

Center for Hellenic Studies



CAMPUS PLAN

RICHARD WILLIAMS ARCHITECTS

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ZONING COMMISSION
District of Columbia
CASE NO. 15-06
EXHIBIT NO. 7



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Executive Summary

Harvard University's Center for Hellenic Studies (hereafter "CHS") is an institute devoted to the study of ancient Greek culture ("Hellenism") within the broader context of the European, Asian, and Mediterranean civilizations. For over fifty years, the CHS has worked to realize the vision of the center's founders, the Beale family, the Old Dominion Foundation, and Harvard University, by supporting and disseminating research in the field for both academic and non-academic audiences, collaborating with a variety of scholarly and cultural institutions in the United States and abroad, and actively participating in national and global conversations about the value of the humanities and humanistic ideals in society.

Over the last fifteen years, the expanded use of digital technologies, an emphasis on collaborative approaches to teaching and research, and an expanded range of initiatives have led to several modifications to the campus. They include the transformation of one of the cottages into a conference center and remodeling the library and courtyard to accommodate the installation of two mosaic panels and the addition of two meeting rooms. The increased number of events and visitors to the center has also prompted further discussions about ways to improve the efficiency and productivity of our physical infrastructure.

1.0 Center for Hellenic Studies in Washington

The CHS occupies a secluded setting on 6.5 acres situated between the Italian Embassy and Chancery on the east and the Danish Embassy and Chancery to the west. To the south it borders on Dumbarton Oaks Park, a part of Rock Creek National Park, which encompasses approximately 1,750 acres of forested land along Rock Creek and its tributaries within the District of Columbia. On the other side of the park, about 350 meters south of the CHS, lies Dumbarton Oaks Research Library and Collection. Across Whitehaven Street to the north are several private residences, two of which figured prominently in the history of the center. At 3041 Whitehaven resided Paul Mellon, who founded the Old Dominion Foundation in 1941. Mellon sold the house to Nicholas Brady, the United States Secretary of the Treasury during the administrations of Ronald Reagan and George H. W. Bush in 1995. (Brady sold the property to the government of Poland in 2008. It is now the residence of the Polish ambassador.) The house next door to the west, 3055 Whitehaven, designed by Nathan C. Wyeth and constructed in 1930, housed Paul Mellon's collection of art and served as the temporary quarters for the CHS while the campus was under construction.

The CHS currently comprises eleven structures, all two stories or less. In descending order of size the buildings are: (1) the administration building, containing offices, the library, dining facilities, and meeting rooms; (2) the director's residence, a two-story single family residence with an attached two-story wing, which accommodates a two-car garage, a guest room, a one-bedroom guest suite, and a two-bedroom guest suite for visitors; (3) a one-story multiple unit dwelling containing four studio apartments for fellows; (4-6) three three-bedroom, detached, one-family cottages; (7-8) two two-story duplexes; (9) a conference center with an outdoor patio and adjoining meeting room; (10) a two-story structure, which consists of a studio apartment on the lower level and two guest rooms above; and (11) a detached one-story equipment shed.

1.1 History

The CHS sits on land that previously belonged to Truxtun Beale who served as United States Minister to Persia (1891-1892) and United States Minister to Greece (1892-1893). His only child, Walker Blaine Beale, by his first wife, the former Harriet Blaine, was a junior at Harvard College when the United States entered the war against Germany on April 6, 1917. He died as a first lieutenant in the United States Army at St. Mihiel on September 18, 1918. Beale himself died on June 2, 1936, survived by a cousin and Marie Beale, his second wife.

In the spring of 1956 Ms. Beale came to an agreement with the Old Dominion Foundation, which called for the foundation to take possession of the land indicating that the land was to be used “exclusively for the establishment of an educational center in the field of Hellenic Studies designed to rediscover the humanism of the Hellenic Greeks” in memory of her son Walker Blaine Beale.

On January 4, 1961, Paul Mellon, representing the Old Dominion Foundation as chairman of the trustees, and Nathan Pusey, the twenty-fourth president of Harvard University, jointly announced the founding of the CHS and noted that its purpose was “to carry out Mrs. Beale’s wish in the broadest way possible 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.”

On January 24, 1961, the Old Dominion Foundation obtained a court order, which allowed for the transfer of the property to the Trustees for Harvard University, a special corporation established in Washington D.C., which also administers Dumbarton Oaks. H. Page Cross, of the New York firm, Cross & Cross, designed the campus and buildings. The Board of Zoning Adjustment awarded a special exception for the CHS in August 1961, and the George A. Fuller Company began construction in the following month. The dedication of the CHS took place on May 14, 1963.

1.2 Mission

While continuing to embrace the initial vision of the founders and honor the traditions of scholarly engagement that have evolved during the first forty-five years of the center's existence, the mission has evolved to reflect the promise of the CHS within the context of present and foreseeable cultural trends. In summary, the CHS seeks to (1) maintain and expand a world-class collection of resources in both analog and digital formats for the study of Hellenism in its various cultural and historical contexts, (2) make the resources of the center available to the community of scholars and provide a venue where they can conduct research and share ideas and insights with diverse audiences both at the CHS and beyond through seminars, other forms of live presentations, and publications, (3) disseminate scholarship on the Hellenic world in printed and electronic formats and develop information technologies to enhance existing methods and pioneer new avenues of research and teaching in the field of Hellenic studies, (4) design and orchestrate activities for a global audience with the goal of enabling a wide range of participants, including non-traditional students, undergraduates, graduate students, scholars from other disciplines, and life-long learners to engage in the study and appreciation of Hellenic culture.

The logo of the center, the lighthouse of Alexandria—the Pharos—represents the goal of promoting Hellenic civilization as a universalized concept of humanism, which transcends distinctions based on geography, ethnicity, and ideology and serves as a beacon of knowledge and enlightenment.

1.3 Academic Programs

Fellowships:

The fellowship program provides varying levels of support to scholars, ranging from those who spend a term of eighteen weeks in residence at the center to those who work primarily at remote locations and communicate with colleagues at the center virtually or through occasional visits. The center continues to appoint approximately half of the fellows from abroad but now welcomes scholars with promising, innovative projects at any stage in their professional careers. To take full advantage of the center's unique resources and capacities, the program gives priority consideration to collaborative and interdisciplinary projects.

Faculty Development:

The CHS collaborates with a wide range of institutions on projects designed to expand the presence of classical antiquity in college curricula and encourage new inter-disciplinary and inter-institutional approaches in the classroom. From the summer of 2004 to the summer of 2007, the CHS organized workshops for faculty members from the Appalachian College Association (<http://www.acaweb.org/>), a consortium of thirty-five institutions in Kentucky, North Carolina, Tennessee, Virginia, and West Virginia. Beginning in the summer of 2006 the CHS has worked with the Council of Independent Colleges (<http://www.cic.org/>), an organization with a membership of over 600 colleges and universities, to offer intensive weeklong workshops on Greek literature primarily for non-classicists.

Opportunities for Undergraduates:

The CHS serves as the home for Sunoikisis (www.sunoikisis.org), a global initiative which enables students and faculty at participating institutions to benefit from opportunities normally available only at large research institutions, while maintaining the advantages of a small liberal arts learning environment. The curricular elements within Sunoikisis include inter-institutional collaborative courses, excavations, travel study programs, undergraduate research symposia, and faculty development seminars. During the summer, the center hosts a workshop for undergraduates, who contribute to the Homer Multitext Project (<http://www.homermultitext.org/>), a seminar on information fluency, and a two-day program on the experiences of ephebes in ancient Athens for emerging leaders. It also offers paid internships during the summer and the academic year.

1.4 Library Collections and Holdings

Assembling of a collection began in 1961 while the first cohort of fellows worked in their temporary offices at 3055 Whitehaven. Over the next several years, CHS obtained the private libraries of three scholars who had been members of the classics department at Harvard: Werner Jaeger (6.30.1888 – 10.9.1961), Author Darby Nock (21.11.1902 – 11.1.93), and Author Stanley Pease (9.22.1881 – 1.6.1964) Those libraries formed the core of the collection, which now numbers approximately 65,000 bound volumes. The library acquires approximately 1,000 books each year and subscribes to over 500 journal and series subscriptions. In addition to the print collection, the library offers access to the electronic resources available via the Harvard library network.

1.5 Publications and Information Technology

Since 2002, the CHS has published nearly seventy volumes in the Hellenic Studies Series, which readers can access on the web as HTML (“Hypertext Markup Language”) documents, as formatted electronic documents in PDF (“Portable Document Format”), as hardcopies through conventional printing processes or print-on-demand, and in XML, an archival format for digital publications that can survive short-term technological obsolescence and will allow for republication in the future as superior publication technologies evolve. It also publishes several online journals, including *Classics@* (<http://www.chs.harvard.edu/CHS/article/display/1167?menuId=66>), the CHS Research Bulletin (<http://wp.chs.harvard.edu/chs-fellows/>), and the *Sunoikisis Undergraduate Research Journal* (<http://wp.chs.harvard.edu/surs/>). Through agreements with other publishers, the CHS has obtained rights to create electronic versions of previously published materials and make them available through the center’s website. The electronic versions of these works incorporate the same TEI-compliant encoding standards the CHS uses for its Hellenic Studies. The center supports work on primary scholarly resources. For example, the Homer Multitext project (<http://www.homermultitext.org/>) aims to produce a comprehensive repository of textual and visual data that fully represents the Homeric poems in all of their recorded, surviving variations.

2.0 Campus Plan Overview

2.1 History

The Center for Hellenic Studies 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 CHS 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 CHS and the BZA, where every change had required BZA approval.

The Campus Plan approved on March 16, 2005 has served CHS well for the past ten years. In addition to the implementation of the Conference Center at House “A”, the CHS has completed a minor addition in the administration building courtyard to add two new meeting rooms.

The submission of this new Campus Plan 2015-2025 is really a renewal of the previous 10-year plan, with minor changes and amendments that are described in Section 3.

2.2 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 14859)
- 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.
- 2004:** Application for Campus Plan Approval was submitted to the District of Columbia Zoning Commission on October 14, 2004, and at the hearing February 10, 2005, a bench decision granted approval of the Campus Plan for a period of 10 years from the final date of the order (March 16, 2005). (Zoning Commission Order No.04-32)

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 CHS, 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 of Hellenic Studies is an academic village, secluded from the busy city in a quiet, tree filled neighborhood. Although just off of Massachusetts Avenue, CHS'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 CHS 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 49,418 square feet of gross floor area, and 17% lot occupancy (FAR .17). Of that, 25,553 square feet is academic or administrative, and 21,515 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 CHS 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) CHS utility vehicles. In actual practice, generally only one half of the ten fellows in residence 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)*

Administration Building Library Addition: To accommodate new collections and growth to existing collections, a 7,500 square foot addition of two stories shown in the 2005-2015 Campus Plan has not been implemented and is still 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 Fellows' Dining Room and the Common Room.

Storage Facilities: The CHS requires about 1,000 square feet of storage space for garden equipment and machinery, general storage of supplies, and in a separate area trash and recycling bins. Some of these needs are met in the existing 375 square foot shed southeast of the Administration Building/Library, which would need to be demolished if and when the Library Addition is built. Additional needs for storage may be met with the construction of a new 20 x 40 structure built into the side of the hill below the entrance drive to the Director's Residence. Such a structure is conceived to be more of a landscape element than a free-standing building, with a turf roof that is an extension of the existing topography, and a service court that would be screened with planting consistent with the existing trees and understory associated with this part of the site.

Terraces and Porches: The garden- like setting of the Campus for CHS lends itself to the enjoyment of same by the occupants of the residential structures, and so the CHS proposes modest at-grade hardscape terraces or 1 story screened-in porches at the back of each of the residential houses flanking the entry drive. These are proposed to be approximately 10 feet by 30 feet, and if implemented as screen porches would be designed to be compatible with the style of the colonial revival cottages designed originally by Page Cross. The Conference Center (Formerly House A) would have a similar at-grade terrace or screen porch.

See Appendix A-1 for proposed 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 methodology subject this Campus Plan to revisions 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 52 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 CHS to continue to fulfill its institutional mission and to continue to serve as an academic resource for the District of Columbia.

Appendix A -1

Summary of Gross Square Footage, Existing and Proposed

EXISTING BUILDINGS:

Building Name	GSF	Stories	Approx. Ht.	Parking	Function
1 Administration Building	22,918	2	14'-0"	11	Administrative, Fellow's Offices , Library
2 Fellows' Apartments	4,330	1	16'-8"	8	Fellow's Residential Units (4)
3 Guest Suites	*	1	16'-8"	0	Guest Apartments (2)
4 Conference Center	2,240	2	18'-3"	3	Assembly
5 House "B" (duplex)	1,700	2	18'-3"	2	Fellows' 2-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's Single Family Residential
9 House "F"	1,700	2	18'-3"	2	Fellow's Single Family Residential
10 Director's Residence	7,860	2	21'-6"	6	Director's Residence, Guest Residences
11 Tool Shed	375	1	12'-0"		Storage
Total GSF	47,048			38	

* Included in Fellows' Apartments SF

EXISTING GFA / FAR:

Zoning District	Land Area (SF)	Gross Floor Area (GFA)	District Floor Area Ratio
D/R-1-A	283,750	49,418	0.17

PROPOSED BUILDINGS

Building Name	GSF	Stories	Approx. Ht.	Parking**	Function
1 Administration Building					
Library Addition	7,500	2	14'-0"	0	Library Expansion
Storage Structure	800	1	10'-0"	0*	Storage
Total GSF	8,300			0	

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

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

PROPOSED GFA / FAR:

Zoning District	Land Area (SF)	Gross Floor Area (GFA)	District Floor Area Ratio
D/R-1-A	283,750	55,348	0.19



View of Campus from Whitehaven St.



View of Conference Center from Entry

Appendix A-2c



View of Stoa and Administration Building



View of Director's Residence



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



View of Open Space behind Residential Houses

OLD DOMINION FOUNDATION

140 EAST 82ND STREET

NEW YORK 17, 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 corporation incorporated in the District of Columbia

Mr. Koonas:

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 neighborhood 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 any adjoining or neighboring properties.

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

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

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14658 of the Trustees for Harvard University, pursuant to 11 DCMF 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.

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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 bordering 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 310.1 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-3-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.

Appendix A-5

APPLICATION No. 14689
PAGE 2

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 1937

UNDER 11 DCMR §103.1, "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.

order14689/DBES

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.

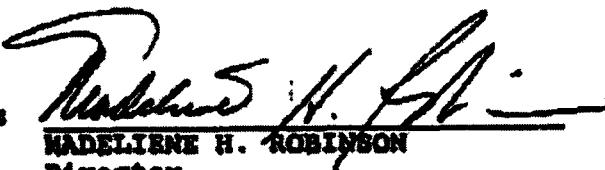
Appendix A-6

BEA APPLICATION NO. 15780
PAGE NO. 2

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
Director

FEB 17 1993

FINAL DATE OF ORDER: _____

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/bha

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 15213 of Trustees for Harvard University, pursuant to 11 DCMR 3106.1, 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 (Beach 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.

SEA APPLICATION NO. 16213
PAGE NO. 2

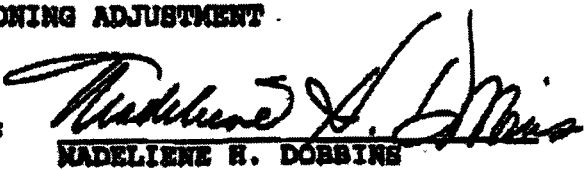
2. All construction vehicles and vehicles of construction crews shall be parked on the subject site.

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. Clazens not present, not voting).

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

ATTESTED BY:


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.

sunhar/TWR/amb

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. *Whayne* ~~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
Denzil L. Noble
Acting Zoning Administrator

Cc: Olutoye Bello

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION ORDER NO. 04-32
Case No. 04-32
(Campus Plan – Trustees for Harvard University Center for Hellenic Studies)
February 10, 2005

Application of Trustees for Harvard University (the “Applicant”), pursuant to 11 DCMR §§210.1 and 3104, for special exception approval of a campus plan for property zoned D/R-1-A, with premises address of 3100 Whitehaven Street, N.W., generally bounded by Whitehaven Street, N.W., to the north; the Chancery of the Republic of Italy to the east; the Embassy/Chancery of the Kingdom of Denmark to the west; and Dumbarton Oaks Park to the south and west (Square 2155, Lot 802).

HEARING DATE: February 10, 2005
DECISION DATE: February 10, 2005 (Bench Decision)

SUMMARY ORDER

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR §3113.2.

The Commission provided proper and timely notice of public hearing on this application by publication in the D.C. Register, and by mail to the Applicant, Advisory Neighborhood Commission (ANC) 2E, and to owners of property within 200 feet of the property that is the subject of this application. The application was also referred to the Office of Planning for review and report.

The subject property is located within the jurisdiction of ANC 2E. ANC 2E, which is automatically a party to the application, submitted a written statement in support of the application.

The D.C. Office of Planning submitted a written report and testified in support of the application. The D.C. Department of Transportation submitted a written memorandum indicating no objection to the application.

As directed by 11 DCMR §3119.2, the Commission required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case for a special exception under 11

DCMR §210. The Applicant has submitted an extensive brief on all aspects of the special exception and offered to submit the case on the record. There being no questions by the Commission, the Commission agreed to accept the Applicant's case on the record. 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 Commission to grant this application would not be adverse to any party.

Based upon the record before the Commission, the Commission concludes that the Applicant has met the burden of proof under 11 DCMR §§3104.1 and 210 and that the requested relief will be in harmony with the general purpose and intent of the Zoning Regulations and Map, and 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 be **GRANTED** for a period of ten (10) years from the final date of this Order.

Pursuant to 11 DCMR §3100.5, the Commission has determined to waive the requirement of 11 DCMR §3125.3 that the order of the Commission 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: 4-0-1 (Carol J. Mitten, Kevin Hildebrand, Gregory N. Jeffries, Anthony Hood; John G. Parsons not present, not voting)

BY ORDER OF THE D.C. ZONING COMMISSION

Each concurring member approved the issuance of this order.

ATTESTED BY:


JERRILY R. KRESS, FAIA
DIRECTOR, OFFICE OF ZONING

FINAL DATE OF ORDER: MAR 16 2005

PURSUANT TO 11 DCMR §3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11 DCMR §3125.9, THIS ORDER WILL BECOME EFFECTIVE TEN DAYS AFTER IT BECOMES FINAL.

THE APPLICANT SHALL COMPLY FULLY WITH THE PROVISIONS OF THE HUMAN RIGHTS ACT OF 1977, D.C. LAW 2-38, AS AMENDED, CODIFIED AS CHAPTER 25 IN TITLE 1 OF THE D.C. CODE. SEE D.C. CODE § 1-2531 (1999). THIS ORDER IS

CONDITIONED UPON FULL COMPLIANCE WITH THE HUMAN RIGHTS ACT. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER. OF THE D.C. CODE. SEE D.C. CODE SECTION 2-1402.67 (2001). THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THE HUMAN RIGHTS ACT. THE FAILURE THE APPLICANT SHALL COMPLY FULLY WITH THE PROVISIONS OF THE HUMAN RIGHTS ACT OF 1977, D.C.LAW 2-38, AS AMENDED, CODIFIED AS CHAPTER 14 IN TITLE 2 OR REFUSAL OF THE APPLICANT TO COMPLY SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER. NOTE IN SECTION 2-1401.01 OF THE D.C. HUMAN RIGHTS ACT THAT IT IS THE INTENT OF THE COUNCIL OF THE DISTRICT OF COLUMBIA, IN ENACTING THIS CHAPTER, TO SECURE AN END IN THE DISTRICT OF COLUMBIA TO DISCRIMINATION FOR ANY REASON OTHER THAN THAT OF INDIVIDUAL MERIT, INCLUDING, BUT NOT LIMITED TO, DISCRIMINATION BY REASON OF RACE, COLOR, RELIGION, NATURAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, DISABILITY, SOURCE OF INCOME, AND PLACE OF RESIDENCE OR BUSINESS.



EXISTING FACILITIES

FIGURE 1

BUILDINGS:

1. ADMINISTRATION BUILDING
2-story mixed-use building
■ Library Addition
2. FELLOWS' APARTMENTS
1-story multiple unit dwelling
3. GUEST SUITES
4. CONFERENCE CENTER
5. HOUSE B (Duplex)
2-story detached 2-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



BUILDING & LAND USE

FIGURE 2

BUILDING USE
 INSTITUTIONAL
 RESIDENTIAL

LAND USE
 INSTITUTIONAL/PUBLIC
 RESIDENTIAL
 WOODED/RECREATIONAL

1. ADMINISTRATION BUILDING
 2-story mixed-use building
 Library Addition
2. FELLOWS' APARTMENTS
 1-story multiple unit dwelling
3. GUEST SUITES
4. CONFERENCE CENTER
5. HOUSE B (Duplex)
 2-story detached 2-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. TOOLSHED

"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."



EXISTING PEDESTRIAN NETWORK

FIGURE 3

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

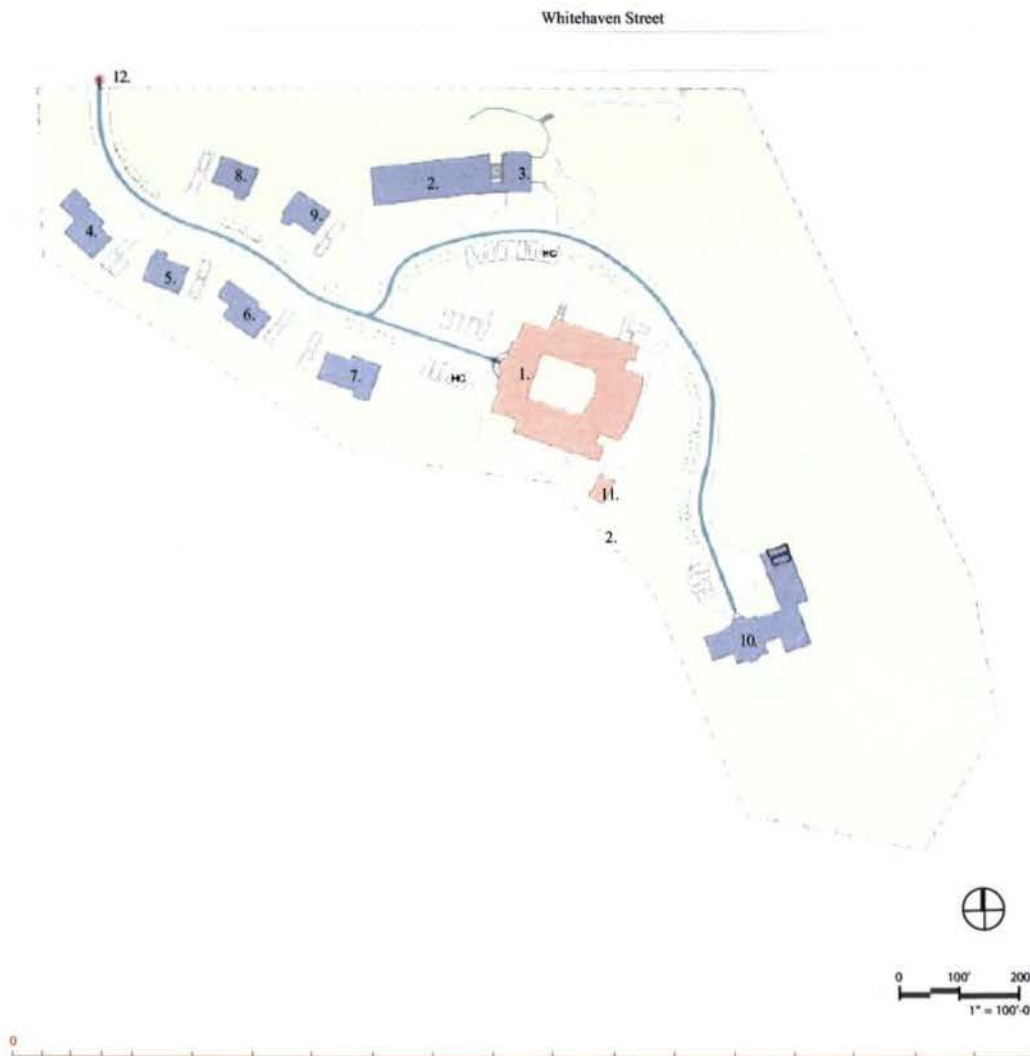


BUILDINGS:

1. ADMINISTRATION BUILDING
2-story mixed-use building
Library Addition
2. FELLOWS' APARTMENTS
1-story multiple unit dwelling
3. GUEST SUITES
4. CONFERENCE CENTER
5. HOUSE B (Duplex)
2-story detached 2-family dwelling
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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

VEHICULAR AND PEDESTRIAN CIRCULATION:

12. PEDESTRIAN GATE ADJACENT TO VEHICULAR GATE
13. PEDESTRIAN GATE



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
Library Addition
2. FELLOWS' APARTMENTS
1-story multiple unit dwelling
3. GUEST SUITES
4. CONFERENCE CENTER
5. HOUSE B (Duplex)
2-story detached 2-family dwelling
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2-story detached 2-family dwelling
7. HOUSE D (Duplex)
2-story detached 2-family dwelling
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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

VEHICULAR AND PEDESTRIAN CIRCULATION:

12. NEW AUTOMATED GATE

DEDICATED SPACES: 38

OCCASIONAL SPACES: 22





EXISTING UTILITY PLAN

FIGURE 5

WATER
ELECTRIC
STEAM
GAS
SANITARY SEWER
STORM SEWER



BUILDINGS:

1. ADMINISTRATION BUILDING
2-story mixed-use building
Library Addition
2. FELLOWS' APARTMENTS
1-story multiple unit dwelling
3. GUEST SUITES
4. CONFERENCE CENTER
5. HOUSE B (Duplex)
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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



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
= Library Addition
2. FELLOWS' APARTMENTS
1-story multiple unit dwelling
3. GUEST SUITES
4. CONFERENCE CENTER
5. HOUSE B (Duplex)
2-story detached 2-family dwelling
6. HOUSE C (Duplex)
2-story detached 2-family dwelling
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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

SITE IMPROVEMENTS:

- B. 1000 SF Storage Structure
• 3 parking spaces relocated from Director's
- C. 10 x 30 Screen Porch or Paved Terrace at Grade

