TESTIMONY OF EMILY HOTALING EIG
BEFORE THE
DC BOARD OF ZONING ADJUSTMENT
IN OPPOSITION TO CASE 21510

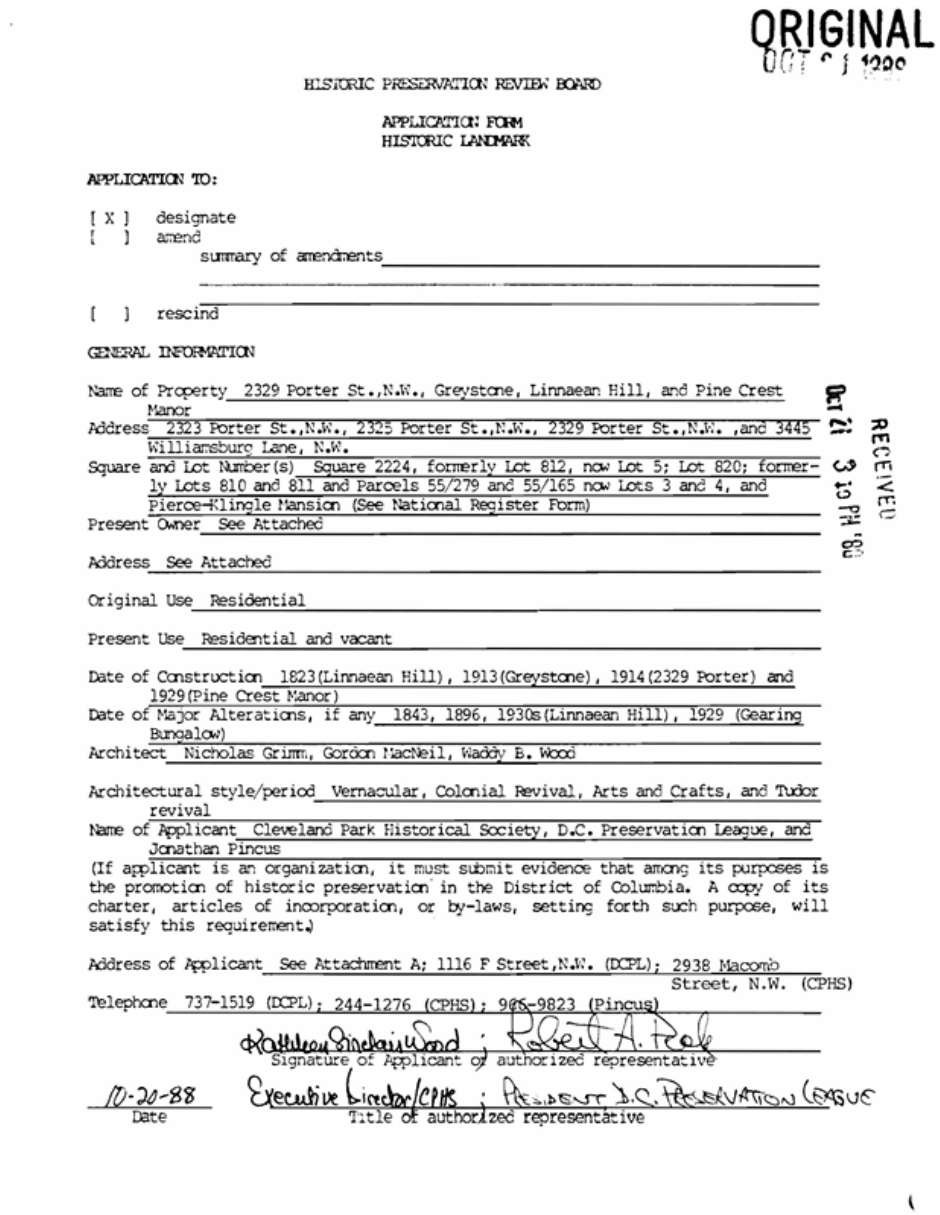
NOVEMBER 4, 2026

EHT TRACERIES
HISTORIC PRESERVATION

440 Massachusetts Avenue, N.W.
Washington, DC 20001
(202) 393-1199 | www.traceries.com

Board of Zoning Adjustment
District of Columbia
CASE NO. 21510
EXHIBIT NO. 338

The proposed change in use for Greystone Mansion carries with it specific requirements that will result in severe consequences related to the retention of the historic character of the overall Greystone Enclave, designated as a DC landmark for its significance as a unique rural landscape in the District of Columbia.



ORIGINAL

OCT 3 1 1988

HISTORIC PRESERVATION REVIEW BOARD

APPLICATION FORM
HISTORIC LANDMARK

APPLICATION TO:

[X] designate
[ ] amend
summary of amendments _____

[ ] rescind

GENERAL INFORMATION

Name of Property 2329 Porter St.,N.W., Greystone, Linnaean Hill, and Pine Crest Manor
Address 2323 Porter St.,N.W., 2325 Porter St.,N.W., 2329 Porter St.,N.W. ,and 3445 Williamsburg Lane, N.W.
Square and Lot Number(s) Square 2224, formerly Lot 812, now Lot 5; Lot 820; formerly Lots 810 and 811 and Parcels 55/279 and 55/165 now Lots 3 and 4, and Pierce-Klingle Mansion (See National Register Form)
Present Owner See Attached
Address See Attached
Original Use Residential
Present Use Residential and vacant
Date of Construction 1823(Linnaean Hill), 1913(Greystone), 1914(2329 Porter) and 1929(Pine Crest Manor)
Date of Major Alterations, if any 1843, 1896, 1930s(Linnaean Hill), 1929 (Gearing Bungalow)
Architect Nicholas Grimm, Gordon MacNeil, Waddy B. Wood
Architectural style/period Vernacular, Colonial Revival, Arts and Crafts, and Tudor revival
Name of Applicant Cleveland Park Historical Society, D.C. Preservation League, and Jonathan Pincus
(If applicant is an organization, it must submit evidence that among its purposes is the promotion of historic preservation in the District of Columbia. A copy of its charter, articles of incorporation, or by-laws, setting forth such purpose, will satisfy this requirement.)

Address of Applicant See Attachment A; 1116 F Street,N.W. (DCPL); 2938 Macomb Street, N.W. (CPHS)
Telephone 737-1519 (DCPL); 244-1276 (CPHS); 965-9823 (Pincus)

Kathleen Stocker Wood ; Robert A. Peck
Signature of Applicant or authorized representative

10-20-88 Executive Director/CPHS ; President D.C. Preservation League
Date Title of authorized representative

RECEIVED
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1989

HPRB designates the Greystone Enclave As a historic landmark

GREYSTONE ENCLAVE

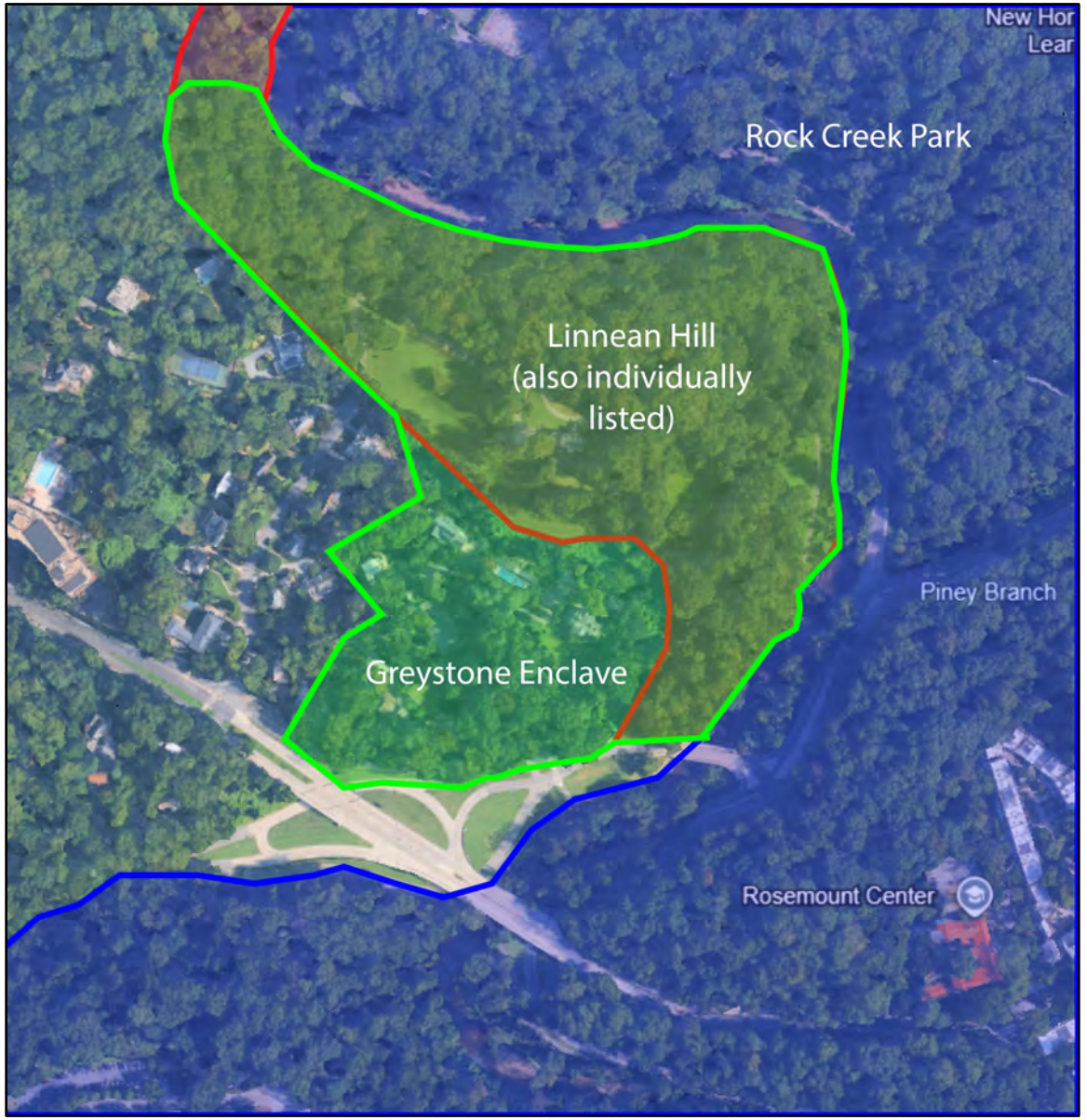
Includes the entire site, four buildings [Linnean Hill, Greystone, Gearing Bungalow, and Pine Crest Manor], and secondary structures,

Including the landscape features, topography, and private lane, totaling 37.99 acres

The HPRB landmark decision states:

[the] houses and surrounding land are not only unified by their materials and relationship to the natural contours of the site, but also by the placement within the original grounds of the Linnean Hill estate.

LANDMARK BOUNDARIES



Total of 37.99 acres

OBJECTIONS TO THE SPECIAL EXCEPTION

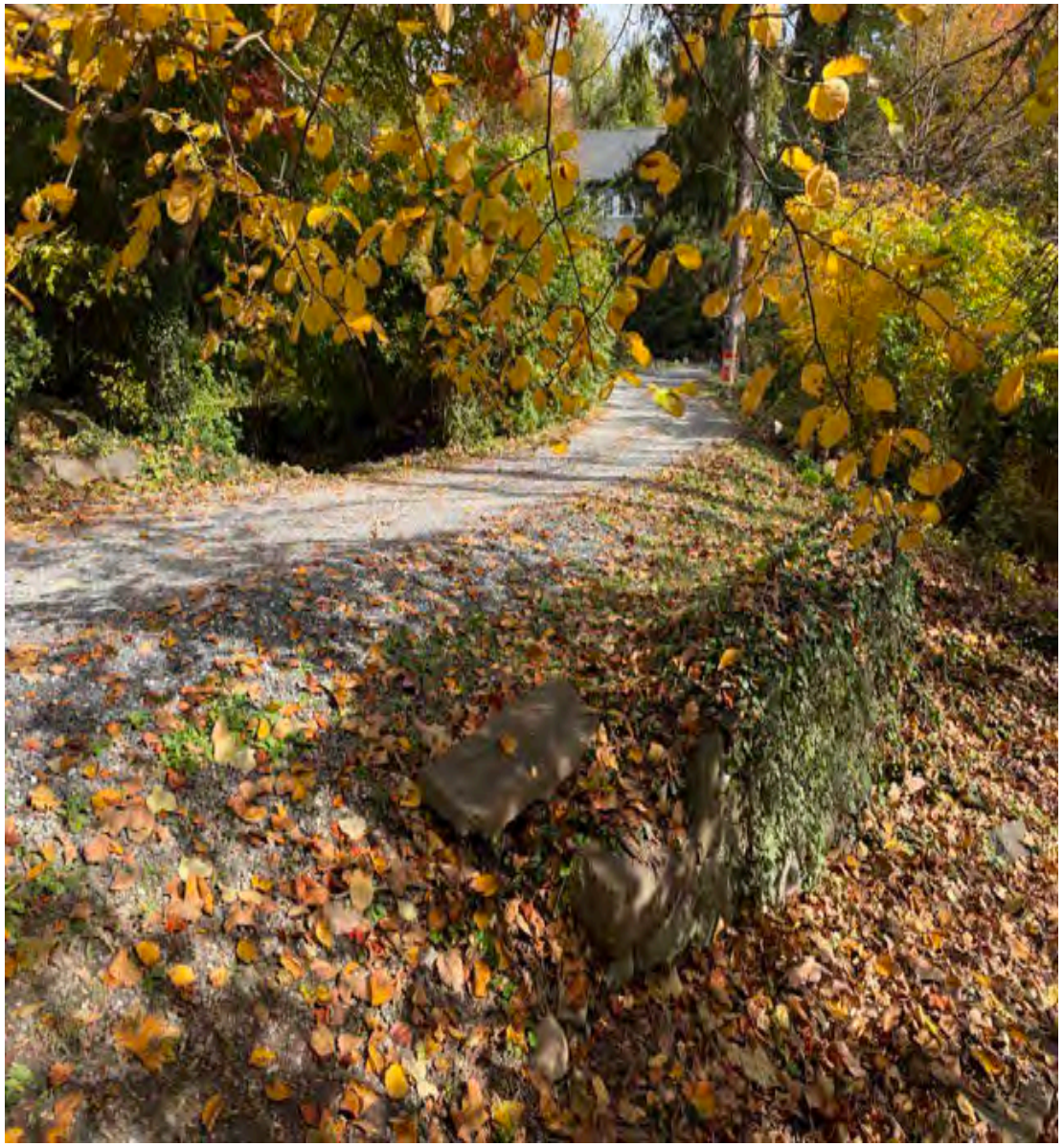
My review of the application assessed the impact of the change in use on:

- character of the rural landscape
- siting of the architecture in relation to Linnean Hill and the overall natural topography
- vistas from and to Linnean Hill and Rock Creek Park
- architecture of the buildings and structures and their relationships.

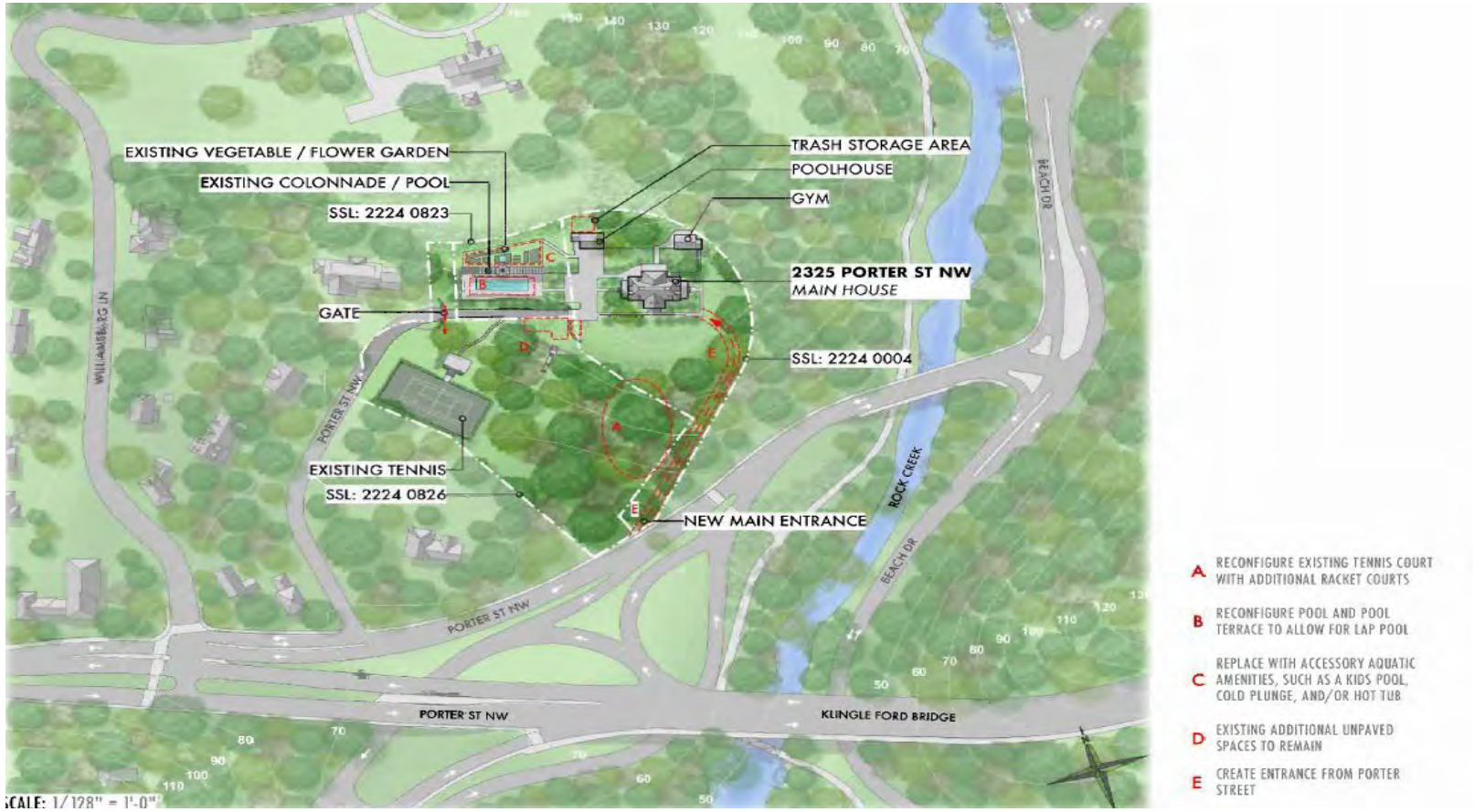
THE ISSUE:

NOT WHETHER THE PROPOSED USE AND ASSOCIATED LANDSCAPE DESIGN PROVIDE AMENITIES DESIRABLE FOR A CLUB …OF ANY DEFINITION… OR WHETHER THE DESIGN CREATES AN AESTHETICALLY ATTRACTIVE SETTING,

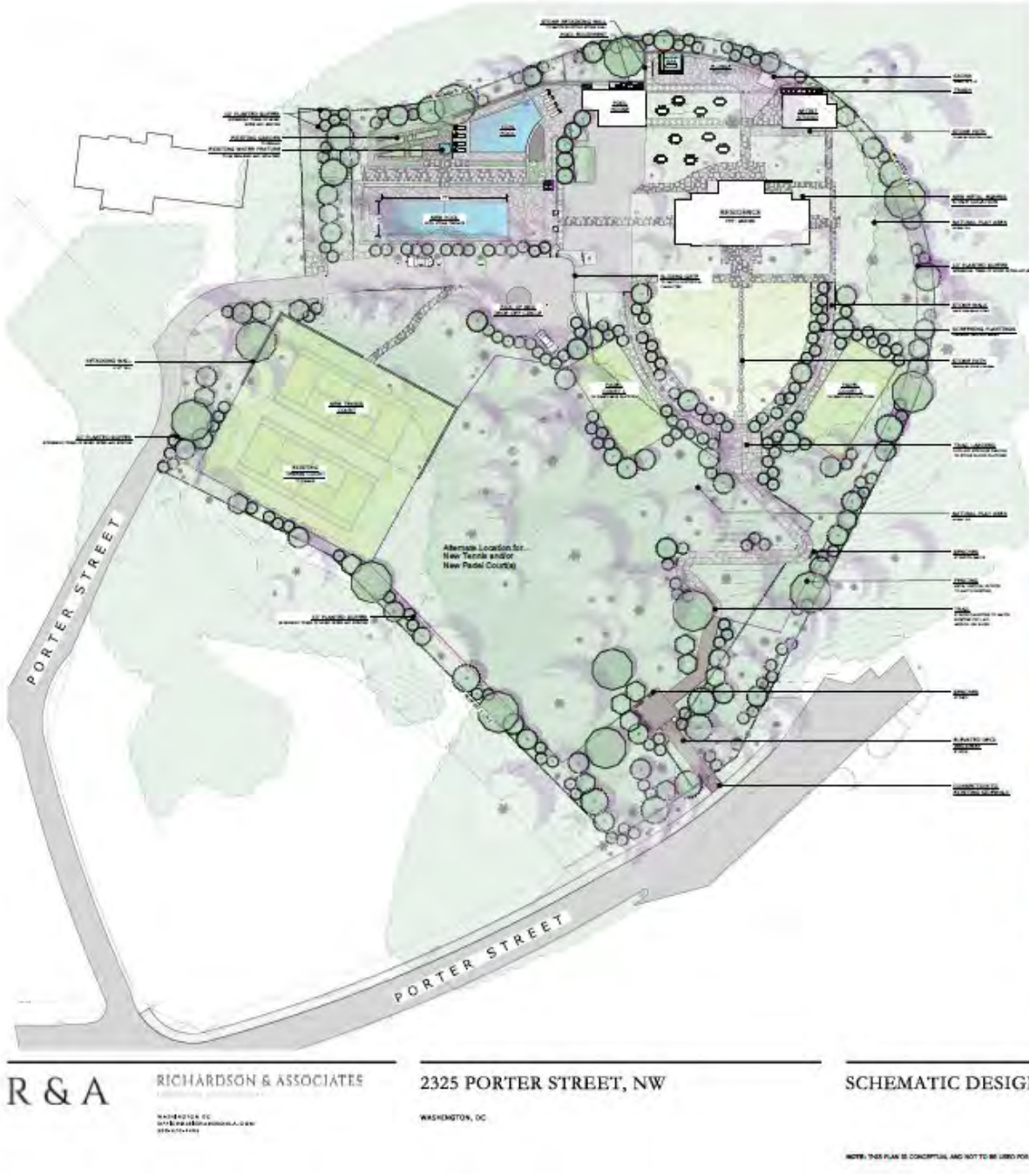
BUT RATHER
WHETHER THE PROPOSAL INCORPORATES USES THAT BY THEIR INTENSITY AND ASSOCIATED REQUIREMENTS WILL RESULT IN ADVERSE EFFECT ON THE GREYSTONE ENCLAVE.



Proposal as prior to October 1



The current proposal:



OBJECTION 1: NEW TENNIS COURTS

Demolition/expansion of Original Tennis Court

Adverse impacts:

A) Loss of original historic tennis court

B) Loss of foliage and flattening of topography

C) Siting of new elements unrelated to the historic organization or use of the site

D) Increase in the percentage of property devoted to racket courts



Original Tennis court is a contributing resource of the landmark and should not be demolished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OBJECTION 2: PADEL COURTS

INTRODUCTION OF ADDITIONAL RACKET COURTS DIRECTLY IN FRONT OF MANSION

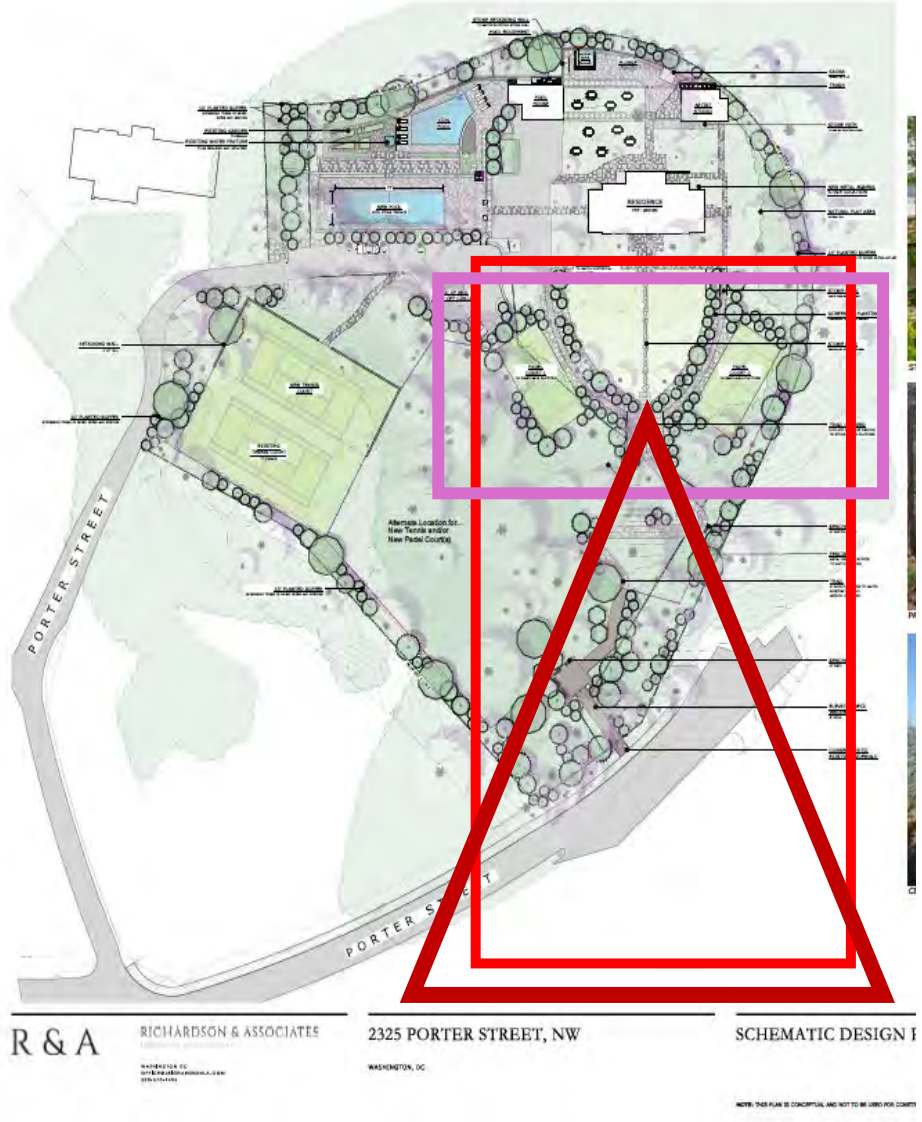
ADVERSE IMPACTS:

A) REMOVAL OF TREES AND FOLIAGE AND FLATTENING OF TOPOGRAPHY

B) BLOCKING VIEWS FROM AND TO MANSION

C) SITING OF NEW ELEMENTS UNRELATED TO THE HISTORIC ORGANIZATION OR USE OF THE SITE

D) INCREASE IN THE PERCENTAGE OF PROPERTY DEVOTED TO RACKET COURTS



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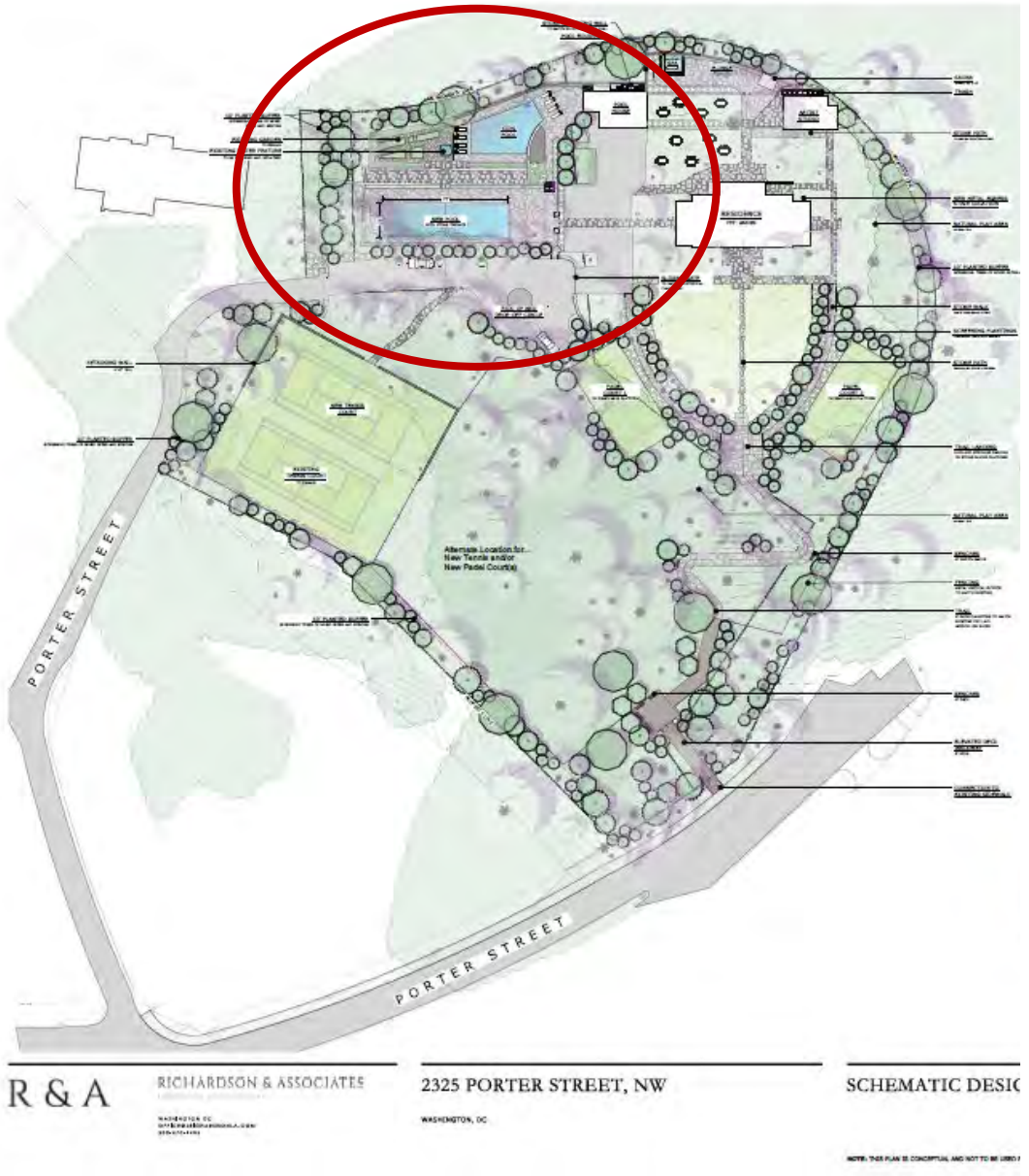
OBJECTION 3: POOLS

RECONFIGURATION OF POOL AND POOL TERRACE TO ALLOW FOR ADDT'L POOLS

A) NO MEANINGFUL INFORMATION PROVIDED AS TO THE SIZE OR LOCATION

B) NO DISCUSSION OF NEED FOR FENCING AROUND THE POOLS AND VISIBILITY FROM LINNEAN HILL





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OBJECTION 4: HARD LANDSCAPING COMPONENTS

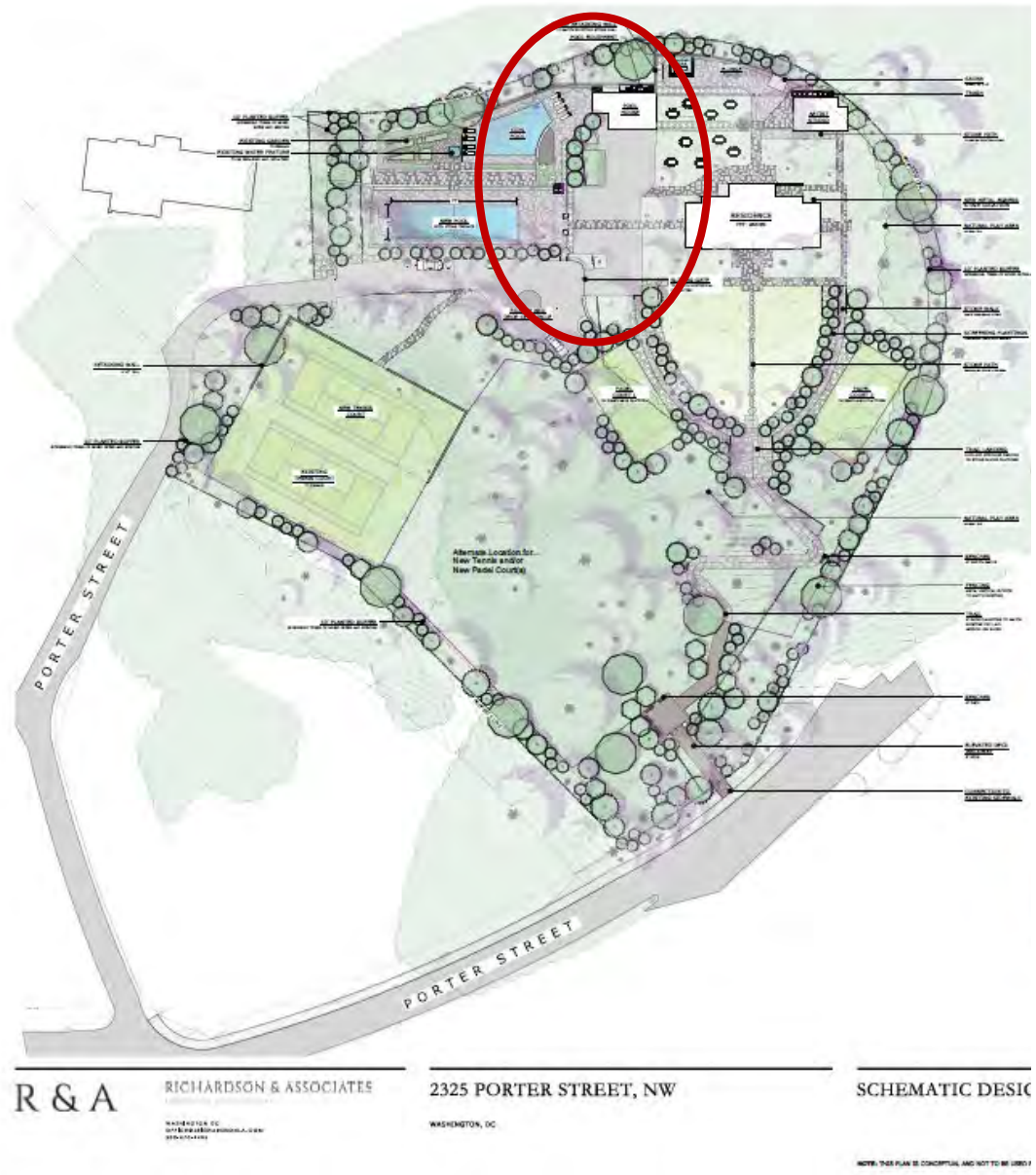
REPLACEMENT OF EXISTING GARDENS WITH INAPPROPRIATE NUMBER AND SIZE OF AQUATIC-RELATED AMENITIES

A) KID'S POOL

B) COLD PLUNGE

C) HOT TUB

D) INTRODUCTION OF NUMEROUS RAISED TERRACES AND PATIOS



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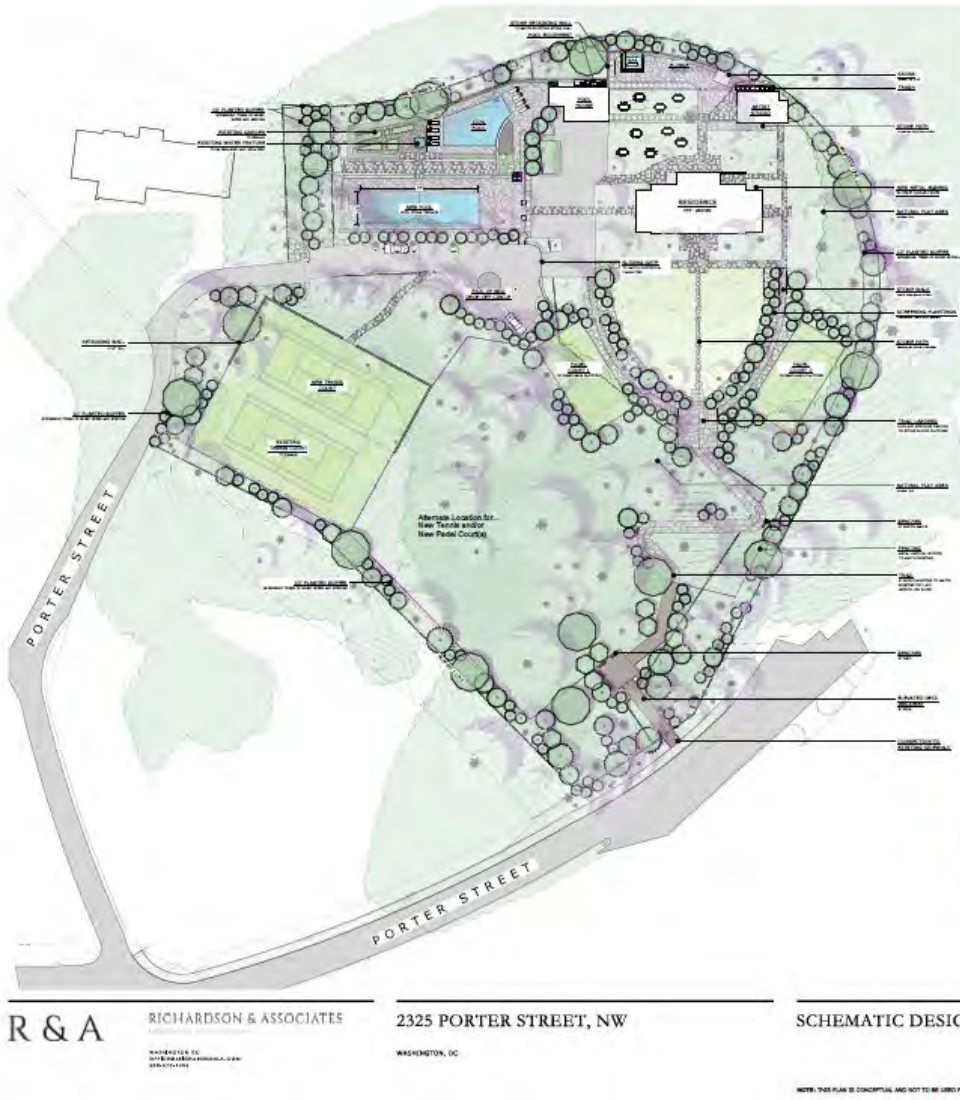
OBJECTION 5: INSUFFICIENT INFORMATION

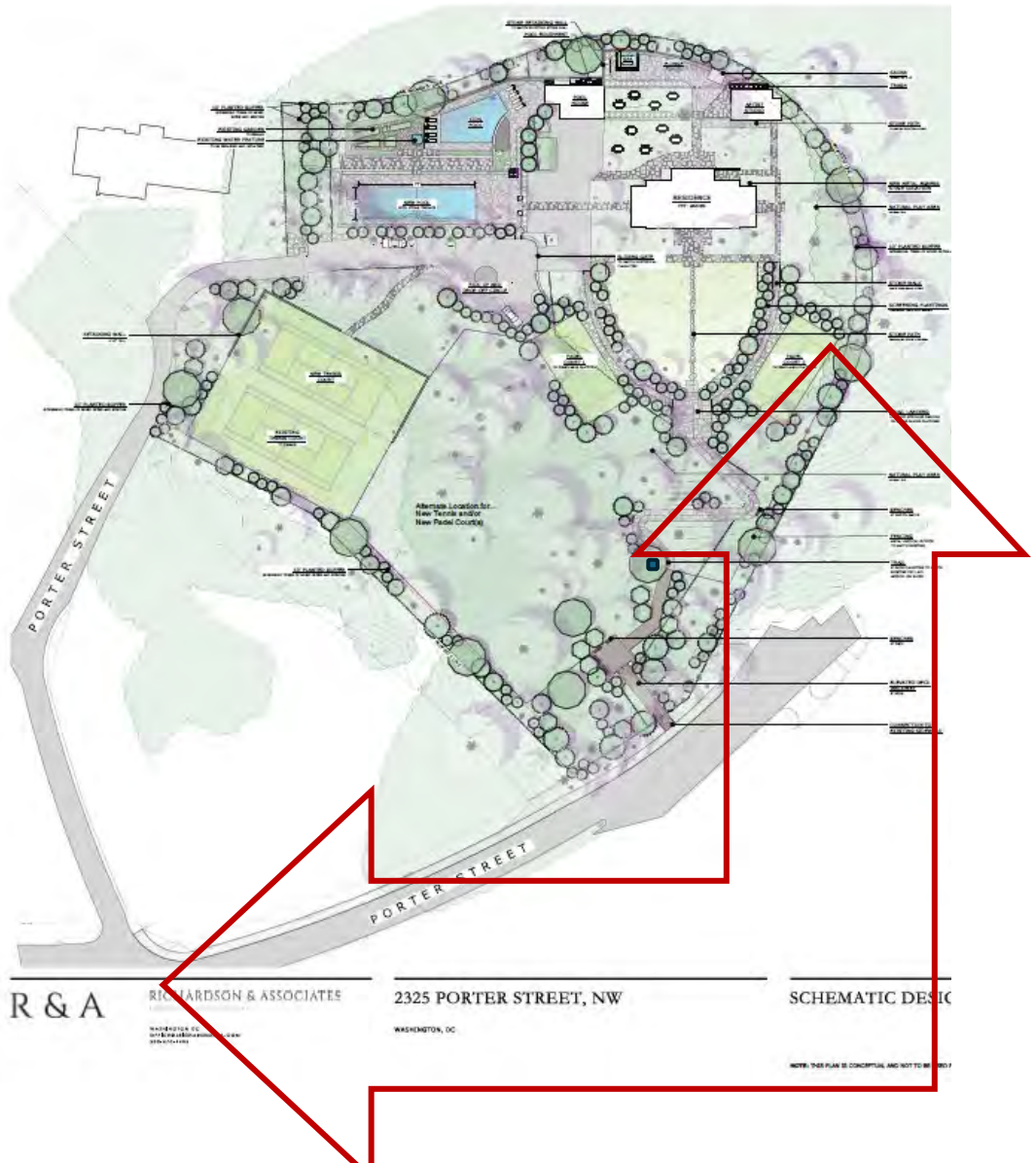
LACK OF DOCUMENTATION RELATED TO WHICH SPACES ARE TO REMAIN AS GRASS AND WHICH ARE TO BE PAVED





OBJECTION 6: NEW PEDESTRIAN WALKWAY

LACK OF INFORMATION RELATED TO THE LOCATI0N AND PROPOSED MATERIALITY OF NEW PEDESTRIAN WALKWAY





OBJECTION 7: SPECIAL REQUIREMENTS NOT PRESENTED IN APPLICATION

1) AS STATED IN THE OCTOBER 26 DC FIRE AND EMERGENCY MEDICAL SERVICES REPORT, THE CHANGE IN USE WILL REQUIRE MEETING SPECIFIC FIRE AND EMERGENCY MEDICAL SERVICE REGULATIONS

These changes will have an adverse effect on the landmark

2) AS STATED IN THE OCTOBER 26 DC FIRE AND EMERGENCY MEDICAL SERVICES REPORT, THE INFORMATION IN THE APPLICATION IS INSUFFICIENT IN DETAIL TO ALLOW FOR A FULL REVIEW OF FEMS ISSUES

The lack of documented information in the application is cited by the DC FEMS review as a cause for its inability to adequately assess the project FEMS requirements

3) THE ADDITIONAL SUBMISSION TO FEMS DATED OCTOBER 30 DOES NOT PROVIDE SPECIFIC INFORMATION RELATED TO CRITICAL REQUIREMENTS

The additional information provided to DC FEMS on 10/30 is insufficient to allow for a realistic appraisal of the impact of the intensity and character of use on the landmark

Delaying review of impact of the intensity and character of use will have an adverse effect on the landmark

1996 MAYOR'S AGENT DECISION

SIMILAR CHANGES WILL ADVERSELY AFFECT THE CHARACTER OF THE LANDMARK

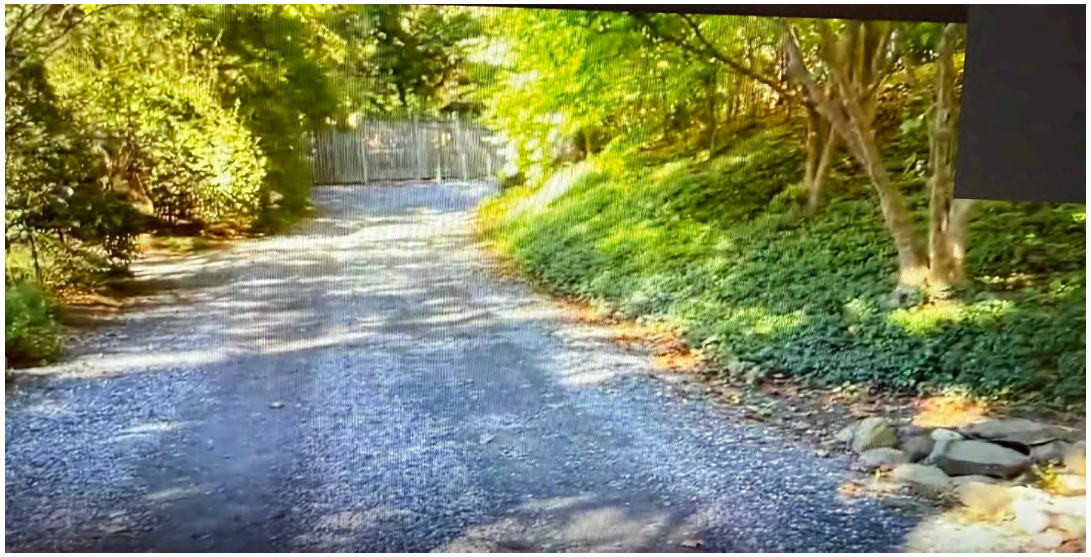
AND

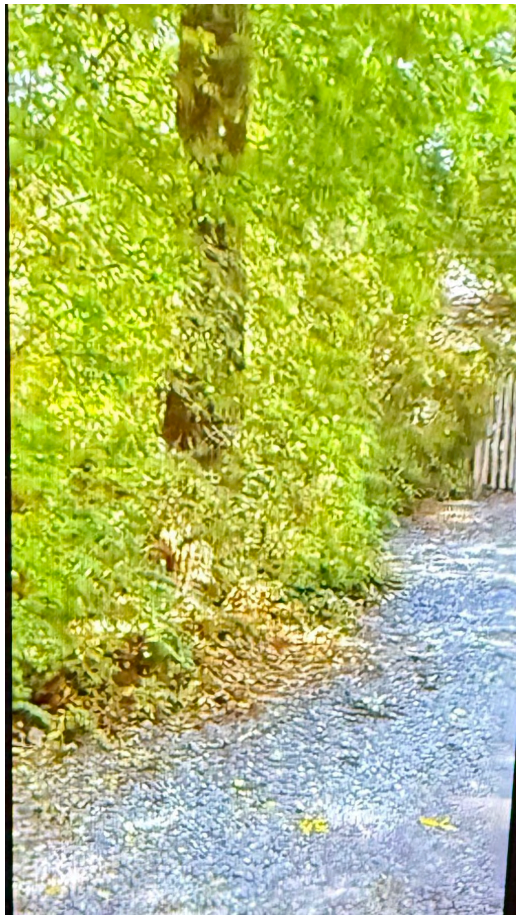
NOTABLY, THOSE AFFECTING THE HISTORIC PRIVATE LANE AND BRIDGE THAT HAVE HISTORICALLY AND CONTINUE TO PROVIDE ACCESS TO PINE CREST MANOR, GEARING BUNGALOW, AND GREYSTONE



The Evening Star October 6, 1910







INCLUDING ---

WIDENING

RESURFACING

AND

CHANGE IN MATERIALITY




2325
PORTER ST.
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