October 7, 2002
Shaughn West, Assistant Manager
Toutorsky Mansion
1720 16th Street
Washington, DC 20009
202-939-1225

GOVERNMENT OF D.C.
ZONING COMMISSION
OCT 3 PM 6:40 402

Board of Zoning Adjustment
District of Columbia
441 4th Street, NW
Suite 210-S
Washington, DC

RE: BZA Application No. 16823

Dear Board Members,

Attached you will find copies of information to satisfy the following request from your letter dated Monday August 12, 2002.

5. The Applicant is to provide plans identifying which portions of the building's interior are to be demolished, if any.

- Attachment 1 –Key to Interior Photos1-10
- Attachment 2 - color copies of 10 photos, originally included as a portion of Exhibit 50, the Office of Planning report from Dave McGettigan. (I have not included new copies of these photographs in this submission to H. Hubbard, L. Jadin or M.Polivy.)
- Attachment 3 is a site plan of 1720 16th Street, this was drawn in part from plans in 16th Street Architecture, by Sue Kohler and Jeffery Carsons, originally submitted as a portion of Exhibit 68. The unusual doted lines on first floor indicates ceiling detail specific to each room.
- Attachment 4-Architectural Plans-Portions marked with yellow highlighter indicate areas included in the Historic Preservation Agreement, subject to review by SHPO.
    - C-Legend
    - A 1, Basement and First Floor Demolition Plans
    - A 2, Third Floor and Second Floor Demolition Plans
    - A 3, Basement and First Floor Architectural Plans-indicates changes
    - A 4, Third Floor and Second Floor Architectural Plans-indicates changes

All of the above information has also been submitted to Steve Callcott as part of the documentation for the proposed Historic Preservation Agreement.

Sincerely,

Shaughn West

BZA
Case No. 16823
Exhibit No. 84

Board of Zoning Adjustment
District of Columbia
CASE NO.16823
EXHIBIT NO.84



Mansion Converted to Condos at
1751 New Hampshire Avenue
(8 dwelling units)



Mansion Converted to Condos at
1740 New Hampshire Avenue
(14 Dwelling Units)

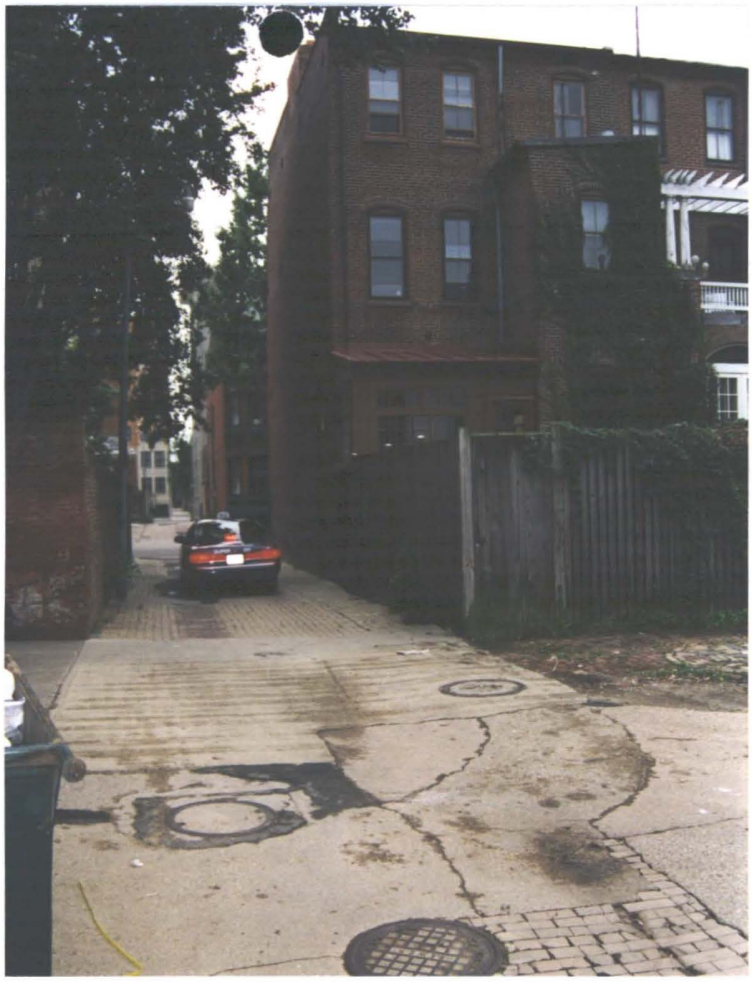


Swann House B&B--
Parked vehicles in driveway
and across sidewalk





Swann House B&B--
Parked vehicles in driveway
and across sidewalk



Alley Behind Toutorsky Mansion (between Riggs Pl. & S St.)



Riggs Place with double parked vehicle



Toutorsky Riggs Pl. Garage & Access (driveway, sidewalk, brick wall and garage door)



Toutorsky Riggs Pl. Garage & Access (car parked between alley and driveway)



16th Street at Riggs Place
(looking north)



16th Street at Riggs Place
(looking south)



Toutorsky Mansion & adjacent
Private properties at rear



Toutorsky Mansion & adjacent
Private properties at rear





Toutorsky Riggs Pl. garage & Access
(car pulled up to garage door blocking sidewalk)



1) ↑



2 ↑



↑3

4 ↓





6 ↑



← 5



7 ←



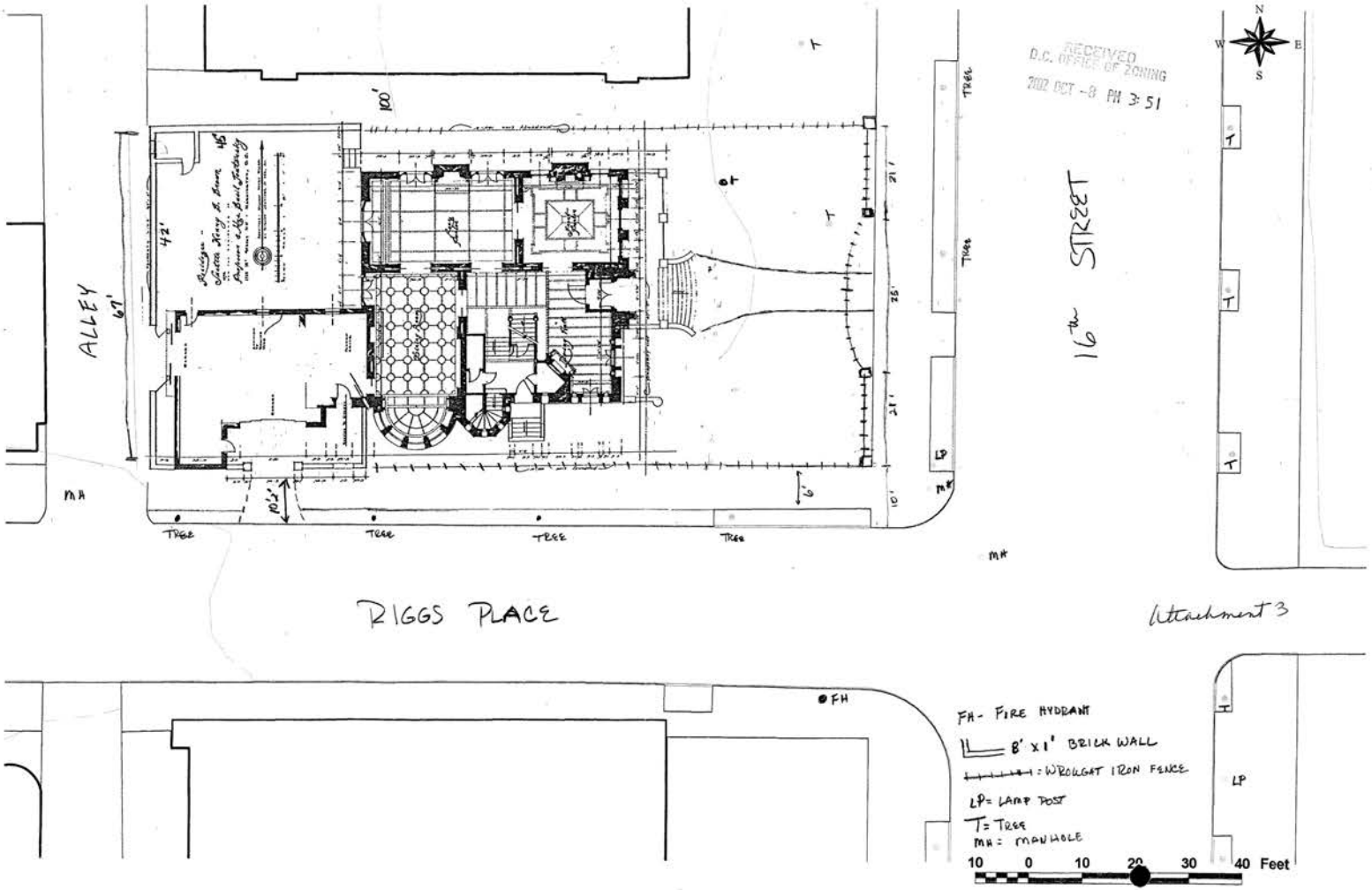
8 ←



9 ↑

10 ↓




RECEIVED
D.C. OFFICE OF ZONING
2002 OCT -8 PM 3:51
ALLEY
16th STREET
RIGGS PLACE
Attachment 3
100'
67'
42'
21'
25'
21'
10'
6'
10'
TREE
TREE
TREE
TREE
TREE
TREE
MH
MH
MH
LP
LP
FH
N
S
E
W
FH- FIRE HYDRANT
8' x 1' BRICK WALL
: WROUGHT IRON FENCE
LP= LAMP POST
T= TREE
MH= MANHOLE
10 0 10 20 30 40 Feet

DOOR SCHEDULE

NO.	SIZE	TYPE	FRAME	HARDWARE	REMARKS:
1	4'-8" X 7'-0 1/2"	A	1	LOCKSET	DOUBLE DOOR STAIN GRADE
2	3'-0" 7'- 0 1/2"	A	1	LOCKSET	SINGLE DOOR STAIN GRADE
3	5'-0" X 7'-0 1/2"	B	1	LOCKSET	DOUBLE DOOR STAIN GRADE
4	REUSE EXISTING	B	1	LOCKSET	SINGLE DOOR PAINT GRADE
5	2'-8" X 6'-8"	B	1	LOCKSET	SINGLE DOOR PAINT GRADE
6	2'-6" X 6'-8"	B	1	LOCKSET	SINGLE DOOR PAINT GRADE
7	2'-8" X 6'-8"	B	1	LOCKSET	SINGLE DOOR PAINT GRADE
8	2'-6" X 6'-8"	B*	1	LOCKSET	SINGLE DOOR PAINT GRADE
9	2'-6" X 6'-8"	B	1	LOCKSET	SINGLE DOOR PAINT GRADE
10	2'-6" X 6'-8"	B	1	LOCKSET	SINGLE DOOR PAINT GRADE
11	5'-0" X 6'-8"	B	1	LOCKSET	DOUBLE DOOR PAINT GRADE
12	2'-6" X 6'-8"	B	1	LOCKSET	SINGLE DOOR PAINT GRADE
13	2'-8" X 6'-8"	B	1	LOCKSET	SINGLE DOOR PAINT GRADE
14	2'-8" X 6'-8"	B	1	LOCKSET	SINGLE DOOR PAINT GRADE
15	3'-0" X 6'-8"	B	1	LOCKSET	SINGLE DOOR PAINT GRADE
16	3'-0" X 6'-8"	B	1	LOCKSET	SINGLE DOOR PAINT GRADE
17	3'-9" X 7'-4 3/4"	C	1	LOCKSET	DOUBLE DOOR PAINT GRADE AT COURTYARD BALCONY
18	2'-8" X 8'-0 3/4"	C	1	LOCKSET	SINGLE DOOR PAINT GRADE AT COURTYARD SERVICE STAIR
19	2'-6" X 6'-8"	B	1	LOCKSET	SINGLE DOOR PAINT GRADE

FRAME TYPES

HEAD
JAMB
1. TYPICAL DOOR
2. BI-FOLD DOOR
HEAD
JAMB
3. BI-PASSING DOORS
4. CASED OPENING
HEAD
CORNER BEAD - TYP.
JAMB
5. CASED OPENING

DOOR TYPES

A PANELED DOOR
B 5 PANELED DOOR
C GLASS FULL VIEW
D POCKET
E GLASS FULL VIEW
F BIFOLD

WINDOW SCHEDULE

NO.	SIZE	DESCRIPTION	REMARKS:

OFFICIAL

FINISH SCHEDULE

ROOM NUMBER
SCHEDULED FINISH NUMBERS
FLOOR FINISH NO.
BASE FINISH NO.
WALL FINISH NO.
CEILING FINISH NO.

NO.	FLOOR	NO.	BASE	NO.	WALL	NO.	CEILING
1		1		1		1	

NO.	MILLWORK	NO.	PLASTIC LAMINATE
		1	

SYMBOLS

- EXISTING / BASE BUILDING CONSTRUCTION
- EXISTING WORK TO BE REMOVED
- NEW TENANT PARTITION
- INSULATION
- CONCRETE MASONRY UNITS
- CONCRETE MASONRY UNITS
- BRICK
- STEEL
- FINISH WOOD
- WOOD BLOCKING

- ROOM NUMBER / FINISH NUMBERS
- PARTITION TYPE
- DOOR NUMBER / HARDWARE NUMBER
- SECTION INDICATOR
- DETAIL INDICATOR
- ELEVATION INDICATOR
- CENTER LINE
- FINISH INDICATOR
- PLAN NOTE INDICATOR
- EQUIPMENT NOTE INDICATOR
- ALIGNMENT INDICATOR

- 2 X 4 FLUORESCENT FIXTURE
- 2 X 2 FLUORESCENT FIXTURE
- 4'-0" FLUORESCENT STRIP LIGHT
- WALL SCONCE
- RECESSED DOWN LIGHT
- RECESSED WALL WASHER
- EXHAUST FAN
- SPEAKER
- INCANDESCENT ADJUSTABLE ACCENT
- SMOKE DETECTOR
- PIN SLOT DIFFUSER
- GRID CENTER POINT, CHANGE IN CEILING HEIGHT
- RELEASE BUTTON
- CABLE TV
- HEAT LAMP
- DUPLEX
- JUNCTION BOX

Attachment 4

GENERAL NOTES

1. THESE DRAWINGS ARE TO BE USED FOR DESIGN INTENT ONLY
2. VERIFY ALL DIMENSIONS CONCERNING EXISTING AND NEW WORK AND NOTIFY ARCHITECT OF ANY DISCREPENCY BEFOR PROCEEDING WITH EITHER FABRICATION OR INSTALLATION OF THE WORK. NOTIFY THE ARCHITECT IMMEDIATELY SHOULD EXISTING CONDITIONS PROHIBIT EXECUTION OF THE DESIGN INTENT OF THE DRAWINGS. RESULTING ADDITIONAL WORK (INCLUDING ALTERATIONS AND REMOVAL) BECAUSE OF FAILING TO DO SO WILL BE AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. FURNISH AND INSTALL ALL ITEMS SHOWN AND SPECIFIED, UNLESS NOTED OTHERWISE (U.N.O.)
4. COORDINATE FLOOR FINISH MATERIAL TO INSURE THAT TRANSITIONS BETWEEN DIFFERENT FLOORING MATERIALS WILL BE SMOOTH AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CHANGES IN FLOORING MATERIAL SHALL OCCUR AT THE CENTERLINE OF DOORS. (U.N.O.)
5. PERFORM ALL CUTTING AND PATCHING IN A NEAT AND WORKMAN LIKE MANNER. ANY EXISTING FINISHES DISTURBED DURING THE COURSE OF THE WORK SHALL BE REPAIRED TO MATCH THE EXISTING IN KIND AND FINISH
6. CLEAN ALL INTERIOR GLASS AND FLOOR SURFACES PRIOR TO OCCUPANCY OF THE SPACE BY TIME OWNER. ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, TOOLS, ETC. SHALL BE REMOVED PRIOR TO OCCUPANCY
7. RESTRICT AND CONTAIN DUST/DEBRIS GENERATED FROM ALL ALTERATIONS AND CONSTRUCTION BY MEANS OF TEMP. PARTITIONS OR BARRIERS AS REQ'D
8. ALL MATERIALS REQUIRED TO ACCOMPLISH DESIGNATED WORK SHALL BE STORED WITHIN THE BUILDING PRIOR TO BUILD-OUT
9. ALL PLAN DIMENSIONS ARE DRAWN FROM FINISHED FACE OF DRYWALL TO FINISHED FACE OF DRYWALL (U.N.O.)
10. DO NOT SCALE DRAWINGS
11. ALL WALL MOUNTED ELEMENTS REQUIRE BLOCKING WITHIN THE PARTITION CAVITY
12. SUBMIT SHOP DRAWINGS FOR ALL MILLWORK/CABINET WORK TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION

DRAWING INDEX

C COVER SHEET
A1 DEMOLITION PLAN BASEMENT/1ST FLOOR
A2 DEMOLITION PLAN 2ND/3RD FLOOR
A3 ARCHITECTURAL PLAN BASEMENT /1ST FLR
A4 ARCHITECTURAL PLAN 2ND/3RD FLOOR
A5 ELECTRICAL PLAN BASEMENT/1SR FLR
A6 ELECTRICAL PLAN 2ND/3RD FLOOR
A7 ELEVATIONS

APPROVED
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PERMITTING ACCESS IS CONDITIONAL
ARCHITECT RESPONSIBLE FOR FIELD INSPECTIONS AS REQUIRED BY DCRA
Mark Lee
SEP 2 2 2001

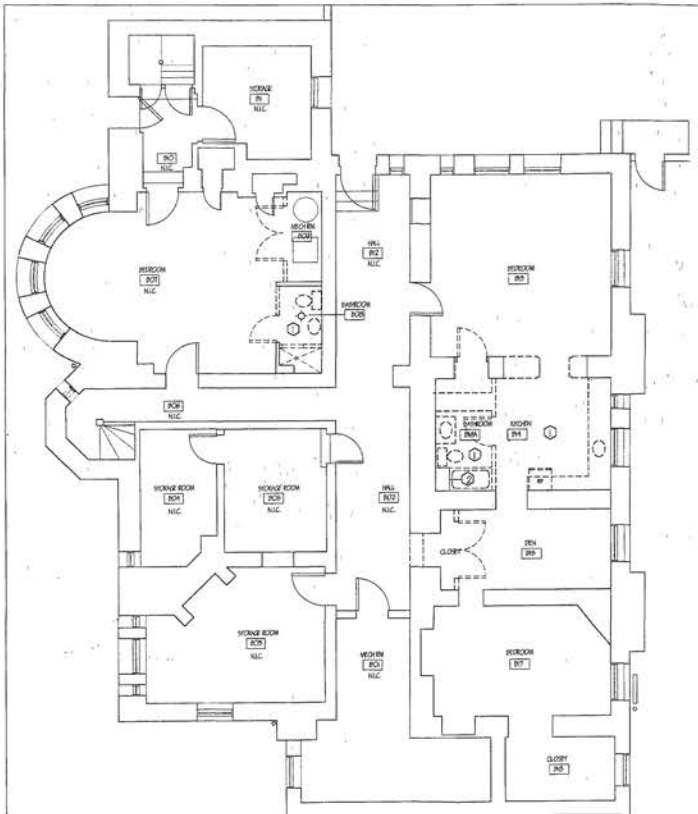
eng-garcia interiors
twinnie eng-garcia, lida
mirkwood place washington, dc 20008 (202) 234-2838

marion mitchell, ra
1515 18th street, nw #802 washington, dc 20009 (202) 234-3610

TOUTORSKY RESIDENCE
1720 16TH STREET, NW, WASHINGTON, D.C.

Date: 05-03-01
FOR PERMIT

C



GENERAL NOTES (REFER COVER SHEET FOR LEGEND AND SYMBOLS)

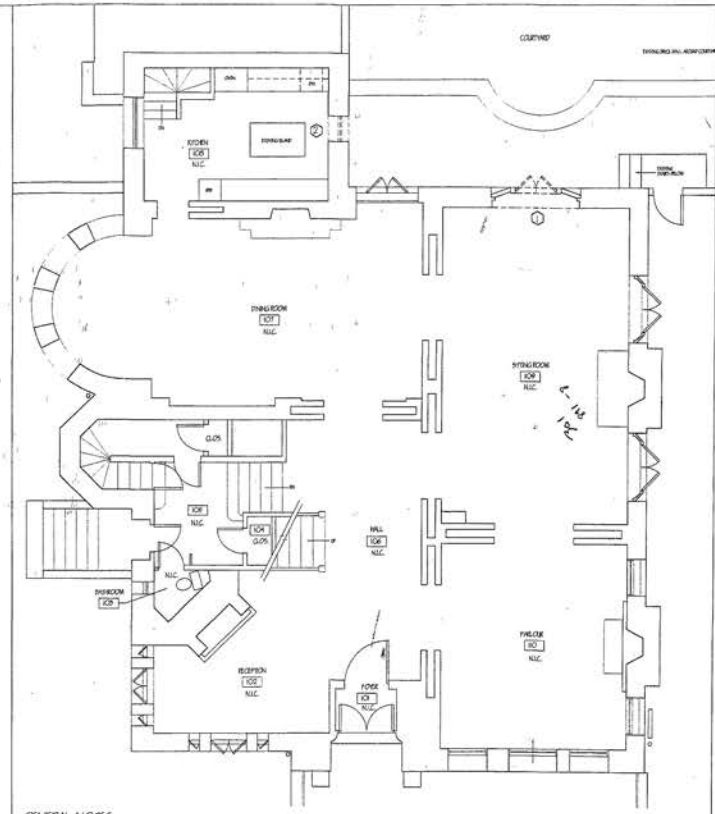
1. CAREFULLY REMOVE EXISTING DOORS AND FRAMES SHOWN WITH DASHED LINES INCLUDING ALL HARDWARE. REUSE EXISTING DOORS AND FRAMES WHEN POSSIBLE. RETURN UNUSED ITEMS TO OWNER'S ATTIC STOCK.
2. PROVIDE TEMPORARY CONSTRUCTION BARRIERS AS REQUIRED TO MAINTAIN ADJACENT AREAS AS DUST-FREE AS POSSIBLE.
3. WHERE EXISTING WALLS ARE TO REMAIN IN AREAS OF RENOVATION, MAKE SMOOTH AND REFINISH PER FINISH SCHEDULE
4. ALL SALVAGEABLE MATERIALS NOT USED SHALL BE RETURNED TO OWNER'S ATTIC STOCK.
5. REMOVE EXISTING POWER/ COMMUNICATION RECEPTACLES AND WIRING AFFECTED BY DEMOLITION

PLAN NOTES

1. REMOVE EXISTING BASE AND / OR FLOORING MATERIAL. PREPARE WALLS AND / OR SUBFLOOR TO RECEIVE NEW FLOOR COVERING AND BASE PER FINISH SCHEDULE
2. REMOVE EXISTING CUT-OFF IF POSSIBLE

SCALE: 1/4" = 1'-0"

BASEMENT DEMOLITION PLAN | 2



GENERAL NOTES (REFER COVER SHEET FOR LEGEND AND SYMBOLS)

1. CAREFULLY REMOVE EXISTING DOORS AND FRAMES SHOWN WITH DASHED LINES INCLUDING ALL HARDWARE. REUSE EXISTING DOORS AND FRAMES WHEN POSSIBLE. RETURN UNUSED ITEMS TO OWNER'S ATTIC STOCK.
2. PROVIDE TEMPORARY CONSTRUCTION BARRIERS AS REQUIRED TO MAINTAIN ADJACENT AREAS AS DUST-FREE AS POSSIBLE.
3. WHERE EXISTING WALLS ARE TO REMAIN IN AREAS OF RENOVATION, MAKE SMOOTH AND REFINISH PER FINISH SCHEDULE
4. ALL SALVAGEABLE MATERIALS NOT USED SHALL BE RETURNED TO OWNER'S ATTIC STOCK.
5. REMOVE EXISTING POWER/ COMMUNICATION RECEPTACLES AND WIRING AFFECTED BY DEMOLITION

PLAN NOTES

1. REMOVE EXISTING MIDDLE WINDOW UNIT AND WINDOW SEAT. REMOVE EXISTING WALL BELOW WINDOW TO ALLOW FOR NEW DOORS
2. REMOVE EXISTING WINDOW UNIT. REMOVE EXISTING WALL BELOW WINDOW TO ALLOW FOR NEW DOOR

SEP 2 4 2007

SCALE: 1/4" = 1'-0"

FIRST FLOOR DEMOLITION PLAN | 1

eng-garcia interiors
lucinda eng-garcia, aia
mahwood place
washington, dc 20008
(202) 234-2838

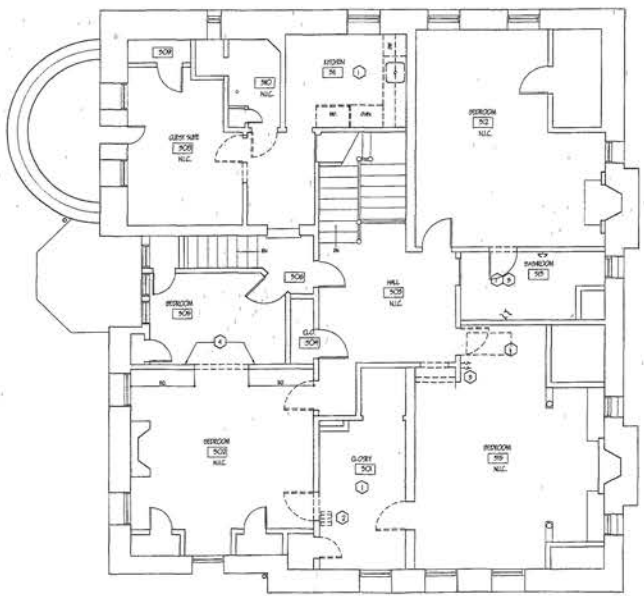
marion mitchell, ra
1815 16th street, nw #202
washington, dc 20009
(202) 234-3810

TOUTORSKY RESIDENCE

1720 16TH STREET, NW, WASHINGTON, D.C.

Date: 05-03-01
FOR PERMIT

A1



GENERAL NOTES

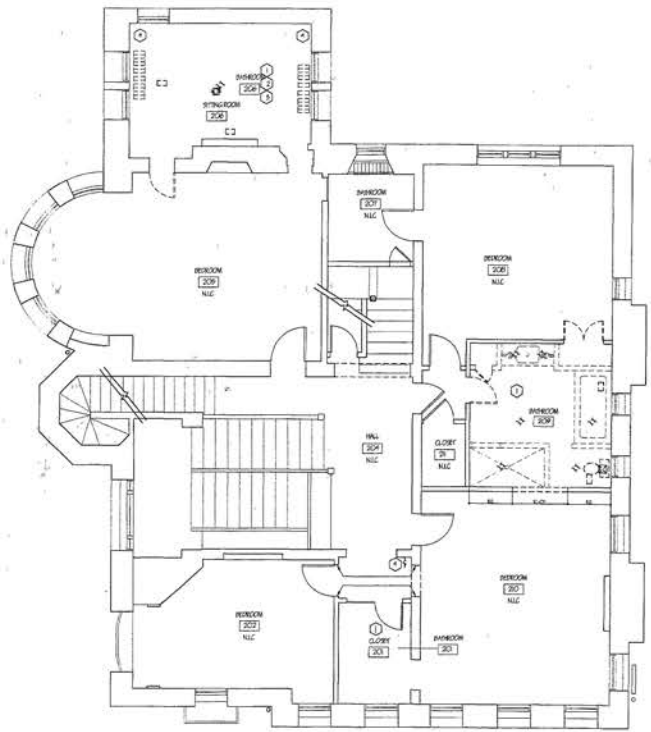
1. CAREFULLY REMOVE EXISTING DOORS AND FRAMES SHOWN WITH DASHED LINES INCLUDING ALL HARDWARE. REUSE EXISTING DOORS AND FRAMES WHEN POSSIBLE. RETURN UNUSED ITEMS TO OWNER'S ATTIC STOCK.
2. PROVIDE TEMPORARY CONSTRUCTION BARRIERS AS REQUIRED TO MAINTAIN ADJACENT AREAS AS DUST-FREE AS POSSIBLE.
3. WHERE EXISTING WALLS ARE TO REMAIN IN AREAS OF RENOVATION, MAKE SMOOTH AND REFINISH PER FINISH SCHEDULE.
4. ALL SALVAGEABLE MATERIALS NOTED SHALL BE RETURNED TO OWNER'S ATTIC STOCK.
5. REMOVE EXISTING POWER/ COMMUNICATION RECEPTACLES AND WIRING AFFECTED BY DEMOLITION.

PLAN NOTES

1. REMOVE EXISTING BASE AND / OR FLOORING MATERIAL. PREPARE WALLS AND / OR SUBFLOOR TO RECEIVE NEW FLOOR COVERING AND BASE PER FINISH SCHEDULE.
2. RELOCATE RADIATOR.
3. RELOCATE SHADOW OUTLET.
4. REMOVE EXISTING WALL MIRROR.
5. REMOVE EXISTING PROP ACOUSTICAL TILE CEILING.

SCALE: 1/4" = 1'-0"

THIRD FLOOR: DEMOLITION PLAN | 2



GENERAL NOTES (REFER COVER SHEET FOR LEGEND AND SYMBOLS)

1. CAREFULLY REMOVE EXISTING DOORS AND FRAMES SHOWN WITH DASHED LINES INCLUDING ALL HARDWARE. REUSE EXISTING DOORS AND FRAMES WHEN POSSIBLE. RETURN UNUSED ITEMS TO OWNER'S ATTIC STOCK.
2. PROVIDE TEMPORARY CONSTRUCTION BARRIERS AS REQUIRED TO MAINTAIN ADJACENT AREAS AS DUST-FREE AS POSSIBLE.
3. WHERE EXISTING WALLS ARE TO REMAIN IN AREAS OF RENOVATION, MAKE SMOOTH AND REFINISH PER FINISH SCHEDULE.
4. ALL SALVAGEABLE MATERIALS NOT USED SHALL BE RETURNED TO OWNER'S ATTIC STOCK.
5. REMOVE EXISTING POWER/ COMMUNICATION RECEPTACLES AND WIRING AFFECTED BY DEMOLITION.

PLAN NOTES

1. REMOVE EXISTING BASE AND / OR FLOORING MATERIAL. PREPARE WALLS AND / OR SUBFLOOR TO RECEIVE NEW FLOOR COVERING AND BASE PER FINISH SCHEDULE.
2. DISCONNECT AND REMOVE EXISTING RADIATORS.
3. DISCONNECT AND REMOVE EXISTING PLUMBING FIXTURES AND PIPING AS INDICATED. DO NOT CAP OFF PIPES.
4. RELOCATE EXISTING [illegible]

SCALE: 1/4" = 1'-0"

SECOND FLOOR: DEMOLITION PLAN | 1

eng-garcia interiors, llc
minkwood plaza
washington, dc 20009
(202) 234-2936

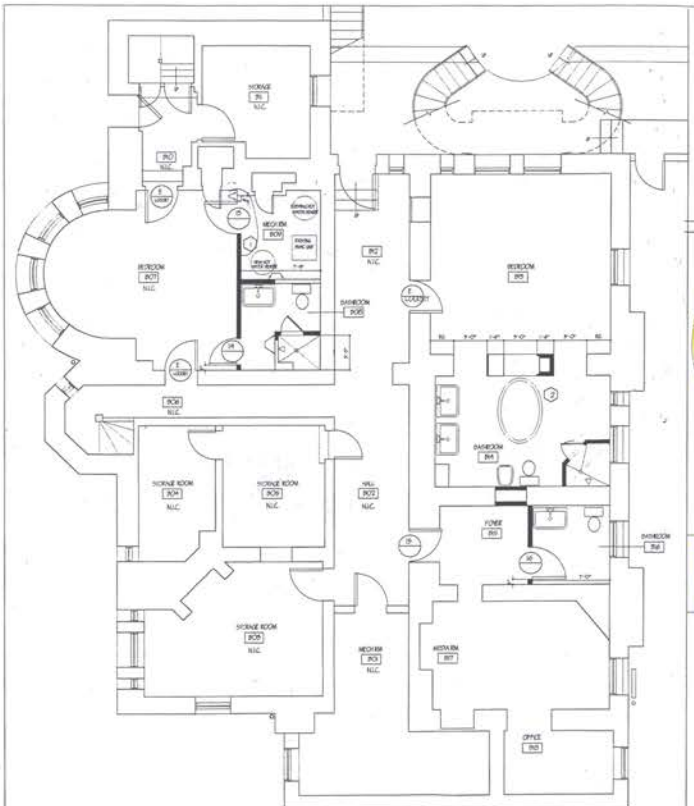
marion mitchell, ra
1313 16th street, nw #802
washington, dc 20009
(202) 234-3510

TOUTORSKY MANSION

1720 16TH STREET, NW, WASHINGTON, D.C.

Date: 05-03-01
FOR PERMIT

A2



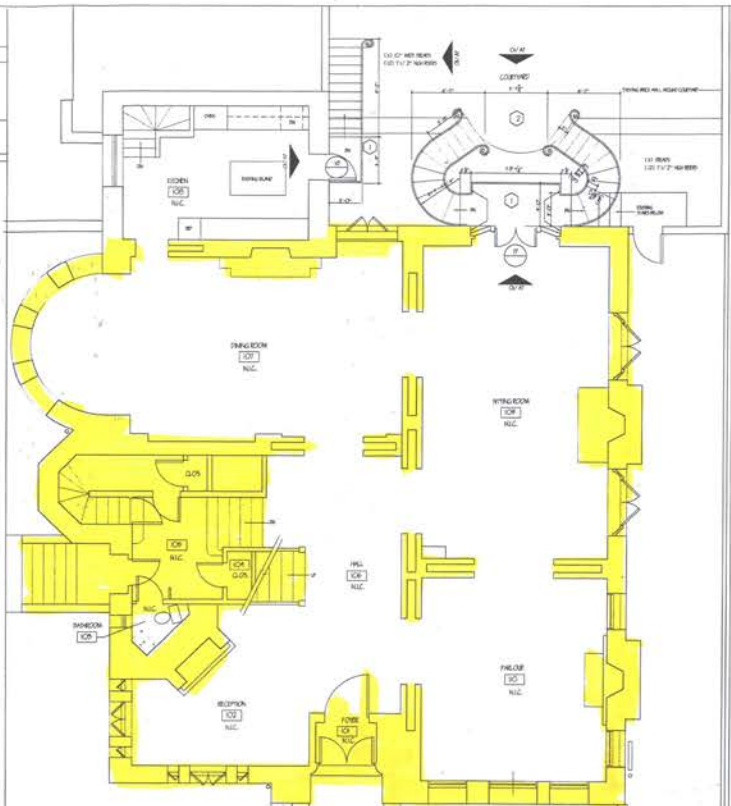
GENERAL NOTES (REFER COVER SHEET FOR LEGEND AND SYMBOLS)

1. ALL FIXTURES SHOWN ARE NEW U.N.O.
2. ALL DOORS AND HARDWARE ARE EXISTING U.N.O.

PLAN NOTES ⬡

1. REMOVE AND INSTALL NEW OVERSIZE HOT WATER HEATER.
2. INSTALL PLATFORM FOR WHIRLPOOL TUB

SCALE: 1/4" = 1'-0" BASEMENT ARCHITECTURAL PLAN 2



GENERAL NOTES (REFER COVER SHEET FOR LEGEND AND SYMBOLS)

1. ALL DOORS AND HARDWARE ARE EXISTING U.N.O.

PLAN NOTES ⬡

1. NEW WROUGHT IRON BALCONY WITH STAIRS AND RAIL
2. PATCH AND REPAIR DAMAGE TO COURTYARD PATIO SURFACE DUE TO STAIRCASE CONSTRUCTION

SCALE: 1/4" = 1'-0" FIRST FLOOR ARCHITECTURAL PLAN 1

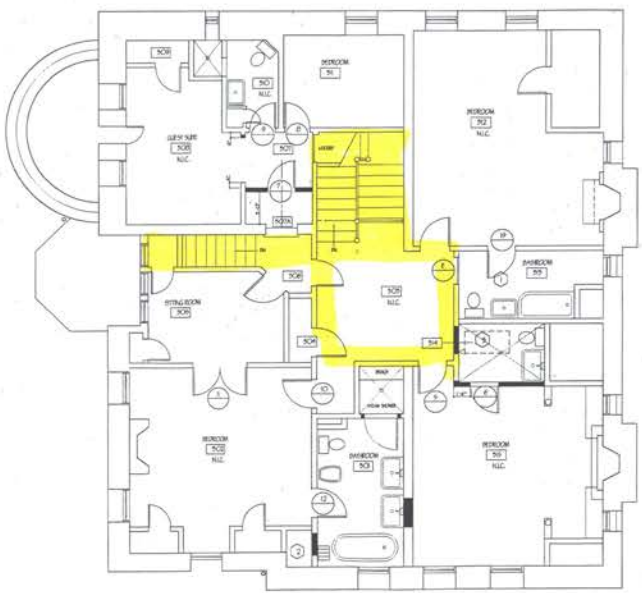
eng-garcia interiors
lyonnais eng-garcia, ilaa
marian mitchell, ra

TOUTORSKY RESIDENCE

1720 16TH STREET, NW, WASHINGTON, D.C.

Date: 05-03-01
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A3



GENERAL NOTES (REFER COVER SHEET FOR LEGEND AND SYMBOLS)

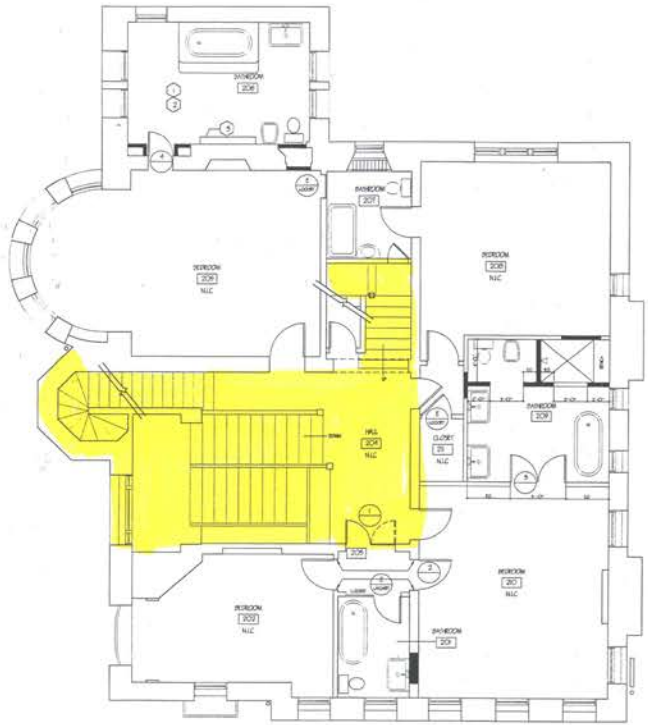
1. ALL FIXTURES SHOWN ARE NEW U.N.O.
2. ALL DOORS AND HARDWARE ARE EXISTING TO REMAIN U.N.O.

PLAN NOTES ⬡

1. INSTALL NEW DIP 30" TO BATHROOM CEILING
2. PROTECT AREA FOR DEBRIS / WATER DAMAGE
5. REMOVE EXISTING WOOD FINISHES AT SKYLIGHT SHAFT. REFRAME SHAFT AS NEEDED AND INSTALL NEW TONGUE AND GROOVE BEADED WOOD SIDING. TAN FREE FINISH TO REVILE

THIRD FLOOR: ARCHITECTURAL PLAN | 2

SCALE: 1/4" = 1'-0"



GENERAL NOTES (REFER COVER SHEET FOR LEGEND AND SYMBOLS)

1. ALL FIXTURES SHOWN ARE NEW U.N.O.
2. ALL DOORS AND HARDWARE ARE EXISTING TO REMAIN U.N.O.

PLAN NOTES ⬡

1. PROVIDE AND INSTALL NEW ELECTRIC FLOOR TILE WARMING ENTIRE HEAT MAT WITH WALL THERMOSTATS
2. INSTALL PLATFORM FOR NEW WHIRLPOOL TUB
5. PROVIDE AND INSTALL NEW GAS FIREPLACE

SEP 2 4 2001

SECOND FLOOR: ARCHITECTURAL PLAN | 1

SCALE: 1/4" = 1'-0"

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ivalmis eng-garcia, ida
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marion mitchell, ra
[redacted]
washington, dc 20009
(202) 234-3812

TOUTORSKY RESIDENCE

1720 16TH STREET, NW, WASHINGTON, D.C.

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A4