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September 26, 2003

Christopher H. Collins
(202) 457-7841
chris.collins@hklaw.com

Hand Delivery

ZONING COMMISSION
District of Columbia
Case 03-24
Exhibit 21

2003 SEP 26 PM 2:49
D.C. ZONING COMMISSION

Zoning Commission
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: Zoning Commission Case No. 03-24
2126 Wyoming Avenue, NW

Dear Members of the Zoning Commission:

Pursuant to 11 DCMR, Section 3013.8, the Applicant in the above-referenced case submits the following additional information. These materials supplement the materials previously filed with the Zoning Commission by the Applicant, including its application and prehearing statement (the "Prehearing Statement") filed with the Commission on July 14, 2003.

1) Revised Architectural Drawings:

The revised drawings submitted herewith reflect changes made to the design of the new building pursuant to the review and approval of the District of Columbia Historic Preservation Review Board ("HPRB"), as well as the direction of the Commission. The Applicant presented these revised drawings to the HPRB at its September 25, 2003 public meeting, at which meeting the HPRB granted conceptual approval of the project and delegated final approval to the staff. A copy of the staff report which was adopted by the HPRB is attached as Attachment 1.

In response to the suggestion made by Commissioner May at its July 31, 2003 set-down meeting, the Applicant has raised the height of the new building to provide additional natural light for the lowest level. Window wells have also been added. The overall height of the new building has increased from 36 feet to 38.9 feet per R-3 calculations, (44.4 feet to 48.3feet per R-5-D calculations). The Applicant has minimized the increase in height to accommodate a number of design considerations, especially in efforts to distinguish the building lines of the new construction from that of the neighboring Jurys Hotel, a significant point of importance to the HPRB and to the preservation community. The building height is still well within the maximum permitted height in the R-5-D Zone The plans submitted herewith include revised zoning calculations.

ZONING COMMISSION
District of Columbia
CASE NO.03-24
EXHIBIT NO.21

2) Areas of Flexibility

Per Section 2405.7 of the Zoning Regulations, the Applicant requests Commission approval of several items that, absent the PUD, would require special exception review by the Board of Zoning Adjustment ("BZA"):

(a) Multiple buildings on a single record lot, per Section 2516.1 of the Zoning Regulations. The Applicant notes that the standards and materials that would be required by the BZA to review and approve such a special exception are thoroughly provided by the Applicant in its materials filed with the Commission.

(b) A roof structure which does not meet the setback requirements of Sections 400.7 and 411 of the Zoning Regulations. To the extend that the east wall of the new building, which abuts the adjacent hotel, is considered an exterior wall, then roof structure setback relief is requested pursuant to Section 411.11 of the Regulations.

Additional areas of flexibility are listed on page 30 of the Prehearing Statement.

3) Responses to Issues Raised by the Commission at the Setdown Meeting

(a) Community Benefit Package:

In its Prehearing Statement, the Applicant noted its commitment to establish a fund of $90,000 to help finance restoration and improvement of off-site public space projects within the boundaries of Advisory Neighborhood Commission ("ANC") 2D. At its set-down meeting, Chairperson Mitten suggested that, if possible, the Applicant identify specific projects to which these funds could be directed, and possibly tying the certificate of occupancy for the project to the distribution of those funds. In the intervening several weeks, the Applicant has had discussions with the ANC and a number of community organizations interested in taking advantage of this public benefit. At the specific request of the community, the Applicant has not chosen a benefit recipient, but instead has established a mechanism to permit full community participation in the identification of the benefit recipient. In any event, the funds will be paid by the Applicant to the non-profit corporation upon recordation of the PUD Covenant.

This approach, which is detailed in Attachment 2 herein, has the full support of ANC 2D, and fulfills the suggestion of the Zoning Commission to connect the community benefit funding with the project approval, by providing that if no suitable distribution of funds has been provided for by October 31, 2004, the funds will be directed to the DC Housing Production Trust Fund. In any event, the funds will be distributed by December 31, 2004, prior to occupancy of the housing units in the new building

b) Housing on site as a benefit/amenity.

At the setdown meeting, both Commissioners Mitten and May questioned whether the conversion of this site from institutional to residential is an amenity. On page 21 of the Prehearing Sstatement, the Applicant noted that the conversion of the site from its former institutional use to a residential use, is considered a value to the neighborhood. The Applicant notes that the Sheridan-Kalorama community is very much in favor of the residential nature of the project as well as the improvement to the streetscape the project achieves in covering the bare wall of the Jurys Hotel. Section 2403.6 of the Regulations states that "[p]ublic benefits are superior features of a PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent from development of the site under the matter-of-right provisions of this title."(emphasis added.) Included in the list of benefits and amenities in Section 2403.8 of the Regulations is subsection (i) which states that "uses of special value to the neighborhood . . ." are properly considered as benefits/amenities. In its July 20, 2003 letter to the Commission, ANC 2D noted, "[w]e commend the Applicant for working so diligently with the community, and for proposing a residential infill project, rather than re-using the property for institutional purposes."

(c) Materials:

At the setdown meeting, Commissioner May requested the submission of material samples. Photos of the samples are submitted herewith, and a material board will be available at the public hearing.

(d) Cellar Level:

Commissioner May raised an issue at the setdown meeting about the lowest level of the new building being a cellar level. The building height has been raised, as discussed above in paragraph 1, thereby raising the ceiling height in the lowest level.

4) Expert Witnesses:

Finally, for the Commission's reference, the Applicant is attaching curriculae vitae of its expert witnesses (Attachment 3). The witnesses have been identified in the Prehearing Statement, with outlines of their testimony provided at Exhibit F of that document.

Thank you for your consideration of these items in anticipation of the public hearing scheduled for October 16, 2003. Please do not hesitate to contact the undersigned with any questions.

Sincerely,

HOLLAND & KNIGHT LLP

Christopher H. Collins

Dennis R. Hughes

Enclosure

cc: Jennifer Steingasser, Office of Planning
Steve Mordfin, Office of Planning
Sandra Perlmutter, ANC 2D
Maryeva Candon, ANC 2D
Heidi Li Feldman

1222452_v2

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD

AGENDA
SEPTEMBER 25, 2003

The Historic Preservation Review Board will meet to consider the following items on September 25, 2003. The meeting will be held at 441 4th Street, NW (#1 Judiciary Square) in Room 220 South, beginning at 10:00 a.m.

ANTICIPATED TIME	
10:00 – 10:05 a.m.	**CONSENT AND DENIAL CALENDARS**
10:05 – 10:15 a.m.	**STATE HISTORIC PRESERVATION OFFICER'S REPORT** **ENFORCEMENT REPORT**
	FOURTEENTH STREET HISTORIC DISTRICT
10:15 – 11:00 a.m.	1515 14th Street NW, HPA #03-553, concept/new construction and alterations and addition 1
11:00 – 11:40 a.m.	14th & R Streets NW, HPA #03-555, concept/new construction 2
11:40 – 12:00 a.m.	1412 Q Street NW, HPA #03-466, rear yard canopy 3
12:00 – 1:00 p.m.	LUNCH BREAK
	CAPITOL HILL HISTORIC DISTRICT
1:00 – 1:30 p.m.	645 Maryland Avenue, NE, HPA #03-472, concept/alterations and addition 4
1:30 – 2:00 p.m.	15 7th Street NE, HPA #03-552, alteration/rear addition 5
2:00 – 2:25 p.m.	1214 C Street, SE, HPA #03-546, alteration/rear addition 6
2:25 – 2:55 p.m.	401 11th Street, NE, HPA #03-564, driveway and curb cut; side porch 7
2:55 – 3:05 p.m.	BREAK
	SHAW HISTORIC DISTRICT
3:05 – 3:35 p.m.	1117 10th Street, NW, HPA #03-543, concept/new construction 8
3:35 – 4:00 p.m.	1316 10th Street, NW, HPA #03-554, concept/alteration and addition 9
	U STREET HISTORIC DISTRICT
4:00 – 4:30 p.m.	1830 11th Street, NW, HPA #03-508, concept/new construction 10
	CLEVELAND PARK HISTORIC DISTRICT
4:30 – 4:50 p.m.	3413 Ordway Street, NW, HPA #03-540, revised concept/subdivision, new construction, addition 11
	SHERIDAN-KALORAMA HISTORIC DISTRICT
4:50 – 5:15 p.m.	2126 Wyoming Avenue, NW, HPA #02-633, revised concept/new construction .. 12
	MOUNT VERNON SQUARE HISTORIC DISTRICT
5:15 – 5:45 p.m.	1127 6th Street NW, HPA #03-547, concept/new construction 13

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**2126 Wyoming Avenue, NW**	**X**	Agenda
Landmark/District:	**Sheridan-Kalorama Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**September 25, 2003**		Alteration
H.P.A. Number:	**02-633**	**X**	New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicant, architect Stephen Spurlock representing the Kalorama DC Group, returns to the Board with a revised concept for a three-story apartment building adjacent to the former Field School in Sheridan-Kalorama. In July, the Board approved the general approach for the contemporary design, but asked for a variety of specific refinements and revisions in order to better relate the building to the character of the historic district.

The proposal has been revised to include bracket-like rafters supporting the metal roof, continuous clerestory windows along the top of the building, elimination of the "scoop" skylight on the front elevation, greater verticality for the window openings, a centered front door with a brick surround, a slight redesign to the projecting bays incorporating smaller scaled limestone panels, and a modest (18") change in elevation to purposely break up the alignment of floors and windows with the Jury's hotel next door that unintentionally suggested a relationship between the two buildings in the previous iteration. The proposal retains the open glass corner on the third floor and the same general organization of the side elevation.

The staff recommends that the Review Board approve the revised conceptual design as compatible with the character of the Sheridan-Kalorama Historic District, and delegate final approval to the staff.

PROPOSED PUBLIC BENEFIT – ZONING COMMISSION CASE NO. 03-24

PUD and Rezoning at 2126 Wyoming Avenue, NW

The applicant will establish a nonprofit corporation, with a fund of $90,000, the sole purpose of which will be to financially assist worthy public benefit projects and activities within the boundaries of ANC 2D. The nonprofit corporation will be established prior to the date of the PUD public hearing, and the fund will be fully endowed as of the date of recordation of the PUD Covenant in the Land Records of the District of Columbia, which recordation is a prerequisite to issuance of a building permit for the approved PUD project. The nonprofit corporation will terminate after distribution of the funds, as further outlined below.

Public notice of the availability of the fund, and the desire of the ANC and the nonprofit corporation to consider funding projects that represent worthy public benefits, will be given by the ANC, in the same manner that other ANC notices are given. In order to be considered for funding, a proposed public benefit project or activity must be one that is consistent with the list of public benefit standards and criteria set forth in Sections 2403.9 and 2403.13 of the DC Zoning Regulations, except that the project or activity must be located within the boundaries of ANC 2D. The fund cannot be used to assist in the renovation or rehabilitation of any privately owned or controlled real property, unless that property is owned or controlled by a nonprofit institution or organization and the improvements are necessary for the nonprofit institution or organization to provide a public benefit as a part of its Mission. The ANC Commissioners will review the projects that are submitted to them by a date certain, to be determined by the ANC, and will make one or more recommendations of worthy recipients to the nonprofit corporation.

The fund will be administered by the three directors of the nonprofit corporation, to be comprised of the Manager of Kalorama DC Group LLC, the Chairperson of Advisory Neighborhood Commission 2D and an at-large member who resides within the ANC 2D area. The at-large member shall not be a member of any organization or group that is likely to submit a request for funding. No director of the Board shall be eligible to vote on a request that is submitted by a group of which that director is a member. The corporation, in its sole discretion, upon a majority vote of the directors who are eligible to vote, will award funds to a recipient or recipients, from among the list of recipients recommended by the ANC.

If the ANC either does not make a recommendation to the corporation by October 31, 2004, or if the ANC's recommendation or recommendations do not in the sole opinion of the corporation meet the standards and criteria of Sections 2403.9 and 2403.13 of the DC Zoning Regulations, then the corporation will donate the entire $90,000 to the DC Housing Production Trust Fund, which was established pursuant to DC Official Code Section 42-2802 et seq. (2001), to be used in accordance with the purposes and goals of that entity. The existence of the nonprofit corporation will terminate after delivery of the funds as outlined above, which delivery must occur no later than December 31, 2004.

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PROFESSIONAL QUALIFICATIONS

STEVEN EDWARD SHER
DIRECTOR OF ZONING AND LAND USE SERVICES
HOLLAND & KNIGHT, LLP

EDUCATION:

Brooklyn College of the City University of New York, 1969, Bachelor of Arts (Urban Studies and Political Science)
Cornell University, 1971, Master of Regional Planning

PROFESSIONAL EXPERIENCE:

Director of Zoning and Land Use Services, Holland & Knight, LLP
2000 - present
Director of Zoning Services, Wilkes, Artis, Hedrick & Lane, Chartered
1985 - 2000
Executive Director, Zoning Secretariat, District of Columbia
1977 - 1985
Deputy Director, Zoning Division, Municipal Planning Office, District of Columbia
1975 - 1977
Acting Secretary to the Board of Zoning Adjustment, District of Columbia
1976
Urban Planner, D.C. Zoning Commission, D.C. Office of Planning and Management, D.C. Municipal Planning Office
1972 - 1975
Renewal Coordinator, District of Columbia Zoning Commission
1972 - 1973
Acting Secretary to the District of Columbia Zoning Commission
1972

Project Planner, District of Columbia Zoning Commission
1971 - 1972
Planning Intern, Frederick P. Clark Associates, Planning and Development Consultants
1970
Research Intern, Brooklyn Linear City Development Corporation
1969

APPEARED AS EXPERT WITNESS:

District of Columbia Zoning Commission
District of Columbia Board of Zoning Adjustment
District of Columbia Historic Preservation Review Board
District of Columbia Mayor's Agent for D.C. Law 2-144
Zoning Hearing Examiner, Montgomery County, Maryland
Montgomery County (Maryland) Planning Board
U.S. Bankruptcy Court for the District of Columbia
Superior Court of the District of Columbia

AREAS OF INTEREST AND/OR SPECIALIZATION:

Land use planning
Zoning, subdivision and other control of land use
Urban design
Urban transportation planning

ORGANIZATIONS:

American Planning Association (1971-present)
Greater Washington Board of Trade (1986-2000)
Planning and Development Committee (Vice-Chairman for Zoning and Regulatory Affairs) (1987-8)
Community Development Bureau Steering Committee (1987-9)
PUD Task Force (Chairman) (1987)
Comprehensive Plan Task Force (1987-8)
Downtown Revitalization Committee Housing Team (1988)
Mayor's Commission on Downtown Housing (1988-89)
Downtown Partnership Downtown Development District Task Force (1989-90)
Lambda Alpha (honorary land economics society) (1990-present)

Metropolitan Washington Council of Governments Metropolitan Development Citizens Advisory Committee (1997-present)

LECTURES/SEMINAR PRESENTATIONS:

District of Columbia Association of Realtors
District of Columbia Building Industry Association
D.C. Bar/Georgetown University Law School Continuing Legal Education
Capitol Hill Realtors
American University Real Estate Alumni
District of Columbia Apartment and Office Building Association

EHT TRACERIES INC

1121 FIFTH STREET, NW, WASHINGTON, DC 20001- TEL (202) 393-1199 FAX (202) 393-1056 E-MAIL EHT@TRACERIES.COM

EMILY HOTALING EIG

Architectural Historian and President of EHT Traceries, Inc.

Ms. Eig is the founder and president of EHT Traceries, a women-owned company incorporated in the State of Maryland. As the head of EHT Traceries, she combines management of a 12-person firm with her work as an architectural historian and preservation consultant. Her technical knowledge is focused on late 19th- and 20th-century buildings, as well as a thorough understanding of current historic preservation issues. She is well-known for her work with federal an d local architecture, especially in Washington, DC, and nearby Maryland and Virginia. As a preservation consultant, she advises on the interpretation of preservation laws and regulations, as well as regularly assisting owners, developers, architects, and preservation technicians with the interpretation and analysis of historic buildings through an understanding of historic and contemporary documents, construction techniques, and building materials. She is a considered an expert in resource evaluation, federal and state Historic Preservation Certification processes, Section 106 mitigation, and the Secretary of Interior's Standards for the Treatment of Historic Properties.

Ms. Eig meets professional qualifications prescribed by the Secretary of the Interior (36 CFR 61 - Appendix A). She has been accepted as an expert witness before the District of Columbia Historic Preservation Review Board, the Montgomery County Historic Preservation Commission; D.C. Mayor's Agent for Historic Preservation; D.C. Zoning Commission; D.C. Board of Zoning Adjustment; Superior Court of the District of Columbia; the National Capital Planning Commission; and the U.S. Commission of Fine Arts. In 2002 Ms. Eig served on two Urban Land Institute panels for sites in Washington, D.C.– the Old Naval Hospital and the Old Post Office Pavilion.

RESEARCH AND PRESERVATION PLANNING

Ms. Eig has served as Project Architectural Historian and Preservation Consultant for numerous major historic projects in Washington, D.C. In these roles, she directed research; prepared Historic Structures Reports and Historic American Buildings Survey documentation; advised on local and federal preservation reviews including Determination of Eligibility, Section 106 Memorandum of Agreements; guided efforts to rehabilitate historic building using the Secretary of Interior's Standards, and advised on the design compatibility of major new additions to historic buildings.

Selected preservation projects include:

- Georgetown Incinerator (EastBanc/Millenium) Shalom Baranes Associates, 1997-
- Woodward & Lothrop Building (Douglas Development Co.) GTM Architects, 1999-
- United Mine Workers Building (Summit Properties) Martinez & Johnson, 1999-
- Alban Towers Apartments, (Charles E. Smith Companies) Torti.Gallas CHK Architects, 1999-

- 800 F Street, N.W., (Douglas Development Co.) Shalom Baranes Associates, 1998-
- Old Masonic Temple (Karchem Properties, Inc.) Martinez and Johnson Architects, 1997-
- 700 block of Seventh Street, N.W. (Douglas Development, Inc.) GTM Architects, 1997-
- Interstate Commerce Commission and Department of Labor Buildings (GSA) RTKL, 1995-96
- Department of the Interior Modernization (GSA) Shalom Baranes Associates, 1993-5
- Washington City Post Office (U.S. Postal Service/Postal Square Associates [Gerald D. Hines Interests, Managing Partner]; Shalom Baranes Associates, Architects), 1985-92
- Warner Theatre and Office Building (The Kaempfer Company; Pei Cobb Freed & Partners with Shalom Baranes Associates, Architects), 1986-92

SURVEY AND DOCUMENTATION

Ms. Eig holds particular expertise in late 19th- and 20th-century residential, commercial, religious, institutional, and public buildings, as well as in the history of city planning. Work in the Metropolitan Washington area has provided the opportunity to study a variety of building types from that period (notably commercial and office buildings, single family residences, apartment buildings, public and institutional buildings, banks, movie theaters, post offices, warehouses, garages, carriage houses and stables, and churches), as well as to develop expertise in the history of urban neighborhoods.

She has authored numerous documents, including Historic Structures Reports, Historic American Building Survey documentation, Maryland Historical Trust Historic Property Inventory Forms, General Services Administration Building Preservation Plans, and National Register of Historic Places nominations. This work includes innovative use of computer databases to provide recordation, comparative analysis, evaluation, and management of building elements.

In 1998, she completed a major study of the history of the Public Buildings Service. Tentatively titled, *Cause to Be Built: The Origins and History of the Public Buildings Service,* publication under the auspices of the General Services Administration is anticipated in 2002.

PRESERVATION PLANNING

In the last few years, EHT Traceries has participated in a number of important master plan documents for such institutions as Downtown Washington DC, The George Washington University, and the University of Maryland in Baltimore.

SURVEY DATA MANAGEMENT

Ms. Eig has extensive expertise in the design, implementation, and administration of historic architectural surveys, particularly in the design and use of computer-aided survey methodology. Since 1983, EHT Traceries has conducted more than fifty surveys in the District of Columbia, Maryland and Virginia. These surveys include contextual studies (such as the continuing survey of Annapolis, Maryland and Arlington County, Virginia), building type studies (such as the D.C. Apartment Buildings Survey), and transportation corridor studies for the Maryland Department of Transportation.

SELECTED PUBLICATIONS

Eig, Emily Hotaling, *Cause to Be Built: The History and Origins of the Public Buildings Service*, General Services Administration scheduled for publication in 2002.

Eig, Emily Hotaling, National Association of Historic Preservation Commissions, "Preservation in DC," February 1998.

Eig, Emily Hotaling, "Kalorama" in *Washington at Home* (Kathryn Schneider Smith, Ed.). Northridge, CA: Windsor Publications, Inc., 1988.

Eig, Emily Hotaling, "Waddy Wood, Architect" in *Department of the Interior Building; Its Architecture and Its Art* (David W. Look and Carole L. Perrault). Washington, D.C.: U.S. Department of the Interior, National Park Service, Preservation Assistance Division, 1986.

PROFESSIONAL AFFILIATIONS

Society of Architectural Historians
Committee of 100 on the Federal City
D.C. Preservation League
Association for Preservation Technology
Historical Society of Washington, D.C.

EDUCATION

The George Washington University, Washington, D.C.
Master of Arts in Teaching in Museum Education, 1975
Field of study: Architectural History

Brandeis University, Waltham, Massachusetts
Bachelor of Arts, Fine Arts (Art History), *cum laude* with departmental honors, 1974.

STEVEN L. SPURLOCK AIA

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REGISTRATION

Virginia / 1982, Maryland / 1985, District of Columbia / 1985

EDUCATION

Bachelor of Architecture with Distinction, 1978
Virginia Polytechnic Institute & State University

Architectural Association School of Architecture,
London England, 1976-1977

PROFESSIONAL EXPERIENCE

WNUK SPURLOCK Architecture PLLC
Washington, DC

April 2002 / present

Position: Principal

McMURRAY | WNUK | SPURLOCK PLLC
Architecture Interiors Planning
Washington, DC

January 1998 / March 2002

Position: Principal

WNUK•SPURLOCK•ARCHITECTS PC
Washington, DC

January 1981 / December 1997

Position: Vice President.

The firm was created in 1981 and has undergone several name changes in it's twenty plus year existence. The firm provides award winning architectural and interiors services for commercial buildings, corporate interiors, institutional buildings, historic preservation, and custom residential projects. Scope of projects includes renovations, alterations, and new construction as well as space planning and interior design.

GIULIANI ASSOCIATES ARCHITECTS & PLANNERS
Washington, DC

Oct 1978 / Jan 1981

Position: Architect Intern

Responsible for design, contract documents, and contract administration of various projects ranging in value from $100,000 to $500,000. Projects included the renovation of airport facilities for United, Piedmont, and TWA Airlines, and food service facilities for Host International at various airport locations.

RELATED EXPERIENCE

Commissioner to the *Montgomery County Historic Preservation Commission,* March, 1997- 2003, appointed Vice-Chair February 1999, appointed Chairman March 2001

Appointed to the Board of Directors of *Maryland Association of Historic District Commissions*, a historic preservation organization coordinating the activities of all Maryland Historic District Commissions, March 2000, appointed President of the Board May 2003

Guest Critic / Lecturer:

Virginia Polytechnic Institute and State University
Alexandria Architectural Center, 1984

Marymount University
Alexandria, VA 1989

Volunteer Project Coordinator for the renovation of the FXB House for HIV positive children. Washington, DC, 1991

AWARDS

First Award •1995• Special Finishes and Sculptures
Pool House, Bethesda, MD
Sponsored by the Masonry Institute, Inc.

First Award • 1990 • Restaurant Design
Vincenzo Restaurant, Washington, DC
Restaurant's and Institutions magazine.

Mayor's Design Award • 1989 • First Award
Alteration to a Single Family Residence, Washington, DC

Award for Distinctive Residential Architecture • 1986
Single Family Residence, Washington, DC
Sponsored by *Washingtonian* magazine and the
Washington Chapter of the American Institute of Architects.

Mayor's Design Award • 1986 • First Award
Single Family Residence, Washington, DC

BOOKS & PUBLICATIONS

Buildings of the District of Columbia. Scott, Pamela and Antoinette J. Lee. New York; Oxford University Press, 1993.

Architecture [The American Institute of Architects Journal]

Dossier

Home [the magazine of the *Washington Post*]

Home

Hospitality Design

Interior Design

Metropolis

Metropolitan Home

Museum and Arts Washington

Regardie's

Regardie's Luxury Homes

MAHDC Newsletter

PROFESSIONAL ORGANIZATIONS

American Institute of Architects
Member of the National and local Historic Resources Committee

District of Columbia Building Industries Association
Member of the Commercial Construction Group Committee, and the CCG/BLRA Subcommittee, created to assist the District of Columbia Department of Consumer and Regulatory Affairs / Permit Department update permit review and building inspection procedures

PERSONAL DATA

Born 8 October 1955, District of Columbia.
Member of the Washington Conservatory Orchestra
Founding Member of the Highland String Quartet

WYOMING AVENUE P.U.D.

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WASHINGTON, DC

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ARCHITECTURE

1825 CONNECTICUT AVENUE NW
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STANDARD LIST OF ABBREVIATIONS

ABV	Above
ACOUS	Acoustical
ADJ	Adjustable
A.F.F.	Above Finished Floor
ANOD	Anodized
APPROX	Approximate
BET	Between
BD	Board
BLDG	Building
BM	Beam
BOT	Bottom
B.W.	Both Ways
CAB	Cabinet
CER	Ceramic
C.J.	Construction Joint
CLG	Ceiling
CLO	Closet
CLR	Clear
C.M.U.	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONN	Connection
CONT	Continuous
C.P.	Closet Pole
CPT	Carpet
C.T.	Ceramic Tile
CTSK	Countersunk
DET	Detail
D.H.	Door Hook
DIFF	Diffuser
DIA	Diameter
DIM	Dimension
DISO	Disposal
DR	Door
DS	Downspout
DWG	Drawing
EA	Each
ELEC	Electrical
ELEV	Elevation
EQ	Equal
EXIST	Existing
EXH	Exhaust
EXP	Expansion
EXT	Exterior
FDN	Foundation
FIN	Finish
FIXT	Fixture
FL	Floor
FLASH	Flashing
FLUOR	Fluorescent
F.S.	Frame Size
FT	Foot or Feet
FTG	Footing
FURR	Furring
GA	Gauge
GALV	Galvanized
G.F.I.	Ground Fault Interrupter
GL	Glass
GR	Grade
GYP	Gypsum
H.B.	Hose Bib
H.C.	Hollow Core
HD	Head
HDWD	Hardwood
HDW	Hardware
H.W.H.	Hot Water Heater
HORIZ.	Horizontal
HGT	Height
I.D.	Inside Diameter
INSUL	Insulation
INT	Interior
JST	Joist
JT	Joint
KIT	Kitchen
LAM	Laminate
LAV	Lavatory
LGT	Light
MAT	Material
MAX	Maximum
MBL	Marble
M.C.	Medicine Cabinet
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
M.O.	Masonry Opening
MTD	Mounted
MTL	Metal
N.I.C.	Not In Contract
NOM	Nominal
N.T.S.	Not To Scale
O.D.	Outside Diameter
O.F.C.I.	Owner Furnished Contractor Installed
O.C.	On Center
OPER	Operable
OPG	Opening
OPN	Open
OPP	Opposite
OVR	Over
PC	Pull Chain
PL	Plate
P.LAM.	Plastic Laminate
PLYWD	Plywood
PNT	Paint
PR	Pair
PT	Paint
PTN	Partition
Q.T.	Quarry Tile
R	Riser
R.A.G.	Return Air Grille
R.C.	Reinforced Concrete
REFR	Refrigerator
REG	Register
REINF	Reinforced
RELOC	Relocated
REQ	Required
R.H.	Robe Hook
RM	Room
R.O.	Rough Opening
S.C.	Solid Core
S.C.R.	Shower Curtain Rod
SCHED	Schedule
S.D.	Soap Dish
SECT	Section
SHR	Shower
SHT	Sheet
SIM	Similar
SQ	Square
S.ST.	Stainless Steel
STD	Standard
STL	Steel
ST	Stone
STOR	Storage
STRL	Structural
SYM	Symmetrical
T	Tread or Tempered
T.B.	Towel Bar
T.B.H.	Toothbrush Holder
T.D.L.	True Divided Lite
TEL	Telephone
T&G	Tongue and Groove
THK	Thick
T.P.H.	Toilet Paper Holder
T.W.	Top of Wall
TYP	Typical
U.O.N.	Unless Otherwise Noted
UTIL	Utility
VERT	Vertical
V.I.F.	Verify in Field
V.W.C.	Vinyl Wall Covering
W	Width
WASH	Washer
W/	With
WD	Wood
W/O	Without
WP	Waterproof

CONSULTANTS

MECHANICAL ENGINEERING & PLUMBING

MULLINS ENGINEERING CO., INC.
1215 WINER ROAD
ODENTON, MD 21113
TEL. 410.519.1174

STRUCTURAL ENGINEERING

RATHGEBER/GOSS ASSOC.
CONSULTING STRUCTURAL ENGINEERS
15807 CRABBS BRANCH WAY
ROCKVILLE, MD 20855
TEL. 301.590.0071

CIVIL ENGINEERING

WEST CONSULTING GROUP INC.
4424 MONTGOMERY AVENUE
BETHESDA, MD 20814

HISTORIC PRESERVATION

EHT TRACERIES
1211 FIFTH STREET NW
WASHINGTON, DC 20001

LAND USE COUNSEL

HOLLAND & KNIGHT
2099 PENNSYLVANIA AVENUE NW
WASHINGTON, DC 20006

DEVELOPMENT DATA TABULATION

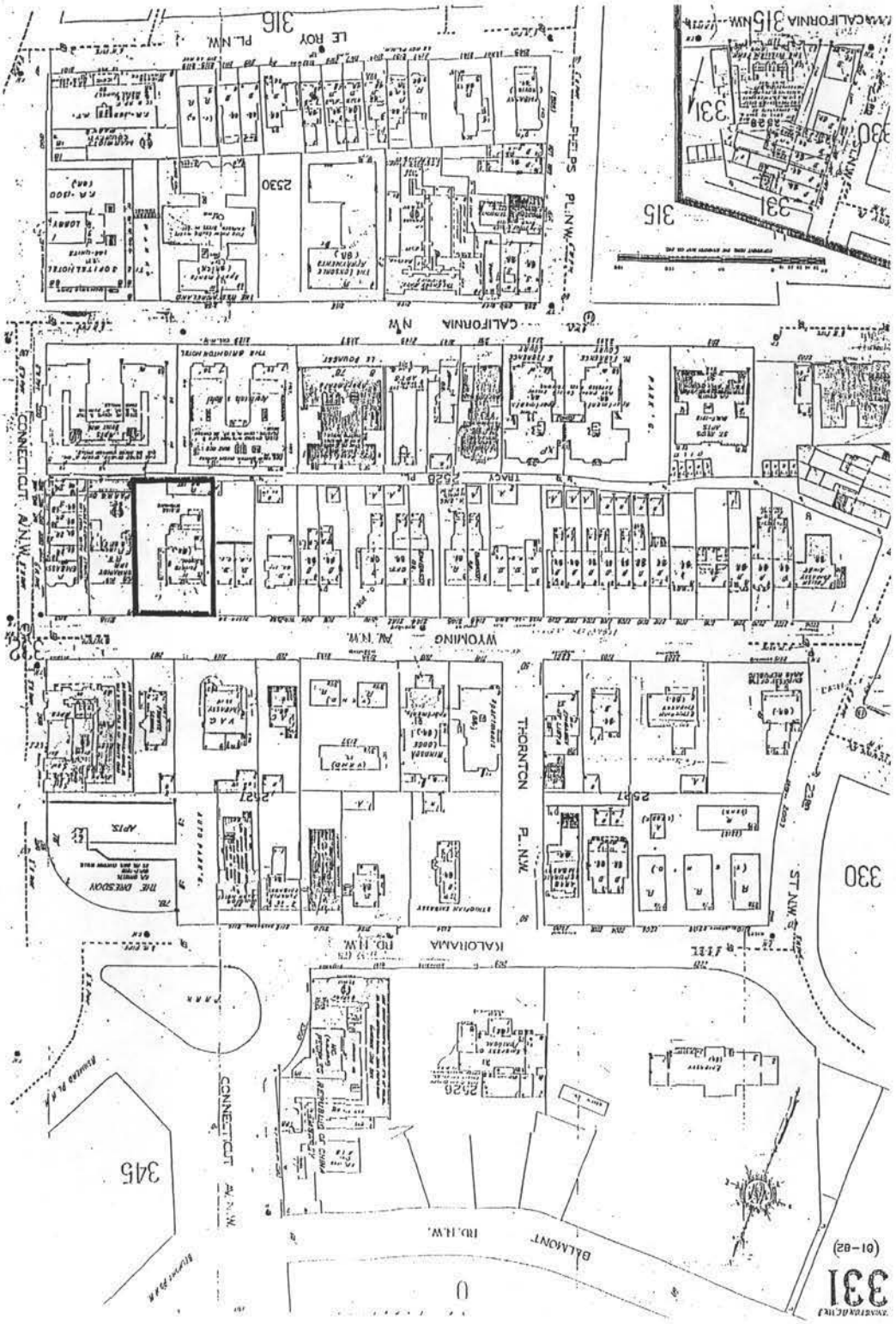
ZONING CALCULATIONS

CATEGORY	EXISTING R-3 MATTER OF RIGHT	R-5-D PROPOSED ZONING	EXISTING CONDITIONS	PROPOSED CONDITIONS
BUILDING HEIGHT	40' / 3 Stories	90' / No Limit	34.3' / 3 Stories	38.9' / 3 Stories
MINIMUM LOT AREA	4000' 40' Width	None Prescribed	16,500 SF 100' Width	16,500 SF 100' Width
FLOOR AREA RATIO	None Prescribed	3.5	0.66	1.25
MANSION				
CELLAR			0 SF	0 SF
FIRST FLOOR			3,354.86 SF	4,025.04 SF
SECOND FLOOR			2,866.67 SF	2,866.67 SF
THIRD FLOOR			2,431.13 SF	2,431.13 SF
TOTAL			8,652.66 SF	9,322.84 SF
CARRIAGE HOUSE				
MAIN LEVEL			1,160.59 SF	1,160.59 SF
UPPER LEVEL			1,160.59 SF	1,160.59 SF
TOTAL			2,321.18 SF	2,321.18 SF
NEW BUILDING				
CELLAR			0 SF	0 SF
FIRST FLOOR			0 SF	2,984.96 SF
SECOND FLOOR			0 SF	2,984.96 SF
THIRD FLOOR			0 SF	2,946.03 SF
TOTAL			0 SF	8,915.95 SF
GROSS AREA			10,973.84 SF	20,559.97 SF
LOT OCCUPANCY	40%	75%	27.37%	49.52%
MANSION			3,354.86 SF	4,025.04 SF
CARRIAGE HOUSE			1,160.59 SF	1,160.59 SF
NEW BUILDING			0 SF	2,984.96 SF
TOTAL			4,515.45 SF	8,170.59 SF

SHEET INDEX

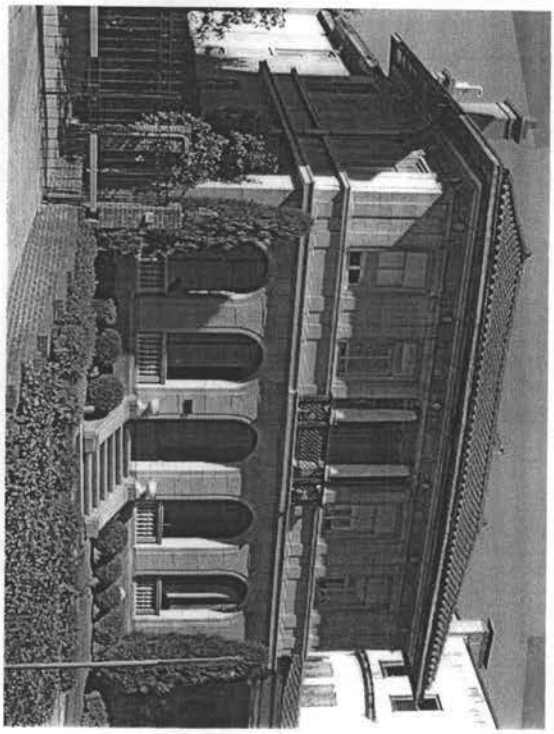
ARCHITECTURAL

COVER SHEET ..... ----
SITE PLAN A-2
SITE PHOTOS A-3
SITE PHOTOS A-4
BASEMENT PLAN A-5
FIRST FLOOR PLAN A-6
SECOND FLOOR PLAN A-7
THIRD FLOOR PLAN A-8
ROOF PLAN A-9
LANDSCAPE PLAN A-10
NORTH ELEVATION (WYOMING AVE) A-11
SOUTH ELEVATION (MANSION) A-12
EAST ELEVATION (MANSION) A-13
WEST ELEVATION (MANSION) A-14
NORTH ELEVATION (CARRIAGE HOUSE) A-15
EAST ELEVATION (NEW BUILDING) A-16
SOUTH ELEVATION (ALLEY) A-17
NORTH/SOUTH SECTIONS A-18
EAST/WEST SECTION A-19
PERSPECTIVE A-20
MATERIALS A-21

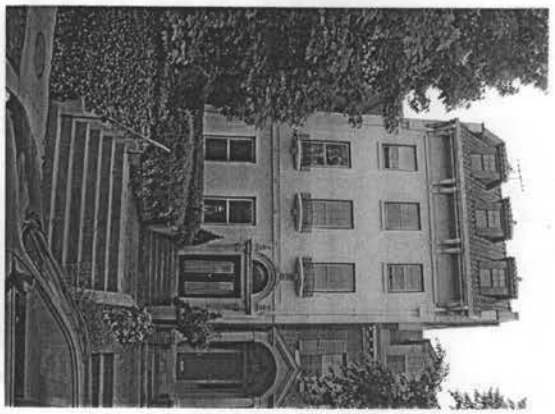


WNUK SPURLOCK
ARCHITECTURE

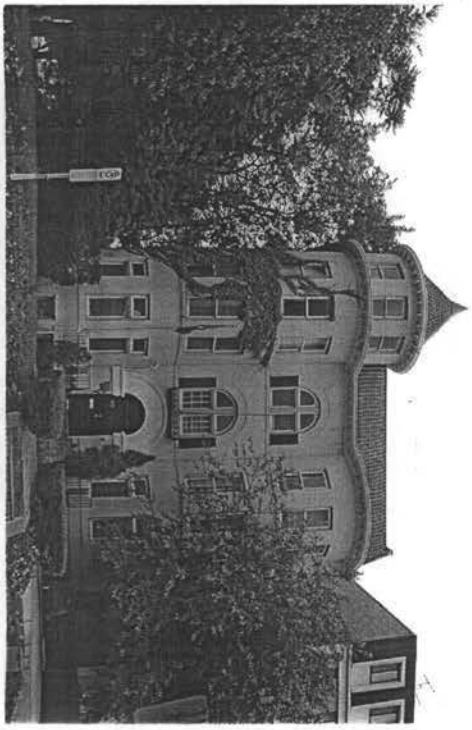
A-2	SITE PLAN	03021.00 Sept 26, 2003	**2126 WYOMING AVE** KALORAMA DC GROUP LLC 2126 WYOMING AVE NW WASHINGTON, DC	1825 CONNECTICUT AVENUE NW WASHINGTON DC 20009-5708 TEL 202.265.8500 FAX 202.265.8599



HOUSE ACROSS STREET



ROW HOUSE ALONG WYOMING AVE



EMBASSY AT CONNECTICUT AVE AND WYOMING AVE



EMBASSY ALONG WYOMING AVE

WNUK SPURLOCK
ARCHITECTURE

A-3

03021.00

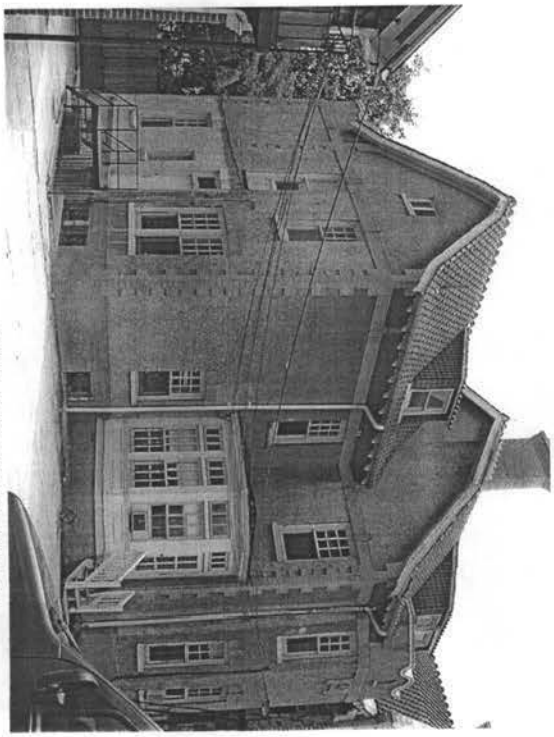
Sept 26, 2003

2126 WYOMING AVE

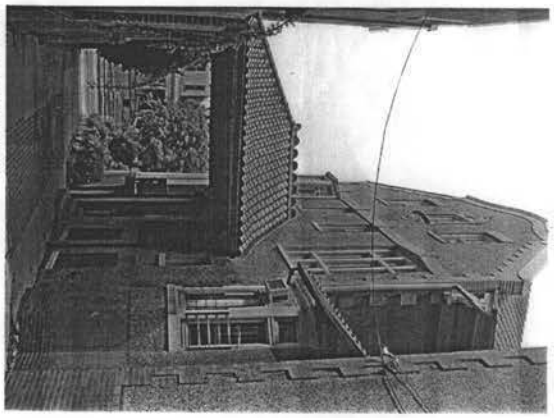
KALORAMA DC GROUP LLC
2126 WYOMING AVE NW
WASHINGTON, DC

1825 CONNECTICUT AVENUE NW
WASHINGTON DC 20009-5708
TEL 202.265.8500 FAX 202.265.8599

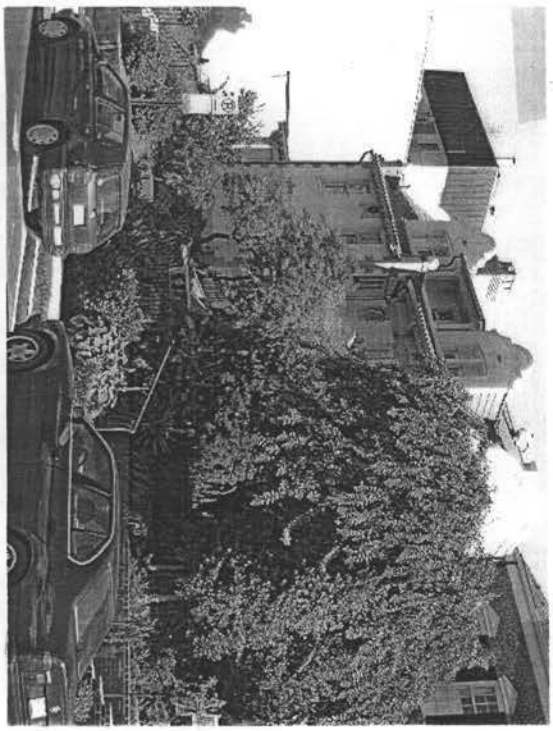
REAR AND SIDE ELEVATION



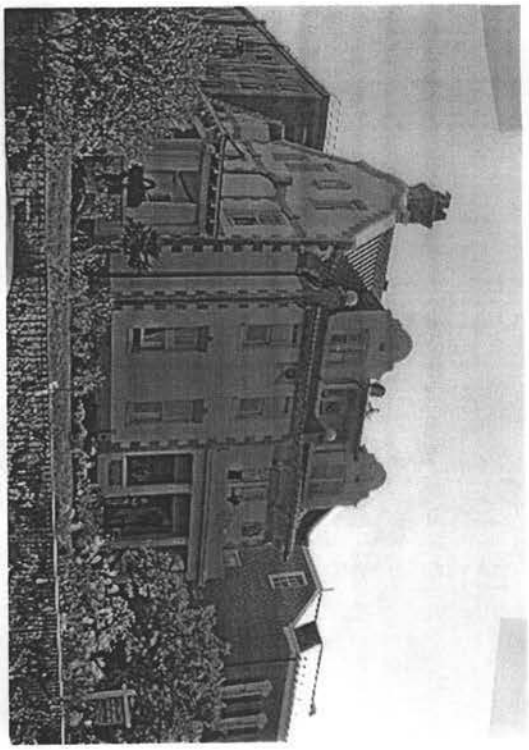
SIDE ELEVATION



MANSION FROM WYOMING AVE



FRONT AND SIDE ELEVATIONS



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A-4

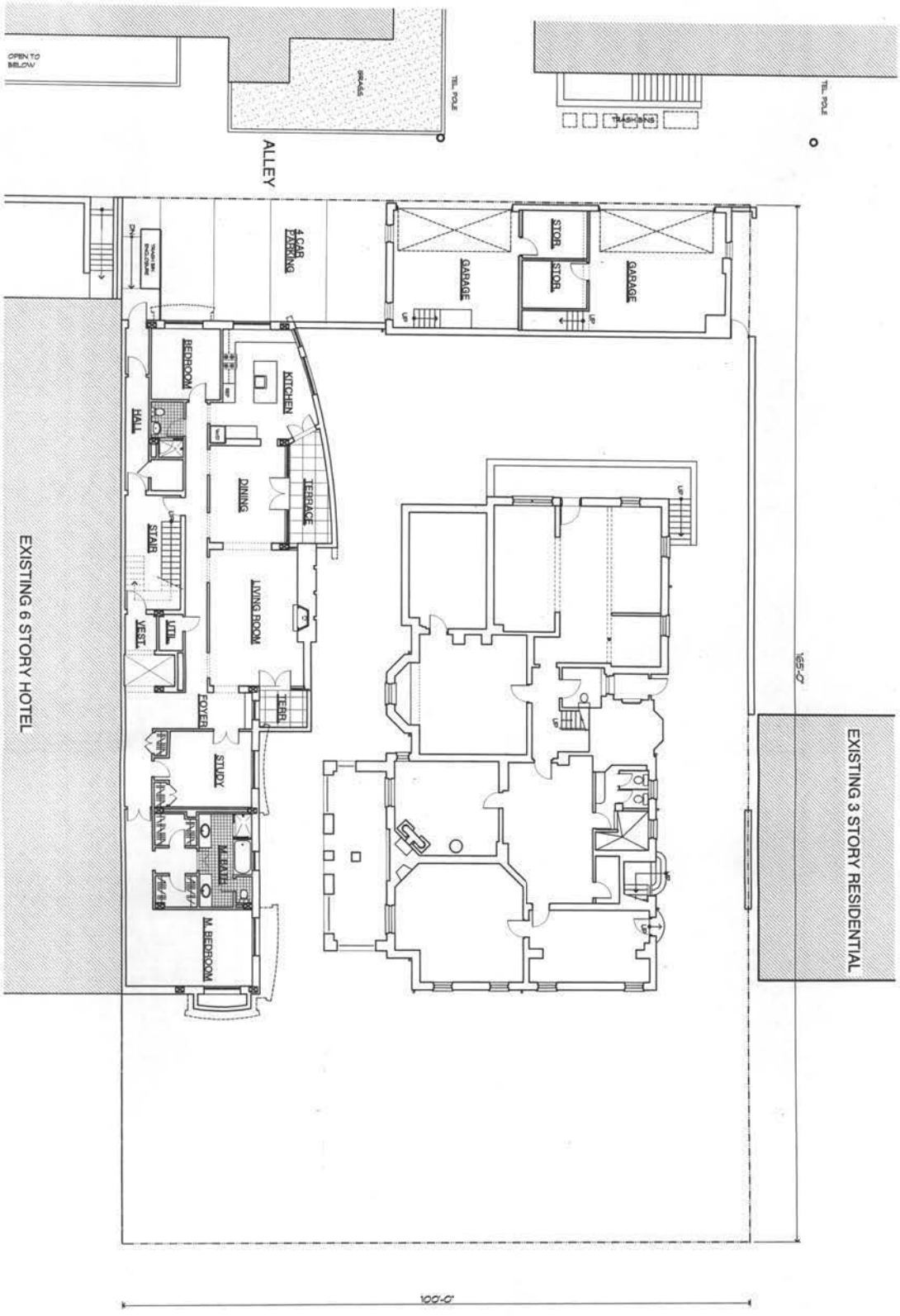
EXISTING SITE CONDITIONS

03021.00

Sept 26, 2003

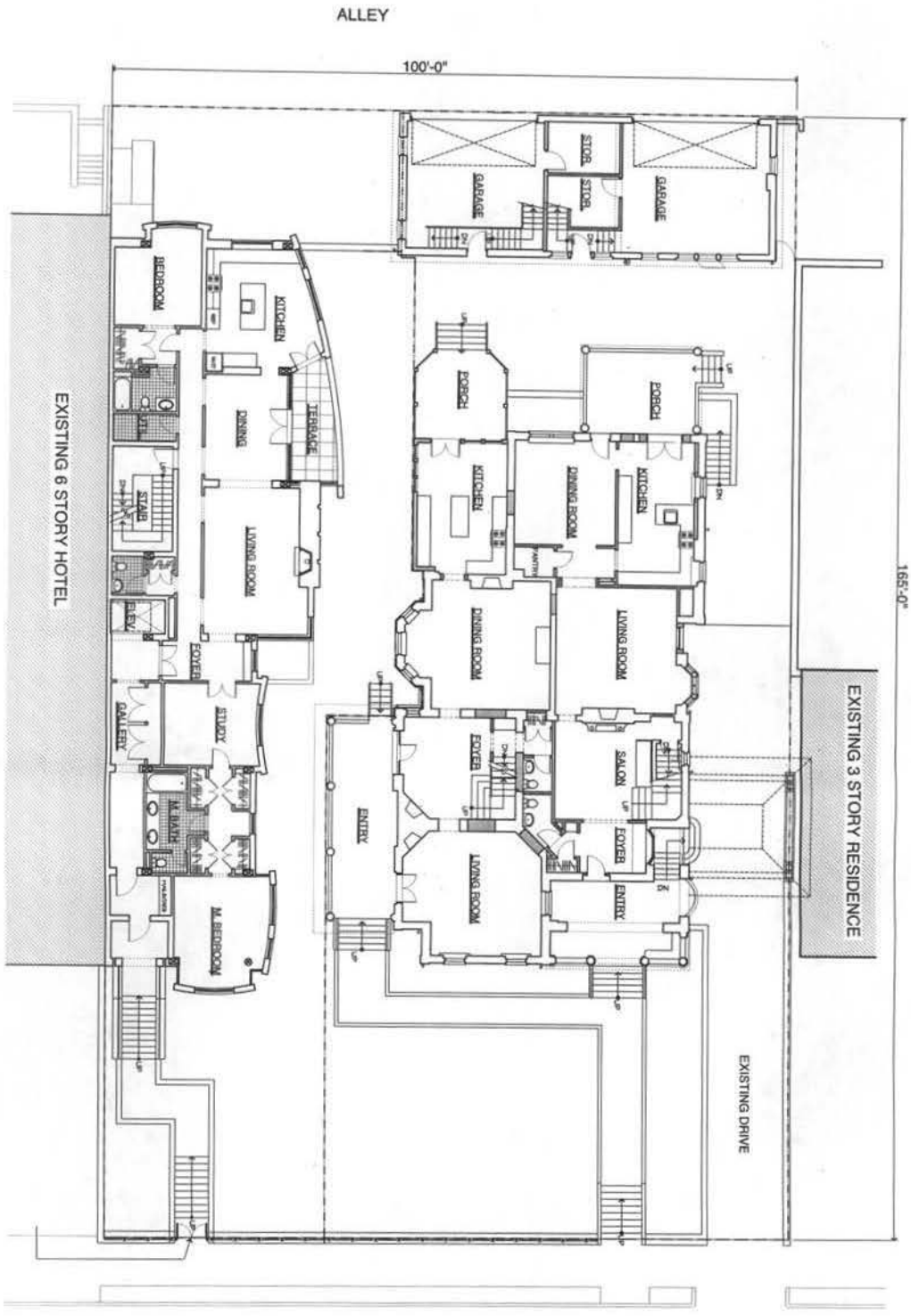
2126 WYOMING AVE

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2126 WYOMING AVE NW
WASHINGTON, DC



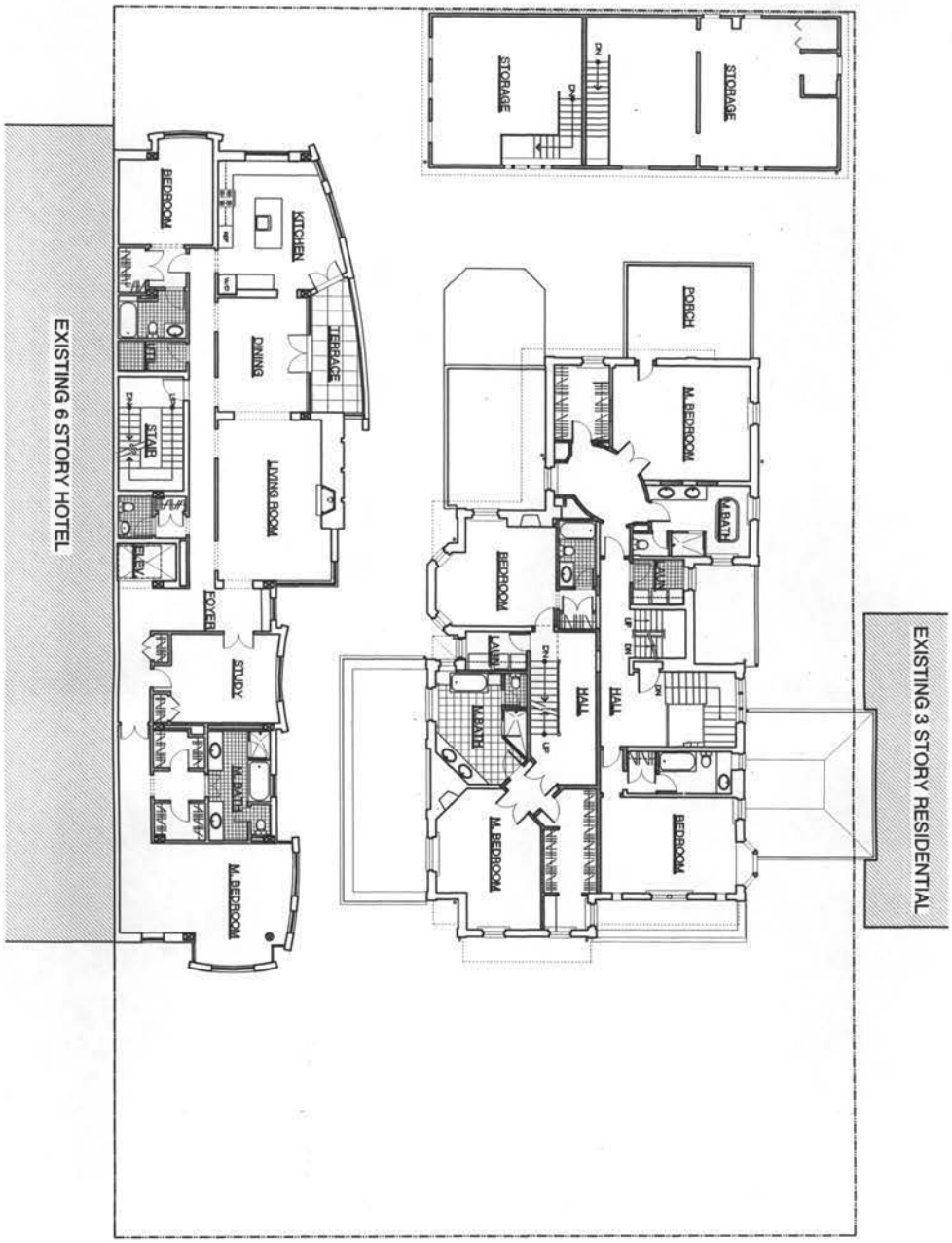
WNUK SPURLOCK
ARCHITECTURE

A-5	BASEMENT PLAN	03021.00 1/16"=1'-0" Sept. 26, 2003	**2126 WYOMING AVE** KALORAMA DC GROUP LLC 2126 WYOMING AVE NW WASHINGTON, DC	1825 CONNECTICUT AVENUE NW WASHINGTON DC 20009-5708 TEL 202.265.8500 FAX 202.265.8599



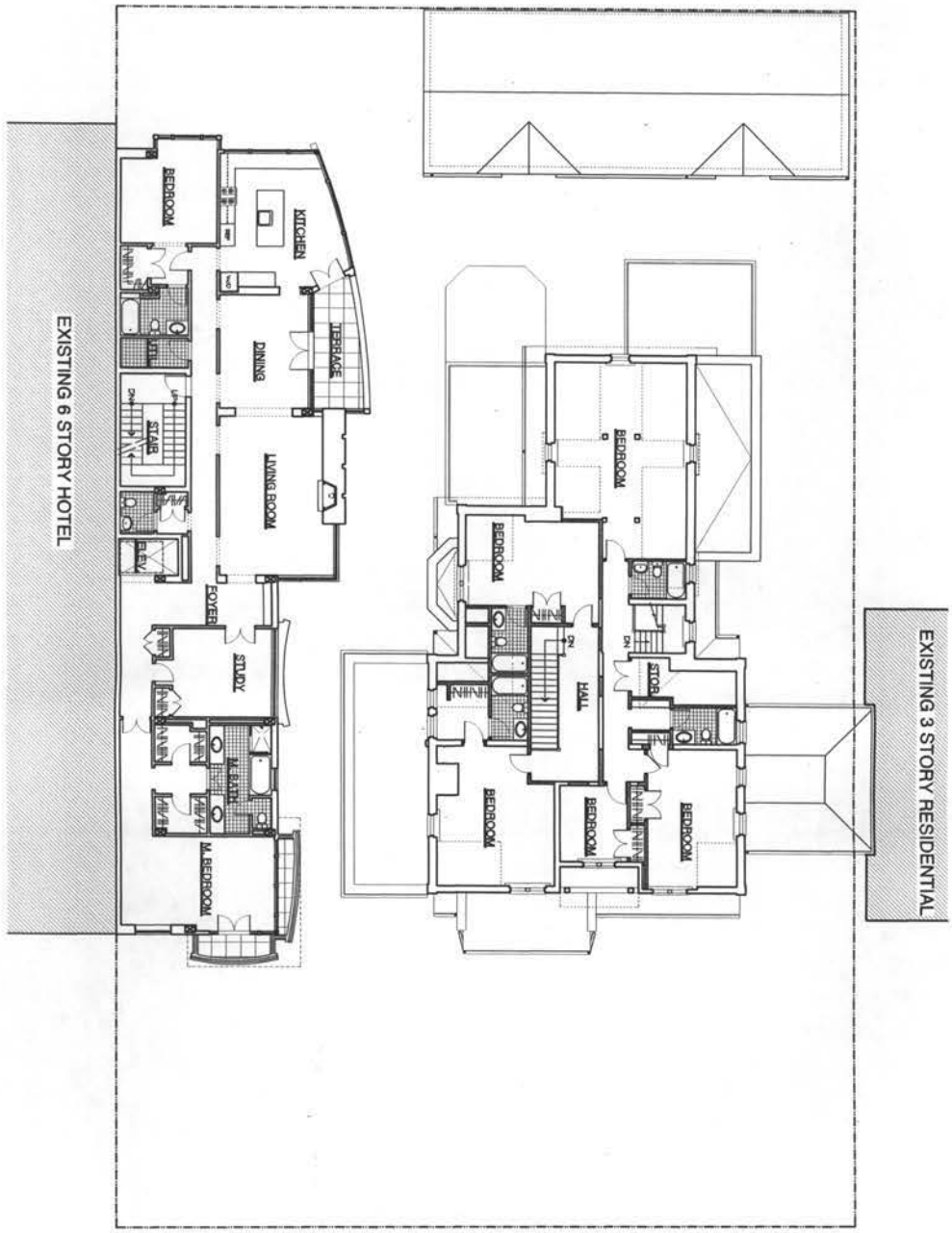
WNUK SPURLOCK
ARCHITECTURE

A-6	FIRST FLOOR PLAN	03021.00 1/16"=1'-0" Sept. 26, 2003	**2126 WYOMING AVE** KALORAMA DC GROUP LLC 2126 WYOMING AVE NW WASHINGTON, DC	1825 CONNECTICUT AVENUE NW WASHINGTON DC 20009-5708 TEL 202.265.8500 FAX 202.265.8599



WNUK SPURLOCK
ARCHITECTURE

A-7	SECOND FLOOR PLAN	03021.00 1/16"=1'-0" Sept. 26, 2003	**2126 WYOMING AVE** KALORAMA DC GROUP LLC 2126 WYOMING AVE NW WASHINGTON, DC	1825 CONNECTICUT AVENUE NW WASHINGTON DC 20009-5708 TEL 202.265.8500 FAX 202.265.8599



WNUK SPURLOCK
ARCHITECTURE

A-8

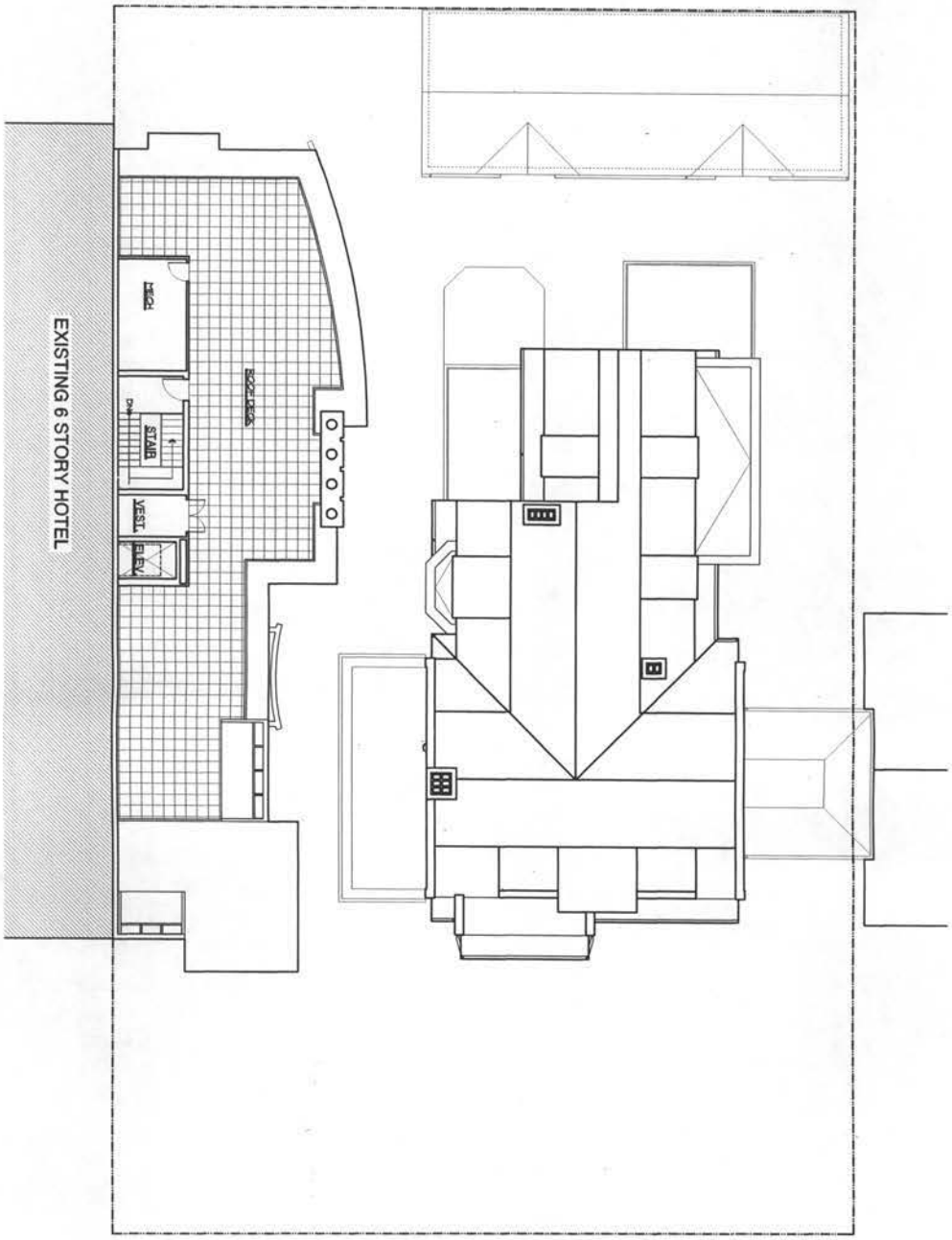
THIRD FLOOR PLAN

03021.00
1/16"=1'-0"
Sept. 26, 2003

2126 WYOMING AVE

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TEL 202.265.8500 FAX 202.265.8599



A-9

ROOF FLOOR PLAN

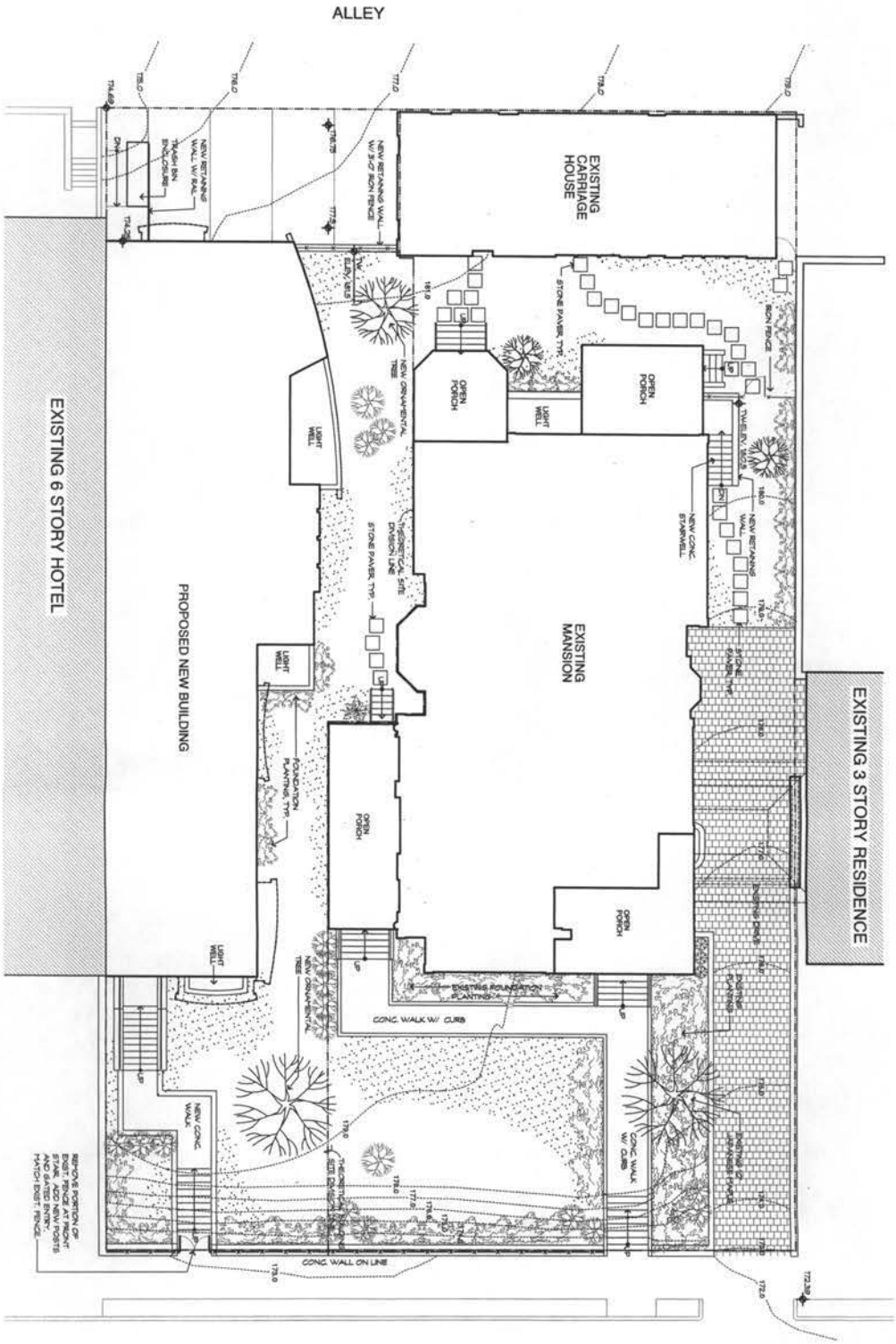
03021.00
1/16"=1'-0"
Sept. 26, 2003

2126 WYOMING AVE

KALORAMA DC GROUP LLC
2126 WYOMING AVE NW
WASHINGTON, DC

WNUK SPURLOCK
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WNUK SPURLOCK
ARCHITECTURE

A-10	LANDSCAPE PLAN	03021.00 1/16"=1'-0" Sept. 26, 2003	**2126 WYOMING AVE** KALORAMA DC GROUP LLC 2126 WYOMING AVE NW WASHINGTON, DC	1825 CONNECTICUT AVENUE NW WASHINGTON DC 20009-5708 TEL 202.265.8500 FAX 202.265.8599



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2126 WYOMING AVE

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2126 WYOMING AVE NW
WASHINGTON, DC

WYOMING ST ELEVATION

03021.00
1/8"=1'-0"
Sept. 26, 2003

A-11



WNUK SPURLOCK
ARCHITECTURE
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WASHINGTON DC 20009-5708
TEL 202.265.8500 FAX 202.265.8599

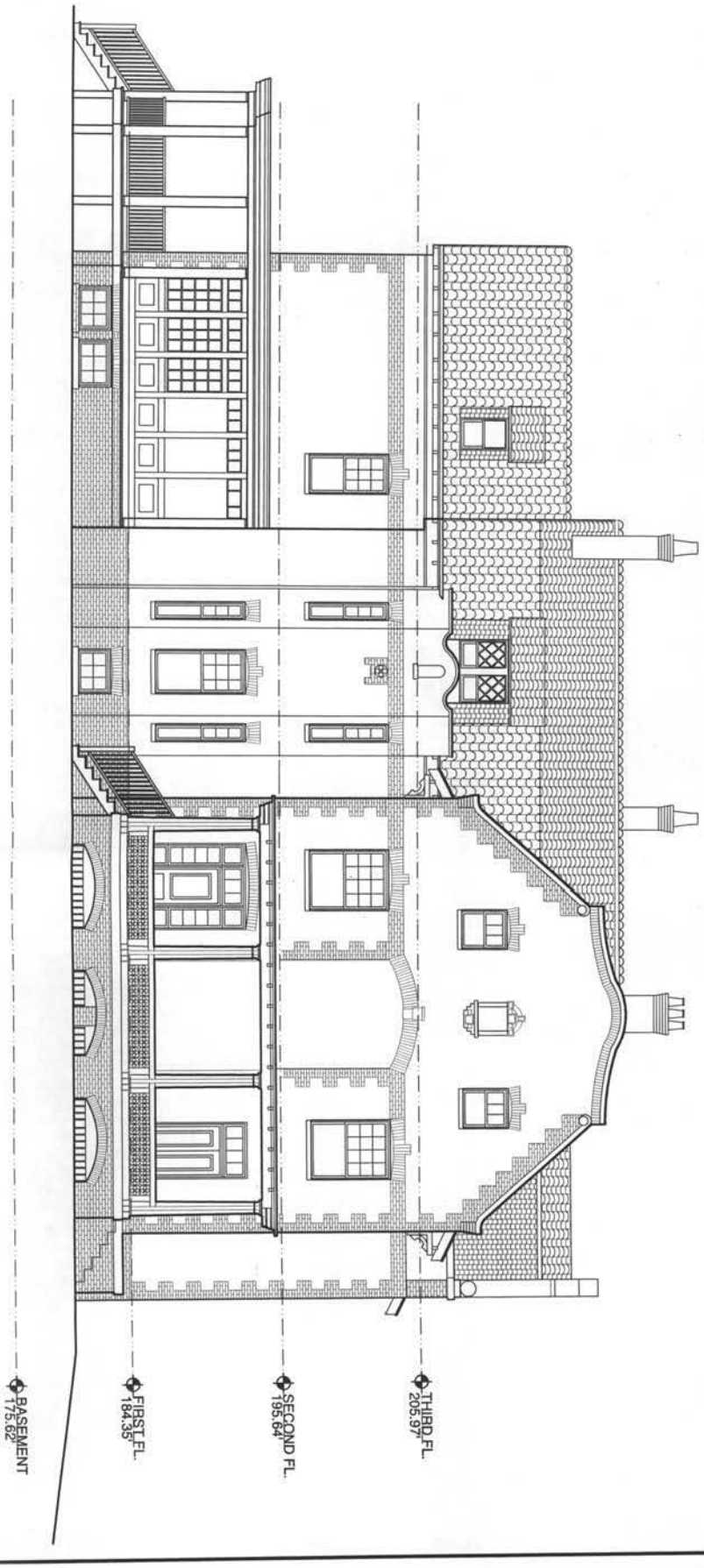
2126 WYOMING AVE

KALORAMA DC GROUP LLC
2126 WYOMING AVE NW
WASHINGTON, DC

REAR ELEVATION MANSION

03021.00
1/8"=1'-0"
Sept. 26, 2003

A-12



WNUK SPURLOCK
ARCHITECTURE

A-13

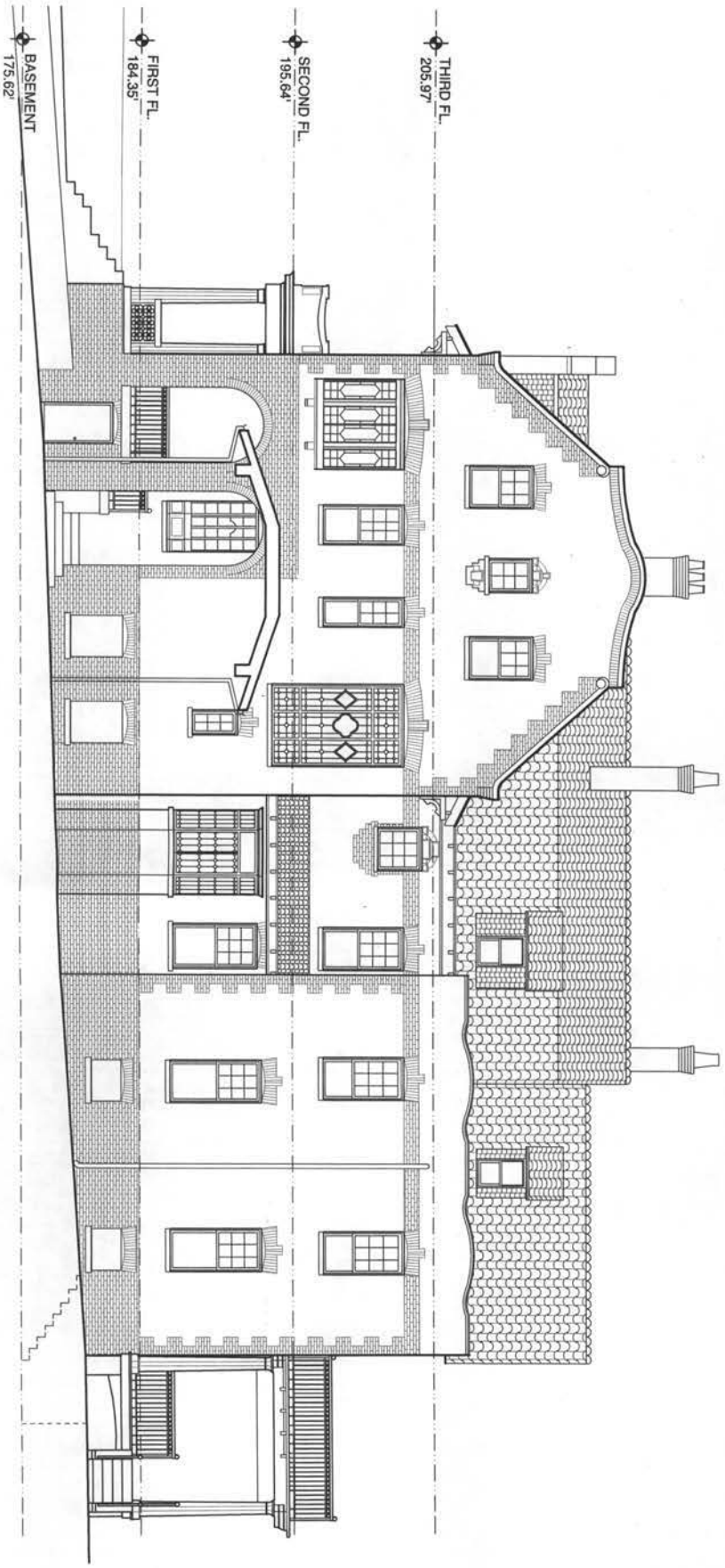
EAST
ELEVATION
MANSION

03021.00
1/8"=1'-0"
Sept. 26, 2003

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WASHINGTON, DC

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WASHINGTON DC 20009-5708
TEL 202.265.8500 FAX 202.265.8599



WNUK SPURLOCK
ARCHITECTURE

A-14

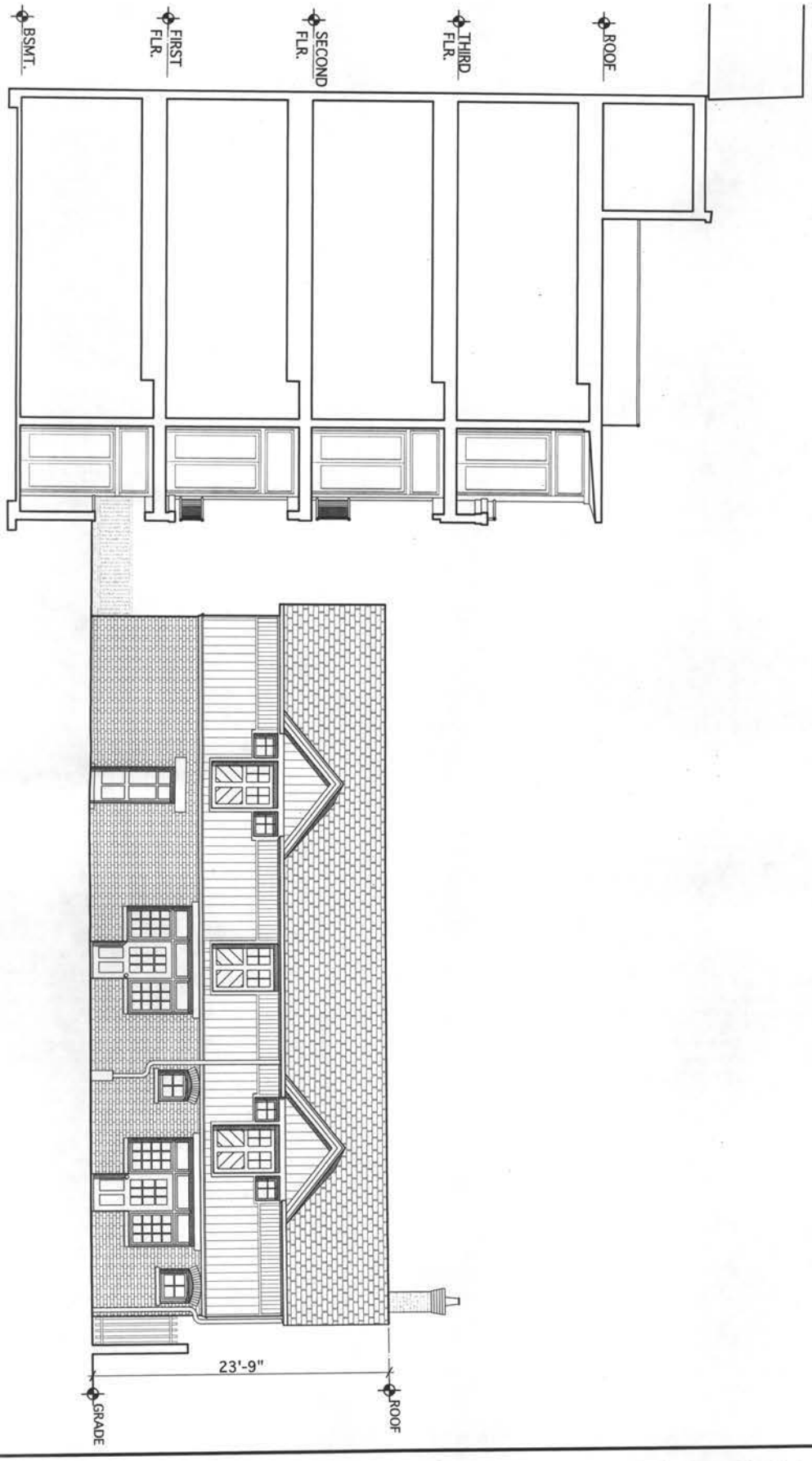
WEST ELEVATION MANSION

03021.00
1/8"=1'-0"
Sept. 26, 2003

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WNUK SPURLOCK
ARCHITECTURE

A-15

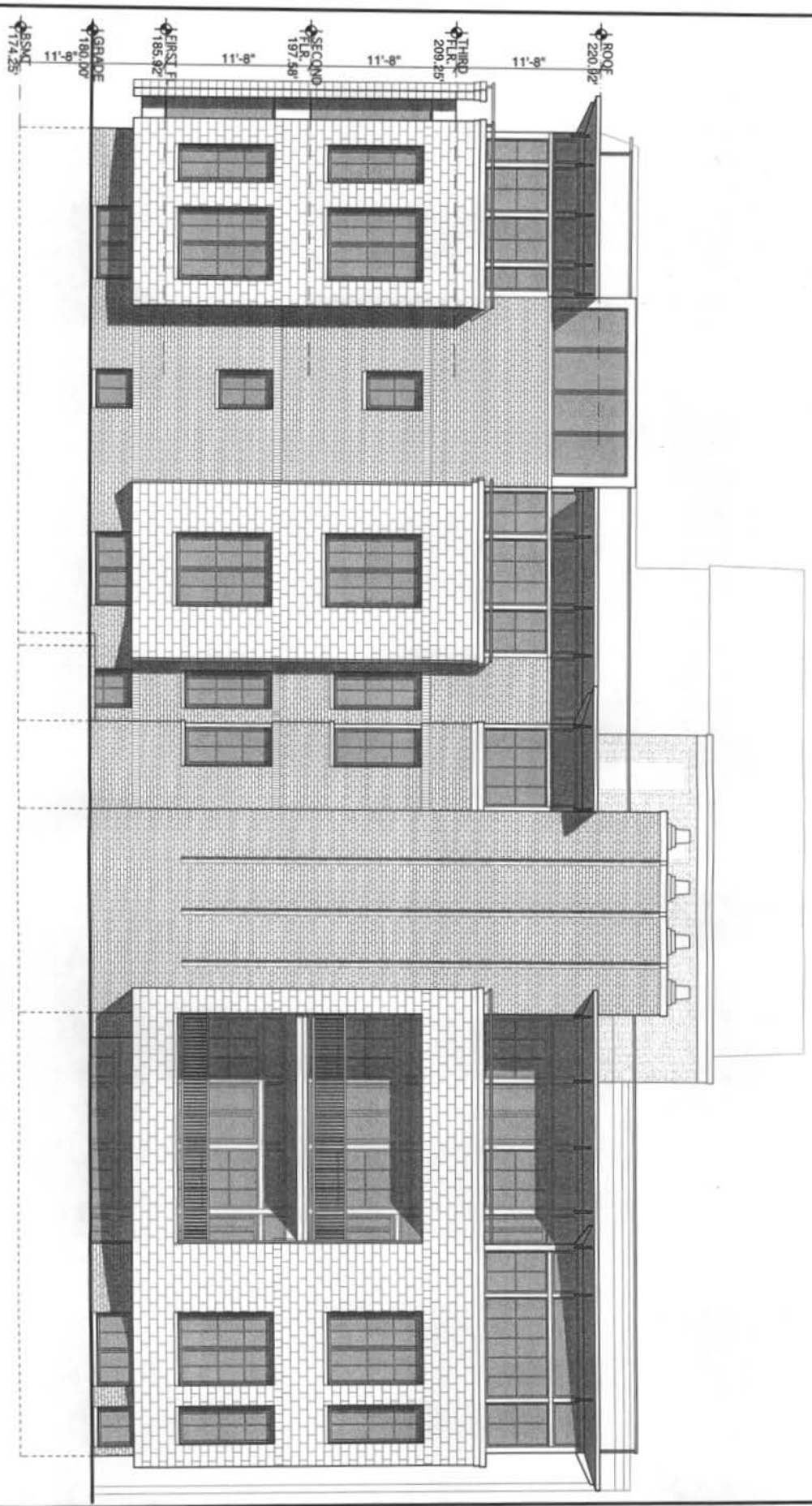
NORTH ELEVATION (CARRIAGE HOUSE)

03021.00
1/8"=1'-0"
Sept. 26, 2003

2126 WYOMING AVE

KALORAMA DC GROUP LLC
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WASHINGTON, DC

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WASHINGTON DC 20009-5708
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WNUK SPURLOCK
ARCHITECTURE

A-16

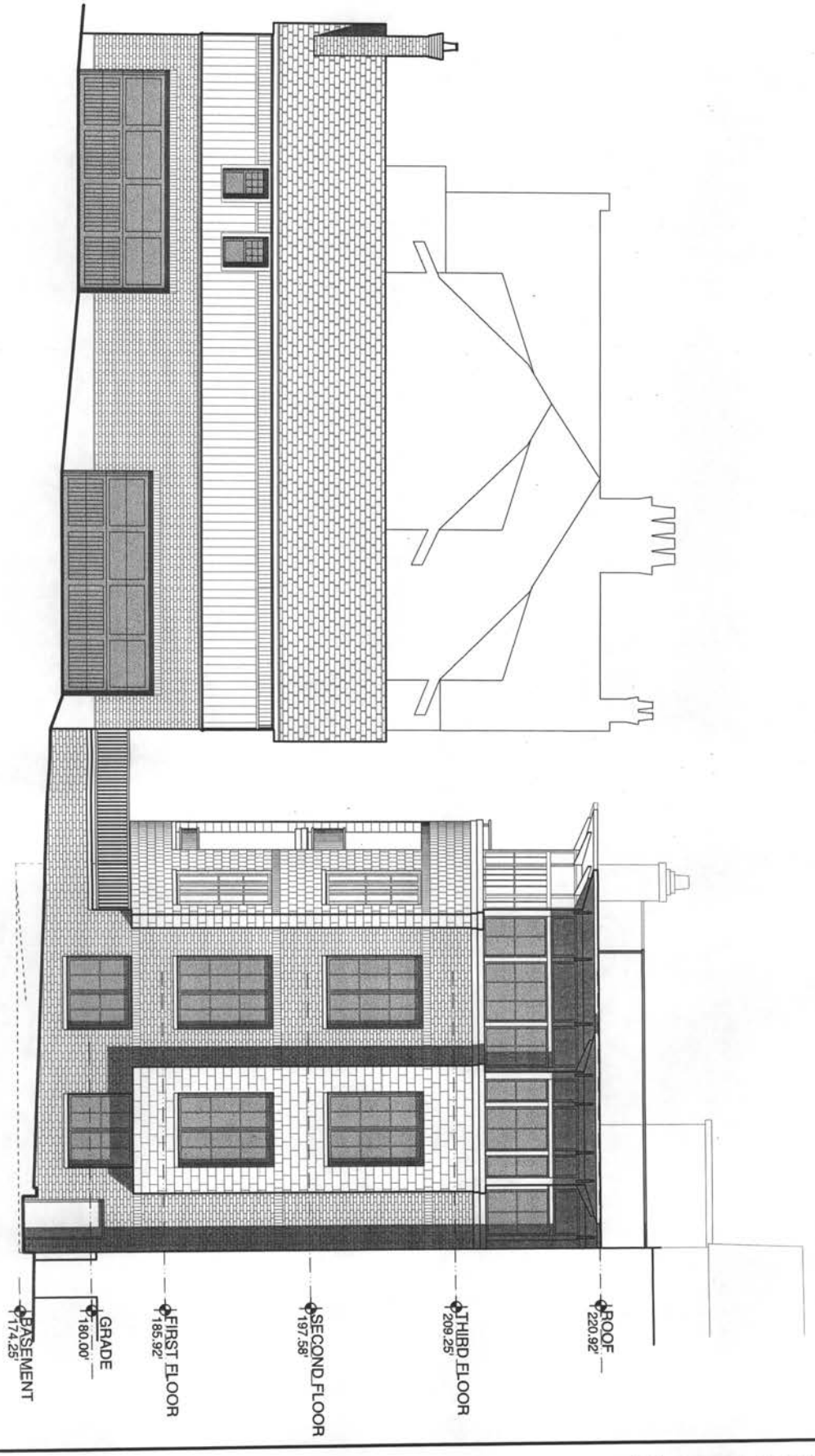
EAST ELEVATION (NEW BLDG)

03021.00
1/8"=1'-0"
Sept. 26, 2003

2126 WYOMING AVE

KALORAMA DC GROUP LLC
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WASHINGTON, DC

1825 CONNECTICUT AVENUE NW
WASHINGTON DC 20009-5708
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WNUK SPURLOCK
ARCHITECTURE

A-17

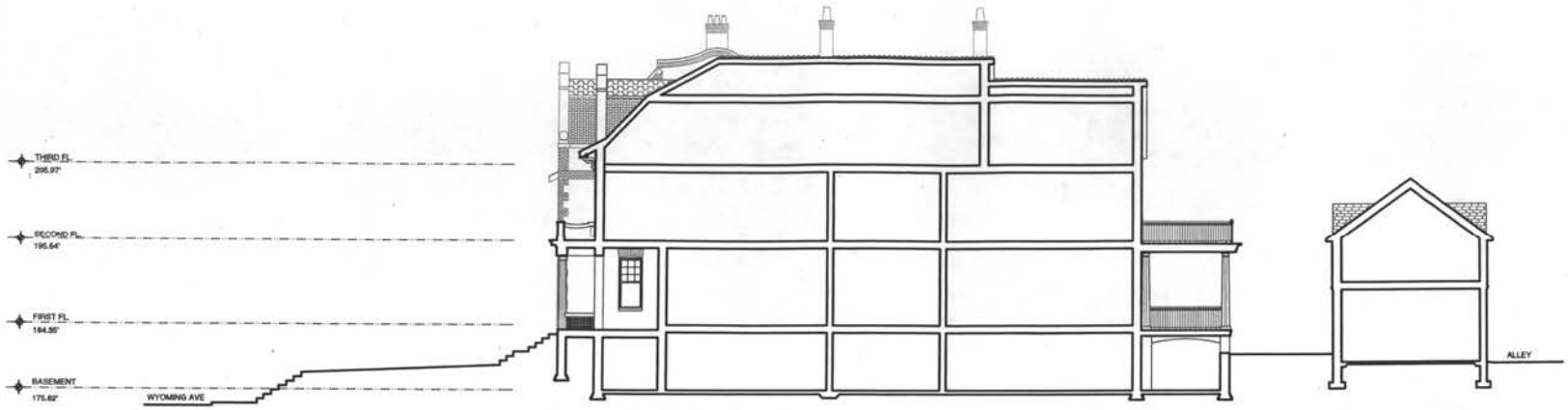
SOUTH ELEVATION (ALLEY)

03021.00
1/8"=1'-0"
Sept. 26, 2003

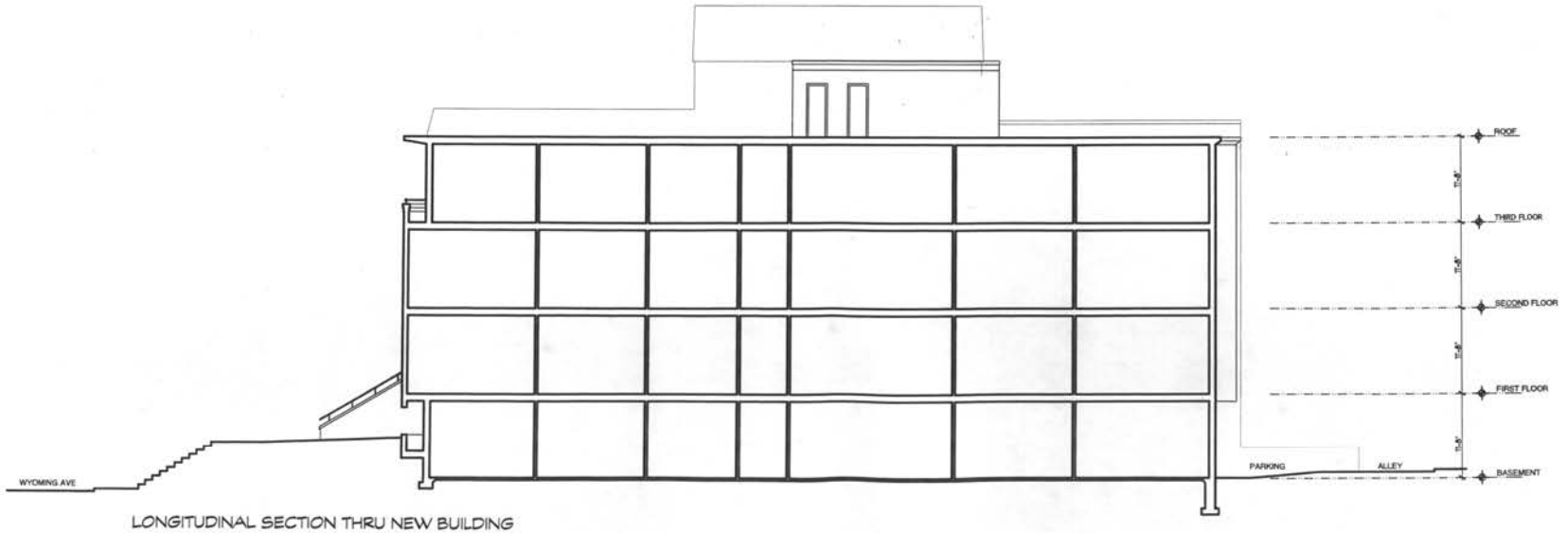
2126 WYOMING AVE

KALORAMA DC GROUP LLC
2126 WYOMING AVE NW
WASHINGTON, DC

1825 CONNECTICUT AVENUE NW
WASHINGTON DC 20009-5708
TEL 202.265.8500 FAX 202.265.8599



LONGITUDINAL SECTION THRU MANSION & CARRIAGE HOUSE



LONGITUDINAL SECTION THRU NEW BUILDING

WNUK SPURLOCK
ARCHITECTURE
1825 CONNECTICUT AVENUE NW
WASHINGTON DC 20009-5708
TEL 202.265.8500 FAX 202.265.8599

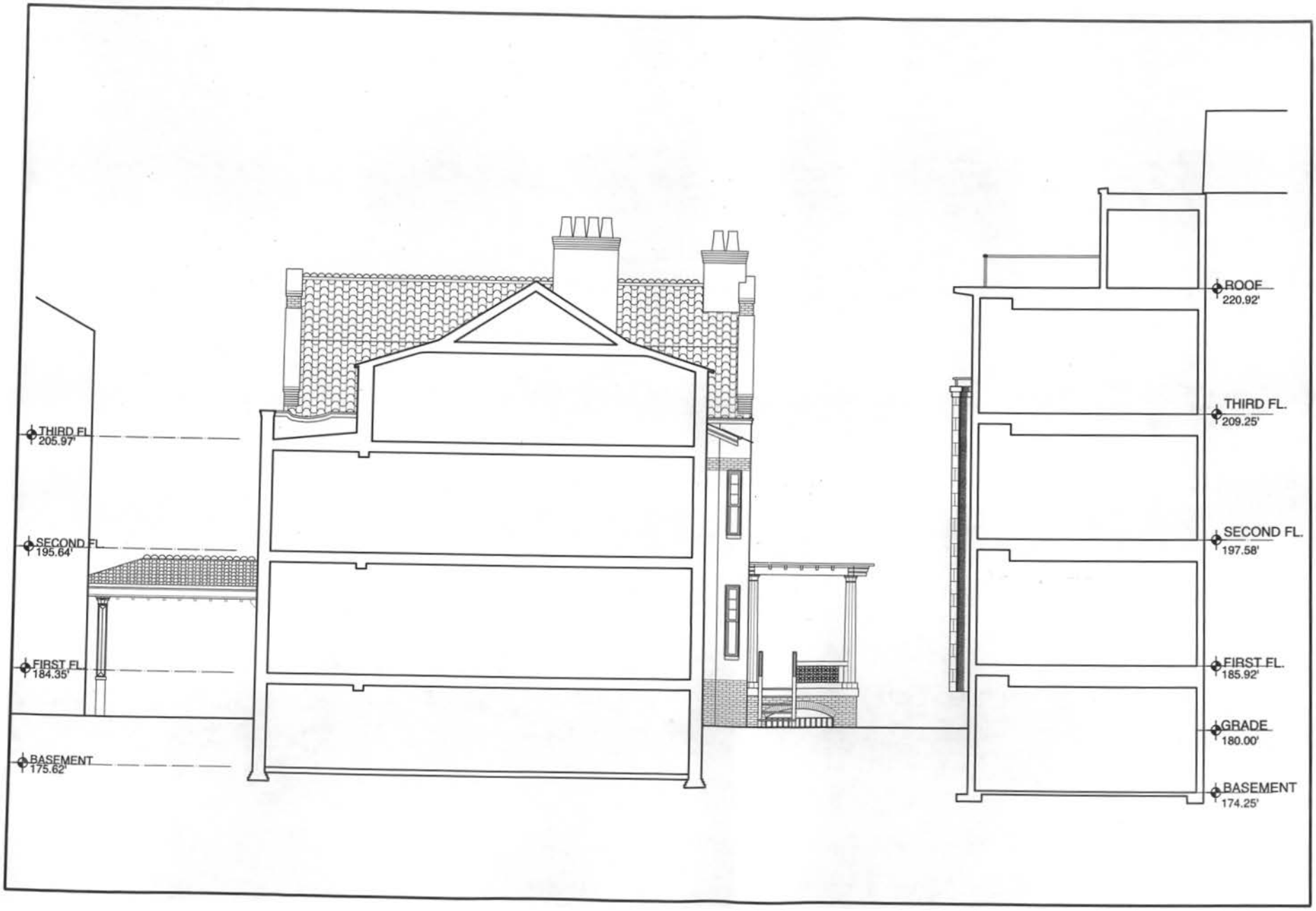
2126 WYOMING AVE

KALORAMA DC GROUP LLC
2126 WYOMING AVE NW
WASHINGTON, DC

NORTH/
SOUTH
SECTION

03021.00
1/16"=1'-0"
Sept 26, 2003

A-18



WNUK SPURLOCK
ARCHITECTURE
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2126 WYOMING AVE

KALORAMA DC GROUP LLC
2126 WYOMING AVE NW
WASHINGTON, DC

EAST/WEST SECTION

03021.00
1/8"=1'-0"
Sept 26, 2003

A-19



WNUK SPURLOCK
ARCHITECTURE

A-20

PERSPECTIVE

03021.00
1/16"=1'-0"
Sept 26, 2003

2126 WYOMING AVE

KALORAMA DC GROUP LLC
2126 WYOMING AVE NW
WASHINGTON, DC

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BRICK



LIMESTONE



COPPER



WINDOWS

WNUK SPURLOCK
ARCHITECTURE
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WASHINGTON DC 20009-5708
TEL 202.265.8500 FAX 202.265.8599

2126 WYOMING AVE

KALORAMA DC GROUP LLC
2126 WYOMING AVE NW
WASHINGTON, DC

MATERIALS

03021.00
NO SCALE
Sept 26, 2003

A-21