we are here to talk about today, has
8 been developed in very close consultation with
9 David and the OP staff. It has been really an
10 unprecedented effort on everyone's part, I
11 think. And it will result in a potential new
12 historic district, designation of seven
13 individual landmarks, the development of
14 design guidelines for certain key building
15 sites, development sites, which will include
16 provisions for setbacks. It will address the
17 locations of parking and loading entrances,
18 talk about materials and a whole range of
19 things relating to new construction and
20 development.

21 We will also be developing a
22 preservation and maintenance plan for landmark

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1 buildings, including the ones that are already
2 designated as well as the contributing
3 buildings in the historic district.

4 Our time frame for doing this, it
5 starts today with our presentation to you all.
6 We will come back to you in July. And then
7 during the summer, we will go out to the
8 community with hopefully David in tow to meet
9 with everyone who wants to talk to us,
10 including the ANC, Foggy Bottom Neighborhood
11 Association, and then whoever to explain this
12 new process to them and get their input.

13 In late 2006, assuming approval by
14 the Zoning Commission of the campus plan, you
15 will have applications before you for the
16 historic district and the landmarks that we
17 have talked about today.

18 In summary, the Foggy Bottom
19 campus plan of 2006 to 2025 sets forth a
20 vision for the future of the GW campus that
21 reflects the coordinated efforts of the Office
22 of Planning and the Historic Preservation

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1 staff as well as input from a variety of
2 interested stakeholders.

3 The key component of the campus
4 plan is the historic preservation plan, which
5 represents a substantial and unprecedented --
6 and you have heard "unprecedented" a number of
7 times, but it really is true it has never
8 before been seen -- commitment by GW to
9 maintain and preserve important historic
10 resources and to celebrate the character of
11 the campus, the broader community, and the
12 District of Columbia.

13 Future development on campus will
14 be subject to the development guidelines set
15 forth in the campus plan and the design and
16 maintenance guidelines set forth in the
17 historic preservation plan. This effort will
18 result in shared and lasting benefits to the
19 community, the District, and the university by
20 enhancing a thriving urban campus and
21 celebrating its historic character.

22 Thank you.

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1 CHAIRMAN BOASBERG: Thank you.

2 Is there anyone else?

3 (No response.)

4 CHAIRMAN BOASBERG: Okay. This is
5 fine for kind of an overview. I think it's
6 very difficult for members of the Board,
7 certainly for myself, to understand each site
8 without: a) a model and b) Amy suggested
9 maybe a walking tour with David of the area.

10 I think there are a couple of
11 things which you should bear in mind as we go
12 into this. One is while I am not totally
13 against gerrymandering for specific purposes,
14 this historic district is obviously grossly
15 distorted in terms of any kind of regular
16 borders, which a) makes it a little bit more
17 difficult to visualize and virtually
18 impossible to kind of keep in one's mind.

19 And I think as we look at places
20 where it might be evened out, then we should
21 keep in mind that where we have got design
22 guidelines on a property, it doesn't take much

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1 more to put that property in the historic
2 district. And I think that working with
3 David, we might even be able to use some kind
4 of flexible notions with design guidelines.

5 So that I am sure that GW, who is
6 uncomfortable giving up unlimited development
7 rights -- I think what we have found, frankly,
8 is where we are in an historic district, which
9 has mixed resources like this, that sometimes
10 the overall district benefits from having
11 overall design guidelines.

12 And I think it's certainly true if
13 you look at our downtown and you look at other
14 areas where not every single block might be in
15 the historic district but that areas that
16 don't have historic resources have design
17 guidelines or at least we have reviewed them.
18 And I think it makes for a much more
19 comprehensive, sympathetic whole.

20 Take U Street, for example, for
21 another example, where it is out of the
22 district. You look at the building, and you

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1 sort of say, "Oh, my God." It's not that the
2 building -- you know, it's new construction,
3 but it receives some kind of guidance.

4 So I think there are a couple of
5 areas here that I know the university is very
6 sensitive to. For example, the vacant lot
7 next to the church is one where you are
8 looking at the law school expansion along --
9 I guess it's G is another where there are --
10 I mean, there are a couple of historic
11 resources or potential historic resources
12 there.

13 I am wondering whether it is
14 necessary to exclude all of these sites where
15 I think our office could help you. And I
16 think it might be helpful for GW to have that
17 kind of review available to it but still have
18 the guidelines in place which would give you
19 the kind of density, height, and so forth
20 which you want.

21 I guess that my philosophy is the
22 more of David I can get, the better off I

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1 think everybody is. Whether he has got the
2 time is something else. But I am sure that as
3 you make your first steps towards this, that
4 there are worries that you have and maybe your
5 superiors have about what are we doing here
6 and where can we have a comfort level that
7 we're willing to kind of live with.

8 I would strongly recommend that
9 you take a look -- and I would be happy to
10 even go around with you -- at some of our
11 historic districts, where we do have design
12 guidelines, or David or Steve, probably
13 better, to show you what we can do and why we
14 think it is better to do that.

15 And then I think you are
16 proceeding in exactly the right direction. I
17 don't think anybody has a problem with the
18 direction that you're going on. I mean,
19 you've obviously got to satisfy the Zoning
20 Commission more than we do.

21 I think that, as a recognition
22 that I said before, of both the importance of

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1 preservation in planning and the importance to
2 preservation of planning is this kind of
3 integration and kind of mutual support.

4 So, therefore, I think it would
5 make sense to kind of look at it. I hate to
6 use the word "holistically" but as more of a
7 comprehensive whole.

8 And I sort of think that what we
9 do at Dupont Circle and what we have done at
10 some other areas, we have begun to expand the
11 historic districts simply because the
12 irregularity of these things makes it
13 virtually impossible to administer to people
14 that people understand, people know, and
15 people respect. So it makes some sense to do
16 that.

17 But let me just turn it over for
18 general comment to the Board. And then we'll
19 go from here. Ms. Henderson, do you want to
20 start? Thank you.

21 MEMBER HENDERSON: Thank you, Mr.
22 Chairman.

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1 Let me begin by just thanking all
2 of the parties. I think we are clearly moving
3 in the right direction for reconciling what
4 appear to be disparate interests on the
5 surface, but they're really the same
6 interests.

7 The university has really served
8 this city well. I think you all are one of
9 the largest employers in the city, if not the
10 largest employer. Your philanthropy is
11 well-known. And you have really supported
12 this city. I am just really happy that we are
13 here to discuss this process, and it's really
14 heartening.

15 I think a campus plan, your campus
16 plan, that actually includes an historic
17 preservation plan is good for the university,
18 good for the community, and good for the city.
19 And I want to just echo the Chairman's
20 comments about just the integrative process.
21 It is so appropriate now that we are
22 undertaking a comprehensive plan, which is

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1 going to determine the growth of our city for
2 the next 20 to 25 years.

3 So I just think we are moving in
4 the right direction. Continue to do so. I
5 mean, this is a milestone that you should all
6 be proud of.

7 CHAIRMAN BOASBERG: Thanks, Ms.
8 Henderson. Well said.

9 Other comments? Yes, Ms. Lewis?
10 Then Ms. Johnson.

11 MEMBER LEWIS: Yes. I second
12 Kathy's comments. I read through all of the
13 information. And it's a very thoughtful plan.
14 Obviously a lot of input has gone into it and
15 input from different sides. And you can see
16 the community's interests reflected in it.

17 My questions really about the plan
18 are just some technical questions having
19 walked around the site. And they are just
20 three. So let me address them one at a time.

21 On site 103A, I think it is, the G
22 Street site, where I understand a new law

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1 school may go, there are two existing
2 buildings on that site. One of them appears
3 to have been altered. It's to the east. And
4 then there's another one right up against the
5 eastern line of the historic district.

6 Particularly the eastern most one
7 seemed like a nice building. And it's hard
8 for me to tell whether all of that limestone
9 or precast molding is original. Could you
10 explain a little bit, Laura, maybe about that
11 building if you know something about it?

12 CHAIRMAN BOASBERG: And does
13 anybody have a street number of the building
14 we're talking about?

15 MS. HUGHES: I can grab it.

16 CHAIRMAN BOASBERG: Fine. I just
17 want to identify the building more
18 particularly if you have it. You can fill it
19 in later. Go ahead.

20 MS. HUGHES: I think it is 2008 G
21 Street.

22 CHAIRMAN BOASBERG: Yes.

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1 MS. HUGHES: That row there, there
2 have been alterations. And the building that
3 does stand in the middle has been severely
4 altered. And that building, there is a row of
5 three buildings. And then there is a small
6 break, and then there is that little building.

7 I think, in reality, that was part
8 of the compromise that in looking at the need
9 for a development site, having the one
10 building that was significantly altered, it
11 provided the space needed for that
12 development.

13 That is not to say that little
14 building isn't a nice building. It wasn't a
15 complete row. And the other building that we
16 were looking at in the center had been
17 significantly altered.

18 MEMBER LEWIS: Well, just from an
19 historic point of view, I would have cut it
20 the other way. I would have taken the eastern
21 most building and added it to the historic
22 site because I think it is, even with the gap

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1 between, --

2 MS. HUGHES: Right.

3 MEMBER LEWIS: -- it is definitely
4 part of that eastern most -- the other I can
5 agree with you it's pretty messed up.

6 CHAIRMAN BOASBERG: Let me say I
7 know the building you are talking about. And
8 it doesn't mean that you can't do something --

9 MEMBER LEWIS: Right.

10 CHAIRMAN BOASBERG: -- to the
11 building. It simply might make it more
12 intelligent to kind of incorporate that
13 thinking into the development site or put the
14 development site within the historic district.
15 That's something that I think is, you know,
16 worth considering.

17 We're not deciding here today
18 which buildings are historic and which
19 buildings can't be touched, how you can touch
20 them and so forth. I think it's much more of
21 a conceptual level. And where you do have a
22 building which is such an obvious part of the

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1 other history, it might make sense to use that
2 site. And often it can be done intelligently.
3 And I think meeting with David can show you.
4 So we're not saying it has to be or not, just
5 something you ought to consider.

6 Sorry to interrupt you. Anne, go
7 ahead.

8 MEMBER LEWIS: Okay. Question two
9 has to do with the church, site 101A. Again,
10 it has been gerrymandered out of the historic
11 district. And, of course, given our
12 predilections, we would have gerrymandered it
13 in, I think.

14 The reasons for this are that it
15 is surrounded by site, by historic site. And,
16 even though the buildings to the east of it
17 may not be significant, certainly the church
18 and the building just to the south of the
19 church, --

20 MS. HUGHES: The rectory.

21 MEMBER LEWIS: -- which is part of
22 the church now, --

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1 MS. HUGHES: Yes, the rectory.

2 MEMBER LEWIS: -- are significant.

3 And the materials -- you have already gone
4 halfway with having design guidelines for the
5 site. Why not go all the way and give HPRB
6 some say over it?

7 My guess is it won't make any
8 difference to the mass of what you are
9 allowed. We would accept, I think, what is
10 given in your design guidelines. Therefore,
11 why not make it a little bit better building
12 by giving us the authority over it. You don't
13 have to comment on that.

14 The third question is just a
15 technical question. In site 77A, I think that
16 is supposed to be taking in the Shenley and
17 the -- is the Crawford Building the one to the
18 east of the Shenley? Which is the one just to
19 the east of the Shenley? Is that --

20 MS. HUGHES: That's the Crawford.

21 MR. MALONEY: It's both of the
22 buildings.

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1 MEMBER LEWIS: Or west end?

2 MS. HUGHES: It's both of those
3 apartments.

4 MEMBER LEWIS: Okay. I was trying
5 to figure out what that district is. Is it
6 including both the buildings plus an alley in
7 the middle of them?

8 MS. HUGHES: Yes.

9 MEMBER LEWIS: Okay. Because the
10 alley doesn't show in the map. But it is
11 there between running down the middle of 77A?

12 MS. HUGHES: Yes.

13 MEMBER LEWIS: Okay. Those were
14 really my only questions. Otherwise I thought
15 it was good.

16 CHAIRMAN BOASBERG: What do you
17 think about the idea of getting some kind of
18 model or maybe having the Board take a tour?

19 MEMBER LEWIS: Oh, yes. I think

20 --

21 CHAIRMAN BOASBERG: Okay.

22 MEMBER LEWIS: Especially you came

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1 on the heels of Shalom, who had a downtown
2 model that was just wonderful. It's amazing
3 what more you can see with a model. I think,
4 you know, we don't take that lightly because
5 as an architect, I know the cost of these
6 little doodads that require endowments to pay
7 for them.

8 But this is a 20-year plan. And I
9 think if you made a model, hopefully it
10 wouldn't get beat up over the 20 years. But
11 you could use it as a tool for yourselves as
12 well as for us. And I don't think it's too
13 much to ask for.

14 CHAIRMAN BOASBERG: Ms. Johnson,
15 then Ms. Weinstein.

16 MEMBER JOHNSON: I pretty much
17 concur with my colleagues. I would like to
18 congratulate you on the progress you have made
19 so far. I think it is a great idea to do this
20 and to move forward.

21 My only comment is minor. And
22 it's similar to the idea of the model. I

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1 think it would be hopeful for us to have a few
2 more visuals in your next presentation so that
3 if we can have pictures of all of the proposed
4 historic landmarks, the existing historic
5 landmarks, if you can kind of visually walk us
6 up and down all of the streets so we begin to
7 get a better feel for historic versus
8 nonhistoric, contributing versus
9 noncontributing, where the proposed
10 developments are, I think that would really
11 help us visualize it.

12 CHAIRMAN BOASBERG: Thank you.

13 Ms. Weinstein?

14 MEMBER WEINSTEIN: I concur with
15 my colleagues. This is a wonderful planning
16 effort. I congratulate you.

17 My only comment, moving forward,
18 is I would like to very carefully look at the
19 outlines of the historic district because to
20 me, what is important is that if a site, even
21 though it doesn't contain an historic
22 resource, is in the prominent view shed of the

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1 historic resource, that some design control
2 can often improve what gets built on that
3 site.

4 I think the famous example is of
5 Gallery Place, the building that was built
6 immediately adjacent to the arch in Chinatown,
7 which somehow that site had been gerrymandered
8 out of any of the three historic districts
9 that come together at that point. And we have
10 a very, very unfortunate built product there,
11 I think, relative to the surrounding historic
12 resources.

13 So I am going to be looking
14 towards including more, rather than less, so
15 that it is truly a district and not just
16 theories of isolated landmark buildings that
17 happen to be very close together, so you lasso
18 them in.

19 CHAIRMAN BOASBERG: Okay. What we
20 want to emphasize is that this is a kind of
21 case where you really can have your cake and
22 eat it, too. I mean, you can be included

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1 within an historic district.

2 You can give the Board, the staff
3 some kind of design control because we're
4 interested in particularly things that relate
5 just to the historic aspect.

6 We can move quickly. We are
7 non-bureaucratic. And I think that we all
8 share the same concerns that you have, which
9 is to try to get done what you need to get
10 done in the university and in the community.

11 Our little jurisdiction is kind of
12 a thin slice. We are not power-hungry
13 mongers. And Mr. Maloney certainly doesn't
14 need any more to do for sure. But I think we
15 could be helpful and we would like to be
16 helpful. And, as you go through this process,
17 I think you will see that it might make some
18 sense to do just that.

19 Another place I would like you to
20 look at is U Street, north side of U Street,
21 between -- what would it be? -- say about 8th
22 and 10th, 9th and 11th. Anyway, it's that

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1 part that's out of the -- and you will see the
2 building that you got as a result.

3 So think about it. Let's work
4 together on this. We want to help you. We
5 want to be cooperative. And we think it is
6 great for the community, too. So we are
7 looking forward to a very cooperative and
8 good, healthy, instructive process. And we're
9 glad that GW is going to be a leader in this.

10 So any other comments from anyone
11 in the audience?

12 (No response.)

13 CHAIRMAN BOASBERG: David,
14 anything that you wanted to add?

15 MR. MALONEY: No. I think that
16 was very helpful and appreciate the Board's
17 comments.

18 CHAIRMAN BOASBERG: Ms.
19 Rutherford, anything you wish to add?

20 MS. RUTHERFORD: No. Thank you
21 very much.

22 CHAIRMAN BOASBERG: Sir, you've

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1 got to come up because it's all being
2 recorded. And this is a good time for the
3 public. But you've got to give your name for
4 the record.

5 MR. VOGT: My name is Robert Vogt.
6 And I am a member of the Foggy Bottom Historic
7 District, group that we have in Foggy Bottom
8 that represents that segment of the historic
9 district of which you are the thing.

10 I would like to encourage GW. I
11 think that their first line should have been
12 to come to us. We represent the Foggy Bottom
13 Historic District and should be included in
14 any preservation plan that is going to be part
15 of Foggy Bottom, just as you should be
16 included in it.

17 But since we are the local
18 representative there, we're a little closer.
19 You have more of an overall view. And we
20 ought to be included in this preservation
21 plan.

22 The second thing is I think that

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1 the George Washington University slides ought
2 to be updated because they do not reflect some
3 GW buildings that are presently either
4 adjacent to or included in our district near
5 our historic district there that weren't
6 included in the slides.

7 And one would be the dormitory at
8 the old Howard Johnson, which has an historic
9 segment as part of it. And the other is the
10 dormitory that's on the west side of 24th
11 Street, which was a hotel and was created as
12 taken over by George Washington University and
13 made a dormitory of it. Now, those were not
14 reflected in the plan there.

15 So if we would work together with
16 George Washington, we would like to have them
17 eliminate those things that are outside of the
18 campus plan and make them part of the historic
19 district or the historic plan for George
20 Washington University because that is really
21 where the contention comes, is the movement
22 outside of the campus plan and impacting on

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1 our little fragile Foggy Bottom Historic
2 District. Okay?

3 And so I would hope that this
4 would come under the purview of the Historic
5 Board here, just like the buildings that are
6 on the GW campus that you're reviewing to make
7 them historic.

8 So I don't see the differentiation
9 there between the Howard Johnson Hotel and the
10 hotel, dormitory there and the tearing down of
11 similar historic buildings to build a
12 dormitory on 23rd Street; that is, that was --
13 you know, 23rd Street was the borderline for
14 the campus. And this is on the west side of
15 the thing. So they tore down buildings that
16 would be, you know, representative of the ones
17 on campus that they're going to make historic.

18 So I guess to met it all out, I
19 would like to encourage GW to include the
20 Foggy Bottom Historic District group, of which
21 we are the ones that created the Foggy Bottom
22 Historic District. We came to you, and you

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1 made it an historic district.

2 But you did not make the
3 initiative to make Foggy Bottom Historic
4 District an historic district. That was done
5 by Maria Tyler and our group. And, to my
6 knowledge, we have never been included in a
7 preservation plan.

8 And because we only have a small
9 historic district and that's outside of the GW
10 campus plan, I could understand that. And
11 that's why I'm encouraging GW as part of the
12 planning process, that maybe it would be nice
13 if you included us and got our input because
14 if you make that an historic district, then
15 it's going to fall under our jurisdiction
16 unless you're going to have a separate --

17 CHAIRMAN BOASBERG: Yes. It would
18 be a separate district.

19 MR. VOGT: It would be separate?

20 CHAIRMAN BOASBERG: Yes. You have
21 nothing --

22 MR. VOGT: Then that wouldn't --

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1 CHAIRMAN BOASBERG: Yes. And it
2 would be separated by a couple of blocks.
3 You're on the, Bob, basically west side of New
4 Hampshire, right?

5 MR. VOGT: Yes. We're on 24th
6 Street.

7 CHAIRMAN BOASBERG: Yes. David
8 and our people know this. This would be a
9 totally separate district. And as far as the
10 properties in between, I mean, we have to draw
11 a line at some kind of reasonable point, which
12 I think they have tried to do.

13 I certainly think that there ought
14 to be at least one meeting or something here
15 with some inclusion so that they understand
16 what is happening. I think you should do
17 that. And if you don't have Mr. Vogt's
18 address, I think David does. So thanks for
19 coming down.

20 Yes?

21 MEMBER LEWIS: Along those lines,
22 we received, I think, a three-page document

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1 from GW listing all of the public meetings
2 that they had had with the community. Were
3 you not included or were you not advised of
4 those?

5 MR. VOGT: To my knowledge, we
6 were not included.

7 MEMBER LEWIS: Was it something
8 you had to be invited --

9 MR. VOGT: Yes. I don't know of
10 anybody that mailed it to ours. I think Tom
11 Bowers would probably be better able to answer
12 that.

13 CHAIRMAN BOASBERG: I think we can
14 --

15 MEMBER LEWIS: There needs to be
16 better communication among --

17 CHAIRMAN BOASBERG: Yes.

18 MR. VOGT: I don't think they even
19 know we exist.

20 MEMBER LEWIS: Well, they do now.

21 MR. VOGT: Yes, they do now.

22 CHAIRMAN BOASBERG: I think they

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1 know. I think they felt that it was quite
2 separate.

3 MR. VOGT: We would have to ask
4 them that question, but I have got a feeling
5 they don't know the --

6 CHAIRMAN BOASBERG: Well, what I
7 would suggest is --

8 MEMBER LEWIS: It seems to me you
9 should definitely be included in any notices,
10 any --

11 MR. VOGT: I would think so.

12 MEMBER LEWIS: Definitely. In
13 fact, it's a little misleading to find out
14 that you exist and you weren't included when
15 we read a three-page document that suggests
16 the community has had a lot of involvement.

17 CHAIRMAN BOASBERG: Hold on one
18 second. Ms. Rutherford, you have got to talk
19 into the mike because this is all being
20 recorded.

21 MS. RUTHERFORD: I see.

22 CHAIRMAN BOASBERG: And I don't

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1 want to get too much into a who struck John --

2 MS. RUTHERFORD: No, no. I think
3 it's important to address how those meetings
4 that were listed -- they were all open
5 community meetings. They were all published
6 in the Foggy Bottom West End Current. And
7 that's how we gave notice and through
8 different vehicles like that.

9 Individual notices were not mailed
10 to specific groups.

11 MEMBER LEWIS: That's all right.

12 MS. RUTHERFORD: They were
13 announced at ANC meetings and that type of
14 thing.

15 MEMBER LEWIS: Yes.

16 MS. RUTHERFORD: So that's how.

17 MEMBER LEWIS: I mean, the
18 community bears the burden of getting itself
19 over there to these meetings, too.

20 MS. RUTHERFORD: Thank you.

21 MR. VOGT: Well, we'll take the
22 slap on the hand. We didn't --

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1 CHAIRMAN BOASBERG: Don't worry
2 about it.

3 MR. VOGT: I apologize to you.

4 CHAIRMAN BOASBERG: You're going
5 to be included. Don't worry. You'll take a
6 look at it.

7 MR. VOGT: But we didn't include
8 ourselves.

9 CHAIRMAN BOASBERG: Thank you.

10 MR. VOGT: Did any of the Board
11 members attend any of those meetings?

12 CHAIRMAN BOASBERG: We generally
13 don't because we generally like to keep
14 ourselves somewhat removed from that until the
15 case actually comes before us.

16 MEMBER LEWIS: We're all too busy
17 fighting things in our own neighborhoods.

18 MR. VOGT: We exercise the same
19 restraint. We try to keep ourselves away from
20 this just to --

21 CHAIRMAN BOASBERG: You've been
22 successful.

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1 MR. VOGT: It's this historic
2 thing that we're discussing here.

3 CHAIRMAN BOASBERG: Okay.

4 MR. VOGT: Thank you very much.

5 CHAIRMAN BOASBERG: Yes. Thanks.

6 MR. MALONEY: Just a couple
7 comments for Mr. Vogt. Part of our
8 acknowledgement was that we know there is more
9 community outreach that needs to be done from
10 this point forward. And we were expecting to
11 do that.

12 Another thing that the staff is
13 doing that complements this effort on the GW
14 campus is that we are looking at the entire
15 Foggy Bottom west end neighborhood as the
16 staff to identify potential historical
17 buildings, both landmarks and districts,
18 throughout the rest of the neighborhood. And
19 there are some properties that probably do
20 merit designation.

21 So we certainly want to work with
22 the conservancy and the ANC on that as well.

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1 Again, it's an effort that has just started,
2 but we are going to include them, no question
3 about that.

4 CHAIRMAN BOASBERG: Okay. Thanks.

5 Any other comments?

6 (No response.)

7 CHAIRMAN BOASBERG: Okay. Thanks
8 for coming down. This concludes the June
9 meetings, then, of the Historic Preservation
10 Review Board.

11 I have asked Ms. Weinstein and Ms.
12 Lewis if they would stay after to meet with
13 Mr. Fairbrother on 12-25 to see if the
14 procedure that we're going to adopt there can
15 fit into their schedule.

16 Thank you very much for
17 contributing this. Board members, thanks for
18 showing up on your second tour. Adjourned.

19 (Whereupon, the foregoing matter
20 was concluded at 12:07 p.m.)
21

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