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December 4, 2007

Mr. Anthony Hood
Chair, Zoning Commission
441 4th Street, NW
Suite 210
Washington, DC 20001

RECEIVED
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2007 DEC -4 AM 11:50

**Re: Zoning Commission Case No. 07-29 of the Bozzuto Group;
Application to Rezone a Portion of Lot 864 in Square 514 from DD/R-
5-B to DD/C-2-C**

Dear Chairperson Hood and Members of the Commission:

The above-referenced case is scheduled for consideration by the Commission at its December 10, 2007 public meeting. With the exception of the additional information contained in this letter, the Applicant stands on the record and does not intend to file any additional supplemental materials. Accordingly, the Applicant requests that the public hearing be scheduled as quickly as possible so that the Applicant can complete the process of review and final approval of the project by the Historic Preservation Review Board.

The application was filed with the Commission on October 19, 2007 and included a Statement in Support of the Application with the detailed justification for the requested zoning change. The legal test for a map amendment application is whether the requested zoning is not out of harmony with the comprehensive plan, with the character of the surrounding property, or with the purposes of the zoning regulations. (See, *Citizens Association of Georgetown v. District of Columbia Zoning Commission*, 402 A 2d 36 (DC 1979).) In our statement, we addressed these issues. Specifically, the requested rezoning is not inconsistent with the recently adopted Comprehensive Plan and the Office of Planning agrees. Additionally, there is a letter of support in the record from Councilmember Jack Evans also supporting the request as not being inconsistent with the Comprehensive Plan and actually achieving many of the goals of the Comprehensive Plan.

ZONING COMMISSION
District of Columbia

CASE NO. 07-29

EXHIBIT NO. 13 ZONING COMMISSION
District of Columbia

The requested rezoning is also in keeping with the character of the surrounding property which includes high density DD/C-2-C zoning on the eastern portion of the site and continuing up New York Avenue to 4th Street in addition to high density DD/C-2-C zoning across New York Avenue from the site. Further, the requested rezoning is in keeping with the purposes of the Zoning Regulations as set forth in Section 101.1:

to provide adequate light and air; to prevent undue concentration of population and overcrowding of land; and to provide distribution of population, business and industry, and use of land that will tend to create conditions favorable to transportation, protection of property, civic activity and recreational, educational, and cultural opportunities....

Finally, the DC Court of Appeals has recognized that the use of zoning to accomplish historic preservation goals is in keeping with the Commission's authority under the Zoning Act which authorizes the Commission, among other things, to conduct zoning so as to promote the "general welfare of the District of Columbia and its planning and orderly development as the national capital." *Dupont Circle Citizens Association v. District of Columbia Zoning Commission*, 355 A.2d 550 (DC 1976).

In all respects this application meets the legal test and the relocation of the zoning line will promote both historic preservation and land use goals by concentrating density on New York Avenue and allowing the relocation and preservation of a contributing historic building. In addition, the rezoning would achieve many other goals of the Comprehensive Plan, as would be detailed at our presentation to the Zoning Commission.

The following witnesses will testify on the Applicant's behalf:

- **Jeff Kaufman**, Representative of the Bozzuto Group, who will discuss the background of the project and the need for the requested zoning change.
- **Sean Stadler**, WDG Architects, who will describe how the requested zoning change is in keeping with the character of the area and consistent with existing and proposed development.
- **Anne Adams**, Architectural Historian, Pillsbury Winthrop Shaw Pittman, who will describe how the proposed zoning change carries out the historic preservation and urban design goals under the Comprehensive Plan.

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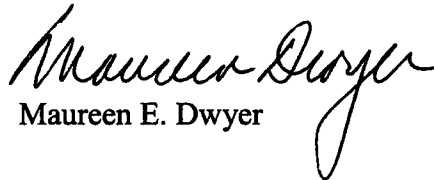
Attached as Exhibit A are the resumes for the two expert witnesses (Sean Stadler and Anne Adams).

The time estimate for the Applicant's presentation is 30 minutes (1/2 hour).

Also enclosed is a check in the amount of \$1,250 to cover the hearing fee pursuant to Section 3041.1(f) of the Zoning Regulations.

Thank you for your consideration of this application.

Sincerely yours,


Maureen E. Dwyer

cc: Jennifer Steingasser
Office of Planning

Steve Cochran
Office of Planning

WDG Architecture, PLLC
1025 Connecticut Ave., N.W.
Washington, D.C. 20016
(O)202.857.8300
(F)202.463.2198



Sean M Stadler, AIA

**Personal
Qualifications**

Mr. Stadler is an Associate Principal of WDG Architecture in Washington, DC with over 12 years of experience. Serving as the Design Principal for his projects, he is responsible for design related issues including documentation, coordination, and construction administration, as well as directing the project team on all matters related to achieving innovative design. Mr. Stadler's diverse experience includes commercial, residential, educational, sporting and medical facilities. Mr. Stadler is also responsible for hiring, managing and staffing of the design team. Current WDG projects under his direction are: Potomac Promenade Condominiums and National Harbor Block K Hotel and Condominiums in National Harbor, Maryland; Silver Spring Gateway in Silver Spring, MD; and 1325 South Capitol Street in Washington, DC.

While practicing architecture with David Schwarz Architectural Services, he was a lead designer for the American Airlines Center in Dallas, Texas and the Frisco Ballpark in Frisco, Texas. During his tenure at GSI Architects Inc. in Cleveland, Ohio, notable projects included the Applied Industrial Technologies Corporate Headquarters in Cleveland, Ohio. Mr. Stadler has traveled extensively throughout the U.S., Canada, Central and South America and Europe. As a result, he has been exposed to and given the opportunity to further study many urban and architectural design concepts.

An active member of the American Institute of Architects, Mr. Stadler is serving on the National Young Architects Forum Advisory Committee and has served as the National Intern/Associate Committee Chairman. He also has served on the Intern Development Program Coordinating Committee and has been a Juror for the Institute Honors for Collaborative and Professional Achievement, as well as the IDP Outstanding Firm Award. In Ohio, he has served as the Cleveland Chapter Associate Director and was responsible for informing, educating and recognizing young professionals. Further, Mr. Stadler was honored in Cleveland with an AIA Presidents Award for his service to the profession. Mr. Stadler received his Bachelors of Architecture from Kent State University.

WDG provides architectural, planning and interior design services to regional and national clients from its offices in Washington, DC, and Dallas, Texas. WDG is recognized for design excellence and has been the recipient of numerous design awards. Under the direction of its twelve principals, WDG's practice areas include multifamily residential, commercial, corporate, hospitality, retail, educational and institutional design. Strategic planning and interiors services are provided by WDG Interior's

Education

Kent State University Kent, Ohio

School of Architecture and Environmental Design
Bachelor of Architecture 1995
Bachelor of Science 1994

CICP International Study Program – Spring Semester, 1993
Centro Linguistico Dante Aleghieri, Florence, Italy
Charles Cecil Drawing Studio, Florence, Italy
SCI-ARCH, Vico Morcote, Switzerland

Registration

State of Ohio – Certificate No. 12911
District of Columbia – Lic. No. ARC101042
State of Maryland – Lic. No. 15024
Commonwealth of Virginia – Lic. No. 0401 014087
NCARB Certified

Honors

2005 National AIA's Chair Affair Design Completion Juror
1998 AIA President Award – Cleveland Chapter
Look Up To Cleveland Outstanding Leadership Award
Kent State University - Visiting Design Juror
1994 Ohio Edison Energy Design Competition - Third Place
1994 Howard Brandston Lighting Competition - Second Place
Kent State University - G210 Gallery Exhibits for Student Work
Kent State University - Work recognized for NAAB Accreditation

Publications

AIArchitect, July 1998
Richard Fleischman - Spaces Shared, McGraw Hill, 1996
Concepts to Assist Neighborhood Decision Makers, October 1996

Memberships

American Institute of Architects - National

YAF Advisory Committee – 2007 - Present
Intern/Associates Committee – 1998 - 1999 - Chairman
1999 Institute Honors and Awards Jury
1998 – 1999 Outstanding Firm Award Jury
1999 IDP Coordinating Conference – Panel Speaker
IDP Coordinating Committee – 1998 - 2000

American Institute of Architects - Cleveland Chapter

Board of Directors - Associate Director – 1997-1999
A.I.A. Ohio Convention Committee – 1997
Urban Design Committee – 1995-1997
Cleveland Architectural Interns – Founder /Co-Director 1997
Look Up to Cleveland – A.I.A. Liaison – 1997 -1999

American Institute of Architecture Students - Kent State Chapter

Acting President – Spring 1992
Beaux Arts Committee Chairman – 1994
Curriculum Review Committee – 1995

**Professional
Experience**

WDG Architecture, PLLC
1025 Connecticut Ave., N. W., Suite 300, Washington D.C. 20036

11/01 – Present

Associate Principal:

Directly responsible leading all efforts of the design team. Involved with projects from conceptual design through Construction Administration. Responsibilities include marketing, conceiving, presenting, and implementing design direction for each project. Responsible for staffing, recruiting, interviewing, and hiring design staff. Key member for implementing strategies to strengthen the design team and improving the design quality for the office.

David M. Schwarz/ Architectural Services Inc.
1707 I Street, N. W., Suite 400, Washington D.C. 20036

3/99 – 10/01

Senior Design Architect:

Responsibilities include leading the design team from Schematic Design through Construction. Directly responsible for design related issues including documentation, coordination, and construction administration. Direct project team on all matters of aesthetic importance. Coordination of all disciplines to insure the integrity of the design throughout the design and construction process. Attend owner, project, coordination, and construction meetings as the design representative from the firm. Serve as intern advisor for office.

GSI Architects, Inc.
1240 Huron Road, Cleveland, Ohio

5/95 – 2/99

Senior Designer:

Firm originated in 1994, became one of early core group that charted firms' direction from a design firm of 20 individuals to a team of 100 providing architecture, interiors, management, and engineering services. Responsibilities include; Marketing, Schematic Design, Design Development, Construction Documents, and Construction Administration. Serve as Project Designer and direct project team on design intent, including coordinating all disciplines, for various projects ranging in size and scope. Directly responsible for setting new standards for presentation, publications, and marketing techniques. Implemented and manage design model shop.

Kurz Architects
12307 Larchmere Blvd., Cleveland, Ohio

5/94 – 5/95

Intern Architect:

Responsibilities included Design Development and Construction Documents entailing extensive field survey, code research, materials and specifications research.

Richard Fleischman Architects, Inc.
1025 Huron Road, Cleveland, Ohio

12/92 – 1/94

Intern Architect / Designer:

Primary responsibilities included all phases of design including construction of models and production of drawings for presentations and publications.

Project Experience

WDG Architecture, PLLC Washington, DC

Park Morton Master Plan – Washington, DC
New York Avenue Apartment Buildings, Washington, DC
Potomac Promenade Condominiums – National Harbor, MD
National Harbor Block K Hotel and Condominiums – National Harbor, MD
1325 South Capitol Apartment Building – Washington, DC
Northgate Student Housing – College Park, MD
Park Potomac Office Building E – Potomac, MD
1021 Clarendon Condominiums – Arlington, VA
Silver Spring Gateway Condominiums – Silver Spring, MD
The Mercer at Reston Condominiums - Reston, VA
Potomac Place Condominiums – Washington, DC
701 South Eden Street Apartment Building – Baltimore, MD
1400 Lancaster Street Condominiums – Baltimore, MD
Ripley Street Condominiums – Silver Spring, MD
Potomac Yard Apartment Building – Arlington, VA
2700 Boston Street Condominiums - Baltimore, MD
Rockville Metro II Office Building – Rockville, MD
Various Master Planning Projects – DC, VA, MD

David M. Schwarz/ Architectural Services Inc. Washington, DC

American Airlines Center Arena – Dallas Texas
Star City Master Plan
Frisco Ballpark – Texas Rangers Minor League – Frisco Texas

Gilberti Spittler International Cleveland, Ohio

Beachwood High School Auditorium – Beachwood, Ohio
Allen Theater – Cleveland, Ohio
The Republic – Columbus, Indiana
The Patriot-News – Harrisburg, Pennsylvania
Thomson Newspapers – Various Projects
Dayton Daily News – Dayton, Ohio
Bearings, Inc. – Cleveland, Ohio
Cleveland Browns Stadium Proposal – Cleveland, Ohio
Manco, Inc. – Avon, Ohio
The City of Independence – Independence, Ohio
The City of Brooklyn – Brooklyn, Ohio
Flexalloy – Cleveland, Ohio
Gould Electronics – Eastlake, Ohio
The Plain Dealer Headquarters – Cleveland, Ohio
University Hospitals – Westlake, Ohio
Liberty Building – Cleveland, Ohio
Duke Realty – Independence, Ohio
The Ohio Turnpike Commission – Ohio
Cuyahoga County Coroner – Cleveland, Ohio
University Hospital – Westlake, Ohio
Thomson Newspapers – Various Projects

The Star Ledger – Various Projects
Journô Do Commercio – Brasil
Torre Paulista Tower – Sao Paulo, Brasil

Kurz Architects Cleveland, Ohio

Eldred Theater – Case Western Reserve University – Cleveland, Ohio
Bryan Residence – Shaker Heights, Ohio

Richard Fleischman Architects, Inc. Cleveland, Ohio

Ohio Aerospace Institute – Cleveland, Ohio
Parker Hannifin – Executive Suite, Wellness Center – Cleveland, Ohio
Gateway Underground Service Area – Cleveland, Ohio
Auburn Career Center – Concord Township, Ohio
Breezy Bluff Development – Bratenahl, Ohio
The Cleveland Playhouse – Cleveland, Ohio
Cleveland Convention Center – Cleveland, Ohio



**Pillsbury
Winthrop
Shaw
Pittman^{LLP}**

Anne H. Adams
Architectural Historian

Pillsbury Winthrop Shaw Pittman
2300 N Street, N.W.
Washington, DC 20037-1128
(202) 663-8884
andi.adams@pillsburylaw.com

Employment

8/00 to Present	Pillsbury Winthrop Shaw Pittman, LLP Architectural Historian
5/84 to 8/00	Wilkes Artis, Chartered Architectural Historian
10/77 to 5/84	District of Columbia Historic Preservation Office Architectural Historian on the staff of the State Historic Preservation Officer, the Joint Committee on Landmarks, and its successor board, the Historic Preservation Review Board
2/77 to 10/77	Don't Tear it Down (currently the DC Preservation League), Architectural Historian and Administrative Assistant
9/74 to 8/76	University of Maryland Department of Art, Teaching Assistant

Qualified as Expert Witness in Architectural History and Historic Preservation Before:

District of Columbia:

- Board of Zoning Adjustment
- Historic Preservation Review Board
- Joint Committee on Landmarks
- Mayor's Agent for DC Law 2-144
- Zoning Commission

Maryland:

- Howard County, Maryland Historic Preservation Commission
- Maryland National Capital Park and Planning Commission
- Montgomery County, Maryland:
 - Board of Appeals and Review
- County Council
- Historic Preservation Commission

Prince Georges County, Maryland:
County Council
Historic Preservation Commission

Rockville, Maryland Historic District of Commission

Virginia:
Arlington County Board of Architectural Review
Fairfax County Board of Architectural Review

United States Tax Court

Representative List of Washington, D.C. Projects Reviewed Pursuant to DC Law 2-144

1901-13 Massachusetts Avenue, N.W. and 1512-24 Connecticut Avenue, N.W. – exterior restoration of buildings owned by Riggs Bank

312 and 314 8th Street, N.E. – exterior restoration of houses, rear addition, and bridge over alley between two buildings in same ownership

Victor Building, 724 9th Street, N.W. – restoration of significant elements of individually-designated landmark and new construction

Shoreham Building, 800 15th Street, N.W. – restoration and facade and significant interior spaces in conjunction with new construction

Square 428 – restoration of facades and new construction at northwest corner of 7th and I Streets, N.W.

Square 347 – redevelopment of west half of square bounded by 10th, 11th, E and F Streets, N.W., including restoration, reconstruction, and relocation of historic facades and new construction

Square 456 – 500 block of 7th Street, N.W. and 500 block of E Street, N.W. – restoration of buildings and facades, additions, and new construction

Bowen Building and National Bank of Washington, 813 and 825 15th Street, N.W. – restoration of facades and significant interior spaces in conjunction with new construction

910-916 F Street, N.W. – restoration and rehabilitation of three historic buildings and incorporation of same into new hotel tower

National Cathedral School Athletic Facility, 3500 Woodley Road, N.W. – construction of a below-grade athletic facility with above-grade entry pavilion within National Cathedral Close

National Child Research Center – 3209 Highland Place, N.W. – construction of an addition to a contributing building in an historic district and a new building on the same sight

Atlas Theater and Shop – 1313-1331 H Street, N.E. – restoration of H Street, N.E. façade and rehabilitation of and addition to theater and shops for use as a performing arts center

Tivoli Theater – 14th Street, N.W. and Park Road, N.W. – exterior restoration of Landmark Theater

2908 N Street, N.W. – contemporary addition to c. 1800 house in Georgetown Historic District

Representative List of Historic Preservation Tax Credit Project

21 Federal Street, Nantucket, MA

901 Massachusetts Avenue, N.W.

1644-66 Park Road, N.W.

1731 Willard Street, N.W.

Alperstein's Furniture Store, 1015 7th Street, N.W.

Atlas Theater and Shops, 1313-1331 H Street, N.E.

Buckingham Apartments, Arlington, VA

Hard Rock Café, 999 E Street, N.W.

Roosevelt Hotel – 2101 16th Street, N.W.

Manhattan Laundry, 1326-46 Florida Avenue, N.W.

Mann's Potato Chip Factory, 1042-54 29th Street, N.W.

Miller Furniture Company Store, Pennsylvania Avenue and D Street, S.E.

Thomas Sim Lee Houses, 3001-03 M Street, N.W.

Wardman Row, 1416-40 R Street, N.W.

Representative List of Washington DC Landmarks and Historic Districts for Which Landmark Applications and National Register Nominations Have Been Prepared

Alumni House – George Washington University

Concordia German Evangelical Church and Rectory

Corcoran Hall – George Washington University

Downtown Historic District

Dupont Circle Historic District

Fifteenth Street Financial Historic District

Lisner Auditorium – George Washington University

Luzon Apartments

National Metropolitan Bank Building

Northumberland Apartments

Park Road, N.W. – south side of 1600 Block

Park Road, N.W. – north side of 1800 Block

President's Offices – George Washington University

Schneider Triangle

Seventh Street, N.W. – east side of 1000 Block

Sixteenth Street Historic District
Stockton Hall – George Washington University
Strong Residence Hall – George Washington University
Van Ness Mausoleum
Wardman Park Annex (Wardman Tower)
Woodhall House – George Washington University

Representative List of Washington, DC Properties Evaluated for Historic Significance Under Historic Landmark and Historic District Protection Act of 1979 (DC Law 2-144)

Alban Towers and adjacent vacant land – 3700 Massachusetts Avenue, N.W.
3901 Connecticut Avenue, N.W. and adjacent vacant land
Western Presbyterian Church – H Street, N.W.
Circle Theater – 2100 Block of Pennsylvania Avenue, N.W.
Governor Shepherd Apartments – 2121 Virginia Avenue, N.W.
Park Lane Apartments – 2025 H Street, N.W.

Representative List of Projects Reviewed Under Section 106 of National Historic Preservation Act, Including Drafting of Memorandum of Agreement

Family Housing at Mid-Atlantic Navy Installations – the project involved rehabilitation and replacement of family housing that contributed to the character of historic districts at the Naval Academy in Annapolis and the Indian Head and Patuxent River facilities in Maryland and at the Hampton Roads and Dahlgren facilities in Virginia

Marine Corps Base Quantico, Quantico, VA – project involved rehabilitation and replacement of family housing, including single-family houses and apartment buildings, that contribute to the character of the Quantico marine Corps Base Historic District

Tivoli Square, 14th Street, N.W. and Park Road, N.W. – project involved exterior restoration and interior rehabilitation of landmark Tivoli Theater and construction of a new supermarket, office/retail building, and residential buildings on adjacent vacant property

New Convention Center, downtown Washington, DC – project involved closing of and building over L’Enfant Plan streets

MCI Arena, downtown Washington, DC – project involved closing of and building over a L’Enfant Plan street

Education

Graduate: University of Maryland, College Park, M.A. in Art History, with a concentration in American Architecture, 1976

Thesis Title: An examination of the Life and Work of Frederick Bennett Pyle, Washington Architect

College: University of Rochester, New York
B.A. with Honors – 1974, Major – Art History
Elizabeth M. Anderson Award for Excellence in Art History

Secondary: Laurel School, Shaker Heights, Ohio – 1970

Positions and Memberships Held

Positions Held

Decatur House Council (house museum owned and operated by the National Trust for Historic Preservation), 1995-2002

Chairman, Collections and Acquisitions Committee; Buildings and Grounds Committee;
Finance Committee

Chevy Chase Village Historic Preservation Committee, 1995-97

Chevy Chase Village Local Advisory Panel, 1998-99

Local Advisory Panel reviews and makes recommendations to the Montgomery County
Historic Preservation Commission of projects under review within the Chevy Chase
Village Historic District

DC Preservation League

Advisory Committee for two grant projects funded by the National Park Service through
the DC State Historic Preservation Office, 1984-87

Washington Decorative Arts Forum

Board of Directors – 1995-2002
President, 1995-98

Washington Metropolitan Chapter, Victorian Society in America

Vice-President for Programs, 1979-81 and 1988-90; At-Large Member of Board,
1981-83; President, 1985-87; Ex-Officio Member of Board, 1987-88; Chairman,
Nominating Committee, 1995

Association for Preservation Technology Foundation

Treasurer, 1985-87

Washington Chapter, American Institute of Architects

Historic Resources Committee, 1984-2001; Development Committee, 1987-89

Memberships

Chester County Historical Society
Chevy Chase Historical Society
DC Preservation League
Latrobe Chapter, Society of Architectural Historians
Montgomery County Historical Society
National Trust for Historic Preservation
Society for Commercial Archaeology
The Historical Society of Washington, DC