



LANDTECH
ASSOCIATES INC.

July 7, 2004

Settlement Corporation
5031 Wisconsin Avenue, N.W.
#710
Washington, D.C. 20015
Attn: Todd Deckelbaum

RE: #3141 Dumbarton St. N.W.
Case #T-12458

Todd,

As you may note from the enclosed pages, lot 843 in Square 1243 was intended to include lots 805 and 806. However, it appears as though lot 806 was omitted from the deed at some point. The last owner of record appears to have been one Frederick W. Emrich, who sold the property in 1904. It can be surmised that he failed to include lot 806 in this transaction.

As it stands, lot 806 appears to be a valid lot even though, as you can see from the copy of the A&T page enclosed, Assessment & Taxation appears to have included it into the creation of lot 843. This, however, is not reflected in the difference of area between the lots.

It is recommended that your client make every effort to purchase or reconcile this issue as quickly as possible.

Yours truly,

William A. Placek
Landtech Associates, Inc.

History of 3141 Dumbarton Avenue, N.W.
Washington, D.C.
April, 2004

the foot of 10th Street, N.W. By the mid 1880s, Hieston was in business with his father and was listed in city directories as a coal agent with a business at Louisiana Avenue and 6th Street, N.W. Hieston was active in the Freemasons and was Commander of its DeMolay Mounted Commandery No. 4 of the Knights Templar.³¹

The last year Robert T. Hieston was listed in the city directory as residing at 3141 Dumbarton Avenue was 1889. His son, Walter, who lived at home, was listed as a clerk. The family then moved to 1520 P Street.

In 1897, Alice V. Hieston and Robert T. Hieston mortgaged their Dumbarton Avenue property for \$2,000.³² The five-year deed of trust was granted to Charles W. Baldwin and the real estate and insurance firm of Wescott & Wilcox, of which their son, Walter Hieston, was a partner. Charles W. Baldwin was listed in city directories as a bookkeeper. Edward S. Wescott and Walter R. Wilcox, trustees, conveyed the property to Frederick W. Emrich by deed dated March 13, 1902.³³

FREDERICK EMRICH, 1902-1904

Frederick W. Emrich owned 3141 Dumbarton Avenue for two years but did not move from his residence at 3214 N Street, N.W. Emrich owned the Emrich Beef Co. which had nine shops in Washington, including one on Wisconsin Avenue and one on M Street in Georgetown.

Emrich deeded the property to Thomas Williams on August 1, 1904.³⁴ The property was identified as being the premises described in the deed from Demar to Knowles, which would suggest that the property lines had not been changed since 1868. However, current District of Columbia tax records show Frederick W. Emrich as the owner of Lot 806, a lot of 290 square feet at the rear of 3141 Dumbarton Ave. The fiscal 2003 value was \$5,970 and as of January 21, 2004, property tax balance due was \$5,282.46.

Two months after he purchased the property from Emrich, Thomas Williams and his wife deeded it to Walter A. Lipscomb.³⁵ Lipscomb was listed in the 1904 city directory as a clerk living at 1412 30th Street, N.W. Three weeks later, Lipscomb conveyed the property to George R. Case.³⁶

George R. Case held the property for a year. The 1900 Census lists Case's occupation as government clerk. City directories for 1904 and 1905 list Case as a driver residing at 3253 Prospect Street, N.W.

³¹ "Ten Very Busy Masons," *Washington Post*, 25 August 1889, page 2.

³² Land Records of the District of Columbia, Book 2184, page 469. Deed of trust dated February 26, 1897.

³³ Land Records of the District of Columbia, Book 2595, page 480.

³⁴ Land Records of the District of Columbia, Book 2831, page 41.

³⁵ Land Records of the District of Columbia, Book 2826, page 421. Deed dated September 29, 1904.

³⁶ Land Records of the District of Columbia, Book 2852, page 71. Deed dated October 18, 1904.