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Chesapeake & Ohio Canal Association

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June 25, 2003

Additional Responses - Case 02-30

Photos of View

The photographs submitted by Georgetown University purporting to show that there is no view in the summer, in contrast to the one submitted in our testimony, actually show the opposite and support our contention. Closer examination of the top 5 photographs, Figure 1, show in low contrast the Virginia shore and, especially in the left photograph in the second row, a piece of Key Bridge. This is not as apparent as the one submitted in our testimony for several reasons.

1. The contrast is quite low and did not register very clearly, a photographic problem more than a visual one due to the know limitations of photographic film relative to the eye.
2. As the top 5 photographs were taken from Canal Road, as evidenced by the water in the foreground, they are further away than the one we submitted, which was taken from the towpath. As shown in Figure 2, as one moves away from an opening, the angle of view is diminished, so that less of a scene is visible. In the figure the apex of the converging lines represents the location of the focal point, either the eye or lens. In the diagram, the heavy line represents the trees with the towpath and berm shown. Therefore, the closer photo, the one submitted, more closely represents the view of a person on the towpath.
3. The bottom left two claim to show nothing, but the background contrast is quite low. Also, as seen in Figure 3, as one is displaced on the towpath away from the opening, two factors enter. One is that the angle of view is reduced by the cosine of the normal angle to the opening. The other is that as the opening has a definite thickness to it, the angled view can be completely cut off, as shown.

We also would like to point out that for 6 months of the year, there are no leaves and the view is quite intact. Therefore it cannot be dismissed. If showing no view at any one time were valid, then a simple night photo with no lights would suffice, which is clearly in error. In fact, to a person at any time the view is there more obviously than any photo, simply because of a normal ability to synthesize fragmented views.

Misleading Montages

ZONING COMMISSION
District of Columbia
Case 02-30
Exhibit 365

ZONING COMMISSION
District of Columbia
CASE NO.02-30
EXHIBIT NO.365

In the submission of June 2, two photo montages by Georgetown University were submitted that are clearly in error. They are reproduced for reference in Figure 4. The top montage purports to show roof line from the towpath from across the Canal. In fact, this would be from Canal Road and not the Canal. This is shown by the presence of the water. The other is that the indicated roof lines cannot be correct. The Washington Canoe Club on the left is shown to be the same height as the boat house yet is actually below towpath level and only 29 feet high and 37 feet above the waterline. The GU boathouse is 41 feet tall and from 49 to 63 feet above the waterline so that the WCC is 26 feet lower than the boathouse to its right. As in all these submissions, there is no indication of scale and all roof lines appear to be quite low.

This point is seen in the lower montage where the roof line appears to be only about 3 feet high and immediately next to the towpath. In fact, from other submissions, the roof is as much as 21 feet above the towpath and, therefore should appear much higher than the towpath is wide.

Historic Photograph

At the end of the hearing on June 19, I was handed an old photograph by Tony Johnson without any explanation, shown in Figure 5. This photograph is clearly taken from across the river and shows the existence of the Washington Canoe Club. Hard to see is the old Aqueduct bridge on the right. There are some structures shown upstream from WCC. While the date is uncertain, this photograph actually confirms the two that we submitted. The upstream structures are much lower than the WCC and therefore are much lower than the towpath which actually can be made out oon close examination as a faint line. Since our photographs are taken from towpath level or higher, they would not show anything that far below the towpath and would certainly not block any view, just as the higher WCC does not to this date.

Furthermore, the nomination for the Register of Historic Places specifically mentions that if any of the shore reverts to no structure, but rather vegetation, then it is covered by the nomination in the Register.

View of Proposed GU Boathouse from C&O Towpath with existing Vegetation

This view submitted on June 2, just puts a solid green wash over the boathouse. Clearly this is in error as :

1. The Towpath is not hidden from view
2. The foliage is not solid ever. This is shown by the actual photographs submitted by both sides and given the proximity to the towpath, the boathouse would be very visible even in the summer. This is confirmed by the presence of the WCC at all times of the year and it is smaller and more recessed than the boathouse [Testimony 6/19 of L. Scheutte]. Also, most of the space between the proposed boathouse is either a steep 40° slope without trees or the Capital Crescent Trail.

Outreach

The applicants should be required to document their outreach, with respect to the C&O Canal NHP.

Approvals

The approval of June, 2001 from the Fine Arts Commission was provisional and based on misleading information and improperly scaled drawings. The approval from the C&O Canal NHP Advisory Commission was never given and on June 20, voted unamamously to express concern with size and height.

Requested Submissions

I never received any documentation with respect to the C&O Canal NHP Advisory Commission, to substantiate a claim that they had given previous approval. I never received properly scaled drawings as to the impact on the canal, just the ones listed above. I requested the dates of the drawings and none have been submitted. This is important with respect to several actions including just when the cross section in my testimony, Figure 6 was made. That drawing shows only a 7 foot setback, as in the modified variance that was first mentioned on June 6th, yet the drawing shows that there was knowledge of this prior to the hearing and it was present on the night of May 19th. .

Concern for the C&O Canal NHP

Nothing has been submitted showing what concerns were addressed by the proposed boathouse.

Size

The MOA of 1997 between SHPO, ACHP and NPS specified a building with a footprint of no more than 15,000 square feet and a height of up to 40 feet above grade. The current proposal exceeds both numbers and has not been superceded to our knowledge.

Engineering studies

No engineering studies were made with respect to possible disturbance of the Canal Bank.

Roof line

The larger Princeton Boathouse has a roofline of only 36 feet and is slightly larger as well as housing much more than the University's rowing team, namely the Olympic training facility. This says that the University has not made a good faith effort to minimize the impact on the C&O Canal NHP.

Register of Historic Places

No consideration for consideration of the registration of the C&O Canal NHP as a historic place.

Frederick I. Mopsik, C&O Canal Association

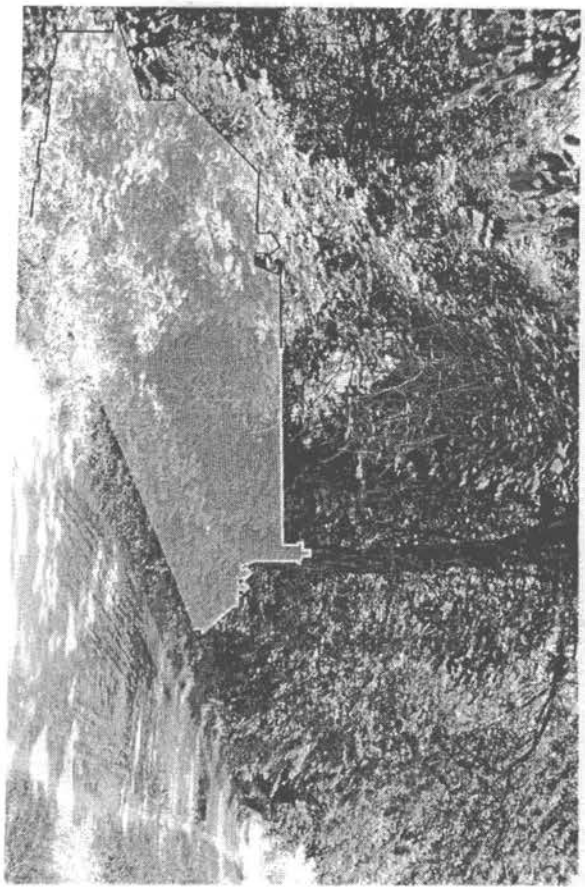
Figure 1

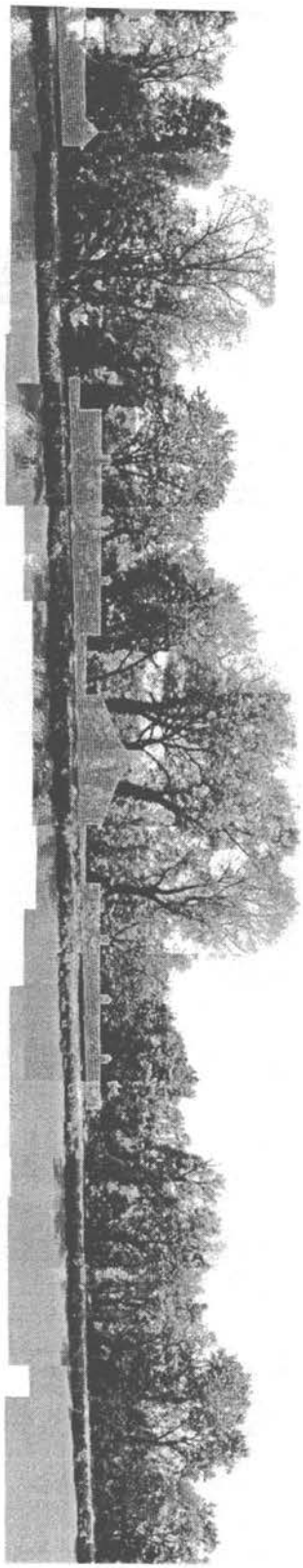
Panoramic views from Canal Road towards proposed site.

Views from Canal Road towards proposed site, looking South.

Views from C & O Canal Towpath, behind proposed site.

View of East Entrance to
Capital Crescent Trail.





iew from across C&O Canal

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Figure 4

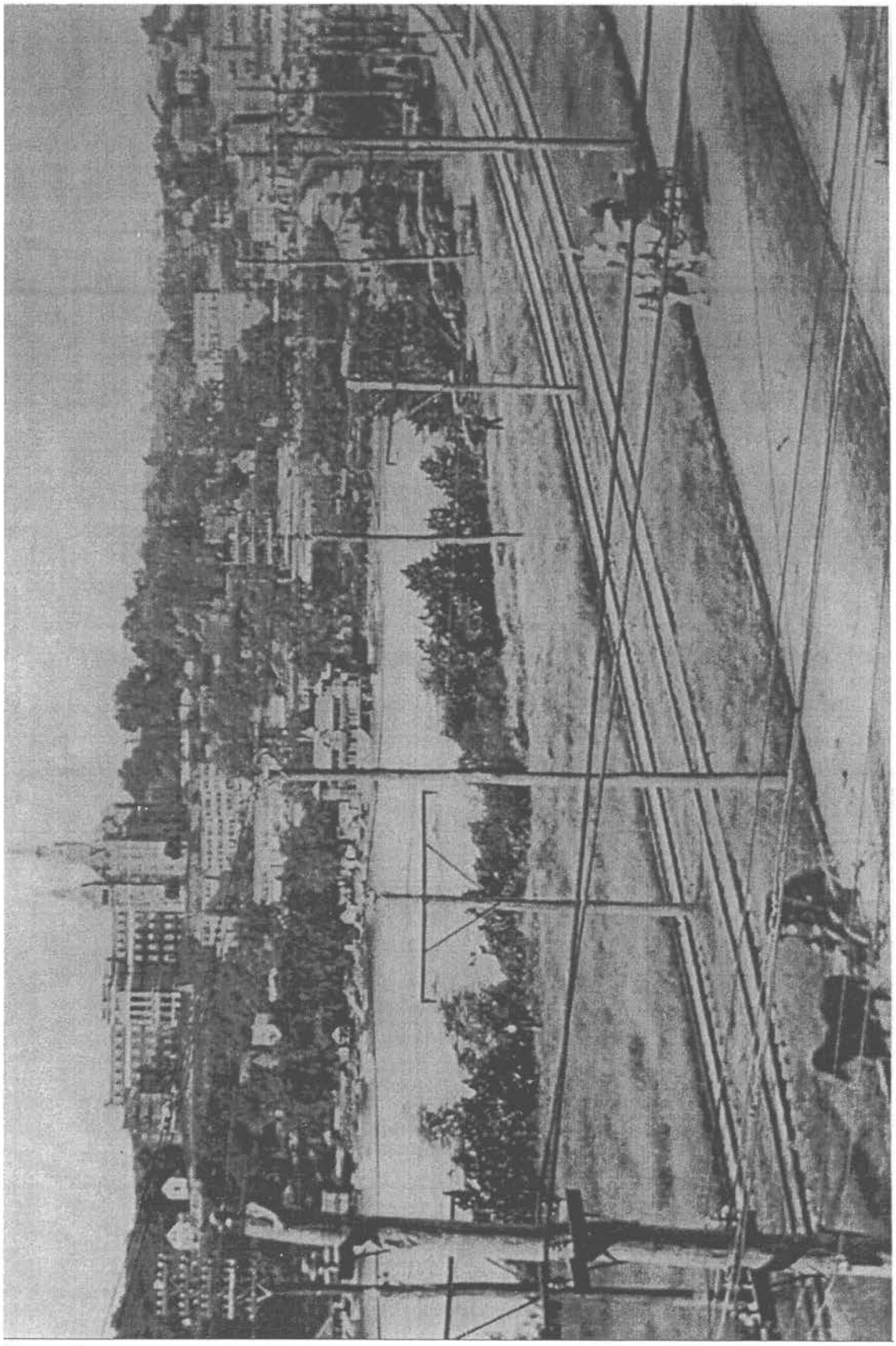
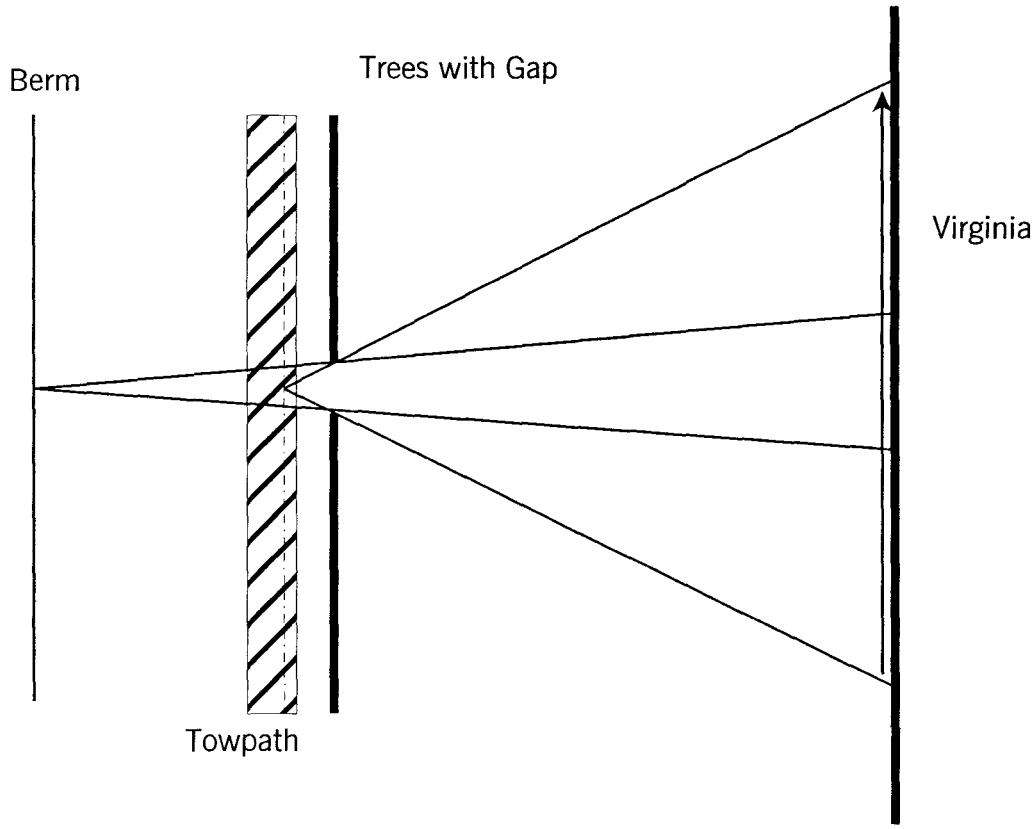
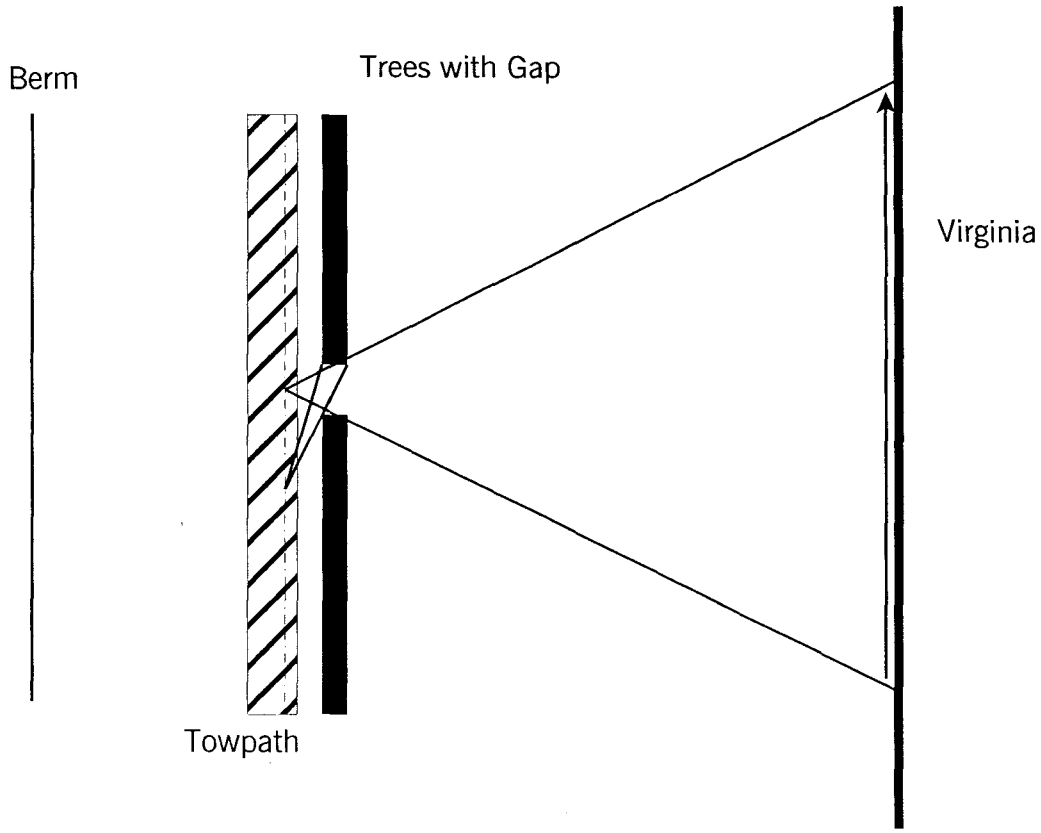


Figure 5



Change in Angle of View with Distance

Figure 2



Change in Angle of View with Distance

Figure 3