

**BEFORE THE ZONING COMMISSION  
OF THE DISTRICT OF COLUMBIA**

**TRUSTEES FOR HARVARD UNIVERSITY  
AMENDMENT TO APPROVED CAMPUS PLAN FOR THE  
DUMBARTON OAKS RESEARCH LIBRARY AND COLLECTION  
AND  
FURTHER PROCESSING OF AMENDED CAMPUS PLAN**

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**PRELIMINARY STATEMENT OF COMPLIANCE WITH BURDEN OF PROOF**

**I.  
NATURE OF RELIEF SOUGHT**

The Trustees for Harvard University (the “Applicant”) submit this statement in support of their application for (1) an amendment to the 2020–2040 Campus Plan for the Dumbarton Oaks Research Library and Collection (“Dumbarton Oaks”) (the “Approved Campus Plan”), and (2) further processing of the amended Campus Plan pursuant to Subtitle X § 101.9 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations (“DCMR”). The Campus Plan was approved by the Zoning Commission (the “Commission”) pursuant to ZC Order No. 20-29, and expires on December 31, 2040. A copy of the order is attached as Exhibit A.

The primary purpose of the proposed Campus Plan amendment (the “Application”) is to provide for the construction of a new mixed-program building, to be known as the Farrand House, in lieu of the new greenhouse identified as Building 7 on the Approved Campus Plan. The Farrand House will consist of approximately 10,000 square feet of floor area, and will be comprised primarily of classrooms, a digital humanities center, an artists’ studio, and public galleries.

## **II. BACKGROUND**

### **A. Dumbarton Oaks Campus**

Dumbarton Oaks is located on a 16-acre site at the north end of the Georgetown Historic District. The campus is generally bounded by Dumbarton Oaks Park on the north, Montrose Park to the east, R and S Streets, NW to the south, and Jelleff Field and single-family residential uses to the west. The campus is located one block east of the Wisconsin Avenue corridor.

Dumbarton Oaks serves as one of the premier centers of scholarship in the fields of Byzantine, Pre-Columbian, and Garden and Landscape studies. It accomplishes its mission of supporting these areas by hosting research fellows who use its extensive library holdings and other collections, by conducting scholarly meetings, and by producing scholarly publications. It serves a broader public through exhibitions in its museum, concerts, and its world-renowned gardens.

Dumbarton Oaks is not a typical college or university facility. It employs no faculty and enrolls no students. Instead, it awards fellowships to Ph.D. candidates and scholars from throughout the world pursuing Byzantine, Pre-Columbian, and Garden and Landscape studies. Fellowships are for scholars who hold a doctorate or have established themselves in their field and wish to pursue their own research. Junior fellowships are available for degree candidates who have completed preliminary requirements for a Ph.D. or other advanced degree and will be working on their dissertation or final project. Fellowships and Junior Fellowships are awarded for the academic year, a single term (Fall or Spring), or the summer. All fellows are expected to reside nearby at Fellowship House at 1700 Wisconsin Avenue or LaQuercia at 1619 30<sup>th</sup> Street, NW, during their award period and devote themselves full time to their studies. Both locations are within walking distance of the campus.

## **B. Zoning Approval History**

The Board of Zoning Adjustment (the “BZA”) first granted approval for Dumbarton Oaks pursuant to BZA Appeal No. 568, dated July 16, 1941. Following its initial approval, the BZA approved a number of applications in support of certain improvements and additions to the campus. (See BZA Order Nos. 4456, 5232, 14584, and 16555.) In 2010, pursuant to ZC Order No. 10-13, the Commission approved a 10-year campus plan that restricted the number of fellows to not exceed 30, the number of employees and staff to not exceed 139, and the number of parking spaces to range from 60 to 63.

In 2021, pursuant to ZC Order No. 20-29, the Commission approved the current 20-year campus plan. The approval increased the number of fellows from 30 to 50 and authorized the construction of approximately 15,254 square feet of new floor area.<sup>1</sup> Additionally, the Approved Campus Plan permits a maximum of 139 employees and staff and requires a minimum of 63 vehicle parking spaces. The overall density approved for the campus is approximately 0.16 FAR.

## **III.**

### **PROPOSED CAMPUS PLAN AMENDMENT**

The proposed amended campus plan is attached Exhibit C (the “Amended Campus Plan”). This plan provides for the construction of the Farrand House in lieu of the new greenhouse depicted as Building 7 on the approved Campus Plan. The amendment also provides for the relocation and reconfiguration of the cooling towers, mechanical equipment and service court at the northwest edge of the site, which are identified as Buildings 12 and 13 on the Amended Campus Plan. No other changes are proposed.

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<sup>1</sup> With the Approved Campus Plan, the Greenhouse (6) was expanded from 3,086 s.f. to 7,210 s.f.; a new greenhouse (7) consisting of 7,130 s.f. was approved; and a new pitthouse/coolhouse (11) totaling 4,000 s.f. was approved.

#### IV.

#### **FURTHER PROCESSING-COMPLIANCE WITH THE REQUIREMENTS OF SUBTITLE X § 101**

Attached as Exhibit D is a letter from the Commission of Fine Arts (“CFA”), dated April 27, 2023. The letter states that the Old Georgetown Board (“OGB”) approved the design of the Farrand House on April 20, 2023. The OGB report describes the Farrand House as a brick pavilion with an open, glassy second floor, which allows the focus to remain on the beauty of the historic property. The report concludes that the scale and massing of the Farrand House will be harmonious with the landscape and adjacent buildings, and the materiality of the design will blend with its surroundings.

A copy of the architectural plans reviewed and approved by OGB are attached as Exhibit E. The lower level of the building will include an artist studio and gallery space that open to an outdoor terrace and a circulation/multi-use space. The ground level will consist of two classrooms and a circulation/multi-use space. The upper level of the Farrand House will have an office, a conference room, a lounge area, and an innovation lab.

In addition, the further processing application complies with the relevant provisions in the Zoning Regulations as discussed below.

**A. 11-X DCMR § 101.8 – *As a prerequisite to requesting a further processing for each college or university use, an applicant shall have submitted to the Zoning Commission for approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements including but not limited to: (a) buildings and parking and loading facilities; (b) screening, signs, streets, and public utility facilities; (c) athletic and other recreational facilities; and (d) a description of all activities conducted or to be conducted on the campus and of the capacity of all present and proposed campus development.***

The relevant information is represented in the Amended Campus Plan attached hereto as Exhibit C and the architectural plans reviewed and approved by the OGB, which are attached as Exhibit E.

- B. 11-X DCMR § 101.11 – *In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Zoning Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan.***

The Application is consistent with the District’s policies in support of institutional uses within the Land Use Element of the Comprehensive Plan. These policies recognize the importance of institutional uses, such as Dumbarton Oaks, to the economy, character, history, and future of the District. These policies are designed to ensure that institutional uses in residential neighborhoods are planned and operated in a manner that is sensitive to neighborhood issues and are operated in a manner which maintains the existing quality of life. 10-A DCMR § 312.7 (Policy LU-2.3.5: Institutional Uses). Consistent with these policies, Dumbarton Oaks has successfully contributed to the quality and character of the Georgetown Historic District and surrounding neighborhood for more than 80 years. Dumbarton Oaks maintains commitment to high-quality architecture and design, and the adaptive reuse and preservation of historic buildings and landscapes. 10-A DCMR § 317.8 (Policy LU-3.3.2: Corporate Citizenship).

The Campus Plan is also consistent with the District’s policies in support of colleges and universities within the Educational Facilities Element of the Comprehensive Plan. The policies recognize that the district “has an extraordinary concentration of academic resources, including some of the country’s finest colleges and universities.” 10-A DCMR § 1211.1 (EDU-3: Colleges and Universities). The policies also support the requirement for campus plans. 10-A DCMR §1214.8 (Policy EDU-3.3.3: Campus Plan Requirements).

- C. 11-X DCMR § 101.12 – *As an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall***

*certify and document that the proposed building or amendment is within the FAR limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved.*

The Farrand House will be approximately 2,870 square feet larger than the greenhouse it will replace, resulting in only a nominal increase in the building floor area already approved for the campus.

**D. 11-X DCMR § 101.13 – *As soon as the application is accepted, the Office of Zoning shall refer the application to the Office of Planning, the Department of Transportation, and the Department of Energy and Environment for review and written reports.***

Upon acceptance of the Application, the Office of Zoning will refer the application to the Office of Planning (“OP”) and the District’s Department of Transportation (“DDOT”) for their review and report.

## **VII. COMMUNITY ENGAGEMENT**

The Campus is located within the boundaries of Advisory Neighborhood Commission (“ANC”) 2E-07. Representatives from Dumbarton Oaks have been in communication with Commissioner Miller, the Single Member District Representative, to discuss various matters related to Dumbarton Oaks, including the proposed amendment to the Campus Plan. Representatives from Dumbarton Oaks will make a presentation on this application in the fall, prior to the public hearing before the Zoning Commission.

## **VIII. EXHIBITS IN SUPPORT OF APPLICATION**

- Exhibit A: Prior Dumbarton Oaks Campus Plan Zoning Commission Order (Z.C. Order No. 20-29)
- Exhibit B: Approved 2020–2040 Campus Plan
- Exhibit C: Proposed Amended 2020–2040 Campus Plan
- Exhibit D: CFA Adoption of OGB Report Approving Design of the Farrand House

- Exhibit E: Architectural Plans for the Farrand House Reviewed and Approved by OGB
- Exhibit F: Statement of Existing and Intended Uses
- Exhibit G: Surveyor's Plat
- Exhibit H: List of Property Owners within 200-feet

**IX.**  
**WITNESSES**

1. Thomas B. F. Cummins, Director, Dumbarton Oaks Research Library and Collection
  - Justification for amendment
  - Programming objectives for Farrand House
2. Wells Megalli, Selldorf Architects
  - Overview of Farrand House design

**X.**  
**CONCLUSION**

For the reasons set forth above, the Applicant respectfully request that the Commission's approval of the proposed amendment to the Campus Plan and the further processing of the Campus Plan.

Respectfully submitted,

HOLLAND & KNIGHT LLP



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