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1. Office of the Surveyor map of Square 1270 (showing angle of 32nd Street lots and showing nursing wing crossing lots 19, 20, and 21)

2. Trigonometric calculation of lot width

3. Sanborn and Baist maps of lots from 1903 through 1960, the last showing the nursing wing crossing lots 19, 20, and 21

4. 1956 permits to raze garages on lots

5. July 12, 2001 Zoning Administrator letter re: development of lots 19, 20, and 21

6. Transcript of Commission of Fine Arts March 19, 1998 meeting discussing date of the nursing wing construction (pages 4, 5, 20)

7. Partial transcript of Mayor's Agent March 26, 1998 proceeding discussing date of the nursing wing construction (pages 5, 12, 13, 17)

8. Horsey and Thorpe architectural drawing of the lots showing the nursing wing crossing lots 19, 20, and 21

9. Documents conveying property from the Millers to the current developers in October 2002. Before this time (namely, in July 2001 when the Zoning Administrator's decision was rendered), the Millers owned lots 19, 20, and 21. They still currently own lot 21 as that was not conveyed.

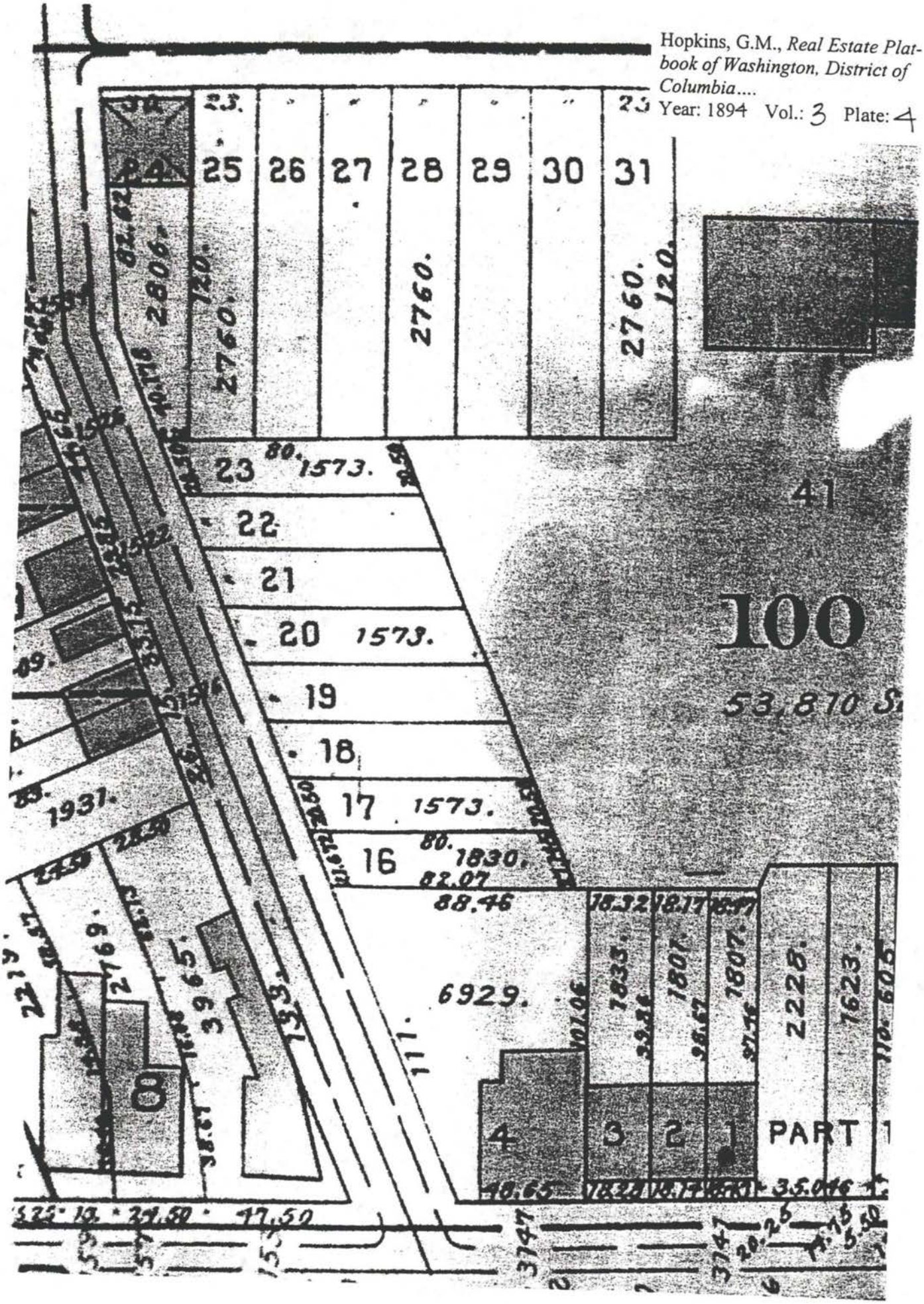
10. February 14, 1998 letter from Patrice and Herbert Miller to Georgetown neighbors (page one indicating that the nursing wing was constructed in 1956)

Additional items

- Webster's Dictionary definition of "unimproved"
- Certificate of Occupancy for nursing home wing dated Jan. 1958
- Index to DC Building permits for nursing home ("alterations and repairing")
- Copy of Index Card for Old Georgetown Board actions approving the nursing wing in 1956

BZA
Case No. 17034
Exhibit No. 19

Board of Zoning Adjustment
District of Columbia
CASE NO. 17034
EXHIBIT NO. 19A1

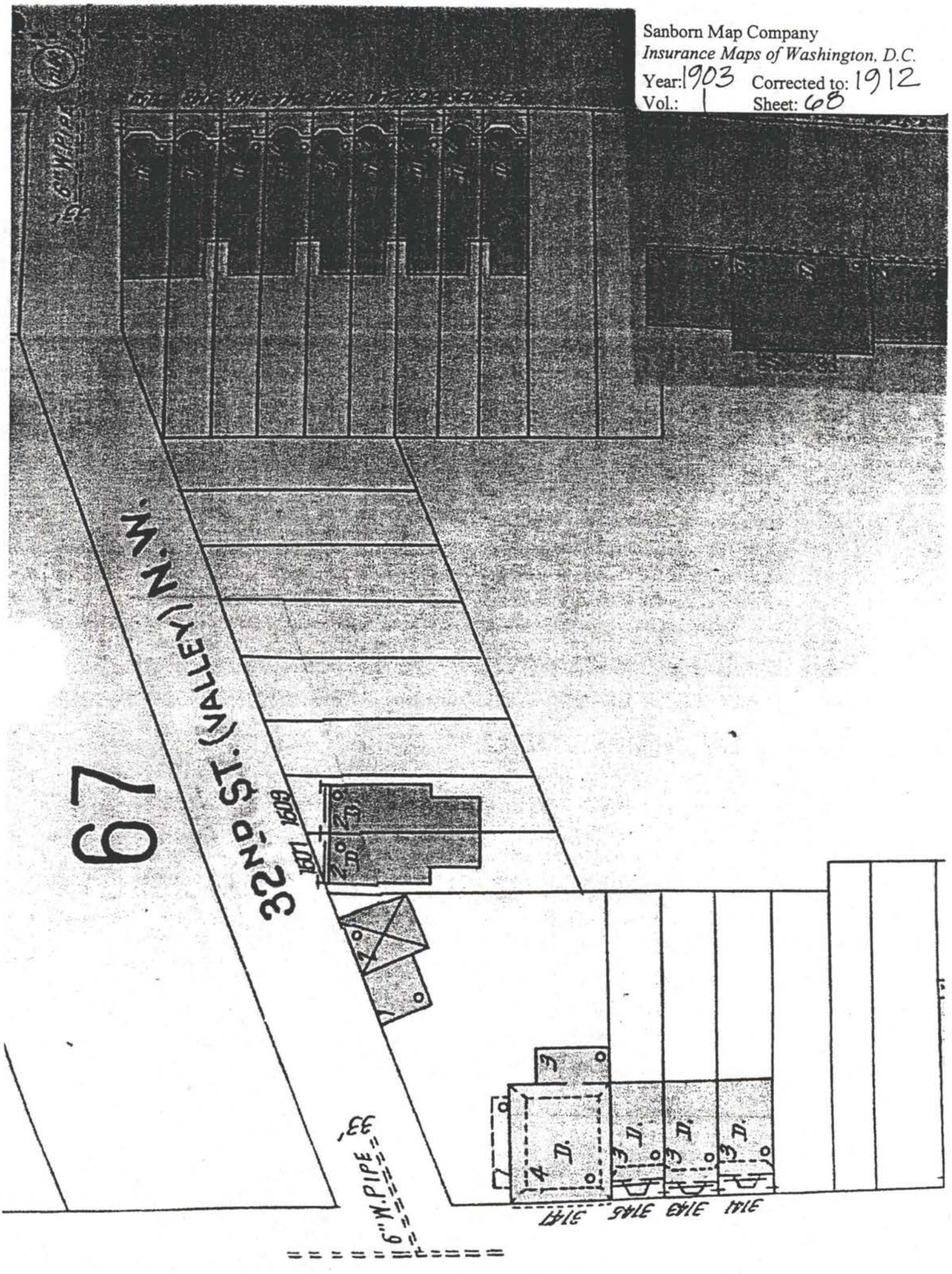


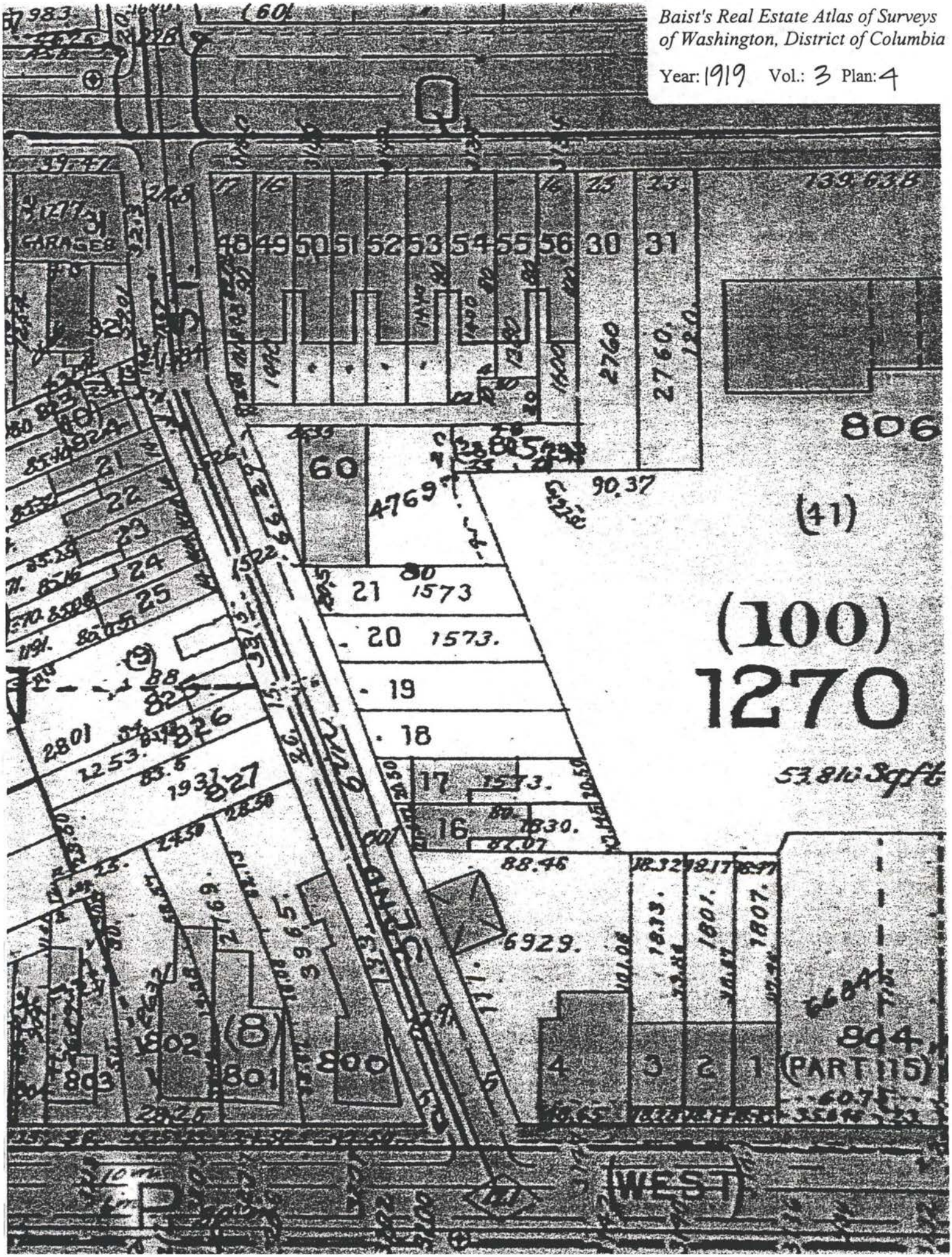
Hopkins, G.M., *Real Estate Plat-book of Washington, District of Columbia....*
Year: 1894 Vol.: 3 Plate: 4

2

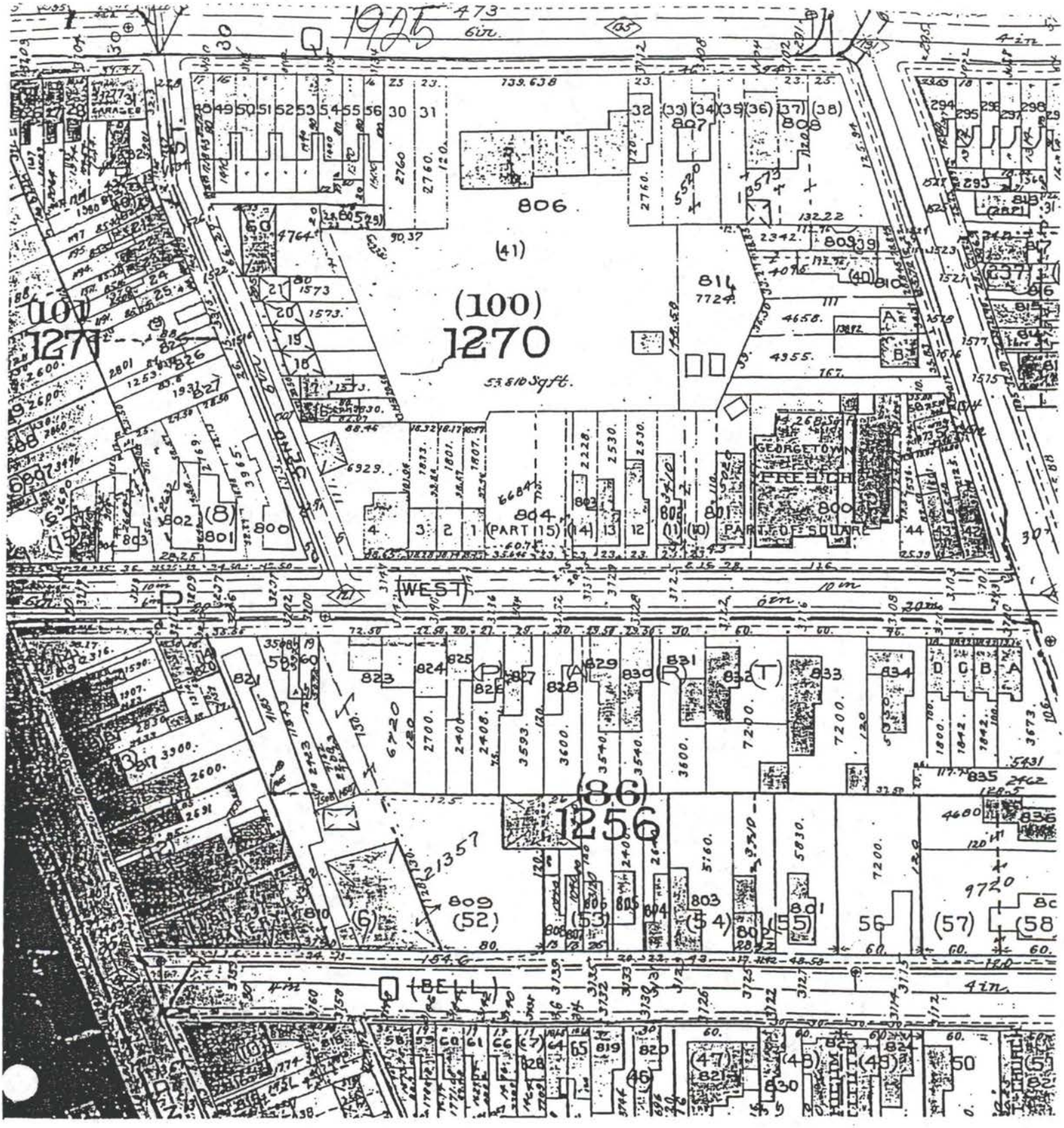
THERE IS NO DOCUMENT FOR THIS EXHIBIT

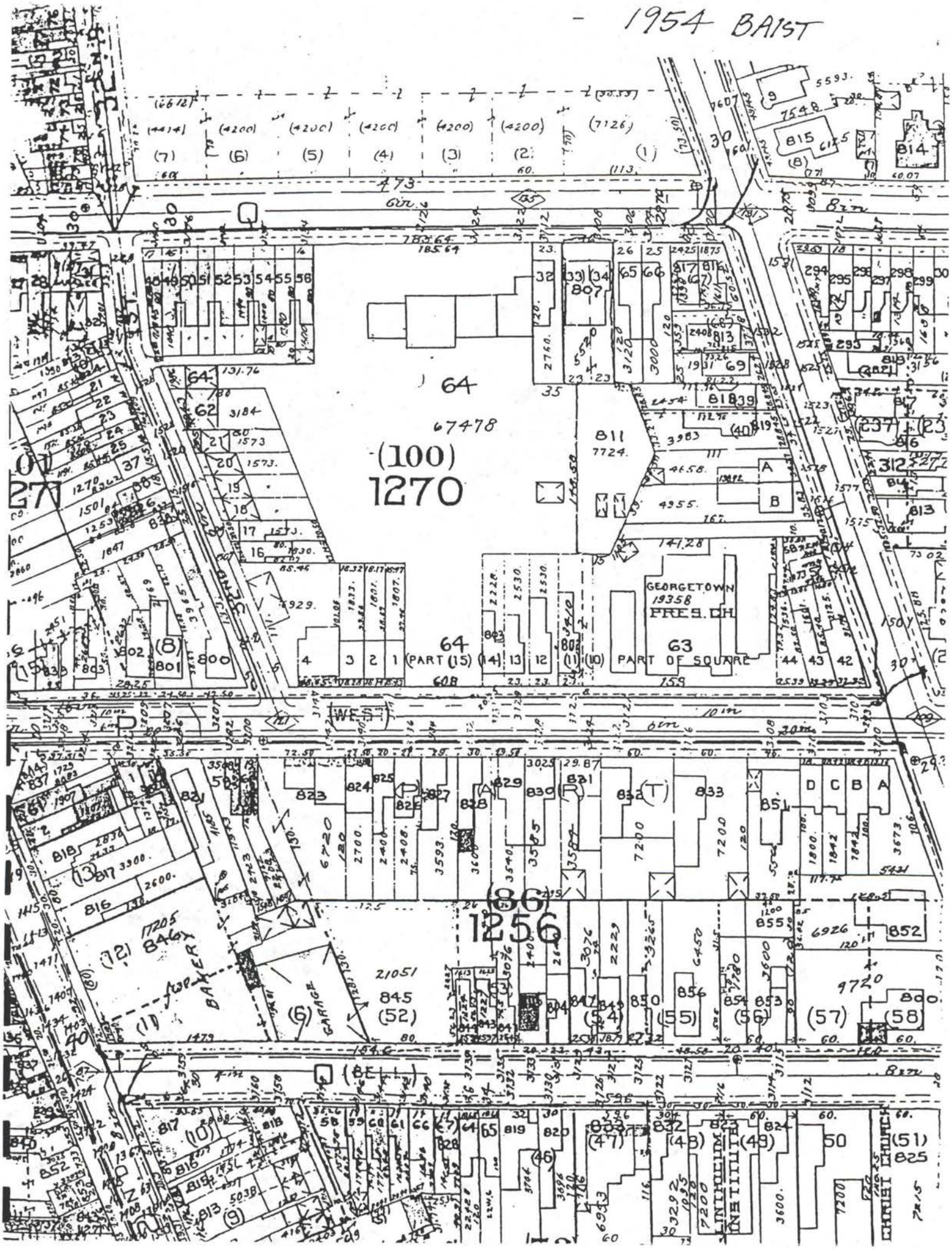
3

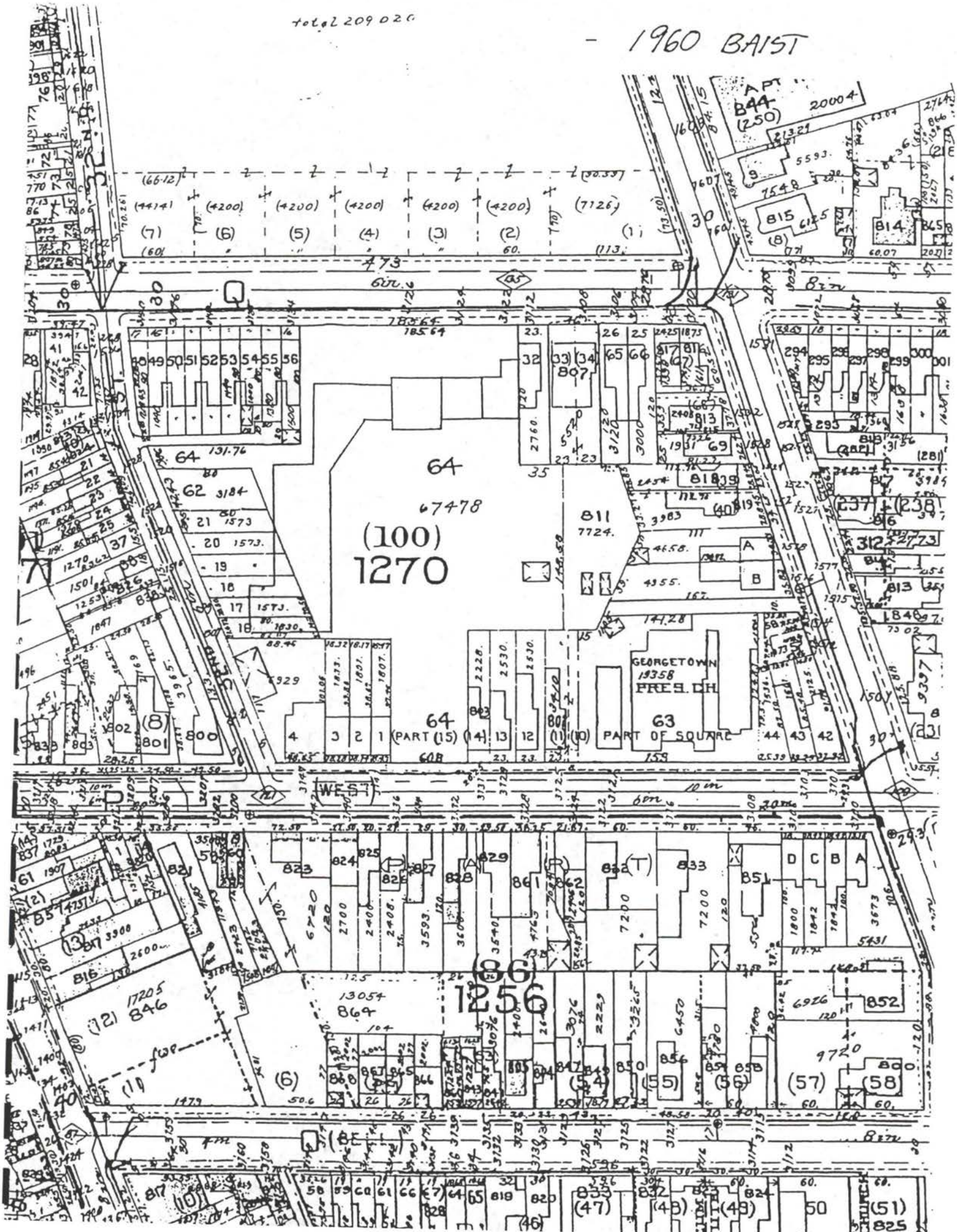

Sanborn Map Company
Insurance Maps of Washington, D.C.
Year: 1903 Corrected to: 1912
Vol.: Sheet: 68
97
32ND ST. (VALLEY) N.W.
1609
1611
3141
3143
3145
3147
33'
9" W. PIPE


Baist's Real Estate Atlas of Surveys
of Washington, District of Columbia
Year: 1919 Vol.: 3 Plan: 4
Q
P
GARAGES
806
(41)
(100)
1270
53,816 Sqft
804
(PART 115)
WEST
(8)
800
801
802
803

- 1925 BAIST


1925
(100)
1270
53,810 Sqft.
806
807
808
809
811
804
(PART 115)
PART OF SQUARE
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802
803
(WEST)
(86)
1256
809
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(53)
(54)
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(57)
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(36)
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(A)
(P)
(R)
GEORGETOWN
FRESCH


- 1954 BAIST
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7724.
GEORGETOWN
1935B
PRES. CH
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(PART (15) (14) 13 12)
(86)
1256
845
(52)
BAKERY
GARAGE
21051
CHRIST CHURCH
LUTHERAN
SEMINARY


total 209 026
- 1960 BAIST
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(58)
(47)
(48)
(51)
825
(46)
(10)
(87)
(81)
(85)
(2)
(3)
(8)
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852
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(250)
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812
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807
(237)
(238)
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9397
(231)
(281)
473
6th
10th
30th
29th
31st
Q
P
R
T
A
B
C
D

4

Street Index

32nd STREET N.W. SQUARE 1270

D—DWELLING
R—REPAIRS
G—GARAGE
M—MOTOR
W—WAREHOUSE
F—FENCE
B—BOILER
EX—EXCAVATE
ST—STORE
HE—HOIST ENG.
SM—STORE MAT.
SS—STORAGE SHED
EPG—EST. PUB. GAR.
EGS—EST. GAS. STA.
OFF—OFFICE BLDG.

LOT	HOUSE NUMBER	TYPE	DATE	PERMIT
64	1527	R	3/21/45	276476
64	1527	plumb	3/22/45	1757
16	1507 pl		3/1/51	A-21968
18-21	1511-21 Raze Garage		6/2/55	A-67290
16	1507 Raze	BD	9/2/56	B 16634
62	1525 Raze	Garage	9/28/56	B 16631
64	1521 Raze	Garage	9/28/56	B 16632

5

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

July 12, 2001

Mr. John T. Epting
Shaw Pittman
2300 N Street, NW
6th Floor
Washington, DC 20037

Re: **Development of Lots 19, 20 and 21 in Square 1270 (the "Subject Properties")**

Dear Mr. Epting:

This letter confirms the ability to develop the Subject Properties in Square 1270, Lots 19, 20 and 21 as a matter-of-right under zoning as conditioned herein (see Exhibit A). The Subject Properties are situated on the east side of the 1500 block of 32nd Street N.W. between P and Q Streets. The properties are zoned R-3. According to the records of the Surveyor's Office of the District of Columbia, Lots 19, 20 and 21 were recorded in May of 1881 and consist of 1,573 (1572.8 rounded to 1573) square feet of land area (Exhibit B).

The Subject Properties meet the minimum lot width of 20 percent set forth in Section 401.3 of the Zoning Regulations. While the Subject Properties do meet the minimum lot area of 2000 square feet for row dwellings, there is an exception to the minimum lot area under certain circumstances. Under Section 401.2, "...in the case of an unimproved lot in single ownership on November 1, 1957, which has an area or width of lot less than that specified in § 401.3 for the district in which it is located and which does not adjoin another unimproved lot in the same ownership, a structure may be erected on the lot if both the area and width of lot are at least eighty percent (80%) of the area and width of lot specified under § 401.3; Provided, that the structure shall comply with all other provisions of this title."

Therefore, Section 401.2 establishes several criteria which are satisfied by the Subject Properties. The lots are unimproved, and were in single ownership on November 1, 1957. The second standard will also be satisfied. Furthermore, it is my understanding that at the time of development, one or more of the lots will be owned and developed by separate companies/entities so that the ownership does not adjoin another previously unimproved lot.

Applying the 80 percent rule to the Subject Properties (1573 square feet of land area) yields the following: The minimum lot area for R-3 (new dwelling) is 2,000 square feet. The 80 percent rule yields a minimum lot area of 1,600 square feet of land area. Section 407.1 provides the Zoning Administrator with the authority to permit a deviation of not more than two (2) percent of the area requirements, including those specified in section 401 (the minimum lot requirements). Applying the 2% deviation to the 1,600 square foot minimum yields a permitted lot size of 1,568 square feet of land area. The Subject Properties (1,573 square feet) exceed this figure, and thus comply with the standards of 401.3 of the Zoning Regulations and can be developed as a matter-of-right under zoning.

If you have any additional questions regarding the issues addressed in this letter, please feel free to call me at (202) 442-9554.

Respectfully,

Michael D. Johnson
Zoning Administrator
District of Columbia

Enclosures

MDJ/mdj/je
Miller House (32nd St.) to JE

6

THE COMMISSION OF FINE ARTS

COMMISSION MEETING

Washington, D.C.

* * *

The meeting of the Commission of Fine Arts was convened at 10:10 a.m., Thursday, March 19, 1998, at the National Building Museum, Suite 312, 441 F Street, N.W., Washington, D.C., J. CARTER BROWN, Chairman, presiding.
In Attendance:

Members of the Commission of Fine Arts:

J. CARTER BROWN, Chairman

HARRY G. ROBINSON, III, Vice Chairman

BARBARALEE DIAMONSTEIN-SPIELVOGEL

CAROLYN BRODY

ANN TODD FREE

EDEN RAFSHOON

Staff:

CHARLES H. ATHERTON, Secretary

SUE KOHLER, Historian

JEFFREY CARSON, Architect

JOSE MARTINEZ-CANINO, Architect

CHAIRMAN BROWN: All right, let's call the meeting back to order. We now are at letter D on the agenda, which is the Old Georgetown Act. The first submission is 3124 Q.

MR. MARTINEZ-CANINO: This is the report of the Georgetown Board to the Commission of Fine Arts on their review of this project. It will probably be the best way to describe the status of what we're looking at in this submission.

The report has a history behind it. It says, "In consideration of this major project, the Board toured the site and considered the proposal during two public sessions: 4 December 1997 and 5 March. The Bowie-Sevier House, a registered landmark, is one of the largest properties in the Georgetown Historic District. Changes of any significance will have a material effect on other neighboring landmarks, Tudor Place across Q Street, as well as a large portion of the historic district as a whole.

"The most significant aspect of the project is that an historic house will be returned to single family use after more than 40 years as an institution--the Episcopal Church Home. As a result, the institutional additions, including the resident wing overlooking 32nd Street, will be demolished according to the scope of the master place.

"In place of the wing, the plan calls for an enlargement of the garden, construction of a pool pavilion, and subdivision of existing lots along 32nd Street to conform to current zoning standards. Three of the lots will be used for new townhouses, the remainder returned to garden use for the Bowie-Sevier House.

"While the Board has no objection to either the proposed demolition, the pool pavilion or the new townhouses, it cautions that construction of the townhouses as proposed rests on the Historic Preservation Review Board approving the subdivision, which is not in the purview of the Commission to consider."

As an aside, we do have a representative of the Historic Preservation Office here today.

"With respect to the renovation of the house and grounds, there is much to recommend in the proposal. However, there were several significant concerns or questions raised by the Board that bear further study by the architect.

"Number one, before giving concept approval to the proposed front entrance driveway, an exact typographical survey must be made and cross sections developed to determine whether such a driveway would be practical or appropriate.

"Number two, study the proposed roof heights for the flanking hyphens which in the proposal appear too tall.

"Number three, remove the proposed second floor conservatory which would, if built, cover an elegantly proportioned window with a reconstructed Victorian protrusion the Board believes was a mistake to begin with.

"Number four, study further the proposed rear terraces flanking the existing porch so as to relieve the monumental effect indicated by the design.

"Number five, provide a study for the garden designed to preserve the character of the existing landscape which, in its current form, appears to complement the character of the house.

"In light of the foregoing, the Board recommends approval of the general concept and adoption of the following action."

The recommended action reads, "No objection to the general concept of renovation and additions to this historic property, including demolition of the post-1950 institutional wing, construction of three new townhouses overlooking 32nd Street, restoration of the central block of the house, alteration to the west wing, and construction of a swimming pool pavilion.

"Recommend further study of the proposed driveway, hyphen roofs, rear terraces, and garden enhancements.

"Recommend against second floor conservatory which would be detrimental to the character of this early 19th century residence. Submit intermediate studies to the Commission for review. Request report from the Historic Preservation Review Board on its review of proposed subdivision of existing lots on 32nd Street before further review of the proposed townhouses." And this was read for the record.

Also I'd like to introduce for the record that the Commission was on this site this morning in a site inspection and are familiar with existing conditions.

And without further ado, Mr. Outerbridge Horsey is the architect, who will present his proposal to you.

MR. HORSEY: Thank you very much, ladies and gentlemen. It's a pleasure to be here on behalf of Herbert and Patricia Miller to discuss their proposal for the restoration and alterations to the Bowie-Sevier House.

You saw today what an excellent state of preservation the main central block is in and also the condition of the institutional additions that were added in 1956.

As a recap, I just want to summarize the proposal using the model. We intend to put in a driveway along Q Street. This shows the existing conditions here, which would come up from the existing curb cut, would turn around in front of the front door.

CHAIRMAN BROWN: Can you get the model any higher?

MR. HORSEY: Incidentally, the house is shown in its proposed configuration, which is quite similar to the existing and maintaining the five-part scheme. The raised hyphen roof that Mr. Martinez was referring to are shown on the model and also shown on the drawings.

The driveway would culminate in a 40-foot turn-around in front of the front door, making the Q Street front of this rather sizable house accessible by vehicle. We propose to put a garage for three cars underneath the front yard, which would be accessed from the western driveway, which is private property along the western side of the property.

MS. DIAMONSTEIN-SPIELVOGEL: From the western driveway to where? I see where the driveway is.

MR. HORSEY: It enters off of Q Street.

MS. DIAMONSTEIN-SPIELVOGEL: Yes, but then how do you enter the garage?

MR. HORSEY: You turn underneath right here. The garage is right there so the doors are right there. We've worked out all the distances to our satisfaction.

CHAIRMAN BROWN: You can make that sharp a turn?

MR. HORSEY: Yes, you can. The doors would be recessed a couple of feet and it amounts to about a

14- or 15-foot distance from the edge of this house to the doors. And once the doors are open, you can--

MS. DIAMONSTEIN-SPIELVOGEL: I'm sorry; can you point to where you are proposing the garages?

MR. HORSEY: Underneath this grade right here. The garage floor would be at the level of this driveway. There's about a 12-foot difference--

CHAIRMAN BROWN: The whole thing is so big that the scale of the little model like that is--

MR. HORSEY: Right. We can look at that in more detail when we get the larger scale drawing.

The west wing here would be rebuilt in a slightly smaller width than the existing; its roof would be slightly different from the east wing roof. We intend to pull back the walls of the two hyphens to better reveal the south facade, the garden facade, and allow the center block to be more prominent.

MS. DIAMONSTEIN-SPIELVOGEL: So they're recessed on the garden side?

MR. HORSEY: They currently are flush and we're going to pull them back about eight feet. Let me just show you the podium that was referred to here.

Here is the podium that we have a proposal, part of our concept proposal which was commented on by--

CHAIRMAN BROWN: I think you'll have to turn the model around. They thought it was too monumental and it's hard for us to get a grip on it.

MR. HORSEY: Unfortunately, if we turn the model around, it'll be obscured by the trees, but we can see it in the elevations. That's basically there and it's in the tradition of the Virginia five-part house, also, to have a podium like this tying various pieces together. It needs to be studied further and we intend to do that with you and with the Board.

And then on the western portion of the property we would be tearing down the nursing wing, which you saw this morning. In fact, we would be removing all the 1956 alterations right up to the west wall of the main center block and retain the hyphen, the north wall of the hyphen, which existed prior to 1956.

All of this dates in that from 1956. It would be removed so we can make an enclosed pool addition at the basement level in the western portion of the property and then, as Mr. Martinez said, add

three townhouses or build three townhouses by reconfiguring existing lots along 32nd Street.

Moving along to the drawings, you can see the existing site plan over here, the existing front walk, the nursing wing along 32nd Street, the existing seven lots. We will be taking these three lots down at the bottom and reconfiguring them to provide two new conforming lots slightly larger than the existing, as well as a 10-foot-wide access driveway to the principal lot in the center.

And then we'll be reconfiguring this top lot here, reducing it somewhat in size to accommodate a third proposed townhouse at the corner of the alley for 32nd Street. This will result in an actual enlargement of the principal lot by about 1,900 square feet.

You can see that the proposed version of the house is slightly smaller in floor plan than the existing. We do recoup some space on the second floor of the two hyphens, which we'll see in the elevation.

Finally, a pool house is set back about 15 feet from the north property line along the alley to allow for a planted buffer. It will have a glass roof and fairly transparent walls modeled on the conservatories (inaudible).

These I won't spend a lot of time with but we can go back to them if you have questions. They show the development history of the square. In 1881 the Home Place, as it was then called, the Bowie-Sevier property consisted of most of the square except for these two lots at the corner. And as a result of a lawsuit brought by one of the heirs to the property, it was subdivided into 40 lots, many of which retain their current configuration.

These are the seven lots, where the seven lots that exist today came from along 32nd Street, which was called Valley Street at the time. These lots along Q Street were resubdivided in 1980 to build nine townhouses that are there now. And these lots along here were variously combined and subdivided to allow for the houses that are there.

The gap which you see now along P Street consists of lots 14 and 15 and the three townhouses that we talked about here are somewhere in this area. I'm not quite sure of the lot line configuration.

This shows the development of the square after that time. I just want to point out that in

1894 along 32nd Street--excuse me--in 1903 there were two townhouses shown on the real estate atlases in the approximate location that we're proposing townhouses right down here.

In 1925 it shows a row of metallic garages along 32nd Street, which you can see in this photograph here, and then the construction of a large brick carriage house up at the corner of the alley at 32nd Street, which you see here in this photograph.

These photographs show the house in various stages of development, showing the north front from about 1870, showing some sort of carriageway turn-around there, accessing the Q Street facade. This shows the east pavilion in its original form, modified later on by the Seviers in about 1907, enlarged greatly. And this shows the west wing that was built in 1910 that was torn down to build the current institutional nursing wing.

CHAIRMAN BROWN: Was Q Street lowered by Boss Shepherd? Is that why--

MR. HORSEY: Yes.

CHAIRMAN BROWN: In that photograph it could have been a much easier access from the street just on the grade.

MR. CARSON: I believe what happened was that after the street was lowered, the front entrance was no longer accessible by carriage, so they (inaudible) by way of P Street or maybe 32nd Street.

MR. HORSEY: And finally, these real estate atlas reproductions show the institutional nursing wing, removal of the west addition. That's as it exists today.

The next boards, to just take you on a brief tour of the photographs, starting at the northeast corner along Q Street with the east wing, there's the carriageway that at some point was used to access a garage on the Sevier property. This shows the Q Street facade along here with the fairly large and somewhat overgrown hedge that conceals the front door from the street.

There's a fairly extensive amount of regrading done by the architect, Horace Beasley, at the 1956 renovations. This was essentially flat prior to his work.

And then coming down here, this is the access to the garage right in here.

CHAIRMAN BROWN: The new garage, yes.

MR. HORSEY: The new garage. It's going down the alley here. You see the north end of the nursing wing, going back down towards 32nd Street, coming around, looking down south along 32nd Street, showing the four mature willow oaks which we intend to keep as part of our proposal. The southern end of the nursing wing. At this point it's four stories about 55 feet high.

Turning along P Street we come to this beautiful vista looking up at the southern facade, going into the center of the square. We see the fairly significant impact that the nursing wing has on the garden.

And coming around to the south facade of the building you see the institutional character of the additions--the main center block in more or less its original form and the institutional character of the additions, 1956 additions on the eastern end.

And again I won't dwell too much on these. It shows the development of the house itself. The original structure was in the east hyphen location and then that dates from 1807. The center block built by Washington Bowie dates from about 1810. The east pavilion added in about 1820 in its smaller form, and various modifications over the years, mostly by the Seviers, adding out to the east over the alley and those two eight- and ten-foot increments I showed you this morning. And finally, the addition to the west in about 1908, which was removed.

This drawing shows just the main house, not the nursing wing, which is right here, but it shows the 1956 additions to the house and the changes and basically all the darkening here was added in 1956 and essentially we'd like to remove that and put back a more compatible, better detailed, more residentially scaled and style construction.

These show the existing and proposed facades from Q Street. The existing is above; the proposed is below. We'd like to raise the roof of the hyphens, basically retain the north wall of this hyphen structure, replace and reduce the size of the west wing and raise the roof slightly to accommodate a full second floor under both hyphens.

The Board, Georgetown Board, made the comment they felt this was too high and we think we can reduce it by several feet to accommodate that concern.

This also shows the driveway and the turn-around, basically keeping the same line of landscape hedges. The turn-around would require projection out into the sloped planting bed along Q Street. We feel we can minimize that by pulling the turn-around back towards the front door somewhat.

This shows the garden facade, showing the existing above and the proposed below, changing the style and scale of the detailing somewhat to be more residential in character, removing some elements that don't quite fit into the style of the architecture.

There will be a one-story porch along the west wing and we see the beginning of the poolhouse further to the west.

Here you begin to see the raised terrace podium structure, which would always allow the wooden porch to be the dominant element. Everything would be held back from that but it would allow some connection along the first floor of the principal room to have an access to the garden, which currently is only through the center front door.

There would be additional stairs down from the garden on both the east and the west side.

CHAIRMAN BROWN: What's going on in that lowest band?

MR. HORSEY: Here?

CHAIRMAN BROWN: Yes.

MR. HORSEY: It would be fenestration to allow light and air into the basement.

CHAIRMAN BROWN: Okay. Like an English basement? Are there areaways or--

MR. HORSEY: No, the access to them would be underneath this. Here and there there would be small areaways, open air, but basically this would all be enclosed along there. It's very conceptual at this point. We'd probably like to have some windows in this portion, as well.

This shows the recreation of the Victorian porch, which you can see here in this photograph right there. The Old Georgetown Board felt that that was not the right way to approach it, recreating what they felt was not a particularly desirable stylistic addition.

In my mind, at least, they didn't rule out--the ones that had concerns about the style but didn't rule out the idea of a porch there but felt that recreating this porch was not the right way to go. So

we'd like to study that a little further and see if there's something we could come up with that would be acceptable.

Finally, coming down to along 32nd Street and the alley to the south, we see the north end of the nursing wing, looking south. We saw a bit of this from the window of the main house there. The outline and beyond shows the southern end. Basically this part is right up on the alley and this is about eight feet back. The lower drawing shows the north facade of our closed pool addition with the glass roof and the fairly transparent walls, about twice as long along the alley as the existing nursing wing.

CHAIRMAN BROWN: But much lower at night.

MR. HORSEY: Significantly lower, exactly, and would allow the 15-foot set-back, would remove it significantly from the property line and allow for both the deciduous cover above buffer and the evergreen planting below.

Incidentally, we made the decision on these drawings to not fully render the trees. Otherwise they would end up obscuring a lot of the buildings, both the existing and proposed. So you see the outlines in branch form.

This shows the north facade of the townhouse along the corner of the alley and 32nd Street. Here's the garage for that townhouse, accessed off the alley.

Coming down along 32nd Street we see the existing nursing wing. Really it's pretty much only visible at the southern half of it. This is fairly obscured by plantings other than here, but you do get a sense of the size difference. This is set well back, also, from the sidewalk. This is much closer.

This shows you the west facade of that same townhouse there. Here's the alley. Here's the adjacent rowhouse there, about the same height--in fact, a little bit higher. And this is the greenhouse beyond in the background.

And this shows the open space, which would be a planted bank similar to the one above Q Street along Tudor Place, a planted bank rising up to the grade, which is more or less where the historic grade was; an open space along the street and then farther to the south, two townhouses with the access drive at the end.

These townhouses, the preliminary design is based on the houses across the street--the facade, the

rhythm, the scale, with a third floor mansard addition to the top.

That pretty much concludes the presentation. I had some other boards which I don't think we need to look at which shows other small streets in Georgetown. We could discuss that further if you like.

CHAIRMAN BROWN: I want to just go back to the previous one that shows the full facade. Is there any reason why the hyphen on the west--not the hyphen--the pavilion on the west couldn't have the same roof form as the original?

MR. HORSEY: This?

CHAIRMAN BROWN: Yes.

MR. HORSEY: No, I think that's a little bit narrower but I think we can have that. One of the things that's occurred to us in this is that it's symmetrical conceptually but one of the aspects about this house that makes it a little bit different from most five-part houses is that it's not fully symmetrical, starting with the east wing, which sort of makes it a little bit lopsided. We thought that adds a little bit of interest to the property, to the building.

So that was the idea, that that wasn't really essential in our minds to make them identical, but I think it's possible to flatten the roof to make it more similar.

CHAIRMAN BROWN: Well, the problem with it, even in its present configuration, is that those hyphens are taller than Westover or the great traditions of the small, one-story hyphens that give you such a great Palladian sense.

So you get it, and they're not recessed very far, either, in this plane, and I think it's wonderful that you're recessing more on the south plane but the whole thing begins to read as one monolith, partially because the street is so close to it, so you don't really get far enough away and you don't have the north lawn (inaudible) vocabulary you have.

So I think it is essential to get the roof line, the hyphen down as much as you can. And if you're rebuilding roofs of the pavilions to get them up, it should really get a sense of major and then very minor (inaudible). As far as the aesthetic, it takes some of the institutional curse off it because it does read very much like a single hulk now.

MS. DIAMONSTEIN-SPIELVOGEL: Make it more domestic in scale.

CHAIRMAN BROWN: Yes, make it more domestic. What's going on inside?

MR. HORSEY: Sure. I might add that maybe an alternative, rather than making our new roof like the existing, is to change the existing--

CHAIRMAN BROWN: Yeah.

MR. HORSEY: To make it higher.

CHAIRMAN BROWN: Yes, make it higher. That might work.

MS. DIAMONSTEIN-SPIELVOGEL: I think it would be more compatible with the central section, as well.

MR. HORSEY: Ideally, it would be nice to recess the concrete completely with the single (inaudible) of the front facade. It would be nice to recess these hyphen walls a little bit but this one especially, although it's been fiddled with four or five times and I'm not sure how many bricks in that wall date from the original structure (inaudible) it needs to stay but ideally we (inaudible).

What's going on inside is basically along here is the kitchen, family room area, children's bedrooms up above here. As on the first floor, the second floor only contains two large rooms and one small room, which would basically be a master bedroom.

This would be a library over in this floor with Mr. Miller's office up above here and then this would be reserved for guests. This would be a guest house. Originally it was proposed that the east wing be subdivided almost as a separate townhouse but that's no longer part of it.

CHAIRMAN BROWN: Now, this is a good panel to be examining the driveway situation. The Georgetown Board simply is going to require further study of the exact heights and exactly how you do it.

I know to get to the late Roger STevens' house you have to go up a very steep drive and just behind there, Avon Place, where George Stevens lives, it's really very--I pity them in snow.

Presumably you've studied enough that you can make it work. Sadly, we don't have existing conditions. It would be nice if Q Street could be up a little higher. In the horse and carriage days you can see that that hill probably peaked and it was really tough on those horses pulling those trams and

Boss Shepherd just went and knocked the street out. In my street (inaudible) knocked a whole story out and I sit perched way the heck up there, but I can't drive in that way and I have to huff and puff up there.

MS. DIAMONSTEIN-SPIELVOGEL: I think it's quite splendid to restore this fine central section to single family use and I have very high hopes for the kind of restoration you all plan to do. But I do have considerable concern about the streetscape.

I think what makes the house so splendid is its site and that location, and there's almost a park-like ambiance that is evoked there, particularly on the other side of the street. And to turn that into a boulevard, I think, would be a denial of a public amenity that should be seriously considered. That is from an aesthetic point of view.

From another anesthetic point of view, you do not give enough of a procession to this wonderful house to arrive by car, by just coming right up there. But I don't think you have enough distance to have a turnaround in what you consider to be a narrow pathway.

I wonder if you would consider that alleyway to the left facing the facade and have almost a porte-cochere kind of arrival or departure from there, since you're widening it, anyway. I think it would diminish the house and the neighborhood considerably by rearranging the front of the house and its wonderful mature plantings.

CHAIRMAN BROWN: You didn't bring a section that shows it cut the other way, because I think what I'm visualizing is that a lot of that height that's right on the street remains. In other words, you tuck the driveway in and it slopes in behind that.

MR. HORSEY: Right.

CHAIRMAN BROWN: You don't just demolish it and scorched earth it. What the Georgetown Board asked for is a lot of detail and I think it's early maybe to judge.

MR. ROBINSON: Do you have a site plan to show the driveway to the townhouse?

MR. HORSEY: Yes. I think probably the existing photograph--

MS. DIAMONSTEIN-SPIELVOGEL: I think it's too truncated.

MR. HORSEY: This shows in a very schematic way, our notion was to basically leave, whether it's

the existing plantings or slightly lower ones that are basically in the same place, to leave this hedge along the Q Street sidewalk and basically put the driveway where the stairs are. It's about two and a half times the width of the existing stairs, and have a minimal driveway.

MS. DIAMONSTEIN-SPIELVOGEL: What is that width?

MR. HORSEY: About 10 feet. We originally thought we could get it, similar to the sidewalk along both the Stevens house that Mr. Brown mentioned and also on Tudor Place, which has a sidewalk alongside the driveway. That would be ideal but there are other ways to do that and I think it's important that it have the very nicest materials, as well--cobblestone and perhaps some river rock, as well.

But one feeling that I had about the house is that the way it is now, and this is just a personal sense, is that I think it's a little bit intimidating and sort of reclusive and not very inviting to the pedestrian. That's predominantly because of this hedge and the height it's been allowed to grow to. You can't see the level of the front door. You can't really see much of the front door unless you stand on the other side of the street fairly far back.

And while we'd like to retain these kinds of lines, I think it would be nice to expose more of the house and make it feel a little bit more inviting by lowering the hedge somewhat.

All these plantings were put in in 1956, including the circle of boxwoods, which you can't see in these photographs, at the front door.

CHAIRMAN BROWN: Well, I grew up partially in a house that had both porte-cochere and a monumental front door. We always used the porte-cochere as a family. It's a wonderful amenity in the rain and so forth. But another part of me says, darn it all, in so many Beaux Arts buildings, largely for handicapped access reasons and so forth, we've sealed up the front door, which is the axial processional central entry point, and sneak into three buildings through some side entrance.

I would think if I owned that house and had that magisterial front hall, I would want my guests to come in the front door. I know that very few do at the White House all. Because of security, they all have to come in through all of this stuff inside. But

I think to come in through the front door of a house is a pretty nice experience.

Now, it's a question of trade-offs. I don't think at this meeting we have enough data to really examine the grades and the widths and see what the streetscape effect would be and so forth, but I would hate to reject out of hand one way or the other the concept of being able to come in the front door. If it can't be worked out--

MS. DIAMONSTEIN-SPIELVOGEL: Can one walk in the front door?

CHAIRMAN BROWN: You mean your car in the porte-cochere and then sort of wander around and come up through a path? That's a thought.

Well, this is too early. We really have other issues we need to face, but that certainly is one we're raising.

Now, at some point we'd like to hear from the community on this.

MR. MARTINEZ-CANINO: We have received a letter from the ANC stating that at their meeting on February 24 they reviewed this proposal. They had seven out of eight members and by a vote of five to two, they decided to approve the concept.

It states, "ANC 2 approved the Bower-Sevier project provided by Mr. and Mrs. Miller provided Mr. and Mrs. Miller keep an easement on the land," and it's signed by the chair.

We also received a letter from the Citizens Association of Georgetown, who has reviewed the proposal and have pretty much given their approval. We have a representative here who can comment on that if you wish.

We have letters from the neighbors, mostly in this area and this area. They had no objection to the proposal in concept. We have a letter sent by the Millers that has pages and pages of signatures of neighbors throughout Georgetown who had no objection to the design.

On the other side we had letters from other neighbors, particularly those on 32nd Street and some of these neighbors on Q Street, who object mostly to the (inaudible) greenhouses on 32nd Street. And I'm sure there will be some comments hopefully from there.

If you would like to read any of the supporting information, we have it on the record.

We have some members of the (inaudible) organizations, as I said--the Citizens Association, the D.C. Preservation League and also the Historic Presentation Office. I think they want to make some comments.

CHAIRMAN BROWN: Okay, who wants to be first?

MS. FRANCE: I'm Ruth France from the Citizens Association. I don't know whether or not you've actually read what they said. Four of the Citizens Association viewed this in person and in plan three or four times. Am I right, Outerbridge?

MR. HORSEY: Yes, formally twice and there was a site visit at various times.

MS. FRANCE: And they support it in concept completely, as do I personally. I do have a few little objections as to the hyphens, but the Board did not write about those because they thought the concept itself should be approved and that the details would come back later. So we support it 100 percent.

CHAIRMAN BROWN: Okay.

MR. BLOCK: I'm Huntington Block. I'm president of the Tudor Place, which owned the Bowie-Sevier House.

CHAIRMAN BROWN: The previous owner?

MR. BLOCK: The previous owner. We owned it for about a year and a half. The purchase actually predated my service on the Board but originally we had hoped to turn Bowie-Sevier into a museum but we needed a partner. We thought we had one.

Again, in the end, we didn't have a partner and so we looked around for several months and the only opportunities we had were commercial assisted care living people and we were a little uncomfortable with that. And along came the Millers and we feel that Mr. Horsey's solution adapts itself to contemporary living but certainly is very sensitive to the history of the house.

And we'd like to talk about the view from Tudor Place. We think the view from Tudor Place will not be impaired--in fact, approved, so we are supportive.

MR. RATHMUSSEN: Good afternoon. I'm Garrett Rathmussen. I represent the Committee to Save Sevier House. The committee was formed several years ago in somebody's home and decided to sell the property and open an assisted living facility. We

represent the residents who tried to stop it. The judge found indeed that the home had acted improperly and a remedy was to convert it to the (inaudible).

Our committee has stayed together because we have a duel interest. One is trying to have assisted living in Georgetown in a noninstitutional setting and the second is to restore the character of the property.

We support the Millers' proposal. We met with them on a number of occasions. We believe that while there should be assisted living in Georgetown, there are better places to have it than the Sevier House as it now exists. It would take a lot of effort to change that institutional wing to make it into an up-to-date assisted living facility.

We did, however, want the commitment from the Millers to help us in our efforts to find other locations and they indeed have been enthusiastic supporters of our committee in trying to have a community-based nonprofit assisted living facility in Georgetown. So we are working hard on that.

But our dealings with the Millers have been very good, very open. They're very willing to help. And our committee also has no objection. This proposal is a plus for the neighborhood.

MR. BUSH: My name is Richard Bush. I represent the D.C. Preservation League. The League is in general agreement with the Old Georgetown Board's report, dated today. You all have a copy of that. We are also supportive of the subdivision along 32nd Street.

We do have several concerns which have been voiced here this morning and I think they're articulated well in the Old Georgetown Board's report. They have to do with the driveway and our concern about that particular aspect of the project being very carefully studied before it's approved.

We're concerned about the roof level or the roof line created by the proposed change as reflected in the drawings for the hyphens.

And we're very concerned about the amount of demolition that is taking place. We have not had the opportunity to visit the site, so perhaps the League's position might change when it does visit the site. However, now we're assuming that because of the extent of the demolition, it will have to go before the mayor's agent.

Those are essentially the League's concerns. We look forward to continuing to review the project as it goes forward.

CHAIRMAN BROWN: Anyone else?

MS. BARSOUM: My name is Eve Barsoum. I'm the architectural historian who reviews Georgetown for the city's Historic Preservation Division.

I'd like to reiterate those preservation concerns that have already been mentioned. The driveway--I would concur that further study needs to be done. I have severe reservations about whether that could successfully fit in that shallow and high yard on Q Street.

Secondly, the hyphens. The building was never a five-part mansion-type until 1956. It was typical of the Federal homes built in Georgetown with the east hyphen and then the main block standing there for years until the Seviers bought it at the end of the 19th century. So I think to keep referencing it as a five-part home is not necessarily the most historically accurate way of referring to it.

The raising of the hyphen roofs, whether they're that height or slightly lowered as it's probably feasible is just not the best way to handle the east hyphen or the west hyphen, in my opinion.

CHAIRMAN BROWN: What would be the best way?

MS. BARSOUM: To leave the hyphens alone, to leave the roof lines alone. The south wall being moved back and forth is obviously up for negotiation as it would barely be visible from P Street. But if that wall is being moved northerly and forcing the roof up, it should be considered and perhaps not. Thank you.

CHAIRMAN BROWN: Okay, anyone else?

All right, how do we find? Do we have a motion to support the report of the Georgetown Board with further study of the driveway?

MS. DIAMONSTEIN-SPIELVOGEL: And the roof lines.

CHAIRMAN BROWN: The roof lines are in the Board's report. I think the driveway is, too.

MS. DIAMONSTEIN-SPIELVOGEL: I think that, in concept, we do approve that and underscore the interest of the public and some members of the Commission in an appropriate driveway and further study of the driveway and of the roof lines.

CHAIRMAN BROWN: And the pavilion on the back.

MS. DIAMONSTEIN-SPIELVOGEL: And the porch, yes.

CHAIRMAN BROWN: And if they would give an easement so that this is not just phase one, that there's a lot of other building on that very precious land.

MS. DIAMONSTEIN-SPIELVOGEL: Yes, there should be a comprehensive plan.

CHAIRMAN BROWN: But that is a whole other bridge. It'll have to go through a lot of approvals.

MR. HORSEY: I could speak to that briefly. The Millers have committed to the neighbors to not build anything on this portion of the property for as long as they own the Bowie-Sevier House. They also made a verbal commitment to Mr. Kiplinger and Mr. Salheimer at the time of the purchase, the then-representatives of the Tudor Place Board, that once the project was complete, that he would explore all possibilities for protecting the property.

CHAIRMAN BROWN: Because if one can get an easement or (inaudible) isn't this sword of Damocles. If the development business takes a downturn and they unload it and suddenly we're into a whole different (inaudible).

Wonderful. Do we have a motion?

MS. DIAMONSTEIN-SPIELVOGEL: (Inaudible) for those three lots that (inaudible)? Can't that be part of this?

CHAIRMAN BROWN: It is. Commitment to the open space?

MS. DIAMONSTEIN-SPIELVOGEL: Yes.

CHAIRMAN BROWN: It's a little hard. I don't know legally.

MR. CARSON: I'm sorry?

CHAIRMAN BROWN: Condition our approval on (inaudible).

MS. DIAMONSTEIN-SPIELVOGEL: Rather than conditional approval, encourage--

CHAIRMAN BROWN: Encourage, absolutely. I think it should be part of our action.

MS. DIAMONSTEIN-SPIELVOGEL: --that that be open space and not be available to potential future development.

CHAIRMAN BROWN: Development on either of the open spaces because the axial view up from P is one of the glories of Georgetown.

MR. HORSEY: That is part of the (inaudible).

CHAIRMAN BROWN: All right.

MR. HORSEY: If I could just ask, because of the approval process, we'd like to request not only concept approval with the reservations noted but also approval of the demolition of the 1956 alterations and we intend to come back for a formal permit application.

CHAIRMAN BROWN: All right. Can that be included in your motion?

MS. DIAMONSTEIN-SPIELVOGEL: Yes.

MR. HORSEY: Part of that is the determination--I mean, the very first step, in a sense, is the determination that the 1956 alterations are not contributing to the landmark structure and to the historic district. And if that--

MR. CARSON: And that is said in the recommended action of the Board.

CHAIRMAN BROWN: And we are endorsing that but it's good to get it out in the open. That's certainly our view. It will be a great improvement to tear that thing out of there. It's out of scale with Georgetown. It was handled actually rather tactfully at the time because it's set back so far but with the grade change and with its total lack of scale relation to the original house, it really is a detriment and we'd love to see it go.

All right, we have a motion on the table. Do we have a second?

MS. BRODY: Second.

CHAIRMAN BROWN: All those in favor?

[Chorus of ayes.]

CHAIRMAN BROWN: Any opposed?

[No response.]

CHAIRMAN BROWN: All right, thank you very much. We look forward to working with you.

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TRANSCRIPT OF PROCEEDINGS

GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

HISTORIC PRESERVATION REVIEW BOARD

EXCERPT FROM PUBLIC HEARING

Pages 1 thru 81

Washington, D.C.
March 26, 1998

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GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

HISTORIC PRESERVATION AND REVIEW BOARD

- - -

Excerpt from Public Hearing

Thursday, March 26, 1998

- - -

The Board convened the hearing on the subject case, pursuant to notice, at 12:50 p.m. with Chairman James T. Speight, Jr., presiding.

BOARD MEMBERS PRESENT:

JAMES T. SPEIGHT, CHAIRMAN
CHARLES ROBERTSON
ROBERT SONDERMAN
GREGORY McCARTHY
EDWARD DUNSON
EDITH L. ROBERTS
EDWARD M. JOHNSON
JAMES S. KANE
ROMAINE B. THOMAS
DESA SEALY RUFFIN

STAFF MEMBERS PRESENT:

STEVE RAICHE, Division Director
EVE BARSOUM, Staff

BOWIE-SEVIER HOUSE - 3124 Q STREET AND

1515 Q STREET, N.W.

HPA NO. 98-180

CHAIRMAN SPEIGHT: The Board is reconvened. Our next case is Q Street, 3124 Q Street. Would the applicant present, please?

MR. HORSEY: Yes. Good afternoon, gentlemen and ladies of the Board.

My name is Outerbridge Horsey. I'm an architect with Horsey and Thorpe, Architects and I'm here this afternoon representing Patrice and Herbert Miller regarding their concept application to the Board for a subdivision on the Bowie-Sevier property in Georgetown.

As you may know, there are several aspects to the overall project on this property and the only aspect before the Board today is the subdivision application which concerns the reconfiguration of existing lots along the 32nd Street part of the property.

We have several members of our team here to help answer questions you may have about this

application--Andi Adams, sitting on my left, Ms. Tanya Beauchamp in the audience. As well, John Epting and Mr. Richard Nettler are also with us to help us along. We will keep our presentation as brief as possible.

Mr. and Mrs. Miller wanted very much to be here today as this project is extremely important to them and they originally had intended to be at this meeting. They are at present overseas with their family on a vacation that was arranged several months ago.

We anticipated this meeting with the Board taking place earlier, in January or February, but unfortunately review of the project by the Georgetown ANC was postponed several times by a couple of Commissioners.

Applicant's Sought Remedy/ Outcome

The Millers request the Board's review and approval of this concept subdivision application.

Finally, I would like to submit to the record a final copy of a letter to the Georgetown community from the Millers explaining the project.

This letter has been signed by 157

neighbors in support of the entire project including the proposed subdivision.

Many of these residents would be willing to come down and voice this support before the Board but we felt that, in the interests of time, that submitting this final letter with their signatures was preferable.

I would now like to turn the floor over to Andi Adams to discuss the proposed subdivision in more detail.

MS. ADAMS: Good afternoon. As Outerbridge said, we are here today to seek approval for a conceptual subdivision at the Bowie-Sevier House and it is the subdivision that is the only thing that is on the Agenda before you today.

This property--which I suspect you all know--is located at 3124 Q Street, directly south across the street from Tudor Place in the Georgetown Historic District. It is also an individually designated landmark.

These are actually old photographs of the house. This is about in the 1870s. But it gives

you a pretty good view of what the important center block of this landmark is.

It's an early 19th Century house. It was built by George Washington Bowie. It is an exceptionally good example of Federal architecture and it has wonderful details that have been retained.

The house has grown over time to become, in essence, a five-part house. But there have been substantial alterations, most significantly in 1956 when the house was turned into institutional use and a wing was added along 32nd Street for a nursing home wing.

What we have here--I have two plats to show you, one of the existing conditions and one of our proposed subdivision.

The house currently sits on eight different lots. There was no requirement throughout the course of construction on this house to consolidate into a single lot.

This is the existing condition--a large lot here on which the main house sits and lots

along 32nd Street.

Our proposal, our request for subdivision involves these three lots and this lot. We are turning five of the lots into four reconfigured lots, as you can see here.

These three lots that are in the middle of 32nd Street will stay. They are not part of our request. They will stay as is.

The three lower lots here will be turned into two lots. This lot will be reconfigured into a somewhat smaller lot.

What happens by doing this is we actually get to add about 2,000 square feet to the lot on which the house, the landmark building, sits which we think is a very good thing because it increases the size of its space and its lot.

I have something I'll pass out which goes through the history of the subdivision of this Square.

The first lots were cut out of what was then 2100 and is now 1270 in 1873. The Square has been subdivided and rearranged on an on-going basis

since then. Generally, its current configuration was there by about 1925.

The most significant subdivision actually occurred in 1881 as a result of a law suit from one of the heirs of the property. Nothing ever changes.

This shows that subdivision where row house lots were created as a result of the court case.

Some of those lots have been reconfigured over time including the lots west of the house on Q Street.

So the block has evolved. Most of the lots are row house lots but certainly not all of them.

I think it's important to look at the nature of the lots on the Square and the ones that we are proposing to create.

This is generally speaking but, by and large, the lots on the Square range from--the current lots that we're talking about--range from about 1,575 square feet to 3,185 square feet and

they are more or less 20 by 80 row house lots.

The lots we want to create are about 2,004 square feet. So some of the lots get a couple of hundred square feet larger.

The lot at the top of 32nd Street actually will get smaller but it is certainly within the range of lot sizes and configurations within that Square.

This particular Square has a huge variety of lot sizes, the smallest of which is 1,380 square feet and the biggest of which, of course, is the lot on which the Bowie-Sevier House sits which is over 67,000 square feet.

Most of the lots, however, are typical row house lots of about 1,500 to 3,000 square feet. Our proposed lots are very much consistent with that framework.

We believe that the proposal to subdivide and reconfigure the lot lines is consistent with the purposes of the Act, in and of itself, on their own merits, because the lots are both consistent with the evolution of this Square through time and

the new lots are very much consistent with the lots that currently exist.

Obviously, those are perfectly consistent. But the changes that we are seeking are relatively small in terms of reconfiguration and changes in square footages.

We believe that it meets the tests for subdivision such as being consistent. It will help ensure the retention and restoration of this important landmark building. It will add garden space the landmark which we also think is an important thing.

We believe that this, as all cases before you, must be reviewed on the basis of its own merits. It does not set a precedent for something to come down the road nor does particularly anything that happened before this set a precedent for this.

We would hope that you would adopt your staff report which very nicely gives you a history of the Square and the development of the site and the house in the context of the overall history of

Georgetown.

Because this is an individually designated landmark, any subdivision must go to a hearing before the Mayor's Agent regardless of your recommendation to the Mayor's Agent. We would hope that that recommendation would be positive.

I would also ask that, in any event, you delegate to the staff the ability to forward our actual subdivision application from the Surveyor's Office and send that directly to the Mayor's Agent rather than having to come back with the same thing that we're showing you today for a second review.

Anything else?

MR. HORSEY: Let me, if I may, just point out quickly the particulars.

As Andi said, these three lots--one at the top of 32nd Street--that lot currently, Lot 62 is about 3,000 square feet. There is also a finger of the principal lot, Lot 64, that comes down to 32nd Street.

The proposal calls for a new lot, 2,000 square feet, to be put up at the corner of the

alley and that there be a sliver of the principal lot coming through at that point.

The three existing lots are down here that are to remain and, finally, the three existing lots down here--Lots 821, 17 and 18--will become two conforming lots, minimum 2,000 square feet, with a sliver of the principal lot which will be an access for garden landscaping and an access to a portion of this lot feeding onto 32nd Street.

MS. ADAMS: Just as another thing, the application will not alter in any way what is significant about this house and it will not affect the significant vistas from the house which are basically north and south to P Street. You can see the open space there which is as it is today and it unaffected by what is in front of you.

We can show you another board here, if you're interested. These are Baist maps starting in 1874 and going up to 1968.

This more or less shows the development of the Square. There were buildings on the lots along here up until 1955. You can see the main house and

how the Square has evolved.

MR. HORSEY: Here you can see these lots along P Street. They were subdivided at the turn of the century to create six lots, the now existing lots on which townhouses are now built.

Here you see the lots that were subdivided in 1881 with the main house up here. At that time, the portion of the property that goes through to P Street was also three lots. Those lots have been incorporated into the principal lot, I think, in about 1931.

At various times over the past, there were houses. There were two houses built on these existing lots on 32nd Street. There were two townhouses down in here.

There were structures on all of the other lots going up 32nd Street that show up close to 1935. There is a large brick carriage up at the top. They existed up until 1956.

In 1956 when this large house was extended for a large nursing facility, that wing, those houses were demolished and the nursing home was

built out over these lots.

That's pretty much the configuration you see of the existing conditions today.

MS. ADAMS: We would be happy to answer any questions that you might have with respect to the subdivision.

CHAIRMAN SPEIGHT: Are there any questions at this time?

MS. RUFFIN: What currently exists on the lots?

MS. ADAMS: The 1956 institutional building. It's the Bowie-Sevier House. It was last a residential use in the 50s. In 1956, there were alterations made to the house and a large nursing home wing was added.

We'll get you pictures but it's an institutional building, red brick, very much out of scale both with the landmark itself and the existing neighborhood. It just happens to sit across all of these lots.

MR. HORSEY: Here you see the nursing wing addition. The principal house is up here. This is

parallel to 32nd Street here.

We're looking west. Here you see the nursing wing which straddles the lot. You also see it here from 32nd Street right here.

It comes down 32nd Street. It's a rather long building that covers a portion of several of the lots.

MS. RUFFIN: Do you need to demolish that to subdivide?

MS. ADAMS: I don't know the answer to that?

Do we need to demolish the wing to subdivide it?

MR. HORSEY: Yes, we do.

MS. ADAMS: We're planning to do that but I don't know about that.

MR. HORSEY: The subdivision can't be recorded until there is no building on top of the lot lines, correct.

MS. ADAMS: Once again, we are rearranging lines on five lots, four of which front on 32nd Street, to end up with four lots, a larger main lot

for the historic house and three lots along 32nd Street. The other three lots that are currently there will remain the same.

And unless there are any other questions?

CHAIRMAN SPEIGHT: If there are no questions at this time, we'll call for the staff report.

MS. ADAMS: Thank you.

MS. BARSOUM: Okay. I'll begin.

As you know, this is a concept subdivision application and I'll begin with a little bit of background about Georgetown.

If you could, try to remember some of the things we discussed a couple of months ago with another large estate on the heights of Georgetown known as Mackall Square.

This is a similar type of property built on the heights of Georgetown above present day Q Street, although this one actually was the last property date-wise purchased and so, therefore, actually it's located just south of Q Street.

At the end of the 18th Century, a lot of

these houses, estates, were being erected where the primary portion of the town was located on M, N and south of M Street in the waterfront area.

It was, at that time, very much a trading center, shipping tobacco, those types of typical Virginia/Maryland types of economy.

At the end of the 19th Century, these estates began to be divided up. In part, there was a local building boom going on.

As I mentioned in the staff report, in the last decade, there were 400 Victorian buildings that were erected in the 1890s.

At that time, some of the properties were divided up just like Mackall Square. Houses along Q Street were erected in here.

As earlier mentioned, as a result of the law suit in 1881, we had the subdivision created that's on the floor where the lots essentially surrounded the cross-shaped main lot that the house sat on.

Just a couple comments about the house. As earlier mentioned, it has evolved over time.

The east hyphen was the first part of the building and then this was the main block.

It existed like that for much of the 19th Century and then this was added and then this and finally this.

And then the final western pavilion came in 1956 when it also laid down to include that principal part of that institutional wing along 32nd Street.

So what we have here today is the existing condition here. This is the main cross-shaped lot. Q Street is here. P Street is here.

Those photos that are floating around will show one of the primary vistas of the house. This elevation, again facing the Potomac River, typical of Georgetown and this was the other elevation on Q Street.

There is a small dog leg of this cross-shaped lot that extends here along this public alley that actually terminates right here.

Then there is a larger lot that is essentially two times the size of these other six

lots down here.

What they are proposing is--again, you'll now have an additional irregular shaped cross plan here. Here is one dog leg from the main lot. Here's the other one going on to 32nd Street.

There is a lot to be proposed for the immediate corner between 32nd Street and the alley. These three lots are remaining untouched.

Then these three lots here are being recombined to two plus a little remainder will be of this dog leg.

Staff Report

So that's what's on the table. As I mention in the staff report, the staff finds that this is consistent with the purposes of the law and the staff advises that the Board recommend to the Mayor's Agent approval of this subdivision. Again, because it is an individual landmark, it has to go to the Mayor's Agent.

Are there any questions?

CHAIRMAN SPEIGHT: Any questions at this time?

Thank you.