

BZA Case No. 19706

**Outline of Testimony
William Murphy
Representative of the Applicant**

- I. Introduction to the Site and background on the Applicant
- II. Outreach with ANC and neighbors
- III. Proposed development to be described by architect

**Outline of Testimony
Cunningham Quill Architects PLLC**

- I. Introduction
- II. Site and location description
- III. General description of the project
- IV. Special exception relief for a residential development in the RA-1 District
 - a. Agency Comments
- V. Special exception relief from the parking requirements

RALPH CUNNINGHAM FAIA

FOUNDING PRINCIPAL

1996 - PRESENT

Ralph Cunningham, FAIA weaves modern architecture into historic fabric that honors the old and illuminates the new with elegant simplicity. His work reflects the unique qualities of place, with distinctive attention to proportion, scale, and craftsmanship.

In his practice in our Nation's Capital, he has designed projects where sustainable solutions have been honed by careful research into the history of the site and the buildings upon them. One theme of his work is the transformation of the modest buildings of the past, whether it be a nineteenth century bank barn, an early twentieth century car dealership, or the mid-century suburban house into twenty-first century architecture. Another is his belief in the equal opportunity for craftsmanship in his work from new construction to preservation. This is shown in the steel fabrication to clearly delineate the new from the old at Caton's Walk, research into terra cotta fabrication for the restoration of the Mather Building, and the way that Park Hill joins the architectural conversation with its distinguished neighbors. His consistent approach has created a body of work that is remarkable for its diversity and consistent attention to detail. His buildings are seamless additions to the urban, suburban or rural landscapes that surround them.

He has often been honored for his work. He has extended his influence nationally and locally. Ralph Cunningham has received 62 AIA awards, twenty-four in the past five years. In addition, he has received over fifteen other national awards. In 2010, he was elevated to the American Institute of Architects' College of Fellows, in the category of Design. His work has also appeared in over twenty national publications. Ralph Cunningham is the 2009 Recipient of the Creative Achievement Award, a national award given by his alma mater Washington University. Carmen Colangelo, Dean of the Sam Fox School of Design and Visual Arts, commented, "It is our honor to recognize [Ralph] as one of our very best and accomplished alumni. [His] outstanding work is inspiring to our students and faculty alike." He has also received three DC Mayor's Awards for Excellence in Historic Preservation, including the 2015 Chairman's Award.

Ralph Cunningham has been a consistent advocate for design excellence in the community, academia, and on design award juries. He has served on numerous design juries, including the Residential Architect and Custom Home national design award programs. Extending his philosophy to teaching and mentoring the next generation of architects, Ralph has taught design studios at Catholic University and Howard University. He has lectured at Cornell University, Catholic University, and The University of Miami. Vytenis Gureckas, AIA of the School of Architecture at Catholic University, writes that "Ralph Cunningham proposed that the studio explore the relationship between the form of Washington, DC and its meaning as an emblem of our democratic system of government. Through his studio, Mr. Cunningham demonstrated that he was deeply knowledgeable, and had strong abilities as a thinker and educator."

The work of Ralph Cunningham does not shout; it speaks with an appropriate voice. In a time when the goals of historic preservation and modern architecture are often in conflict, his work bridges the two worlds to create a compelling whole.

REGISTRATION

District of Columbia
Delaware
Maryland
North Carolina
Virginia
West Virginia
Vermont
Pennsylvania
New Jersey
NCARB Certification

PRACTICE AREAS

Historic Preservation
Institutional
Infill Development
Commercial / Mixed-Use
Residential - Multi Family
Residential - Single Family

AFFILIATIONS

American Institute of Architects, Fellow
Washington DC AIA (Former Director)
Washington Architectural Foundation (Former Board President)
Georgetown Day School (Former Board President)

ACADEMIC

Adjunct Professor, Urban Design and Architecture, The Catholic University of America, Fall 2008
Critic, Urban Design Studio, Fall 2006, The Catholic University of America
Critic, Howard University, Fall 2004

EDUCATION

Master of Architecture, Columbia University, School of Architecture, Planning, and Preservation, 1986
B.A., Architecture, Washington University in St. Louis, 1983

RALPH CUNNINGHAM FAIA

FOUNDING PRINCIPAL

1996 - PRESENT

RELEVANT PROFESSIONAL WORKS

Architecture

- Short-term Family Housing, Washington, DC ~ Institutional, Multi-Family
- St. Elizabeths East Campus Redevelopment, Continuous Treatment Campus Planning, Washington, DC ~ Historic Preservation, Affordable Housing, Mixed-Income
- The Hyde, Arlington, VA ~ Sustainable Design, Multi-Family Residential
- Beale Square Townhouses, Washington, DC ~ Multi-Family Residential
- Beale House, Washington, DC ~ Multi-Family Residential
- R.I.S.E. Demonstration Center, Washington, DC ~ Adaptive Reuse, Institutional
- Dumbarton Oaks Fellowship House, Washington, DC ~ Institutional, Multi-Family Residential
- Dumbarton Oaks Library Reading Room, Washington, DC ~ Institutional, Interior Design
- Dumbarton Oaks La Quercia House, Washington, DC ~ Institutional, Multi-Family Residential
- Dumbarton Oaks Condo Renovation, Washington, DC ~ Residential
- Gateway Path, St. Elizabeths East Campus, Washington, DC ~ Urban Landscape Design
- The Mather Building, Washington, DC ~ Mixed-Use, Multi-Family Residential
- Takoma Theater, Washington, DC ~ Historic Preservation, Adaptive Reuse, Mixed-Use
- Urban Alliance Foundation Headquarters, Washington, DC ~ Institutional, Restoration, Addition
- 22 M Street Condominiums, Washington, DC ~ Mixed-Use, Multi-Family Residential
- 10th & G Street Offices and the First Congregational United Church of Christ, Washington DC ~ Mixed-Use, Commercial
- Mother and Child Residence, Washington, DC ~ Historic Preservation, Single Family Home
- Georgetown Residence, Washington, DC ~ Historic Preservation, Single Family Home
- The Maples, Washington, DC ~ Sustainable Design, Historic Preservation, Multi-Family Residential
- Wormley Row, Washington, DC ~ Adaptive Reuse, Multi-Family Residential
- Caton's Walk, Washington DC ~ Historic Preservation, Adaptive Reuse, Mixed-Use
- The Alta, Washington, DC ~ Sustainable Design, Mixed-Use, Multi-Family Residential
- The Wooster and the Mercer Loft Condominiums, Arlington, VA ~ Multi-Family Residential
- Tenley Hill Condominium, Washington, DC ~ Mixed-Use, Multi-Family Residential
- 4600 Wisconsin Avenue, Washington, DC ~ Mixed-Use, Multi-Family Residential
- Park Hill Condominium, Washington, DC ~ Multi-Family Residential
- 2525 California Street Condos, Washington, DC ~ Multi-Family Residential
- Mount Joy Condominiums, Washington, DC ~ Multi-Family Residential
- Hastings Housing, Washington, DC ~ Multi-Family Residential
- Cibo Restaurant, New York, NY ~ Commercial
- Herndon Fortnightly Neighborhood Master Plan, Herndon, VA ~ Master Plan
- Sugarloaf Mountain Vineyard, Dickerson, MD ~ Commercial, Historic Preservation
- Quarry House, Glen Echo, Maryland ~ Single Family Home
- Holman Hall, Upperville, VA ~ Single Family Home, Site Master Plan
- Pajaro Dunes Beach House, Santa Cruz, CA ~ Single Family Home
- Art Loft, McLean, VA ~ Single Family Home

HEATHER DALEY RAO AIA, LEED-AP

ASSOCIATE PRINCIPAL

2004 - PRESENT

Heather Daley Rao, AIA LEED-AP joined Cunningham | Quill Architects as a Staff Designer in 2004. Ms. Rao has over 15 years of design experience for large and small-scale master planning projects, residential renovations, additions, and new construction, as well as multi-family, commercial, and mixed-use projects. Simplicity, clarity and timeless elegance are constant themes found in Ms. Rao's diverse portfolio. A keystone of her design ethos is community outreach and building consensus. This listening-first approach informs the project intention while also responding to client and stakeholder needs. In addition, Ms. Rao also oversees new business development opportunities. Registered in the Commonwealth of Virginia, she holds Master of Architecture and Master of Urban Design degrees from Washington University in St. Louis, and a Bachelor of Science in Architecture from the University of Virginia.

Ms. Rao's projects have won numerous awards, including AIA Awards from the Potomac Valley, Northern Virginia, District of Columbia, Virginia Society, and Maryland State Chapters.

Prior to joining Cunningham | Quill Architects, Ms. Rao worked for Richard Williams Architects in Washington, DC, SmithGroupJJR in Washington, DC, and Austin Tao & Associates Landscape Architects in St. Louis. Augmenting her work at Cunningham | Quill, Ms. Rao has served as past co-Chair of DCBIA Community Improvement Day; on the DCBIA Community Services Corporation Board; is a current volunteer with the Washington Architectural Foundation - Architecture in the Schools; and is active in the local AIA Chapter.

RELEVANT PROFESSIONAL WORKS

Architecture

- MLK Gateway Development, Washington, DC ~ Mixed-Use, Office, Retail
- St. James Plaza, Alexandria, VA ~ Affordable Housing, Mixed-Use
- Short-term Family Housing, Washington, DC ~ Institutional, Multi-Family
- Columbia Heights Residences, Washington, DC ~ Multi-Family
- R.I.S.E. Demonstration Center at St. Elizabeths East, Washington, DC ~ Adaptive Reuse, Institutional
- Gateway Path, St. Elizabeths East Campus, Washington, DC ~ Urban Landscape Design
- House of Lebanon, Washington, DC ~ Affordable Housing, Mixed-Use, Historic Preservation
- Urban Alliance Foundation Headquarters, Washington, DC ~ Institutional, Historic Preservation
- Sugarloaf Mountain Vineyard, Dickerson, MD ~ Historic Preservation, Commercial
- Buckingham Center Revitalization, Arlington, VA ~ TOD, Market-Rate Housing, Mixed-Use
- First Congregational United Church of Christ & Residences, Washington DC ~ Mixed-Use, Commercial
- Georgetown Residence Renovation, Washington, DC ~ Single-Family, Historic Preservation
- Right-Size House, Falls Church, VA ~ Single-Family, TOD, Sustainable Design
- 1822 Kalorama Road, Washington DC ~ TOD, Multi-Family
- 1123 S Street, Washington DC ~ Historic Preservation, Multi-Family
- 1723 S Street, Washington, DC ~ Multi-Family, Historic Preservation
- Kalorama Residence, Washington, DC ~ Single-Family, Historic Preservation
- Kent Manor, Chevy Chase, MD ~ Single-Family Residential

Urban Design/Master Plans

- Mount Rainier Architectural Conservation District & Overlay Zone, Mount Rainier, MD
- Charlottesville Strategic Investment Area Plan, Charlottesville, VA
- Prince William County Infill Master Plan, Dale City, VA
- Marvin Gaye Recreation Center Site Plan, Washington, DC (with DCBIA)

REGISTRATION

Virginia
NCARB Certification
LEED Accreditation

PRACTICE AREAS

Master Planning
Urban Design
Sustainable Design
Historic Preservation
Commercial / Mixed-Use
Multi-Family Residential
Single-Family Residential

AFFILIATIONS

American Institute of Architects
Washington, DC AIA
DC Building Industry Association
USGBC

EDUCATION

Master of Architecture and
Master of Urban Design,
Washington University in St.
Louis, 2003

Bachelor of Science,
Architecture, University of
Virginia, 1998

PHOEBE LARSON AIA, LEED-AP

SENIOR PROJECT ARCHITECT
2011 - PRESENT

Phoebe Larson, AIA, LEED-AP joined Cunningham | Quill Architects in 2011 as a Project Architect. With over five years of experience, Ms. Larson has practiced architecture across the United States, with projects in California, Florida, Pennsylvania, Virginia, and the District of Columbia. Since receiving her Master of Architecture from the University of Virginia and Bachelor of Arts from The College of William & Mary, she has gained experience guiding projects from Schematic Design through Construction Administration in a diversity of practice areas, including institutional, commercial, and sustainable residential architecture.

Always with a focus on good design, sustainability, and community connectivity, Ms. Larson's projects come from a wide-range of architectural styles, from historic to modern. Whether through historic preservation or new modern approaches to design, her goal is to contribute to the built environment as a conscientious Architect, continually building and incorporating her knowledge of sustainability.

RELEVANT PROFESSIONAL WORKS

Architecture

- Tucker Hall, College of William and Mary, Williamsburg, VA ~ Historic Preservation, Institutional
- Dumbarton Oaks Fellowship House, Washington, DC ~ Institutional, Multi-Family
- The Maples, Washington, DC ~ Historic Preservation, Multi-Family Housing
- The Shell, Arlington, VA ~ Mixed-Use, Affordable Housing
- Somerset Residence, Bethesda, MD ~ Single-Family Home, Multi-Family Context
- Georgetown Residence, Washington, DC ~ Single-Family Home
- North Capitol Hill Residence, Washington, DC ~ Single-Family Home
- Nevada Ave. Residence, Washington, DC ~ Single-Family Home
- 3507 Woodley Road Residence, Washington, DC ~ Single-Family Residential
- 3515 Woodley Road Residence, Washington, DC ~ Single-Family Residential
- Evans Monroe Residences, Washington, DC ~ Townhomes, Single-Family
- 33rd Street, Washington, DC ~ Mixed-Use, Retail, Multi-Family Residential
- Gymnasium Modernization, Monterey Peninsula College, Monterey, CA ~ Institutional, Renovation¹
- Humanities and Supportive Services Modernization, Monterey Peninsula College, Monterey, CA ~ Institutional, Renovation¹
- Life and Physical Sciences Modernization, Monterey Peninsula College, Monterey, CA ~ Institutional, Renovation¹
- Business and Computer Sciences Modernization, Monterey Peninsula College, Monterey, CA ~ Institutional, Renovation¹
- Pool and Tennis Courts Modernization, Monterey Peninsula College, Monterey, CA ~ Institutional, Renovation¹

REGISTRATION

Florida
NCARB Certification
LEED Accreditation

PRACTICE AREAS

Institutional Architecture
Historic Preservation
Multi-Family Residential
Single-Family Residential
Commercial / Mixed-Use

AFFILIATIONS

American Institute of Architects
AIA Washington, DC Chapter
Phi Beta Kappa
University of Virginia Alumni
The College of William & Mary Alumni

EDUCATION

Master of Architecture,
University of Virginia, 2006
Bachelor of Arts, Art and Art
History, The College of William &
Mary, 2002

WHILE WITH OTHER FIRM

1. While with HGHB