EXCEPTIONAL HISTORIC PROPERTY

BZA
Case No. 16823
Exhibit No. 68

Board of Zoning Adjustment
District of Columbia
CASE NO.16823
EXHIBIT NO.68

- Built from 1892 to 1893 for Supreme Court Justice Henry Billings Brown.
- Mixture of Victorian, Dutch Colonial, and Spanish Mission Architecture.
- One of the very few detached "Grand Dames", as they were called, left standing in the historic 16th Street "Avenue of the Presidents".
- Most probably the only detached historic mansion in DC today in which original workmanship still remains in all of its floors.
- It stands on 3 lots, it is 5 stories tall, has approximately 13,500 square feet of living space, with a 2 car garage (originally for horse carriages), and a 670 square feet courtyard.
- It has a grand staircase with hand carved 4' griffins for masts and different balusters in every stair step.
- Separate maids' staircase leading from the basement to the top floor.
- 7 hand carved fireplaces
- 2 original bathtubs and sinks with printed dates of 1882.
- Original intercom system (from 1893).
- Dining Room still contains original chandelier.

  Walls contain original pine wood paneling (the oak used in 1893 was aged oak which is very hard to find today)

  Windows still contain original hand glass blown stained glass.
- Original fence, now reinforced, still curves around historic poplar tree (the tree was there before the house was built and the fence was built to flow around the tree.
- Selected to be the Decorators Showcase House in 1992; opened by First Lady Barbara Bush.
- Revered as a unique historical property by other organizations and individuals (The Lutyens Trust, Roger Thiel (former student at The Toutorsky Mansion)

PRESIDENT Colin ... PATRONS Hermione, Lady Cobbold Lord Gib... Mrs Christopher Hussey
Philip Johnson Nigel Nicolson Viscount Norwich Dr Patrick Nuttgens The Earl of Oxford and Asquith
Professor Mansinh M. Rana Sir Peter Shepheard Paul Walter

THE LUTYENS TRUST

To protect the spirit and substance of the work of Sir Edwin Lutyens O.M.

14 May 2001

Please reply to:
20 Hyde Park Place
London W2 2LP
England
TEL: 4420 7262-5948
FAX: 4420 7262-0660
e-mail:pjdwaite@hotmail.com

Mr Humberto Gonzalvez
The Toutorsky Mansion
1720 16th Street NW
Washington DC
The United States of America

Dear Mr Gonzalvez,

I am writing as the Lutyens Trust has planned a visit to Washington DC to view the British Ambassador's residence, designed by Lutyens and built in 1927-28, in the week of 15 October 2001. For comparative purposes, we would like to include visits to other Embassies and private homes built in the period of Lutyens work, 1890 to 1940, and, in particular, your building. Although built earlier, it has been described as 'the most fascinating Victorian survival in Washington' and would make a terrific comparison to the British Embassy.

This tour is being organised on behalf of the Lutyens Trust - a charitable organisation that was formed in 1984 "to protect the spirit and substance of the work of Sir Edwin Lutyens - his buildings, interior designs, furniture and gardens designed in partnership with Miss Jekyll". The purpose of the tour is to introduce members, who are mainly historians or architects, to his buildings and allow them to evaluate them in context with other buildings of a similar period. As a strict rule, our visits are not in any way profit making.

We usually visit private houses but on our tour in May 2000, we toured Citibank and lawyers offices, then our tour in October last year we toured BP's and HSBC Bank's headquarters so we are very aware of the importance of security. On this tour we have already received agreement to allow us to visit the Mexican, Brazilian, Japanese and Egyptian Embassies as well as the Washington, Sulgrave and Cosmos Clubs.

It would be ideal if we were able to gain access to as much of the building as possible, including the garden to view the exterior. However I understand that it is a working building and this could be disruptive so we are very happy to work with whatever restrictions that you wish to place and visit at whatever time is most convenient. Of course we will limit the numbers to 25 and provide you with a list of names for security purposes well in advance of the visit.

If you would like me to discuss this with someone in your office, I am quite happy to telephone.

I look forward to hearing from you.

Yours sincerely



Paul Waite

Goddards Abinger Common Dorking Surrey RH5 6JH Dorking (01306) 730487

TRUSTEES: CHAIRMAN Margaret Richardson Janet Allen Jane Brown Laurence Kinney Charles Lutyens

ROGER THIEL
1319 NAYLOR COURT, N.W.
(AT 10TH & "O" STREETS)
WASHINGTON, D.C. 20001
(202) 328-3286

Humberto Gonzalez
1720 - 16th Street, N.W.
Washington, D.C. 20007

June 4, 2002

FAX TO: 202-265-6156

Dear Mr. Gonzalez:

I am pleased to hear of your plans to open the building at 1720 - 16th Street, N.W. as a "bed and breakfast," and also as a site for small invitational events. I knew the building for decades as the Toutorsky Academy of Music.

I took voice lessons as the Academy from 1977 to 1988, and got to know Professor Basil Toutorsky and his wife Maria very well. Through them, I learned a lot of the rich history of the building: that it was built in the late 1800s for Associate Justice Brown of the U.S. Supreme Court, that in the 1920s or 1930s it was the Persian legation, and that in the early and mid 1940s, the building was an important liaison site involved in the formation of the new state of Israel.

The Toutorskys got it in 1947, and operated it publicly as a music academy until 1988. When I took voice lessons, there were 3 or 4 instructors of voice and piano taking a total of probably 20 students a weekday. I was told by the Professor that in the 1950s, as they were building their Academy, that they had up to 5 or 6 instructors, and from this I deduce that they had up to 35 students in the building each day.

Musical recitals for both the performers' friends and families, and also larger recitals open to the public took place throughout the Toutorsky's ownership of the building. I remember in the 1980s assisting in these larger concerts, which had up to 60 or even 75 people in the building at a time. I imagine that similar events in the 1950s were even larger.

I felt some regret as the Toutorskys aged and were forced to give up their Academy, in that the beautiful building at 1720 - 16th Street might not be open to the public. But, just a little over a year ago, I was pleased to hear from the man who owned it during 1991-2001, that a new buyer was about to purchase the building, and turn it into a deluxe "bed and breakfast." I favored this because it would again open the building for appreciation by the public. I wrote you a letter in late Winter 2001, not even knowing your name then, saying that I would personally like to spend a night there after you got your B&B set up.

I send you every good wish -- and my full support -- to re-open the magnificent Toutorsky Building for appreciation and access by the public ar large, by operating both your forthcoming "bed and breakfast," and by scheduling small events throughout the year. Let me know about them! There are several of us who would like to come!

Very truly yours,

Roger Thiel

DEMOLITION PLAN: BASEMENT & FIRST FLOOR

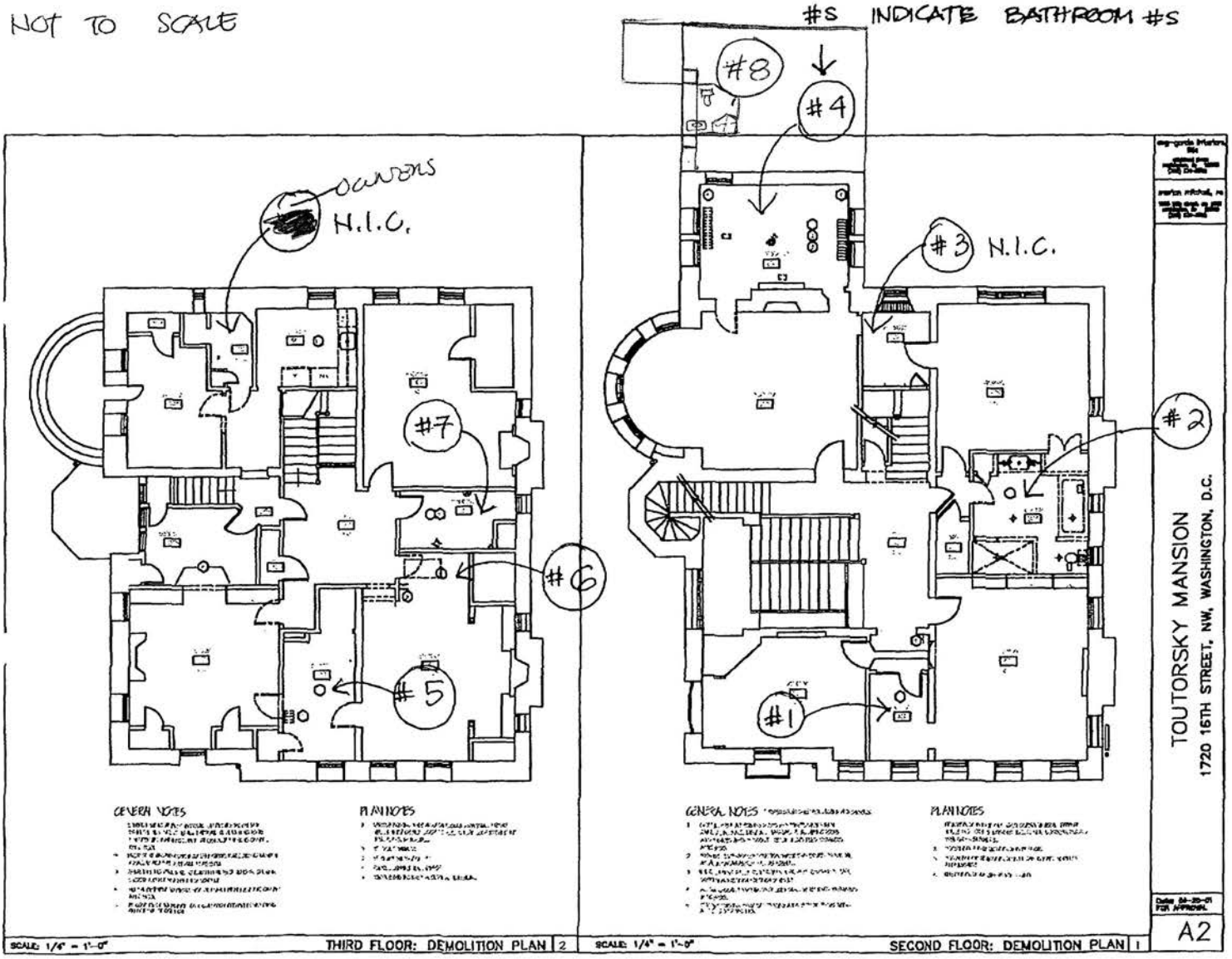
NOT TO SCALE

JUN. 26 2001 03:36PM P3 FAX NO. 202 234 2936 PAGE.03
202 234 2936
JUN 26 '01 17:12

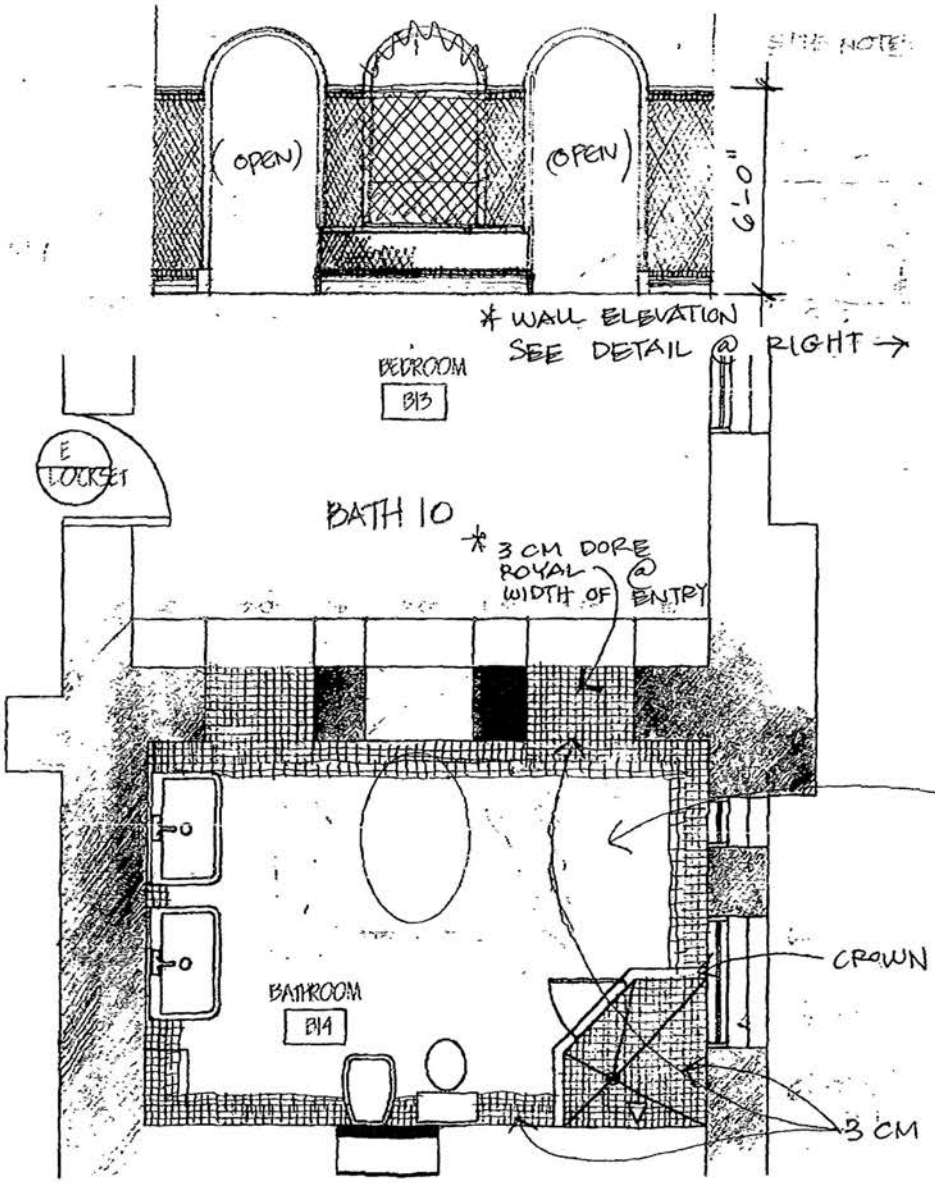
DEMOLITION PLAN: SECOND & THIRD FLOOR

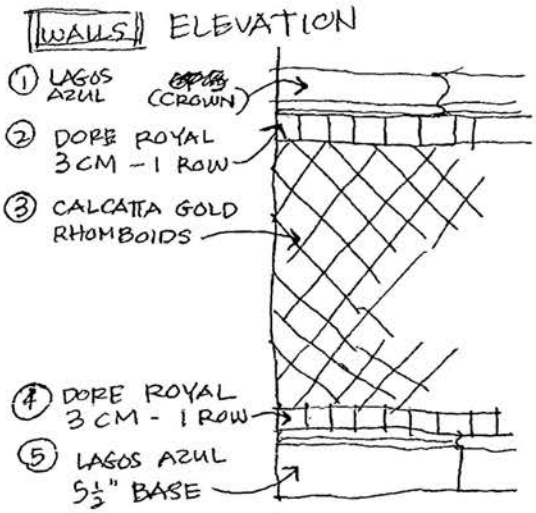
NOT TO SCALE

#S INDICATE BATHROOM #S



JUN. 26 2001 03:36PM P2
FAX NO. : 202 234 2936
JUN 26 '01 17:12
202 234 2936
PAGE.02





FLOOR ① BORDER IS 3 CM DORE ROYAL 5 ROWS WIDE AROUND PERIMETER of ROOM

② SHOWER FLOOR IS DORE ROYAL 3 CM (WALLS PER SKETCH ABOVE)

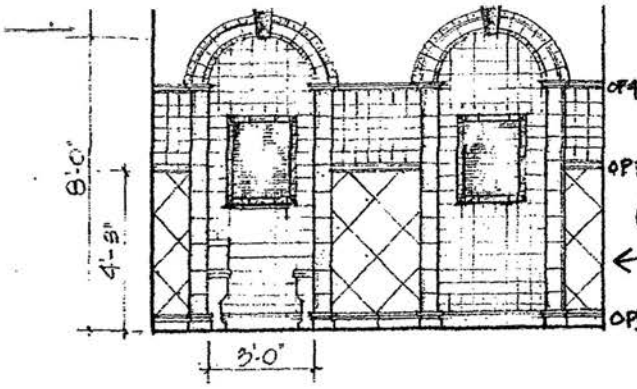
③ FIELD TILE IS CALACATTA GOLD OFF SET W/ DORE ROYAL

CROWN @ SHOWER WALLS @ 6'-0" H.

3 CM DORE ROYAL

BATH 10

May. 13 2002 09:19AM P4
FAX NO. : 202 234 2936
MAY 13 '02 21:32
202 234 2936 PAGE.04

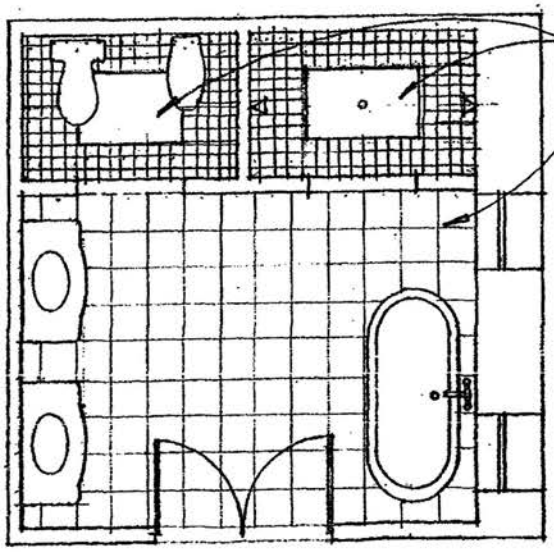


12x12 FIELD @ [illegible]
4x4 TUMBLED
ARCH W/ KEYSTONE
(LION HEAD)
OP4
OP3 NICHES : MOSAIC TILE
(SEE ENLARGED ELEVATION) PG2
OP5

FOR DESIGN PURPOSES ONLY

PAGE 1

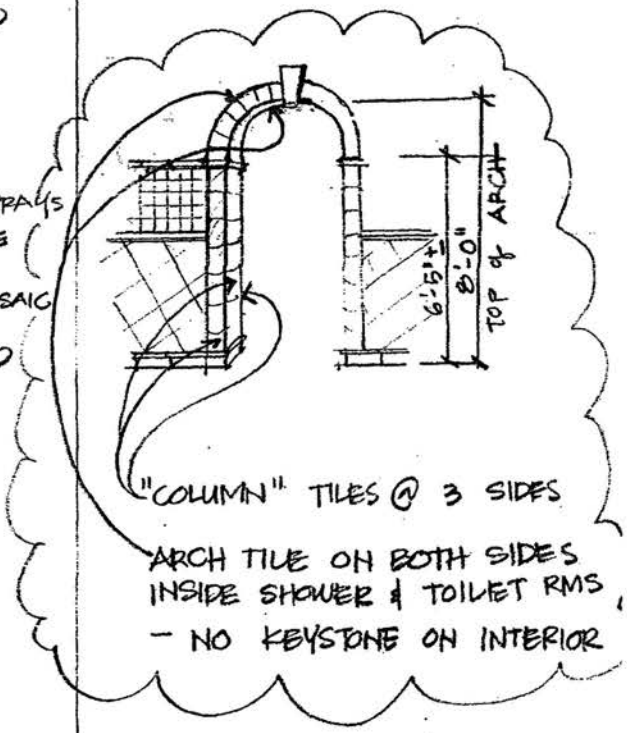
(3) BODY SPRAYS @ EA SIDE



2'-0" x 3'-0" MOSAIC RUG

12x12 TUMBLED BORDER

WITH MOSAIC TILE "RUG"



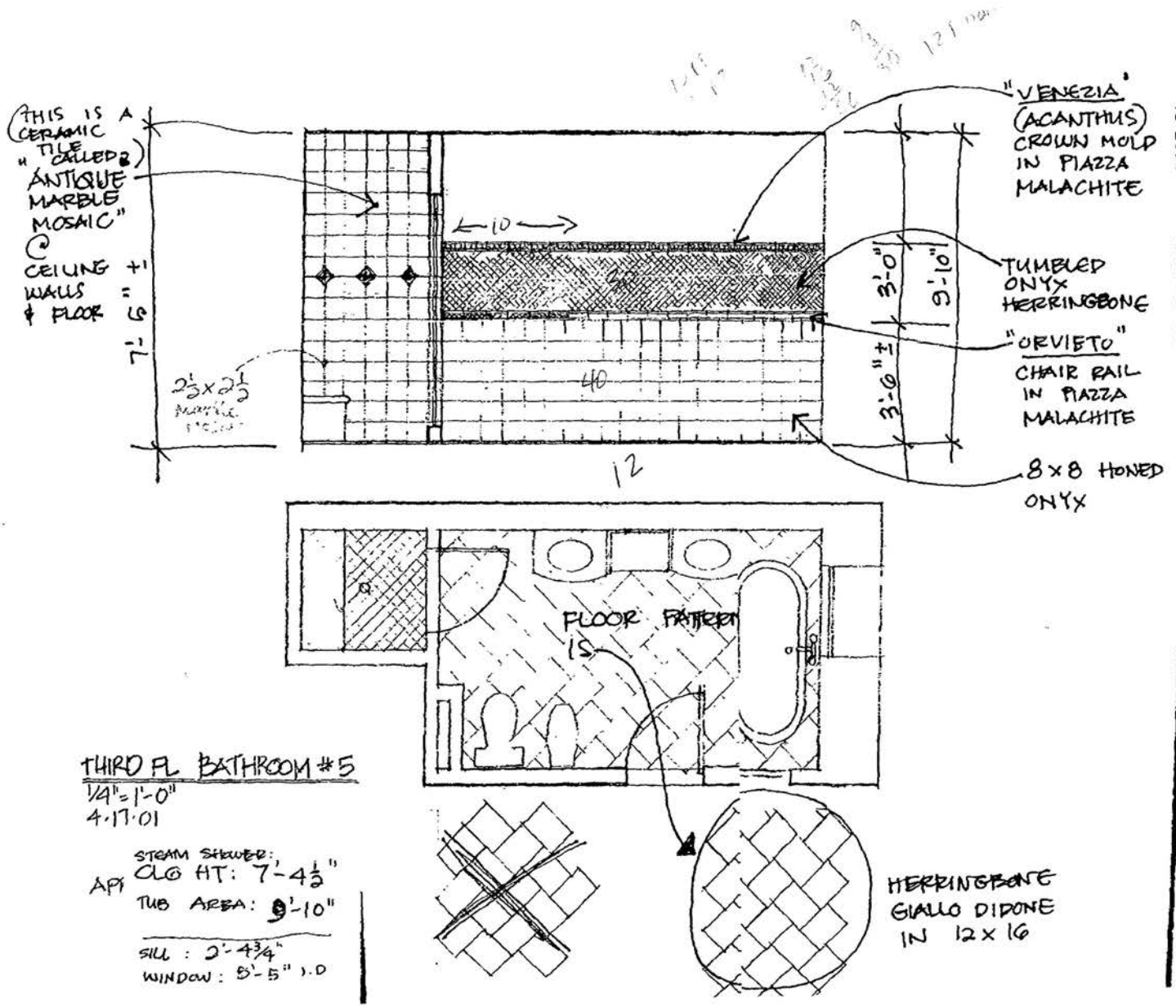
"COLUMN" TILES @ 3 SIDES

ARCH TILE ON BOTH SIDES INSIDE SHOWER & TOILET RMS

- NO KEYSTONE ON INTERIOR

SECOND FLOOR BATHROOM # 2
1/4" = 1'-0"
4.17.01

May. 24 2002 10:53AM P1 PHX NO. : 202 234 2936 FROM : CHRISTOPHER ENGINEERING



THIRD FL BATHROOM #5

1/4" = 1'-0"

4.17.01

STEAM SHOWER:

APT CLG HT: 7'-4½"

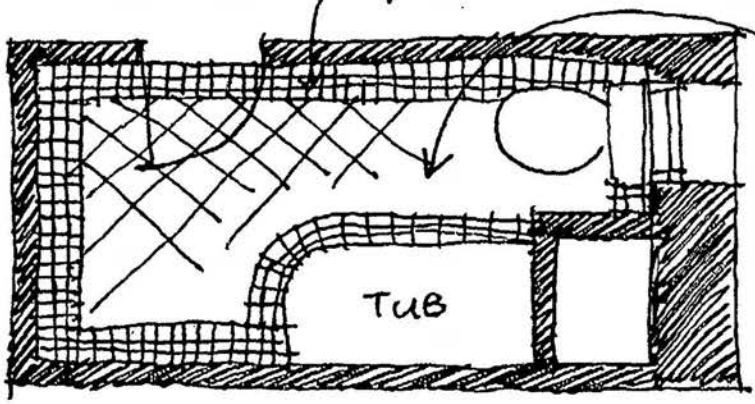
TUB AREA: 9'-10"

SILL : 2'-4¾"

WINDOW : 5'-5" I.D

PAGE.01 202 234 2936 MAY 24 '02 11:06

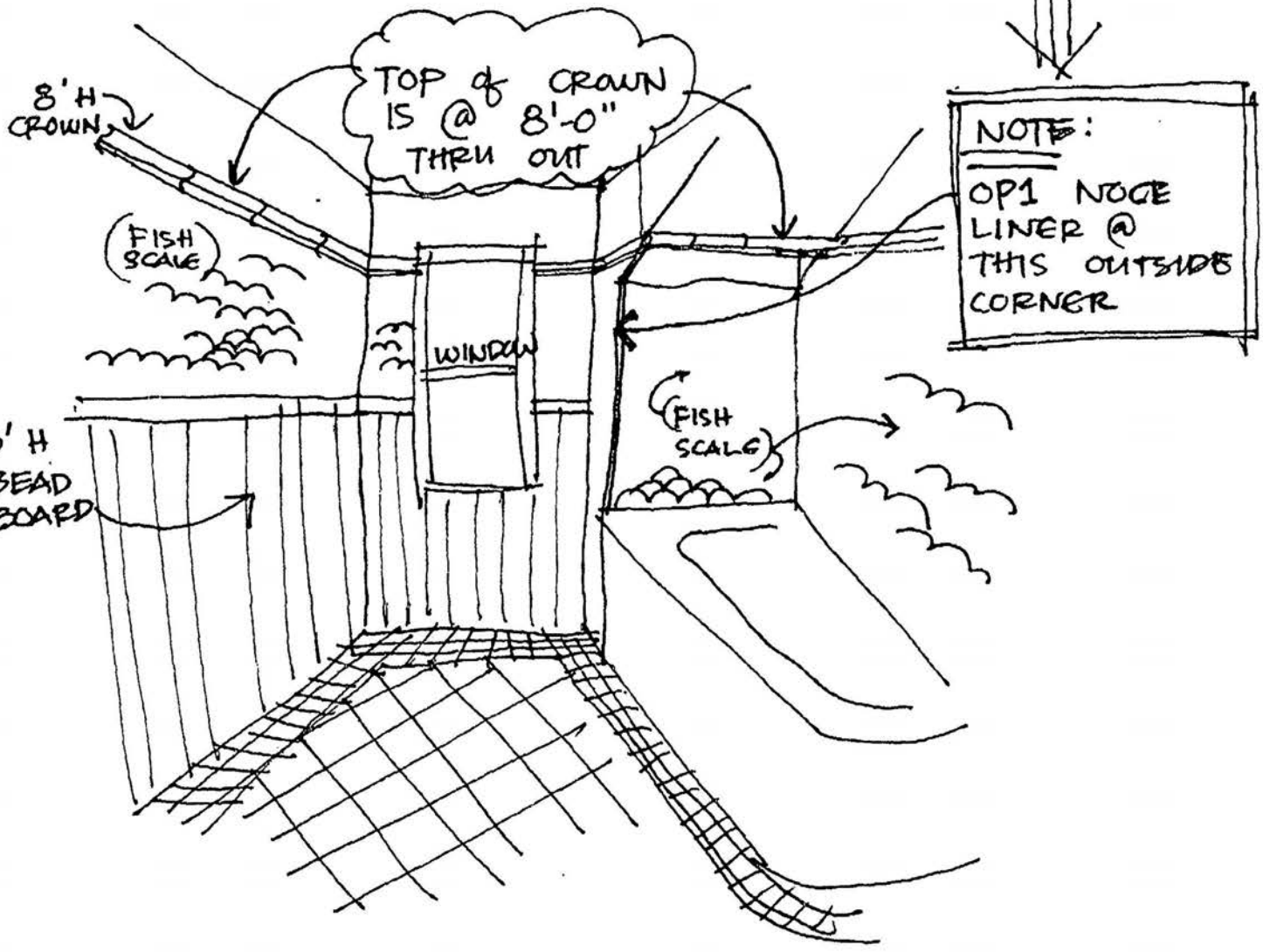
BORDER:
3 ROWS VERDE ~~LAGUNA~~ LUNA PSJ 3 CM



FIELD:
6x6 TRAVERTINE
PAGLIERINO
EBR6TP
SET DIAG

FLOOR PLAN

IMPORTANT!



NOTE:
OP1 NOCE LINER @ THIS OUTSIDE CORNER

BATH 7

NOT DETRIMENTAL TO THE COMMUNITY

PREVIOUS USES

1893 to 1923	Single Family Residence	
1924 to 1938	Embassy/Consulate	Leased by Persian Legation and other organizations.
1938 to 1942	Property passed hands several times. No reports to whom.	
1942 to 1946	Organization	Zionist Organization of America owned and occupied it as office space.
1947 to 1988	Music School	Basil and Maria Toutorsky resided and taught in The Toutorsky Academy of Music, with apprx 35 students and 6 instructors each day. Many recitals were also held.
1988 to 1990	Organization	House deeded to The Peabody Institute of John Hopkins University.
1991 to 2001	Rooming House	Owner Bruce Johnson reports renting to 13 roommates at one time.

STREET PARKING
SPACES USED

ROOMING HOUSE	7 to 13 or more
EMBASSY	4 to 12 or more
CONDOMINIUM	7 to 16 or more
SINGLE FAMILY	0 to 3 or more (depending on family size)
BED AND BREAKFAST	0 to 3 non guest Guests will be garaged at Dupont Hilton or Universal North/South buildings. Event coordinators will be required to obtain valet parking contract by Great Expectations for events guests. Valet will be done on 16th Street and not on Riggs Place. Space for valet will be secured at a close site on 16th Street since there is a bus stop in front of the Toutorsky Mansion.

Central Parking System

January 24, 2002

Katherine Kailian
1630 A 19th Street NW
Washington DC 20009

Dear Kailian,

Per our Phone conversation we will provide you up to 150 spaces at 1199 Vermont Garage and we will give you a special group rate discount If you have more than 20 parkers at $165.00 which is discounted from the market rate $ 175.00.

If you have any question please give me a call at 202-345-3451.

Elias Mekonnen

Area Manager



Great Xpectations Group, LLC

June 18, 2002

Humberto Gonzalez
Tutorsky Mansion
1720 16th Street, NW
Washington, DC 20009

Dear Mr. Gonzalez:

First, I'd like to take this opportunity to thank you for considering GXG Valet to serve as your exclusive valet parking company at the Tutorsky Mansion. Our management staff is excited at this opportunity to serve your guests and your staff with awesome valet parking services.

As you know, GXG specializes in Special Event valet parking services. Our resume of events includes: political events, fundraisers, promotion parties, and birthday parties, to name a few. Furthermore, we have serviced events at many of the Capital's popular venues (i.e. embassies, restaurants, and private residences). For your information, GXG Valet is the exclusive valet parking company of the Masonic Temple, located across the street from the Tutorsky Mansion at 1733 16th Street, NW. As such, the guests and staff of the Tutorsky Mansion can rest assured knowing that their vehicles will be parked in a safe, secure, and nearby location.

Again, we appreciate your interest in our services, as we look forward to help making all of the events at the Tutorsky Mansion a success. If you have any questions regarding this letter or our service, call me at 202-234-7472.

Sincerely,

Will Gist

ENCL: 1



Great Xpectations Group, LLC

May 08, 2002

Admiral Sizemore
House of the Temple
Historic Preservation Foundation
1733 16th Street, NW
Washington, DC 20009

Re: Valet Parking in House of the Temple
Historic Preservation Foundation's visitor parking lot

Dear Admiral Sizemore:

Pursuant to our discussion regarding the customer parking lot to the above referenced property address, the following Landlord agreement shall govern Great Xpectations Group Valet's (GXG) exclusive use of House of the Temple Historic Preservation Foundation's (HTHPF) customer parking lot after hours, Landlord to the above referenced address:

(a) GXG will insure that the valet parking operation does not interfere with the normal operation of the customer parking lot; preferential treatment will be given at all times to the employees of HTHPF. Also, HTHPF reserves the right to park vehicles in the garage and to have construction vehicles and other types of utility vehicles in the lot from time to time.

(b) GXG will have use of the customer parking lot on Thursday, Friday, and Saturday only from 9:00PM to 4:00AM only. GXG will not utilize the customer parking lot during HTHPF's normal business hours or during HTHPF special events.

(c) GXG is responsible for securing said parking lot at all times during after hours use with at least one lot attendant; Lot attendant is responsible for granting entrance access and exit access to all valet attendants and vehicles during after hours use of said parking lot; GXG shall lock the gate and secure the lot at the close of business, 4:00am. GXG shall be provided a lock to the gate and shall not duplicate it without the express written consent of Landlord. The key shall be returned upon termination of the agreement. If the key is stolen or lost, GXG shall pay cost to change the lock and provide new keys to Landlord and its employees.

(d) GXG is responsible for paying a parking fee of as much as $200.00 per week for the use of the HTHPF's visitor parking lot. GXG will only payout for the total days GXG utilized HTHPF's parking lot for GXG valet parking services; that is, $66.70 per day of parking lot use. GXG will deliver payment for lot use on Monday or Tuesday of every week following the weekend of lot operation in the form of a check.

(e) The term of this agreement shall be one year, and it may be terminated by either party at any time by written notice. At expiration of the term, the agreement shall be renewable at the option of the parties, and the terms for rent and hours shall be negotiated at that time.

P.O. Box 77252 • Washington, DC 20013-7252 • tel: 202-319-2139 • fax: 202-234-7472

(f) GXG shall do a background check on its agents or employees who will use the lot. GXG shall not do or permit anything to be done in connection with its use of the parking lot, which would violate any provisions of this parking agreement (whether by act or omission); and in any case when towing of a vehicle is warranted, GXG will use HTHPF's designated towing company.

(g) Prior to the use of the parking lot, GXG must submit to the Landlord a current Certificate of Insurance. GXG shall keep the insurance in force during the term of this agreement. GXG shall indemnify and hold Landlord harmless from and against any and all losses, claims, suits, costs and expenses, including attorney's fees and costs of suit, arising from or in connection with GXG's or its agents', employees' and contractors' use of the lot and shall repair or replace any property damaged by its agents, contractors, or employees.

(h) This agreement shall be governed by the laws of the District of Columbia. This agreement constitutes the entire agreement of the parties, and all prior or contemporaneous understandings, agreements or conversations have been incorporated into this agreement. The agreement may be modified only by a written document signed by both parties. All notices under this agreement shall be made in writing and mailed to the parties at the addresses set forth below, or shall be personally delivered with signed receipt.

Please indicate your acceptance and agreement with this letter by signing below.

Sincerely,

Will Gist
Great Xpectations Group, LLC

Agreed & Accepted:

House of the Temple Historic Preservation Foundation

By: _____

Name: William G Seymour

Title: Executive Director

Agreed & Accepted:

Great Xpectations Group Valet

By: _____

Name: William T. Gist, Jr.

Title: Owner

The Supreme Council
MOTHER COUNCIL OF THE WORLD
OF THE
THIRTY THIRD AND LAST DEGREE

WILLIAM G. SIZEMORE, 33°, G.·.C.·.
REAR ADMIRAL, USN (RET.)
GRAND EXECUTIVE DIRECTOR

HOUSE OF THE TEMPLE

1733 SIXTEENTH STREET, NW
WASHINGTON, DC 20009-3103
TELEPHONE 202-232-3579
FAX 202-387-1843

ANCIENT AND ACCEPTED SCOTTISH RITE OF
FREEMASONRY, SOUTHERN JURISDICTION, U. S. A.

January 16, 2002

Mr. Humberto Gonzalez
1720 16th Street, NW
Washington, DC 20009

Dear Mr. Gonzalez:

I want to commend you on your plan to conduct fundraising events in the months and years ahead to benefit our neighborhood. On such occasions should there be a need we will be pleased to open the parking area behind our building at 1733 16th Street, NW.

Should you need to use this parking area, we would expect reimbursement for two employees who would be providing security during the period of your use.

All best wishes for success in your new venture.

Sincerely,

William G. Sizemore

William G. Sizemore
Grand Executive Director

WGS:ca

TRASH

ROOMING HOUSE	No Restrictions on properly sealed trash No limits on events or meals. Two meals per person per day would be twice the trash of a Bed and Breakfast. Two events per person per year with no limitation to the number of guests could yield approximately 30 or more events per year with the house holding up to 800 possible guests.
EMBASSY	No restrictions on properly sealed trash. No limits on events or meals. Meals per person per day would at least equal or be more than that of a Bed and Breakfast.
CONDOMINIUM	Some restrictions on properly sealed trash. No limits on events or meals. Meals per person per day would be close to three times as much as that of a Bed and Breakfast. Two events per person per year with no limitations to the number of guests could yield approximately 18 to 36 more events per year with each condominium unit holding as many as 120 persons.

SINGLE FAMILY	No restrictions on properly sealed trash. No limits on events or meals. Trash amount would vary with family size.
BED AND BREAKFAST	Agreed to have 4 to 5 properly sealed trash cans and frequent trash pick up starting with 2 per week and increasing to 3 or 4 per week if needed.

SMALL DELIVERIES

ROOMING HOUSE	No restrictions (could double park or take street parking)
EMBASSY	No restrictions (could double park or take street parking)
CONDOMINIUM	No restrictions (could double park or take street parking)
SINGLE FAMILY	No restrictions (could double park or take street parking)
BED AND BREAKFAST	Agreed to have delivery vehicle park in garage. Delivery is carried in through the side door which leads to kitchen and laundry room.

EVENTS

ROOMING HOUSE	No limits on number of events or where they should be held. Two events per person per year with no limitation to the number of guests could yield approximately 30 or more events per year with the house holding up to 800 possible guests. The events could be held in the courtyard without a limitation to the noise level or the time the event will begin or end.
EMBASSY	No limits on number of events nor where the event is to be held. The events could be held in the courtyard without a limitation to the noise level or the time the event will begin or end.
CONDOMINIUM	No limits on number of events nor where the event is to be held. Two events per person per year with no limitations to the number of guests could yield approximately 18 to 36 or more events per year with each condominium unit holding as many as 120 persons or more. The events could be held in the courtyard without a limitation to the noise level or the time the event will begin or end.

SINGLE FAMILY	No limits on number of events or where the event is to be held. The events could be held in the courtyard without a limitation to the noise level or the time the event will begin or end.
BED AND BREAKFAST	Agreed to have 24 events per year, no more than 2 per month. Events to begin no earlier than 11am and to end no later than 8:30pm. Caterers to start setting up no earlier than 9:30am and clean up by 9:30 pm. All events will be held inside except for wedding ceremonies, which may be held outside in the courtyard with unamplified music.

HISTORIC INTEGRITY

ROOMING HOUSE	No restrictions. All inside original work can be removed or damaged for the purpose of modernization.
EMBASSY or ORGANIZATION	No restrictions. Same as above.
CONDOMINIUM	No restrictions. Extensive damage to original work. Would definitely destroy historic integrity. Example is the old mansion at 1730 New Hampshire, which is now condominiums. The only original details left are its original fireplaces. The main entrance, living room, and dining room area are now condominiums. There is nothing but a square foyer.
SINGLE FAMILY	No restrictions. Can be modernized as many other historic homes have been in the District.

BED AND BREAKFAST

Agreed to donate the facade to the L'Enfant Trust so that no other owners can alter the outside of the structure.

I have also agreed to preserve inside original work by applying for a federal tax credit which will require that interior renovation meets US Department of interior standards and that interior remains intact for a minimum of 5 years.

I had the Historic Preservation look at the property and properly advise on restoration.

I am applying for designation of interior of the building so that the Historic Preservation Review Board would regulate any future alterations by current and all future owners.

As such, this structure will remain a monument to the history of the District of Columbia so that others may learn and view first hand its past architectural history and past way of life.

Kathryn I. Kailian
1630A 19th Street NW Washington, DC 20009
Tel: 202.234.9313, e-mail: kathrynkailian@hotmail.com

June 18, 2002

To Whom It May Concern,

My name is Kathryn I. Kailian and I am a Historic Preservation Consultant, a member of both DCCA and the National Trust for Historic Preservation. My function is to advise and assist clients with the forms and procedures for Federal Historic Preservation Incentives. The Department of the Interior, along with the District of Columbia Historic Preservation Office, makes it possible to ensure the preservation of historically significant property by granting certain tax benefits to property owners that meet detailed criteria. This guarantees extremely strict oversight to any repairs or alteration to designated historic property in accordance with the District of Columbia Historic Preservation Guidelines and the Secretary of the Interior's Standards for Rehabilitation.

I am currently assisting Humberto Gonzales with his property, The Toutorsky Mansion. We are in the process of documenting the rehabilitation of the property according to all state and federal historic guidelines to qualify for the Federal Rehabilitation Credit. The mansion requires extensive and very sensitive work on both the interior and the exterior of the building. Upon completion, he will then be donating a Façade Easement to the L'Enfant Trust for Historic Preservation to protect the building from future demolition. This easement will be perpetual and binding on all future owners as well.

Though Mr. Gonzales's preservation efforts may qualify him for tax benefits, he will have to expend considerable resources to meet the requirements for these programs. Federal guidelines require that the rehabilitation be substantial, and the building be depreciable. Donating a Façade Easement also requires additional expenditures. I will assist Mr. Gonzales in this project to the best of my ability, utilizing my experience and all of the information available to me, not only because I am in his employ, but because I live in Dupont Circle in a historic property. I have donated a Façade Easement on my residence so that it will always stand in its original form. I have a vested interest in this neighborhood and I fully support anyone in favor of preserving its extraordinary architecture.

Sincerely,

Kathryn I. Kailian

PREFACE

In one generation, since World War II, Washington has lost a large number of architecturally significant buildings, ranging from Federal structures of the 1790s to art moderne landmarks from the 1930s. Demolition resulted from a multitude of factors, including government expansion, private real-estate development, urban renewal, freeways, commercial growth, and the enlargement of institutions such as universities, hospitals, and churches. This destruction of noteworthy buildings in the District of Columbia continues.

Legislation enacted in early 1979 affecting the city's landmarks and historic districts, as well as proposed zoning changes, may stem the tide of demolition. Incentives for both continued use and rehabilitation of older buildings are also necessary if the cityscape is to continue to reflect its rich architectural heritage.

It is my hope that this volume will help motivate Washingtonians to preserve what survives of their architectural heritage more effectively than has been the case in the past.

JAMES M. GOODE

59.

SCHNEIDER HOUSE

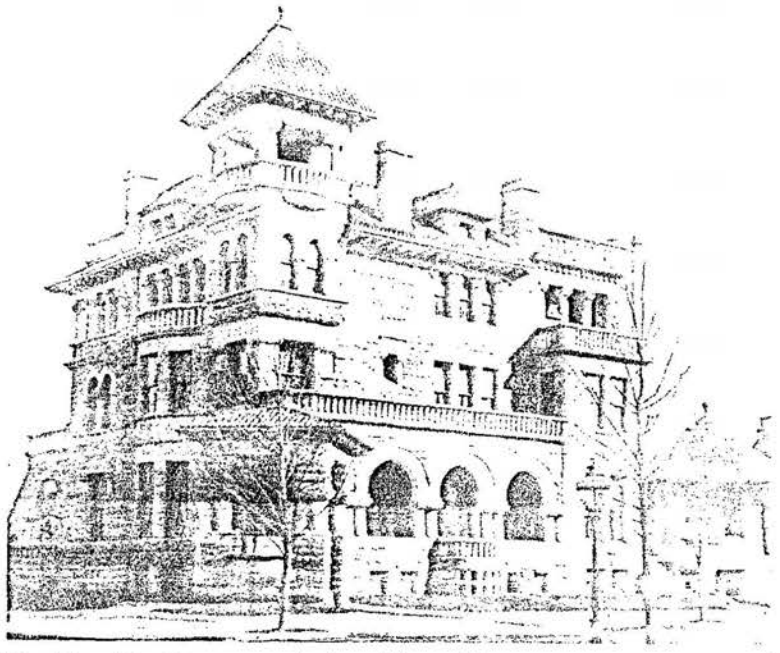
1[illegible] Q[illegible] streets, NW, southeast corner

1[illegible] ...ned 1057

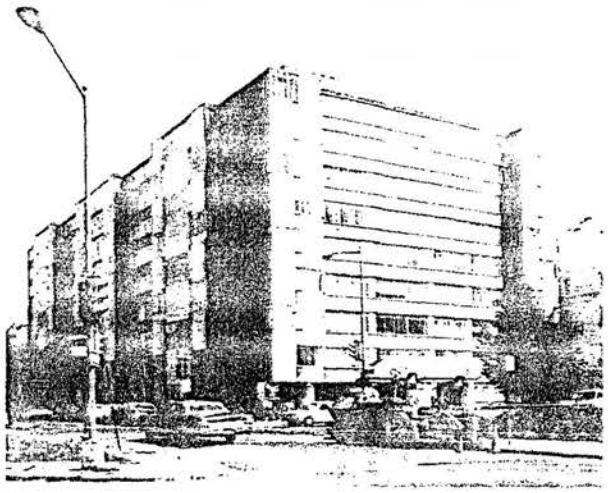
Architect: Thomas Franklin Schneider, Washington, D. C.

After eight years' apprenticeship in the Washington architectural firm of Cluss & [illegible] Schultz, Thomas Franklin Schneider (1859-1935), the son of a German printer who emigrated to Washington in 1850, began independent practice in architecture in 1883. He quickly accumulated a fortune within the next five years by building entire blocks of granite-faced town houses. During the following twenty years Schneider was to become one of Washington's most prolific and important architects, designing more than 2,000 houses and apartment buildings in the Nation's Capital. Part of his phenomenal success was due to his keen business sense and timing, in knowing what would sell and precisely where and when to build. His own residence, a massive, granite, Romanesque Revival structure near Dupont Circle, was one of his most important houses in the West End. Schneider's apartment buildings were among the largest in the city before World War I: the Cairo Hotel, the Farragut, the Florence Court, the Rochambeau (no. 104), the Stoneleigh Court (no. 1[illegible]) and the Ethelhurst. Only the Cairo Hotel remains standing today—recently renovated and expected to be converted to condominium units. Privately owned, and Washington's tallest steel frame building then (and today), the Cairo posed a serious fire hazard, because the hook and ladder trucks of the time were unable to reach the upper floors. Because of this situation the District of Columbia commissioners passed the first act limiting Washington buildings to 110 feet, in July 1894. This law was subsequently amended and strengthened by acts of Congress in 1899 and 1910. The laws, still in effect today, to allow the Capitol to dominate the city, have resulted in Washington's low skyline—the last major city in the world with this graceful advantage.

Schneider's buildings are easily recognizable by their richly articulated facades with textures of various gray stone and richly paneled interiors. His hundreds of rowhouses were varied in both building materials and designs of towers, gables, and bay windows, creating a pleasing variety to Washington streetscapes. Upon his marriage at the age of thirty-one to the daughter of a prominent Ohio judge, Schneider erected his own Romanesque-inspired mansion near Dupont Circle. The house was easily identified by its red-tile roofs, square corner tower and porte cochere, and



The Schneider House was designed by architect T. Franklin Schneider as his own residence in 1890. Finding the mansion too large, Schneider moved his family into the Cairo Hotel, a few blocks to the east, which he also designed and owned.



The site of the Schneider House is occupied today by this bland apartment building of mediocre design.

INTRODUCTION

In the swirling fog that enveloped the spring evening of May 18, 1923, the American Institute of Architects transformed the Mall into a fairyland, just for the night.

Architects were convened there from all across the nation to bestow the organization's highest award upon one of their own, Henry Bacon. It was he who had created the giant monument that loomed before them, washed by torchlight, the Lincoln Memorial.

The grand ceremony looked as if it belonged more in *Ben Hur* than in a public park in an American city in the twentieth century. Hundreds of architects, sculptors, painters, and landscape designers pressed close to the sides of the long Reflecting Pool dressed in medieval costumes and carrying brightly colored guild banners, bearing their local chapter emblems. At last, from a village of tents at the far end of the pool, toward the Capitol, a great and gaudy barge was towed along the glasslike surface of the water by architectural students. Aboard were the supreme characters of the performance: Henry Bacon and his collaborator, Daniel Chester French, sculptor of the seated Lincoln. In the back of the boat the Marine Band blew trumpets in triumph.

On the steps of the Memorial, President Harding and Chief Justice Taft stood waiting to present the honors to the heroes. As this was done, a single rocket rose above the Monument and blazed in the sky, then was gone. A wide-eyed youth viewed the scene with awe: "The silence was impressive. . . . The inner lighting of the Memorial itself as well as the soft luminosity in which its outer walls were clothed gave a picture too perfect to remain—except as a shrine in the memory of those who were fortunate enough to see it."

PUBLIC AND PRIVATE WASHINGTON

OVER THE YEARS, WASHINGTON has often been a stage for such events as this. Since 1791, when President Washington selected the site, the District of Columbia has been a magnet, attracting the joyous, the triumphant, the grief-stricken, and the bitter.

It is well known that the city was conceived on a grand scale by French engineer Pierre Charles L'Enfant—with Washington looking over his shoulder. The wide streets and great avenues, radiating diagonally from the numerous circles presented a pretty picture and became, over a century's time, a spectacu-

lar reality. The sweep of the grassy Mall and the section of Pennsylvania Avenue that links the White House with the Capitol came to be the focus of the public, or federal, side of Washington. Imposing government buildings, of marble and granite, rose to emphasize the visual image of the seat of American government. The collection of hundreds of elegant embassies as well as the headquarters of national and international associations are also located in Washington because it is the Nation's Capital. I have included many examples of lost federal and municipal buildings, as a means of providing a context within which the presentation of so many private buildings will not lead the reader to forget the origin and life of Washington as a public place.

But behind this, as behind the scenes on a stage, the private Washington has grown, and developed a character all its own. This is seldom noticed, and is never really understood by the millions of visitors who come to Washington every year. The city abounds in delightful residential neighborhoods, each with its own distinctive personality and cultural history. Most of *Capital Losses* is concerned with buildings that once stood in these neighborhoods, so that we might better understand them today and how they got to be what they are. From the point of view of one who loves buildings, the story is often sad. But it is not, nor do I mean to make it appear to be, a wholly negative tale.

The transformation of Washington from a provincial southern city to one of the most beautiful cities in the nation began in the decade of the 1870s. At that time the District of Columbia, which had grown by leaps and bounds during and after the Civil War, embarked on a massive urban improvements program. Many miles of city streets were graded and paved; street lights were installed; sidewalks were built and sewers were laid beneath them; and the city began to be lush with landscaping.

These improvements created happy urban settings for hundreds of blocks of brick rowhouses, which had been springing up in a race with the growing population. They were as varied in design as they were testaments to the skill of Washington's masons. Inside these houses the growing numbers of civil servants lived in middle-class contentment, sending their children to exemplary public schools and enjoying that curious combination of little town and big city that is Washington life.

The lure of political power, as well as an attractive city, drew hundreds of newly rich industrialists and western miners to Washington. The city soon became a sort of winter Newport; and while Newport's summer society guffawed at the analogy, the brilliant Washington social season was equaled in splendor only by that of New York. The ballroom chandeliers of the great mansions on K Street, 16th Street, Dupont Circle, Massachusetts Avenue, and New Hampshire Avenue were not dimmed until the Great Depression. It was an incredible sixty years. Many of the big houses have been leveled. Others have survived as offices and embassies, as well as headquarters of private associations.

THE CITY BEAUTIFUL

We can call it a Golden Age, this time of improvement. A great many signi cant, but lesser-known architects, lived and worked here—such talented lo men as Adolph Cluss, T. Franklin Schneider, Glenn Brown, Hornblower Marshall, and J. H. de Sibour. They compare favorably with architects worki at the same time in other cities.

In the last decade of the nineteenth century a concerted effort to impro drab, smoky cities was begun by civic leaders across the nation. Archite hailed the movement, and were soon its most enthusiastic exponents. T world's fair in Chicago in 1893, a temporary city of plaster, introduced the ne classical style to America and initiated a drive to improve urban architecture. what was termed the City Beautiful movement, Washington, D. C., became t model American city for this new experiment, in which the now outmoded br Victorian buildings began to be replaced by marble and granite neoclassi landmarks.

The Senate's McMillan Commission of 1901 spearheaded a drive to impro the appearance of the capital. Numerous projects were undertaken, includi the landscaping of public parks and the installation of telegraph and telephone lines and stre car power lines underground. The height of new buildings was limited by le Architects of national renown went to Washington to devise new federal a municipal buildings. The great Daniel Burnham of Chicago built Washingto Union Station, the city's grand gate. There were the Treasury Annex and t Pan American Union Building, to mention only a few of the impressive mar palaces being erected. The influence of architects like Burnham, John Rus Pope, Paul Cret, Cass Gilbert, and the partnership of Carrere & Hastings, hely to transform the image of the public side of Washington into a gleaming n classical showcase for world power that had emerged at the end of the old c tury. The Commission of Fine Arts was established in 1910 as a watchdog oversee the orderly development of the city, with final judgment over pul monuments, parks, and government buildings. The National Capital Plann Commission was organized in 1926 to coordinate local and federal activitie the expanding metropolitan area.

POSTWAR CHANGE

During World War II private construction was almost at a standstill beca of the restriction of building materials for defense purposes. Many of the g houses of Dupont Circle and elsewhere were leased by the government for War Department, as they had been in 1917. City parks were crowded with t porary buildings to accommodate the floodtide of war workers. A numbe housing developments (such as McLean Gardens) were rushed to complet At the same time the city lost much of its early street furniture and cast-i embellishments to the scrap-metal drives. Still, the basic architectural chara of most of the nineteenth-century inner-city neighborhoods remained inta the war's end.

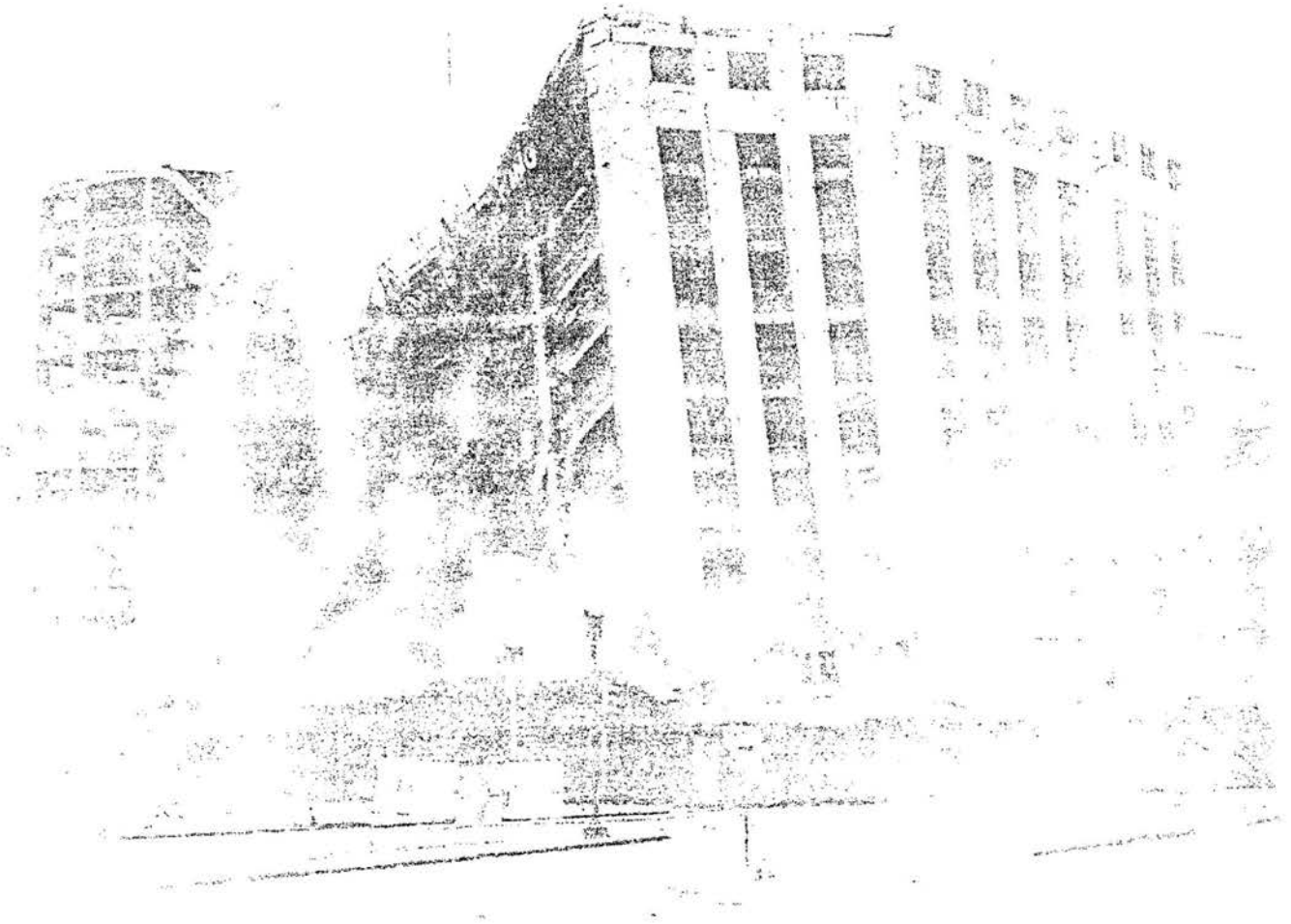
During the 1950s and 1960s, the cityscape underwent another peri enormous change. There was cultural and physical deterioration, the cau which are complex and still not quite clear. With the return of a plentiful su of cars, fuel, and construction materials, and with the general economic b young families looked to the Virginia and Maryland suburbs for housing rowhouse ideal was by now long replaced by the dream of a detached subu house with a lawn. Downtown commercial growth was stunted by the pop ity of the huge new suburban shopping centers. Demographic changes an cial and political turmoil in the 1960s added to the city's plight. Once s neighborhoods became virtual slums.

In the midst of these upheavals, which were common to many Ame cities at the time, the government embarked on a wildfire program called u renewal. As in the case of the City Beautiful, the District of Columbia was dec the proving ground. The Redevelopment Land Agency began operatio 1946, and succeeded in demolishing 550 acres of nineteenth-century build in Washington's Southwest section. Most of the destruction took place i late 1950s. The theme was to strip the land naked and build anew—or lea bare. Complexes of high-rise apartment buildings and modern town hous the Southwest cost more than $700 million. Although these buildings emb some elements of good design, the area is bland and sterile, without enc trees, parks, sidewalks, or architectural variety. An opportunity to patch up create an interesting mixture of old houses and new was missed entirely i attempt to give a freshness and newness that might hold people in the Eighteen thousand low-income families were displaced by eminent dom Most were left to shift for themselves in finding replacement housing.

While these developments were taking place, the commercial area of do town Washington began to expand rapidly northwest from F Street to K St and Connecticut Avenue. Most of the old residential section between the W House and Dupont Circle was sacrificed to the need for new office buildi Almost universally designed as uniform concrete-and-glass, twelve-story bo K Street architecture can hardly be considered anything but an eyesore. It warning to city planners.

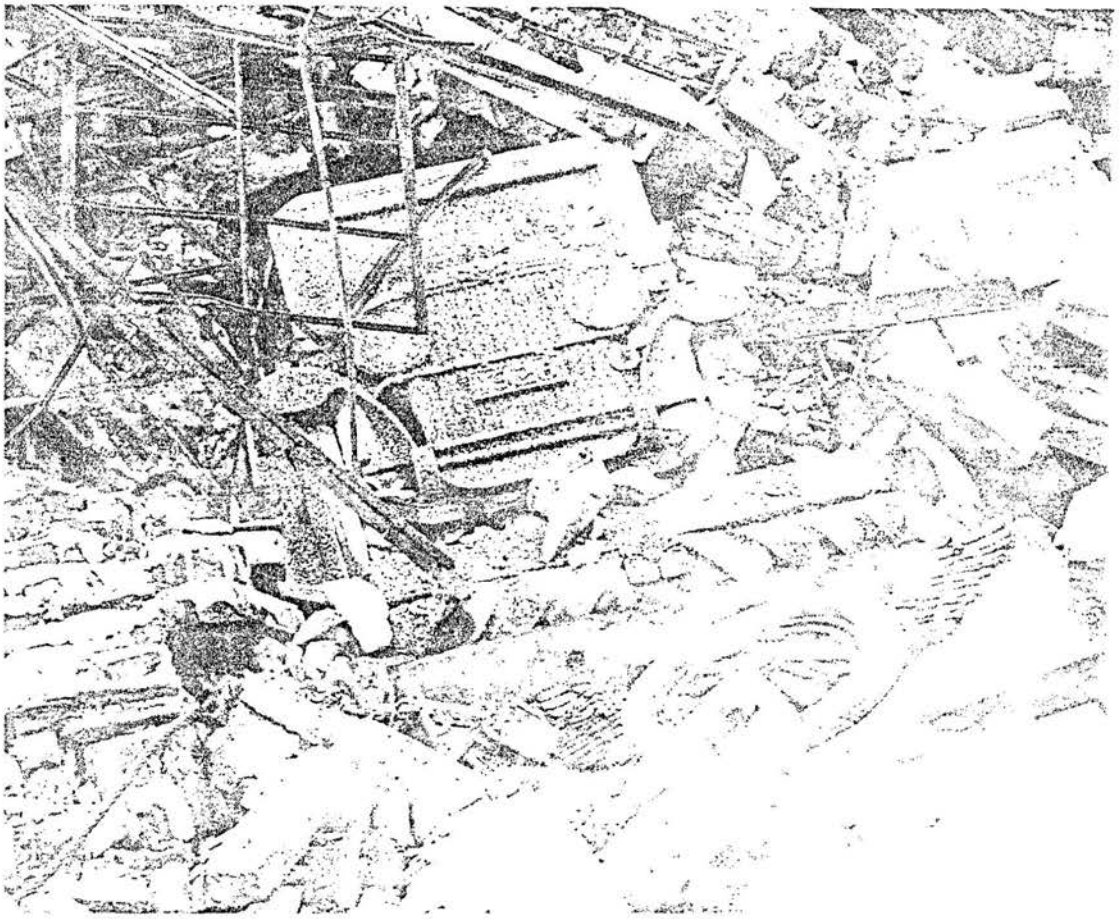
THE FUTURE

Soon after World War II the city embarked on the construction of the Wh hurst Freeway. This lanky, outmoded elevated highway, which remains an u concrete serpent hiding the Georgetown waterfront, replaced a number of nificant houses in both Georgetown and Foggy Bottom. In the process were such landmarks as the restored Peter House, where George Washington sp his last night in the Nation's Capital, in 1799, and the residence of Francis S Key. Outraged citizens were able to push through Congress the Georget Preservation Act of 1950. For the first time a large residential area, compris more than 100 square blocks, was protected from significant architectural cha or commercial development.



Designed in art moderne style with Gothic detailing, the Capital Garage disappeare from the Washington cityscape when it was dynamited in early 1974 for commercia expansion. It was the city's most elegant parking garage, and a distinguished exam of 1920s architecture.

During the 1970s several other sections of the city, including Capitol H the remaining houses in the area north of Dupont Circle, LeDroit Park, 16th St. and Uniontown (old Anacostia), have achieved landmark status. In additi inroads in historic neighborhoods, the city also lost some of its most impor individual Romanesque Revival, neoclassical, and art moderne buildings large part of the blame for this goes not to the city or government but t "Colonial" predilections of early day preservationists. The attitude is comm orated in hundreds of remodelings of later buildings into bogus early one Georgetown today.



Amid the rubble of the Capital Garage's facade were these handsome sculptured relief panels of winged tires and 1926 automobiles. Fortunately, several examples were salvaged by curators of the Museum of History and Technology, Smithsonian Institution, where they are now preserved for posterity.

The first enlightened efforts to stop this destruction and to preserve the city's neighborhoods as places to live were started by individuals and the many citizens' and civic associations that flourished in the absence of self-government. A solid development occurred in 1971, when a city-wide urban-conservation group called Don't Tear It Down was formed to save the old Post Office Building on Pennsylvania Avenue. This organization was the greatest force in the preservation of the 1899 Romanesque Revival Post Office on the Federal Triangle, the elegant 1901 neoclassical Willard Hotel on Pennsylvania Avenue, and the city's best Victorian public educational institution, the 1868 Franklin School at Franklin Park. Some of its other efforts have not been so successful, but contributed to the adoption of the first citywide landmark protection law, and a subsequent law that gives the city broad powers to prevent the demolition of landmarks. As the city adopts new official policies and laws we are sure to see fewer disastrous changes to the streetscape.

The Washington of the 1970s has advanced enormously in the cultural sphere with the opening of the Kennedy Center for the Performing Arts and the

proliferation of musical and performing groups throughout the city. There h also been a significant increase in the number of museums and private art g leries, and in the activities of the Smithsonian Institution. The opening of t subway system has tightened the sprawling city and made its parts more a cessible. The granting of limited home rule by Congress has sharpened the i terest of Washingtonians in local government.

Numbers of young Washingtonians who might previously have moved new subdivisions in Virginia and Maryland have elected to remain within t District of Columbia. The restoration of old houses, and even old apartments, a powerful movement as the decade comes to a close. In addition to the princip efforts made by Don't Tear It Down and many citizens' and civic association support for the preservation of Washington's notable buildings has been co tributed by the Latrobe Chapter of the Society of Architectural Historians, t National Trust for Historic Preservation, the Greater Washington Chapter of t Victorian Society, the Smithsonian Associates, ARCHITOURS, and the Thomt Society. These groups have not only held lectures and architectural preservatic seminars but have organized a number of tours of the city's historic neighbo hoods. In addition, the Washington Chapter of the American Institute of Arch tects began a Historic Preservation Awards program in 1973. Awards to loc architects for their preservation of Washington landmarks through restoratio adaptive use, and sympathetically designed additions to existing historic buil ings are now made annually. During the same decade an annual Conference c Washington, D. C., Historical Studies was established jointly by George Was ington University and the Columbia Historical Society. These lectures and pan discussions on the city's cultural and architectural history have also served foster renewed interest in the local preservation movement. Indeed, the futu looks bright. Many of Washington's architecturally significant buildings rema intact, and all of these recent developments indicate a renaissance for Was ington City. Washingtonians who are interested in supporting the preservatic movement more actively, should telephone the offices of Don't Tear It Down, well as the Middle-Atlantic Field Office in Washington of the National Trust f Historic Preservation, for additional information..

Today you can see the assembly of buildings shown here only in the pag of this book—and they represent only a third of the city's important archite tural losses. Because of limitations of space, hundreds of other prominer Washington buildings could not be included. Future generations will think their lost legacy and wonder how we could have been so insensitive. I hav brought some of the old buildings together to remind us all that what h happened in the past can happen again.

HARDSHIP

- PROPERTY WAS ON THE MARKET FOR 1297 DAYS (ALMOST FOUR YEARS) WITHOUT SELLING AS A SINGLE FAMILY HOME, EMBASSY, ORGANIZATION, OR FOR ANY OTHER USE.

- PROPERTY DID NOT ATTRACT SINGLE FAMILY BUYERS DUE TO ITS LARGE SIZE, HIGH COST TO MAINTAIN, AND HIGH DOLLAR AMOUNT OF REPAIRS NEEDED. MY COMPANY HAD THE PROPERTY LISTED THE ENTIRE TIME AND THESE ARE THE RESPONSES WE RECEIVED.

- PROPERTY FINALLY ATTRACTED INVESTORS INTERESTED IN TURNING PROPERTY INTO CONDOMINIUMS. THIS WOULD MOST DEFINITELY DESTROY THE HISTORIC INTEGRITY OF THE BUILDING.

- I PURCHASED THE BUILDING IN ORDER TO KEEP ITS HISTORIC INTEGRITY AND SO THAT OTHERS MAY ENJOY A LOOK AT WHAT LIFE USED TO BE LIKE FOR SOME PEOPLE IN THE LATE 1800s.

- ECONOMICALLY, HOWEVER, IT IS NOT FEASIBLE TO MAINTAIN AND UPKEEP THIS PROPERTY WITHOUT THE PASSING OF THIS VARIANCE.

1720 16TH ST NW, WASHINGTON, DC 20009-3140

LIST PRICE: $2,200,000

Contract Date: 27-OCT-2000 | SOLD PRICE: $2,200,000 | New 1st Trust: $2,100,000
Settle Date: 31-JAN-2001 | Seller Subsidy: $0 | Loan Type: Conventional
STATUS: SOLD | Classification: Residential | Ownership: Fee Simple, Sale | List Type: Excl. Right
Legal Sub: OLD CITY #2 | | HOA FEE: $0.00 /mo pd None | Old Map: 4B16
Adv Sub: DUPONT | Oth Fee: /mo pd | GROUND RENT: | TBM Map: ?????
Lot-SF: 6700 | Lot/Block/Square: 800/178 | TAXES: $5,645 | Area: N/A
Lot-Acres: 0.15 | Style: Victorian | Tax Year: 1999 | **Age:** 110
#Lvls: 3 #Fpls: 8 | Type: Detached | Tax ID#: 0178//0800 | Year Built: 1890
Main Entrance: Center Hall | THType: Detached | Model: | Finished SF: 0
Tax Map: | Parcel: | Liber: | Folio:

TOTAL	MAIN	UPR1	UPR2	LWR1	LWR2	SCHOOLS
BR: 10	BR: 0	BR: 3	BR: 5	BR: 2	BR: 0	ES:
FB: 12	FB: 6	FB: 2	FB: 2	FB: 2	FB: 0	MS:
HB: 1	HB: 1	HB:	HB:	HB:	HB:	HS:

Basement: YES, English, Fully Finished, Improved
Parking: Garage, Garage Type-Attached
#Garage/Carport Spaces: 2/
#Assigned Spaces:
Heat: Forced Air, Hot Water, Electric, Natural Gas
Hot Water: Natural Gas
Cool: Central A/C, Electric
Water: Public
TV/Cable/Comm: Cable-Prewired, Mult Phone Lines
Sewer/Septic: Public Sewer
Extra Unit Description: Efficiency, 1 bedroom, Other, Separate Entranc
INTERIOR: CooktopCooktop, Cktp-Dwn Drft, Dishwasher, Disposal, Dryer, Icemaker, Microwave, Oven-Double, Oven/Range-Gas, Attic-Stairs Fixed, Built-in Bookcases, Electric Alarm, Motion Detectors, In-Law/auPair/Ste, Lndry-Uppr Lvl, Sep Dining Rm, Beamed Ceilings, Plaster Walls,Casement, Palladian Windows
EXTERIOR: BrickBrick, Balcony, Fenced - Fully, Patio, Sidewalks, City, Public Bus Svc, 1 mi-Metro Bus, 1 mi-subway, UBC
REMARKS: 12,000 glorious sq ft of lovingly restored Victorian. Replete with original detail; Herringbone floors, 8 fpls-many with Italian marble, carved Griffin staircase, beautiful unpainted woodwork throughout main floor, GREAT floor plan for entertaining! Cook's kitchen! Fountained Garden! 2 car carriage house pkg! 3 dependences! All updated systems including 6 zone heat & air!
DIRECTIONS: CORNER OF 16TH & RIGGS! ORIGINALLY BUILT FOR SUP.COURT JUSTICE BROWN IN THE 1890'S. THIS MANSION HAS A MARVELOUS TEXTURE OF OWNERSHIP!

Broker: TUTT, TAYLOR & RANKIN REAL ESTATE, LLC | Brkr Code: TUTR1 | Brkr Office: (202)234-3344
Brkr Fax: (202)265-6156
Listing Agent: PEGGY SMITH | Agt Office: | Home: (202)332-6226
Pager: | Cell: (202)494-1744
Selling Agent: HUMBERTO GONZALEZ | Brkr Code: TUTR1 | Agency: Buyer Agency
Show Instructions: Appt Only-Lister, 9 AM-5 PM, Monday, Tuesday, Wednesday, Thursday, Friday
Owner: BRUCE JOHNSON | H: (202)332-6226 | O: (202)332-6226
Showing Contact: PEGGY SMITH | H: (202)332-6226 | O: (202)332-6226
List Date: 20-SEP-2000 | Orig Price: $2,200,000 | DOM-MLS: 37 | SubComp: 2.5 | Dual: Y
Update Date: 04-FEB-2001 | Prior Price: | DOM-PROP: 37 | BuyComp: 2.5 | DesR:
Update Type: Other | | | Add'l: | VarC: N
Disclosures: Historic Property, Sell Entirely | Property Condition: Shows Well
Documents: | Possession: Coin w/Sell Sett
Cur Finance Type: Conventional
New Finance Types:

WATER
Water Oriented: N | Water Access: N | Water View: N | Waterfront: N
Phys Dock Conveys: N | Nav Water:
Vacation Prop: NO

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Information is believed to be accurate, but
should not be relied upon without verification.

MLS#: DC2144065

1720 16TH ST NW, WASHINGTON, DC 20009-3140
STATUS: WITHDRN
Ownership: Fee Simple, Sale
Legal Sub: OLD CITY 2
Adv Sub: DUPONT
Lot-SF: 6700
Lot-Acres: 0.15
#Lvls: 3 #Fpls: 8
Main Entrance: Foyer
Tax Map:

Oth Fee: /mo pd
Lot/Block/Square: 0800/0178
Style: Victorian
Type: Detached
THType:
Parcel:

HOA FEE:
GROUND RENT:
TAXES: $6,200
Tax Year: 1996
Tax ID#: 0178//0800
Model:
Liber:

LIST PRICE: $1,850,000
Classification: Residential
List Type: Excl. Right
Old Map: 4B16
TBM Map: 4B16
Area: 1-5
Age: 104
Year Built: 1893
Finished SF: 0
Folio:

TOTAL	MAIN	UPR1	UPR2	LWR1	LWR2	SCHOOLS
BR: 9	BR: 9	BR:	BR:	BR:	BR:	ES:
FB: 6	FB: 4	FB:	FB:	FB: 2	FB:	MS:
HB: 1	HB:	HB:	HB:	HB:	HB: 1	HS:

Basement: YES, English, Full, Fully Finished
Parking: Garage, Garage Type-Attached
#Garage/Carport Spaces: 2/
#Assigned Spaces:
Heat: Forced Air, Hot Water, Radiator, Zoned, Electric, Natural Gas
Hot Water: Natural Gas
Cool: Central A/C, Electric
Water: Public
TV/Cable/Comm: Cable-Prewired, Mult Phone Lines, Phone Jacks-Mod
Sewer/Septic: Public Sewer
Extra Unit Description: Efficiency, 1 bedroom
INTERIOR: CooktopCooktop, Dishwasher, Disposal, Dryer, Icemaker, Oven-Double, Oven/Range-Gas, Six burner stove, Washer, Attic-Stairs Fixed, Built-in Bookcases, FP Mantels, MBR-BA Full, Tub-Soaking, Walk-in Closet(s), Wood Floors, Attic-Unfinished, Den/Stdy/Lib, In-Law/auPair/Ste, Lndry-Uppr Lvl, Storage Room, Kit-Island, Kit-Table Space, Sep Dining Rm, Beamed Ceilings, Paneled Walls, Plaster Walls,Bay/Bow Wind, Casement, Palladian Windows
EXTERIOR: BrickBrick, Tile, Balcony, Fenced - Fully, Patio, Corner Lot, Carriage House, City, Garden/Lawn, 1 mi-Metro Bus, 1 mi-subway, UNR
REMARKS: HANDSOME VICTORIAN W/FLEMISH FACADE & INTERIOR DETAILS GALORE! HUGE RECP.ROOM,9 FPL, MANY MARBLE, CHESTNUT PANELED LR, GRAND BALLROOM, DR W/CHERRY PANELING AND BOW WINDOW, CHEF'S KIT. W/GRANITE COUNTERS,ETCCARVED GRIFFEN STAIRCASE IN RECP.RM. LOVELY FOUNTAINED GARDEN! CARRIAGE HOUSE! 3 RENTALS! STAIN GLASS WINDOWS, HERRINGBONE FLOORS, COFFERED CEILINGS AND MUCH MORE...ALL RESTORED !
DIRECTIONS: PLEASE DO NOT CALL OWNER!!!!! CALL ME WITH QUESTIONS!! AND KEEP WATCH

Broker: TUTT REAL ESTATE, INC.
Brkr Code: TUT3
Brkr Office: (202)333-1212
Brkr Fax: (202)333-9396

Listing Agent: PEGGY SMITH
Agt Office:
Home: (202)332-6226
Pager:
Cell: (202)494-1744

Show Instructions: Appt Only-Lister, All Days
Owner:
Showing Contact:
List Date: 03-APR-1997
Update Date: 18-DEC-1998
Update Type: Status
Disclosures: Other
Documents:
Cur Finance Type: Assum-Unrestricted
New Finance Types:
HOA Fee Includes: Cable TV
HOA Rules: None
WATER
Water Oriented: N
Nav Water:

Orig Price:
Prior Price:

DOM-MLS: 624
DOM-PROP: 1260
SubComp: 3%
BuyComp: 3%
Add'l:
Dual: Y
DesR: N
VarC: N
Property Condition: Shows Well, Restored
Possession: Settlement

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Information is believed to be accurate, but
should not be relied upon without verification.

SQ	SUF	LOT	PREMISE ADDRESS	OWNER'S NAME	MAILING ADDRESS	LAND AREA	LAND ASSMT	IMP ASSMT	TOTAL ASSMT	YEAR BLT	M	ZNG	LAND USE	BR	BA/½	SQ FT BLDG	SUF SALE DATE	LOT 23 SALE PRICE
177N		9	1900 16th St NW	Nigel L Scott Tr	7603 Georgia Ave NW	996	64,740	175,260	240,000	1880	BR	R5C	STR-M				11/21/78	63,000
177N		17	1605 T St NW	Louise Woerner	PO Box 245	1,249	106,477	199,604	306,081	1890		R5C	ROW		1/1	1,959	06/29/78	98,500
				Don H Kollmorgen	Port Republic Md 20676													
177N		23	1909 N H Av NW	Bruce Miller Rich	1909 N H Av NW	900	94,410	168,034	262,444	1880	BV	R5C	ROW		1/1	1,734	03/24/88	203,750
177N		24	1911 N H Av NW	Barry & Barbara Hansen	1911 N H Ave NW	1,014	100,133	177,967	278,100	1880	BV	R5C	ROW		1/1	1,734	08/02/94	255,000
177N		25	1913 N H Av NW	M J & A M Miklaucic	1913 New Hamp Ave NW	1,009	105,219	153,977	259,196	1880	BR	R5C	ROW		1/1	1,734	03/17/86	149,460
177N		26	1912 16th St NW	Dieter Bilitza Etal	1912 16th St NW	1,230	91,733	290,843	382,576	1900	BV	R5C	CNVS4		4	4,657	02/02/90	285,500
177N		27	1915 N H Av NW	Bryan A Parchment #	1915 N H Av NW	1,030	99,550	173,788	273,338	1917	BV	R5C	CNVS4		2/1	2,586	08/29/94	291,000
177N		801	1901 N H Av NW	Myung Ok Ra	1901 New Hamp Av NW	1,687	126,525	328,475	455,000	1880	BR	R5C	STR-M				09/24/80	165,000
177N		802	1903 N H Av NW	James W Fastenrath	1903 N H Avenue NW	900	94,410	165,150	259,560	1880	BV	R5C	ROW		1	1,734	07/19/73	37,500
177N		803	1905 N H Av NW	T & J B Arrowsmith-Lowe	1905 N H Av NW	900	94,410	155,590	250,000	1880	BV	R5C	ROW		1/1	1,734	03/26/90	289,000
177N		804	1907 N H Av NW	O Roca & L Palomares	1907 New Hamp Av NW	900	94,410	209,856	304,266	1880	BV	R5C	ROW		1/1	1,734	12/07/94	250,000
177N		807	1920 16th St NW	Philip J Wright	2600 Conn Ave NW	1,478	88,030	191,625	279,655	1900	BV	R5C	CNVS4		2	2,750	10/06/76	52,000
177N		810	1914 16th St NW	Romano Osuna	1914 16th St NW	2,046	105,410	350,280	455,690	1900	FR	R5C	ROW		5	5,307		
177N		811	1916 16th St NW	Dwight S & D McClintick	1916 16th St NW	1,692	93,889	292,625	386,514	1900	FR	R5C	CNVS4		4	5,627		
178		6	1623 R St NW	Aaron & Elena Bodin	1541 14th St NW	1,964	151,405	260,706	412,111	1885	BV	R5B	ROW		4	4,345		
178		7	1625 R St NW	Robert Jr & R O Day	1625 1/2 R St NW	1,964	142,783	97,413	240,196	1885	BV	R5B	ROW		4	3,749	11/29/74	55,500
178		8	1627 R St NW	Wayne D Pierce #	1627 R St NW	1,964	33,388	146,112	179,500	1885		R5B	CNVS6		4	3,936	08/03/73	26,000
178		9	1629 R St NW	Kristine Forsberg	11035 Earlsgate Ln	1,964	49,179	169,969	219,148	1885		R5B	CNVS4		4	3,775	03/29/73	27,500
					Rockville Md 20852													
178		10	1631 R St NW	George J & M Katinas	6736 Brigadoon Dr	1,964	160,478	233,700	394,178	1885		R5B	CNVS4		4	3,930		
					Bethesda Md 20817													
178		18	1634 Riggs Pl NW	Reid Dudley	1634 Riggs Pl NW	1,860	167,009	137,941	304,950	1885		R5B	CNVS4		4	3,032	09/08/95	375,000
178		19	1632 Riggs Pl NW	Nicholas Von Hoffman	1818 18th St NW	1,860	146,959	224,523	371,482	1885		R5B	CNVS4		3/1	3,158	04/08/70	57,000
178		20	1630 Riggs Pl NW	Mary L Tuthill	1630 Riggs Pl NW	1,860	138,644	182,304	320,948	1885	BV	R5B	ROW		2	3,020		
178		21	1628 Riggs Pl NW	Henry J Thorne	1628 Riggs Pl NW	1,860	137,640	141,121	278,761	1885	BR	R5B	ROW		3	3,416	08/02/73	28,500
178		22	1626 Riggs Pl NW	Charles A St Charles	1626 Riggs Pl NW	1,860	138,644	184,204	322,848	1885	BV	R5B	ROW		2	3,032	12/31/91	325,000
178		23	1624 Riggs Pl NW	Eleanor W Traylor	1624 Riggs Pl NW	1,860	146,959	162,870	309,829	1885		R5B	CNVS4		3/1	3,052	01/19/73	40,000
178		24	1622 Riggs Pl NW	Nicholas Delledonne	1622 Riggs Pl NW	1,860	157,579	135,971	293,550	1885	BR	R5B	ROW		4	2,945	09/18/92	290,000
178		25	1620 Riggs Pl NW	John T Johnston	1620 Riggs Pl NW	1,860	138,644	169,959	308,603	1885	BV	R5B	ROW		2	3,012	12/13/89	279,000
178		26	1618 Riggs Pl NW	Robert F & A Callhan	7023 31st St NW	1,860	146,959	193,567	340,526	1885		R5B	CNVS4		2	3,098		
178		27	1616 Riggs Pl NW	Cynthia A Hargadon	1616 Riggs Pl NW	1,859	146,880	348,429	495,309	1885		R5B	CNVS4		4	3,137	11/09/79	198,000
178		28	1614 Riggs Pl NW	Clarence Jr & J Evans	429 G St SW	1,859	146,880	317,472	464,352	1885		R5B	CNVS4		2	3,150	10/29/85	290,000
178		29	1612 Riggs Pl NW	R R Stevenson & M Axtell	1612 Riggs Pl NW	1,859	138,570	244,995	383,565	1885	BV	R5B	ROW		2	3,221	11/17/71	27,000
178		30	1610 Riggs Pl NW	Vickie L Bruff	1610 Riggs Pl NW	1,847	146,486	326,796	473,282	1885		R5B	CNVS4		3	2,973	05/08/95	500,000
178		31	1609 Riggs Pl NW	Laurie E Emrich	1405 Emerson St NW	1,847	146,486	284,753	431,239	1885	BV	R5B	CNVS4		2	3,499	01/31/89	220,000
178		32	1611 Riggs Pl NW	Katrina Renouf #	1611 Riggs Pl NW	1,859	138,570	205,104	343,674	1885	BV	R5B	ROW		2	3,400		
178		33	1613 Riggs Pl NW	George G & P H Nelson	1613 Riggs Pl NW	1,859	138,570	181,389	319,959	1885	BV	R5B	ROW		2	3,235	01/31/79	140,000
178		34	1615 Riggs Pl NW	K S Delashmutt, Trustee	4514 Conn Ave #303	1,859	134,536	207,926	342,462	1885	BV	R5B	CNVS4		4	3,256		
178		35	1617 Riggs Pl NW	John E Wood	1617 Riggs Pl NW	1,860	134,627	205,978	340,605	1885	BV	R5B	CNVS4		3	3,230	09/07/73	42,000
178		52	1626 S St NW	F Michael Waters	17838 Castellammar Dr	1,964	169,729	351,642	521,371	1885	BV	R5B	CNVS4		2	2,575	04/12/89	480,000
					Pacific Palisad Ca 90272													
178		53	1624 S St NW	Jessa L White Jr	1624 S St NW	1,964	158,632	179,663	338,295	1937	BV	R5B	CNVS4		1/1	2,685	03/28/94	349,500
178		54	1622 S St NW	Martin L Adem Etal	1622 S St NW	1,964	158,632	257,514	416,146	1885	BV	R5B	CNVS4		2/2	4,215		
178		55	1620 S St NW	James A & J Robinson	1620 S St NW	1,964	163,385	185,059	348,444	1885	BV	R5B	ROW		2/1	4,312		
178		56	1618 S St NW	Bruce Grayson	2328 20th St NW	1,964	41,244	176,056	217,300	1922		R5B	APT-G				11/22/74	53,000
178		57	1616 S St NW	Joseph C & B A Sturm	1616 S St NW	1,963	158,571	195,429	354,000	1890	BV	R5B	CNVS4		2/1	4,680	10/16/92	393,600
178		58	1614 S St NW	Patrick K & L M Jadin	1614 S St NW	1,963	158,571	122,040	280,611	1890	BV	R5B	CNVS4		2/1	4,481	08/09/73	49,500
178		73	1710 16th St NW	Assn of Americn Geographs	1710 16th St NW	2,200	187,000	313,000	500,000	1885	BR	R5C	O-SML		3	5,558	11/24/70	39,000
178		74	1708 16th St NW	J Wallace Tutt III	6055 Pintree Drive	2,200	157,146	386,060	543,206	1885		R5C	CNVS4		5	6,338	08/04/89	497,000
					Miami Beach Fl 33140													
178		75	1706 16th St NW	Zapco 16th St Llc	1301 Pa Ave NW #700	2,200	77,000	136,000	213,000	1907		R5C	CNVS6		5	6,895	08/03/95	515,000
178		76	1704 16th St NW	"		2,200	44,000	142,000	186,000	1909		R5C	CNVS6		4	4,492	08/03/95	515,000
178		77	1702 16th St NW	Inai Y Bradfield	7800 Hampden Ln	2,200	44,000	86,200	130,200	1885		R5C	CNVS6		4	4,870	05/01/89	105,000
					Bethesda Md 20814													
178		78	1601 R St NW	Natl Assn Colored	5808 16th St NW	2,300	207,000	758,000	965,000	1910	BR	R5C	SP-M					
178		79	1733 17th St NW	Patricia Louise Smith	1733 17th St NW	1,200	101,160	210,633	311,793	1885	BV	R5B	S-DET		3	3,984	10/20/72	28,000
178		80	1735 17th St NW	Nick L Neagle #	1735 17th St NW	1,200	92,700	224,459	317,159	1885	BV	R5B	ROW		3	4,000	11/03/95	395,000
178		81	1737 17th St NW	John I Davis	1737 17th St NW	1,200	105,084	190,296	295,380	1885	BV	R5B	CNVS4		3	3,948	01/02/85	390,000
178		82	1739 17th St NW	Henry J Thorne	1739 17th St NW	1,200	105,084	145,876	250,960	1885	BV	R5B	CNVS4		2	4,000	01/07/76	39,500
178		83	1634 S St NW	Melvin H & K V Levine	2132 Wisc Ave NW	1,200	30,000	200,000	230,000	1885		R5B	CNVS6		2	5,014	06/26/74	200,000
178		84	1637 R St NW	Manuel F Pena #	1637 R St NW	1,240	148,800	311,200	460,000	1885	BR	C2A	STR					
178		87	1709 17th St NW	Adelina Callahan Trustee	7023 31st St NW	1,105	132,600	207,400	340,000	1915	BR	C2A	STR-M				11/02/76	55,000
178		88	1711-11 17th St NW	Myong Sun Yi	1711 17th St NW	1,105	121,550	213,450	335,000	1923	BR	C2A	STR-M				04/16/92	190,000
178		90	1632 S St NW	Suzanne Jefferson Etal	1632 S St NW	3,927	94,248	102,952	197,200	1915		R5B	APT-G					
178		91	1635 R St NW	George & Y Katinas	6736 Brigadoon Dr	3,927	412,335	232,665	645,000	1915	BR	C2A	COF-M					
					Bethesda Md 20817													
178		92	1725 17th St NW	Rutland Court Owners Inc	1725 17th St NW	18,707	1,496,560	2,304,140	3,800,700	1917	BR	R5B	COP-V					
178		93	1750 16th St NW	Ambassador Apt Ltd Ptnsp	1430 Spring Hill Rd	6,700	247,900	925,862	1,173,762	1920		R5C	APT-E					
				c/o Legum & Norman Inc	Suite 300 McLea Va 22102													
178		94	1712 16th St NW	Vega Invest Corp	1522 Wisc Av NW	6,700	383,173	1,211,827	1,595,000	1920		R5C	APT-E				03/16/87	1,150,000
178		95	1639-41 R St NW	Robert A & Callahan	7023 31st St NW	2,550	306,000	564,000	870,000	1885	BR	C2A	STR				09/23/76	155,000
178		800	1720 16th St NW	Bruce B Johnson	1720 16th St NW	6,700	227,800	448,031	675,831	1918	BV	R5C	DET		5/1	12,386	12/28/90	808,000
178		802	1717 17th St NW	Nancy B Haase	6901 4th St NW	3,825	103,275	295,725	399,000	1918		R5B	APT-G					
178		803	1612 S St NW	Anne De Alvarez Et Al	1612 S St NW	3,913	213,259	176,391	389,650	1890	BV	R5B	CNVS4					
179		19	1613 17th St NW	Sylvia Kotz	5800 Nicholson Ln	1,033	113,630	271,370	385,000	1890	BR	C2A	STR-M		3	2,689		
				c/o #402	Rockville Md 20852													
179		24	1623 17th St NW	J Spalding & D Leapley	1623 17th St NW	1,717	188,870	281,130	470,000	1915	BR	C2A	STR-M		1	2,172	08/05/87	306,000
179		25	1625 17th St NW	George Katinas	6736 Brigadoon Dr	1,717	188,870	86,130	275,000	1880	BR	C2A	STR-M		1	1,950	06/23/80	140,000
					Bethesda Md 20817													
179		26	1627 17th St NW	John F Spalding #	1706 S St NW #4	1,717	188,870	166,130	355,000	1905	BR	C2A	STR-M		2	2,976	11/08/85	280,000
179		27	1641 17th St NW	Robert A & Callahan Etal	7023 31st St NW	2,133	255,960	434,040	690,000	1926	BR	C2A	STR		3	6,249	10/01/85	245,000
179		28	1642 R St NW	Bernard & Dixie Drabkin	PO Box 202	2,050	215,250	134,750	350,000	1919	BR	C2A	RS-SF		1/1	3,529	04/19/79	168,000
					Clarksburg Md 20871													
179		31	1636 R St NW	R & A N Hassan	5823 Kestrell Ct	2,033	162,640	442,360	605,000	1900	BR	R5B	O-SML				06/14/90	600,000
					Burke Va 22015													
179		32	1634 R St NW	J Auslander & B Meeker	1634 R St NW	2,033	155,342	203,227	358,569	1890	BV	R5B	ROW		2	2,114	05/29/90	375,000
179		56	1612 16th St NW	Marie & Hunter Huang	1612 16th St NW	2,401	178,875	79,449	258,324	1865	BV	R5C	ROW			1,753	11/07/74	32,000
179		61	Corcoran St NW	Alan M Bernstein Etal	4866 Cordell Ave	1,877	40,543	1,877	42,420			R5B	P-LOT				01/07/86	32,500
					Bethesda Md 20814													
179		64	1614 Corcoran St NW	Moreland Company	PO Box 2190	1,881	156,988	166,478	323,466	1875	BV	R5B	CNVS4		3	1,702	03/09/77	78,000
					Glen Allen Va 23058													
179		65	1616 Corcoran St NW	Molly K Williamson	2034 Hillyer Pl NW	1,881	156,988	203,729	360,717	1875	BV	R5B	CNVS4		1	1,906	05/01/95	359,000
179		66	1618 Corcoran St NW	Bette Crouse	1618 Corcoran St NW	1,881	156,988	269,347	426,335	1885	BV	R5B	CNVS4		2	2,881	04/05/83	240,000
179		67	1620 Corcoran St NW	1620 Corcoran St Assoc	2607 Conn Ave	1,881	43,263	270,737	314,000	1875		R5B	APT-G				06/13/86	234,138
179		71	1629 Corcoran St NW	Jack & Sylvia Kotz	P O Box 66207	1,881	122,265	1,235	123,500		FR	R5B	P-LOT					
				c/o McDonald-A M F Ohare	Chicago Il 60666													
179		72	1627 Corcoran St NW	Sylvia Kotz	5800 Nicholson Ln	1,881	158,455	56,002	214,457	1956	BV	R5B	FLAT		2	1,626		
				c/o #402	Rockville Md 20852													
179		94	1630 Corcoran St NW	Rufus Stancil Jr Etal	7012 8th St NW	1,027	117,068	174,720	291,788	1890	BV	R5B	CNVS4		3	2,555	08/05/88	200,000
179		95	1628 Corcoran St NW	George J Katinas	6736 Brigadoon Dr	1,027	115,989	133,513	249,502	1890	BV	R5B	CNVS4		3	2,555		
					Bethesda Md 20817													
179		104	1638 R St NW	1638 R St Corporation	11125 Rockvl Pike #G2	4,067	427,035	282,001	709,036	1915	BR	C2A	COF-M				10/18/94	413,087
				c/o Vogel Realty Inc	Rockville Md 20852													
179		105	1610-32 R St NW	Robert A Podrog	1111 14th St NW #200	16,467	658,680	1,148,320	1,807,000	1923		R5B	APT-E				06/21/77	800,000
179		111	1609-11 17th St NW	George J Katinas	6736 Brigadoon Dr	3,435	377,850	452,150	830,000	1974	BR	C2B	STR					
					Bethesda Md 20817													
179		112	1615-17 17th St NW	1615-17 17th St Assoc	11008 Spring House Ct	2,066	227,260	357,540	584,800	1924	BR	C2B	STR-M					
				c/o A And F Richard Star	Potomac Md 20854													
179		113	17th St NW	Sterling Gunston Ltd Pts	5301 Wisc Av NW # 600	8,229	1,110,915	2,286,335	3,397,250		BR	C2B	CR-M				07/29/93	2,875,000
179		806	1612 Corcoran St NW	Mark L Jenkins	1612 Corcoran St NW	1,254	120,973	142,159	263,132	1875	BV	R5B	ROW		1	1,158	09/29/92	275,000
179		807	1610 Corcoran St NW	Ardietha M Jennings	1610 Corcoran St NW	1,254	120,973	119,519	240,492	1875	BV	R5B	ROW		1	1,080		
179		808	1608 Corcoran St NW	James R Bond Jr	2006 R St NW	1,254	120,973	102,579	223,552	1875	BV	R5B	S-DET		1	1,080	09/02/87	179,000
179		810	1608 R St NW	David I & Judy R Toof	1608 R St NW	1,830	132,748	192,010	324,758	1875	BV	R5B	S-DET		2	2,404	10/03/75	75,000
179		812	1616 16th St NW	Howard Bernstein Etal	4866 Cordell Ave	7,222	267,214	1,167,786	1,435,000	1924		R5C	APT-E				01/07/86	527,700
					Bethesda Md 20814													
179		813	1604-10 16th St NW	"		6,710	248,270	911,730	1,160,000	1929		R5C	APT-E				01/07/86	378,000
179		817	1600 16th St NW	1600 16th Street Corp	4301 Conn Av NW # 149	5,940	219,780	1,084,520	1,304,300	1940		R5C	APT-E					
179		819	1619 17th St NW	Sylvia Galler	P O Box 66207	3,434	377,740	392,260	770,000	1942	BR	C2B	STR					
				McDonalds Corp-Amg Ohare	Chicago Il 60666													
179		820	1628 16th St NW	D C Baptist Convention	1628 16th St NW	19,855	2,184,050	549,750	2,733,800		BR	R5C	O-SML					
179		820	16th St NW	"		2,420	266,200		266,200			R5C						
180		12	1633 P St NW	Ams Ltd Partnership	1633 P St NW	2,033	213,465	786,535	1,000,000	1880	BR	C2A	CR-M		2	1,786	07/14/92	1,000,000
180		13	1635 P St NW	Michael J Ryan Etal	6340 N Nottingham St	2,033	213,465	336,535	550,000	1909	BR	C2A	STR		7	4,754		
					Mc Lean Va 22101													
180		19	1513 17th St NW	Mon G Lee & Etal	1618 Que St NW	1,717	188,870	211,130	400,000	1885	BR	C2A	STR		2	2,598		
180		22	1519 17th St NW	Henry Nader & N Ennis	3801 Cooper Ln	1,717	188,870	361,130	550,000	1870	BR	C2A	STR					
					Hyattsville Md 20784													
180		23	1521 17th St NW	Mary H Collins	1630 Montague St NW	1,717	188,870	196,130	385,000	1880	S	C2A	STR-M		1	2,048		

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SQ	SUF	LOT	PREMISE ADDRESS	OWNER'S NAME	MAILING ADDRESS	LAND AREA	LAND ASSMT	IMP ASSMT	TOTAL ASSMT	YEAR BLT	M	ZNG	LAND USE	BR	BA/½	BLDG SQFT	SALE DATE	SALE PRICE	SQ
151		236	1765 T St NW	Michael K & L Mathis	1765 T St NW	1,700	132,651	122,689	255,340	1905	BV	R5B	ROW	3		3,627			152
151		237	1767 T St NW	J H Hammer & P L Klempay	1767 T St NW	1,700	132,651	223,826	356,477	1905	BV	R5B	ROW	4			12/21/77	90,000	152
151		238	1769 T St NW	Juergen & M L Haber	1775 T St NW	1,700	140,539	174,714	315,253	1905	BV	R5B	CNVS4	2			07/17/75	32,500	152
151		239	1771 T St NW	Juergen & Maria L Haber	1775 T St NW	1,700	140,539	180,299	320,838	1905	BV	R5B	CNVS4	3		3,627			152
151		240	1773 T St NW	1773 T Street Associates	1775 T St NW	1,700	187,000	323,000	510,000	1905	BR	C2A	O-SML	2		3,573	04/16/81	200,000	152
151		241	1775 T St NW	1775 T Street Associates	1775 T St NW	1,700	187,000	336,000	523,000	1905	BR	C2A	O-SML	3		3,675	11/23/77	37,126	152
151		242	1777 T St NW	1777 T St Partnership	1777 T St NW	1,700	187,000	263,000	450,000	1905	BR	C2A	O-SML	4		3,627	12/10/80	135,000	152
151		243	1901 18th St NW	G W Ittig & J H Kasimer	1901 18th St NW	1,700	212,500	387,500	600,000	1905	BR	C2A	O-SML	2		5,300	02/28/85	390,000	152
151		244	1929 18th St NW	C Millicent Chatel Etal	3210 N St NW	3,520	133,760	406,518	540,278	1910		C2A	RMF-M				01/31/78	139,000	
151		249	1774 U St NW	Mireille Maccarthy	444 Madison Ave	4,250	86,700	89,300	176,000	1906	BR	R5B	APT-G						152
				K Maccarthy Assoc #701	New York NY 10022														152
151		250	1768 U St NW	"	"	4,250	86,700	113,300	200,000	1906	BR	R5B	APT-G				09/26/88	290,000	152
151		251	1786 Florida Av NW	Neil W & Kathleen Ryan	8819 Gateshead Rd	1,119	139,875	95,125	235,000	1907	BR	C2A	STR-S			1,984	11/08/85	130,000	152
					Alexandria Va 22309														152
151		252	1784 Florida Av NW	G Cataldi & Cappelletti	3304 Stonehall Dr	1,155	138,600	76,400	215,000	1907	BR	C2A	STR-S			1,323			
					Beltsville Md 20705														152
151		253	1782 Florida Av NW	Mansour Askarinam Etal	1637 17th St NW	1,342	161,040	108,960	270,000	1907	BR	C2A	STR-S			1,230	08/19/94	145,000	152
151		254	1780 Florida Av NW	Ceil Loeb , Trustee	7420 Westlake Ter	1,529	183,480	6,520	190,000	1907	BR	C2A	STR						152
					Bethesda Md 20817														152
151		255	1778 U St NW	Mansour Askarinam,Etal	1637 17th St NW	1,684	202,080	157,920	360,000	1907	BR	C2A	STR-S			2,326	01/19/88	245,000	152
151		256	1928 17th St NW	Laird M Robertson	1928 17th St NW	1,600	84,800	286,000	370,800	1907	BV	C2A	RS-SF	2/1		3,871	12/20/85	118,000	
151		257	1924-24 17th St NW	Julia Graves Reneau	1225 Eye St NW	4,800	115,200	211,100	326,300	1910		R5B	APT-G				10/07/93	385,000	152
151		259	1721 T St NW	John O Hopkins III Etal	1721 T St NW Apt 21	4,000	87,600	84,400	172,000	1915		R5B	APT-G				05/18/83	148,918	152
151		260	1725 T St NW	1725 T St Coop Assoc	1725 T St NW	4,000	188,000	158,900	346,900	1916	BR	R5B	COP-H						152
151		262	1700-02 U St NW	Molly & Robin Epstein	912 Thayer Ave # 105	904	94,920	331,880	426,800	1905	BR	R5C	STR-M	2		4,268			152
				c/o Epstein & Associates	Silver Spring Md 20910														
151		263	1914-14 17th St NW	Anthony T G Pallett	1755 S Street NW	1,122	95,415	250,145	345,560		BV	R5B	CNVS4	2/1		1,992	08/03/89	303,500	152
151		264	1912-12 17th St NW	Karla K Baker	1912 1/2 17th St NW	1,098	85,205	250,825	336,030		BV	R5B	CNVS4	2/1		1,992	07/25/88	287,000	152
151		265	1910-10 17th St NW	Beth A Singer	1910 1/2 17th St NW	1,098	85,205	256,999	342,204		BV	R5B	CNVS4	2/1		1,992	07/07/89	295,000	152
151		266	1906-08 17th St NW	Anthony W Cholst #	1811 T St NW	1,098	80,725	209,275	290,000		BV	R5B	CNVS4	2/1		1,992	07/01/94	288,000	152
151		267	1902-04 17th St NW	Wayne L & Nancy F Pines	5821 Nevada Ave NW	1,098	80,725	264,835	345,560		BV	R5B	CNVS4	2		1,992	06/03/87	194,500	
151		268	1701 T St NW	Carmen H & V J Abohasen	3700 Mass Ave NW #125	1,089	93,164	252,396	345,560		BV	R5B	CNVS4	2/1		1,962	10/02/87	215,000	152
151		272	1930 17th St NW	National Committee For	1930 17th St NW	1,600	128,000	333,700	461,700		BR	C2A	COF-M				03/16/87	325,000	152
151		274	1757-59 T St NW	Edinburgh Assoc Ltd	1075 T Jefferson St	3,400	270,096	3,252,378	3,522,474		BR	R5B	CNVS4						152
151		800	1926 17th St NW	1926 17th St NW Ltd Pt	1926 17th St NW	1,600	120,000	205,500	325,500	1900		C2A	STR	3		2,960	10/28/92	172,500	152
151		804	T St NW	Kenneth Fairbairn	PO Box 10125	2,100	46,095		46,095			R5B							152
					Arlington Va 22210														
151		806	1749 T St NW	Hartford E Bealer	6901 4th St NW	4,000	100,000	112,800	212,800	1918		R5B	APT-G						152
151		812	1726 Willard St NW	K Burke Dillon	700 19th St NW	1,600	120,624	325,405	446,029	1900	BV	R5B	ROW	3		3,961	06/12/79	72,000	153
151		813	1724 Willard St NW	Juergen & Maria Haber	1775 T St NW	1,600	143,696	239,598	383,294	1900	BV	R5B	CNVS4	3		3,961	05/10/88	189,500	153
151		814	1932 17th St NW	Molly & Robin Epstein	912 Thayer Ave # 105	1,296	110,160	278,840	389,000	1900	BV	C2A	RS-SF	3/1		3,898	07/13/73	22,051	153
				c/o Epstein & Associates	Silver Spring Md 20910														153
151		815	1704 U St NW	"	"	1,000	105,000	35,000	140,000	1905	BR	C2A	STR-S			664			153
152		25	1735 S St NW	R Estes & M Burk	1735 S St NW	1,755	143,173	232,983	376,156	1890	BV	R5B	ROW	1		3,625	06/07/91	430,000	153
152		26	1737 S St NW	L D & J T Goodstein Trs	1737 S St NW	1,755	151,720	321,532	473,252	1890	BV	R5B	CNVS4	3		3,891	09/28/95	555,315	153
152		27	1739 S St NW	Vicente Figueroa	1739 S St NW	1,755	138,996	310,229	449,225	1890	FR	R5B	CNVS4	2		4,274	01/18/94	515,000	153
152		29	1743 S St NW	John L & Linda K Whitney	715 Maiden Choice Ln	1,755	143,173	158,051	301,224	1890	BV	R5B	ROW	2		1,896	11/20/79	128,000	153
					Baltimore Md 21228														153
152		30	1745 S St NW	Eni G Njoku	321 Alpine Street	1,755	143,173	169,943	313,116	1890	BR	R5B	ROW	1/1		1,896	10/11/88	383,700	153
					Pasadena Ca 91106														153
152		31	1747 S St NW	Hugh Joseph Beard Jr	1747 S St NW	1,755	143,173	198,571	341,744	1890	BV	R5B	ROW	1/1		2,340	05/01/84	212,000	153
152		32	1749 S St NW	Larry Siegel	1216 Washington St	1,755	170,586	210,006	380,592	1890	BV	R5B	CNVS4	2		2,340	08/14/95	320,000	153
					Key West Fl 33090														153
152		33	1751 S St NW	Gerald D Schultz	3210 N St NW	1,755	143,173	150,198	293,371	1948	BV	R5B	ROW	2		1,868	01/21/75	57,500	
152		34	1753 S St NW	Elizzabeth G Petty	1753 S St NW	1,755	143,173	150,198	293,371	1915	BV	R5B	ROW	1		1,868	07/19/93	279,500	153
152		55	1738 Swann St NW	James L & Viola M Carter	1738 Swann St NW	1,400	135,436	66,973	202,409	1913	BV	R5B	CNVS4	1		1,449			
152		56	1736 Swann St NW	Helen M Jellison	2905 Cath Ave NW	1,488	139,634	86,827	226,461	1913	BV	R5B	CNVS4	1		1,539	08/14/85	186,000	153
152		57	1734 Swann St NW	Mano A Ceaphus	1734 Swann St NW	1,403	135,670	78,884	214,554	1913	BV	R5B	CNVS4	1/1		1,539	01/18/71	18,450	153
152		63	1776 T St NW	Thomas S Tycz	6521 Valley Ct	1,631	129,844	133,687	263,531	1875	S	R5B	ROW	1		1,741	07/19/78	95,500	153
					Falls Church Va 22042														153
152		64	1774 T St NW	Jack O Kendall	1774 T St NW	1,631	129,844	133,687	263,531	1875	S	R5B	ROW	1		1,242	07/28/94	225,000	153
152		65	1772 T St NW	William M Steinbuch Jr	1772 T St NW	1,631	129,844	133,687	263,531	1875	S	R5B	ROW	1		1,242	06/25/79	100,500	153
152		66	1770 T St NW	Melissa L Barrett	1770 T St NW	1,631	129,844	81,306	211,150	1875	BV	R5B	ROW	1		1,242	11/26/93	195,000	153
152		67	1768 T St NW	Robert A Kaplan	1768 T St NW	1,631	129,844	81,306	211,150	1875	BV	R5B	ROW	1		1,242	11/30/93	195,000	
152		68	1766 T St NW	Frank & Jennie Calcara	1725 K St NW Ste 611	1,587	128,150	133,667	261,817	1875	BV	R5B	ROW	1		1,863			153
152		69	1764 T St NW	Suzanne L Fahy	1764 T St NW	1,549	126,522	84,628	211,150	1875	BV	R5B	ROW	1		1,242	07/03/78	89,500	
152		70	1729 S St NW	C Farrar & C J Lancaster	1727 S St NW	2,150	164,282	247,966	412,248	1912	BV	R5B	ROW	2/1		3,269	10/04/85	315,000	153
152		71	1725 S St NW	Robert W Johnson Jr	1725 S St NW	2,150	164,282	246,438	410,720	1915	BV	R5B	ROW	4		3,458			
152		72	1723 S St NW	Clarence Carnot Evans Jr	429 G St SW	2,150	164,282	249,578	413,860	1911	BV	R5B	ROW	4		4,619			153
152		73	1721 S St NW	Allie B Latimer	1721 S St NW	2,150	174,107	249,310	423,417	1911	BV	R5B	CNVS4	4		4,619			
152		74	1719 S St NW	Melvin H & K V Levine	2132 Wisc Ave NW	2,150	43,000	182,000	225,000	1905		R5B	CNVS6	7		4,812			153
152		75	1717 S St NW	Hayden W Gregory #	1717 S St NW	2,150	174,107	254,687	428,794	1942	BV	R5B	CNVS4	4		5,059	12/04/73	56,000	153
152		76	1713 S St NW	William Kummann	1713 S St NW	2,150	163,422	377,627	541,049	1916	CB	R5B	ROW	3/1		4,938	10/23/87	450,000	153
152		77	1711 S St NW	Robert G & H J Kaiser	1711 S St NW	2,150	164,282	266,611	430,893	1908	BV	R5B	ROW	3		5,301	09/27/73	58,000	153
152		79	1800 N H Av NW	Democratic Repub Congo	4891 Colorado Ave NW	4,574	434,530	460,470	895,000	1908	BR	R5C	SP-EC	2		6,129			153
152		84	1708 Swann St NW	Israel & Mary Stollman	1708 Swann St NW	1,830	154,855	363,025	517,880	1910	C	R5B	CNVS4	1		3,823	06/09/82	340,000	153
152		85	1710 Swann St NW	F G Jr & Jofce Michaud	1710 Swann St NW	1,830	146,071	267,089	413,160	1910	BV	R5B	ROW	2		3,079	04/25/77	48,500	153
152		86	1712 Swann St NW	Donald Lewis Wright	1712 Swann St NW	1,830	154,855	371,412	526,267	1908	BV	R5B	CNVS4	4		3,856			153
152		87	1714 Swann St NW	Joseph Zvi Gold	79 Bradlee Ave	1,830	164,956	508,441	673,397	1908	BV	R5B	CNVS4	2		3,100	12/06/88	575,000	153
					Swampscott Ma 01907														153
152		88	1716 Swann St NW	Richard A Mueller	1716 Swann St NW	1,830	146,071	158,513	304,584	1908	BV	R5B	ROW	2		3,823	04/16/75	37,500	153
152		89	1718 Swann St NW	D Stephens & G Coleman	1330 A St SE	1,830	146,071	146,567	292,638	1908	BV	R5B	ROW	1		3,525			153
152		90	1720 Swann St NW	Anne Carson	1720 Swann St NW	1,830	154,855	108,793	263,648	1908	BV	R5B	CNVS4	4		3,832	04/08/94	275,000	153
152		91	1724 Swann St NW	Colawbul Limitd Partnshp	1724 Swann St NW	1,830	149,566		149,566			R5B					07/02/74	13,072	153
152		92	1724R Swann St NW	"		1,830	132,748	129,484	262,232	1912	BV	R5B	S-DET	1		2,200	07/02/74	25,855	153
152		93	1726 Swann St NW	Susan Jean Gray #	1726 Swann St NW	1,830	146,071	122,717	268,788	1911	BV	R5B	ROW	1		1,839	02/23/95	215,000	153
152		94	1728 Swann St NW	Edward W & W Kleppinger	407 N St SW	1,650	73,326	130,674	204,000	1941		R5B	APT-G	6		3,927	10/28/76	46,000	153
152		116	1821 18th St NW	1821 18th St Assoc	1775 T St NW	1,485	178,200	266,800	445,000	1890	BR	C2A	O-SML	2		2,622	03/17/83	248,000	
152		119	1827 18th St NW	David & Patricia Felter	4432 Willow Woods Dr	1,418	170,160	239,840	410,000	1890	BR	C2A	CR-M	1		2,403	01/10/91	400,000	153
					Annandale Va 22003														153
152		124	1704 Swann St NW	A H Fawcett Jr Etal	1704 Swann St NW	1,029	99,566	141,065	240,631	1910	BV	R5C	S-DET	2		3,662	12/09/87	290,000	
152		125	1702 Swann St NW	Elizabeth Dickson	250 Mercer St # B1506	1,042	77,692	268,265	345,957	1910	BV	R5C	CNVS4	4		4,510	06/30/77	75,500	153
					New York NY 10012														153
152		126	1700 Swann St NW	H Allen Whitehead	1700 Swann St NW	1,102	79,939	239,558	319,497	1910	BV	R5C	CNVS4	2		2,676	06/21/93	225,000	153
152		127	1760 Swann St NW	Michael H & C J Mindel	1760 Swann St NW	1,680	148,394	218,869	367,263	1910	BV	R5B	CNVS4	4			07/02/80	235,000	153
152		128	1758 Swann St NW	Dennis T Cozzens	1758 Swann St NW	1,680	139,994	210,539	350,533	1910	BV	R5B	ROW	2			08/03/92	478,000	
152		129	1756 Swann St NW	Nora M Manning	1756 Swann St NW	1,680	148,394	304,049	452,443	1910	BV	R5B	CNVS4	3		3,585	08/30/77	64,000	153
152		130	1754 Swann St NW	Robert & Gertrude Aikin	1754 Swann St NW	1,680	139,994	137,156	277,150	1910	BV	R5B	ROW	2		3,564			153
152		131	1752 Swann St NW	K A Keith & V A Lathrop	1752 Swann St NW	1,680	139,994	152,116	292,110	1910	BV	R5B	ROW	2		3,565	04/29/91	431,519	153
152		132	1750 Swann St NW	Daniel E Kohn	617 Colorado Ave	1,680	139,994	228,433	368,427	1910	BV	R5B	ROW	2		3,565			153
					Baltimore Md 21210														153
152		133	1748 Swann St NW	S Schreiber & C Shannon	1748 Swann St NW	1,680	168,638	419,616	588,254	1910	BV	R5B	CNVS4	3		3,564	04/26/90	565,000	154
152		134	1746 Swann St NW	Forex Corpo N V	1155 15th St NW #800	1,680	168,638	395,010	563,648	1910	BV	R5B	CNVS4	2		3,595	12/30/88	472,000	154
152		135	1744 Swann St NW	Raymond J Dunn Iv#	1744 Swann St NW	1,680	148,394	226,606	375,000	1910	BV	R5B	CNVS4	3/1		3,567	11/29/94	365,000	154
152		136	1742 Swann St NW	Janne Nolan & B Biechman	21 Dupont Circle NW	1,680	148,394	202,845	351,239	1900	BV	R5B	CNVS4	2		3,565	04/18/84	185,000	154
152		138	1804 N H Av NW	Harold B & D H Martin	1804 N H Av NW	2,032	182,880	337,120	520,000	1910	BR	R5C	COF-M	2/1		5,130			154
152		140	1822 N H Av NW	Manny Ginsburg	1824 17th St NW	1,358	48,413	166,725	215,138	1910		R5C	CNVS4	5		4,885	02/04/94	250,000	154
152		143	1813 18th St NW	Robert S Scurlock	1813 18th St NW	994	104,370	168,030	272,400	1900	BR	C2A	STR-M						154
152		171	1709 S St NW	John Richman Etal	1709 S St NW	2,198	190,679	436,027	626,706	1913	BR	R5B	ROW	4		2,828			154
152		175	1808 N H Av NW	Richard & Kathleen Ross	1808 N Hamp Ave NW	5,405	129,720	339,280	469,000	1910		R5C	CNVS5	8		6,085	03/05/90	1,900,000	
152		176	1806 N H Av NW	Natl Assn Negro Business	1806 N H Ave NW	1,725	155,250	298,950	454,200	1910	BR	R5C	O-SML	2		4,542	04/06/78	175,000	154
152		179	1769-69 Swann St NW	Thomas Glass	1769 Swann St NW	1,261	82,318	79,184	161,502	1917	BV	R5B	ROW	2		1,262	06/22/88	130,000	154
152		187	1757 S St NW	Dupont Ct Assoc Ltd Ptns	1801 18th St NW	3,510	368,550	1,199,050	1,567,600	1900	BR	C2A	STR-M	3		3,944	06/12/78	120,500	154
152		192	1801-07 18th St NW	Philip L Sheridan	1801 18th St NW #9	3,729	391,545	964,355	1,355,900	1890	BR	C2C	STR-M						
152		194	1809-11 18th St NW	S & R Construction	1811 18th St NW	1,921	240,125	644,875	885,000	1986	BR	C2A	CR-M						154
152		195	1746 T St NW	M J Camero & J Haycraft	1746 T St NW	1,627	129,704	169,414	299,118		BV	R5B	ROW						154
152		198	1823-25 18th St NW	Lj Development, Inc	8000 Westpark Dr	2,835	368,550	441,450	810,000		BR	C2A	CR-M						154
				2nd Floor	Mc Lean Va 22102														154
152		804	1755 Swann St NW	William & Lena E Ellis	PO Box 36666	1,360	126,004	136,837	262,841	1890	BV	R5B	CNVS4	3		3.637	11/30/78	120,000	
				c/o Invest Sav Bank	Richmond Va 23235														154
152		810	1734 T St NW	Zorita & Richard Simunek	517 E Capitol St SE	2,023	154,173	238,586	392,759	1905	BV	R5B	CNVS4	2		3,759	10/01/82	107,500	154
152		818	1717 Swann St NW	Camille C Connolly Etal	1717 Swann St NW	1,837	166,340	238,527	404,867	1885	BR	R5B	ROW	1		4,237	02/24/75	43,000	154
152		819	1719-19 Swann St NW	Peggy A Simpson	1719 Swann St NW	1,837	169,647	320,067	489,714	1885	BR	R5B	ROW	2		4,177	03/17/75	50,000	154
152		820	1721 Swann St NW	Kris Marshall	1721 Swann St NW	1,815	111,205	402,281	513,486	1917	BV	R5B	CNVS4				08/26/94	490,000	154
152		821	1723 Swann St NW	B L Edwards & A H Lopez	1723 Swann St NW	1,445	148,907	196,143	345,050	1908	BR	R5B	ROW	3		2,429	06/26/91	342,000	
152		823	1725 Swann St NW	Anna C Murray	1725 Swann St NW	1,424	128,943	94,348	223,291	1908	BV	R5B	ROW	1		2,319			154
152		825	1727 Swann St NW	Curtis R Nelson #	2123 Call St NW #G-5	1,424	128,943	94,348	223,291	1908	BV	R5B	ROW	1		2,319	05/24/95	180,000	
152		827	1729 Swann St NW	Connie A Musgrove	1729 Swann St NW	1,424	128,943	94,348	223,291	1908	BV	R5B	ROW	2		2,319	12/28/73	28,000	154
152		828	1731 Swann St NW	Lynne M Hornyak	1731 Swann St NW	1,424	128,943	94,348	223,291	1908	BV	R5B	ROW	2		2,319	09/18/95	330,000	

SWANN HOUSE

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BENEFITS
(WITHOUT DETRIMENT TO THE COMMUNITY)

PROVIDES EMPLOYMENT

KEEPS THE HISTORIC INTEGRITY OF THE PROPERTY

THE RESTORATION OF THE PROPERTY BEAUTIFIES THE BLOCK AND THE COMMUNITY

THE RESTORATION OF THE PROPERTY INCREASES PROPERTY VALUES

IT GIVES THE COMMUNITY A HOME FEEL (MANY NEIGHBORS HAVE EXPRESSED THAT THEY LIKE HAVING THEIR RELATIVES STAY AT BED AND BREAKFASTS BECAUSE IT IS MORE LIKE A HOME AWAY FROM HOME)

THE 24 HOUR DESK KEEPS A NEIGHBORHOOD WATCH

THE CONDITIONS AGREED UPON BY THE OWNER MAKE IT A QUIETER AND MORE MANAGEABLE PLACE THAN IT WOULD BE AS A SINGLE FAMILY RESIDENCE, ROOMING HOUSE, EMBASSY, ORGANIZATION, OR CONDOMINIUMS.

Because of its exceptional historic contribution to the District of Columbia, its benefits to the city without having any detriment to the community, and its hardship to remain a historic emblem to the public I ask that the Board of Zoning strongly consider my request for a variance. Please know that I, as well as many others, join me in believing that this house is a work of art, an architectural treasure that cannot be reproduced again and one that must preserved.