

# C. Robert Neal, AIA

## Cooper Carry

Director of Hospitality  
Principal

## Education

Bachelor of Architecture,  
Virginia Polytechnic Institute &  
State University,  
Blacksburg, Virginia, 1980

## Registration

NCARB  
Georgia  
District of Columbia  
Texas  
Pennsylvania  
Virginia  
North Carolina  
Wisconsin  
Florida  
Maine  
Tennessee

## Professional Associations

American Institute of  
Architects  
Urban Land Institute

Bob Neal joined Cooper Carry in 1988, was named an Associate in 1989, a Senior Associate in 1994 and Associate Director of the Hospitality Practice Group in 1998. In 2000 he was named Principal of the Hospitality Studio. Bob has specialized in the design of hotels, resorts and convention centers and has brought a variety of projects to completion on time and within budget. Since joining Cooper Carry he has designed more than 90 hotels and assisted in numerous renovations and repositioning. A number of Bob's projects have been recognized locally and nationally for design excellence, including Brasstown Valley Resort in Young Harris, Georgia, which received the AIA Georgia Chapter Award for Excellence. The Norfolk Waterside Marriott in Virginia received the Gold Key Award from Hospitality Design and the Harrisburg Passenger Station in Pennsylvania received the Honor Award from the National Trust for Historic Preservation.

## Awards

Renaissance Portsmouth Hotel and Waterfront Conference Center,  
Portsmouth, Virginia, Hampton Roads Association for Commercial Real Estate,  
Best Commercial Building, over 100,000 square feet  
Brasstown Valley Resort, Young Harris, Georgia, 1995 AIA Design  
Award for Excellence  
Mobile County Courthouse, Mobile, Alabama, National Competition,  
Honorable Mention  
Harrisburg Passenger Station, Harrisburg, Pennsylvania, National Trust  
for Historic Preservation, Honor Award  
Norfolk Waterside Marriott, Gold Key Award, Hospitality Design, 1990

## Publications

"Hotels of the Future ... Home Suite Home," Hotel Interactive,  
December 9, 2004

## Project Experience

### *Resorts & Spas*

Ravallo Resort and Conference Center, Orlando, Florida, 500 rooms  
Canopy Bluff and Residences, Jekyll Island, Georgia, 300 rooms  
RiverSide Hotel and Spa, Ft. Lauderdale, Florida, 300 rooms  
The Inn on the Blue Horizon, Vieques, Puerto Rico, 70 luxury rooms  
South Seas Island Resort, Captiva Island, Florida, 250 rooms  
Rose Hall Resort and Country Club, Montego Bay, Jamaica, 400 rooms  
Buena Vista Palace, Walt Disney World, Orlando, Florida, 1,000 rooms  
The Sanctuary at Kiawah Island, Kiawah Island, South Carolina, 300 rooms  
The Lodge at Woodloch Spa, Hawley, Pennsylvania, 60 rooms  
Brasstown Valley Resort, Young Harris, Georgia, 136 rooms  
The Georgia Club Master Plan and Clubhouse, Statham, Georgia, 250 rooms  
Stones River Resort and Conference Center, Murfreesboro, Tennessee, 275 rooms  
Grand Hotel and Guestroom Addition and Spa, Point Clear, Alabama, 250 rooms  
Marriott's Bay Point Resort and Spa, Panama City, Florida, 250 rooms

### *Hospitality*

West End Summit, Intercontinental Hotel and Residences,  
Nashville, Tennessee, 285 rooms  
Washington Marriott Marquis, Washington, D.C., 1200 rooms  
Atlanta Perimeter Renaissance Club Sport, Atlanta, Georgia, 250 rooms  
Portland Westin Hotel and Residences, Portland, Maine, 200 rooms  
Carlyle Westin Hotel and Residences, Alexandria, Virginia, 315 rooms  
Penn Square, Marriott Hotel and Convention Center, Lancaster, Pennsylvania, 294 rooms  
Raleigh City Center: Marriott, Raleigh, North Carolina, 400 rooms  
Hyatt Regency Wichita, Wichita, Kansas, 300 rooms  
Hilton Virginia Beach Oceanfront Hotel, Virginia Beach, Virginia, 300 rooms



Baltimore Marriott Waterfront Hotel and Conference Center,  
 Baltimore, Maryland, 750 rooms  
 Sugar Land Marriott Hotel and Conference Center, Sugar Land, Texas, 300 rooms  
 Norfolk Marriott Waterside Hotel and Conference Center, Norfolk, Virginia, 402 rooms  
 Renaissance Portsmouth Hotel and Waterfront Conference Center,  
 Portsmouth, Virginia, 250 rooms  
 Dallas/Ft. Worth Renaissance Hotel, Dallas, Texas, 300 rooms  
 Cool Springs Marriott Hotel and Conference Center, Franklin, Tennessee, 250 rooms  
 Valley Forge Marriott and Conference Center, Valley Forge, Pennsylvania, 360 rooms  
 Memphis Downtown Marriott Hotel, Memphis, Tennessee, 400 rooms  
 Marriott Pavilion Downtown Hotel, St. Louis, Missouri, 286 rooms  
 River Park Marriott Hotel, New Orleans, Louisiana, 500 rooms  
 Gwinnett Place Marriott Hotel, Atlanta, Georgia, 300 rooms  
 Residence Inn Lenox Square, Atlanta, Georgia, 150 rooms  
 Evanston Hilton Garden Inn, Evanston, Illinois, 179 rooms  
 Hilton Garden Inn, Suffolk, Virginia, 150 rooms  
 Doubletree Hotel, Portland, Maine, 235 rooms  
 The Emory Inn, Atlanta, Georgia, 150 rooms  
 Oakbrook Terrace Wyndham Hotel, Oakbrook Terrace, Illinois, 150 rooms  
 Phoenix Westcourt Wyndham Hotel, Phoenix, Arizona, 250 rooms  
 Denver Midtown Wyndham Hotel, Denver, Colorado, 250 rooms  
 Wyndham LaGuardia Airport Hotel, New York, New York, 185 rooms  
 Wyndham Newark Airport Hotel, Newark, New Jersey, 394 rooms  
 Wyndham Westborough Hotel, Westborough, Massachusetts, 150 rooms  
 Wyndham Bloomington Hotel, Bloomington, Minnesota, 270 rooms  
 Wyndham Pittsburgh Airport Hotel, Pittsburgh, Pennsylvania, 250 rooms  
 Downtown Jackson Bristol Hotel, Jackson, Mississippi, 200 rooms  
 Powers Ferry Bristol Hotel, Atlanta, Georgia, 250 rooms

#### *Sports Facilities*

Atlanta Falcons Training Camp, Flowery Branch, Georgia  
 Georgia Force Training Facility, Flowery Branch, Georgia

#### *Corporate/Office*

Atlanta Falcons Headquarters Expansion, Flowery Branch, Georgia  
 Memorial City Medical Office Building, Houston, Texas  
 Baptist Memorial Healthcare Corporate Campus, Memphis, Tennessee  
 USPS Southern Regional Headquarters, Memphis, Tennessee  
 GE Metro Park, Fort Myers, Florida  
 State Farm Regional Headquarters, Alpharetta, Georgia  
 Highwoods Office Building, Gwinnett County, Georgia

#### *Parking Facilities*

West End Summit, Intercontinental Hotel and Residences, Nashville, TN  
 Sugar Land Marriott Parking Facility, Sugar Land, Texas  
 The Coca-Cola Company Parking Facility, Atlanta, Georgia  
 Francis Marion Parking Facility, Charleston, South Carolina  
 Canopy Bluff and Residences, Jekyll Island, Georgia  
 Gwinnett Place Marriott Parking Facility, Duluth, Georgia  
 Baltimore Inner Harbor Parking Facility, Baltimore, Maryland  
 Hyatt Regency Wichita Parking Facility, Wichita, Kansas  
 Renaissance Portsmouth Hotel Parking Facility, Portsmouth, Virginia  
 Hilton Virginia Beach Oceanfront Hotel Parking Facility, Virginia Beach, Virginia  
 Washington Marriott Marquis, Washington, D.C.  
 Atlanta Perimeter Renaissance Club Sport, Atlanta, Georgia  
 Portland Westin Hotel and Residences, Portland, Maine  
 Penn Square, Marriott Hotel and Convention Center, Lancaster, Pennsylvania  
 Raleigh City Center Marriott, Raleigh, North Carolina

#### *Medical/Office*

Humphreys Medical Office Building A, Memphis, Tennessee  
 Humphreys Medical Office Building B, Memphis, Tennessee



## **Erwin N. Andres, P.E.**

### **Principal – Traffic Engineering**

Mr. Andres's diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design. Mr. Andres has directed traffic circulation and transit studies, and parking needs and design optimization studies for central business districts and new developments. He has evaluated alternative public transportation modal options. He is familiar with roadway classification and its application to transportation planning. He has performed traffic impact assessments for residential, office, shopping and convention centers, and institutional complexes. He has been responsible for the transportation and parking components for academic, government, and corporate campuses.



### **Professional Registration**

Professional Engineer: Maryland (#29177), New Jersey (#4557000)

### **Education**

Bachelor of Science, Civil Engineering, *Rutgers University, New Brunswick, NJ*

### **Publications**

"Ask the Expert", Healthcare Magazine, November 2003

North Capitol Main Street Technical Assistance Program Study, Urban Land Institute, August 2009

### **Professional Associations**

Urban Land Institute (ULI); American Planning Association (APA); Institute of Transportation Engineers (ITE)  
Lambda Alpha International (LAI) Land Economics Honorary Society, Board Member; Georgetown University  
Real Estate Program, Capstone Advisor

### **Representative Projects**

#### **CAMPUSES, SCHOOLS, AND INSTITUTIONS**

Mr. Andres has been involved with the development of circulation studies, traffic simulations, traffic signal design, parking studies, transportation master plans and data collection for many universities, schools and institutions. In addition, Mr. Andres has worked on numerous federal agency installations throughout the metropolitan Washington, DC area.

Projects include: Ohio State University, Columbus, OH Client: Ohio State University; Howard University, Washington, DC, Client: Hellmuth, Obata & Kassabaum, P.C; Georgetown University, Washington, DC, Client: Georgetown University; National Institutes of Health, Bethesda, MD, Client: Metropolitan Architects & Planners; National Cancer Institute, Fort Detrick, Frederick, MD, Client: SmithGroup; NASA Goddard Space Flight Center, Greenbelt, MD, Client: SmithGroup; Suitland Federal Center, Suitland, MD, Client: Skidmore, Owings & Merrill; Department of Homeland Security at St. Elizabeth's Campus, Washington, DC, Client: Zimmer, Gunsul & Frasca Partnership; USDOT Headquarters Building, Washington, DC, Client: JBG Companies; Mount Vernon College Master Plan, Washington, DC; The Field School, Washington, DC; Maret

School, Washington, DC; McLean School, Potomac, MD; The Bullis School, Potomac, MD; Hardy Middle School, Washington, DC; Harbor School, Potomac MD; Washington International School, Washington, DC; National Cathedral School, Washington, DC; E.L. Haynes Public Charter School, Washington, DC; Meridian Public Charter School, Washington, DC; Wilson Senior High School, Washington, DC; Cardozo Senior High School, Washington, DC; Carlos Rosario Public Charter School, Washington, DC; Eagle Academy, Washington, DC.

#### **MASTER PLANNING AND REDEVELOPMENT PROJECTS**

Mr. Andres has worked on the transportation aspects of overall master planning efforts for several redevelopment projects. Tasks for these types of projects include developing multi-modal plans, long-term transportation master plans, near-term detailed traffic analyses, on-site circulation studies, parking and shared parking studies, loading dock maneuverability analyses, and Transportation Demand Management plans.

Projects include: Poplar Point Master Plan, Washington, DC, Client: AECOM; Southwest Waterfront Development, Washington, DC, Client: DC Office of Planning; Boathouse Row, Washington, DC Client: SmithGroup; Bethlehem Baptist Church Planned-Unit Development (PUD), Washington, DC. Client: Regan Associates, LLC; Takoma Small-Area Plan, Washington, DC, Client: SmithGroup; Florida Avenue Market Small Area Plan, Washington, DC, Client: CORE Architecture & Design.

#### **MIXED-USE AND TRANSIT ORIENTED DEVELOPMENTS**

Mr. Andres has managed a number of mixed-used developments in the District of Columbia, including the redevelopment of a defunct mall into a premiere mixed-use town center. The analysis addresses the existing traffic conditions, future traffic conditions without development, future traffic conditions with development, and future traffic conditions in ten to twenty years. Other tasks that are usually involved in larger projects of this nature are traffic signal design plans, parking analysis, site access planning, vehicular maneuverability analysis and loading access design, Transportation Demand Management (TDM) planning, and site circulation planning.

Mr. Andres has also managed transportation studies for mixed-use developments that analyzed potential multi-trip sharing and shared parking between restaurant, hotel, bank, residential, office, and retail center uses. Principal tasks of these projects include hourly trip and parking generation, development of parking demand profiles, entrance design for large vehicle circulation access, and identification of general street traffic conditions around the site.

Projects include: North Bethesda Conference Center, Bethesda, MD, Client: Quadrangle Development; Half Street, Washington, DC, Client: The Akridge Companies; Poplar Point Master Plan, Washington, DC, Client: AECOM; Burnham Place at Union Station, Washington, DC, Client: The Akridge Companies; Georgetown Safeway, Washington, DC, Client: Safeway, Inc., Inc.; Southeast Federal Center Master Plan, Washington, DC. Client: Forest City Washington.



**GOROVE / SLADE**

Transportation Planners and Engineers

**ERIC SMART**  
**Managing Principal**

**BOLAN SMART ASSOCIATES, INC.**

1150 K Street NW, Suite 1211

Washington, DC 20005

Mr. Smart is managing principal of Bolan Smart Associates, Inc., a national real estate economic consulting firm based in Washington DC. Prior to that, he was Vice President and Manager of the Washington office of Leggat McCall Advisors, Inc., which was acquired in 1990 to form Bolan Smart Associates. He has over thirty years of diversified experience in planning and development practice, with expertise in marketability, valuation, financial analysis, negotiations and strategic planning. His clients have included investors, financial institutions, developers, architects, law firms, major users and government. From 1990 to 2007 Bolan Smart Associates was affiliated with Grubb & Ellis, one of the largest multi-disciplinary real estate service firms in the United States.

Before joining Leggat McCall Advisors, Inc. in 1985, Mr. Smart was a senior research associate at ULI - the Urban Land Institute, an international land use development research and education organization based in Washington, DC. He was project manager responsible for creating development guidelines for a variety of forms of real estate, including mixed-use, housing, recreational and infill development, each resulting in a major publication. During his six years at ULI, Mr. Smart was senior editor for Urban Land, ULI's monthly periodical on land use and development.

Mr. Smart has also worked as a planner for local jurisdictions in the State of Virginia and for PRC Jacobs, a real estate appraisal firm in Buffalo, New York. He has been a frequent speaker and writes regularly on real estate and development planning issues. He has served on the Development Review Board in Arlington County, Virginia. Mr. Smart has testified in a variety of municipal and federal hearings and has acted as an expert witness in court proceedings. He was a member of the University of Maryland University College Real Estate Advisory Board and was Chairperson of the Urban Land Institute's District Council for the 2,000 member Washington, DC area for four years. Mr. Smart taught as an adjunct professor in the Master of Science in Real Estate program at Johns Hopkins University for over 10 years and served as a member of the program's advisory board. He is currently affiliated with the real estate graduate studies program at Georgetown University.

**EDUCATION**

Bachelor of Arts in Economics, University of Toronto  
Masters of Urban & Regional Planning, Virginia Tech

**PUBLICATIONS**

Editor, Urban Land, Author, Making Infill Projects Work, Housing for a Maturing Population, and Recreational Development Handbook, Contributing author, Urban Waterfront Development, Mixed-Use Development Handbook, Shopping Center Development Handbook, New Uses for Obsolete Buildings, Resort Development Handbook, and annual editions of Development Review and Outlook, all published by the Urban Land Institute. Mr. Smart has contributed often to a variety of real estate periodicals.

**AFFILIATIONS**

The Urban Land Institute  
American Society of Urban Economics  
Lambda Alpha, International Honorary Land Economic Society

# EHT TRACERIES

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Washington, DC 20001

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## **EMILY HOTALING EIG**

### **President and Chief Executive Officer**

Emily Eig is the founder and president of EHT Traceries, a women-owned company incorporated in the State of Maryland and headquartered in Washington, D.C. As the head of EHT Traceries, she combines management of a fifteen-person firm with her work as an architectural historian and preservation consultant. Her technical knowledge is focused on late 19<sup>th</sup>- and 20<sup>th</sup>-century buildings, and includes a thorough understanding of current historic preservation issues. Her work with federal and local architecture is well known and she has worked in the District of Columbia, Maryland, Virginia, New York, Texas, Louisiana, Pennsylvania, Massachusetts, Illinois, Michigan, and Hawaii.

### **AREA OF RESPONSIBILITY & COMMITMENT TO EACH PROJECT**

Ms. Eig specializes in public, institutional, military, religious, commercial, theater, and residential architecture, as well as the history of city planning and 20<sup>th</sup> century cultural landscape. Her expertise in historic and contemporary documentation, construction techniques, building materials, on-site investigation complements her ability to provide creative preservation solutions for individual resources as well as within large-scale settings. As a preservation planner, she provides direction for compatible new design related to historic buildings and historic districts, advises on the interpretation of preservation laws and regulations, and regularly assisting owners, developers, architects, and preservation technicians with the interpretation and analysis of historic buildings. Her strength related to handling complex projects, including public-private partnerships, is well known.

Ms. Eig has served as Project Architectural Historian and Preservation Planning Consultant for numerous major historic projects in Washington, DC and in other cities around the US. In these roles, she has directed research; prepared Historic Structures Reports and Historic Preservation Plans; advised on local and federal preservation reviews including Determination of Eligibility and Section 106 Memorandum of /Programmatic Agreements; guided efforts to rehabilitate historic buildings using the Secretary of Interior's Standards; and advised on the design compatibility of major new additions to historic buildings and new construction in historic districts. She works on a regular basis with the DC State Historic Preservation Office.

She is a considered an expert in architectural history, resource evaluation, preservation planning, 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 D.C. Historic Preservation Review Board, the Montgomery County (MD) Historic Preservation Commission, the Prince George's County (MD) Historic Preservation Commission; the Old Georgetown (DC) Board; the Coral Gables (FL) Historic Preservation Commission; the DC Mayor's Agent for Historic Preservation; the DC Zoning Commission; the DC Board of Zoning Adjustment; Superior Court of the District of Columbia; the National Capital Planning Commission; the Maryland-National Capital Park and Planning Commission; and the Commission of Fine Arts. She has appeared before the Montgomery County (MD) Board of Appeals as a member of the County's Historic Preservation Commission. Ms. Eig has served on a number of Urban Land Institute panels, and is currently a member of the City of Baltimore Urban Design and Architectural Review Panel, the Dean's Advisory Board for the Dean of the University School of Architecture, Planning and Preservation, and sits on the University of Maryland's Department of Historic Preservation's Technical Advisory Committee.

## RELEVANT PROJECT EXPERIENCE

Selected Historic Preservation Planning related to Master Plans in Washington, DC

- McMillan Park (McMillan Sand Filtration Plant)
- St. Elizabeths East
- Armed Forces Retirement Home-Washington
- Southeast Federal Center (The Yards)
- The George Washington University
- The University of Maryland in Baltimore.

Selected preservation projects in Washington, DC include:

- Randall School (Rubell/Telesis Partnership), Bing Thom and Associates, 2010 -
- Residential Embassy Building (Embassy of the People's Republic of China), Philip Esocoff and Associates) 2008 - 2010
- Spanish Cultural Center, (Embassy of Spain), KCCT 2008 – 2009; 2011
- Chancery of the Embassy of the Republic of South Africa (Embassy of South Africa), Davis Brody Bond, 2009 -.
- Howard Theatre (Howard Theatre Restoration) Martinez+Johnson Architecture, 2008 – 2012
- Georgetown Library, (D.C. Public Library), Martinez+Johnson Architecture, 2008 - 2010
- C&P Telephone Warehouse (NPR), Hickok Cole Associates 2008 - 2013
- Arena Stage, (Arena Stage), Bing Thom Associates, 2003-2004; 2007
- Studio Theatre, (Studio Theatre) William Bonstra Associates, 2002-2005

Selected Sections 106, 110, and 111 projects include:

- Union Station – Washington, DC (FRA/USRC/USInvestco) GTM Architects, 2010 - ongoing
- Southeast Federal Center (Forest City Washington) Shalom Baranes Associates, 2003-07; 2010
- O Street Market (Roadside Development) Shalom Baranes Associates, 2010 - 2013
- Progression Place (Four Points Development) Eric Colbert Architects, 2010 -
- AFRH Cultural Resource Manager (AFRH) 2008 -
- AFRH Master Plan (Jones Lang LaSalle for GSA) with Koetter Kim, 2003-2008
- National Law Enforcement Museum (National Law Enforcement Officers Memorial Fund) Davis Buckley Architects and Planners, 2005- 2008
- Naval Station Great Lakes, Great Lakes, IL (Forest City Military Communities, Inc.), 2004-2006
- Ford's Theater Society Educational Center (Ford Theatre Society), Martinez+Johnson Architecture, 2010-2012
- Ford's Theatre, (Ford Theatre Society/National Park Service) ASD, Inc., 2003-2004

Selected preservation projects around the United States include:

- Loew's Kings Theatre, Brooklyn, NY (ACE Enterprises), Martinez+Johnson, 2010 -
- Saenger Theatre, New Orleans, LA (ACE Enterprises), Martinez+Johnson, 2009 -
- Goldwin Smith Hall, NY (Cornell University) Koetter Kim and Associates, 2008-
- Plaza Theatre, El Paso, TX (Community Foundation of El Paso) Martinez+Johnson, 2001-2006
- Mississippi State University Riley Center for Education and Performing Arts, Martinez+Johnson| Architecture, 2002-2007

## EDUCATION

The George Washington University, Washington, DC

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.

Honors Thesis: Urban Open Space: A Comparison of Lafayette Square and Judiciary Square

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## **LAURA HARRIS HUGHES**

Principal and Director of Research and Preservation Planning

### **EXPERIENCE:**

Ms. Hughes provides consultation services for a wide range of preservation-related projects including: local, state, and federal historic rehabilitation tax credits, historic preservation planning, preservation and adaptive use design, NHPA Section 106 and Section 110 compliance, determination of eligibility reports, preservation designations, and cultural resources management. Ms. Hughes works closely with architects, engineers, developers, property owners, and government agencies, to develop strategies and assess project risks related to design review, jurisdictional approvals, and public outreach. She also serves as project manager for large-scale federal regulatory compliance projects and manages the consultation for and production of planning documents such as Historic Preservation Plans, Master Plans, and Design Guidelines, as well as compliance documents including Memoranda of Agreement and Programmatic Agreements. Meets professional qualifications prescribed by the Secretary of the Interior in 36 CFR 61 (Appendix A).

### **RESEARCH AND PRESERVATION**

#### **United States Capitol Building, Washington, DC**

**2012-ongoing**

Serving as principal and project manager for survey and documentation of the exterior and interior historic spaces of the United States Capitol for the Architect of the Capitol. Providing research and documentation to help identify and date historic features. Preparing text documents and representative photos for the Building Preservation Guide (BPG).

#### **St. Elizabeths East Campus Master Plan**

**2011-on-going**

Serving as principal and project manager for the preservation component of the East Campus Master Plan of the Saint Elizabeths Hospital National Historic Landmark. Assisting Project planners, the city's Office of Planning and Deputy Mayor for Economic Development in historic preservation regulatory compliance by coordinating consultation with stakeholders, identifying and documenting historic properties, and assisting the planning team in the incorporation of sensitive planning and design components in the Master Plan and Design Guidelines. Developed and prepared extensive building inventory for exterior and interior features that identifies character defining features and documents condition and material analysis, currently assisting with mitigation program.

#### **Orville and Wilbur Wright Buildings (FOB 10A and 10B)**

**2011-2012**

Prepared history components of HSR for the Orville and Wilbur Wright Buildings located at 800 and 600 Independence Avenue, S.W. Conducted extensive research to document history and evolution of the buildings, the design and review process and the building's architectural style. Prepared evaluation of significance based on building's role in the redevelopment of Southwest, its distinction as a successful Modernist-styled government building, and its incorporation of the ideas of a corporate campus into the design of an urban office building.



**Eisenhower Executive Office Building (EEOB) HSR Part III, Washington, DC** **2012-ongoing**

Currently providing preservation services to a team assisting the GSA to prepare a Historic Structure Report Part III: Supplemental Record of Work Performed. Documenting modernization and restoration work completed between 2004 and 2012 for inclusion in the Part III to augment the 1991 EEOB HSR. Collating and interpreting modernization documents to provide a record of completed work and supporting technical data. Interpreting new discoveries made during the modernization to determine impact on character-defining features and overall significance of the building.

**Old Post Office, Historic Structures Report, Washington, DC** **2012**

Currently assisting the GSA to update the 1977 and 1978 Historic Structures Report for the landmark Old Post Office building to guide the proposed rehabilitation and adaptive use of the building as a luxury hotel. Reviewing existing preservation zoning and character defining feature descriptions to assess and prepare updated assessments. Reviewing existing building documentation and preparing an updated building description and chronology of modifications to augment the updated HSR.

**Blair House Historic Structures Report, Washington, DC** **2011-2012**

Completed extensive research for the preparation of an HSR that documents the architectural evolution of the Blair House complex. Identified historic architectural features and character defining elements of the building, and assisted with preservation zoning of significant spaces. Research includes the history of the building, its association with significant people and events in the history of entertaining and housing Washington's diplomatic and foreign dignitaries. Working within the confines of the Department of State's Diplomatic Schedule.

**Winder Building, Washington, DC** **2012**

Completed history components of Historic Structure Report for the 1848 Winder Building located on Seventeenth Street NW, opposite the Eisenhower Executive Office Building. Prepared evolutionary history of the building, which informed and expanded interpretation in the building's significance as well as its place in the development of downtown Washington. These findings assisted GSA and preservation architects in their understanding of its historical development and the identification of extant historic fabric and character-defining features.

**US Department of Agriculture People's Garden Section 106** **2011-on-going**

Preservation consultant for concept development of the People's Garden Master Plan and Perimeter Security for the USDA Headquarters complex on the National Mall. Providing agency coordination and Section 106 consultation including NCPC, DC SHPO and CFA; consultation on the redesign of the Whitten Building front entrance apron facing Jefferson Drive. Conducting all research necessary to inform the background and historic context, including the National Archives and the National Agricultural Library.

**Cannon House Office Building Modernization Study** **2010-2011**

Provided preservation services to a team advising the Architect of the Capitol on the renewal of the Cannon House Office Building to ensure that the proposed work is sensitive to the building's most historically and architecturally significant features. Provided research and documentation to help identify significant interior spaces and character defining features as part of a Program of Requirements study.

**Southwest DC Parcel Disposal, Washington, D.C. (FOB 5)****2011**

Served as project manager for the preservation components of GSA's Environmental Assessment to assess the potential impacts and identify mitigation measures to address the proposed disposal of four small parcels (totaling 1.67 acres) between 6<sup>th</sup> and 12<sup>th</sup> Streets, SW (Project put on hold). Prepared a Determination of Eligibility for Federal Office Building No. 5 (FOB 5), a complex of three distinct buildings, now known as the Forrestal Complex.

**Section 106 and Determination of Eligibility****1996-2014**

*USDA People's Garden Master Plan and Perimeter Security, Washington, DC*  
*DC Water First Street Tunnel, Northeast Boundary Tunnel and Potomac River Tunnel*  
*Section 106 for Department of Interior and Switzer Buildings, Interior Modifications, Washington, DC*  
*DC Water Water Tower, St. Elizabeth's Hospital*  
*Klingle Road, Washington, D.C.*  
*Woodbury Apartments, Arlington Virginia*  
*Sousa, Miner, Wheatley, Thomson, Luke C. Moore Schools, Washington, DC*  
*Greenway and Ellen Wilson Apartments, Washington, DC*  
*North Quincy Street Extension, Arlington, VA*  
*M Street Bridge, Washington, DC*  
Prepared documentation and evaluation necessary to comply with Section 106 requirements. Directed archival research and on-site survey to identify historic resources and to determine the impact of the proposed undertaking. Prepared report with recommendations to mitigate impacts.

**Historic Structures Reports****1992-2014**

*Miller House, Hagerstown, MD*  
*Lloyd House, Alexandria, VA*  
*Old Post Office, Washington, DC*  
*Orville and Wilbur Wright Buildings, Washington, DC*  
*Blaire House, Washington, DC*  
*Winder Building, Washington, DC*  
*Eisenhower Executive Office Building Chapter III, Washington, DC*  
*Investment Building, 1500 K Street, Washington, DC*  
*Anthony Bowen YMCA (NHL), Washington, DC*  
*M Street Bridge, Washington, DC*  
*City Post Office, Washington, DC*  
Conducted research, prepared analysis of historic resources, and prepared all narratives for Historic Structures Report.

**Museum, Exhibition and Publications**

*Historic District Brochures for: Mount Vernon Square, Foggy Bottom, Greater U Street, Kalorama Triangle, Sheridan Kalorama, 16<sup>th</sup> Street, Greater 14<sup>th</sup> Street and Logan Circle.* 1997-2004  
Developed brochures with illustrations for historic districts. The brochures include an informed discussion of the development of the historic neighborhoods, including important aspects of its social, economic and architectural history, and features, which contribute to its being recognized as a Historic District in the District of Columbia.

*City Post Office Main Lobby Exhibit* 1992  
 Prepared a graphic history of the City Post Office for permanent display in the main historic lobby of the building. Responsible for the concept development, acquisition of negatives and illustrations, and preparation of text.

*Smithsonian Institution, National Postal Museum* 1993  
 Directed archival research to locate exhibit items for the Celebration of Letter Writing Gallery. Work included artifact location and acquisition.

*Whitelaw Hotel Interpretive and Graphic History* 1993  
 Developed exhibit concept and directed research effort. Assisted MANNA in artifact location and preparation of exhibit for display.

**Tax Certifications** On-going  
 MM Washington School, Dahlgren Courts Apartments, Webster Garden Apartments, Trinity Towers Apartments 3023 14<sup>th</sup> St, N.W., Washington Loan & Trust Company Building 900 F St, N.W., Masonic Temple 901 F Street, N.W.; 1424 Chapin Street, N.W.; Clifton Terrace Apartments 14<sup>th</sup> Street, N.W.; Peter Grogan Furniture Store 819 7th Street, N.W.; 2032 16th Street, N.W.; 1743 P Street, N.W.; 2008 16th Street, N.W.; 1767 P Street, N.W.; 1501 18th Street, N.W.; 2620 13th Street, N.W., Washington, DC. 607 South Washington Street, Alexandria, VA. Mercantile Bank, USF&G Building, American Building, Eastern High School, Sydenham Hospital, Laundry Building, and 1000-1012 S. Charles Street in Baltimore, MD. Advised on the compatibility of rehabilitation with Secretary of the Interior Rehabilitation Guidelines; prepared Part I, II and III tax certifications applications.

**National Register/Historic Landmark/District Applications**  
 Researched and prepared or assisted in the preparation of National Register or DC Landmark applications for the following properties and neighborhoods: Hood College, Frederick, MD, Blenheim in Fairfax, VA; Bowman Distillery, Reston, VA; Tabard Inn, 1737-41 N St, N.W.; Peter Grogan Furniture Store 819 7th St, N.W.; Embassy Gas Station, 2200 P St, N.W.; Victor Building, 724-26 9th St; N.W.; Mercantile Bank Building, 719-21 10th St, N.W.; Hillandale, 3905 Reservoir Rd, N.W.; 3117 Woodland Dr, N.W.; 1425 K St, N.W.; 703 3rd St, N.W.; Hampshire Garden Apartments; Western Presbyterian Church; National Archives Site 18PR355, College Park, MD; The Fidelity National Bank and Trust Company Building (Federal Office Building), Kansas City, MO; and the Mount Pleasant, Kalorama Triangle, and Sheridan Kalorama Historic Districts in Washington, DC

## **HONORS/AWARDS/BOARDS**

Member, Reston Design Review Board, 2001-2007  
 Samuel H. Kress Fellowship, 1987  
 Preservation Fellowship, Graduate School of Fine Arts, University of Pennsylvania, 1986-88

## **EDUCATION**

University of Pennsylvania, Philadelphia, Pennsylvania  
 Masters of Science, Historic Preservation, 1988  
 Mary Washington College, Fredericksburg, Virginia  
 Bachelor of Arts, Historic Preservation, 1984

# Holland & Knight

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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

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### **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) (1987-88)  
    Community Development Bureau Steering Committee (1987-89)  
    PUD Task Force (Chairman) (1987)  
    Comprehensive Plan Task Force (1987-88)  
    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 (1997-2004)  
District of Columbia Comprehensive Plan Assessment Task Force (2002-2003)  
District of Columbia Comprehensive Plan Revision Task Force (2004-2006)  
District of Columbia Zoning Advisory Committee (2003-2008)  
District of Columbia Zoning Review Task Force (2007-present)

### **LECTURES/SEMINAR PRESENTATIONS:**

District of Columbia Association of Realtors  
District of Columbia Building Industry Association

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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

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***Lindsley Williams*** is an experienced land use planner and has extensive knowledge of the comprehensive planning processes (with both Federal and “municipal” components), and the zoning regulations of the District of Columbia. He has appeared as an expert witness in before the Zoning Commission of the District of Columbia, and has provided assistance to clients with matters pending before the Board of Zoning Adjustment. Mr. Williams has also testified as an expert in the Superior Court of the District of Columbia and been deposed as an expert in zoning matters before that Court.

He also has extensive knowledge of the permitting process of the District of Columbia, and its relationship to the locally prevailing building code (BOCA), and the designation of historic areas and properties, and their relationship to both the permitting process and relevant aspects of zoning procedures where historic designations play a role.

For eight years, concurrent with his full-time Federal employment as a Commissioned Officer of the U.S. Public Health Service, Mr. Williams served on the Zoning Commission of the District of Columbia including serving as its Chairperson and Vice Chairperson. By virtue of that position, Mr. Williams also served, as did other Commission members, as one of the members of the Board of Zoning Adjustment.

While serving on the Commission itself, Mr. Williams participated in a wide variety of matters appropriate to its jurisdiction, which in the District of Columbia includes the approval (or disapproval) of rezonings and Planned Unit Developments -- matters most often decided in other jurisdictions by a local elective body such as a City or County Council. During his tenure, the Zoning Commission considered and decided an average of two cases per month. These included significant, and hotly debated, development proposals and complex reforms of the Zoning Regulations themselves in areas of policy (e.g., rules applicable within given zones, map changes) and technical matters (e.g., standards for parking and loading).

While serving as one of the “rotating” members of the Board of Zoning Adjustment, Mr. Williams considered typical requests for variances and special exceptions, along with appeals of decisions reached by the Zoning Administrator. Under District rules, the Board of Zoning Adjustment is the body that reviews and approves “campus plans” on which approval of individual development projects of local institutions of higher learning rest. He also suggested ways by which the Board could streamline its processes, which were adopted.

Mr. Williams is widely regarded in matters of land use, planning and zoning. After retiring from his career of active-duty as a PHS officer (August 1966 - September 1996), and in addition to providing planning advice to various clients, Mr. Williams served as Co-Chairperson of a Task Force designed to produce the legislative materials needed by which the Council of the District of Columbia could proceed to adopt reforms identified by the Business Regulatory Reform Commission (BRRC). This effort involved bringing together more than a dozen land use professionals (mainly attorneys), analyzing each of the nearly 100 recommendations, and preparing a written report for the Council and its committee on Consumer and Regulatory Affairs. That report, along with the underlying recommendations of the BRRC, formed the basis for statutory changes that were effected within six months of the start of the Task Force -- a remarkably short time in the District of Columbia where final approval of statutory changes

includes normal review by the Mayor, but also additional reviews by the District of Columbia Financial Responsibility and Management Assistance Authority (commonly called the "Control Board") and further layover before the United States Congress.

Mr. Williams served as one of two key individuals in the contract awarded by the "Control Board" to the law firm of Holland & Knight, LLP, which reviewed regulations and procedures affecting building and land use in the District of Columbia. Mr. Williams not only identified the processes but also the key organizing principles of the database in which findings were captured and then analyzed. This led to that firm's recommending, with input from Mr. Williams and others, a wide-ranging number of changes streamlining procedures and reducing requirements.

Mr. Williams served as Director for Land Use within the Office of the Deputy Mayor for Planning and Economic Development, Government of the District of Columbia. Mr. Williams provided guidance to staff of the Office of Planning at a time when it had no director, and helped the Director assume his duties once appointed. In the course of this, he provided advice on planning and zoning issues that formed the nucleus of the positions enunciated by municipal officials.

Mr. Williams is currently affiliated with the law firm of Holland & Knight LLP as a land use, planning, and zoning consultant. This relationship, which became effective March 1, 2002, followed a period of part-time employment by that firm (April 2000-February 2002). He currently provides professional services to that firm's clients through their organization, while providing independent advice to others from time to time.

Mr. Williams is a member of the Economic Development Committee of the District of Columbia Building Industry Association. Mr. Williams has also served or as a member of the Board of several voluntary organizations, including Property Owners' Association of Deep Creek Lake (Garrett County, Maryland), and Cleveland Park Historic Society.

Mr. Williams received a Bachelor of Arts in Sociology with honors from Haverford College and a Masters in Regional Planning from the University of North Carolina at Chapel Hill.