Form 121

RECEIVED
D.C. OFFICE OF ZONING
2005 APR -7 PM 2:34

Burden of Proof for 1620 New Jersey Ave. NW Special Exemption

1) **How the proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and Map**:

1620 New Jersey Ave. NW is an attached row house in an R-4 district. The current structure occupies 38% of the lot out of an allowable 60%. There is ample room to expand as a matter of right and given the rapid escalation of real estate cost in the District of Columbia it makes economic sense to expand the size and/or density of existing structures when possible. The proposed conversion of 1620 NJ Ave. from a single family dwelling into a two-family flat makes this property a viable investment and is permitted as a matter of right in an R-4 district according to 11DCMR 330.5.

This application for special exception to the requirements of 11DCMR 406.1 is directly related to the existing conditions of the neighborhood in which it is located. Of the 56 properties in the square block that 1620 NJ Ave. is located in (bordered by New Jersey Ave., 5th St., Q St. and Warner St.), only 7 meet the requirements of 11DCMR 401.3, which stipulates that a row dwelling or flat in an R-4 District must be located on a lot with a minimum width of 18ft. Most of the lots located in this square block are less than 16 ft. wide; 1620 NJ Ave is one of 23 out of the 56 that are 15 ft. wide. In fact, the large lot that 1622 sits on (lot 188) was at the time of 1620 NJ Ave.'s construction two lots that were 15 ft wide (lots 100&101-see attached 1903 Hopkins&Baist Atlas, sq. 509).

The purpose of open courts in an R-4 District of attached row dwellings is to bring light and air into the middle sections of these attached structures, which serves the dual purpose of providing windows/means of egress so that attached buildings can have safe, code-compliant bedrooms located in these middle sections. It is for these reasons that the proposed plans for 1620 NJ Ave.'s addition has an open court on the NW side. 24 of the 56 properties on the square block 1620 NJ Ave. is located on have open courts similar to that being proposed for 1620 NJ Ave.; since most of these lots are non-conforming in width the courts are subsequently non-conforming in width as well.

As a matter of right the owner of 1620 NJ Ave. can build a rear addition, from lot line to lot line with no open court, as long as the total lot occupancy does not exceed 60%. I believe this matter of right option is less consistent with the general intent and purpose of the Zoning Regulations and Map than the proposed rear addition with a non-conforming open court for the following reasons:

(a) 1622 NJ Ave., the neighbor to the NW, was built with a very narrow (2.25ft. wide), non-conforming open court that has 6 windows facing directly into the area of 1620 NJ Ave. that can be built upon as a matter of right. A full lot-width rear addition to 1620 NJ Ave. would make the amount of light and air available to these 6 windows much

BZA
Case No. 17345
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17345
EXHIBIT NO. 4

less than what would be available if the rear addition to 1620 NJ Ave. was built with an open court on the NW side as proposed.

(b) The granting of a special exception to 11DCMR 406.1 would allow the rear addition of 1620 NJ Ave to be built with an open court that measures 4.16ft wide, which when paired with the opposing non-conforming open court that exists at 1622 NJ Ave. of 2.25ft.wide, creates a de facto open court between the rear of the two structures that measures 6.41ft. wide (exceeding the minimum requirements for open courts in an R-4 district). The proposed width of the open court for 1620 NJ Ave. does exceed the minimum requirements of the official building code of the District of Columbia (DC Building Code section 1205.3-"Courts shall not be less than 3 feet in width. Courts having windows opening on opposite sides shall not be less than 6 feet in width"), which illustrates that the design is safe and functional. By taking into account the existing conditions of Square 509-the majority of the square does not conform to either 11DCMR 401.3 or 406.1 and was grandfathered in- the general intent and purpose of the Zoning Regulations would be more closely adhered to.

(c) It makes sense that the requirements of 11DCMR 406.1 were formulated to allow attached dwellings in Residence Districts to provide an open court for light and air while still providing property owners with a reasonable width of lot remaining on which to build i.e. the width of open court requirements are linked not just to the height of the court but to the minimum width of lot requirements (11DCMR 401.3). The majority of the lots in Square 509 are narrower than that proscribed in 11DCMR 401.3, and many of them have existing open courts that do not meet the requirements of 11DCMR 406.1. Without an open court it at the rear of 1620 NJ Ave. it would be impossible to provide an additional bedroom for 1620 NJ in the middle sections (because of means of egress requirements), which would significantly reduce the market value of the house. Holding the owner of 1620 NJ Ave. strictly to the full requirements of 11DCMR 406.1 (9.08 feet width of court based on the court height of 27.25 ft.) would leave a buildable width of 6 ft. at 1620 NJ Ave. The maximum interior dimension of an addition built there would be 4.875 ft-not suitable for anything except a hallway. Because of the existing conditions at 1620 New Jersey Ave.-the way the lots on that block were subdivided originally as 15ft wide and they way that 1622 NJ Ave was built with a narrow, non-conforming open court- what is allowed to be built as a matter of right at 1620 NJ Ave. would more negatively affect both the owners and neighbors of 1620 NJ Ave. than what can be built by granting a special exception to 11DCMR 406.1. This is why granting the requested special exception would be consistent with the intent and purpose of the Zoning Regulations.

2) How allowing the use will not adversely affect the use of the neighboring property- i.e. traffic, noise, lighting, etc.

1620 New Jersey Ave. NW has been vacant for over five years and has been a magnet for loitering, trash and drug dealing. Renovating this single-family row house will do nothing but improve the immediate area around it. New Jersey Ave. is a busy main avenue in DC, an important connection between the surrounding neighborhoods and the access tunnel to 395 which is 5 blocks away- having the last vacant house on this block renovated and occupied will in no noticeable way increase the amount of traffic and noise in the area. Having this vacant home renovated as a two unit will add sorely needed rental housing units in an area where there has been a significant drop in the available rental housing from condo conversions and single family rentals becoming owner occupied residences.

As well, the proposed rear addition has been designed with the existing conditions of its immediate neighbors in mind. Foregoing a full-lot width addition in favor of one with an open court, although this is a more lengthy and costly approach, and having no windows on the rear addition that face 1622 NJ Ave provides a design of use that will not adversely affect neighboring property and which fits seamlessly into the character and scale of the surrounding properties.

Section 223.2-The addition shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

(a)The light and air to neighboring properties shall not be unduly affected;

1620 New Jersey Ave. NW has two direct neighbors, one to the SW-1618 NJ Ave. and one to the NW-1622 NJ Ave., who must be taken into consideration under this proposal. 1618 NJ Ave. is a single family residence that because of it's location on the southern side of the proposed addition does not have the light and air it receives affected at all by said addition. Mr. and Mrs. Mullen, the owner-occupants of 1618 NJ Ave. have been positive about the proposal and have given the owner of 1620 NJ Ave. a letter of consent to come onto their property to build a masonry party wall on their shared lot line. Mr. and Mrs. Mullen have professed a desire to expand their house, which is a mirror image of 1620 NJ Ave., built at the same time by the same builder (see permit no.736, dated 1/31/1882). One of the positive effects of this proposal is that it makes this desire to expand their dwelling more affordable for them by laying the foundation and building the necessary party wall this requires.

1622 NJ Ave. is a large semi-detached 4-unit building that is on the NW side of 1620 NJ Ave. 1622 NJ Ave has 55 windows and access to substantial light and air on all four sides (see attached plat map)-of these 55 windows 6 will have a reduction in direct light if an addition to 1620 is built. 1622 NJ Ave also has four covered porches on the rear of the building with unobstructed 180 degree views that bring in significant light and air that will in no way be reduced by the proposed addition. 1622 NJ Ave has 200 linear ft. of exterior walls with window openings for light and air-of this 200 ft. 21ft of exterior walls with windows will have a reduction in direct sunlight. In other words, a rear addition to 1620 NJ Ave. will cause no more than 10.9% of the windows and/or exterior walls with openings on 1622 NJ Ave to lose any amount of light at all. Considering that the requested special exception, if granted, will actually increase the amount of light and air available to 1622 NJ Ave. over what would be available if the rear addition was built full-lot width as a matter of right; and considering the size of 1622 NJ Ave. and the overall amount of light and air it receives from 55 windows, a partial reduction of direct light to 10.9% of its windows does not represent a substantially adverse affect upon the use or enjoyment of 1622 NJ Ave.

(b)The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

The design of the proposed addition to 1620 NJ Ave. takes in to consideration the privacy of all neighboring properties. The existing conditions at 1620 NJ Ave. have none of the rear windows with sight lines into any of 1618 NJ Ave.'s windows and the proposed rear addition preserves this, as well as extending the masonry party wall between the two properties 20ft.-thus increasing privacy and reducing sound transmission. Because 1622 NJ Ave was built with 6 windows facing directly into the

existing rear yard of 1620 NJ Ave., the rear windows of 1620 NJ have direct sight lines into these windows; as well, any activity (social or otherwise) in the existing backyard of 1620 NJ occurs right under these windows on 1622 NJ, which provides a low level of privacy for the occupants of both properties. The design of the proposed rear addition adds only one new window to the rear of 1620 NJ, and places all rear windows where there are no direct sight lines into any of the windows on 1622 NJ Ave. The wall of the proposed open court on 1620 NJ that directly faces the 6 windows of 1622 NJ will have a smooth stucco finish that is painted and will have no windows, thereby increasing the privacy of 1622 NJ Ave. The lack of any windows facing the rear of 1622 NJ Ave. and the 1hour fire rated construction of the walls of the open court (1.5" of cement stucco and cement board over framing and insulation) will effectively reduce sound transmission between the two properties, thus increasing privacy.

To further provide for increased privacy the 6ft high chain link fence that exists between the rear yards of 1618 and 1620 NJ Ave. will be replaced with a 7ft. high solid wood fence (4x4 posts, 2x4 rails, 1x6 pickets). As well, the dilapidated wood fence that is in between the rear of 1620 and 1622 NJ Ave will be replaced with the same 7ft. high solid wood fence, all this at no expense to the owners of 1622 and 1618 NJ Ave.

Therefore, the proposed rear addition to 1620 NJ Ave. NW will actually increase the privacy and enjoyment of use of the neighboring properties by reducing sound transmission between the properties, eliminating/moving any windows that face into any of the adjacent neighbors windows, upgrading and replacing the common fences to a higher standard, and improving the aesthetics of the rear façade and yard of 1620 NJ Ave.

(c) The addition, together with the original building, as viewed from the street, alley or other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage;

The proposed renovation to 1620 NJ Ave. NW involves restoring the front façade to its original beauty, that means repointing all the brick with an appropriate "Type O" mortar, replacing the old windows with matching wooden sash, rebuilding the original iron steps, replacing the bay roof with a copper roof that matches the original tin roof complete with a built in gutter, erecting a historically appropriate wrought-iron fence and gate and repairing the original tin cornice. This will bring a neglected vacant row house back into the historic character of the surrounding neighborhood.

The proposed rear addition is only visible from the rear alley and will also serve to bring the house more into the scale of the surrounding structures. The existing conditions have 1620 and 1618 NJ Ave (identical structures built at the same time) with front facades that are on the same plane as the neighboring houses, while the backs of 1618 and 1620 are recessed roughly 20ft. from the rear walls of the neighboring structures. This is probably related to the fact that 1618 and 1620 NJ Ave. were some of the first houses built on the block and the neighboring houses (1622 NJ to the NW and 1616-1610 NJ to the SE) were built 21 years later (see attached "Shaw East Survey Census Report" and bldg. permit dated 07/28/1903 for lot 188, sq. 509). The proposed rear addition will bring 1620 NJ Ave more into line with the lot occupancy ratios of the

neighboring properties, although still with a slightly lower lot occupancy ratio. As mentioned above, this will also make it more affordable for the owners of 1618 NJ Ave. to bring their property more into the scale of our neighbors by providing the foundation and masonry party wall they need on their NW boundary.

As for the proposed open court, the attached plat maps clearly illustrate that this is one of the most common configurations for the rear of attached row houses in the surrounding neighborhood. In particular, see 1634-1636 NJ Ave., 1619-1623 Warner St., 1605-1613 Warner, and 419-455 Q St. The rear of 419 and 421 Q St. is a very good example of how non-conforming open courts that are paired together can create a very functional and pleasant environment that provides ample light and air, can actually increase privacy, and that fits very easily into the existing fabric of the surrounding neighborhood.

PROPERTY INFORMATION

1) Property: **1620 NEW JERSEY AVE NW, WASHINGTON DC 20001-2408 C029**

APN:	**0509-0000-0102**	Tax Code:	**02**	Use:	**TOWNHOUSE/ROWHOUSE**
County:	**DISTRICT OF COLUMBIA, DC**	Prop Tax:	**$887.28**	Total Value:	**$57,616**
Census:	**48.01**	Tax Yr: **1999**	Delinq:	Land Value:	**$32,037**
Map Pg:	**03-0310**	Exemptions:		Imprv Value:	**$25,579**
Neighborhd:				Assd Yr:	**1999**
Subdivision:	**OLD CITY NO 2**			% Improve:	**44%**
Phone:	**202/291-6564**			Owner Vest:	/ /
Owner:	**ANDERSON ROEDEAN S**				

Mail: **7516 16TH ST NW; WASHINGTON DC 20012-1510 C002**

Owner Transfer = Date: Price: Doc#: Type:

SALE & FINANCE INFORMATION

	LAST SALE	PRIOR SALE
Record/Sale Date:		
Sale Price/Type:		
Liber/Folio:		
Deed Type:		
1st Mtg Amt/Type:		
Rate/Type/Term:	/ /	
Lender:		
2nd Mtg Amt/Type:		
Rate/Type/Term:	/ /	
Title Company:		
Seller:		
New Construction:		

Other Last Sale Info = # Parcels: Type 2: Pend:

SITE INFORMATION

Zoning:	**R4**	Acres:	**A0.03**
County Use:	**011**	Lot Area:	**1,447**
# Bldgs:		# Res Units:	**1**
Legal Blk/Bldg:			
Legal Lot/Unit:			

Legal Desc:

IMPROVEMENTS

Gross Area:	
Bldg/Liv Area:	**1,144**
Bsmt Area:	**586**
$/SF:	
Bedrms:	
Ttl Baths/Fixt:	**1**
Yr Built/Eff:	**1900**
# Stories:	**2**
Fireplace/#:	
Ext Wall:	**BRICK VENEER**
Int Wall:	
Roof Type:	
Roof Matl:	**METAL**
Roof Frame:	
Roof Shape:	
Heat Fuel:	**GAS**
Heat Type:	**RADIANT**
Parcel Fuel:	
Floor Cover:	
Air Cond:	

© 1996 Win2Data 2000

5TH.
WARNER ST.
PUBLIC
NEW JERSEY
18 TH.
80.
160.
50.
30.
100.

129
MORSE SCHOOL
(PUBLIC)
C.W. THECKER
COAL YARD
NEW JERSEY AV. N.W.
WARNER 509 N.W.
5TH ST.
Q ST.
R ST
N.W.
NORTH WESTERN BOTTLING WKS.
OFFICE
Flats.
6" W. PIPE.
6" H. PIPE.

F1 20-C

Department of Consumer and Regulatory Affairs

Building and Land Regulation Administration - Permit Service Center

October 05, 2004 01:34 PM

Comments==>

Received:

Date:

PLANS		APPLICATION	
Y	N	Y	N

Engineering Coordinator William Schoon

Project Location: 1620 NEW JERSEY AVE NW

Applicant/Agent DON PUCHALLA

Job No: 20 C 5

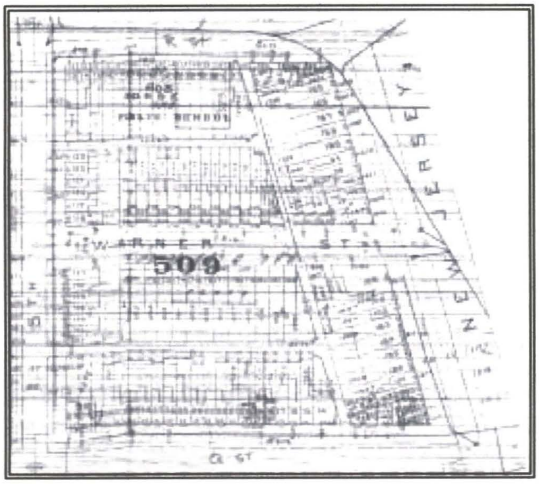
Frank Moody

Required Reviews (Checked boxes only)	Reviewer	Completion Time	Review Status
☑ Public Space		☐ AM ☐ PM	☐ Approved ☐ HFC ☐Ref. to DPW ☐Conf. w/ Applicant
☐ Zoning 11/1/04 See Note Below		☐ AM ☐ PM	☐ Approved ☑ HFC ☐Ref. to BZA ☐ Ref. to Zoning Administrator ☐ Conf. w/ Applicant
☑ Soil Erosion ☐ Storm Water Mgmt		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Ref. to DOH ☐Conf. w/ Applicant
☐ Air Quality ☐ EIS		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Ref. to DOH
☐ Water & Sewer		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Ref. to WASA ☐ Conf. w/ Applicant ☐ WASA deposit required
☑ Mechanical/Plumbing	Gen	☐ AM ☑ PM	☐ Approved ☑ HFC ☐ Conf. w/ Applicant
☐ Health		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Conf. w/ Applicant
☑ Electrical		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Conf. w/ Applicant
☐ Elevator		☐ AM ☐ PM	☐ Approved ☐ HFC ☐ Conf. w/ Applicant
☐ Fire Protection	Acc.	☐ AM ☐ PM	☑ Approved ☐ HFC ☐ Conf. w/ Applicant
☑ Structural	G PC	☐ AM ☐ PM	☐ Approved ☑ HFC ☐ Conf. w/ Applicant

163 3-12-4935 312-4935

Remarks

Zoning: Required BZA Approval for your proposed addition (otherwise (either setback 6' from lot line (not 3.5' as your proposal) for minimum width of open court or all the way to lot line = Same width of the lot with max. lot occupancy 60% including existing & proposal



Square 509

Bounded by Q Street to the south, R Street to the north, New Jersey Avenue to the west, 5th Street to the east, and containing Warner Street.

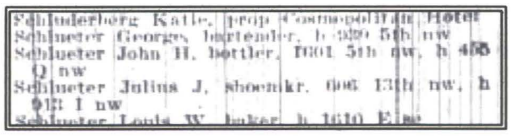
Tax Assessments indicate that on September 25, 1876, the Square was first subdivided into 76 individual building lots, divided east to west by what was then known as Willard Street. It was entirely owned by William W. Corcoran, who on September 26, 1879, took those lots that had been facing lettered street to be re-orientated to face New Jersey Avenue on the eastern portion of the Square. He also created the north-south alley at that time to serve the rear yards of the New Jersey Avenue lots. William Wilson Corcoran, illustrated at right, was affectionately known as Washington's first philanthropist, and upon his retirement in 1854, gave thousands of dollars away for the benefit of its citizen's. He also developed massive amounts of land right up until his death, in 1888.



G.F.R. Swartzell further subdivided lots facing 5th Street north of Warner Street on October 24, 1881. Those facing 5th Street to the south of Warner Street had been further subdivided by N. Birch on February 21, 1880.

Augustas Hemings obtained a building permit for his $1,200 brick house at 457 Q Street on March 25, 1880, the same year owner G. W. H. Van Horn obtained a permit to build three homes located between 1605 and 1609 5th Street, built for $3,000.

In 1882, two brick homes were built at 1618 and 1620 New Jersey by Alice L. Kern, who listed Edward Kern as responsible for their construction at a total cost of $3,500.


Schluderberg Katie, prop Cosmopolitan Hotel
Schlueter Georges, bartender, h 639 5th nw
Schlueter John H. bottler, 1601 5th nw, h 455 Q nw
Schlueter Julius J. shoemkr. 606 13th nw, h 913 I nw
Schlueter Louis W. baker, h 1610 E nw

The adjoined properties today located at 1601 5th Street and 641 Q Street has its origins before 1880, when owner L. A. Grant received a permit to place a set of "brick stairs on back building" a repair of a fuel shed in 1886. By 1898, however, the rear facility along 5th Street had become a small bottling plant, owned by John H. Schlueter, who also resided on the property, at 455 Q Street. Local lore dictates that the plant was used for bottling soda, but since Schlueter only used the phrase "bottler" in City Directories it is unknown what exactly was produced at the small plant.

Shaw East Survey Census Report

Square	Bld #	Building Address	Lot	Old Lot #	Architect	Builder		Built	Notes	1880 Race	1880 Occupation	1900 Race	1900 Occupation	1930 Race	1930 Occupation
0509	423	Warner Street	0130		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	B	Butler		
0509	424	Warner Street	0178		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Messenger
0509	425	Warner Street	0131		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	B	Day Laborer	B	Driver
0509	426	Warner Street	0177		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Footman
0509	427	Warner Street	0132		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	B	Porter	B	Servant
0509	428	Warner Street	0176		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Bookkeeper
0509	429	Warner Street	0133		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Tailor (German)	B	Elevator Operator
0509	430	Warner Street	0175		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Driver
0509	431	Warner Street	0134		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Carpenter	B	None
0509	432	Warner Street	0174		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Machinist
0509	433	Warner Street	0135		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Fresco Painter (German)	W	None (German)
0509	434	Warner Street	0173		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Motorman, Streetcar
0509	435	Warner Street	0136		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Iron Worker (Scotish)	B	Servant
0509	436	Warner Street	0172		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Examiner
0509	437	Warner Street	0137		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Salesman Produce (German)	na	Vacant
0509	438	Warner Street	0171		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	RR Conductor
0509	439	Warner Street	0138		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Carriage Builder (German)	B	Laborer
0509	440	Warner Street	0170		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Deliveryman
0509	441	Warner Street	0139		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	House Painter (German)	W	Clerk
0509	449	Warner Street	0118				prior to	1887	May have originally been 1617 5th Street						
0510	1533	5th Street	0822	0032			prior to	1880	Roof repair in 1900	W	House Painter	B	Blacksmith	B	Laborer
0510	1535	5th Street	0821	0033			prior to	1880	Shed repair in 1901	W	Lawyer	B	Porter (Grocery Store)		
0510	1537	5th Street	0820	0034			prior to	1880	Shed repair in 1901	W	Coach Painter	W	Laundry (Chinese)	B	Domestic
0510	1539	5th Street	0035				prior to	1880	Open wagon shed built in 1883; Open porch added in 1893	B	Lawyer	W	Dairyman	W	Salesman (Latvian)
0510	1541	5th Street	0036						Commercial Building c 1940s						
0510	401	Franklin Street	0117				prior to	1880		M	Laborer	B	Day Laborer	B	Porter
0510	402	Franklin Street	0135				prior to	1880	New weatherboarding on side completed in 1883	B	Laborer	B	Hod Carrier	B	Skilled Worker
0510	403	Franklin Street	0118				prior to	1880		B	Laborer				
0510	404	Franklin Street	0136				prior to	1880		M	Laborer	B	Coachman	B	Porter
0510	406	Franklin Street	0137				prior to	1879	Two story brick back building built in 1879	B	Shoemaker			B	Housework
0510	408	Franklin Street	0138				prior to	1880				B	Day Laborer		
0510	410	Franklin Street	0139				prior to	1880		M	Waiter	B	Day Laborer		
0510	1514	New Jersey Avenue	0810		Unknown	Duvall, J. H.		1894						B	Lawyer
0510	1516	New Jersey Avenue	0809		Unknown	Duvall, J. H.		1894						B	Messenger

Shaw East Survey Census Report

Square	Bld #	Building Address	Lot	Old Lot #	Architect	Builder		Built	Notes	1880 Race	1880 Occupation	1900 Race	1900 Occupation	1930 Race	1930 Occupation
0509	423	Q Street	0016					1884	Permit not pulled: index used			B	Clerk PO Dept		
0509	425	Q Street	0017					1885	Permit not pulled: index used			B	Clerk Govt		
0509	427	Q Street	0018		Reed, J.W.	Reed, J.W.		1885		n/a	n/a	W	Horse Shower (German)		
0509	429	Q Street	0814		Reed, J.W.	Reed, J.W.		1885		n/a	n/a	W	Salesman		
0509	431	Q Street	0802					1880	Permit not pulled: index used; Fuel shed added in 1893			W	Grocery Store		
0509	433	Q Street	0021					1880	Permit not pulled: index used			W	Machinist		
0509	435	Q Street	0022					1885	Permit not pulled: index used			W	Messenger War Dept	B	Janitor
0509	437	Q Street	0023					1883	Permit not pulled: index used			W	Policeman		
0509	439	Q Street	0024					1886	Permit not pulled: index used			W	Produce Dealer (German)		
0509	441	Q Street	0025					1884	Permit not pulled: index used			W	Bureau of Education		
0509	443	Q Street	0026					1883	Permit not pulled: index used			W	Engraver		
0509	445	Q Street	0027					1883	Permit not pulled: index used			W	Attorney (German)		
0509	447	Q Street	0028					1883	Permit not pulled: index used			W	Carpenter		
0509	449	Q Street	0029					1880	Permit not pulled: index used			W	Carpenter		
0509	451	Q Street	0030					1880	Two-story brick bay window built in 1888			W	Unknown (German)		
0509	453	Q Street	0031					1881	Permit not pulled: index used			W	Carpenter		
0509	455	Q Street	0032		Unknown	Unknown		1880		n/a	n/a	W	Foreman		
0509	457	Q Street	0189		Unknown	Unknown		1880	Attached to 1601 5th Street, bottling factory as early as 1898	n/a	n/a				
0509	440	R Street	0805		Office of the Building Inspector	DC Government		1883	Morse School, today 'Africa House'						
0509	446	R Street	0075				after	1887							
0509	448	R Street	0074				prior to	1887				W	Butcher		
0509	450	R Street	0073				prior to	1887				W	Cigar Store (Irish)		
0509	405	Warner Street	0148		Unknown	Bell, William H.		1890		n/a	n/a	B	Butler	B	Waiter
0509	407	Warner Street	0149		Unknown	Bell, William H.		1890		n/a	n/a	B	Day Laborer	B	Waiter
0509	409	Warner Street	0150		Unknown	Bell, William H.		1890		n/a	n/a	B	Laundress	B	Laborer
0509	411	Warner Street	0124		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Carpenter	B	Laborer
0509	413	Warner Street	0125		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Lunch Room	B	Laborer
0509	414	Warner Street	0187				after	1887						B	Laborer
0509	415	Warner Street	0126		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Day Laborer	B	Servant
0509	416	Warner Street	0182		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Clerk
0509	417	Warner Street	0127		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Coach Painter	B	Charwoman
0509	418	Warner Street	0181		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Elevator Operator
0509	419	Warner Street	0128		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Clerk Liquor Store (German)	B	Maid
0509	420	Warner Street	0180		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Agent
0509	421	Warner Street	0129				prior to	1887				W	House Painter	B	Laborer
0509	422	Warner Street	0179		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Printer

Shaw East Survey Census Report

Square	Bld #	Building Address	Lot	Old Lot #	Architect	Builder		Built	Notes	1880 Race	1880 Occupation	1900 Race	1900 Occupation	1930 Race	1930 Occupation
0508	447	R Street	0056	0056, 0057, 0058	Unknown	Vollard, Edward		1923	Built as public garage			W	Insurance Agent		
0508	432	Rhode Island Avenue	0068					c 1995	Gas Station	n/a	n/a			B	Laborer
0508	434	Rhode Island Avenue	0063		Unknown	Unknown		1882	Built for John Miller			W	Steam Fitter	B	Painter
0508	436	Rhode Island Avenue	0062		Unknown	Unknown		1882	Built for John Miller			W	House Painter		
0508	438	Rhode Island Avenue	0061		Unknown	Unknown		1882	Built for John Miller			W	None	B	Cook
0508	440	Rhode Island Avenue	0060		Unknown	Unknown		1882	Built for John Miller			W	House Painter	B	Auto Parts Store Owner
0508	446	Rhode Island Avenue	0065				prior to	1880	Brick kitchen addition in 1880						
0509	1601	5th Street	0189				prior to	1898	Old Soda Bottle Factory as early as 1898; Connected with 457 Q Street						
0509	1603	5th Street	0111				prior to	1887				W	Bricklayer		
0509	1605	5th Street	0112		Unknown	Unknown		1880		n/a	n/a	B	Porter		
0509	1607	5th Street	0113		Unknown	Unknown		1880		n/a	n/a	W	Unknown		
0509	1609	5th Street	0114		Unknown	Unknown		1880		n/a	n/a	W	Locksmith (German)		
0509	1611	5th Street	0115				prior to	1880	Brick back buildings in 1881	W	Carpenter	B	Laundress		
0509	1613	5th Street	0116				prior to	1887		W	Keeping House	W	Butcher (German)		
0509	1615	5th Street	0117				prior to	1880	Brick back buildings in 1881	W	Keeping House	W	Grocery (german)		
0509	1619	5th Street	0119				prior to	1887				W	Unknown (German)	B	Truck Driver
0509	1621	5th Street	0120				prior to	1887				W	Bureau of Printing & Engraving	B	Music Teacher
0509	1623	5th Street	0121				prior to	1887				W	Clerk Dry Goods	B	Porter
0509	1625	5th Street	0122				prior to	1887				W	Carpenter	B	Servant
0509	1627	5th Street	0123				prior to	1887				W	Plumber	B	Charwoman
0509	1600	New Jersey Avenue	0151		Haller, Nicholas T.	Rose, J.G.		1886		n/a	n/a	W	Clerk War Dept (English)	B	Domestic
0509	1602	New Jersey Avenue	0800		Haller, Nicholas T.	Rose, J.G.		1886		n/a	n/a	W	Carpenter	B	Domestic
0509	1604	New Jersey Avenue	0140		Haller, Nicholas T.	Rose, J.G.		1886		n/a	n/a	W	Compisitor GPO		
0509	1606	New Jersey Avenue	0110		Unknown	Telburg, John F.		1890				W	Stone Cutter	B	Porter
0509	1608	New Jersey Avenue	0109		Unknown	Telburg, John F.		1890		n/a	n/a	W	Clerk Grocery	B	Cook
0509	1610	New Jersey Avenue	0186		Grimm, Nicholas R.	Wardman, Harry		1903	Built for Lewis Breunninger	n/a	n/a				
0509	1612	New Jersey Avenue	0185		Grimm, Nicholas R.	Wardman, Harry		1903	Built for Lewis Breunninger	n/a	n/a			B	Laborer
0509	1614	New Jersey Avenue	0184		Grimm, Nicholas R.	Wardman, Harry		1903	Built for Lewis Breunninger	n/a	n/a			na	Vacant
0509	1616	New Jersey Avenue	0183		Grimm, Nicholas R.	Wardman, Harry		1903	Built for Lewis Breunninger	n/a	n/a			B	Odd Jobs
0509	1618	New Jersey Avenue	0103		Unknown	Kern, Edward		1882		n/a	n/a	W	Clerk Labor Dept	B	Laborer
0509	1620	New Jersey Avenue	0102		Unknown	Kern, Edward		1882		n/a	n/a	W	Dry Goods Clerk	B	None
0509	1622	New Jersey Avenue	0138				after	1887	Apartment Building					B	Laborer
0509	1626	New Jersey Avenue	0147				prior to	1887	Open wagon shed built 1894; on 1887 Hopkins map					W	Prop Grocery Store (Russian)
0509	1628	New Jersey Avenue	0147				prior to	1887	Part of 1626 NJ Ave			W	Grocery Store		
0509	1630	New Jersey Avenue	0146		Unknown	Farnham & Chappel		1889		n/a	n/a	W	Steam Engineer		
0509	1632	New Jersey Avenue	0145		Unknown	Farnham & Chappel		1889		n/a	n/a	W	Clerk War Dept	W	None
0509	1634	New Jersey Avenue	0096		Unknown	Unknown		1885		n/a	n/a	W	Bread Maker	B	None
0509	1636	New Jersey Avenue	0095		Unknown	Unknown		1885		n/a	n/a	W	Produce Dealer		
0509	1638	New Jersey Avenue	0169		Grimm, Nicholas R.	Wardman, Harry		1902	Two Flats	n/a	n/a				
0509	1640	New Jersey Avenue	0168		Grimm, Nicholas R.	Wardman, Harry		1902	Two Flats	n/a	n/a				
0509	1642	New Jersey Avenue	0167		Grimm, Nicholas R.	Wardman, Harry		1902	Two Flats	n/a	n/a				
0509	1644	New Jersey Avenue	0166		Grimm, Nicholas R.	Wardman, Harry		1902	Two Flats	n/a	n/a				
0509	1646	New Jersey Avenue	0165		Grimm, Nicholas R.	Wardman, Harry		1902	Two Flats	n/a	n/a				
0509	413	Q Street	0143				prior to	1887				W	Wagon Maker Govt		
0509	415	Q Street	0811				prior to	1887				W	Retired Policeman		
0509	417	Q Street	0812				prior to	1887				W	Stock Broker		
0509	419	Q Street	0014					1882	Permit not pulled: index used			B	Minister		
0509	421	Q Street	0015		Unknown	Yates, G.V.		1887		n/a	n/a	B	Minister		

Shaw East Survey Census Report

Square	Bld #	Building Address	Lot	Old Lot #	Architect	Builder		Built	Notes	1880 Race	1880 Occupation	1900 Race	1900 Occupation	1930 Race	1930 Occupation
0509	423	Q Street	0016					1884	Permit not pulled: index used			B	Clerk PO Dept		
0509	425	Q Street	0017					1885	Permit not pulled: index used			B	Clerk Govt		
0509	427	Q Street	0018		Reed, J.W.	Reed, J.W.		1885		n/a	n/a	W	Horse Shower (German)		
0509	429	Q Street	0814		Reed, J.W.	Reed, J.W.		1885		n/a	n/a	W	Salesman		
0509	431	Q Street	0802					1880	Permit not pulled: index used; Fuel shed added in 1893			W	Grocery Store		
0509	433	Q Street	0021					1880	Permit not pulled: index used			W	Machinist		
0509	435	Q Street	0022					1885	Permit not pulled: index used			W	Messenger War Dept	B	Janitor
0509	437	Q Street	0023					1883	Permit not pulled: index used			W	Policeman		
0509	439	Q Street	0024					1886	Permit not pulled: index used			W	Produce Dealer (German)		
0509	441	Q Street	0025					1884	Permit not pulled: index used			W	Bureau of Education		
0509	443	Q Street	0026					1883	Permit not pulled: index used			W	Engraver		
0509	445	Q Street	0027					1883	Permit not pulled: index used			W	Attorney (German)		
0509	447	Q Street	0028					1883	Permit not pulled: index used			W	Carpenter		
0509	449	Q Street	0029					1880	Permit not pulled: index used			W	Carpenter		
0509	451	Q Street	0030					1880	Two-story brick bay window built in 1888			W	Unknown (German)		
0509	453	Q Street	0031					1881	Permit not pulled: index used			W	Carpenter		
0509	455	Q Street	0032		Unknown	Unknown		1880		n/a	n/a	W	Foreman		
0509	457	Q Street	0189		Unknown	Unknown		1880	Attached to 1601 5th Street, bottling factory as early as 1898	n/a	n/a				
0509	440	R Street	0805		Office of the Building Inspector	DC Government		1883	Morse School, today 'Africa House'						
0509	446	R Street	0075				after	1887							
0509	448	R Street	0074				prior to	1887				W	Butcher		
0509	450	R Street	0073				prior to	1887				W	Cigar Store (Irish)		
0509	405	Warner Street	0148		Unknown	Bell, William H.		1890		n/a	n/a	B	Butler	B	Waiter
0509	407	Warner Street	0149		Unknown	Bell, William H.		1890		n/a	n/a	B	Day Laborer	B	Waiter
0509	409	Warner Street	0150		Unknown	Bell, William H.		1890		n/a	n/a	B	Laundress	B	Laborer
0509	411	Warner Street	0124		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Carpenter	B	Laborer
0509	413	Warner Street	0125		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Lunch Room	B	Laborer
0509	414	Warner Street	0187				after	1887						B	Laborer
0509	415	Warner Street	0126		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Day Laborer	B	Servant
0509	416	Warner Street	0182		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Clerk
0509	417	Warner Street	0127		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Coach Painter	B	Charwoman
0509	418	Warner Street	0181		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Elevator Operator
0509	419	Warner Street	0128		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Clerk Liquor Store (German)	B	Maid
0509	420	Warner Street	0180		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Agent
0509	421	Warner Street	0129				prior to	1887				W	House Painter	B	Laborer
0509	422	Warner Street	0179		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Printer

Shaw East Survey Census Report

Square	Bld #	Building Address	Lot	Old Lot #	Architect	Builder		Built	Notes	1880 Race	1880 Occupation	1900 Race	1900 Occupation	1930 Race	1930 Occupation
0509	423	Q Street	0016					1884	Permit not pulled: index used			B	Clerk PO Dept		
0509	425	Q Street	0017					1885	Permit not pulled: index used			B	Clerk Govt		
0509	427	Q Street	0018		Reed, J.W.	Reed, J.W.		1885		n/a	n/a	W	Horse Shower (German)		
0509	429	Q Street	0814		Reed, J.W.	Reed, J.W.		1885		n/a	n/a	W	Salesman		
0509	431	Q Street	0802					1880	Permit not pulled: index used; Fuel shed added in 1893			W	Grocery Store		
0509	433	Q Street	0021					1880	Permit not pulled: index used			W	Machinist		
0509	435	Q Street	0022					1885	Permit not pulled: index used			W	Messenger War Dept	B	Janitor
0509	437	Q Street	0023					1883	Permit not pulled: index used			W	Policeman		
0509	439	Q Street	0024					1886	Permit not pulled: index used			W	Produce Dealer (German)		
0509	441	Q Street	0025					1884	Permit not pulled: index used			W	Bureau of Education		
0509	443	Q Street	0026					1883	Permit not pulled: index used			W	Engraver		
0509	445	Q Street	0027					1883	Permit not pulled: index used			W	Attorney (German)		
0509	447	Q Street	0028					1883	Permit not pulled: index used			W	Carpenter		
0509	449	Q Street	0029					1880	Permit not pulled: index used			W	Carpenter		
0509	451	Q Street	0030					1880	Two-story brick bay window built in 1888			W	Unknown (German)		
0509	453	Q Street	0031					1881	Permit not pulled: index used			W	Carpenter		
0509	455	Q Street	0032		Unknown	Unknown		1880		n/a	n/a	W	Foreman		
0509	457	Q Street	0189		Unknown	Unknown		1880	Attached to 1601 5th Street, bottling factory as early as 1898	n/a	n/a				
0509	440	R Street	0805		Office of the Building Inspector	DC Government		1883	Morse School, today 'Africa House'						
0509	446	R Street	0075				after	1887							
0509	448	R Street	0074				prior to	1887				W	Butcher		
0509	450	R Street	0073				prior to	1887				W	Cigar Store (Irish)		
0509	405	Warner Street	0148		Unknown	Bell, William H.		1890		n/a	n/a	B	Butler	B	Waiter
0509	407	Warner Street	0149		Unknown	Bell, William H.		1890		n/a	n/a	B	Day Laborer	B	Waiter
0509	409	Warner Street	0150		Unknown	Bell, William H.		1890		n/a	n/a	B	Laundress	B	Laborer
0509	411	Warner Street	0124		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Carpenter	B	Laborer
0509	413	Warner Street	0125		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Lunch Room	B	Laborer
0509	414	Warner Street	0187				after	1887						B	Laborer
0509	415	Warner Street	0126		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Day Laborer	B	Servant
0509	416	Warner Street	0182		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Clerk
0509	417	Warner Street	0127		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Coach Painter	B	Charwoman
0509	418	Warner Street	0181		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Elevator Operator
0509	419	Warner Street	0128		Groff, Dillar Bevis	Groff, Dillar Bevis		1884		n/a	n/a	W	Clerk Liquor Store (German)	B	Maid
0509	420	Warner Street	0180		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Agent
0509	421	Warner Street	0129				prior to	1887				W	House Painter	B	Laborer
0509	422	Warner Street	0179		Pyle, Frederick B.	Ryan, G.		1902	Built as Two Flats Each; built for Washington Sanitary Improvement Co.	n/a	n/a			W	Printer