

Arent Fox

March 15, 2010

VIA ELECTRONIC MAIL

Marc D. Loud, Chair
Board of Zoning Adjustment
441 Fourth Street N.W., Suite 210 S
Washington D.C. 20001

Kinley R. Bray

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Reference Number

029598.00001

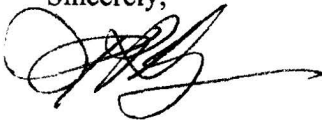
Re: Application of N Street Follies, BZA Case No. 17337
Testimony of Witnesses Unable to Appear at the Hearing

Dear Chairman Loud:

Attached please find the testimony of Fritz Cohen, an owner of the Tabard Corporation, who is unable to appear in person at tomorrow's hearing. In the interest of time, we offer Ms. Cohen's written testimony on behalf of the Tabard Inn.

Also in the interest of time, the Tabard would like to submit, in advance of the hearing on this matter, a letter written in support of the Tabard's position by world renowned landscape architect Lawrence Halprin. Mr. Halprin died last fall but was a supporter of the Tabard and we had hoped that he would testify in person in opposition to the development proposed in the instant case.

Sincerely,



Kinley R. Bray

Enclosures/Attachments

Cc: George Keys (via e-mail)
ANC 2B (via e-mail)
Jeremiah Cohen (via e-mail)
Ellen McCarthy
Science Services, Inc. (via U.S. Mail)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17337

EXHIBIT NO. 109

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17337
EXHIBIT NO. 109

Arent Fox

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing was on this March 15, 2010, sent via electronic mail, or as noted, mailed, first-class, postage pre-paid, to the following:

George R. Keys, Jr., Esq.
Jordan & Keys PLLC
1400 16th Street, N.W.
Suite 710
Washington D.C. 20036
gkeys@jordankeys.com
Attorney for N Street Follies

Science Services, Inc.
1719 N Street N.W.
Washington D.C. 20036
Sent via U.S. Mail

Advisory Neighborhood Commission 2B
9 Dupont Circle, N.W.
Washington, D.C. 20036
email@dupontcircleANC.net
mike.silverstein@dupontcircleANC.net

Kinley R. Bray

Comments of Fritz Cohen, President of Tabard Corp.

Board of Zoning Adjustment Hearing
Tuesday, March 16, 2010
BZA Case No. 17337, N Street Follies

As the Matriarch of Tabard Corporation, and co founder with my husband Edward of the restored Hotel Tabard Inn, I am also a repository of much of the history during our family's over 35 years of operation. I was interested in architect Andrulis's referencing the Topaz, previously the Canterbury, the NAB, and the World Bank renovation as evidence as to how large new construction had been integrated into N. St. Unfortunately, what he didn't state and perhaps that's because he wasn't in DC until the early 90's and is ignorant of the history of the block is that those three new buildings represented destruction of three historic buildings which had they not been razed would surely have been on the National Historic Register. The World Bank, a current renovation of the building that was built upon the ruins of the Old Stone Presbyterian Church that was noted as the place where Mamie and Ike worshipped and I'm sure many other well known Presbyterians before them. The NAB replaced an apartment house owned by Abraham Lincoln's son. And the Topaz /Canterbury replaced the home of Teddy Roosevelt before he became President, and then stayed in the Roosevelt family for some years.

If the BZA approves the N St. Follies application, they are basically throwing out the Dupont Circle overlay and setting a precedent for the total destruction of this historic block.

On a lighter note I was amused by Counsel for N . St. Follies challenging my son Jeremiah's ability to testify as an expert on boutique hotels. Historically, the Tabard was one of the first projects of small hotel restoration in the US that indeed was considered the beginning of the so called boutique movement, which if you look in Wikipedia is almost beyond a firm definition.

The Tabard we've been told was an inspiration to many innovative restorations of hotels that in general became very high end establishments. The modern Tabard over the years has become a hotel revered by many around the world, who respect its unique style of operation, but also the fact that management has worked hard at keeping the rates from escalating, something much appreciated as you can imagine.

I would like to point out to counsel that although Jeremiah has been general manager of the Tabard for 11 years, he was involved with the Tabard as were his sister and brother from the time we purchased it. Jeremiah is an expert in the operation of a small unique hotel, and no doubt as an economist understands the microcosm that he is managing, and the impact that the plan being considered by BZA will have on the Tabard.

Sincerely,

Felice "Fritzi" Davis Cohen
President
Tabard Corp.

Comments of Fritz Cohen, President of Tabard Corp.

Board of Zoning Adjustment Hearing
Tuesday, March 16, 2010
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Sincerely,

Felice "Fritz" Davis Cohen
President
Tabard Corp.

Lawrence Halprin

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1160 Battery Street, Suite 50
San Francisco, California 94111
Telephone: (415) 248 5890
Fax: (415) 248 5897

The Gralyn

When I won the commission to design the Franklin Delano Roosevelt Memorial in 1973, I had no idea it would take me 24 years to complete the project. The Gralyn Hotel and later the Tabard Inn provided me with a uniquely D.C. home away from home.

For me, the 1700 block of N Street, near Dupont Circle, is representative of the best of Washington D.C.'s neighborhood ambience. The buildings offer interesting facades, the streets narrow down to pedestrian width, the sidewalks promenade past history. The restaurants, bars, and Inns along this block provide a unique opportunity to relive a bit of the past.

When I first stayed at the Gralyn, Polly Morrison, would meet the late comers and pour drinks from her private stock if the bar was closed. We would sit in the garden and listen to her stories. The guests were interesting and international and the garden provided a wonderful social atmosphere. When I was there I felt at home.

Now, I understand that the Gralyn's future is in jeopardy. I must say that I believe it would be a terrible loss. Washington D.C. should actively preserve these wonderful references to the past. They provide the secret treasures and joyful surprises that give the city its character.

Lawrence Halprin

The Washington Post

Urban projects won wide acclaim for American landscape architect

By Patricia Sullivan
Washington Post Staff Writer
Wednesday, October 28, 2009

Lawrence Halprin, 93, a legendary American landscape architect who designed the Franklin D. Roosevelt Memorial along the Tidal Basin and San Francisco's Ghirardelli Square, marrying ecology and aesthetics in scores of the nation's urban spaces, died Oct. 25 at his home in Kentfield, Calif. No cause of death was reported.

Mr. Halprin designed scores of public places from Seattle to Fort Worth. Smithsonian magazine called him "one of the preeminent place-makers of the 20th century," and Charles Birnbaum of Washington's Cultural Landscape Foundation called him a trailblazer and one of the most important landscape architects of the modern era.

Most of his celebrated works are in and near his home territory of San Francisco, including Sea Ranch, a 5,000-acre stretch of the Sonoma County coast that sensitively wraps 1,500 houses into the natural terrain, Levi Plaza in San Francisco and the George Lucas film studio in the Presidio. He redesigned, and some say rescued, the pedestrian approach to Yosemite Falls in the national park and Stern Grove, an outdoor auditorium in San Francisco.

He also created the Charlottesville (Va.) Mall, Seattle's Freeway Park, Minneapolis's Nicollet Mall, Denver's now-demolished Skyline Park, Fort Worth's Heritage Park and Portland, Ore.'s, Lovejoy Plaza, Ira Keller Fountain and Pettygrove Park.

"The landscape as a stage set for human drama -- the choreography of serendipity -- is at the core of what Mr. Halprin, the tribal elder of American landscape architecture, has been creating for more than 50 years," the New York Times reported in 2003.

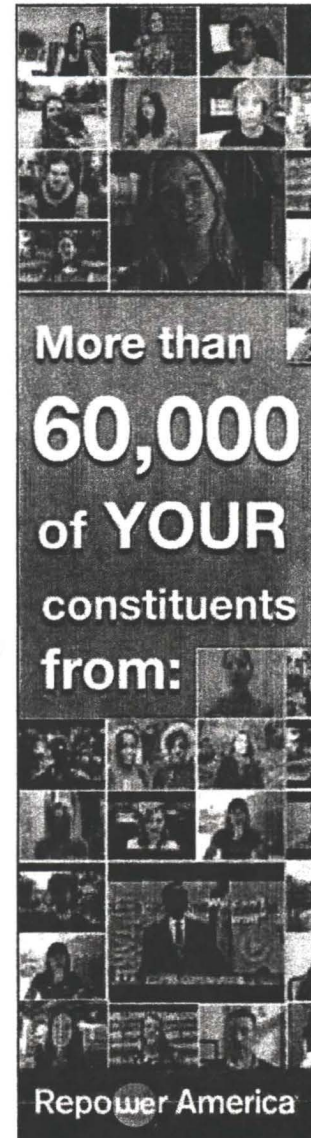
Years in the making

Of all his successes, Mr. Halprin called the FDR Memorial "the apotheosis of all that I have done."

It was not easily accomplished. The idea was debated for 30 years, and Mr. Halprin won the third design competition in 1974, but Congress failed to appropriate the money to get it started. Finally, after more design reviews, the memorial, an evocative sequence of stone-framed spaces, waterfalls and statues, was built and opened in 1997.

Critics have called the design brilliant, and tourists agree; within a year of its opening, it drew 3 million

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visitors. Open-air rooms draw people through FDR's four presidential terms, conveying a sense of what the United States was during the Depression and World War II. The waterfalls, built from South Dakota carnelian granite, provide an "experiential equivalent of nature," Mr. Halprin often said. He wanted people to climb the rocks, touch the statues and splash in the water, and they did until the National Park Service, nervous about accidents, banned wading.

Disabled activists objected to the initial lack of a portrait of Roosevelt in his wheelchair and were able to force the Park Service to add a now-popular sculpture of the president at the entrance. Mr. Halprin, who originally did not want to add the figure of Roosevelt using a wheelchair, eventually agreed to it.

"He believed that the most important thing about designing is to generate creativity in others, and to be inclusive -- to include the needs and experiences of people interacting with the environment, and to let them be part of its creation," his wife, avant-garde dancer and choreographer Anna Halprin, told the *Marin Independent Journal*.

Lawrence Halprin was born July 1, 1916, in Brooklyn, N.Y. As a youngster, he was twice New York City schoolboy player of the year in sandlot baseball. As a teenager, he spent several years on a kibbutz, near Haifa, now in Israel.

Mr. Halprin graduated from Cornell University and received a master's degree from the University of Wisconsin in 1941. At both institutions, "I studied what amounted to ecology," he told *Smithsonian*, "but of course nobody called it that."

While in Madison, Wis., he visited Frank Lloyd Wright's nearby home, Taliesin, and decided to devote his life to landscape architecture. As a scholarship student at Harvard's Graduate School of Design in 1942, he studied with classmates Philip Johnson and I.M. Pei, under architects Walter Gropius and Marcel Breuer. He left school to join the Navy during World War II. During the invasion of Okinawa, a Japanese kamikaze plane sliced through the destroyer on which he was serving.

"The damned thing hit my bunk," Mr. Halprin told the *San Francisco Chronicle* in 2005. Two days later, he heard about the death of Roosevelt.

After the war, he settled in San Francisco and began working for noted landscape architect Thomas Church until 1949, when he founded his own firm. Upon his firm's 60th anniversary in late November, he planned to close its doors, Birnbaum said.

Multiple honors

Among his awards was the 2002 National Medal of the Arts, the University of Virginia's Thomas Jefferson Foundation Medal in Architecture, a gold medal from the American Society of Landscape Architects and a Presidential Design Award.

In addition to his wife, Mr. Halprin is survived by two daughters, Daria Halprin-Khalighi of Kentfield and Rana Halprin of Mill Valley, Calif., and four grandchildren.

In Washington in 1998, Mr. Halprin told a *Washington Post* reporter that he had trouble letting go of his creation.

"I feel like an empty nester," he said on the first anniversary of the FDR Memorial's opening. He, too, had become a frequent tourist at the memorial, sometimes wandering unnoticed through the crowds. "When people tell me they love the memorial, I always have one thing to tell them: You really ought

to see it at night."

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