



# Walker Court Dwelling

429 12<sup>th</sup> St SE (REAR)

Washington, DC

BZA Hearing - October 21, 2014





| Events of 2013  | Events of 2013                    | Events of 2013                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| March 2         | Moeller's meet owner              | Mr. Davies (Now living in MD over an hour away) mentions he might like to sell the storage sheds he's owned for 30 years.                                                                                                                                                                                                                                                                                        |
| Week of March 4 | Moeller calls Amanda Molsen (OP)  | Initial brainstorming conversation. Molsen later refers Moeller to Frances McMillen who will be assuming new Capitol Hill projects.                                                                                                                                                                                                                                                                              |
| March to April  | Moeller                           | Researches similar past cases in Walker Court and on Capitol Hill at <a href="http://zmap.dcoz.dc.gov/">http://zmap.dcoz.dc.gov/</a> . Finds similar variance were granted in Walker Court, even with some opposition. One story garage converted to residence already. One multi unit building already. Studies well-discussed direction of the city with respect to zoning and alley residences, density, etc. |
| March 12        | Frances McMillen (OP)             | Phone call about Walker Court property and follow up email sent with photos and questions based on Moeller's research.                                                                                                                                                                                                                                                                                           |
| March 14        | McMillen                          | Ms. McMillen sends several links to staff reports and similar projects – comments on questions about possible uses, residences, height restrictions around adding another story, etc.                                                                                                                                                                                                                            |
| March 21        | McMillen                          | Moeller asks clarifying questions via email. Also asks for a contact at Zoning.                                                                                                                                                                                                                                                                                                                                  |
| March 22        | Steve Callcott and Amanda Molsen  | Meets Moeller on another issue. Moeller again discusses building for sale in alley, asks for input before purchase. Asks for a contact at Zoning.                                                                                                                                                                                                                                                                |
| March 22        | Molsen                            | Amanda Molsen introduces Moeller to Matt LeGrant by email: "... Moeller will be requesting a meeting with you to discuss a building that he may be interested in purchasing and renovating. [sic] ...to discuss with you the zoning restrictions ... so that he can move forward accordingly."                                                                                                                   |
| March 22        | Matt LeGrant Zoning Administrator | LeGrant emailed Moeller he is happy to discuss, asked him to email some more information about Moeller's plans, said Moeller may also want to schedule a Preliminary Design Review Meeting with him for still more information.                                                                                                                                                                                  |
| March 22 - 25   | LeGrant                           | As requested, Moeller writes LeGrant detailed email about the structure with photos, several ideas for what he hopes to do with the building, and some basic questions about what is possible. <b>Moeller officially Requests PDRM on March 25</b>                                                                                                                                                               |
| April 2         | LeGrant                           | LeGrant responds and suggests a PDRM - providing details on permissible uses, variances and other general information.                                                                                                                                                                                                                                                                                           |
| April 10        | <b>PURCHASE</b>                   | Moeller's Purchase Walker Court property after considering all the input from the city, reading past cases, codes, etc.                                                                                                                                                                                                                                                                                          |
| April / May     | Moeller                           | Begins discussing plans with neighbors and gets feedback                                                                                                                                                                                                                                                                                                                                                         |
| June 25         | Moeller                           | Moeller follows up on March request for PDRM meeting                                                                                                                                                                                                                                                                                                                                                             |
| July 2, 2013    | PDRM with LeGrant                 | Moeller has PDRM meeting with Matt LeGrant (no lawyer or architect hired at this time) and discusses all the possible uses for the WC property. LeGrant is favorable and sketches some possible ways to add stairwell access to a roof terrace.                                                                                                                                                                  |

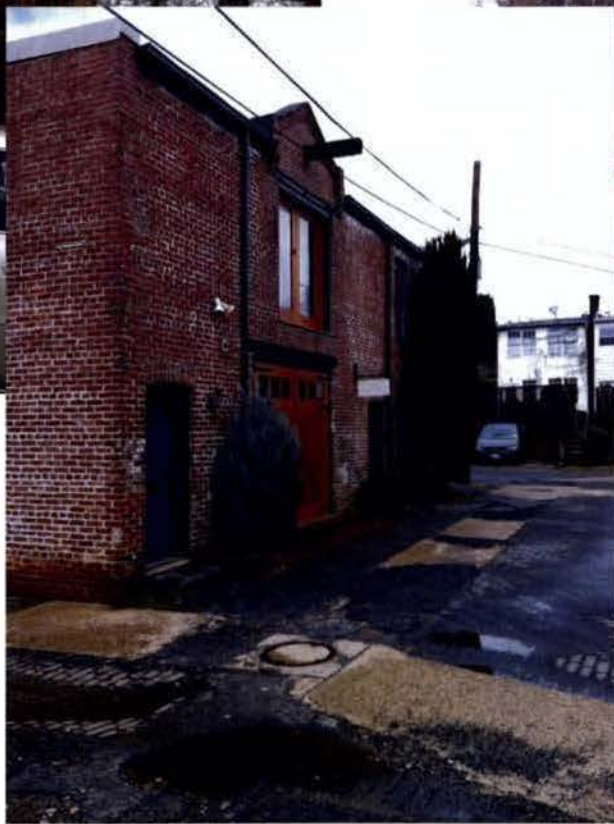
|                 |                              |                                                                                                                                                                                                                                                            |
|-----------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| August          | Moeller                      | Demian Wilbur architects hired                                                                                                                                                                                                                             |
| September 17    | Kathleen Beeton              | Moeller, Demian, and Scott Hammar meet with Beeton (DCRA) to discuss plans and find out next steps for determination letter.                                                                                                                               |
| September 18    | Beeton (DCRA)                | Beeton sends sample determination letter for Moeller to use when crafting a draft for LeGrant's consideration.                                                                                                                                             |
| September 24    | Moeller / Demian             | Final draft determination letter sent to LeGrant via Kathleen Beeton - Concept architectural design complete                                                                                                                                               |
| October 11      | Demian                       | Follows up with Beeton by email and phone and asks for input on draft Determination Letter                                                                                                                                                                 |
| October 22      | Moeller                      | ibid                                                                                                                                                                                                                                                       |
| November 7      | Moeller                      | ibid                                                                                                                                                                                                                                                       |
| November 15-ish | Demian                       | Demian sees Beeton in person - follows up and asks for input on draft Determination Letter                                                                                                                                                                 |
| November        | Moeller                      | Shows plans of building to neighbors to ultimately collect over 40 signatures of support from Square #92.                                                                                                                                                  |
| Dec 2           | Beeton                       | Beeton writes to say letter will be complete on Dec. 3.                                                                                                                                                                                                    |
| Dec 3           | LeGrant                      | Determination Letter sent by LeGrant                                                                                                                                                                                                                       |
| Dec. 4          | Moeller                      | Writes LeGrant to clarify only one application is needed, and that only two variances will be necessary.                                                                                                                                                   |
| Dec. 17         | McMillen                     | McMillen says at meeting that windows should have more "lights." Revised plans sent to McMillen and meeting requested.                                                                                                                                     |
| Dec. 20         | Oldenburg                    | Moeller emails a PDF of plans to several neighbors and CC's K. Oldenburg, ANC member on the block.                                                                                                                                                         |
| Events of 2014  | Events of 2014               | Events of 2014                                                                                                                                                                                                                                             |
| January 17      | Mrs. Moeller and Demian      | Meet Historic Preservation for thoughts and feedback on plans.                                                                                                                                                                                             |
| January 23 & 24 | Mr. Nero                     | Moeller visits 441 4 <sup>th</sup> Street to drop off special exception application and Mr. Nero informs him that LeGrant letter is vague, that he should clarify what variances are needed, Moeller does not submit application.                          |
| January 23 & 24 | Joel Lawson                  | Moeller writes Joel Lawson to ask for a meeting so a final determination on variances can be made.                                                                                                                                                         |
| Jan 31          | Joel Lawson and Matt LeGrant | Lawson agrees to meet Moeller and Demian, CC's Matt LeGrant in his reply.                                                                                                                                                                                  |
| Feb 4           | Lawson & Paul Goldstein      | Moeller and Demian meet Mr. Lawson & review plans. Lawson proposed possible variances that might be needed, and suggested we follow up with LeGrant again to clarify what would be required so project won't have problems getting building permits later. |



|               |                                                                                                  |                                                                                                                                                                                    |
|---------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Feb 4         | Lawson                                                                                           | Email's Demian with contacts at other departments                                                                                                                                  |
| Feb 14        | Email to LeGrant & Lawson, CC: Nero, Lawson (OP), McMillen (HP), Paul Goldstein (OP), K. Beeton, | Moeller writes LeGrant asking for clarification given his conversations with Nero and Lawson. Lists 4 possible Variances raised by Lawson and staff: 2507.2, 2507.4, 2507.1, 2101. |
| Feb 19        | Email to Nero, Lawson                                                                            | Moeller asks advice about getting on city calendar                                                                                                                                 |
| Feb 20        | Email to LeGrant & Lawson,                                                                       | Follow up request for feedback and clarification<br>CC: Nero, Lawson (OP), McMillen (HP), Paul Goldstein (OP), K. Beeton,                                                          |
| March 10      | Email to LeGrant & Lawson,                                                                       | Mrs. Moeller writes – again, requesting feedback and clarification on variances needed.<br>CC: Nero, Lawson (OP), McMillen (HP), Paul Goldstein (OP), K. Beeton,                   |
| March 11 & 13 | LeGrant (Reply All) and Demian                                                                   | Final determination/clarification sent – only two variances needed. OP is included in email discussion.                                                                            |
| April         | Moeller                                                                                          | Attempts to file application 2 <sup>nd</sup> time – decides to hire attorney.                                                                                                      |
| Early May     | Moeller                                                                                          | Legal Council hired by Moeller to help with final stages of the process.                                                                                                           |
| June          | Greenstein DeLorme & Luchs                                                                       | Support provided to Moeller in final submissions and applications.                                                                                                                 |
| June 17       | Moeller                                                                                          | OP signs parking waiver for building (HP)                                                                                                                                          |
| June 18       | Moeller and Demian                                                                               | Email to follow up with McMillen to check in with HP's thoughts on the project.                                                                                                    |
| June 19       | McMillen                                                                                         | July calendar is full, earliest hearing at this point would be September.                                                                                                          |
| July 14       | Moeller                                                                                          | Email to Stephen Engelken, owners of 433, with history of building, offer to show plans, discuss goals, etc. Note followed several in-person conversations.                        |
| July 28       | Moeller                                                                                          | Email to Ike at 429 12th following up on his offer to put me in touch with owners of 431. No reply received.                                                                       |
| Aug 10 & 14   | Moeller                                                                                          | Email to and from ANC (scheduling)                                                                                                                                                 |
| Sep 11        | Engelken                                                                                         | Email from owner of 433 12 <sup>th</sup> requesting a meeting to look at plans                                                                                                     |
| Sep 14        | Engelken visit to Moeller home                                                                   | Showed 3D of plans, discussed project, let Mr. Engelken take CD with copy of project to show his wife.                                                                             |
| Sep 17        | Engelken                                                                                         | Emails follow up questions (Answered by Moeller on the 20 <sup>th</sup> )                                                                                                          |
| Sep 26        | Oldenburg                                                                                        | Moeller responds to request (on Street) for a meeting.                                                                                                                             |
| Oct 2         | Demian / Engelken                                                                                | Architect adds additional details to Moeller's responses Mr. Engelken's questions.                                                                                                 |
| Oct 3         | Oldenburg                                                                                        | Demian & Moeller's meet Oldenburg: show plans & ans. Q's                                                                                                                           |

|        |                                                                                 |                                                                                                                                                                                                                                                                                                                          |
|--------|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Oct 3  | Steve Callicott and Sarah VanLandingham                                         | Moeller, Demian meet with HP to review project and ensure all questions are answered.                                                                                                                                                                                                                                    |
| Oct 4  | Call to C. Fuller                                                               | Moeller calls owner of 429 12 <sup>th</sup> in Pennsylvania, offering to email copy of plans, discuss project after plans are reviewed.                                                                                                                                                                                  |
| Oct. 5 | Email to C. Fuller                                                              | As promised, Moeller sends email of plans, offers to discuss project at any time. <b>No response received.</b>                                                                                                                                                                                                           |
| Oct 5  | Email to Ike                                                                    | Asked resident of 429 again for neighbor's contact information - thanked for sister's number. No response received.                                                                                                                                                                                                      |
| Oct 5  | Moeller / Engelken                                                              | Moeller email to Engelken. Engelken writes with final questions about height and requests that planters be extended to block view of his yard. Redesign completed with request addressed.                                                                                                                                |
| Oct 6  | CHRS                                                                            | Moeller and Demian discuss plans with Cap Hill Restoration Soc. Historic Preservation Committee                                                                                                                                                                                                                          |
| Oct 7  | Beth Purcell email to McMillen, VanLandingham, Oldenburg and Demian architects. | Historic Preservation Committee of Capitol Hill Restoration Society writes in support of project, adding, "a roof deck is a appropriate for a building with 100 percent lot coverage."                                                                                                                                   |
| Oct 7  | ANC                                                                             | Meeting of ANC historic and zoning subcommittees. No votes taken, ANC requested more information. Owners of 431 attend and ask to meet with Moeller to see plans.                                                                                                                                                        |
| Oct 8  | Moeller                                                                         | Emails Ms. Fuller again, offering to meet and discuss project. <b>No response received.</b>                                                                                                                                                                                                                              |
| Oct 9  | Moeller and Jenifer family                                                      | Moeller meets Jenifer family (owners of 431 12 <sup>th</sup> St.) and shows them the plans and walks the property with them. They state that they do not oppose the project, a statement they repeat again in public at the Oct 14 ANC meeting. <b>Also, 3 other neighbors attend and voice support for the project.</b> |
| Oct 9  | CHRS zoning meeting                                                             | <b>No meeting, moved to November.</b>                                                                                                                                                                                                                                                                                    |
| Oct 14 | Moeller                                                                         | Email to ANC with update on Moeller's efforts to reach out to and meet with concerned neighbors.                                                                                                                                                                                                                         |
| Oct 14 | ANC                                                                             | ANC votes in support of all issues related to Moeller project. Jenifer family attends and says they do not oppose project. <b>Also, 3 other neighbors attend and voice support for the project.</b>                                                                                                                      |
| Oct 14 | Lawson (and Jesick)                                                             | Office of Planning emails their report recommending, raising issues not discussed during prior meetings, during email conversations with the owner, or during the email exchanges where all agreed <b>only two variance were needed.</b>                                                                                 |
| Oct 20 | ANC Letter                                                                      | Letter in support "believes the project's impact on light, air, and privacy will be negligible."                                                                                                                                                                                                                         |
| Oct 21 | BZA Hearing                                                                     |                                                                                                                                                                                                                                                                                                                          |
| Oct 23 | HPRB Hearing                                                                    |                                                                                                                                                                                                                                                                                                                          |





DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., January 10, 2014

Plat for Building Permit of SQUARE 992 LOT 818

Scale: 1 inch = 20 feet Recorded in Book A & T Tracing Page 992

Receipt No: 14-02016

Furnished to: JONATHAN S FITZPATRICK

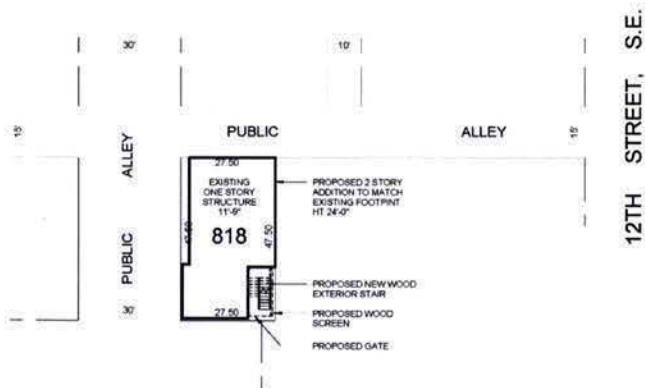
Surveyor, D.C.

By: A.S.

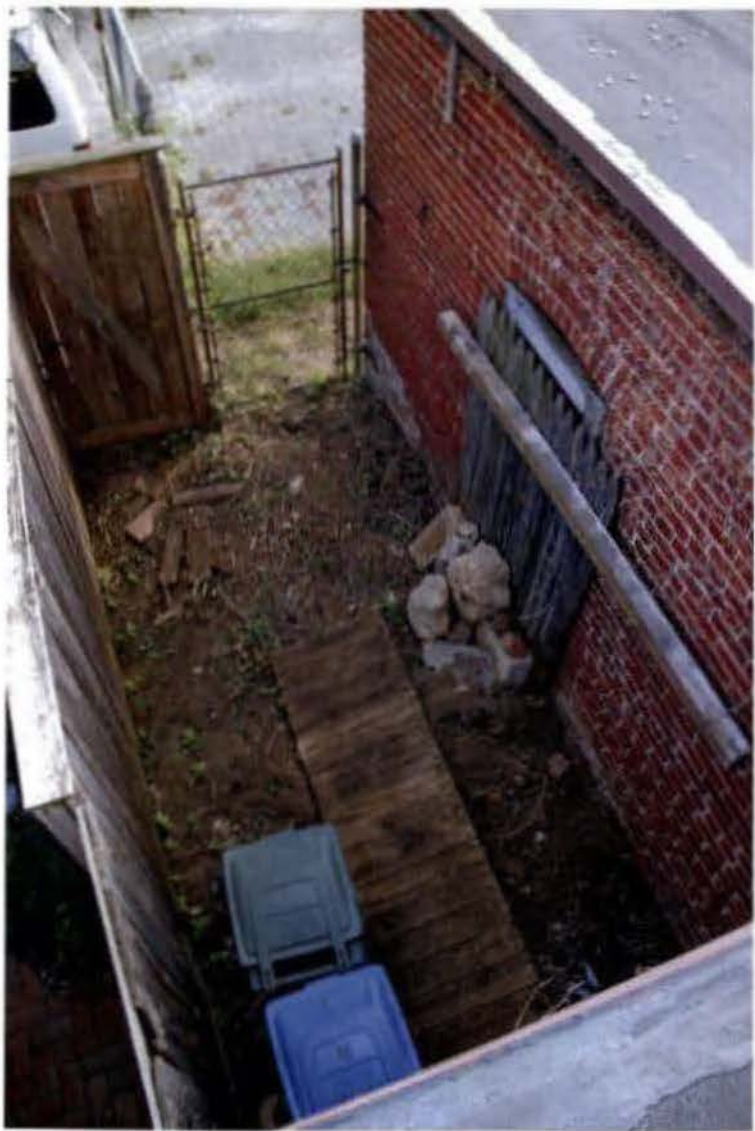
Date:

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue Assessment Administration, and do not necessarily agree with deed description.







View of Easement and  
Rear of 429 12<sup>th</sup> Street SE



Take from Google Maps



























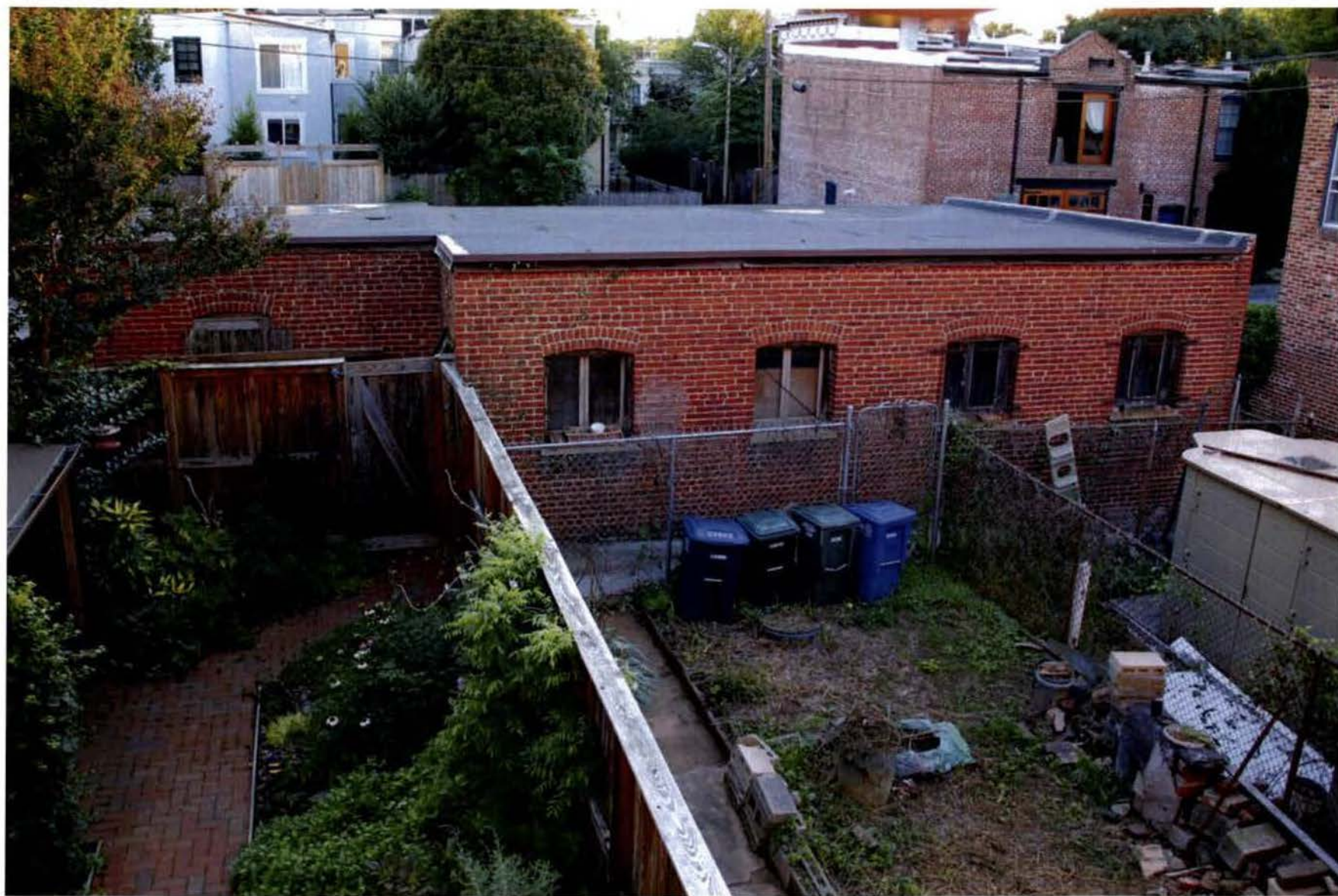










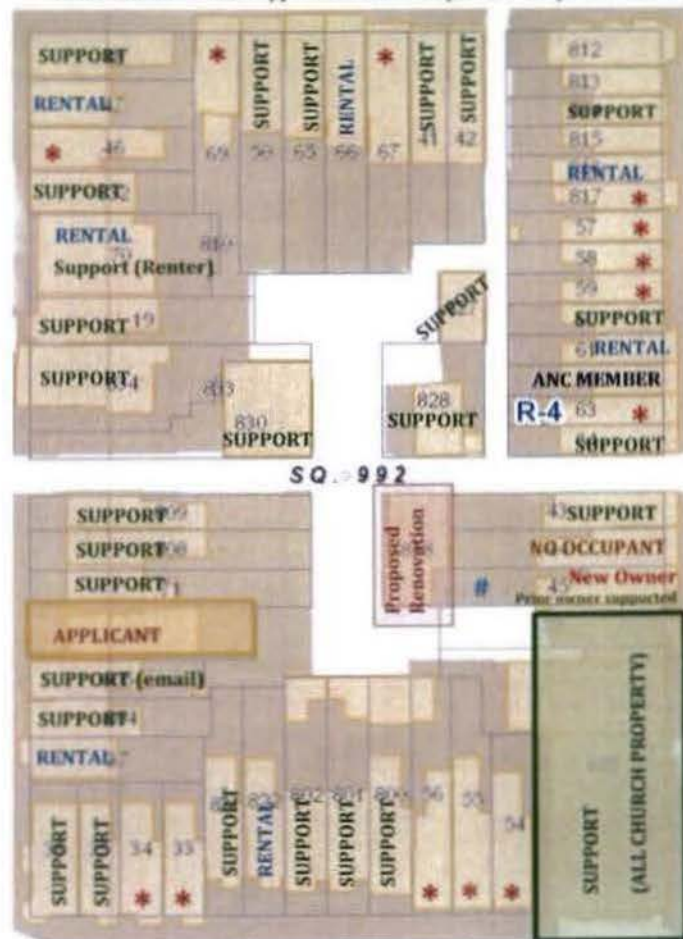


11<sup>th</sup> Street SE

**SQ. 992**

Proposed Renovation

**New Owner**  
Price owner suggested



E Street SE, Washington, DC 20003

12<sup>th</sup> Street SE



Letter in Support of Walker Court Renovation  
Square 992 lot 818

December 19, 2013

Lloyd Jordan  
Chairperson  
The Board of Zoning Adjustment (BZA)  
441 4th Street, NW, Suite 200  
Washington, DC 20001

David Maloney  
State Historic Preservation Officer  
Office of Historic Preservation  
1100 4th Street, SW, Suite E650  
Washington, DC 20024

Dear Mr. Jordan and Mr. Maloney:

We, the signatories below, recently met with the Moeller family and viewed the draft architectural plans developed for their newly-purchased property (Square 992 on lot 818). This parcel is located in Walker Court, SE Washington, DC.

**As neighbors and Capitol Hill residents who abut Walker Court, we support the Moeller's proposal to renovate this dilapidated one-story building into a two-story residential property.**

As you may know, a similar one-story garage in Walker Court located just 15 feet from the Moeller's building was granted a waiver from the city's zoning and historic authorities, permitting it to be transformed into a two-story residence late in the 1980's. At the same time, a horse stable was similarly converted into a two-story residence. A third two-story carriage house - also in the northern end of Walker Court - now houses both a residence and photography studio.

These three existing residences add to the character of the block. An additional residential building in Walker Court would enhance the look and feel of the court area, add vitality to the otherwise quiet southern side of Walker Court and provide an added layer of security to the Southern section of the alley. Much of this section of Walker court is currently out of view from most homes on the block. Break-ins of both homes and cars have occurred as a result.

As shown in their draft plans, the Moeller's intend to preserve the lower floor of the building as an extension of their current home's living space. The upper level and associated roof deck is planned as a rental property.

**We are pleased to support this project as an improvement to our neighborhood.**

Signed,

| First Name | Last Name | Address                     | Signature         |
|------------|-----------|-----------------------------|-------------------|
| Tamara     | Fucile    | 414 11 <sup>th</sup> St, SE | Tamara Fucile     |
| RODD       | WATTERSON | 414 11 <sup>th</sup> St, SE | Rod Watterson     |
| Anna       | Holloway  | 412 11 <sup>th</sup> St, SE | Anna Holloway     |
| ST JAMES   | SUNSHINE  | 11                          | St James Sunshine |

Letter to Mr. Jordan and Mr. Maloney regarding Moeller renovation, Square 992 lot 818  
Page 2, December 19, 2013

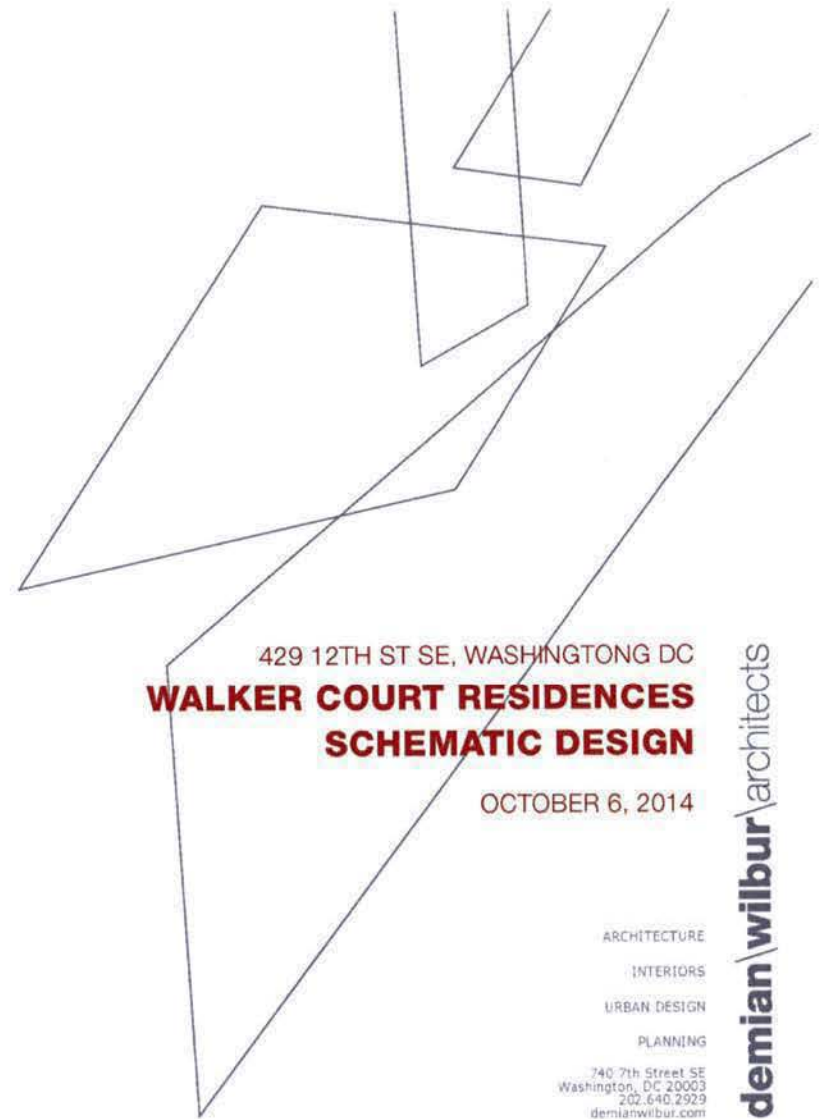
| First Name  | Last Name | Address                          | Signature         |
|-------------|-----------|----------------------------------|-------------------|
| Robert      | Zuber     | 1102 E St SE                     | Robert Zuber      |
| Shahzen     | Zuber     | 1102 E St SE                     | Shahzen Zuber     |
| Erica       | Stanley   | 427 12 <sup>th</sup> St SE       | Erica Stanley     |
| Ted         | Jutms     | 427 12 <sup>th</sup> St SE       | Ted Jutms         |
| JOSEPH      | HOWARD    | 400 11 <sup>th</sup> St SE       | Joseph Howard     |
| Jennifer    | Howard    | 400 11 <sup>th</sup> St SE       | Jennifer Howard   |
| Stephen     | SINCLAIR  | 1100 E St SE                     | Stephen Sinclair  |
| SARA        | DANISH    | 1100 E St SE                     | Sara Danish       |
| Thomas      | Baldrige  | 1112 E Street SE                 | Thomas Baldrige   |
| Bethann     | Atan      | 933 12 <sup>th</sup> St SE       | Bethann Atan      |
| ALAN        | HESTON    | 933 12 <sup>th</sup> St SE       | Alan Heston       |
| Leah        | DANIELS   | 406 11 <sup>th</sup> St SE       | Leah Daniels      |
| Kirsten     | Phillips  | 1114 E Street SE                 | Kirsten Phillips  |
| William     | Buchman   | 1116 E St SE                     | William Buchman   |
| Kate        | Furnot    | 419 12 <sup>th</sup> Street SE   | Kate Furnot       |
| Gifford     | Egnerst   | 419 12 <sup>th</sup> Street, SE  | Gifford Egnerst   |
| Laura       | PRUDIN    | 420 11 <sup>th</sup> Street SE   | Laura Prudin      |
| TIM         | ALUS      | 416 Walker Ct                    | Tim Alus          |
| ERIC        | PETERSEN  | 1109 D St SE                     | Eric Petersen     |
| Jessica     | Hsu       | 1107 D St SE                     | Jessica Hsu       |
| JAMES       | CADY      | 430 11 <sup>th</sup> STREET SE   | James Cady        |
| JANET       | PETERSON  | 430 11 <sup>th</sup> STREET SE   | Janet Peterson    |
| BYRON       | BROWDER   | 1119 D St SE                     | Byron Browder     |
| Cedric      | Terrill   | 415 D Walker Court SE            | Cedric Terrill    |
| Judy        | Jacobs    | 422 11 <sup>th</sup> St SE       | Judy Jacobs       |
| DAVID       | MYRICK    | 439 12 St SE                     | David Myrick      |
| Carol       | Davison   | 412 Walker Ct SE                 | Carol Davison     |
| Nancy       | Adams     | 412 Walker Ct SE                 | Nancy Adams       |
| John        | HANCOCK   | 429 12 <sup>th</sup> St SE       | John Hancock      |
| WATKINS     | DANIEL    | 405 12 <sup>th</sup> St SE       | Watkins Daniel    |
| Colleen     | LAKENBACH | 1121 D St SE                     | Colleen Lakenbach |
| BO          | Godwin    | 410 11 <sup>th</sup> St SE Apt 4 | BO Godwin         |
| ANN K       | WINDGE    | 1108 E STREET SE                 | Ann K Windge      |
| Marla       | Hayes     | 410 Walker Ct SE DC              | Marla Hayes       |
| CHRISTOPHER | GIBBT     | 415 WALKER CT SE DC              | Christopher Gibbt |
| VIN         | HARRIS    | 424 11 <sup>th</sup> Street SE   | Vin Harris        |

## **Just some of the many issues with the structure:**

- Replacement of the current roof with an insulated and stable roof structure,
- Addition of a water supply and sewer line,
- Restoration and upgrade of the currently disconnected electrical service,
- Repair and repointing brickwork,
- Insulation of bare brick walls,
- Repair and upgrade of the damaged slab floor (and addition of a vapor barrier),
- Repair of the damaged eastern brick and cinderblock wall of the building,
- Stabilization, repair, and improvement of other exterior and interior walls, and
- Upgrade and addition of new windows and doors.



| Project Phases               | PROVIDER                                     | SERVICE                          | Note                        | AMOUNT              |
|------------------------------|----------------------------------------------|----------------------------------|-----------------------------|---------------------|
| <b>Walker Court Property</b> |                                              |                                  |                             |                     |
| PURCHASE (Phase one)         |                                              |                                  |                             |                     |
|                              | Ray and Beverly Davis                        | Purchase                         | paid                        | \$117,500.00        |
|                              | Tri-county Title Abstracts inc               | title search                     | paid                        | \$232.50            |
|                              | DC Recorder of Deeds                         | taxes and fees                   | paid                        | \$2,605.50          |
|                              | Nat. Capitol Bank                            | notary fees                      | paid                        | \$8.00              |
| <b>PURCHASE SUBTOTAL</b>     |                                              |                                  |                             | <b>\$120,346.00</b> |
| <b>APPROVAL/UPGRADES</b>     |                                              |                                  |                             |                     |
| (Phase Two)                  |                                              |                                  |                             |                     |
|                              | <i>Architect PHASE ONE</i>                   | <i>Discussion Draft</i>          | paid                        | \$10,000.00         |
|                              | <i>Lawyer Fees (Project's city approval)</i> | <i>DC approval process</i>       |                             | \$15,000.00         |
|                              | <i>Variance Fees</i>                         | <i>City fees</i>                 | paid                        | \$2,000.00          |
|                              | Rebuild N. Wall (before plumber)             | repair                           |                             | \$2,000.00          |
|                              | Labor - Floor demo and leveling              | Add vapor barrier, plumbing      | neighbor project            | \$8,000.00          |
|                              | Equip rental                                 | jackhammer rental                | quote                       | \$700.00            |
|                              | Waste Management                             | 3 days, dumpster skid, 2 tons    | quote                       | \$500.00            |
|                              | New Cement floor and footings                |                                  | Estimate                    | \$10,000.00         |
|                              | WASA or Plumber                              | Tap into Sewer Line - alley      | quote                       | \$5,000.00          |
|                              | Plumber                                      | 60 ft. main sewer line           | quote                       | \$8,000.00          |
|                              |                                              | Water into building, stubbed off | quote                       | \$2,000.00          |
|                              | Plumber                                      |                                  |                             |                     |
|                              | Electrician                                  | Main breaker and panel           | quote                       | \$2,000.00          |
|                              | Replace all walls (non brick)                | Make load bearing                |                             | \$20,000.00         |
|                              |                                              |                                  | (not needed with 2nd floor) |                     |
|                              | Replace roof (new joists needed)             | <i>Insulated</i>                 |                             | \$40,000.00         |
|                              | Windows & Doors (first floor only)           |                                  |                             | \$5,000.00          |
|                              | Re-point all brickwork                       |                                  |                             | \$4,000.00          |
| <b>SHORT SUBTOTAL</b>        |                                              |                                  |                             | <b>\$134,200.00</b> |
| <b>CONSTRUCTION</b>          |                                              |                                  |                             |                     |
| (Phase three)                |                                              |                                  |                             |                     |
|                              | Architect PHASE TWO                          | Final Plans                      | estimate                    | \$20,000.00         |
|                              | Construction (remaining areas)               |                                  |                             | \$180,000.00        |
| <b>Phase Three Subtotal</b>  |                                              |                                  |                             | <b>\$200,000.00</b> |
|                              |                                              |                                  | <b>GRAND TOTAL</b>          | <b>\$454546</b>     |



429 12TH ST SE, WASHINGTON DC  
**WALKER COURT RESIDENCES**  
**SCHEMATIC DESIGN**

OCTOBER 6, 2014

ARCHITECTURE

INTERIORS

URBAN DESIGN

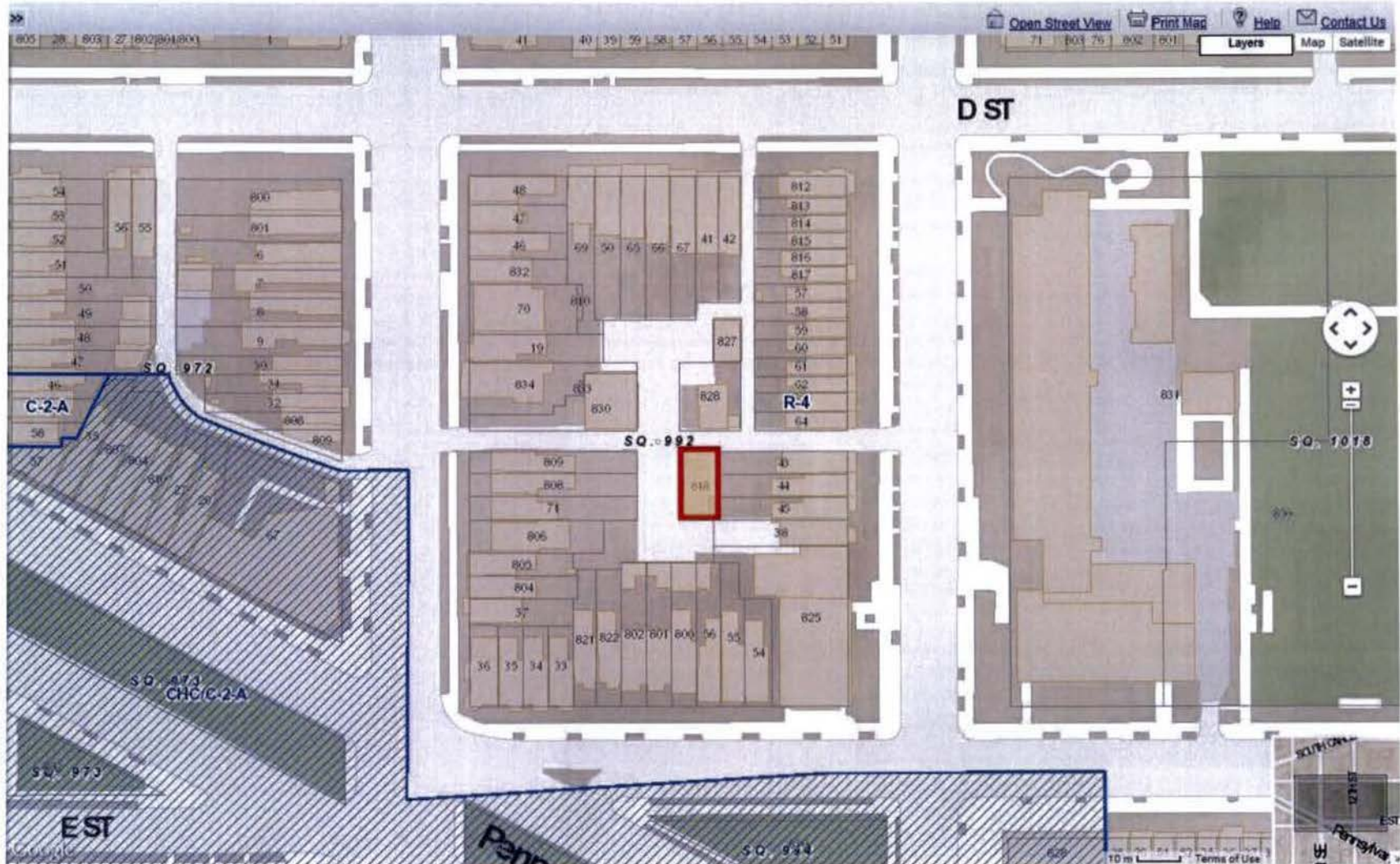
PLANNING

740 7th Street SE  
Washington, DC 20003  
202.640.2929  
demianwilbur.com

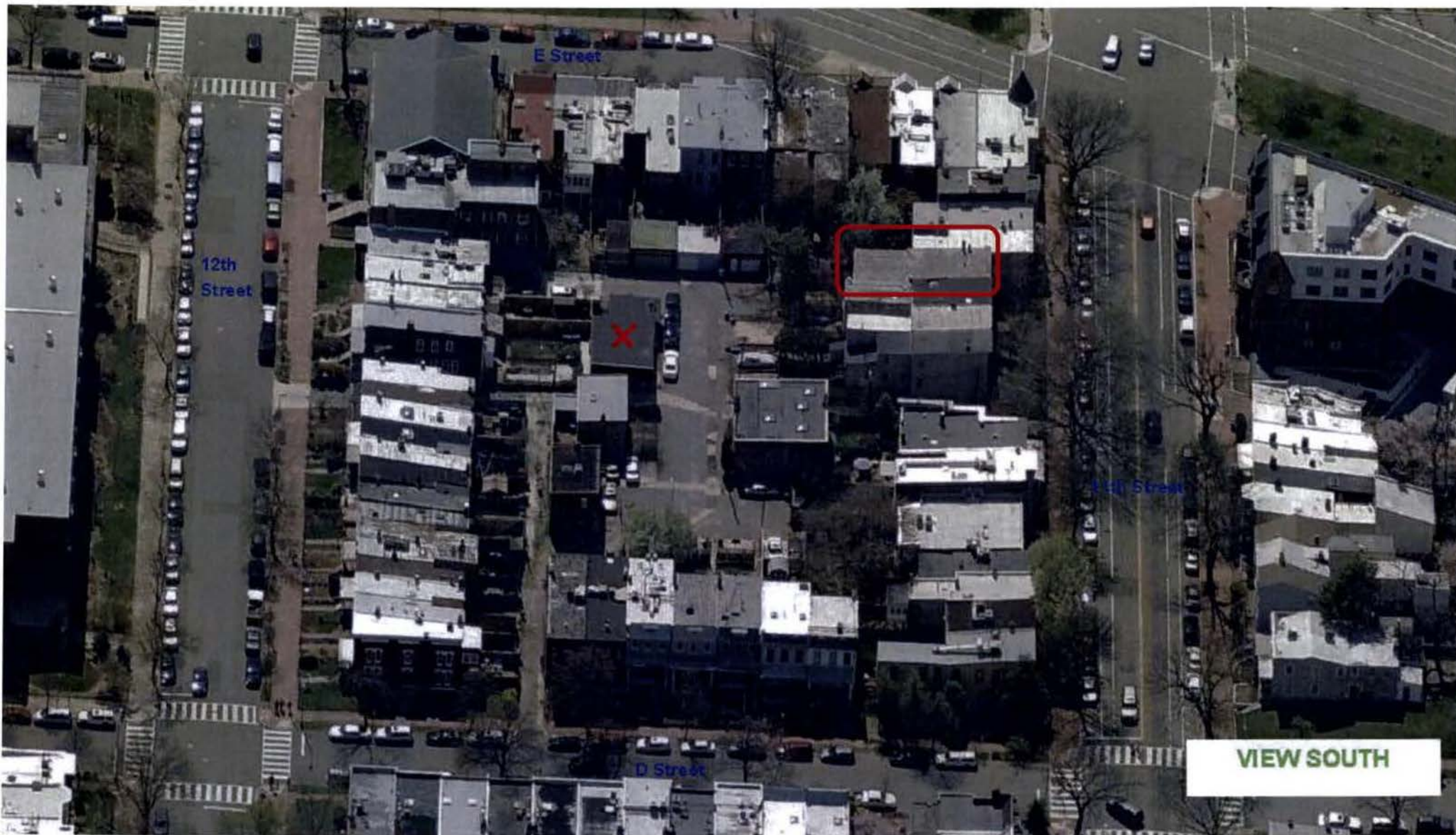
**demian\wilbur\**architects





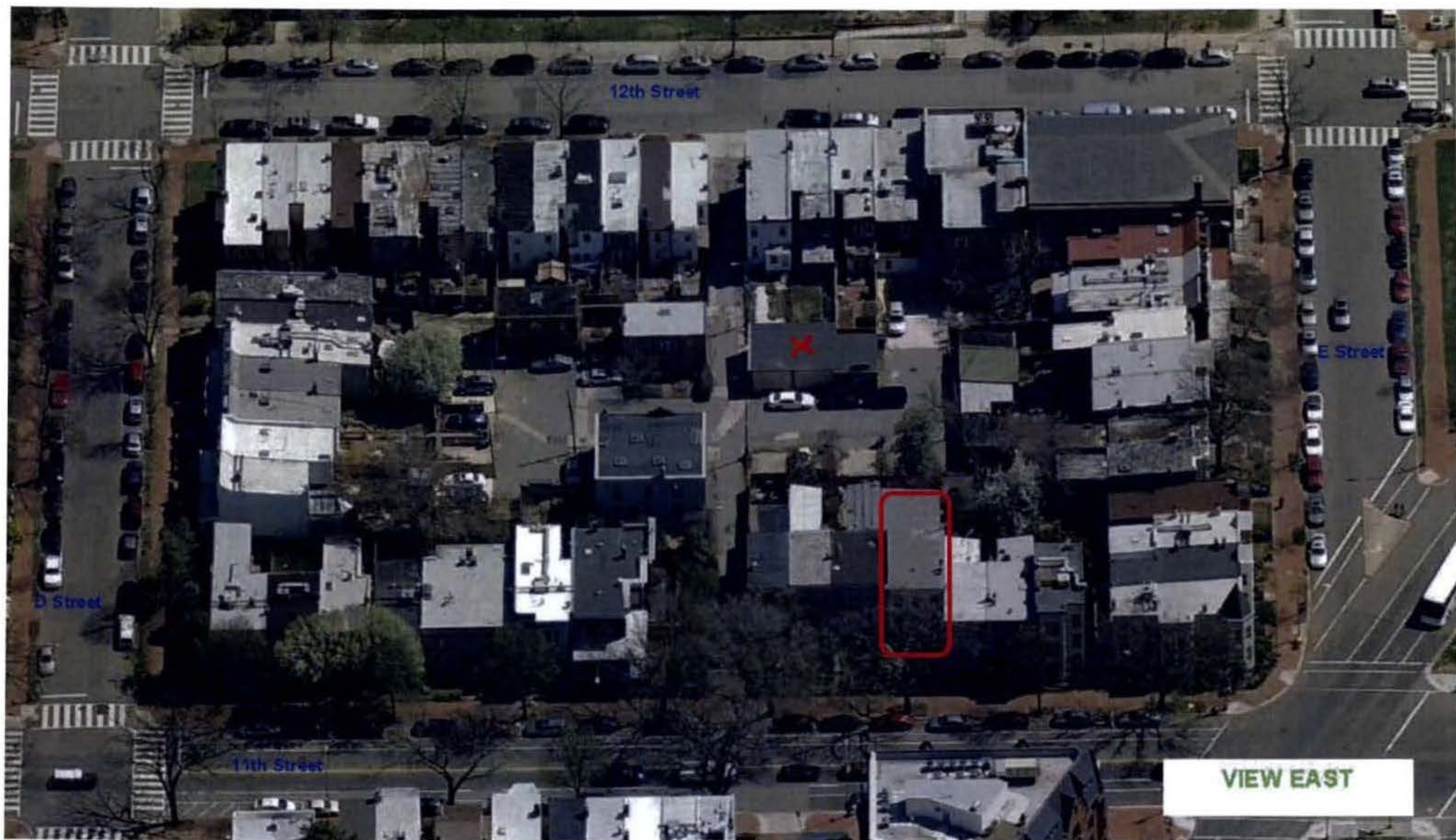






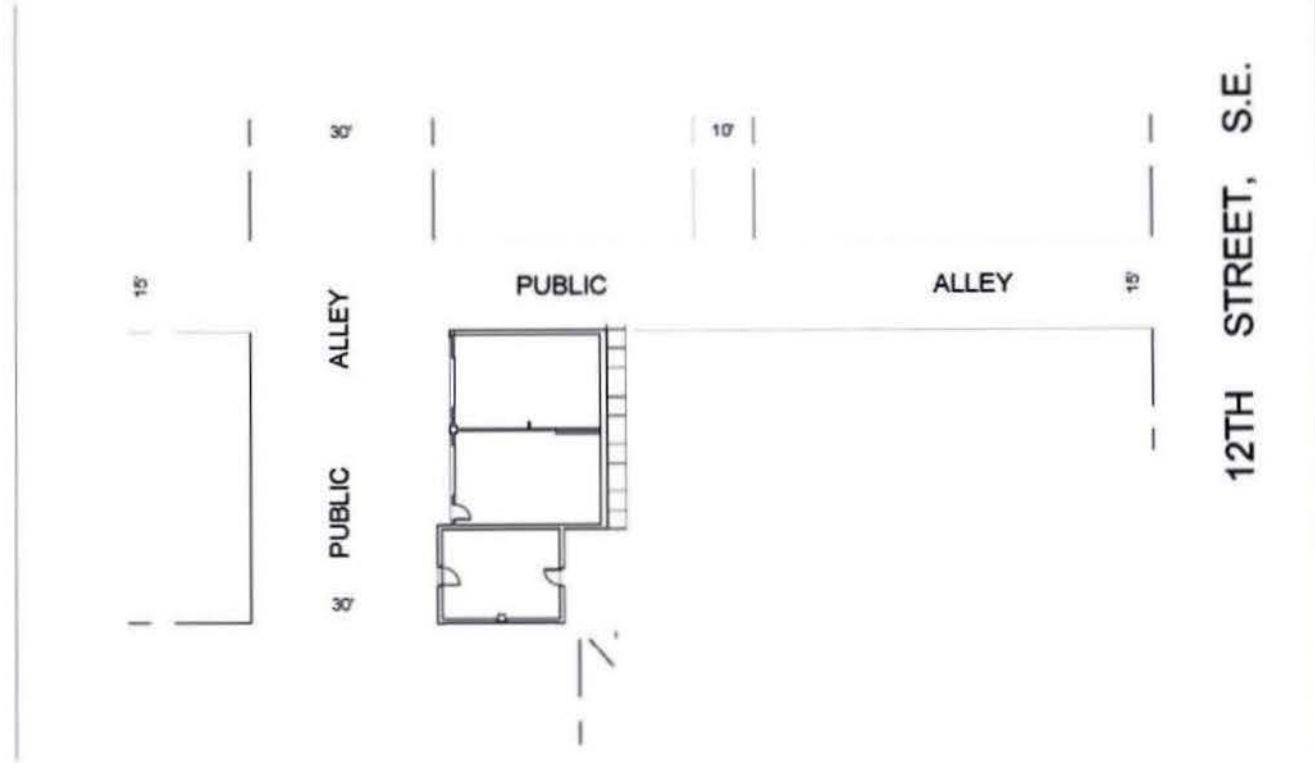
VIEW SOUTH





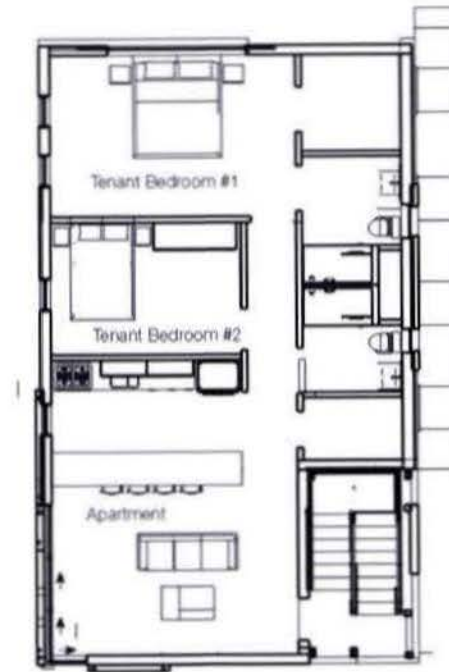


Existing Plan

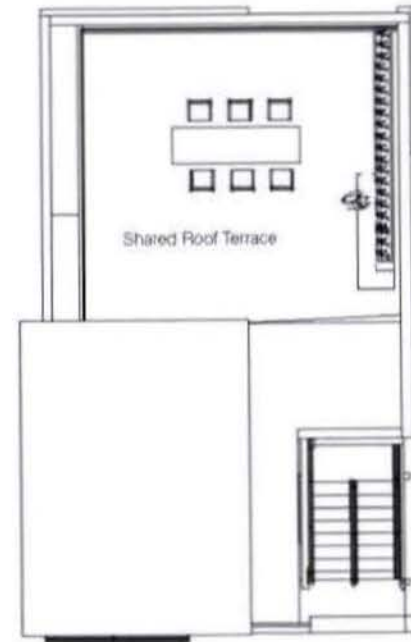




Ground Floor Plan



Second Floor Plan



Roof Plan



# Walker Court Residences

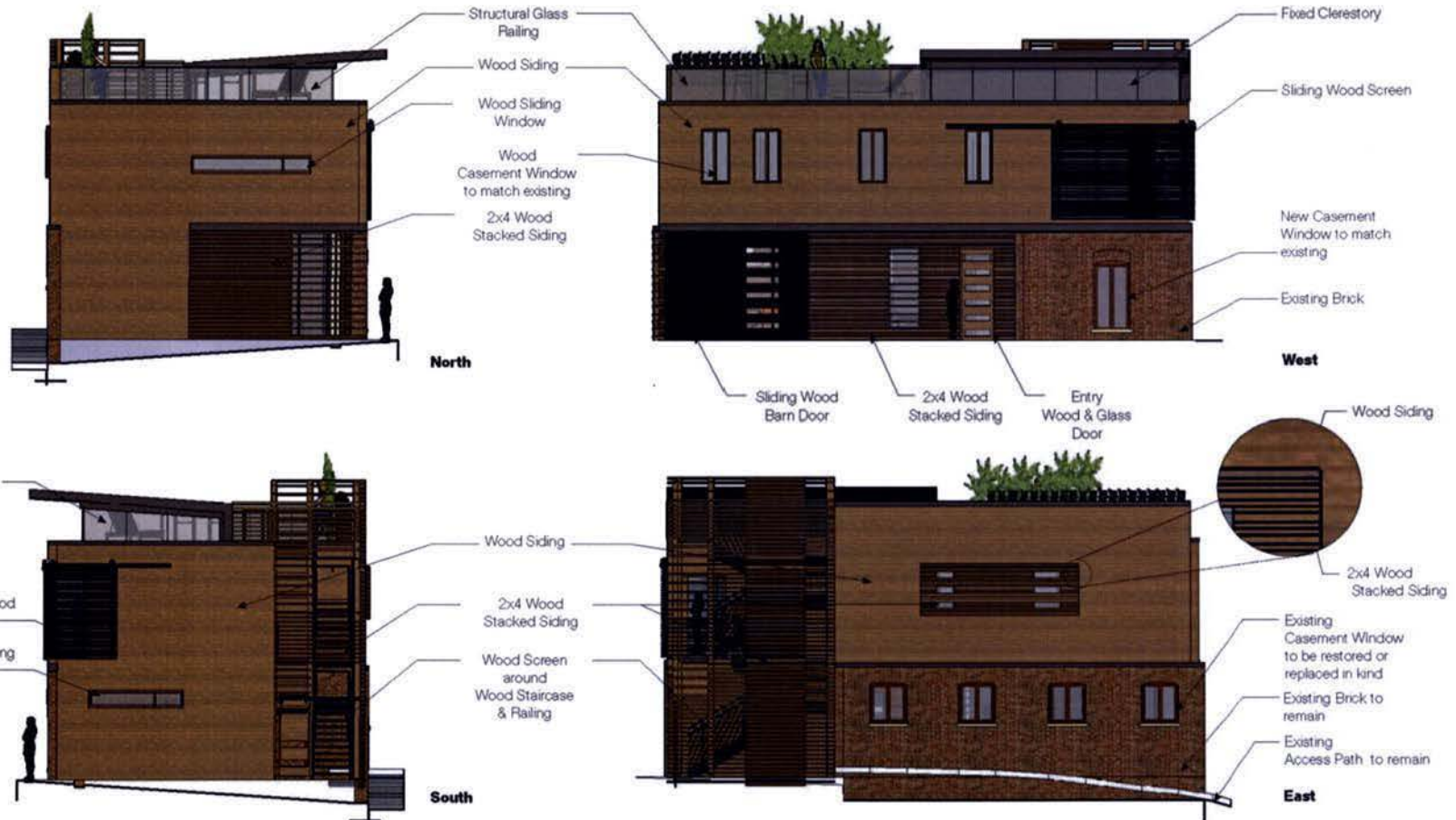


Exterior Elevations - Open - 1/8" = 1'-0"

10/06/2014

demianwilbur|architects

# Walker Court Residences



Exterior Elevations - Closed - 1/8" = 1'-0"

10/06/2014

demianwilbur architects





Exterior Perspectives - Open

10/06/2014



Exterior Perspectives - Closed

10/06/2014



Walker Court Residences



Kitchen Perspective View



Living Area Perspective View

Interior Perspectives

10/06/2014

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Open Apartment Kitchen Perspective View



Closed Apartment Kitchen Perspective View





Roof Terrace Perspective View



Existing Condition

Exterior Context Perspective



Proposed

10/06/2014



# REQUESTED STUDIES



Existing View from  
12th Street



View from  
12th Street



Walker Court Residences



Existing View from  
12th Street



View from  
12th Street



Existing View from  
Alley Entry from 12th St



View from  
Alley Entry from 12th St

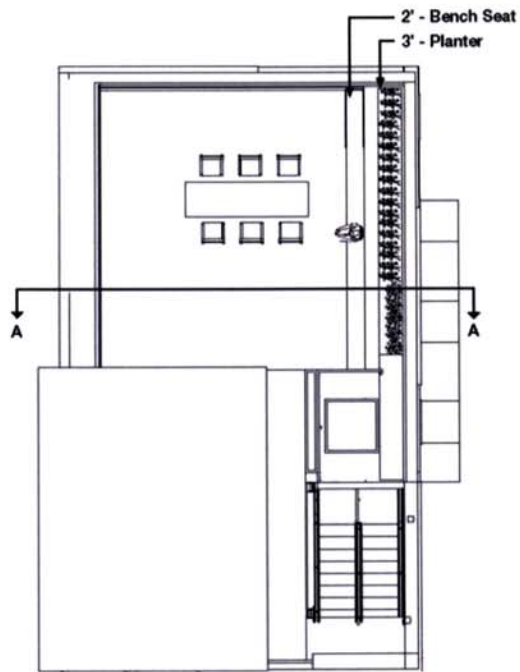




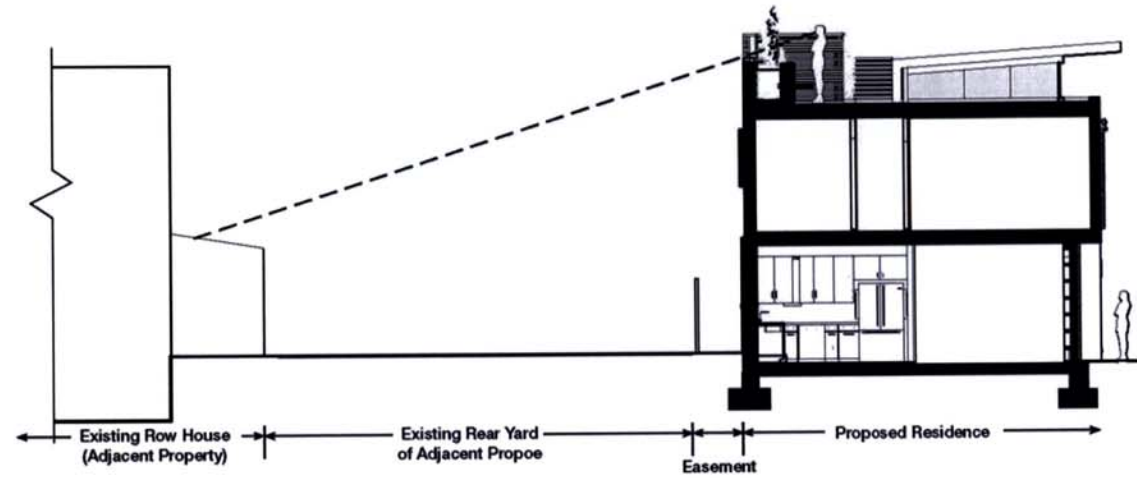
Existing View from  
Alley Entry from 12th St



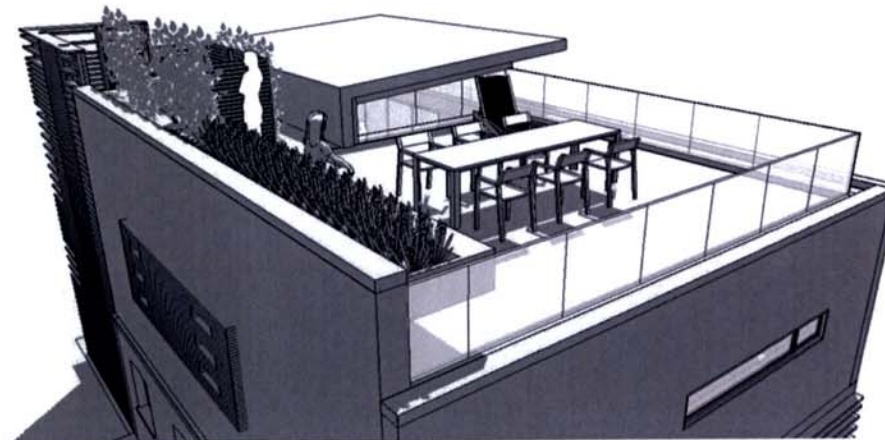
View from  
Alley Entry from 12th St



**Roof Plan**  
1/8" = 1'-0"



**Section A - Site Line Study**  
1/8" = 1'-0"



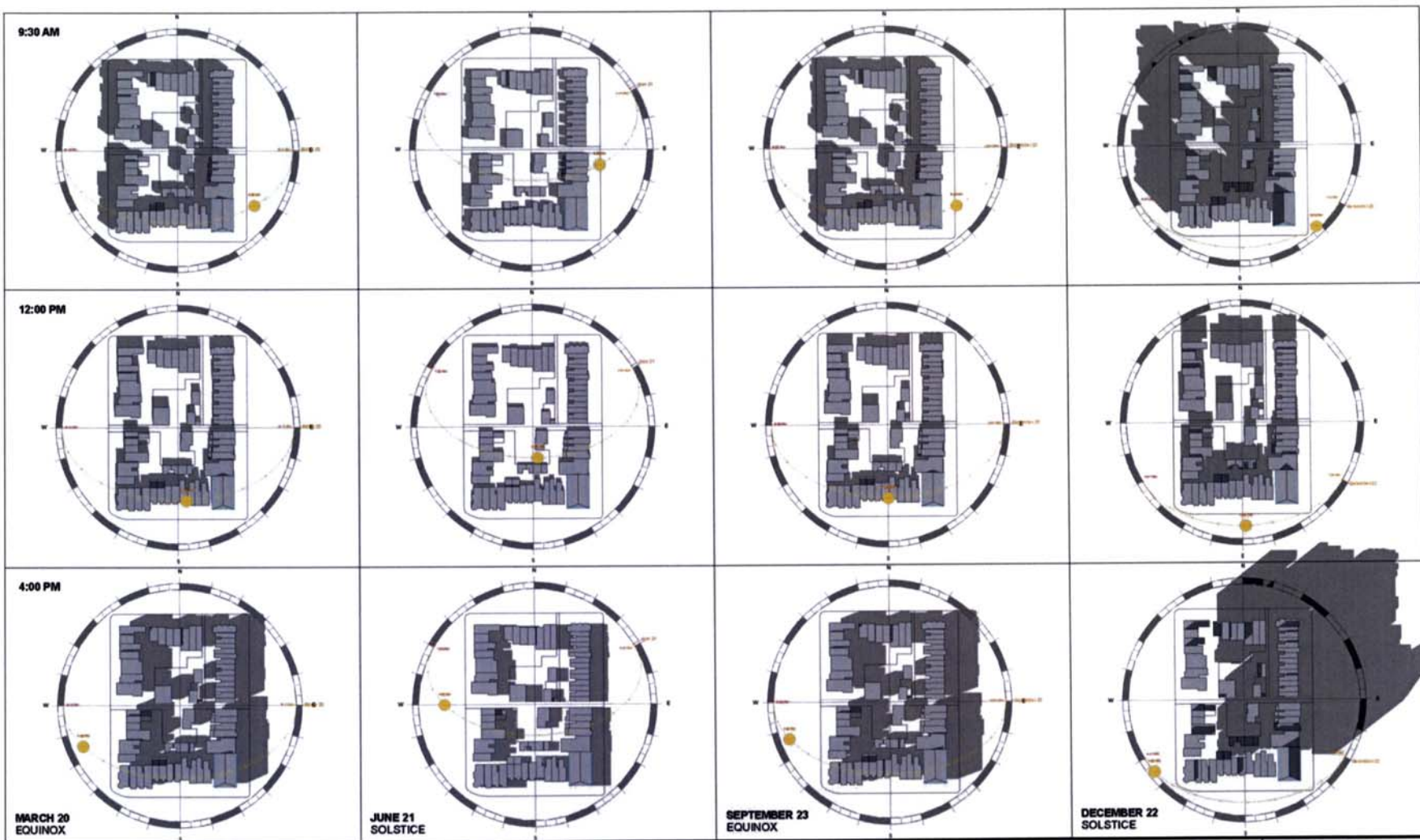
**View of  
Roof Deck**

REQUESTED STUDY - Site Line Study at Rear Yard

10/14/2014

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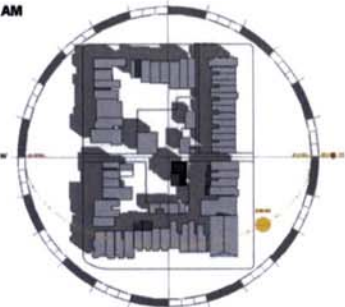
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429 12th St SE (REAR) - Walker Court  
 Karl Moeller  
 Washington, DC

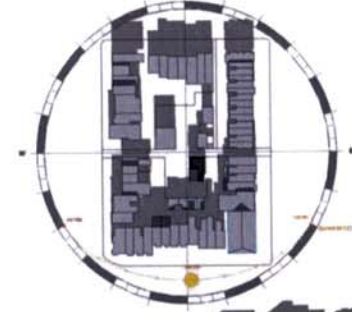
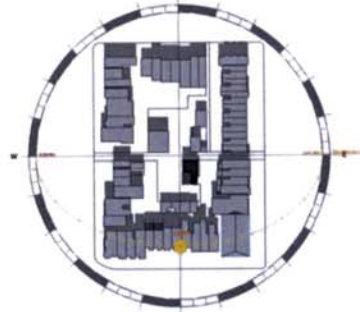
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SUN STUDIES  
 EXISTING  
 Drawing Scale:  
 Drawing Date: 10/10/14

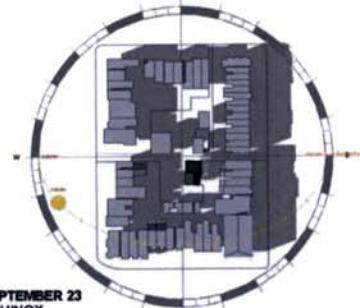
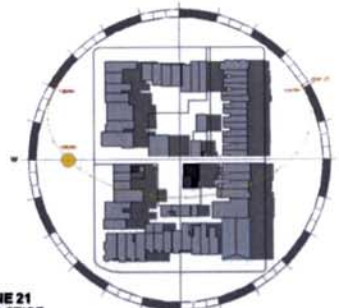
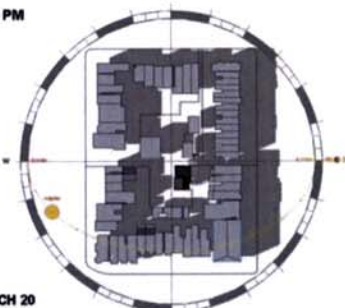
9:30 AM



12:00 PM



4:00 PM



MARCH 20  
EQUINOX

JUNE 21  
SOLSTICE

SEPTEMBER 23  
EQUINOX

DECEMBER 22  
SOLSTICE

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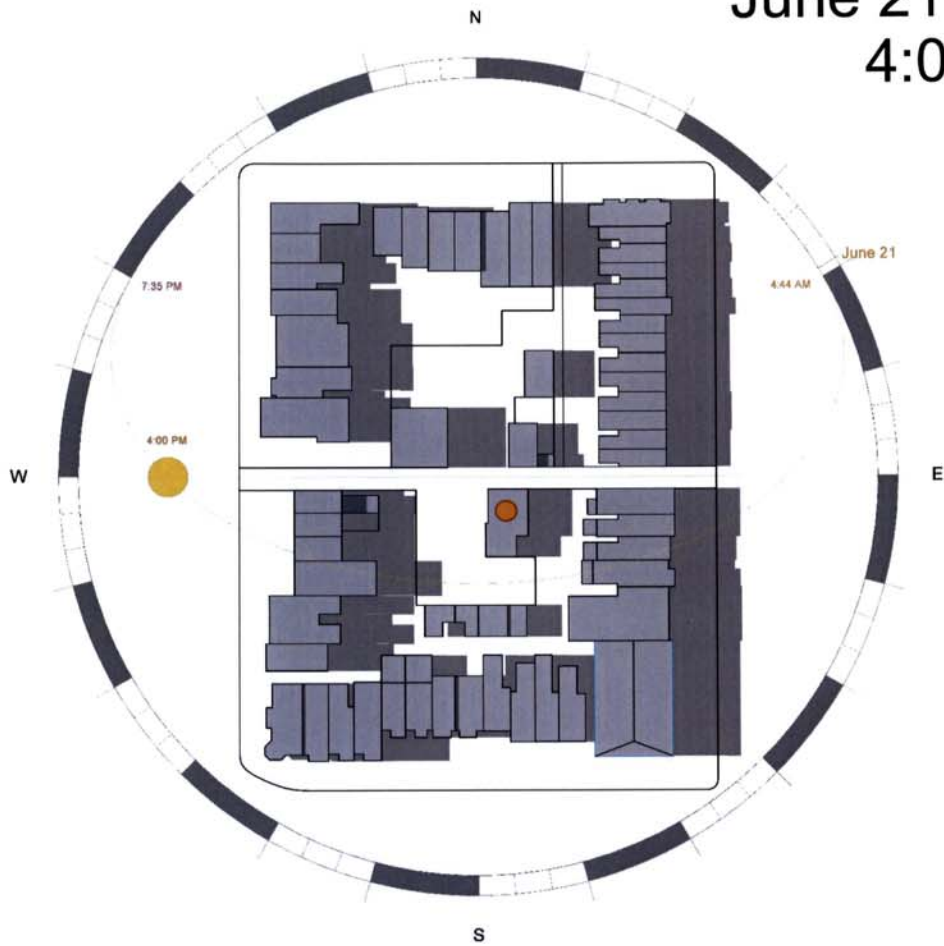
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SUN STUDIES

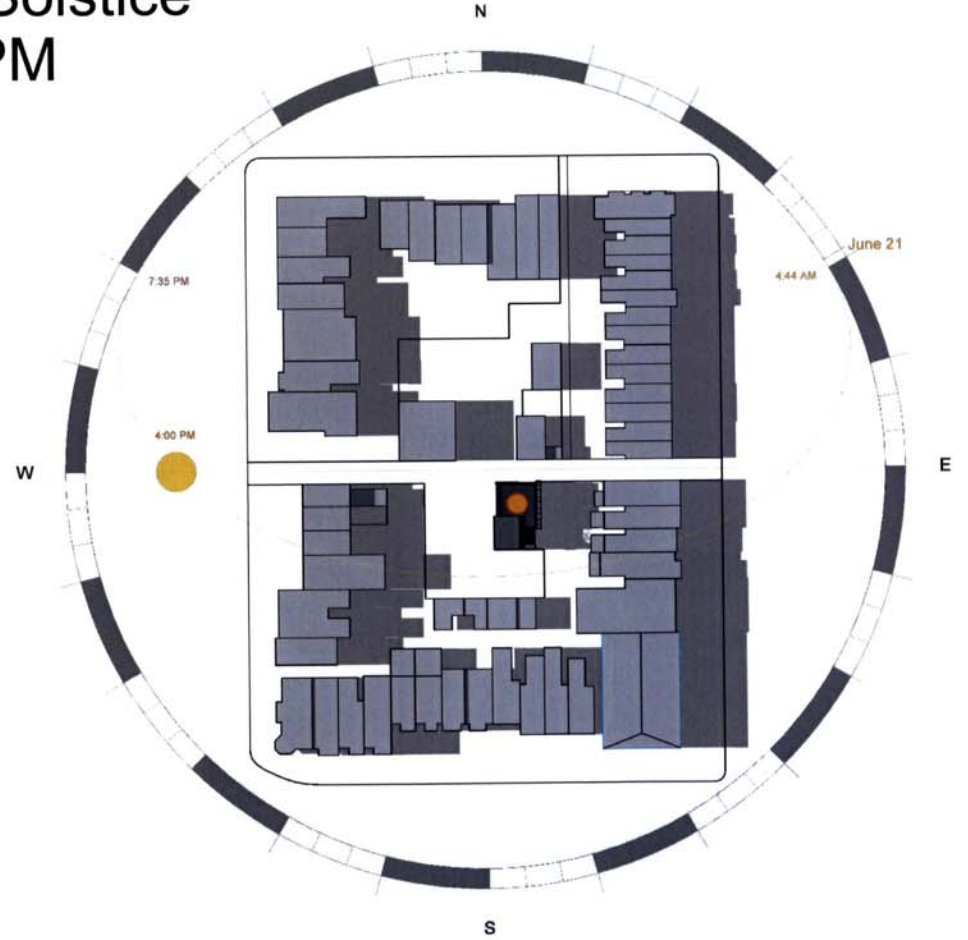
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Drawing Date: 10/10/14



# June 21 – Solstice 4:00 PM



Existing



Proposed