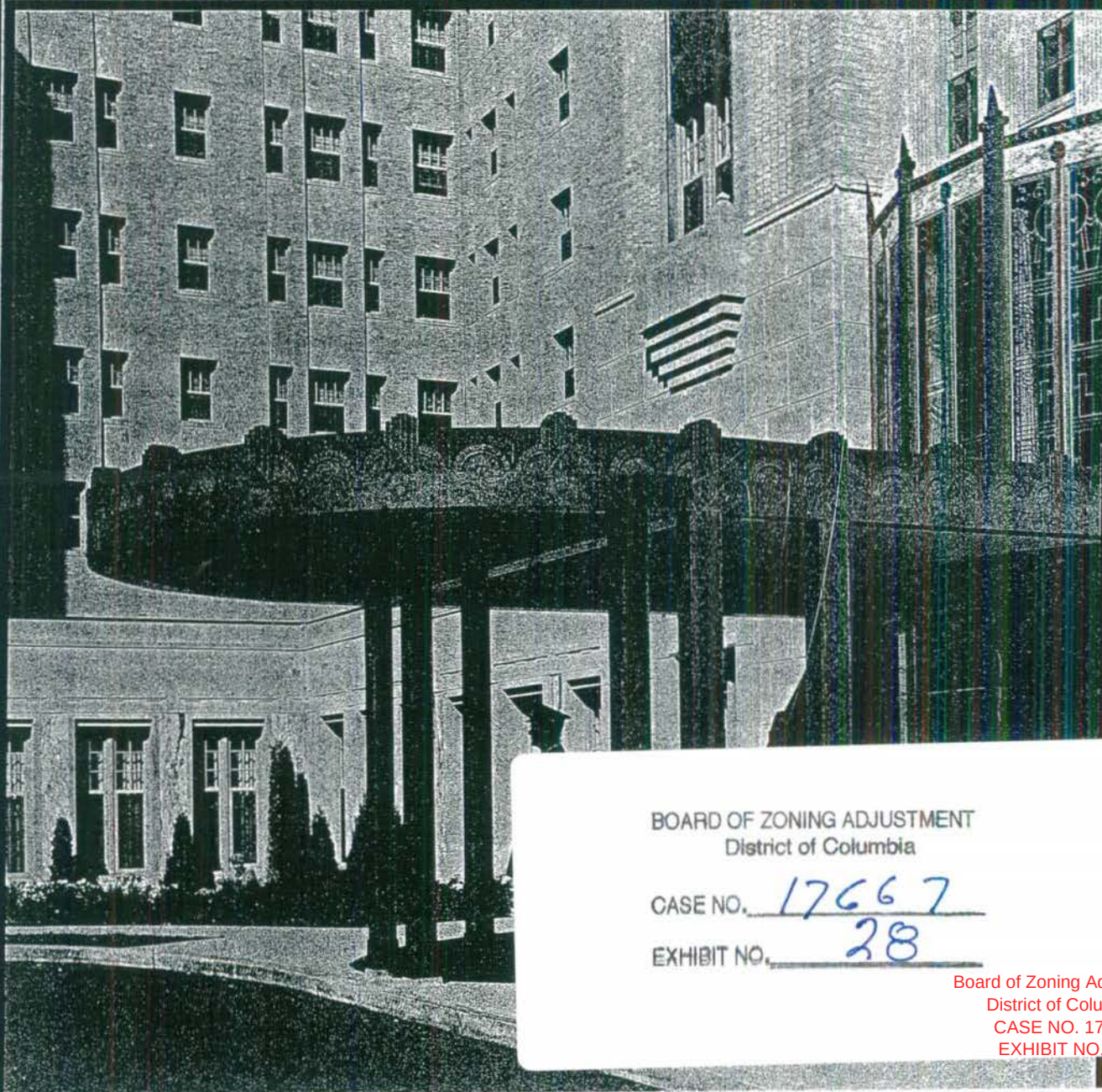


CENTURY OF WASHINGTON'S DISTINGUISHED APARTMENT HOUSES

BEST ADDRESSES



BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17667

EXHIBIT NO. 28

Board of Zoning Adjustment
District of Columbia
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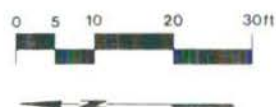
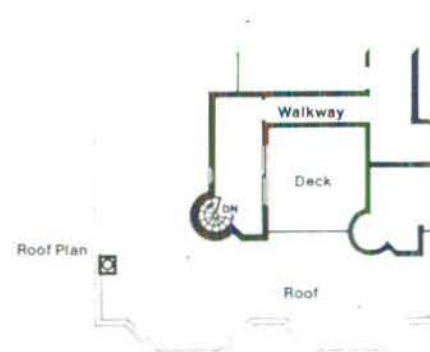


Facade of the Washington Park Tower, a mixed-use building, with the apartment section to the left and the office section to the right.

during daylight hours, a concept also employed at the Worland apartment house, designed slightly earlier. Public hallways with natural light are rare in Washington. Perhaps the best example is in the Worland, where the corridor walls are glazed on the courtyard side. (Many local pre-World War I apartment houses have skylights, however, to admit light to the top-floor corridors.) In addition to the natural lighting, the Washington Park Tower also features public elevators that skip floors, stopping only on the lower level of each duplex, thus allowing the second floor of these duplexes to extend through the building.

Local fire regulations require that staircases within the duplexes be within 10 feet of the door. When originally designed they were 14 feet from the apartment door, but were altered to comply with regulations just before construction was completed. The architect simply extended the last step of each staircase 4 feet, thus creating a long landing that is considered part of the staircase.

Arranged in eleven tiers, nine of the duplex apartments also have working fireplaces. Even though each has a different floor plan, all of the duplexes are large with 1,500 to 2,300 square feet of floor space. The flats, each with two or three rooms, are also unusually large, averaging 1,200 square feet. The apartments were designed in a wide range of thirty-four different floor plans. All of the upper-level duplexes have private penthouse terraces reached by circular staircases.



Plan of a duplex apartment, including private roofdeck, on the upper two stories of the Washington Park Tower.

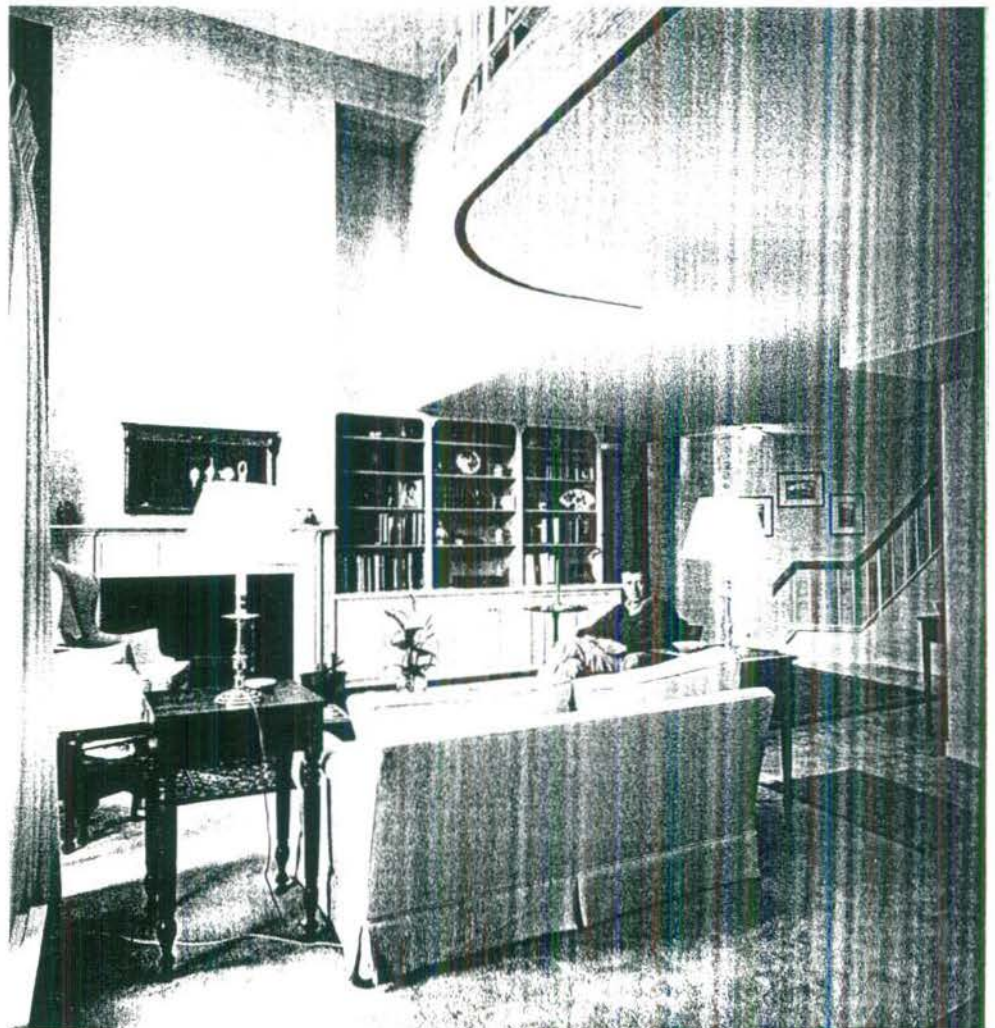
LEGEND

B Bedroom
 Bc Balcony
 Ba Bathroom
 C Closet
 D Dining Room
 Dn Den
 E Elevator
 ER Electrical Room
 K Kitchen
 L Living Room
 M Mechanical
 MR Men's Room
 T Telephone Room
 I Trash Room
 W Women's Room

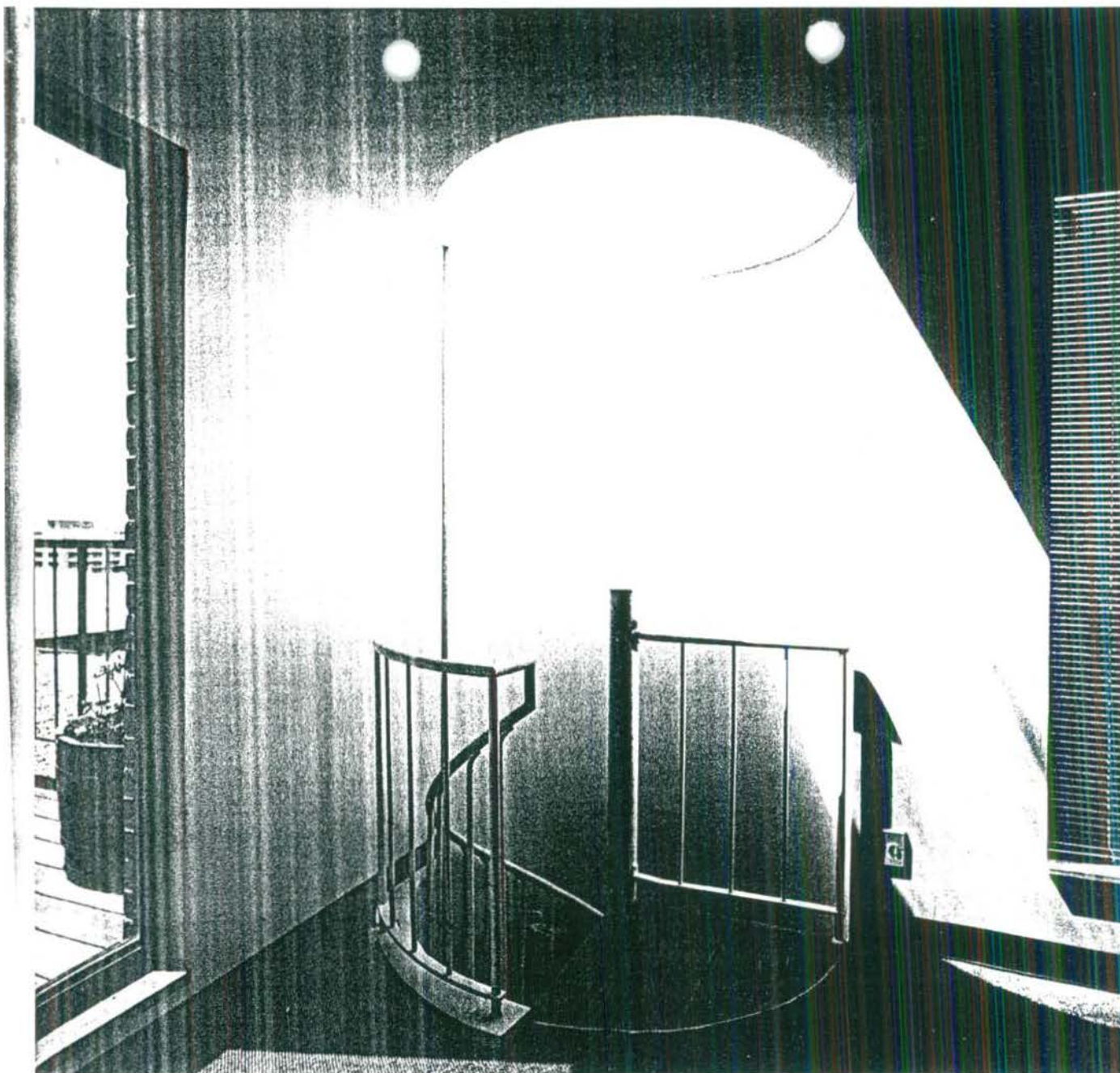
0 5 10 20 30 ft



Floor plan of the Washington Park Tower duplex apartments.



A living room and overhanging balcony in a typical duplex apartment at the Washington Park Tower.



A circular staircase leads from a duplex apartment to its private rooftop at the Washington Park Tower.

Also unusual at Washington Park Tower are the triangular bays that project 4 feet from the property line to the sidewalk. There are open two-story balconies in the duplex units, and glassed-in solariums for flats in the lower three levels. The duplex living room windows facing the tall exterior balconies are two stories high. Within, overlooking the living room, are interior balconies from which the bedrooms radiate to the rear courtyard. Each

of the flats on the first floor has a private door to the outside. Because of the unusual triangular bays and penthouses and other innovative designs, the Washington Park Tower was particularly expensive to build.

Even though the building was placed back on the market as a condominium in the spring of 1986, the units did not sell because of their unusually high prices.