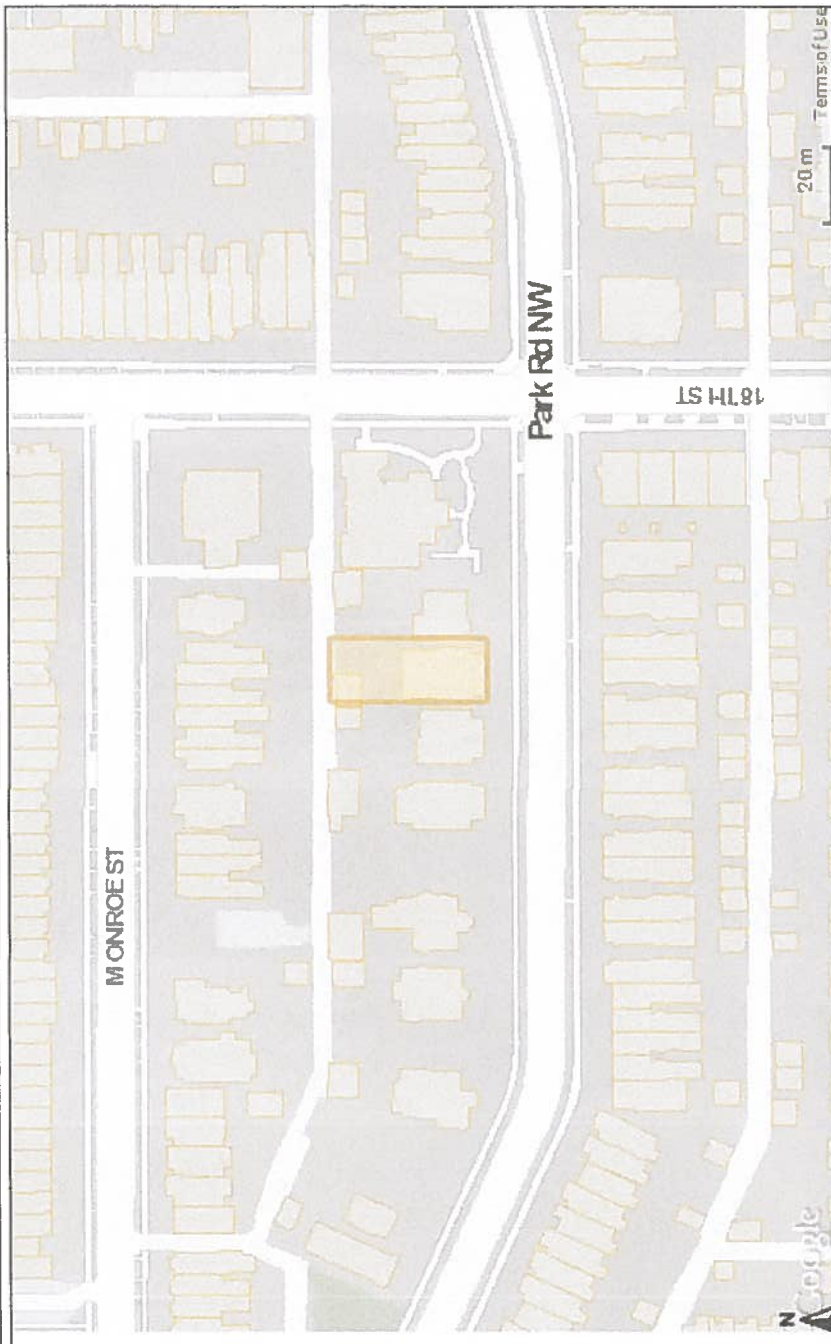


Zoning Report for Square: 2614 Lot: 0801 February 24, 2014



Zoning Layers		Latitude: NaN Longitude: NaN	
	Zone Districts		Active PUDs
	Pending Zones		Pending
	Overlays		Campus Plans
	Baist Index		CEA
	Historic Districts		

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon the maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.

Zoning Data Summary*

Square/Suffix/Lot	2614 / n/a / 0801
Premises Address	1927 PARK RD NW
Zoning District (s)	R-4
Overlay District (s)	
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	1
Council Member	Jim Graham
ANC	ID
ANC Chairperson	undefined
SMD	ID03
Commissioner	Jack McKay

* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map Glossary available at http://maps.dcoz.dc.gov/css/Map_App_User_Guide/Glossary.pdf.

** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.

Exhibit B

DISTRICT OF COLUMBIA INVENTORY OF HISTORIC SITES

ALPHABETICAL VERSION

September 30, 2009

The District of Columbia Inventory of Historic Sites is the District government's list of officially designated historic properties. Properties in the Inventory are deemed worthy of recognition and protection for their contribution to the cultural heritage of one of the nation's most beautiful and historic cities.

2009 Inventory

The D.C. Inventory originated in 1964, with 289 listings. The 2009 version of the Inventory contains more than 700 designations encompassing nearly 25,000 properties. Included in the Inventory are:

- 500 historic landmark designations covering more than 800 buildings
- 150 historic landmark designations of other structures, including parks, engineering structures, monuments, building interiors, artifacts, and archaeological sites
- 50 historic districts, including 28 neighborhood historic districts.

Properties in the Inventory are protected by both local and federal historic preservation laws. The D.C. Historic Preservation Review Board (HPRB) designates properties for inclusion in the Inventory, and the D.C. Historic Preservation Office (HPO) maintains the Inventory and supporting documentation. A component of the D.C. Office of Planning, HPO is both the staff to the Review Board and the State Historic Preservation Office (SHPO) for the District of Columbia.

Searching the Inventory

The 2009 version of the D.C. Inventory is presented in multiple formats for convenience. Each of these formats is available on the HPO website and may be obtained in an electronic copy.

The main or *thematic version* of the Inventory is arranged to promote understanding of significant properties within their historic context. Designations are grouped by historical period and theme (see the Table of Contents). The development of the District is divided into six broad historical eras, with separate sections on early Georgetown and Washington County, the port town and outlying countryside that were separate legal entities within the District for most of the 19th century. Within the thematic subsections, related properties are listed in roughly chronological order. The chronology is based on date of construction or primary historic development, or if the property is significant for association with a person, on the person's period of residence or historical prominence. Informational references to demolished landmarks, National Register properties, and particularly noteworthy contributing properties in historic districts are also included, as are cross-references to listings in other sections. These informational references are indicated by italics.

The *alphabetical version* of the Inventory is arranged in alphabetical order for quick and easy reference. As with the main version, designated properties are listed along with informational references.

For Further Information and Suggestions

Preparation of the Inventory would not be possible without the assistance of numerous researchers and authors, whose work is gratefully acknowledged. More information on designated properties is available from multiple sources—official designation documents, National Register listings, reference materials on Washington history, and numerous websites. The bibliography provides a brief reference list, but is only a sampling of many available sources.

The Inventory remains a work in progress, with some listings providing only outline information. Gaps will be addressed as new research and resources permit. Please contact HPO for comments or suggestions.

This document is current through September 30, 2009.

by noted local architect, and one of his few rows; demonstrates facility for eclectic design and sophistication in relating to context; three stories, red brick with slate mansard roofs, wooden front porches; alternating facades with shallow oriels, prominent dormers, curved pediments, Flemish and Georgian detail; built 1906, Appleton P. Clark, Jr., architect; *DC designation March 21, 1984, NR listing November 6, 1986; within Mount Pleasant HD*

Park Road, NW, North Side of 1800 Block

1801, 1809, 1827, 1833, 1835, 1841, 1843, 1857, 1867, & 1869 Park Road, NW

Distinguished group of ten large turn-of-the-century suburban residences, impressively sited on terraces above a curving cross-town artery; exceptional display of Edwardian era architectural eclecticism in Mount Pleasant; unique group of large custom-designed houses in a community dominated by speculative rowhouse development; illustrates aspirations of prosperous businessmen, bankers, and professionals; notable work of several locally prominent architects, including Frederick B. Pyle, Harding & Upman, Appleton P. Clark, and C.A. Didden & Son, working in a variety of architectural styles, particularly the Colonial Revival; most houses two stories, frame or brick, some monumental; variety of textures and materials, particularly clapboard, shingles, stucco; multiple roof forms, abundance of bays and dormers; generous front porches and porticoes, ample fenestration; columns, balustrades, fanlight entrances typical; elegant details, with attenuated proportions, oval and elliptical forms common; includes ten houses and five carriage houses built 1892-1911; *DC designation December 14, 1977, NR listing November 15, 1978; HABS DC-283 (1841 Park Road); within Mount Pleasant HD*

Park Tower

2440 Sixteenth Street, NW

Among the city's finest pre-International style modern buildings, prominently sited opposite Meridian Hill Park; superb example of 1920s design aesthetic, exhibiting integral approach to Art Deco form and detail; reflects important changes in aesthetic philosophies, as one of first major buildings to break away from the city's predominant Beaux-Arts and Colonial Revival expression; illustrates sustained effort to develop Sixteenth Street as prestigious avenue; fashionable address for congressmen, professionals, and other notables during 1930s; 5 stories, extended irregular plan with repetitive bays, tapestry brick facades in golden buff color; ziggurat-like main facade with rooftop loggia rising above squared bays, in limestone and patterned brick with chevron, diaper, and oak leaf motifs; built 1928-29, William Harris, architect; *DC designation January 20, 1988, NR listing October 30, 1989; within Meridian Hill Area*

The Parkway (Frank R. White, 1927) at 3220 Connecticut Avenue NW: see Cleveland Park Historic District

Parkways of the National Capital Region (1913-1965)

Multiple Property Documentation; *NR listing May 9, 1991*

The various parkways of the national capital reflect the culmination of several national trends after the turn of the century: the City Beautiful movement's emphasis on integrated urban green space, the advent of automobiles and the rapid development of road systems, and the decline in the quality of urban living and resulting popularity of outdoor recreation. Parkway in the Washington area are the culmination of efforts of District, Maryland, and Virginia interests, guided by the McMillan Commission's recommendation for a series of parks and parkways extending the scheme of Pierre L'Enfant. After the precedent-setting network of suburban New York parkways, upon which it was idealized, Washington's system is the most comprehensive and monumental in the nation.

Recreational use of automobiles prevailed during their earliest decades. In keeping with the McMillan Plan, a token carriage path around the Tidal Basin and upriver to Rock Creek was built by 1904, serving as a literal and figurative prologue to the era of parkway construction. The city trailed behind others, however, in the development of parkways, and it was not until the National Industrial Recovery Act in 1933 that parkway landscaping was provided for at the federal level.

The parkway's foremost purpose was to separate pleasure motorists from the traffic of heavy commercial users.

Exhibit C

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

AND/OR COMMON

~~North side of the~~ 1800 Block of Park Road, N.W.**2 LOCATION**STREET & NUMBER 1801, 1809, 1827, 1833, 1835, 1841, 1843, 1857,
1867, 1869, Park Road, N.W.

CITY, TOWN

Washington

STATE

District of Columbia

VICINITY OF

Walter E. Fauntroy, Congressman

CODE

11

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

COUNTY

District of Columbia

CODE

001

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☒ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER**4 OWNER OF PROPERTY**

NAME

Multiple private ownership - see attached list

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Recorder of Deeds

STREET & NUMBER

6th & D Streets, N.W.

CITY, TOWN

Washington

STATE

District of Columbia

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

District of Columbia's Inventory of Historic Sites*

DATE

December 14, 1977

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR

SURVEY RECORDS DC/NCPC Historic Preservation Office

CITY, TOWN

Washington

STATE

District of Columbia

*1841 Park Road, N.W., has also been recorded by the Historic American
Buildings Survey.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

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Owners and Owners Addresses

<u>Address</u>	<u>Square</u>	<u>Lot</u>	<u>Owner</u>
1801 Park Road, NW	2614	824	Semih & Betty Ustun 5123 Westbard Avenue Bethesda, MD 20014
1809 Park Road, NW	2614	800	Thomas H. & Mary H. Becker 1809 Park Road, NW Washington, DC 20010
1827 Park Road, NW	2614	801	Robert J. & Linda J. Low 1827 Park Road, NW Washington, DC 20010
1833 Park Road, NW	2614	823	Thomas & Sharon Conway 1833 Park Road, NW Washington, DC 20010
1835 Park Road, NW	2614	825	Estate of Erna C. White c/o Henry H. Brylawski, Esq. 224 East Capitol Street Washington, DC 20003
1841 Park Road, NW	2614	42	Robert A. Deane 3105 Georgia Avenue, NW Washington, DC 20010
1843 Park Road, NW	2614	806	T. Wilins & Alice Davis 1843 Park Road, NW Washington, DC 20010
1857 Park Road, NW	2614	807	T. Wilins & Alice Davis 1843 Park Road, NW Washington, DC 20010
1867 Park Road, NW	2614	33	James P. Farrell Sara L. Mennel 1867 Park Road, NW Washington, DC 20010
1869 Park Road, NW	2614	819	Larry A. Miller Raymon McHensey 1869 Park Road, NW Washington, DC 20010

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION
☒ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☒ OTHER (SPECIFY) Local History
		☐ INVENTION		

SPECIFIC DATES see attached list

BUILDER/ARCHITECT see attached list

STATEMENT OF SIGNIFICANCE

The Joint Committee on Landmarks of the National Capital has designated the North Side of the 1800 Block of Park Road, N.W., as a Category II Landmark which contributes significantly to the cultural heritage and visual beauty and interest of the District of Columbia. These ten houses and their outbuildings were built between 1892 and 1911. Largely unaltered, the block includes excellent examples of turn-of-the-century eclectic architecture; the four Colonial Revival houses are particularly exceptional. The houses, most of them designed by prominent Washington architects, are local and personal interpretations of national stylistic trends. The men who commissioned these houses were part of the new permanent class of upwardly-mobile middle-class Washingtonians. Dramatically sited high above the curving section of Park Road, the houses together create the most distinctive and visually impressive block of houses in Mount Pleasant, a cohesive late-nineteenth-early-twentieth century streetcar suburb generally characterized by rowhouse development.

The decades around the turn of the century were decades of growth in the District of Columbia. Both the downtown section and the more suburban areas of the city, like Mount Pleasant, were being developed. The architectural character of the new development was eclectic, reflecting national architectural trends. The North Side of the 1800 Block of Park Road, N.W., reflects this eclectic character.

The area known as Mount Pleasant is a clearly defined neighborhood bounded by 16th Street, Harvard Street, Piney Branch Parkway, and Rock Creek Park. Park Road, now a major cross-town traffic artery, runs through Mount Pleasant, sloping steeply from 16th Street down to Rock Creek Park. Before the Civil War, this road was a rural track that ran from 16th Street down to Rock Creek, forded the stream at Pierce's Mill just above the confluence of Piney Branch and Rock Creek, continued west, and intersected Old Rockville Pike and Loughboro Road south of the community of Tenallytown and Reno. The original track was called Pierce's Mill Road. It was also known as Linnean Hill Road and Lowell Street before it was renamed Park Road.

The first large-scale development in Mount Pleasant occurred in 1865, when construction of houses began in the new subdivision north of Park Road between 14th and 17th Streets, N.W. During the 1870's and 1880's the pace of new development increased as paved streets replaced dirt roads. The extension of 16th Street in 1873 and again in 1898 cut Mount Pleasant in half and the area west of 16th Street became known as Mt. Pleasant Village--the area now known as Mount Pleasant--began after 1890 with the improvement

(Continued on Form 10-300a)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

the porch roof. An elliptical fanlight and sidelights reminiscent of the Federal period frame the door. In the center bay of the second story a domed bay, typically Edwardian in flavor, provides access to the deck. Directly above the domed bay is a large dormer set with a Palladian window. Another Palladian window is set in the second story rear wall, echoing the dormer. These windows, like the domed entrance to the deck, are unlikely to have occurred in any prototype for this house. A two-story stucco carriage house stands at the rear of this property (photograph 5).

In 1907 the firm of Harding and Upman designed yet another version of the Colonial Revival style at 1827 Park Road, N.W. (photograph 6). The classical elegance and detailing of this house are clearly reflective of early nineteenth century Federal designs. The two-story, three-bay brick house has a symmetrical front facade and a slate gable roof. The large wooden porch that extends the width of the house creates a strong horizontal feeling. The porch roof is supported by four Ionic columns. The railing consists of turned spindles. Originally a similar railing enclosed the deck at the second floor. Posts in the deck railing, placed at intervals which corresponded to the placement of the porch columns, were originally accented by carved wooden urns. A reproduction of the railing is currently being milled for placement on the deck. A similar railing connected the three dormers on the roof when the house was first built.

The most prominent decorative elements of this facade occur in the center bay. Recessed sidelights flank the door, which is capped by an elliptical fanlight. Attenuated engaged Corinthian columns lie flush with facade, framing the entranceway. Above the door, at the second story, a large window imitates the form of a Palladian window. The glass center section, framed by narrow engaged Corinthian columns and sidelights, forms an entrance to the deck. The finest decorative detail on the house is the elliptical wooden fan above this door. The carved panel spans the door and the sidelights below. A brick arch of single headers, with a stone keystone, and decorative cast stone blocks at the impost block level frame the entire composition. The windows flanking this door are capped by jack arches. A heavy modillioned cornice defines the roofline and forms a strong horizontal above the second floor. The three dormers are placed above the windows on the lower floors. The gable ends are treated as pediments and the single windows are framed by pilasters. The two-story brick carriage house at the rear of the lot retains its original double barn doors.

The smallest house on the block, 1967 Park Road, N.W., (photograph 7) was designed in 1904 by Frederick M. Ashley. The design of this house incorporates elements of the Colonial Revival style into a basically Edwardian frame structure. The two-story hipped-roofed house is three bays wide and typical of the sort of rectangular house with porch that was being built in Washington and elsewhere

(Continued on Form No. 10-300a)