BOARD OF ZONING ADJUSTMENT CASE #16965

2914 ELEVENTH STREET, N.W.
LOTS 858 and 813 In SQUARE 2853
THE NONQUITT APARTMENT HOUSE

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BZA
Case No. 16965
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16965
EXHIBIT NO.28A1

1.

TABLE OF CONTENTS

BZA CASE NUMBER 16965
2914 11TH STREET, N.W.

STATEMENT

EXHIBIT A _____ D.C. Builders Plat

EXHIBIT B _____ D.C. Subdivision

EXHIBIT C _____ Sanborn Maps

Baist Atlas Maps

D.C. Office of the Surveyor
Wall Test

EXHIBIT D _____ Harvard MEWS Condominium Subdivision Plats

EXHIBIT E _____ Building Permit Applications

EXHIBIT F _____ Photos of 2914 11th Street, N.W.

EXHIBIT G _____ PHOTOGRAPHS OF HARVARD MEWS

EXHIBIT H _____ Photographs of the Rear of Properties in Square 2853

EXHIBIT I _____ First and Last Issued Certificates of Occupancy

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The subject property is zoned R-4 residential. The property has an existing sixteen unit apartment house. The structure is non-conforming with regards to lot occupancy, the width of an open court, the width and area of a closed court and rear yard setback provisions on lot 813. The applicant has combined lots 813 and 858 through the subdivision process, therefore, decreasing the lot occupany and providing a 20 foot required rear yard and making the structure less nonconforming.

The applicant proposes to remove a fire balcony which is located in a closed court on the south side of the structure (Nonconforming) and to add a new fire balcony in the same nonconforming closed court. A balcony addition is proposed in an existing nonconforming open court. At one time there was a porch or balcony in the open court which was removed (see Exhibit C) A rear addition of a bay is proposed where there was a porch or balcony on the rear of the existing building ing (see Exhibits C and F)

Extensive research at the U.S. Archives, the D.C. Archives on Naylor Court, the Martin Luther King, Jr, Library (the Washingtonia Section) and the D.C. Office of the Surveyor. There were no building permits listed at the Suitland Archives. (see Exhibit E) The only records which reflect the outline of the Nonquitt Apartment Building which was built in 1909 are the Sanborn Maps, the Baist Atlas Maps and wall tests obtained from the D.C. Office of the Surveyor (see Exhibit C). The plats indicate that there were small structures in the open court, the closed court and at the rear of the building.At rear of the existing building there is evidence of bricked up doors at the first, second and third floor levels.(See Exhibits F and C) In addition an accessory was on the former rear lot number 858 it has been removed. The rear portion of the lot will be used for off street parking for three vehicles and a part of the rear yard will be landscaped with low lying shrubs.

The existing sixteen unit apartment building is vacant and was once a crack house. The current owner proposes to reduce the number of units to 11. The interior walls are to be altered in order to provide an updated functional floor plan for two bedroom units. In order to make the rear room more functional the applicant believes that a bay at the rear will assist in the better utilization of the rear of the building (units) and

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will provide light, air and ventilation to the rear units. The rear bay addition will also make the building more aesthetically appealing from the rear. This building is unique in that there is an existing condominium development which not only fronts on Harvard Street, N.W.the units also font and has front entry doors facing the rear of the Nonquitt Apartment house.

The existing rear of the structure can also be seen from the decks and porches of existing structures which face the alley (see Exhibit F). This is a unique situation because the rear of the existing apartment house is just as importtant as the front fascade.

UNIQUENESS

The physical characteristics of the lot and the existing building supply uniqueness and the owner cannot make the three small additions to improve the property without zoning relief The only remaining vacant lot availabe in Square 2853 was purchased by the applicant to mitigate the lot occupancy and to provide a 20 foot required rear yard. The lots have been combined. Currently there is no other property to purchase. The current lot upon which the Nonquitt sets is bounded on the north by a public alley controlled by the D.C. City Government, to the south by private property of the Harvard Mews Condomimium, agroup of row dwellings to the south, common private property and easements (private) (see Exhibit B, C, D, and G). A hardship exist due to the fact that the property is land locked to the north, the south, the west. The only way the structure can comply with the current zoning standards and allow an addition(s) would be to remove a substantial portion of the building. The existing lot is unique in that the lot lines are not parallell. The lot narrows to the rear. The Nonquitt is unique because there are only three other apartment buildings in Square 2853. Those three apartment buildings front on Columbia Road. The majority of the structures in Square 2853 are row dwellings (see Exhibit C).

PRACTICAL DIFFICULTIES

The difficulties created by the location , massing and other aspects of the existing Nonquitt Apartment House built in 1909, prior to the adoption of the May 12, 1958 Zoning Regulations are valid considerations for the Board of Zoning Adjustment to consider in determining practical difficulties faced by the applicant. "It makes no practical difference whether the inability to use the property in accordance with zoning regulations stem from topographical conditions of the land or from the existence of a structure on the land." Clerics of St. Viotor, Inc. v. District of columbia Board of Zoning Adjustment, 320 A.2d 291, 294.

Owing to the unique size and configuration of the property, the extensive lot occupancy of the existing building which is 63 years old and the necessity for second means of egress, natural light, air and ventilation and recreational space and modernization of the rear of the building with the proposed bay addition the applicant incurs undue hardship with the strict application of the zoning codes.

The major practical difficulty is one of lot constraints. Pursuant to Section 2001.3 of the D.C. Zoning Regulations in order to make an addition to an existing structure the following requirements must be me:

(A) The structure shall conform to percentage og lot occupancy requirements; and

(B) The addition and structure itself shall conform to use and structure requirements; and

(C) The addition or enlargement itself shall not extend or or increase any existing, nonconforming aspect of the structure and addition combined.

Under Section 2001.2 of the Zoning Regulations onlly ordinary repairs, alterations, and modernizations to the structure, including structural alterations are permitted.Under Section 199 of the zoning regulations a structural alteration is defined as "any change in the permanent, physical members of a building or other structure, such as bearing walls or partitions, columns, joists, rafters, beams, or girders." Once parts of an existing nonconforming building are removed such as old porches or fire balconies, the property experiences hardship

and practical difficulties in proposing even small additions in the older parts of the city.The major practical difficulty is inherent in the land and its lot area. The submitted application meets two of the enumerated provisions of Section 2001.3 (B) and (C). The application requires a variance from Section 2001.3 (A) specifically and Section 403.2 the lot occupancy provision in order to get a building permit to make the proposed three small additions. The The Nonquitt on its new lot configuration decreases the overall net lot occupancy by 5% and a conforming rear yard is provided, therefore making the existing apartment house with the three small additions morein compliance with the current D.C. Zoning Regulations than when the existing structure was built in 1909 when the District of Columbia had no modern zoning codes. (see Exhibit C).

The only economical viable use for the existing property is as an apartment house. With respect to practical difficulties the higher "undue hardship" standard applies to a request for a use variance, while the lower standard 'practical difficulty" applies to requests for area variances. Gilmartin, 579 A.2d at 1170; Palmer v. District of Columbia board of Zoning Adjustment, 287 A.2d 535, 540-41 (D.C. 1972).
An area variance relates to restrictions such as floor area ratio, percentage of lot occupancy, rear yard setback, frontage, side yard setbacks or minimum lot area and width requirementsand does not alter the zone district. Palmer, 579 A.2d at 541; See Tyler v. District of Columbia Board of Zoning Adjustment 606 A 2.d 1362, 1365-66 (D.C. 1992).

To show practical difficulty the applicant must prove that compliance with an area restriction would be burdensome and that the practical difficulty is unique to the particular property. Gilmartin, 579 A.2d at 1170. The nature and the extent of the burden are determined on a case by case basis, and the Board of Zoning Adjustment may consider a wide range of factors in determining whether an unnecessary burden or practical difficulty Id at 1170.

The Board of Zoning Adjustment may consider the economic hardship in the evaluation of an applicants practical difficulties, and in where the strict compliance with the regulations would result in a substantial increase in the costs of construction plus a significant limitation in the property's overall utility. Id;

see Tyler, 606 A.2d at 1366-67.

The rear proposed bay addition cannot be approved without BZA approval. The inability of the applicant to provide units at the rear of the structure with more functional, livable floor plan configuration and the inability to provide natural light, air and ventilation to this unique masonry structure will result in a practical difficulty and hardship due to the fact that the rear units will be hard to market. The rear units would limit the marketabilityof the rear units. Trying to adhere to the strict application of the D.C. Zoning Regulations has increased the cost of land by the $60,000. The denial of BZA approval cause a functional limitation of the floor plans of the rear units.

DETRIMENT TO THE PUBLIC GOOD

The proposed small additions will not result in a detriment to the public good. The existing sixteen unit apartment house is currently vacant. At one time it was used as a crack house. The proposed small additions will benefit the neighborhood by upgrading a delapidated building while benefiting the District of Columbia from the improved utilization of the property with a favorable impact on tax revenue and the provision of eleven apartment units returned to the market. The rear addition will improve the ae thetic integrity of the rear alley and the rear court where the front of some of the units of the Harvard Mews Condominium face the rear wall of the rear of 2914 Eleventh Street, N.W.

The applicant proposes to provide adequate lighting and three off street parking spaces in the rear yard along with landscaping. The rear will be monitored by a security camera.

The area variances requested will not adversely impact the light air , ventilation or the views of existing structures. The granting of the requested area variances will not substantially impair the intent, purpose and the integrity of the zone plan. The public good and integrity of the Zone Plan are additionally protected by the ANC review and neighborhood review of the project that the applicant has undergone. These reviews have insured architectural integrity and have enlightened the neighborhood as to the proposed additions.

Denial of the variances requested will result egress building code issue in the southern closed court and will afffect light, air, ventilation and visual impact issues to the rear of the building along with recreational issues. The rear addition would

allow the owner to improve the economic feasibilty of the project and allow the owner to improve the visual impact at the rear of the structure through an aesthetic treatment of the rear bay in a creative urban desinresolution and thus providing a small amount of space to make the rear units more functional and modern while providing additional natural light.

The proposed small additions are nacessary to stimulate the rehabilitation of housing to meet the need for two unit apartments and to provide incentives for for needed housing in the Columbia Heights area.

The Generaliized Land Use Map for the District of Columbia designates the subject property and surrounding are as "Moderate Density" residential, characterized by row houses and apartments are predominate uses.

Section 101.1, Major Themes of the Comprehensive Plan" includes the following objectives:

"(a) Stabilizing and improving the Districts neighborhoods...

(b) Developing a living downtown.....

(e) Respecting and improving the physical character of the District of Columbia..... "

Under SEction 707, the Built Enviroment Objective strives " to STRENGTHEN AND ENHANCE THE DISTINGUISHABLE PHYSICAL QUALITIES OF THE District" The policies in support of this goal include:

(a) Strengthen and enhance the physical image and symbolic qualities of the District that establish its character as the Nation's Capital;

(b) Strengthen and enhance the horizontal character of buildings within the District and retain .... and regulate the guiding design principle for protecting the skyline,.....

(e) Strengthen and enhance the design of the neighbor hoods; ....."

8

The applicant believes that the rear bay addition, the fire balcony in the closed court on the south side of the building and the balcony additions in the open court are the most reasonable way to meet the Comprehensive Plan Objectives and to resolve egress issues in the closed court, to provide visual enhancement and natural light to the rear units and to enable the modernization of the rear units while also providing recreation needs for some of the units in order to put eleven units back on the market. The applicant respectfully request that the Board of Zoning Adjustment approve the required variances from the initial application submitted on November 26, 2002.

Respectfully Submitted By,

Gladys Hicks 1/21/03

Gladys Hicks
Zoning Consultant

EXHIBIT A

D.C. BUILDERS PLAT

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 2, 2002

Plat for Building Permit of SQUARE 2853 - SITE PER SUB

Scale: 1 inch = 20 feet

Receipt No. 00001

Furnished to: STEPHEN STRASSER

Surveyor, D.C.

By: L.E.S.

FS

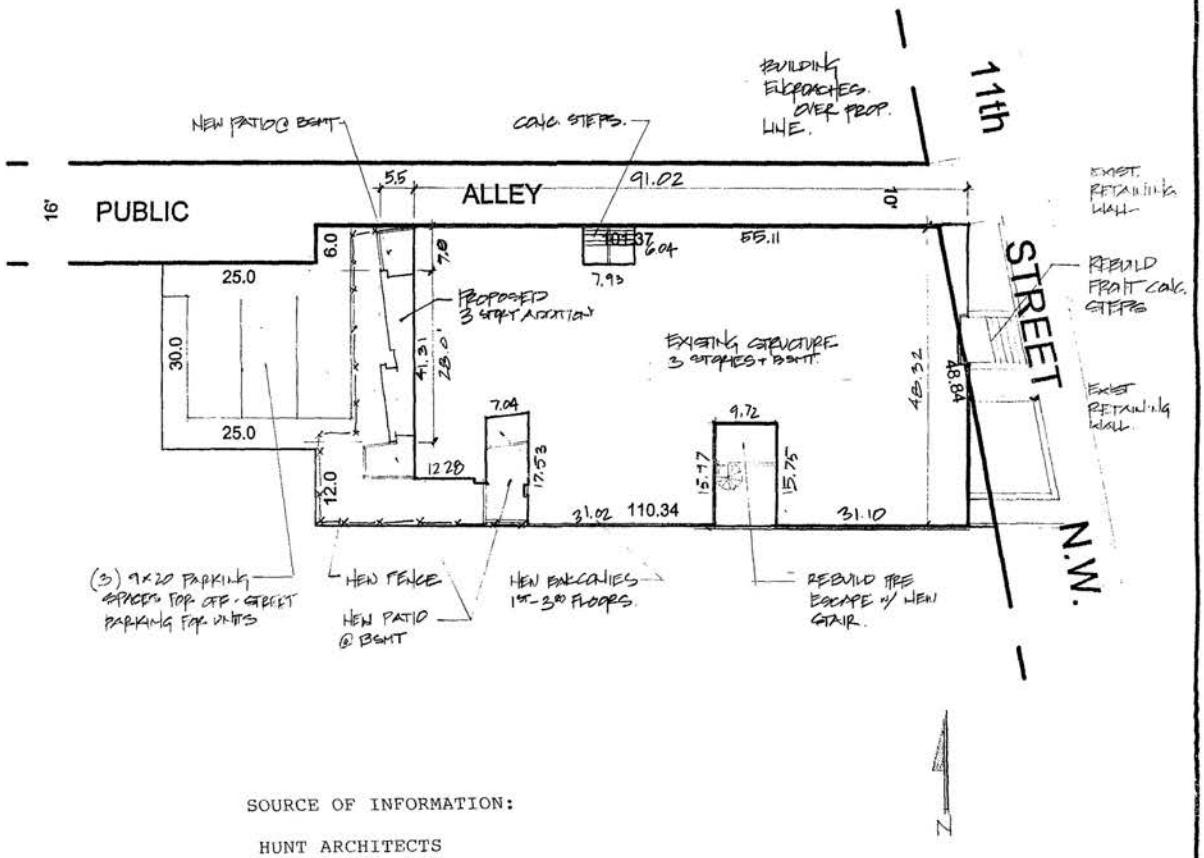
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

_____

(Signature of owner or his authorized agent)

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



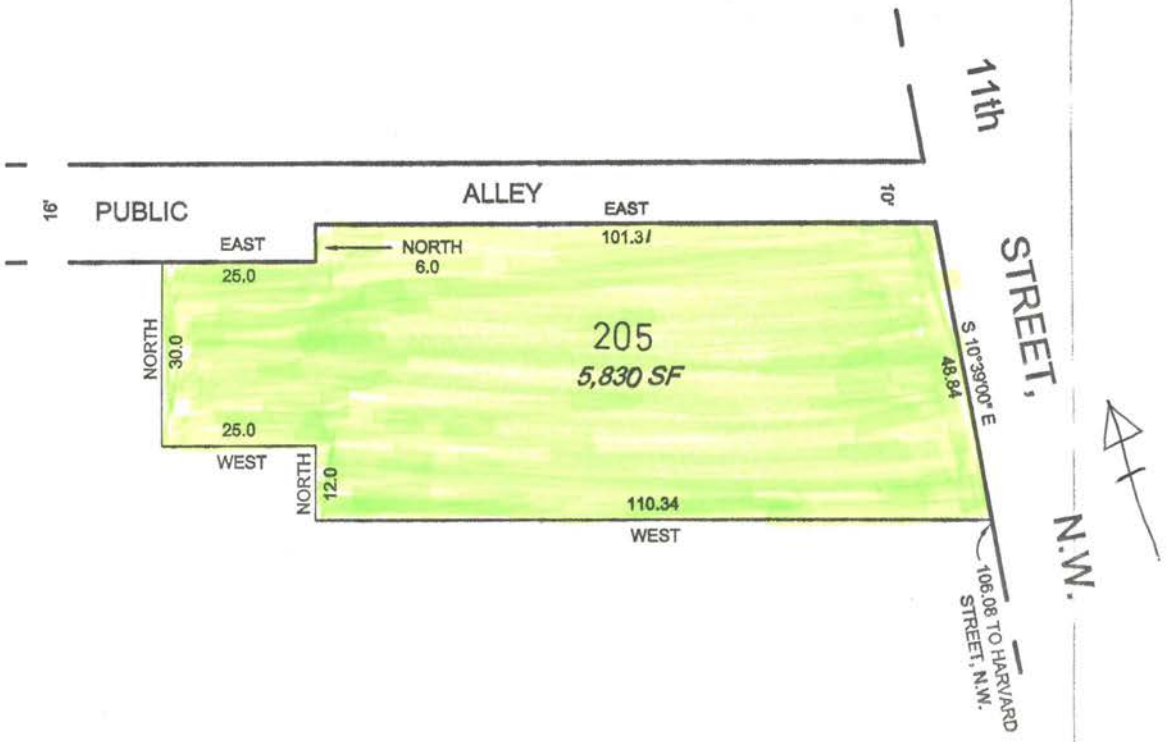
SOURCE OF INFORMATION:

HUNT ARCHITECTS
WASHINGTON, D.C.

EXHIBIT B

D.C. SUBDIVISION PLAT

SUBDIVISION
SQUARE 2853



undersigned certify that they are owners in fee simple of the property to be subdivided and are in peaceful upation thereof; that there are no pending suits or actions that affect title to the property; that parties to any de of trust have hereon indicated their assent; and that there are no interests or claims affecting title to the perty other than such deeds of trust. The undersigned hereby combines the remainder of Lot 17," Columbia ghts,BLK 23"(Bk. Co.15 Pg.15) and the remainder of Lot 26,Square 2853 (Book 173 Page 79) into one Lot Square 2853 and requests that this subdivision be recorded in the Office of the Surveyor of the District of umbia.

WITNESSES

OWNERS

2914 11th STREET, LLC

Robert J. Sullivan

Heath D. Johnson

Wayne J. Gleason

WAYNE J. GLEASON, PARTNER

bed and sworn before me this 7TH day of AUGUST 2002

Notary Public

My Commission Expires 9-1-2002

NUMBER OF TRUSTS: 1

ASSENT BY TRUSTEES:

Robert J. Sullivan

SURVEYOR'S OFFICE, D.C.

: 2914 11th STREET, LLC

r: L.E.S. Checked by: EG

nd computations by: F. SLEEM

d at: 3:07 PM AUGUST 29, 2002 M4

DEPARTMENT OF FINANCE

I certify that the following statements relating

1 Ownership agrees with our records: ____

2 Real estate taxes are paid to: ____

3 There are no unpaid assessments: ____

Associate Director

I acknowledge for the owners that this is n
by D.C. Code Section 47-405.

Wayne J. Gleason

DEPARTMENT OF CONSUMER AND RE

I certify that this subdivision complies with all applic
Zoning Regulation of the District of Columbia.

Zoning District: RESIDENTIAL R-

A

16.

D. Carter

HISTORIC PRESERVA

OFFICE OF THE SUR

I certify that this plat is correct and is hereby record

Surveyor, D.C.

EXHIBIT C

SANBORN MAPS

BAIST ATLAS MAPS

D.C. OFFICE OF THE SURVEYOR
WALL TESTS

ATLAS

Records Private Plans Actual Surveys

BY

BAIST'S

ONS

T. BAIST SURVEYORS

BAIST ASST.

CAMBRIA ST.,

DELPHIA.

BY G.W^D BAIST'S SONS 1945

1941

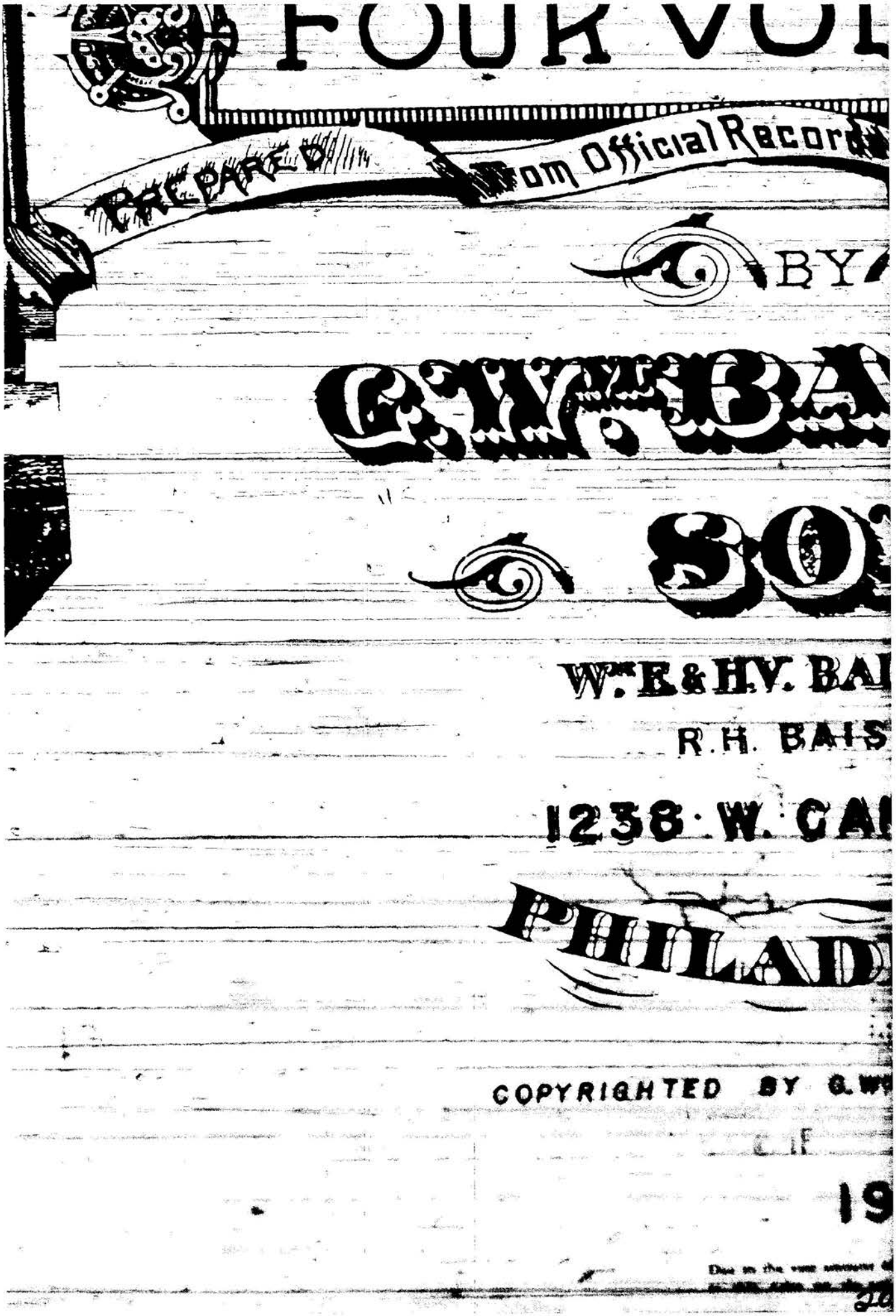
1945

BAIST ATLAS MAP

1945 EDITION

19.

to the vast amount of information contained with-


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PREPARED
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BY
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SO
W.E & H.V. BA
R.H. BAIS
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19

INDEX TO SQUARES ADDITIONS AND SUBDIVISIONS

FOR VOLUME THREE

REAL ESTATE ATLAS OF WASHINGTON

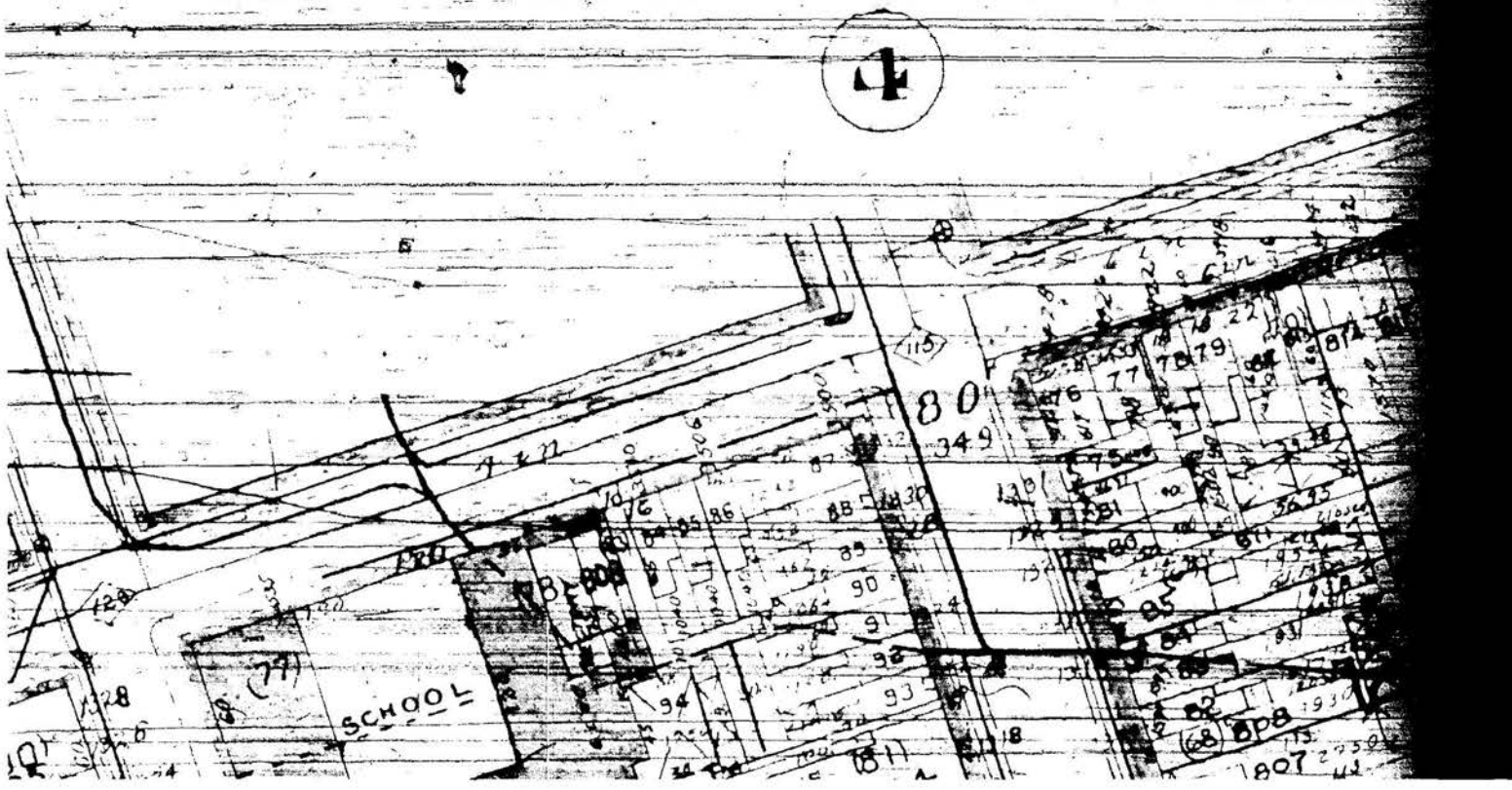
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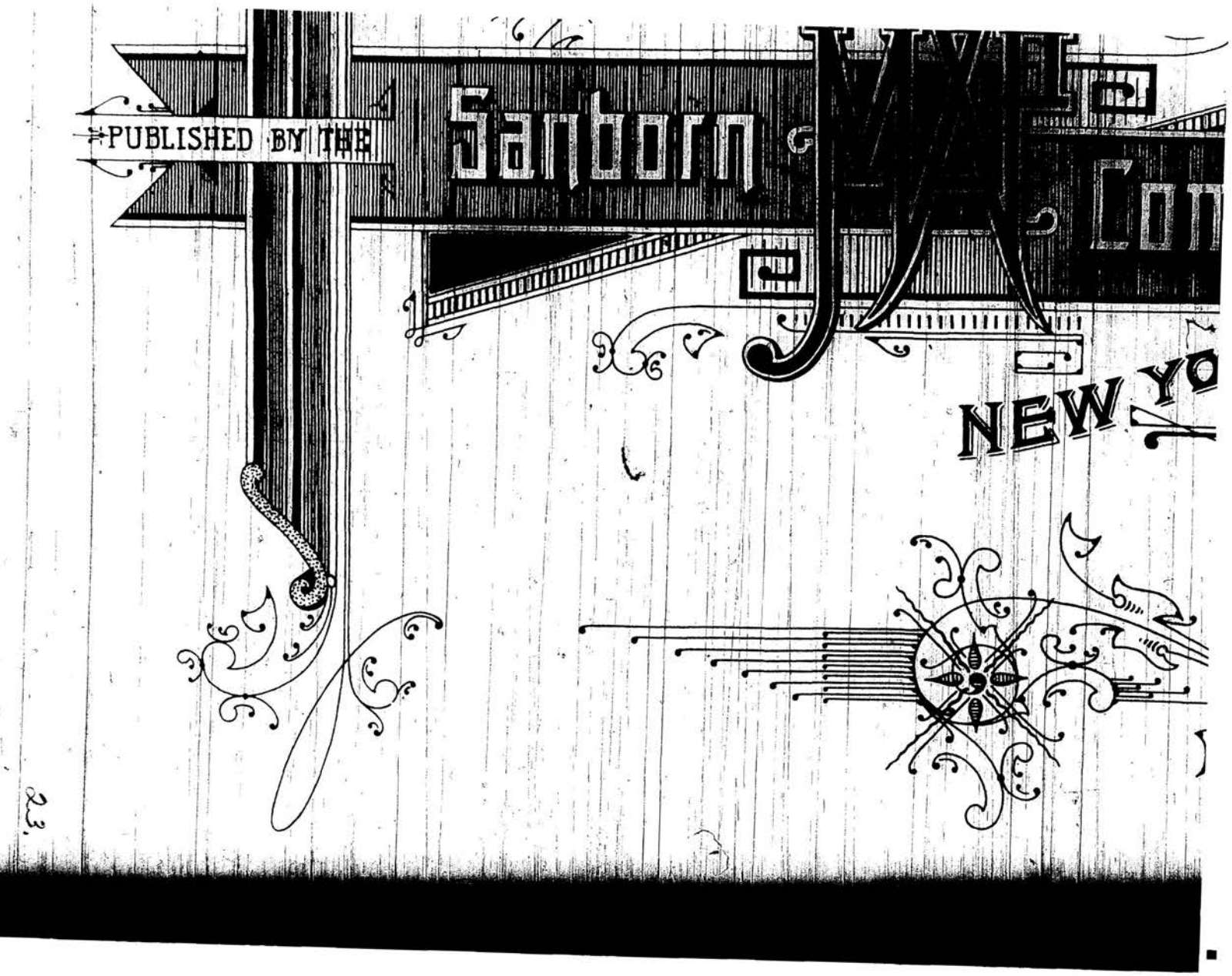
VOLUME THREE

BAIST'S REAL ESTATE ATLAS OF SURVEYS OF WASHINGTON

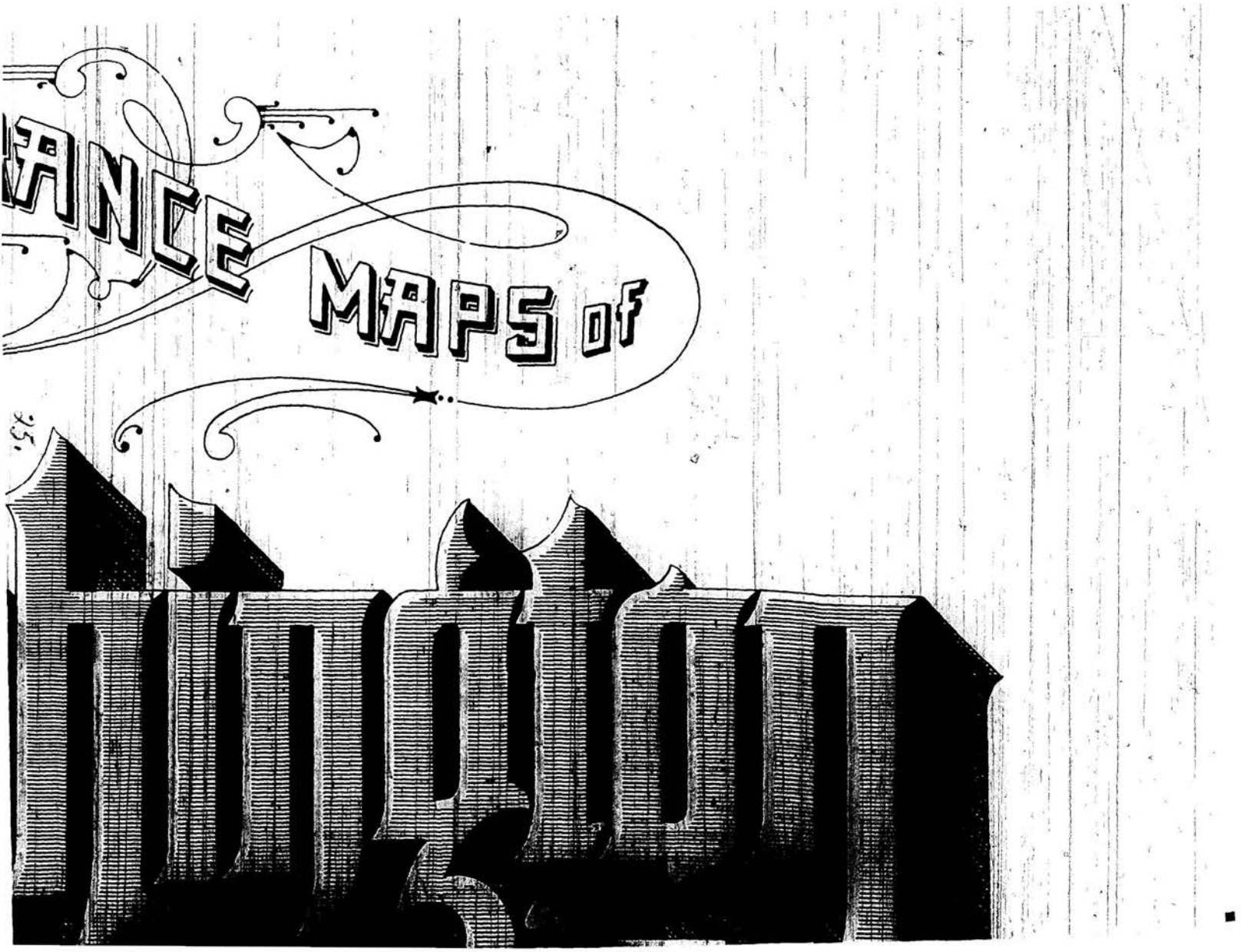
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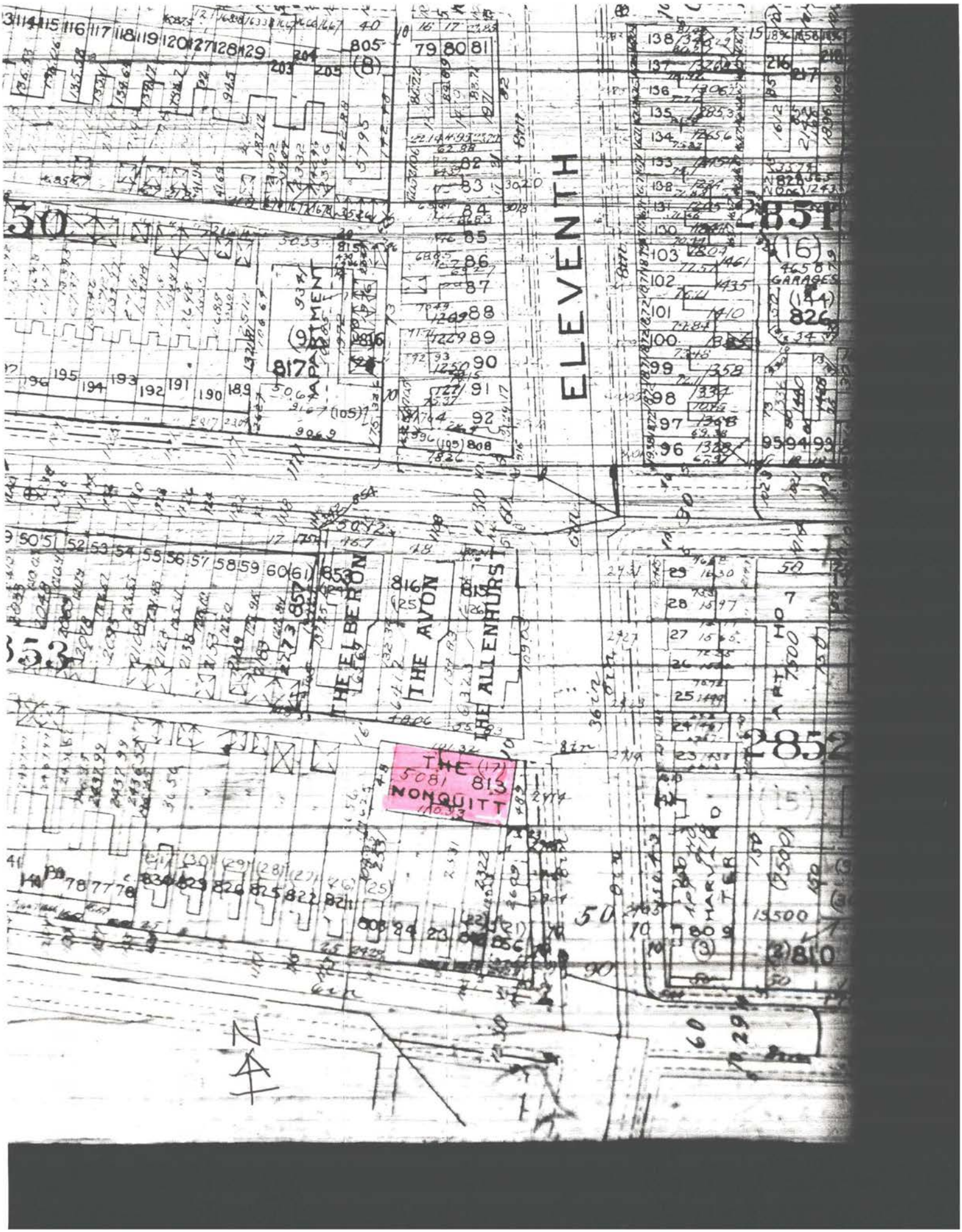
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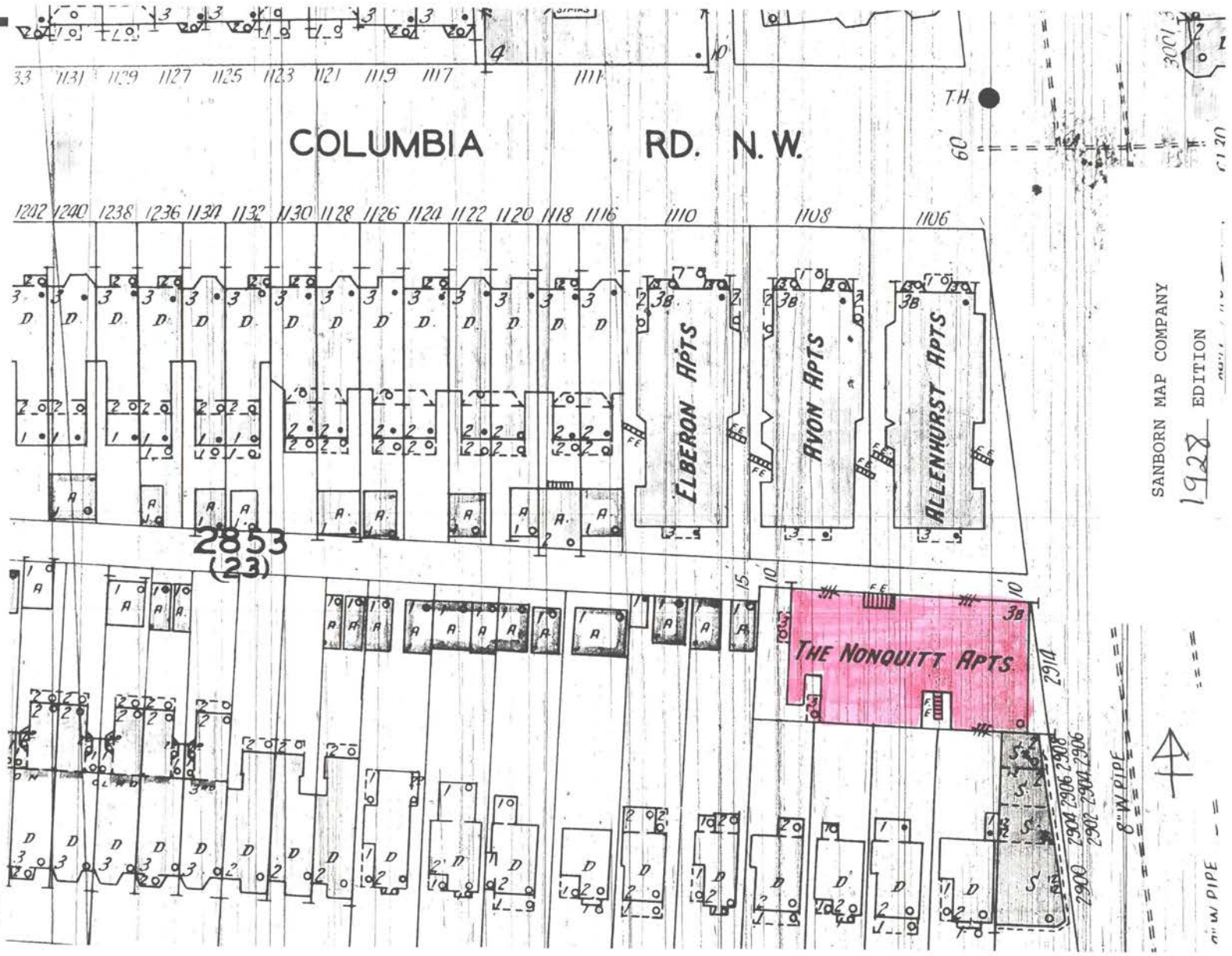

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Company
NEW YORK
1928

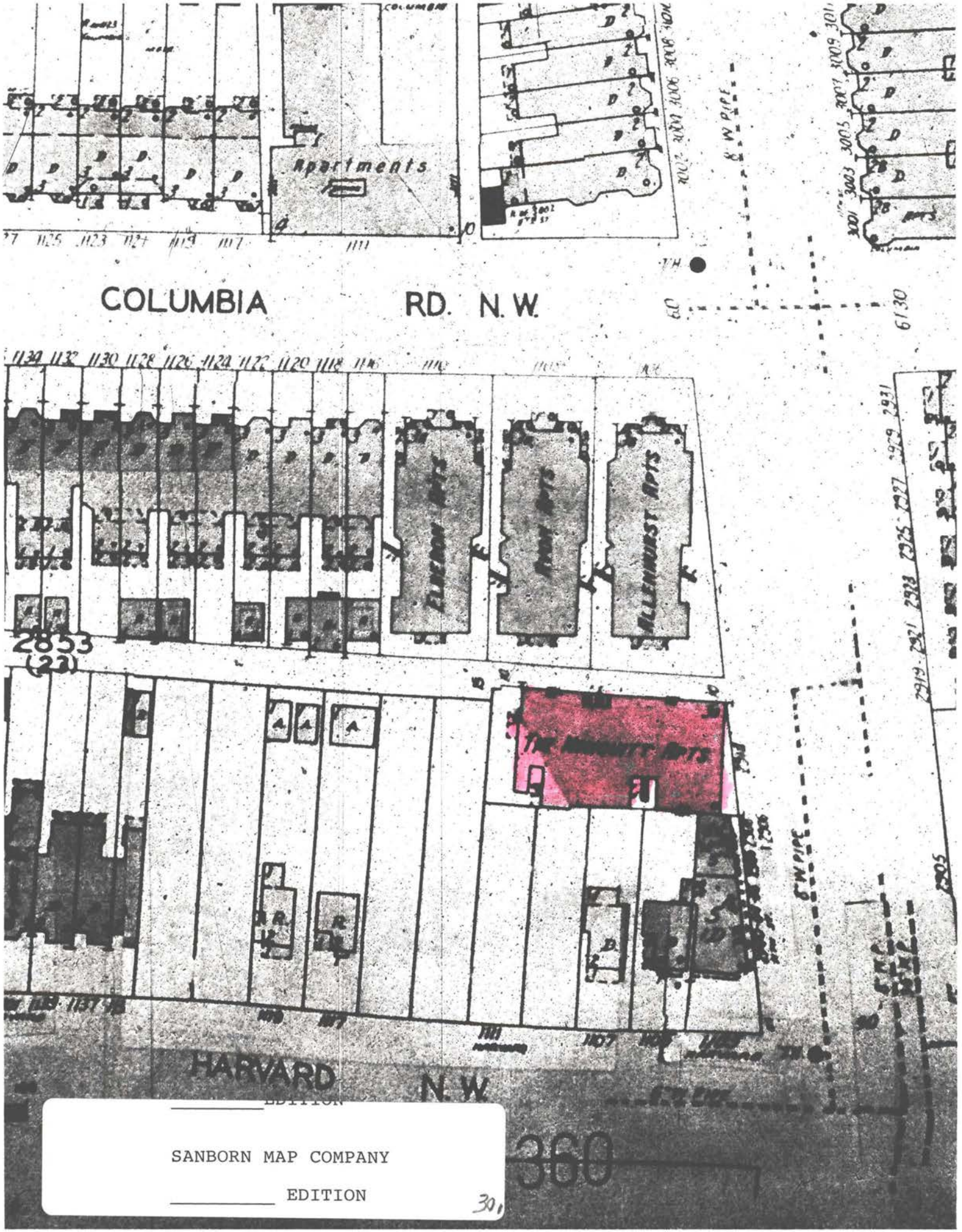

ANCE MAPS of

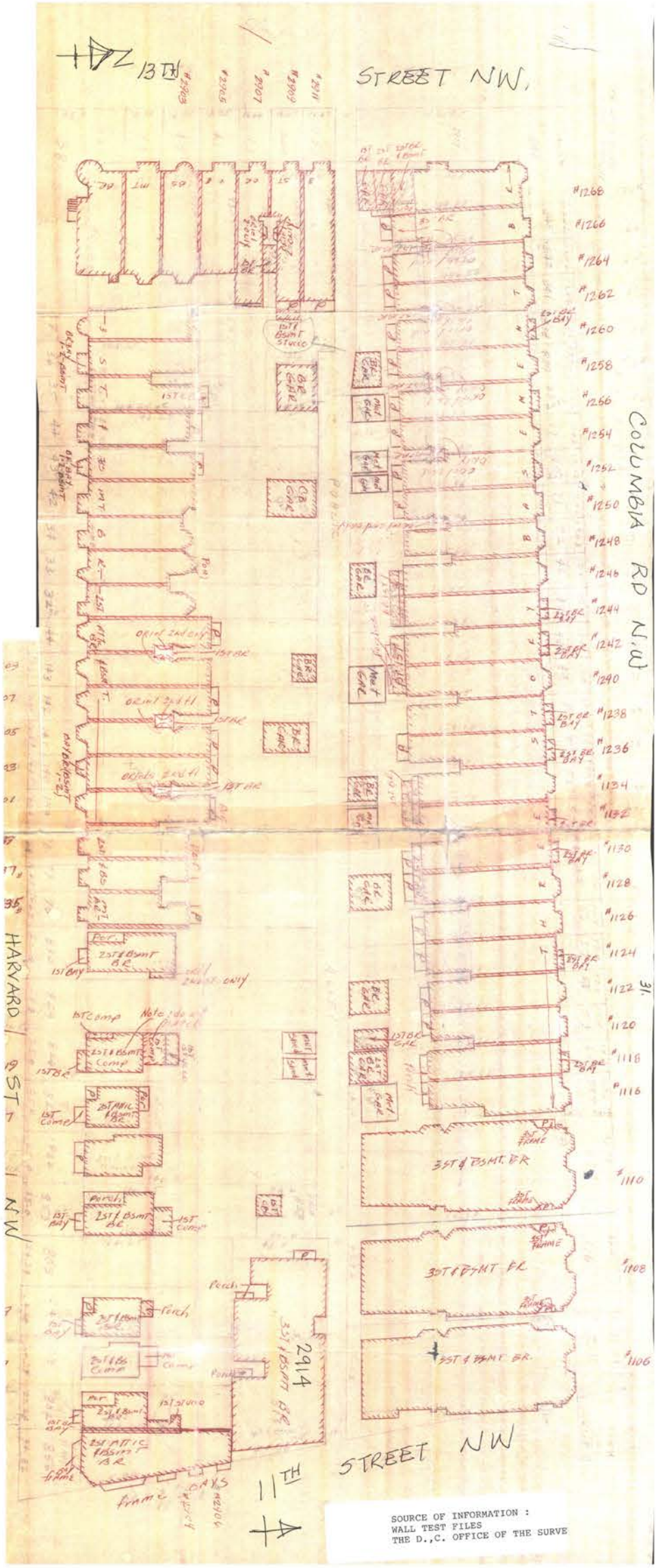

ELEVENTH
THE ELBERON
THE AVON
THE ALLENHURST
THE NONQUITT
GARAGES
2851
2852
2853
50
816
817
813
857
853
852
851
810
826
(16)
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HARVARD TER
HO


INSURANCE
AGENCY

WASHINGTON (1227) 1927-1928 VOL 3 - 1950 VOL 3


COLUMBIA RD. N.W.
ELBERON APTS
AVON APTS
ALLENHURST APTS
THE NONQUITT APTS
2853
(23)
SANBORN MAP COMPANY
1928 EDITION


Apartments
COLUMBIA RD. N.W.
2853
(23)
HARVARD N.W.
SANBORN MAP COMPANY
EDITION
30,
360



SOURCE OF INFORMATION :
WALL TEST FILES
THE D.,C. OFFICE OF THE SURVE



SOURCE OF INFORMATION :
WALL TEST FILE
D.C. OFFICE OF THE SURVEYOR

2853

37 Exam walls. $4.00
53: pt 20.21 & 22 as surv'd on 31397
P. 6138. Plat. Rct + 1 Card
#2904 Harvard St. n.w.
J. H. Grant.
July 7/13 (9.28 AM)
Ready now. (Signed) E.P.B. July 7/13
Rel. July 9/13 (OTB 7/C 21)

(P.C.) Survey $8.00
53: 838 (old 66) + mark lines for fences.
Joseph M. Locke
Apr. 17/15 (2.55 PM)
B 10/103

$4.00
853: 838 Exam walls
B.P. Plat. Rct + 2 Cds.
1260 Col. Rd. n.w.
Joseph M. Locke
Apr. 24/15 (12.15 PM)
Ready now. E.P.B. apr 24/15
Rel. May 7/15 (WB 9/145)

4-6-12 (Surv'd on Sep. 31397) $4.00
2853: 801 Exam walls.
B.P. 1286 – Plat, Rct + 1 Cd.
#2908 – 11th St. n.w.
L. Costaggini.
Ready H.M. 4th. E.P.B. Oct 4/15
Rel'd. Oct. 6/15 (LOB. 10/525)

2853

58718 Survey $12.00
2853: 46 Locate all walls, enclosures and encroachments. Give house #.
160/324 D.C. Title Co.
1-13-30
C.E.P. 2/5/30

51139 (H.M.) Survey $14.00
2853: 76 Locate all improvements and encroachments. Give house no.
Premises #1135 Harvard St. N.W.
District Title Co
Mailed 8/17/36
B. no. 25
See sep. paper M. J. H.
Aug. 24-36
SB 122/105

64275 Survey $12.00
2853: "OF-29" Survey to mark corners
SB 148/153
Augustine J. Wiams
9-2-5

2853

48268. $4.00
2853: 46. Exam. walls
J.P. 19-6 (P.R. Pullman)
P. R. Pullman.
Feb. 6. 1919.
W. J. B.
Ready now
Rlsd. Feb. 8/19 (WB. 11/8

51813 (P.C.) Survey $8.00
2853: 826 Rear or North 30' into 2 Garage sites, each 25 x 30' as shown within
John Waldman
Aug 20/19 (4.45 PM)
(SB 48/488)
W. J. B. Aug 22, 1919

51847 Survey $9.00
2853: pt 76 (Rear 30 ft into 2 Garage sites, each 8.5 x
C. W. Alger
Aug 22/19 (8.50 23
(SB 48/489)
W. J. B.

52723 (P.C.) $8.00
2853: 846 Survey
J. G. Ruhlin
Oct 8/19 (3.20 9th)
SB 49/296 C.E.P. Oct. 13, 1919

2853

81286 Survey $16.00
MAILED JUL 20 1948
2853: 42, Survey to mark REAR Corners.
(J.B. 156/194)
H.F.B. 7/10/48
Lawrence Wilson
6-25-48

32717 $10.00
2853: 42, Exam. Walls (Garage in rear)
2-B.P.-Rect-1-Card
D. HIS. SEP 22 1948
Lawrence Wilson
9-15-48
Ready Now. C.H.M. 9/22/48

19644 (E) $20.00
2853: 58, Exam Walls Garage
2-BR Rect-1-Card
Ready Now. Hercules Products Co
10-6-54
Not Ready 10/7/54 J.T.C.

2853

52851 (P.C.) Exam Walls $
2853: 846 (surv'd on 5
B.P. 2308 – Plat, Rct + 1
– 13th & Columbia Rd.
J. G. Ruhlin
Oct. 14/19 (4.33 PM)
~~Hold for Phone~~
Ready Sat. Oct. 18/19 O.R.B.

59761 C.S.H. $
2853: 141 Survey lot
(S-B-59/194)
G. Bogle
Feb. 15/21 (11.45 P
C.E.P. Feb. 16, 19
Marcia 4/7/21

59945 C.S.H. $4
2853: 141 Exam Walls
B.P. 4454 – 2 Plats, Rct
1205 Harvard. n.
G. Bogle
Feb. 28/21 (3.30
Ready now. W. J. B. Mar
D. I. 3/2/21

63533. C.S.H. $
2853: 59. Exam. wall
B.P. 8132 2 plats Ret Card
Set points.
U. J. H. Bien
July 6/21
W.J.H.
P.I. 7/8/21
July 7/21

2853

19703 2nd Trip $15.00
(E)
2853: 58, Exam Walls
Wallace 10/12/54
2-BR Rect-1-Card
Ready Now. Hercules Products

19758 3rd Trip $
(E)
2853: 58, Exam Walls (Walls Removed) on garage
2-BR-Rect-1-Card
Ready Now Hercules Products Co
C.H.M. 10-14-54
10/18/54

23381 Survey (E) $40.00
2853: OF 64, Survey to mark Corner. Also locate fence on West line
MAILED AUG 12 1955
SB-165
SP-255
Henry Slaughter
C.H.M. 6-8-55
8/8/55. Sep-Paper

34.

9104 Survey S.B. 174/3

2853: of 126, Survey to locate portion of Building or structures on public space Premise 1106 Columbia Rd. per letter

See Sch paper

F.B.W 1244-58

Office of the Exam Walls (the rear 30 ft. 64 full width Lot OF-26)

ZBP-Rect-1card

Ready Now The John Stape Corp. 11-16-59

2853 Columbia Hts 23 (Sth. pt.)

17094 (withdr.) Survey:
2853: Aq T. 800: 80 as one lot and locate portion of house
J.H. Grant
Set N cor. Jany 15/10 (12 55 PM)
cor of N.E. cor of 1st 30 E. 11 ft
ZPB. Jan 16/11
Plat withdrawn by mail Jan. 18th 1910

21706 (F.C.) $8 00
2853: 55 Survey
W. F. Basim.
Mch. 11/11 (1 40 PM)
Please do this Monday Mch. 13/11.
ZPB Mch 13/11

(withdr.) $4 00
2853: 55 Exam walls
3864 Plat Rct + 1 Card
Columbia Road n.w.
W. F. Basim
June 22/11 (12 04 PM)
Ready now.
Wm J. Flynn June 23 1911
Rept June 24/11 (W.B. 5/603)

23591 (F.C.) Survey + Exam. Wall
2853: 72
B.P. 5252. Pl. Rct + 1 cd.
W. J. Wade.
7/20/11
Wm J. Flynn July 21. 1911
Issued July 25/11 (5696)

2853

74442. (K.F.) $10 00
2853: 61 & of 124. Survey
Locate E. face of E. wall of house on 61, & project line parallel to W. line of 61 S. to alley crossing lot "of 124" Compute area of each lot cut off by said line for deed descriptions
RECEIVED JUN 30 1922
H. F. Mandler
June 24/22
SB. 59/467
M.J.H.

2853

2853 Columbia Hts. 23 (S. pt.)

7844. (F.C.) $8 00
2853: 52. Survey
Examine Walls.
(B.P. 174 - P. Rct 1 C)
Rose M. Reilly
(1134 Columbia Rd.)
SB 37/489
July 23/12
Plat sent by mail 7/24/12
Rept. Aug 5/12 (6/7401)

28421 (withdr.) Exam walls 9 00
2853: 199 & 200 & Survey
B.P. 1192 Plat Rct & 1 Card
1 13th St. n.w.
J. Ryan Rosafy.
Sept 11/12 (2 [illegible] PM)
Hold for Phone.
RHJ Sept 13-12
Rejtd - Sep. 16/12 (WB 6/)

29822 (Surv 2 Mch 1/02) $4 00
2853: 46 Exam walls
B.P. 3349 Plat. Rct + 1 Card
Rear 1246 Columbia Rd. n.w.
W. L. Gary
Feby 11/13 (2 00 PM)
Ready now. EPB Feb 12/13.
Rept Feb 13/13 (WB 7/20)

31397 (F.C.) Survey again $6 00
2853: pts 20, 21 & 22 (all of 20 & 21 not taken for 11th St & E. 24 of 22) as one lot 34.78 ft front on Harvard St & (con.) ft deep. & 4 cor points
J. H. Grant
June 25/13 (2 25 PM)
Used for 26 00 by M.C.H.
ZBP

2853

96103 Survey $2 00
2853: of 28 establish particularly West line with reference to fence behind to be off-line for location of fences
B.J. Madden 4/14/24
See sep. paper C.E.P. Apr 14/24

96318 Additional Fee 2 00
2853: of 28 show location of all fences bordering lot.
S.B. 71/250.
APR 22 1924
B.J. Madden 4/18/24
Sep. Paper
C.E.P. Apr. 19/24

2853

Survey
2853: 813 Examine Walls (Permit 3760)
Chas. W. King
Apr. 19/09
E.P.B Apr 20/09

2853

Survey
2853: 837 (pt 67) Re lines for garage.
V.T.H. Bien.
July 26/21 (10 [illegible] PM)
C.E.P. July 27/21
SB. 56/[illegible]
Mailed 7/29/21

Exam Walls $4 00
2853: pt 67 (837)
B.P. 829 1 Rct & Cds
V.T.H. Bien.
Aug 11/21 (4 25 PM)

35.

2853
Columbia Hts 23 Sq. 4

E.D. 33953/18 ✓
Survey Alleys in Sqr 2853
Engr of Highways
Nov. 29. 1907 (3^55 P.M.)

8/156
Plat of Survey forwarded
Dec. 9/07.

E.D. 76435. ✓
2853: 37.38.39.40 & 41
Furnish plat of lots, with the buildings and fences located correctly. also position of drain in private alley to the west of 1229 Harvard St.
Insp Plumbing
Feb. 3/6/09. (3^25 PM)
S.B. 24/50

13180 ✓
2853: 813 Survey (see 17)
Chas W. King
Mch. 16/09 (12^45 PM)
S.B. 24/157
Plat delivered to C.E.W.K.

1368 St. (West)
2853: 813 Examine Walls (Permit 3763)
Chas. W. King
Apr. 19/09
E.P.B. Apr. 20/09

2853

6004 C.S.T. Survey
2853: 837 (pt 67) Re lines for garage.
V.T.H. Bien.
July 26/21 (10 [illegible] M)
S.B. 56/188
C.E.P. July 27/21
Mailed 7/29/21

64602 Exam Walls $4.00
2853: pt 67 (837)
B.P. 829 1 Plat & 3 Cds
V.T.H. Bien.
Aug 11/21 (4^25 PM)
Ready now. C.E.P. Aug. 12/21
B.I. 8/13/21

65917 est Survey $8.00
2853: pt 58 (Rear lines for garage.
V.T.H. Bien
Sept 26/21 (1^26 PM)
S.B. 56/500
C.E.P. Sept. 29/21
Mailed 10/1/21

67617 K.F. Survey $9.00
2853: 830 Rear 25 ft 2 equal pts on Alley
S.B. 57/338 C.W. Alger.
Nov. 22/21 (1^40 PM)
C.E.P. Nov. 23/21.
Mailed 11/24/21

2853
Columbia Hts 23 (Sq. 4)

17094 (W.F.) Survey
2853: Aq T. 800 & 801 as one lot and locate position of house
Set New Pt of N.E. Corn of lot 301
J.H. Grant
Jany 15/10 (12^55 PM)
E.P.B. Jan 16/10
Plat delivered by mail Jan. 18th 1910

21706 (F.C.) $8.00
2853: 55 Survey
W.F. Basim.
Mch. 11/11 (1^40 PM)
Please do this Monday Mch. 13/11.
S.B. 31/43
E.P.B. Mch 13/11

23237 (W.F.) $4.00
2853: 55 Exam walls
B.P. 3864 Plat Rct & 1 Card
Columbia Road n.w.
W.F. Basim
June 22/11 (12^04 PM)
Ready now.
Wm J. J. June 23/1911
Repd June 24/11 (W.B. 5/66)

23591 (F.C.) Survey + Exam. Wall
2853: 72
B.P. 5855. Pl. Rct & 1 cd.
W.J. Wine.
7/20/11
Wm J. J. July 21. 1911
Repd July 28/11 (W.B. 5/696)

2853

74442 (K.F.) $10.00
2853: 61 & pt 124. Survey
Locate E. face of E. wall of house on 61, & project line parallel to W. line of 61 S. to alley crossing lot "pt 124". Compute area of each lot cut off by said line for deed descriptions.
H. F. Mandler
June 24/22
S.B. 59/467
W.F.H.
June 27/22

85677 (K.F.) Survey $8.00
2853: pt 30 to lay off a garage site 10 x 25 ft in N.E. Corner
W.M. Kemplinger.
May 14/23 (3^58 14th)
E.A.D. May 15-1923
S.B. 66/90

86659 (K.F.) Survey $8.00
2853: 140 & lay off a garage site 8 x 24 ft. in N.E. Corner
P.A. Roberts.
June 9/23 (11^32 AM)
S.B. 67/241.

93886 (K.F.) Survey
2853: 846 (62) & locate all walls enclosures & encroachments.
Give house number
Dist. Wash & L's T.I.Co

2853
Columbia Hts. 23

27844 (F.C.)
2853: 52. Survey
Examine Walls
(B.P. 174 P.R.
Rose M. Reilly
(1134 Columbia
July 23/12
SB 37/89
July 23/1912
Rept. Aug 5/12 (6/74

28421 (W.F.) Exam walls
2853: 199 & 200 & Surv
B.P. 1192 Plat Rct & 1
13th St. n.w.
J. Ryan Rosafy.
Sept 11/12 (2^55 PM)
Hold for Phone.
RHJ Sept 13
Rptd Sep. 16/12 (W/S

29822 (Surv 2nd Mch 1/02)
2853: 46 Exam walls
B.P. 3349 Plat. Rct & 1 Cd
Rear 1246 Columbia Rd
W.L. Gary
Feby 11/13 (2^00 PM)
Ready now. E.P.B. Feb 12
Repd Feb 13/13 (W.B. 7/2

31397 (F.C.) Survey again
2853: pts 20.21 & 22 (all of 20 & 21 taken for 11th St & E. 2 ft of 22) lot 34.78 ft Front on Harvard St & ft deep. & reset points
J.H. Grant
June 25/13 (2^20 PM)
used for 26th by M.C.H.
E.P.B. June 26

2854

96103 (M.C.) Survey
2853: of 28 establish eastern West line with reference to fence behind to be off-set for location of fences
B.J. Madden
4/14/24
See sep. paper C.E.P. Apr.

96318 Additional Fee
2853: of 28 show location of all fences bordering lot
S.B. 71/250.
APR 22 1924
B.J. Madden
4/18/24
Sep. Paper C.E.P. Apr. 19/24

33706: (K.F.) Survey $10
2853: 56 to locate all wall enclosures & encroachments
Give house number
S.B. 88/156 District T.I.Co.
Mch. 2/27 (2^35 PM)
Case # 155.939.

43288 (F.K.M.) Survey $10
2853: 124 & 61 to locate West wall of Apt. on lot 124 & E wall of Bldg on lot 61. Give distance between
Sullivan Bros C.E.P.
93/142) Mch 7/28 (2^10 PM)
Mailed 3/13/28

EXHIBIT D

HARVARD MEWS CONDOMINIUM SUBDIVISION
PLAT

EXHIBIT 28D

CASE NO. 16965

IS AN OVERSIZED EXHIBIT

PLEASE SEE AT OFFICE

EXHIBIT E

BUILDING PERMIT APPLICATIONS

LI-P-152
Formerly LI-P-152
Rev. 9/1/57

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF LICENSES AND INSPECTIONS
LICENSE AND PERMIT DIVISION
PERMIT BRANCH

DEPOSIT $ none P.C.

(Date)

APPROVED
OCT 5 1962
WATER REGISTRAR

Permit No. B 92636 10-5-62
Issued

APPLICATION FOR PERMIT TO MAKE REPAIRS OR ALTERATIONS TO AN EXISTING BUILDING
(If additions are to be made—Use Form 151 CPB)

(Write with Typewriter or Ink)
(A SEPARATE APPLICATION MUST BE MADE FOR EACH BUILDING)

Address of proposed work 2914 11th Street N.W. Lot 813 Square 2863

Name of owner ARTHUR WILMER (Print Name in Full) Address SAME

Material of building BRICK Cost of work described below $ 1000.00

To the Director of Inspection:

Permission is requested to make the following repairs:

CORRECT DEFICIENCIES AS NOTED BY D.C. DEPT. OF LICENSES AND INSPECTIONS (OCCUPANCY BRANCH) - FIRE PROTECT BASEMENT CEILING WITH FIRECODE 45 - CLOSE UP ALL TRANSOMS FIRE PROTECT CORRIDOR PARTITIONS AND CEILINGS AND DOORS - TERMINATE BASEMENT STAIRS IN PROPER ENCLOSURE - REARRANGE EXIT DOORS TO SWING OUT AS PER PLAN See Sketch attached

Applicant Must Furnish the Following Information

Does this work require a Registered Architect or Professional Engineer? _____
Name of ARCHITECT Clyde M. Draughon Address 1803 9th St., N.W.
Tel. No. CO 5-4096 D. C. Registration No. 858
Name of Professional Engineer _____ Tel. No. _____
Address _____ D. C. Registration No. _____
Name of contractor _____ Address _____

Use of building: Present APARTMENT Proposed APARTMENT
If use is residential, how many living units? Present _____ Proposed SAME
Number of stories under Zoning Reg.? 4 Material of roof SLAG
Number of stories for purpose of exits and fireproofing? 4
Thickness of exterior walls: 1st Floor 12"; 2nd floor 12"; 3rd floor 8";
Live floor capacity in pounds per sq. ft. 40# Live roof capacity in pounds per sq. ft. 30#
Is any new electric wiring to be done? YES Is the building now being condemned for any reason? NO Will there be any projections beyond the building line? NO
Will front wall, if altered, project beyond other front walls in block? NO

THE APPLICANT AGREES TO COMPLY WITH ALL TERMS AND CONDITIONS APPEARING ON *BOTH* SIDES OF THIS APPLICATION.

To be Filled in by Clerk

Use District R-4
Height District —
Area District —
Date 10-5-62
K.F.L.
(Name of Clerk)

Penalties are Provided for Misrepresentation

IF OWNER EXECUTES—
Signature of owner _____
Tel. _____

IF AGENT EXECUTES—
Name of auth. agent (Print) Clyde M. Draughon Tel. CO 5-4096
Address of auth. agent 1803 9th St., N.W.

Execution by Agent
(Name of Owner) Clyde M. Draughon
By Clyde M. Draughon per mjb
(Signature of Authorized Agent)

COMPLIES WITH REQUIREMENT OF ZONING REGULATIONS Initial

c/o A-33072 Apt. House

RESERVED FOR APPROVALS

PLUMBING	MECHANICAL AND REFRIGERATION	ELECTRICAL	SMOKE & BOILER	APPROVED FOR PERMIT
APPROVED:	APPROVED:	APPROVED:	APPROVED:	
Engineer	Engineer	Engineer	Engineer	Engineer
Date OCT 5 1962	Date	Date OCT 5 1962	Date	Date OCT 5 1962

SOURCE OF INFORMATION:
D.C. ARCHIVES

Form LI-P-65)

Date 10/5/62 (Type) REPAIR

PERMIT NO. B 92638

Location of work 2914 - 11TH ST., N. W.

Lot 813 Square 2853

TOTAL PERMIT FEE $

(Owner) ARTHUR WILMEN FILING FEE $

NO. DATE

FEE PAYABLE $ 15.00

100%

FIRE PROTECT BASE. CEILING WITH FIRE CODE 45, CLOSE UP ALL TANSOMS, FRIE PROTECT CORRIDOR PARTITIONS & CEILINGS AND DOORS, TERMINATE STAIRS IN PROPER ENCLOSURE, RE-ARRANGE EXIT DOORS TO SWING OUT, AS PER LIST ATTACHED. AND PLAN.

(To be filled in if applicable)

Builder — OWNER Value $ 1,000 No. of Bldgs. 1

Width of Bldgs. Length Height No. of Stories 4

Zone R-4 To be occupied as APT.

Height of terrace above grade Projections:

Address of owner SAME

Depo No. Amount $ R. LANDIS

DEPT. OF LICENSES & INSPECTIONS, GOV'T. OF DIST. OF COL.

INSPECTOR'S COPY

(BUILDING) PERMIT

Date 10/5/62 (Type) REPAIR

PERMIT NO. B 92638

Location of work 2914 - 11TH ST., N. W.

Lot 813 Square 2853

TOTAL PERMIT FEE $

ARTHUR WILMEN (Owner) FILING FEE $

NO. DATE

FEE PAYABLE $ 15.00

FIRE PROTECT BASE. CEILING WITH FIRE CODE 45, CLOSE UP ALL TANSOMS, FRIE PROTECT CORRIDOR PARTITIONS & CEILINGS AND DOORS, TERMINATE STAIRS IN PROPER ENCLOSURE, RE-ARRANGE EXIT DOORS TO SWING OUT, AS PER LIST ATTACHED. AND PLAN.

(To be filled in if applicable)

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Height of terrace above grade Projections:

Address of owner SAME

Depo No. Amount $ R. LANDIS

DEPT. OF LICENSES & INSPECTIONS, GOV'T. OF DIST. OF COL.

INSPECTOR'S OFFICE COPY

SOURCE OF INFORMATION:
D.C. ARCHIVES

R

TO BE FILLED IN BY INSPECTOR WHEN JOB IS COMPLETE

Date of survey _____ Are walls properly located? _____ Bonded? _____
Anchored? _____ Are yards, courts, etc., as approved? _____ Do building dimensions conform with plat & approved plans? _____ Actual height of terrace above sidewalk _____ Total height of bldg., in feet, from sidewalk at center of bldg. _____ Number of stories above grade _____, below grade _____
Are projections in accord with approved plans? _____

DATE	REPORT	DATE	REPORT
10-18-62	Basement to 1st.		
	Stairs not enclosed.		
10-23-62	Same.		
11-8-62	Same.		
4-30-63	No entry Locked		

This building has been constructed in accordance with the permit and approved plans filed herewith.

10-25-63 J. J. DuBost

Number of additional report cards — 1 2 3 Date Building Inspector

TO BE FILLED IN BY INSPECTOR WHEN JOB IS COMPLETE

Date of survey _____ Are walls properly located? _____ Bonded? _____
Anchored? _____ Are yards, courts, etc., as approved? _____ Do building dimensions conform with plat & approved plans? _____ Actual height of terrace above sidewalk _____ Total height of bldg., in feet, from sidewalk at center of bldg. _____ Number of stories above grade _____, below grade _____
Are projections in accord with approved plans? _____

DATE	REPORT	DATE	REPORT
10-18-62	Basement to 1st.		
	Stairs not enclosed.		
10-23-62	No Change.		
11-8-62	No progress		
4-30-63	No entry Locked		

This building has been constructed in accordance with the permit and approved plans filed herewith.

10-25-63 J. J. DuBost

Number of additional report cards — 1 2 3 Date Building Inspector

FIRE PROOFING NOTES

ENTIRE BASEMENT CEILING MUST BE FIRE PROTECTED

FIRE PROTECT ENTIRE BASEMENT CEILING W/ 5/8" U.L. APPROVED SHEET ROCK RATED AT 60 MINUTES
FIRE PROTECT ALL DOORS AND WINDOWS WITH IN TEN FEET, UNDER OR ON TO THE FIRE ESCAPES. WINDOWS, SHALL HAVE 1/4" WIRE GLASS IN UPPER SASH AND SHALL BE PROPERLY COUNTER BALANCED OR SHALL BE PERMANENTLY FIXED.
DOORS SHALL BE COVERED ON THE INSIDE WITH METAL NOT THINNER THAN 26 GAUGE, AND IF GLAZED, SHALL BE GLAZED WITH 1/4" WIRED GLASS; JAMBS AND TRIM MAY BE UNPROTECTED ON GROUND FLOOR. PUBLIC HALL SIDE OF STUD PARTITIONS AND EXIT AND PUBLIC CORRIDOR CEILINGS SHALL BE PROTECTED WITH 5/8" U.L. APPROVED 60 MIN. SHEETROCK
REMOVE ALL TRANSOMS OVER DOOR OPENINGS LEADING TO PUBLIC CORRIDORS FIREPROTECT WITH FIRECODE "60"
STUD SPACINGS SHALL BE FILLED WITH ROCK WOOL BATTS FROM PUBLIC HALL SIDE OF HALL PARTITIONS

LEGEND & SYMBOL

	EXISTING
	CINDER BLOCK
	EXISTING PARTITION W 5/8 U.L. APPROVED SHEETROCK (PUBLIC HALL SIDE ONLY)
E.W.	EMERGENCY WHITE LIGHT
E.R.	EMERGENCY RED LIGHT

general layout of electrical installation n on these plans, is approved, subject to further approval of construction.
OCT 5 1962
Dept. of Licenses & Insp's.

PROJECTIONS NOT INCLUDED STRUCTURAL WORK IN GENERAL APPROVED SUBJECT TO THE FURTHER APPROVAL OF CONSTRUCTION
OCT 5 1962

DOOR SCHEDULE

PERMANENT FILE

2-1¾" x 6'-6" SELFCLOSING METAL COVER ON APARTMENT SIDE

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE D.C. BUILDING CODE.
Earl J. Heft for Clyde M. Drayton
CLYDE M. DRAYTON REG. ARCH. #856
1909 - 8TH ST., N. W.

COMPLIES WITH REQUIREMENTS Initial
OCT 5 1962

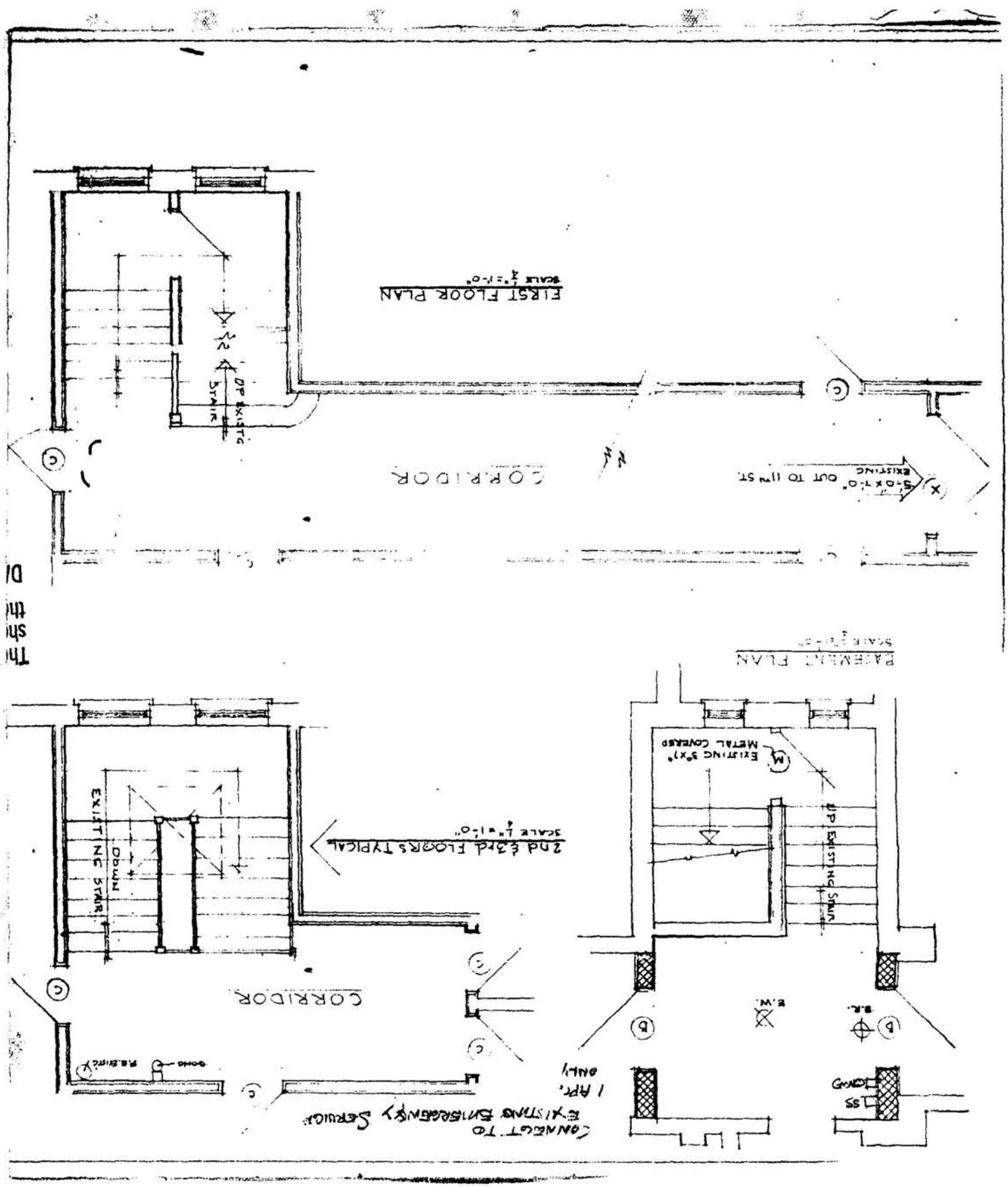
ALTERATIONS

APARTMENT HOUSE
2914 11TH ST. N.W.
ARTHUR WILMER, OWNER

CLYDE M. DRAYTON
REGISTERED ARCHITECT
1909 8TH ST. N.W. CO. 5-4096

DATE
FILE
SHEET
OF

SOURCE OF INFORMATION :
D.C. ARCHIVES



SOURCE OF INFORMATION :
D.C. ARCHIVES

EXHIBIT F

PHOTOGRAPHS OF 2914 11TH STREET N.W.



Front of 2914-11th St. NW



Rear of 2914- 11th St. NW
(Looking East).



EXISTING REAR of 2914- 11th Street N.W. (Note the bricked doorways and the outline of Prior porch on the rear wall) View looks to the east

EXHIBIT G

PHOTOGRAPHS OF THE HARVARD
MEWS CONDOMINIUM



Photo of Harvard Mews Condominium (Front) Looking North



Photo of Front of Harvard Mews Looking North



Photo of Common Area of Harvard Mews (Facing Harvard St. From rear) Looking South



Partial View of Private Property to the left and Harvard Mews Condominiums to the left (Photo taken in the rear of Harvard Mews) Looking Southeastern



Photo ~~taken~~ looking North From the adjacent private Property



Rear ~~of~~ Private Property adjacent to 2914 - 11th St. NW (Southern Wall)



2914 – 11th St. NW.
Side of Exist. Bldg.
looking north from
adjacent Property



View of 2914 - 11th St. NW
from the front of
Condominiums of
Harvard Mews

Southeast Corner of 11th Street & Harvard St. NW →





↑ View of 2914-11th St NW (South Side) taken from walkway of adjacent private property looking North

↑ Photo Looking North on eastern Harvard St NW





Photo taken ~~on~~ Harvard St NW. looking north.



Photo taken on common area sidewalk of Harvard Mews looking North. (You can access the rear of the Condo from Harvard St NW)



Close-up of Photo Common Sidewalk of Harvard Mews looking North (You can access the rear from Harvard St NW)





Harvard Mews Condominiums
which front & face 2914-
11th St NW



Front of Condominiums which have front entrances facing 2914 - 11th St. NW.



Rear of 2914 - 11th St NW.
(Photo taken in front of ~~Hughes~~ Harvard Mews Condominiums which face the rear of the NonQuitt).



Rear of 2914
11th St NW
(Close up)



Photo looking North-easterly
From Harvard Mews
Parking Lot



Photo looking east
from Harvard Mews
Property



Partial view looking east from the Harvard Mews Parking Lot