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March 1, 2005

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
Room 210
441 4th Street, N.W.
Washington, DC 20001

D.C. OFFICE OF ZONING
RECEIVED
2005 MAR -1 PM 2:53

Re: 1410 21st Street, N.W. Square 68, Lot 848
Application for Variance

Dear Mr. Griffis:

Enclosed is a Prehearing Statement including the Statement of Justification in the subject case and copy of a petition signed by nearly all the nearby neighbors. Earlier, we submitted all the required documents: Application form, self-certification, list of owners within 200 feet, plans, authorization, filing fee, and pictures of the subject building.

The basement apartment is leased to Brian Roerhkasse and Matt Englehardt.

The witnesses will be Mark Bailen, the owner, and Christian Zapatka, the architect of the project, whom we will call as an expert witness. His resume is attached.

Please call if there are any questions.

Yours very truly,

Stephen N. Gell

Enclosures
cc: Mark Bailen
Christian Zapatka, AIA

BZA
Case No. 17291
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17291
EXHIBIT NO. 22

Prehearing Statement

STATEMENT OF EXPLANATIONS AND REASONS

SUPPORTING AN APPLICATION
TO THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA
FOR AREA VARIANCE

RECEIVED
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PURSUANT TO SECTIONS 402.4, 2001.3, and 3103

OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS

1410 21st Street, N.W.

(SQUARE 68, LOT 848)

BZA Case No. 17291

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INTRODUCTION

This is a Statement of Explanation and Reasons supporting the application of Mark Bailen and Jessica Rosenworcel, (hereinafter "Applicants") for a variance from FAR requirements under Sections 402.4 and 2001.3 of the Zoning Regulations to permit FAR of 2.59 for a three-story structure plus basement at 1410 21st Street, N.W. (Square 68, Lot 848) in the DC/R-5-B Zone District.

The building is a pre-1958 structure in the Dupont Circle Historic District.

DESCRIPTION OF THE APPLICANTS

Mr. Bailen and Ms. Rosenworcel purchased this house in December, 2003. They have lived in the immediate neighborhood for over seven years. They first rented apartments in the 2100 blocks of O and P Streets NW and then purchased a condominium in 2000 at 1415 21st Street NW, directly across the street from their current residence. They both work in the District of Columbia and hope to stay in this West Dupont Circle neighborhood for many more years.

THE SUBJECT PROPERTY

A. Location and Description of the Property

The property which is the subject of this Application is located at 1410 21st Street, N.W., Square 68, Lot 848. It is a single family dwelling with an apartment in the basement and part of the first floor. The building was renovated between 1977 and 1981 in a very unconventional manner in which the building section forms a pair of interlocking "L"s. It creates a good bit of drama but does not allow for a conventional set of discrete spaces within the units. The top floor is an open volume incorporating most of the space of the previous attic. If this attic level is expanded a bit, it could accommodate an additional bedroom. A modest increase in size will enable the owners to have a children's bedroom on the top floor above their bedroom. The alternative is to put the children's bedroom in an isolated room on the back of the first floor, two floors below the parents' sleeping quarters. This room, which is at the street entrance to the owner's unit, has one window facing a rear court which admits little light. It could never be described as a nursery or child's room as it is so remote from the rest of the owner's unit above.

B. Area Surrounding the Property

The Property is on the West side of 21st Street, N.W. between O and P. It is midblock surrounded by single family row houses and condominiums. The neighborhood is mostly residential with a mix of single family and multifamily dwellings in the DC/R-5-B zone, but practically adjacent to the DC/C-2-C zone. The Residence Inn hotel, with over eight stories, overlooks the rear of the property from P Street, N.W.

Otherwise, the proposed addition would be seen by almost no one but the patrons of the Omega Bar in the rear alley.

C. Zoning History and Use History

The area is zoned DC/R-5-B. The property is subject to the Zoning regulations generally applicable to buildings in the R-5-B Zone District. It was one of a group of 10-12 houses that had served as rooming houses for many years. In the early 80's, it was gutted and renovated as a one-of-a-kind modernist interior with open volumes and all the characteristics of the exuberance of the late modernist period.

REASONS IN SUPPORT OF THE APPLICATION FOR A VARIANCE

A. Compliance with D.C. Zoning Regulations

Uniqueness

This house was gutted and renovated by Thomas Burke Simmons between 1979 and 1981 as a one-of-a-kind house with atria, curved stairways with ship railings, hanging garden niche platforms, and open volumes which deprive it of much-needed living space. Its design and uniqueness qualified it to be on the Dupont Circle House Tour. The second element of uniqueness is the fact that the lot, containing 1,400 square feet, had been reduced from 1,830 square feet in or around 1980, when part of the lot was transferred to lots on O Street to provide access to their condominium garages.

Uniqueness need not be inherent in the land. Rather, it can arise from factors inherent in the structure built upon the land and even from subsequent events extraneous to the land at issue. See, *Clerics of St. Viator, Inc.,* 320 A.2d 291, (DC App. 1974), (where the loss of enrollment which was considered an "exceptional situation creating a hardship". at 294.) See also, *Capitol Hill Restoration Society, Inc.*, vs. DCBZA 534 A.2d 939.

The Court of Appeals, DC, in *Gilmartin v. DCBZA* 579 A.2d 1164 (DC App. 1990) held that uniqueness can arise from a "confluence of factors." Moreover, it can arise after adoption of the zoning regulation. *Id.* Therefore, the fact that the renovation and sale of part of the rear yard occurred after the adoption of the Zoning Regulations does not deprive the property of its uniqueness.

Extraordinary or exceptional physical conditions creating a practical difficulty

Any family living in this townhouse would encounter difficulties with the single bedroom on the third floor. Because of the twin exigencies of reduced lot area and creative architectural considerations, the Applicants are unable to have an additional bedroom where they need it most, close to the third floor bedroom. To accommodate a growing family, they need to provide a bedroom on the fourth floor. Space for such a

room could have been found if the building had been renovated in a more conventional manner. Now, however, the cost of re-configuring the house would be prohibitive. Additionally, such an endeavor of un-doing the previous architect's work would deprive the District of a striking example of a period modernist interior. A simple and relatively modest expansion of the attic/loft area into a partial floor would provide necessary living space without doing any violence to the zone plan.

Thought was given to having the first floor rooms serve the upper floors rather the basement apartment. Under such a scenario, the master bedroom could be put on the first floor along with the children's room. However, we are told that that will not work. The entrance to the basement/first floor apartment is on the first floor, between a bedroom and the entry to the upstairs unit. Converting the bedroom to the upstairs unit would close off access to the front entry stairway for the basement/first floor unit. It is not possible to create a new front entry way from the outside because the front room in the basement is the master bedroom for that unit.

Thus, the only place a child could sleep is on the first floor with the parents two floors above. That cuts the relevant market for such a house to singles or couples not contemplating having children. While the house is large enough for a family, its layout renders it unmarketable to small families or couples thinking of starting a family. Parents would be concerned that their small children would be fearful to sleep two floors away from them. Similarly, as caring parents they would be turned off by an arrangement in which they could not hear their children cry in the night or fall out of bed or otherwise be in distress.

The test for a practical difficulty is more lenient than for a use variance. *Silverstone v. DCBZA*, 396 A2d 992 (DC App. 1979). For a use variance, the applicant must show that reasonable use may not be made of the property under the zoning regulations. With an area variance, there is no need to show undue hardship but only that strict compliance would be unnecessarily burdensome. *Palmer v. DCBZA*, 287 A.2d 535, 542 (DC App. 1972). Moreover, the nature and extent of the burden which will warrant an area variance is best left to the facts and circumstances of each individual case, at 542. The *Gilmartin* case sums it up in this way:

> The BZA has flexibility to consider a number of factors including but not limited to 1) the weight of the burden of strict compliance, 2) the severity of the variance(s) requested, and 3) the effect the property variance(s) would have on the overall zone plan." At 1171
>
> On remand, the BZA may consider whether the variance sought is deminimis in nature and whether for that reason a correspondingly lesser burden of proof rests on the intervenor..." fn 6

Here, the burden of strict compliance is the need to relocate in order to have a sleeping arrangement that will accommodate a family. Applicants are also burdened by the loss of potential market for the house. If they renovate to create a conventional layout

the cost would be economically prohibitive and would destroy the unique design of the house, an aesthetic loss to the family and to the community, as well. Against all this, the Board must weigh the necessity of requiring strict compliance.

B. No Adverse Effects

There will not be substantial detriment to the public good. Our plans, pictures, and testimony show, and will show, that there will be no appreciable impact on light and air available to adjacent and nearby properties. Secondly, the privacy of neighbors will not be unduly compromised. Thirdly, the addition cannot be viewed from the street.

Neighbors are supportive of the change requested here. None of them can see the addition from their houses. Only the customers of the bar in the alley, and perhaps some of the Residence Inn hotel guests will be able to see the expanded attic. Moreover, other houses have considerably more space. For example, 1414 21st Street has a very large 4th floor addition. It will remain larger and higher than 1410 even after the proposed construction at 1410. A petition signed by potentially affected neighbors is attached hereto.

Finally, the addition will not substantially impair the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

A. Appropriate Residential Use

This single family house fulfills the objectives of the DC/R-5-B District. The Dupont Circle Overlay Zone District regulations (11 DCMR §1501 *et seq.*) cites the low scale, predominately residential character, ... human scale streetscapes, and historic character ..." §1501.1 The purpose of the District is to

(a) "Require a scale of development consistent with the character of the Dupont Circle area in height and bulk; and to ensure a general compatibility in the scale of new buildings with older, low scale buildings by restricting the maximum permitted height and floor area ratio of new buildings to that of the underlying zone; (emphasis supplied)

(b) Protect the integrity of "contributing buildings"...

(c) Enhance the residential character of the area by maintaining existing residential uses and controlling the scale, location, and density of commercial and residential development;

(d) Ensure compatibility of development with the Comprehensive Plan; ..."

B. Historic Preservation

Section 1319.19(b) of the Comprehensive Plan calls on the District "to preserve and reuse historic landmarks and buildings in historic areas in Ward 2" There are numerous other exhortations in the Comprehensive Plan to preserve the historic character of designated neighborhoods all of which are faithfully fulfilled by the Bailens' renovation and addition plans.

CONCLUSION

The Applicants should be granted a variance and special exception to expand the current attic. Such a use will be in harmony with the purpose and intent of the Zoning Regulations.

Respectfully submitted,



Stephen N. Gell, Esq.

To the Board of Zoning Adjustment:

We, the undersigned, support the request of Mark Bailen and Jessica Rosenworcel to expand the third floor of their home at 1410 21st Street, N.W. A variance is needed to permit an FAR of 2.59 in the R-5-B district, where FAR is limited to 1.8.

Sign	Print	Name	Address	Date
SKBusby	Sheryl Bisbey		1409-1/2 21st ST, NW	2-3-05
	Brian Rochrkasse		1410 21st ST N.W. Apt. B	2-6-05
	Matt Englehart		1410 21st St NW, B	2-6-05
	Damien Sequatopwa		1425 21st St, NW, #201	2-6-05
	Joy Rodman		1415 21st NW #2C	2-6-05
	Betty Locks		1408 21st St NW #2	2-6-05
	GEORGE V. BRITTIN		1415-21st NW #2B	2-6-05
	CLIFTON DALGARD		1408 21ST ST NW #3	2-6-05
	Brian Kamm		1417 21st St NW	2-7-05
	Ed Mullen		1415 21st St. NW	2-7-05
Elizabeth Dalgard	ELIZABETH DALGARD		1408 21st St. NW #3	2-8-05
			1408 21st NW Apt A	2/8/05
	JAMES M. WINES		1406 21st Street	2/8/05
	Merse Olelo		1406 21st St, NW	2/8/05

CHRISTIAN ZAPATKA
1427 27TH STREET NW WASHINGTON, DC 20007 TEL 202.333.2735 FAX 202.333.5372 CMZAPATKA@AOL.COM

EDUCATION

Princeton University, Master's in Architecture Professional Degree, 1988
Institute for Architecture and Urban Studies, Intern, 1983/84
Georgetown University, Bachelor's Degree in American History, 1982

FELLOWSHIPS/ PRIZES/ GRANTS/ AWARDS/ HONORS

Graham Foundation for Advanced Studies in the Fine Arts Research Grant, 1999
for *The New York that Robert Moses Built and Almost Built: A Critical Atlas*
(New York: Princeton Architectural Press, forthcoming)

American Institute of Architects International Book Award, 1998
for *The American Landscape*
(New York: Princeton Architectural Press, 1996)

Chicago Institute for Architecture and Urbanism Fellow-in-Residence, 1992
(research on the Chicago World's Fair of 1893)

Graham Foundation for Advanced Studies in the Fine Arts Travel Grant, 1991
(to study Baroque Architecture in Italy)

The Rome Prize Fellowship in Architecture, 1990/91 (FAAR '91)
Awarded by the American Academy in Rome to two American architects annually

The William Norton Prize Travelling Fellowship for Overall Excellence in Design, 1988
Awarded upon graduation by the Princeton University School of Architecture

Princeton University Fellowship, 1985-88
Full tuition scholarship awarded by the Princeton University Graduate College

Award of Distinction for Oral Comprehensive Exam in American History, 1982
Awarded by the Georgetown University Department of History

TEACHING APPOINTMENTS

Georgetown University Department of Art, Music and Theater
Lecture Course: Nineteenth and Twentieth Century American Architecture, Fall 1999; Fall 2000

Columbia University Graduate School of Architecture, Planning and Preservation
Lecture Course: Urban History I (pre-Industrial Revolution) Fall 1998; Fall 1999

Princeton University School of Architecture
Design Studios: Junior Independent Workshop, Fall 1996, Spring 1997, Spring 1998
Seminars: The Idea of the Baroque, Fall 1996; The City as Text and Structure, Spring 1998
Advisor: Graduate Design Thesis, 1998
Reader: Junior Papers and Senior Papers, 1997, 1998

The Catholic University of America School of Architecture and Planning
Design Studios: Summer Institute of Architecture, Junior/Senior Studios 1995,1996,1997,1998; Junior Studio, Fall 1997; Senior Studio, Spring 1998; Senior Studio, Fall 1998; Senior Studio, Spring 1999
Seminars: Readings in Contemporary Architectural Theory, Summer 1995, Spring 1999

The University of Michigan College of Architecture and Urban Planning
Design Studios: Junior Studio, Winter 1993; Junior Studio, Spring 1993; Career Discovery Program for High School Students, Summer 1993; Junior Studio, Fall 1993; Graduate Studio, Winter 1994; Vertical Studio, Spring in Prague 1994; Senior Studio, Fall 1994; Junior Studio, Winter 1995; Junior Studio, Fall 1995; Junior Studio, Winter 1996
Lecture Courses: Design Fundamentals, Fall 1995; Introduction to Architecture, Winter 1996

Graduate Seminars: Roma[redacted]aroque Architecture, Winter 1993; Eighte[redacted]n Century Architecture in Rome, Paris and London, [redacted] 1993; The Architecture of Chicago, Spring 1994

Syracuse University in Florence
Design Studio: Pre-Architecture Program, 1991
Lecture Course: Roman Baroque Architecture, 1992

Princeton University School of Architecture
Graduate Preceptor for Robert Maxwell's Course, "Architecture as Cultural Expression," 1986/1987

APPRENTICESHIP/ INTERNSHIP

Michael Graves, Architect, Design Apprentice, 1988-90
Projects: Twin Towers Proposal, Baltimore, MD, 1990; Federal Triangle Site Competition, Washington, DC, 1989; Mixed-Use Tower Competition, Izumisano, Japan, 1988

Agrest and Gandelsonas, Design Intern, 1983-85
Projects: Deep Ellum Development, Dallas, TX, 1985 (in conjunction with Machado and Silvetti); Bill Robinson Showroom, New York, NY, 1984; 64th Street Townhouse, 1983; 20th Century Follies, Leo Castelli Gallery, New York, NY, 1983

INDEPENDENT DESIGN PRACTICE

URBAN PROPOSAL
New Jersey Avenue Improvement, Washington, DC, 2000/ 01 (with Kent Cooper, FAIA)

PUBLIC PRO-BONO PROJECTS
Martin Luther King Jr. Central Public Library Renovation and Expansion, Washington, DC, 2000 - Conceptual plan for the adaptive re-use of a Mies van der Rohe-designed building (part of a team led by Kent Cooper, FAIA)

ECRA *Episcopal Caring Response to AIDS* **Community Center and Staff Offices,** Washington, DC, 1999 (designed in conjunction with Victoria Kiechel, AIA, but not built)

ECCLESIASTICAL
Epiphany Roman Catholic Church, Washington, DC, 2001
(Design of new altar furniture - to be built)

Our Lady of Victory Roman Catholic Church, Washington, DC, 2000
(Bathroom Addition; structure required to match existing masonry and slate building – completed)

Saint Stephen Martyr Roman Catholic Church, Washington, DC, 2000
(Design for new front porch and doors – not built)

Saint Matthew the Apostle Roman Catholic Cathedral Church, Washington, DC, 1998
(Design for new inner glass front doors – not built)

COMMERCIAL
Support Systems Retail Space, Washington, DC, 2001/2
(Conversion of two rowhouses into commercial space with residential space above – in construction)

RESIDENTIAL
Carver House, Great Falls, VA, 2002 (in progress)
Riley House Addition/ Renovation, Washington, DC, 2002 (completed)
Hall House Addition, Washington, DC, 2002 (completed)
Joyner/ Trautwine House Addition/ Renovation, Washington, DC, 2001 (not built)
Arora House Additions, Washington, DC, 2002 (in progress)
O'Neil House Renovations, Washington, DC, 2002 (completed)
Losee House Renovations, Washington, DC, 2002 (completed)
Buchanan House Renovations, Weston, MA, 2002 (in progress)
Duffy House Renovations, Washington, DC, 2002 (in progress)
Hart/ Kessner House Addition/ Renovation, Washington, DC, 2001 (completed)

Schultz House Roof Deck and Garden, Washington, DC, 2001 (in progress)
Gardner House Addition/ Renovation, Washington, DC, 2001 (completed)
Zicklin Apartment Renovation, Washington, DC, 2001 (completed)
Schaeffler House Alterations, Franklin Lakes, NJ, 2001 (completed)
Shawn House Renovations, Bellport, NY, 2000 (completed)
Shawn Apartment Renovations, New York, NY, 2000 (in progress)
Oseran House Renovations, Washington, DC, 2000 (completed)
Halsband/Spector House Addition, Washington, DC, 1999-2000 (completed with Victoria Kiechel, AIA)
Sternlieb House Addition, Washington, DC, 1999 (completed with Victoria Kiechel, AIA)
Neill House Renovations, Washington, DC, 1998 (completed)
Warman House Renovations, Washington, DC, 1997 (completed)
Scowcroft House Renovations, Washington, DC, 1996 (completed)

COMPETITIONS
Martin Luther King Jr. Memorial, Washington, DC, 2000 (with VK)
Times Square TKTS Booth, New York, NY, 1999 (with VK)
World War Two Memorial, Washington, DC, 1996 (with VK)
Williamsburg Town Plan, Williamsburg, VA, 1995

THEORETICAL PROJECTS
Suturing Boston's North End, Boston, MA, 1994 (Independent Proposal)
Bridging the Tiber River, Rome, Italy, 1991 (American Academy in Rome Project)
Additions to the Pharos Island, Alexandria, Egypt, 1988 (Master's Thesis, Princeton University)

PUBLICATION OF DESIGN WORK
Architectural Record (March 2001)
Martin Luther King Jr. Central Public Library Renovation and Expansion, Washington, DC, 2000
Conceptual plan for the adaptive re-use of a Mies van der Rohe-designed building
(part of a team led by Kent Cooper, FAIA)

Architecture Magazine (March 2001)
Martin Luther King Jr. Central Public Library Renovation and Expansion, Washington, DC, 2000
Conceptual plan for the adaptive re-use of a Mies van der Rohe-designed building
(part of a team led by Kent Cooper, FAIA)

***Caring Response*, The Newsletter of the Episcopal Caring Response to AIDS**, Winter 2000
ECRA Community Center and Staff Offices

***Oculus*, New York Chapter of the American Institute of Architects,** September 1998
"The Grid and its Discontents," (Exhibited at the Van Alen Institute, 1998)

***Dimensions* 9, University of Michigan College of Architecture and Urban Planning Journal,** 1995
"Suturing Boston's North End: Expansive Urbanism,"

***Graham Foundation Annual Report*,** 1993
"Bridging the Tiber: Proposal for a Bridge between the Farnese Palace and the Villa Farnesina,"

***Re-Weaving the Urban Fabric* (New York: Princeton Architectural Press/ NY Council on the Arts, 1987)** Harlem Housing Competition Design Project

EXHIBITION OF DESIGN WORK
National Building Museum, Washington, DC, 2001
Memorial/ Monument Alternatives for Washington, DC
(with Kent Cooper, FAIA)

Van Alen Institute, New York, 1998
Show of Student Work from a Graduate Seminar Taught at Princeton

Graham Foundation for A[redacted]anced Studies in the Fine Arts, Chicago, [redacted]993
Group Show of Fellows of the American Academy in Rome

American Academy in Rome, Rome, Italy, 1991
Annual Show of the Design Work of Fellows

Paine Webber Gallery, New York, 1987
International Show of Affordable Housing Schemes

EXHIBITION DESIGN
National Building Museum, Federal Design Now, GSA 2000 Design Awards
Design Consultant

University of Michigan College of Architecture and Urban Planning
Exhibit of Graduate and Undergraduate Design Work, 1995
Designer and Curator

CURATORIAL WORK
National Building Museum, "Where Do We Go From Here" (Part One in Smart Growth Series), 1999
Contributing Curator

SCHOLARLY PUBLICATIONS

BOOKS
The New York that Robert Moses Built and Almost Built: A Critical Atlas
(New York: Princeton Architectural Press, forthcoming) research funded by the Graham Foundation

The American Landscape (New York: Princeton Architectural Press, 1996)
Originally Published in Italian as *L"Architettura del Paesagio Americano* (Milan: Electa, 1995)
Recipient of an American Institute of Architects International Book Award, 1998
Reviews: *Architect's Journal,* 6.27.97; *Historic Preservation,* November/December 1997;
The Christian Science Monitor 10.30.97; *Metropolitan Home,* November/December 1996
Radio Interview: WBIA, New York, 1997

Mary Miss (New York: Whitney Library of Design, 1997)
Originally Published in Italian (Milan: Motta, 1996)
Review: *Abitare,* February 1997

ARTICLES
"Public Art in America," *Lotus Navigator,* forthcoming
"The Natural and the Artificial," *Dichotomy*,
The Journal of the University of Detroit Mercy School of Architecture, 1999
"All Quiet on the Western Mall," *Lotus* 93, 1997
"In Progress's Own Image: The New York that Robert Moses Built," *Lotus* 89, 1996
"An Interview with Mary Miss," *Lotus* 88, 1996
"Letter From Prague," *Architekt*, Prague, 1994
"Chicago's Monadnock Block: The Developer's Dream," *Dimensions* 8,
The Journal of the The University of Michigan College of Architecture and Urban Planning, 1994
"The Edison Effect: A History of Lighting in the American City," *Lotus* 75, 1993
"Greenbelt, Maryland," *The Architecture of Western Gardens*,
M. Mosser and G. Teyssot, eds. (Cambridge, MA: MIT Press, 1991)
"The American Parkway: Origins and Evolution of the Park-Road," *Lotus* 56, 1987

MONOGRAPH INTRODUCTION
"Michael Graves, The Media and the Making of Metonymic Architecture,"
Michael Graves, Selected and Current Work, The Master Architect Series III, (Victoria: Images, 1999)

ENCYCLOPEDIA ENTRIES
Michael Graves
The Encyclopedia of Twentieth Century Architecture (Chicago: Fitzroy Dearborn, 2000)
Agrest and Gandelsonas
The Encyclopedia of Twentieth Century Architecture (Chicago: Fitzroy Dearborn, 2000)

DICTIONARY ENTRY
Smith, Hinchman and Grylls,
Dictionary of Twentieth Century Architecture, Stanford Anderson, editor (Turin: UTET, 1996)

REVIEWS
"Home Turf," The American Lawn Exhibit at the Canadian Center for Architecture, *Architecture*, August 1998

"Splashing Through Modernism," Thomas A. P. van Leeuwen, *A History of the Swimming Pool* (Cambridge, MA: MIT Press, 1999) *Architecture*, April 1999
INVITED LECTURES

"The Natural and The Artificial: Notes on the Perception of Landscape and Architecture,"
The University of Detroit Mercy, Detroit, MI, 1997

"The Image and Likeness of Power: The New York that Robert Moses Built,"
Columbia University, New York, NY, 1997

"Suburbanization of a Metropolis: Robert Moses's Vision of New York,"
LANDSCAPE/URBANISM Symposium, The Graham Foundation, Chicago, IL, 1997

"The American Landscape,"
Rhode Island School of Design, Providence, RI, 1997

"The White Box Has a Great Fall..." (Design for a House in Great Falls, VA, Christian Zapatka)
College Art Association Annual Meeting, New York, NY, 1997

"The American Landscape,"
The National Building Museum, Washington, DC, 1997

"Seventeenth Century Roman Urbanism,"
Special Collections, The Graduate Library, The University of Michigan, Ann Arbor, MI, 1994

"Searching for the City Beautiful in Detroit,"
AIAS Lecture Series, The University of Michigan, Ann Arbor, MI, 1994

"Architecture at the American Academy in Rome,"
AIAS Lecture Series, The University of Michigan, Ann Arbor, MI, 1994

"Electricity at the Columbian Exposition of 1893,"
Special Collections, The Chicago Public Library, Chicago, IL, 1993

"From Menlo Park to Luna Park: Thomas Edison and the Illumination of American Cities,"
Chicago Institute for Architecture and Urbanism, Chicago, IL, 1992

INVITED DESIGN JUROR
Princeton University, 1994, 1995, 1998, 1999, 2000, 2001
Yale University, 1997, 1998, 1999, 2000
Harvard University, 1991, 1994, 1996, 1999
Columbia University, 1997
The University of Virginia, 1996
The University of Maryland, 1996
Pratt Institute, 1995
Willeke Prize Competition, The University of Michigan, 1994
Wallenberg Prize Competition, The University of Michigan, 1993
Catholic University, 1992
University of Illinois in Chicago, 1992
Pratt Institute in Rome, 1992
University of Notre Dame in Rome, 1991
University of Oregon in Rome, 1991
University of Toronto in Florence, 1991

COMMITTEES/ ORGANIZATIONS/ DIRECTORIES
Biography, *Who's Who in America*, 55th Edition (New Providence, NJ: Marquis, 2001)
Member, Committee of 100 on the Federal City, Washington, DC, 2000 -
Associate Member, American Institute of Architects, Washington, DC Chapter, 1999 -
Member, Lotus Forum, *Lotus* International Architecture Quarterly, 1996 -
Member, Society of Fellows, American Academy in Rome (FAAR '91)
Faculty Fellow, Wilson College, Princeton University, 1998
Graduate Admissions Committee, Princeton University School of Architecture, 1997, 1998
Judiciary Committee, Princeton University, 1986,1987

LANGUAGES
French, working knowledge
Italian, working knowledge

REFERENCES
Diana Agrest, Agrest and Gandelsonas,
176 Grand Street New York, NY 212.625.3800

Christine Boyer, Professor, Princeton University School of Architecture,
Princeton, NJ 08544 609.258.3741

Michael Graves, Michael Graves and Associates,
341 Nassau Street Princeton, NJ 08540 609.924.6409

Robert Gutman, Professor, Princeton University School of Architecture,
Princeton, NJ 08544 609.258.3741

Ralph Lerner, Ralph Lerner Studio,
Princeton, NJ 08544 609 683 1001