# *Center for Hellenic Studies*



## CAMPUS PLAN

Richard Williams Architects

October 28, 2004

ZONING COMMISSION
District of Columbia
Case 04-32
ZONING COMMISSION
District of Columbia
CASE NO.04-32
EXHIBIT NO.11

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## *Executive Summary*

Harvard University's Center for Hellenic Studies is one of the premier centers of scholarship devoted to ancient Greek and Mediterranean civilization. At the request of the Center's founder, philanthropist Paul Mellon, the Center's goals include emphasizing human values, fostering research and encouraging broader awareness of the Greek tradition. For more than four decades, the Center has pursued this mission principally through research activities such as yearlong research fellowships, academic colloquia, and publications.

Recently, the Center has begun a reevaluation of its mission, and has begun to look at ways to add a new teaching focus to the Center, welcoming innovative teaching approaches and sharing results with teachers across the disciplines at Harvard.

Moreover, the Center also seeks to expand its library collections into areas vital to the new mission of the institution, significantly in the field of epigraphy, the study of ancient inscriptions. The goal of acquiring new collections and the steady growth of the existing library provide the impetus for a reevaluation of the existing library facilities and overall campus relationships. Also, modern digital communications technology, in the form of the Center's new *Digital Agorá* Initiative, will allow the Center to connect its facilities and fellows with the entire world, and especially Greece, its spiritual home.

The Center intends to solidify Harvard's leadership in Hellenic studies, and set a new standard for educational technology in contemporary Greece as well. Most importantly, the *Digital Agorá,* together with the epigraphy center, will allow the Center for Hellenic Studies to act on its mission more fully, promoting understanding of the humanistic values of Greek civilization around the globe. In these troubled times, that model may indeed be an answer to many societies' need for effective approaches to civic life.

The Center for Hellenic Studies intends to pursue these goals with a modest building program and a commitment to current fellowship and staffing levels. The intimate, collegial atmosphere is integral to the Center's mission and purpose, and an important goal is to move forward into the future without impairing the original academic village model.

## 1.0 Center for Hellenic Studies

The Center for Hellenic Studies comprises approximately six and a half acres of land, mostly forming a wooded ridge overlooking the ravine of Dumbarton Oaks Park, on the south side of Whitehaven Street. Observatory Circle is located to the west of the Center, while Massachusetts Avenue is located to the east. The site abuts the Embassy/ Chancery of the Kingdom of Denmark to the west, Dumbarton Oaks Park to the south, and the Chancery of the Republic of Italy to the east. The Brazilian Embassy and a number of large private residences are located on the north side of Whitehaven Street across from the Center.

The campus consists of a total of ten buildings, all two stories or less, that are distributed along the spine of the ridge in an immaculately maintained landscaped setting. In descending order of size, these buildings are: the Administration Building, containing offices, library, refectory and meeting rooms; the Director's Residence, a two-story single family residence with an attached two-story wing containing a two-car garage, student apartment, and residential facilities for visiting scholars; "the Stoa ", a one story multiple unit dwelling containing four apartments for Fellows, two guest suites for short-term visitors, and a walk-out basement multi-purpose room; four 2-story detached one-family dwellings, and two, two story duplex family dwellings for Fellows with families in residence and a site superintendent; and, a detached one-story equipment shed.

Founded in 1961, and its buildings dedicated in 1963, the Center currently receives ten to twelve Junior Fellows, mid-career scholars in Ancient Greek studies, to spend an academic year in residence; to conduct research, prepare works for publication, and serve as a home base for research related travel. The Center reaches out to the academic community through a Visiting Scholar program, colloquia, and summer programs. The library's collection has been growing for thirty-five years, and will soon exceed the space allotted to it. New acquisition programs have added to the pressure on available library space.

### 1.1 Center for Hellenic Studies History

The Center for Hellenic Studies was founded at a time when classical studies were perceived to be in decline, and the city of Washington DC, although the political capital of the world was sorely lacking in cultural institutions. Paul Mellon, son of the founder of the National Gallery, Andrew W. Mellon, set the wheels in motion by soliciting proposals from the A.W. Mellon Educational and Charitable Trust (on whose board he sat). An associate, Huntington Cairns, proposed an institution modeled on the Institute for Advanced Study in Princeton, New Jersey. He envisioned an institution of permanent fellows with a mission to broadly influence national discourse, with access to the Library of Congress and Dumbarton Oaks.

Cairns was a confidante and intellectual advisor to Marie Beale, a prominent Washington hostess. His discussions with her regarding his idea for the Center eventually bore fruit, as shortly before her death, she drew up a will for the disposition of a tract of land she owned on Whitehaven Street, just behind Dumbarton Oaks.

The conditions of her bequest held that if the Old Dominion Foundation (established by Paul Mellon) were to found an educational center in the field of Hellenic studies on the Whitehaven Street site, the balance of her estate would be transferred to Harvard University, for the funding of scholarships. Harvard University now had an incentive to create the Center for Hellenic Studies, and with a grant from the Old Dominion Foundation to cover construction costs and endowment, decided to move forward to satisfy the conditions of the bequest.

On January 24, 1961, the Old Dominion Foundation obtained a court order which allowed the transference of Mrs. Beale's property to a special Washington DC corporation know as the Trustees for Harvard University, which also administered Dumbarton Oaks. The Old Dominion Foundation pledged $5 million towards the new institution. Bernard Knox was selected as the first Director, and Paige Cross, a New York architect who had done work for Paul Mellon was selected to design the campus and the various buildings.

In August of 1961, the Board of Zoning Adjustment awarded a special exception for the Center, and in September the George A. Fuller Company began construction. The Center was completed on and dedicated on May 13, 1963.

## *1.2 Mission*

The Center for Hellenic Studies was founded by means of an endowment made "exclusively for the establishment of an educational center in the field of Hellenic Studies designed to rediscover the humanism of the Hellenic Greeks." This humanistic vision remains the driving force of the Center for Hellenic Studies.

A fitting metaphor for the mission of the Center (and the basis of its logo) is the lighthouse of Alexandria - the Pharos. The story of this vision, as told by Plutarch, was meant to become a permanent "charter myth" that captured the ideal of Hellenic Civilization as a universalized concept of humanism, transcending distinctions between Europe and non-Europe, and acting as a beacon of knowledge and civilizing influence.

The Center tries to honor these ideals by bringing together a variety of research and teaching interests centering on Hellenic civilization in the widest sense of the term "Hellenic." This concept encompasses the evolution of the Greek language and its culture as a central point of contact for all the different civilizations of the ancient Mediterranean world. Interaction with foreign cultures, including the diffusion of Roman influence, is an integral part of this concept.

## *1.3 Academic Programs*

*Fellowships:*
Junior fellowships have, since 1963, brought mid-career professors of the classics to the CHS campus where they are in residence for an academic year while researching in the CHS library and traveling as needed for their work.

*Publications:*
The Center publishes books, monographs, and proceedings from its conferences and collaborative projects. Looking toward the future of technology in academia, the Center considers online publications equal to print publications. Any paper publication produced by the Center may also be jointly published electronically. Recently, the Center has undertaken an initiative to edit and publish electronically out-of-print texts in the classics. Other projects include an online discussion series, the electronic multitext of Homer, and the CHS' online journal, *Classics@*. The goal is to bring current scholarship in the field of classics to the Internet for in-depth exploration by professionals and other interested parties.

*Colloquia:*
The Center hosts a variety of colloquia each academic year, from weekend symposia for Harvard graduate students to three-day meetings for international senior scholars. CHS welcomes proposals for colloquia and is particularly interested in topics that highlight new discoveries or innovative research, are collaborative or inter-disciplinary, and contain an information technology component.

*Summer Program:*
During the summer, when fellows are no longer in residence, the CHS has the flexibility to offer a variety of events and opportunities to scholars at all levels. A regular summer program allows scholars of any age and rank to work in the Center's library for up to four weeks. Workshops and colloquia also go on in the summer. A bi-annual informal workshop for Classics professors at all levels to present research projects utilizing information technology is now planned and boasts a companion issue of CHS' online journal *Classics@*.

*Epigraphy Initiative:*
In May of 2003 the CHS convened a group of experts in the field of epigraphy, the study of ancient inscriptions, to discuss how the CHS could support this important yet neglected sub-discipline of classical scholarship. Meeting participants concluded that "the future viability of epigraphy depends in large measure on three factors: the improved integration of the discipline with mainstream classics, the education of future generations of classicists and epigraphists, and the creation of technologies to make epigraphy more accessible to specialists and non-specialists alike. The Center is ideally suited to tackle all three..." Meeting participants propose to reach these goals at the CHS through an effort to enhance the Center's research collection in epigraphy and to promote scholarship in epigraphy through a designated fellowship, colloquia, and publications. A summer training program in epigraphy for graduate students is also planned.

*Collaboration with Harvard Classics:*
As Director and Harvard Classics Professor since 1966, Gregory Nagy is committed to fostering a fruitful relationship between the CHS and the Harvard Classics department and has involved several Classics faculty members in CHS programs. Through the Francis Jones Professorship of Classical Literature, which Professor Nagy currently holds, funds are available for Harvard graduate students in the Classics to visit the CHS library and pursue their research. The CHS and Harvard Classics are now planning to extend this opportunity to undergraduate Classics majors as well.

## *1.4 Library Collections and Holdings*

The main building at the Center for Hellenic Studies is known as the Administration Building, but also houses the library and fellows offices, in addition to administrative offices. As the collections have grown, and with a major (although largely internal) library addition in 1997, the library has begun to dominate the program of the building, and will require further additions to satisfy normal growth and new acquisitions.

The Center opened in the Tompkins House (while construction of the campus progressed), across the street from the current campus with just a handful of books. Not long afterwards, the Center obtained the private collection of Werner Jaeger, a Harvard classical scholar. Soon after, the collections of two other Harvard classics professors, left to Harvard upon their deaths, were transferred to the Center. These collections formed the core of the Center's holdings, which have grown steadily through the years, with the addition of new publications in the field.

In 1986, the Center's collection numbered about 43,000 volumes. Currently the number of volumes has increased to 55,000, with a growth of about 1,600 volumes per year.

As discussed above, the Center has expanded its acquisition focus, particularly with the Epigraphy Initiative. While previous building programs took advantage of available space within the Administration Building, with the largest addition utilizing the originally unexcavated space below the internal courtyard, the pressure of collection growth and new acquisitions has forced the Center to plan for an addition to the Administration Building.

### *1.5 Digital Technologies Initiative*

The Center for Hellenic Studies has developed a forward-looking concept -- the Digital Agorá, a 21st century version of the Ancient Greek marketplace of ideas. Digital video-conferencing facilities will be created both at the Center's Washington DC home base, and in the historically significant Argolid region of Greece. The Washington and Greece facilities will each be equipped with the most sophisticated technology available for studying the wealth of literature and artifacts of ancient Greece. Pioneering new teaching approaches and using technology to bring these approaches to academic centers around the world, the Center will create unprecedented learning opportunities. These innovations will benefit students at all levels within and outside the Harvard community.

The Center proposes to convert the former caretaker's cottage (known as House "A"), to house the Digital Agora, to consist of a large meeting room with state of the art video conferencing facilities and associated support spaces. ADA requirements necessitate a small addition to the original structure.

## *2.0 Campus Plan Overview*

### 2.1 Campus Plan Process

The Center for Hellenic Studies has operated for many years without a formally approved Campus Plan. With a conservative approach to growth, and always-careful consideration of neighbors and the larger city context, the relatively quiet Center has always adhered to the spirit of the Campus Plan process. The building program of 1997 triggered a BZA order to submit a Campus Plan for formal approval within three years with the intent to simplify the approval process for both the Center and the BZA, where every change had required BZA approval. The Center for Hellenic Studies submitted Campus Plan documents to the Board of Zoning Adjustment in 2000, but through a misunderstanding, the plans were not processed through the BZA.

The Center has subsequently embarked on a minor building project associated with its Digital Agora Initiative, the previously mentioned alterations and minor addition to House "A", and has been required by the Zoning Administrator (see Appendix A-8) to submit Campus Plan documents by October 31, 2004 in order to secure building permits for that work.

The Center for Hellenic Studies has decided to use this opportunity to develop a comprehensive Campus Plan that will guide the Center though the next ten years.

## 2.1 Zoning History

The Center for Hellenic Studies has been at its current location at 3100 Whitehaven Street since its inception. The original campus remains essentially unchanged, with only a few small additions to original buildings and no new buildings, except for a relatively small equipment shed located behind the Administration Building. A summary of submissions to the Board of Zoning Adjustment is as follows:

*1961:* Trustees for Harvard University granted special exception to establish a center for Hellenic Studies as part of Harvard University on Parcel 39/35 at 3100 Whitehaven Street, NW. The original suite of buildings is referenced and approved. (BZA Order 6430)

*1987:* Applicant granted special exception to construct a shed, and porch at the Directors Residence. (BZA Order 14659)

*1993:* Applicant granted special exception for renovation and addition to existing dormitory. (BZA Order 15780)

*1997:* Applicant granted special exception for alterations and additions to the Director's Residence, the Administration Building, and Fellows Houses "C" and "D" (BZA Order 16213)

*2000:* Applicant submitted Campus Plan documents to the Board of Zoning Adjustment in 2000 per requirements of Order 16213, but through a misunderstanding, the plans were not processed through the BZA.

# *3.0 Existing and Proposed Campus Plan*

## 3.1 Location, Boundaries and Zoning

The Center for Hellenic Studies comprises approximately six and a half acres of land (283,750 SF), bounded on the north side of by Whitehaven Street, on the south by Dumbarton Oaks Park, the Embassy/Chancery of the Kingdom of Denmark to the west, and the Chancery of the Republic of Italy to the east. Observatory Circle is located to the west of the Center, while Massachusetts Avenue is located to the east.

The parcel is totally within the D/R-1-A zoning district. The proposed Campus Plan will not affect the location, boundary or zoning.

See also Figure 2.

## 3.2 Campus Identity

The Center for Hellenic Studies is an academic village, secluded from the busy city in a quiet, tree filled neighborhood. Although just off of Massachusetts Avenue, the Center's entrance is at the far reach of the dead end of this section of Whitehaven Street. Its neighbors are a relatively few residences, and on each side the Danish Embassy/Chancery and the Italian Chancery. Behind it is Dumbarton Oaks Park, which contributes to the air of seclusion. The Center is a quiet refuge for scholars, yet nevertheless close to academic amenities such as the research collections of Dumbarton Oaks and the Library of Congress.

## 3.3 Built Environment

The campus consists of a total of ten buildings, all two stories or less, for a total of 46,185 square feet of gross floor area, and 16.27% lot occupancy (FAR .16). Of that, 22,670 square feet is academic or administrative, and 23,515 residential.

The buildings comprise a range of compatible architectural styles, with The Stoa and Administration Building in the Neo-classical Revival style, the Director's Residence in a Modern Classical style with modern addition, and the residences in a simple Colonial Revival style. All are sympathetic in scale, and all are painted white – achieving further unity.

Residential buildings flank either side of a curving entry drive that leads to the center of the campus, dominated by the columned portico of the Administration Building, and the flanking colonnade of the Stoa, generating a casual but defined space approximating an academic quadrangle. The entry drive continues around the Administration Building, leading to the Directors Residence set at the back of the Campus.

The projects proposed in this Campus Plan will not significantly impact the built environment of the campus, nor alter its relationship with the surrounding neighborhood.

The Center for Hellenic Studies is within the overlapping jurisdictions of the Shipstead-Luce Act and the Old Georgetown Act so all changes require approval from the Commission of Fine Arts.

See also Appendix A-1 for current and proposed gross square footage totals, and Figures 1 and 2.

## 3.4 Open Space and Pedestrian Network

The Center for Hellenic Studies consists largely of open space, with significant numbers of mature trees. Due to the configuration of buildings around the central spine of the entry drive, there are two broad categories of open space: the backyard realm behind the various residential buildings, and the loosely organized public spaces – one in front of the administration building, mentioned above, and the space between the Administration Building and the Director's Residence. The backyard space is used for personal recreation, and the public spaces for circulation and collegial interaction.

The Administration Building addition is proposed to be built along the edge of the space between the Director's Residence and the rear of the Administration Building, strengthening the perception of a second quadrangle, and enhancing future use for functions or recreation. This, and the other projects proposed in this Campus Plan will not affect the character of the open spaces.

The Center for Hellenic Studies is by vehicular standards, a cul-de-sac. There are relatively few automobiles or other vehicles that use the Center on either a regular or occasional basis, so it is a pedestrian friendly environment. Pedestrians share the central road with vehicles, and paths lead off of it to the various buildings. A few paths wind through the wooded areas of the campus, and one path leads to a pedestrian gate at the opposite side of the Whitehaven Street frontage from the main vehicular/pedestrian gate.

The modifications proposed in this Campus Plan will not affect the existing vehicular or pedestrian network.

See also Figure 3.

## 3.5 Transportation and Parking

The Center is served by relatively few automobiles or other vehicles. Existing parking facilities are adequate, and the proposed Campus Plan will not affect the number of parking spaces required, as expansion programs are directed more to the physical collections (without an increase in library staff), or digital technology

outreach between the current fellows and colleagues in other centers around the world, and especially Greece

Previous zoning submissions recognized 38 permanent spaces, accommodating (1) vehicle for each Fellow or staff member and (3) Center utility vehicles In actual practice, generally only one half of the ten permanent fellows have a vehicle, so parking is ample for visiting scholars and colloquia attendees The central road is sufficiently wide that in the case of a large function, overflow parking is provided along the length of the road, for an additional 20 or so spaces There is never a need to access off-street parking, and no requirement for such is proposed for the future.

Public transportation is available on Massachusetts Avenue, as well as on Wisconsin Avenue in upper Georgetown (Whitehaven Street, although a dead-end, does connect to Wisconsin by way of a relatively short pedestrian path). The Center also provides transportation for the Fellows and Visiting Scholars by use of their own utility vehicles

See also Figure 4

## 3.6 Utilities

The campus is connected to the city network of utilities that include water, sanitary and storm sewers, and electric service The local campus utility network is in good condition, and maintained on a regular basis. There is a central steam generation plant that serves part of the Campus

No change is anticipated in utility usage See also Figure 5

## 3.7 Loading, Trash Removal, Signage and Screening

As a relatively small academic campus, with limited central kitchen facilities (lunch program for the Fellows, and occasional functions), the loading and trash removal requirements are essentially residential in character Trash storage is accommodated at the individual residences and the Administration Building, and periodically hauled by Center staff to a screened holding bin near the entrance of the Campus for municipal removal No changes will be required by the proposed Campus Plan

No changes are anticipated to Campus signage

The Campus is substantially wooded providing natural screening from its neighbors

## 3.8 Proposed Campus Plan (Figure 6)

Three future projects are proposed by this project plan.

**Administration Building Library Addition:** To accommodate new collections and growth to existing collections, a 7,500 square foot addition of two stories is proposed to be located on the south side of the Administration/Library Building The proposed library expansion will allow some internal reorganization of program in the area of the addition to enhance efficiencies of use, and greater connection to outdoor spaces specifically in regard to the Fellow's Dining Room and the Common Room

**Administration Building Central Court Enclosure:** The Center currently holds large functions in the outdoor central courtyard of the Administration Building Planning is often difficult, due to the uncertainty of weather conditions, so the Center proposes to enclose the central courtyard for use for large functions, as display space and as the main circulation court for the upper level of the building The proposed change will be of one story and 2,190 Gross Square Feet.

**House "A" Conversion:** The Center proposes to reconfigure the caretaker's cottage for use as a videoconferencing center as discussed in previous sections A small addition of 370 square feet and one floor will be required to accommodate ADA requirements. It will replace the existing porch at the northeast of the building The Center is in the process of constructing the addition and modifications to House "A" – building permits are being issued on authorization of the Zoning Administrator (see Appendix A-8)

See Appendix A-1 for proposed Gross Square Footage summaries

The projects outlined in this Campus Plan are proposed campus improvements, driven by the institutional mission of the Center for Hellenic Studies

Project funding, beneficial bequests and changes in academic methodology subject this Campus Plan to revision at a later date This Plan is anticipated to satisfy the institutional mission for the next ten years

## 4.0 Conclusion

The Center for Hellenic Studies has been part of cultural life of the District of Columbia for 42 years, and has contributed greatly to the academic stature and diversity of the capital

*"It is reassuring to know that in this mad and hurried world, classical studies are not to be neglected and that men of foresight are turning to them for enlightenment to help solve the crucial problems of the future."*

Sarah Gibson Blanding, President Vassar College,
In a letter to Nathan M Pusey, president of Harvard University at the time of the Center's founding

The Center for Hellenic Studies recognizes its role as an academic institution located within the District of Columbia, and has demonstrated its commitment to make a positive contribution to the surrounding community and to the District of Columbia The approval of this Campus Plan will enable the Center to continue to fulfill its institutional mission and to continue to serve as an academic resource for the District of Columbia

# Summary of Gross Square Footage, Existing and Proposed

## EXISTING BUILDINGS

| | Building Name | GSF | Stories | Approx. Ht. | Parking | Function |
|---|---|---|---|---|---|---|
| 1 | Administration Building | 22,295 | 2 | 14'-0" | 11 | Administrative, Fellow's Offices, Library |
| 2 | Fellows Apartments | 4,330 | 1 | 16'-8" | 8 | Fellows' Residential Units (4) |
| 3 | Guest Suites | * | 1 | 16'-8" | * | Guest Apartments (2) |
| 4 | House "A" Superintendents Cottage | 2,000 | 2 | 18'-3" | 2 | Administrative Residential Unit |
| 5 | House "B" | 1,700 | 2 | 18'-3" | 2 | Fellow Single Family Residence |
| 6 | House "C" (duplex) | 2,015 | 2 | 18'-3" | 2 | Fellows' 2-family Residence |
| 7 | House "D" (duplex) | 2,210 | 2 | 18'-3" | 2 | Fellows' 2-family Residence |
| 8 | House "E" | 1,700 | 2 | 18'-3" | 2 | Fellow Single Family Residence |
| 9 | House "F" | 1,700 | 2 | 18'-3" | 2 | Fellow Single Family Residence |
| 10 | Director's Residence | 7,860 | 2 | 21'-6" | 7 | Director's Residence, Guest Residences |
| 11 | Tool Shed | 375 | 1 | 12'-0" | | Storage |
| **Total GSF** | | **46,185** | | | **38** | |

*Included in Fellow's Apartment SF

## EXISTING GFA/FAR.

| Zoning District | Land Area (SF) | Gross Floor Area (GFA) | District Floor Area Ratio (FAR) |
|---|---|---|---|
| D/R-1-A | 283,750 | 46,185 | 0 16 |

## PROPOSED ADDITIONS

| | Building Name | GSF | Stories | Approx. Ht. | Parking*** | Function |
|---|---|---|---|---|---|---|
| 1 | Administration Building | | | | | |
| | Library Addition | 7,500 | 2 | 14'-0" | 0 | Library expansion |
| | Central Courtyard Enclosure | 2,190 | 1 | 14'-0" | 0 | Entry, Exhibition, Functions |
| 4 | House "A" Addition | 370 | 1 | 9'-0" | 0* | ADA Accomodation for new assembly Use |
| | Storage shed | 375 | 1 | 12'-0" | 0** | To be located at rear of relocated Tool Shed |

* (1) parking space relocated to this location from Director's Residence
** (3) parking spaces relocated to this location from the Director's Residence

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total GSF** | | **10,435** | | | **0** | |

*** Changes to campus totals, see Figure 6 for parking space relocations

## PROPOSED GFA/FAR.

| Zoning District | Land Area (SF) | Gross Floor Area (GFA) | District Floor Area Ratio (FAR) |
|---|---|---|---|
| D/R-1-A | 283,750 | 56,620 | 0 20 |

Appendix A-2a



View of Campus from Whitehaven St.

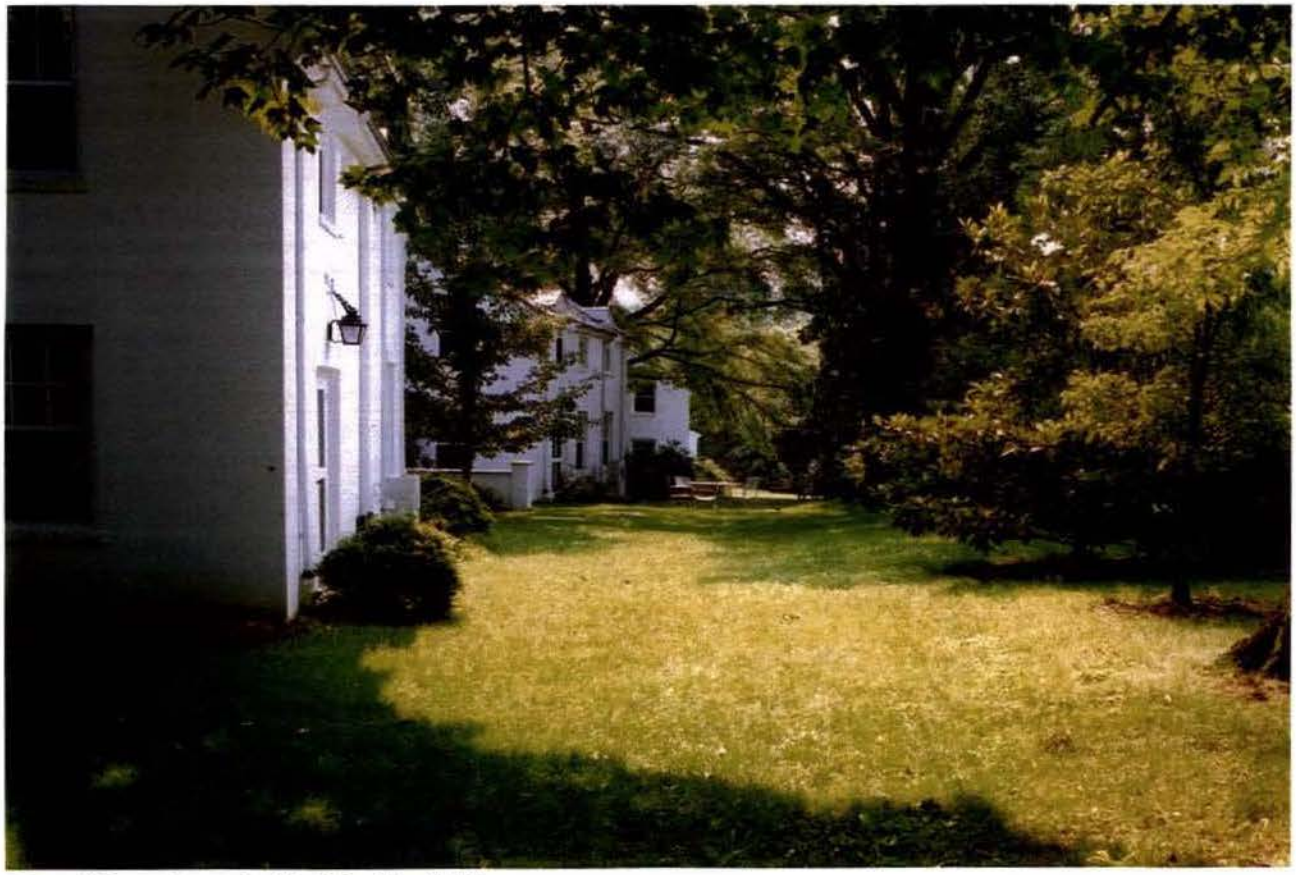


View of House "A"

Appendix A-2b



View of Houses "E" and "F" (Administration Building Beyond)



View of Open Space behind Residential Houses

Appendix A-2c



View of Stoa and Administration Buidling



View of Director's Residence

Appendix A-3

OLD DOMINION FOUNDATION
140 EAST 69th STREET
NEW YORK 21, N. Y.

January 26, 1961

Dr. Nathan M. Pusey, President,
Harvard University,
Cambridge, Massachusetts.

Dear Dr. Pusey:

I am writing to confirm formally our understanding of the terms of Old Dominion Foundation's grant to the President and Fellows of Harvard College for the establishment of a Center for Hellenic Studies in Washington, D.C.

As you know, Old Dominion Foundation, as a part of its interest in assisting the humanities, has given considerable study to various plans for the disposition and use of the property on Whitehaven Street, in Washington, D.C., devised to the Foundation by the late Mrs. Truxton Beale. Under the terms of Mrs. Beale's will, the devise is conditional upon the property's being used by the Foundation, or by any tax-exempt organization with related purposes to which the Foundation may convey the property, "exclusively for the establishment of an educational center in the field of Hellenic studies designed to rediscover the humanism of the Hellenic Greeks". The Trustees have concluded that a Center for Hellenic Studies should be established on the property, in accordance with the proposal which you originally presented to the Foundation and which has been further developed in discussions with yourself and others.

This proposal, in its present form, provides for the establishment of a Center devoted to the study of the Classical Greek tradition. Associated with the Center will be a group of senior and junior scholars concerned with the advancement of research and teaching in this area. In supporting this proposal, Old Dominion Foundation's purpose has been to carry out Mrs. Beale's wish in the broadest possible way so that the Center should emphasize humane values in American national life, organize and supervise humanistic research, conduct cooperative projects with related institutions both here and abroad; and encourage a broader awareness of the Greek tradition.

The property and activities of the Center will be administered by the Trustees for Harvard University, a non-profit [illegible] incorporated in the District of Columbia

Appeal #6343 PUBLIC HEARING—June 21, 1961

Mr. Koones:

I move that the following Order be entered:

ORDERED:

That the appeal of Thos. H. Reynolds and Wm. R. Hogan to use premises 3055 Whitehaven St. N.W., lots 812 and 807, square 2147, as part of the Harvard University, be granted for the following reasons:

(1) As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds that the proposed use of these premises for residence and study rooms for a limited number of students is a permitted University use within the meaning of the Zoning Regulations, and further, this limited use is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions. The use intended is for a temporary period of probably eight months, or more.

(2) It is unnecessary for the Board to rule upon conditions (b) and (c) of Section 3101.46 of the regulations.

(3) The Department of Highways and Traffic offers no objection to the granting of this appeal.

(4) The National Capital Planning Commission reports that it does not appear that this proposed use will have any adverse affect on the neighbood and the Commission interposes no objection to the granting of this appeal.

(5) There was no objection to the granting of this appeal registered at the public hearing.

(6) In view of the above findings the Board is of the opinion that the granting of this exception will be in harmony with the general purpose and intent of the zoning regulations and maps and will not tend to affect adversely the use of neighboring property in accordance with said zoning regulations and maps.

Mr. Clouser: I second the motion. Motion unanimously carried.

Appeal No. 6430 PUBLIC HEARING--August 23, 1961

Mr. Clouser:

I move that the following Order be entered:

ORDERED:

That the appeal of the Trustees for Harvard University to establish a center for Hellenic Studies as part of Harvard University on parcel 39/35, near square 2162 at 3100 Whitehaven Street, N.W., be granted for the following reasons:

1) In June of this year in Appeal No. 6343, this Board found that the Trustees for Harvard University would use for a temporary period, premises 3055 Whitehaven Street for university, purposes within the meaning of the Zoning Regulations, pending consideration of permanent facilities upon the unimproved property under consideration here.

2) The finding and conclusion in Appeal No. 6343 insofar as applicable are incorporated herein by reference.

3) The small building for bachelors, the seven one family buildings designed for married scholars, a director and a caretaker, and the main one story building for library, seminar and other school purposes are so located and designed that they will be in harmony with the general purposes and intent of these regulations and map and their use will not tend to have adverse impact on ay adjoining or neighboring properties.

4) There was no objection from reporting agencies or neighboring property owners.

Mr. McIntosh: I second the motion. Motion carried unanimously.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 14659 of the Trustees for Harvard University, pursuant to 11 DCMR 3108.1, for a special exception under Sub-section 210.1 for modification and further processing of an approved campus plan to construct a shed and porch at the Center for Hellenic Studies in an R-1-A District at premises 3100 Whitehaven Street, N.W., (Square 2155, Lot 802).

HEARING DATE: September 16, 1987
DECISION DATE: September 16, 1987 (Bench Decision)

FINDINGS OF FACT

1. The site, known as premises 3100 Whitehaven Street, N.W., is located on the south side of Whitehaven Street. Observatory Circle is located to the west of the site; Massachusetts is located to the east. The site abuts the embassy of Denmark to the west and Dumbarton Oaks Park to the south. The Brazilian Embassy and a number of large houses are located on the north side of Whitehaven Street across from the site.

2. The site is located in a D/R-1-A District which extends to the east and immediate north of the site. A D/R-5-A District is located north of the site between Observatory Circle and Massachusetts Avenue.

3. The site comprises approximately six and a half acres of land area and is developed with the Center for Hellenic Studies owned and operated by the Trustees for Harvard University. The site is heavily landscaped and wooded so that the existing buildings at the site are not completely visible from the street.

4. Pursuant to Sub-section 3108.1 the applicant is seeking a special exception under Sub-section 210.1 for modification and further processing of an approved campus plan to construct a shed and porch at the Center.

5. The Center for Hellenic Studies has existed at the site since 1962. It consists of an Administration Building that houses offices, a library, refectory and meeting rooms. There are six detached houses accomodating one family each for visiting scholars, a dormitory house for bachelor scholars, and a Director's Residence. All of the building's are two stories or less.

VOTE: 4-0 (Charles R. Norris, Paula L. Jewell, William F. McIntosh and Carrie L. Thornhill to grant).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____
EDWARD L. CURRY
Executive Director

FINAL DATE OF ORDER: OCT 16 1987

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

order14659/DRES

6. The proposed porch addition would be located at the front of the Director's residence. The proposed shed would be located between the Director's residence and the Administration Building. Both additions would be located at the rear, or south of the site boarding on Dumbarton Oaks Park.

7. The proposed addition will result in no change of occupancy nor increase in occupiable space.

8. By memorandum dated September 9, 1987, the Office of Planning recommended approval of the application as the proposed construction is minor and intended for" necessary convenience". The Board concurs.

9. By memorandum dated July 30, 1987 the Department of Public Works reported that it was of the opinion that the proposal will not have any significant transportation impacts. The Board concurs.

10. By letter dated August 4, 1987, Advisory Neighborhood Commission 2E reported that it voted not to oppose the application as their Zoning Committee recommended its approval.

11. There was no opposition to the application at the public hearing or of record.

CONCLUSIONS OF LAW AND OPINION:

Based on the Findings of Fact and the evidence of record, the Board concludes that the applicant is seeking a special exception, the granting of which requires substantial evidence that the applicant has complied with the requirements of Sub-section 3108.1 and Sub-section 210.1 of the Zoning Regulations. The Board concludes that the applicant has met its burden of proof. The location and the program are not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions. The total bulk of all buildings and structures on the campus does not exceed the gross floor area prescribed for the R-5-B District.

The Board further concludes that the special exception can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map and it will not affect adversely the use of neighboring property.

The Board concludes that it has accorded to Advisory Neighborhood Commission 2E the "great weight" to which it is entitled. Accordingly, it is ORDERED that the application is GRANTED.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 15780 of the Trustees for Harvard University, pursuant to 11 DCMR 3108.1, for a special exception under Section 210 for further processing of an approved campus plan for renovation of and an addition to an existing dormitory in an R-1-A District at premises 3100 Whitehaven Street, N.W. (Square 2155, Lot 802).

HEARING DATE: January 27, 1993
DECISION DATE: February 3, 1993

SUMMARY ORDER

The Board provided proper and timely notice of public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 2E and to owners of property within 200 feet of the site.

The site of the application is located within the jurisdiction of ANC 2E and in proximity to ANCs 1D, 3C and 3B. ANC 2E, which is automatically a party to the application, did not submit a written statement of issues and concerns.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special exception pursuant to 11 DCMR 210. No person or entity appeared at the public hearing in opposition to the application or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3108, and that the requested relief can be granted as in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. It is therefore ORDERED that the application is GRANTED.

Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirement of 11 DCMR 3331.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is appropriate in this case.

VOTE: 4-0 (Maybelle Taylor Bennett, Paula L. Jewell, Angel F. Clarens and Carrie L. Thornhill to grant; Sheri M. Pruitt not voting not having heard the case).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Madeliene H. Robinson
MADELIENE H. ROBINSON
Director

FINAL DATE OF ORDER: FEB 17 1993

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

15780Order/bhs

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 16213 of Trustees for Harvard University, pursuant to 11 DCMR 3108.1, for a special exception under Section 210 for further processing of an approved campus plan to allow alterations and additions to the Director's house, the Administration building and Fellows Houses C and D of the Center for Hellenic Studies in an R-1-B District at premises 3100 Whitehaven Street, N.W. (Square 2155, Lot 802).

HEARING DATE: March 19, 1997
DECISION DATE: March 19, 1997 (Bench Decision)

SUMMARY ORDER

The Board provided proper and timely notice of public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 2E and to owners of property within 200 feet of the site.

The site of the application is located within the jurisdiction of ANC 2E. ANC 2E, which is automatically a party to the application, did not file a written statement related to the application.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a variance from the strict application of the requirements of 11 DCMR 210. No person or entity appeared at the public hearing in opposition to the application or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3107, that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. It is therefore ORDERED that this application is GRANTED. Subject to the following conditions:

1. The applicant shall prepare and submit a campus plan to the Board within three years or prior to seeking further processing under the campus plan, whichever comes first.

2. All construction vehicles and vehicles of construction crews shall be parked on the subject site.

Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirements of 11 DCMR 3331.1 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is appropriate in this case.

VOTE: 4-0 (Herbert M. Franklin, Sheila Cross Reid, Laura M. Richards, and Susan Morgan Hinton to grant; Angel F. Clarens not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Madeliene H. Dobbins
MADELIENE H. DOBBINS
Director

FINAL DATE OF ORDER: MAR 28 1997

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AS THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF TWO YEARS, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

sumbar/TWR/amb

**Appendix A-8**

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**
**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS**

**Building and Land Regulation Administration**
**Office of the Administrator**

July 9, 2004

Holland & Knight LLP
2099 Pennsylvania Avenue, NW
Washington, DC 20006-6801
Attn Whayne S Quin, Esquire

Re. Center for Hellenic Studies;
Permit for ADA Compliant Restrooms

Dear Mr Quin

This letter responds to your June 23, 2004 letter requesting that this office exercise its discretionary authority for minor flexibility to approve the ADA toilet facility expansion at the above captioned facility.

Accordingly, I hereby affirm that I will exercise the Zoning Administrator's discretionary authority and approve the expansion of the ADA bathroom facility prior to the actual approval of the campus plan This approval is contingent on you client's commitment to file the campus plan with the Zoning Commission no later than October 31, 2004

Contact me directly at 442-4576 if you have any questions or concerns regarding this approval.

Sincerely,

Denzil L. Noble
Acting Zoning Administrator

Cc: Olutoye Bello

# EXISTING FACILITIES




FIGURE 1

*BUILDINGS:*

1. ADMINISTRATION BUILDING
   2-story mixed-use building
2. FELLOWS' APARTMENTS
   1-story multiple unit dwelling
3. GUEST SUITES
4. HOUSE A, Superintendent's Cottage
   (in process of reconfiguration)
   2-story detached single-family dwelling
5. HOUSE B
   2-story detached single-family dwelling
6. HOUSE C (Duplex)
   2-story detached 2-family dwelling
7. HOUSE D (Duplex)
   2-story detached 2-family dwelling
8. HOUSE E
   2-story detached single-family dwelling
9. HOUSE F
   2-story detached single-family dwelling
10. DIRECTOR'S RESIDENCE
    2-story detached single-family dwelling
    w/2-story multiple family dwelling add'n.
11. TOOL SHED

*ZONING:*

D/R-1-A

*REGULATORY AGENCIES:*

COMMISSION OF FINE ARTS
Shipstead-Luce Act
Old Georgetown Act

*Center for Hellenic Studies*

MASTER PLAN 2004 - 2014

RICHARD WILLIAMS ARCHITECTS
2004




# Center for Hellenic Studies

MASTER PLAN 2004 - 2014

## BUILDING & LAND USE

FIGURE 2

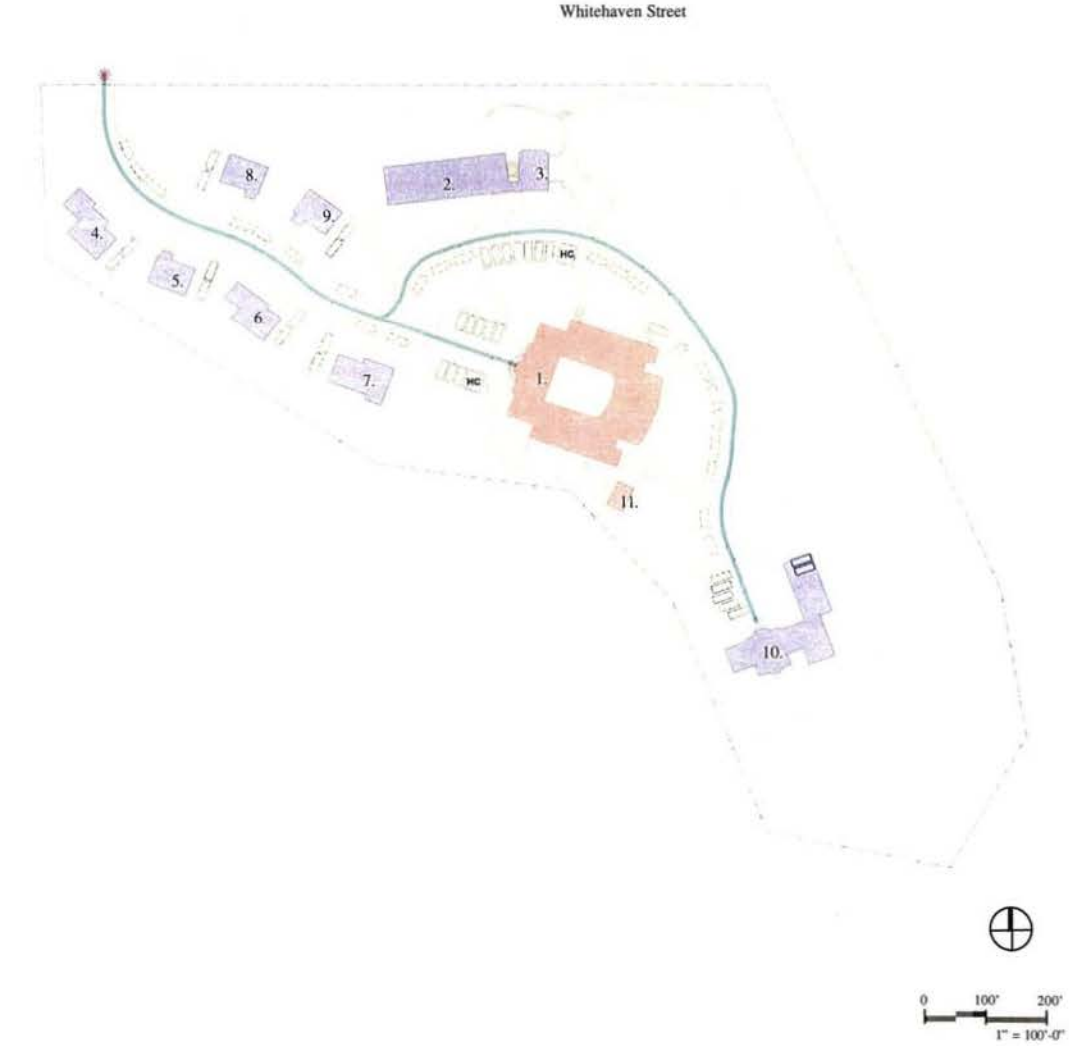
**BUILDING USE**
INSTITUTIONAL
RESIDENTIAL

**LAND USE**
INSTITUTIONAL/PUBLIC
RESIDENTIAL
WOODED/RECREATIONAL

1. ADMINISTRATION BUILDING
   2-story mixed-use building
2. FELLOWS' APARTMENTS
   1-story multiple unit dwelling
3. GUEST SUITES
4. HOUSE A, Superintendent's Cottage
   (in process of reconfiguration)
   2-story detached single-family dwelling
5. HOUSE B
   2-story detached single-family dwelling
6. HOUSE C (Duplex)
   2-story detached 2-family dwelling
7. HOUSE D (Duplex)
   2-story detached 2-family dwelling
8. HOUSE E
   2-story detached single-family dwelling
9. HOUSE F
   2-story detached single-family dwelling
10. DIRECTOR'S RESIDENCE
    2-story detached single-family dwelling
    w/2-story multiple family dwelling add'n.
11. TOOL SHED

"The Center for Hellenic Studies consists largely of open space, with significant numbers of mature trees. Due to the configuration of buildings around the central spine of the entry drive, there are two broad categories of space: the backyard realm behind the various residential buildings, and the loosely organized public spaces – one in front of the administration building, mentioned above, and the space between the administration building and the Director's Residence."

RICHARD WILLIAMS ARCHITECTS
2004




# EXISTING VEHICULAR CIRCULATION AND PARKING

FIGURE 4

EXISTING LANDSCAPE
EXISTING RESIDENTIAL
EXISTING INSTITUTIONAL
EXISTING VEHICULAR CIRCULATION
EXISTING CAMPUS ENTRY POINTS

*BUILDINGS:*

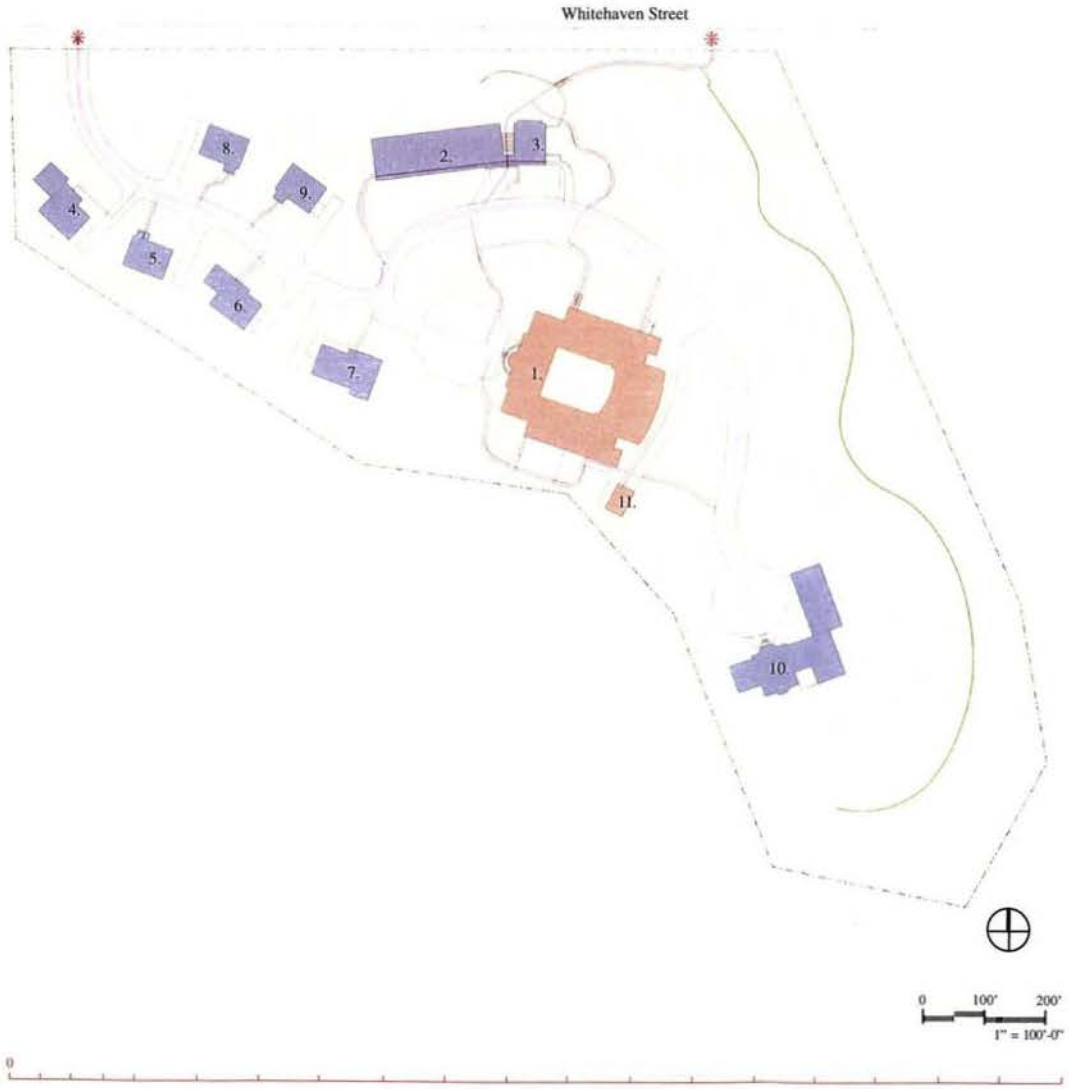
1. ADMINISTRATION BUILDING
   2-story mixed-use building
2. FELLOWS' APARTMENTS
   1-story multiple unit dwelling
3. GUEST SUITES
4. HOUSE A, Superintendent's Cottage
   2-story detached single-family dwelling
5. HOUSE B
   2-story detached single-family dwelling
6. HOUSE C (Duplex)
   2-story detached 2-family dwelling
7. HOUSE D (Duplex)
   2-story detached 2-family dwelling
8. HOUSE E
   2-story detached single-family dwelling
9. HOUSE F
   2-story detached single-family dwelling
10. DIRECTOR'S RESIDENCE
    2-story detached single-family dwelling
    w/2-story multiple family dwelling add'n.
11. TOOL SHED

*DEDICATED SPACES:* 38
*OCCASIONAL SPACES:* 22

*Center for Hellenic Studies*

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RICHARD WILLIAMS ARCHITECTS
2004




# EXISTING PEDESTRIAN NETWORK

FIGURE 3

MAJOR PEDESTRIAN ROUTE
MINOR PEDESTRIAN ROUTE
EXISTING PEDESTRIAN NETWORK
CAMPUS ENTRY POINTS

*BUILDINGS:*

1. ADMINISTRATION BUILDING
   2-story mixed-use building
2. FELLOWS' APARTMENTS
   1-story multiple unit dwelling
3. GUEST SUITES
4. HOUSE A, Superintendent's Cottage
   2-story detached single-family dwelling
5. HOUSE B
   2-story detached single-family dwelling
6. HOUSE C (Duplex)
   2-story detached 2-family dwelling
7. HOUSE D (Duplex)
   2-story detached 2-family dwelling
8. HOUSE E
   2-story detached single-family dwelling
9. HOUSE F
   2-story detached single-family dwelling
10. DIRECTOR'S RESIDENCE
    2-story detached single-family dwelling
    w/2-story multiple family dwelling add'n.
11. TOOL SHED

*Center for Hellenic Studies*

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2004




# EXISTING UTILITY PLAN

FIGURE 5

WATER
ELECTRIC
STEAM
GAS
SANITARY SEWER
STORM SEWER

*BUILDINGS:*

1. ADMINISTRATION BUILDING
   2-story mixed use building
2. FELLOWS' APARTMENTS
   1-story multiple unit dwelling
3. GUEST SUITES
4. HOUSE A, Superintendent's Cottage
   2-story detached single family dwelling
5. HOUSE B
   2-story detached single family dwelling
6. HOUSE C (Duplex)
   2-story detached 2-family dwelling
7. HOUSE D (Duplex)
   2-story detached 2-family dwelling
8. HOUSE E
   2-story detached single family dwelling
9. HOUSE F
   2-story detached single family dwelling
10. DIRECTOR'S RESIDENCE
    2-story detached single family dwelling w/2-story multiple family dwelling add'n.
11. TOOL SHED

*Center for Hellenic Studies*

MASTER PLAN 2004 - 2014

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2004




# PROPOSED CAMPUS PLAN

FIGURE 6

**EXISTING CONDITIONS**
EXISTING BUILDINGS
EXISTING PAVING

**PROPOSED ADDITIONS**
PROPOSED BUILDING ADDITIONS
PROPOSED MODIFICATION TO PAVED AREAS

*EXISTING BUILDINGS:*

1. ADMINISTRATION BUILDING
   2-story mixed-use building
2. FELLOWS' APARTMENTS
   1-story multiple unit dwelling
3. GUEST SUITES
4. HOUSE A, Superintendent's Cottage
   2-story detached single-family dwelling
5. HOUSE B
   2-sory detached single-family dwelling
6. HOUSE C (Duplex)
   2-story detached 2-family dwelling
7. HOUSE D (Duplex)
   2-story detached 2-family dwelling
8. HOUSE E
   2-story detached single-family dwelling
9. HOUSE F
   2-story detached single-family dwelling
10. DIRECTOR'S RESIDENCE
    2-story detached single-family dwelling w/2-story multiple family dwelling add'n.
11. TOOL SHED

*ADDITIONS TO EXISTING BUILDINGS:*

A. Administration Building Library Addition
   · 7, 500 SF GFA, 2 stories
B. Administration Central Courtyard Enclosure
   · 2,190 SF GFA, 1 story
C. House "A" Addition
   · 370 SF GFA, 1 story

SITE IMPROVEMENTS:

D. Tool Shed relocation
   · D1: tool shed relocated from rear of Admin. Bld.
   · D2: New storage shed: 375 SF GFA, 1 story
   · 3 parking spaces relocated from Director's Residence to rear of tool shed.
E. Parking Space relocations
   · 1 space relocated from Dir. Res. to House "A"

RICHARD WILLIAMS ARCHITECTS
2004

*Center for Hellenic Studies* MASTER PLAN 2004 - 2014