SOME BACKGROUND
ON THE PRIVATE LANE:

Board of Zoning Adjustment
District of Columbia
CASE NO. 21510
EXHIBIT NO. 138A2

Linnaean Hill 1861



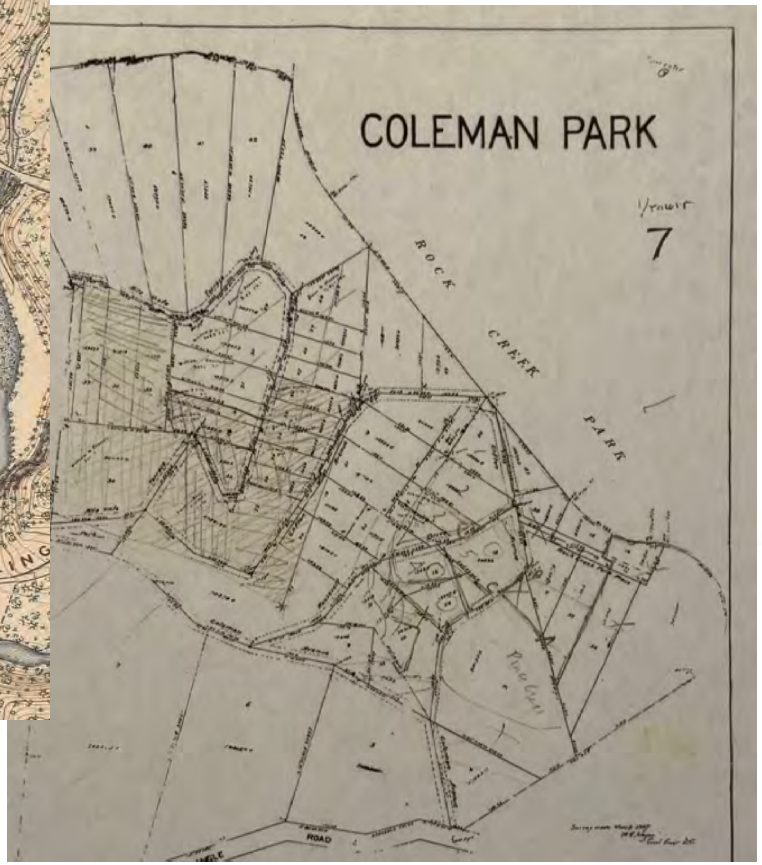
Washington: D. McClelland, Blanchard & Mohun, 1861. Library of Congress.

Rock Creek Park 1893



Olmsted Archives, Item 2837-5-sh7. Courtesy of the United States Department of the Interior, National Park Service, Frederick Law Olmsted National Historic Site.

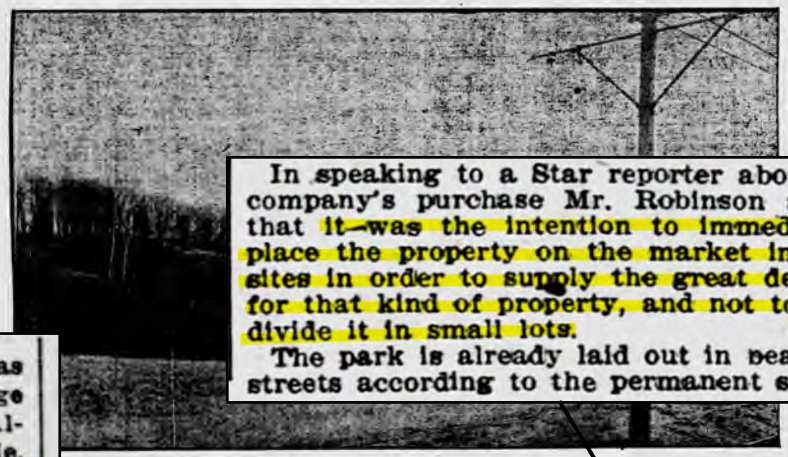
Coleman Park 1907



COLEMAN PARK

Another important deal in real estate was made yesterday in the purchase by George P. Robinson Company (Inc.) through Albert C. Murdaugh, of Ellerson & Wemple, real estate brokers, of forty-five acres known as the Coleman Park property. The tract was bought from R. L. Coleman of New York city. This purchase is an important one, and by far the largest of the year in northwest suburban property, the consideration being in the neighborhood of $160,000.

The tract is located about six blocks north of the new million-dollar Connecticut avenue bridge, and about 450 feet east of Connecticut avenue extended, the nearest point to the avenue being just east of the Connecticut avenue end of Cleveland Park and end Connecticut Avenue Highlands (Macomb



VIEW FROM CONNECTICUT AVENUE.
(Photo by Lest Brothers.)

DEAL COMPLETED

tensive Tract of Suburban Property Sold.

WILL BE DONE WITH IT

Large Enterprise of Geo. P. Robinson Company.

LAID OUT IN VILLA SITES

ies Between Rock Creek and necticut Avenue and North of Klingle Road.

street). The property extends eastward to Rock creek, and is bounded on the south by Klingle road. The view of Washington from Coleman Park is one of the features of the property, a commanding view being afforded of Ingleside, Mount Pleasant, Lieusi Heights and Washington Heights, also a stretch of Rock Creek Park for several miles. Just to the north of the property and within a few hundred yards is to be seen the commanding knoll on which is being erected the buildings of the Carnegie Institute.

In speaking to a Star reporter about his company's purchase Mr. Robinson stated that it was the intention to immediately place the property on the market in villa sites in order to supply the great demand for that kind of property, and not to subdivide it in small lots.

The park is already laid out in beautiful streets according to the permanent system of highways and winding roadways, all of which have been thoroughly graveled, thereby making smooth, hard driveways, free from mud. All streets are paved with cobblestone gutters and sewers have been installed, so that nothing remains to be done in the way of improvements excepting to run water mains and lay granolithic walks, all of which will be furnished free of cost to purchasers.

Coleman Park is a park in every sense of the word, the entire tract being in first-class shape, with abundance of shrubs, flowering plants, &c., scattered over the property, all of which was done under the direction of a landscape gardener. About half the tract is covered with a growth of fine old trees, so that its natural beauty coupled with the work of the landscape gardener, makes it a beauty spot more than equal to any part of Rock Creek Park, and different from any of the capital's suburbs. The tract is convenient to the Connecticut avenue car line, and is within a few minutes' walk of the Mount Pleasant branch of the F street car line. Along its east border runs the main driveway through Rock Creek Park, which skirts Rock creek near the Kingle Ford bridge.

Mr. Robinson, when asked whether he be-



LOOKING TOWARD CONNECTICUT AVENUE.
(Photo by Lest Brothers.)

DEPENDS C

Police Are Back
Where the L

"In the wave of has been sweeping recent years, mo of the western ci minister of a no a dear reporter, stances while lo tice at the hands writers, great stre the fact that fin cities really suppr illegal liquor sellin

"Of course, the were backed up by had the support o Washington is so spect that this cit terion to other ci this laudable mov example.

"This city is so tain well-establis elsewhere that th it a delightful pla lies, not to speak advantages. This condition here is that our local po laws, and that th up by a general sentiment of commenda tion.

"If it can be and it is done in Washington, why cannot it be done in other cities? Thus, in the recent municipal house cleaning in Minneapolis the notification of the mayor, through the chief of police, that the saloons were to close at midnight on Saturday and remain closed until the appointed hour on Monday morning was received with derision, and when the Sunday closing law was really enforced by the police, derision gave way to protest and suits, but the order was sustained.

"Yet the Sunday liquor law in this city may be said to be faithfully complied with by both dealer and patron, and for one day and two nights in each week this city is a 'dry town,' and we are proud to see such an observance of the law. The fact that out of several hundred liquor dealers in a population of 323,000 there are only about a baker's dozen of arrests made each year for keeping an open bar on Sundays speaks louder than words for our law-abiding people.

"The same holds true as to gambling, which the police have thoroughly suppressed in this city. But he is indeed a thoughtless student of municipal affairs who does not know that were this vigilance relaxed, or were it unsupported by public sentiment, conditions would speedily develop in this city which would call for the same energetic movement on the part of the reform element which we are now witnessing in other municipalities.

"The lack of trouble in this city, and its prevalence in other municipalities, would go to prove, from my standpoint, that this question is one which, after all that may be said, is really up to the inhabitants themselves, and if the law-abiding elements cannot induce or compel their officials to act in accordance with the law, there is something wrong primarily with the people themselves. There seems to be that peculiar element or atmosphere of corruption and graft in some of our municipalities that the officials therein cannot seem to resist it.

"In such instances, however, the people should take courage from the example which may be found in Washington, and go ahead with the municipal house-cleaning movements now under way, conscious of the fact that if we can succeed here, they, too, may triumph in the end if they will not let go once they have begun with the clean broom."

Enlist in the Army

of home buyers. Defend yourself and family against a homeless condition. You can't do it by always renting. Why not enlist now? Our fall list of property for sale has been attacked by the "army of buyers," but we have some mighty good ammunition left. Lots of lots and lots of houses. Blundon, O'Brien & Belt, Inc., 1329 G st. n.w. —Advertisement.

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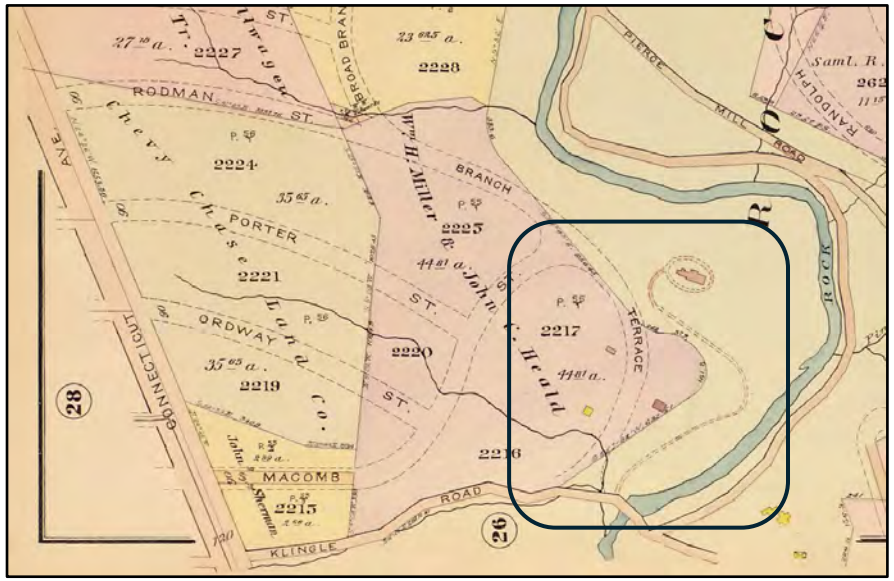
October 6, 1910

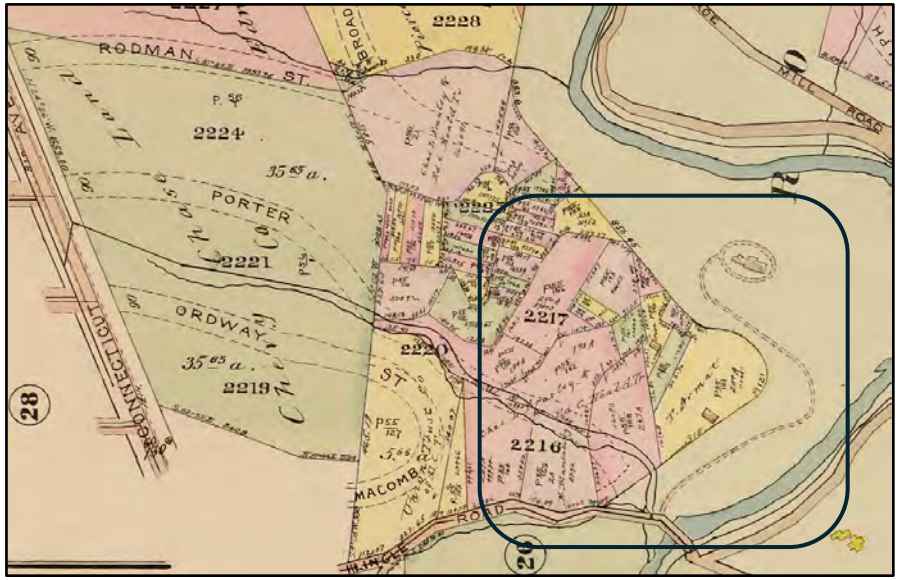
The Evening Star



Baist Map (1907), Vol. I, Plate 27



Baist Map (1909), Vol. III, Plate 27

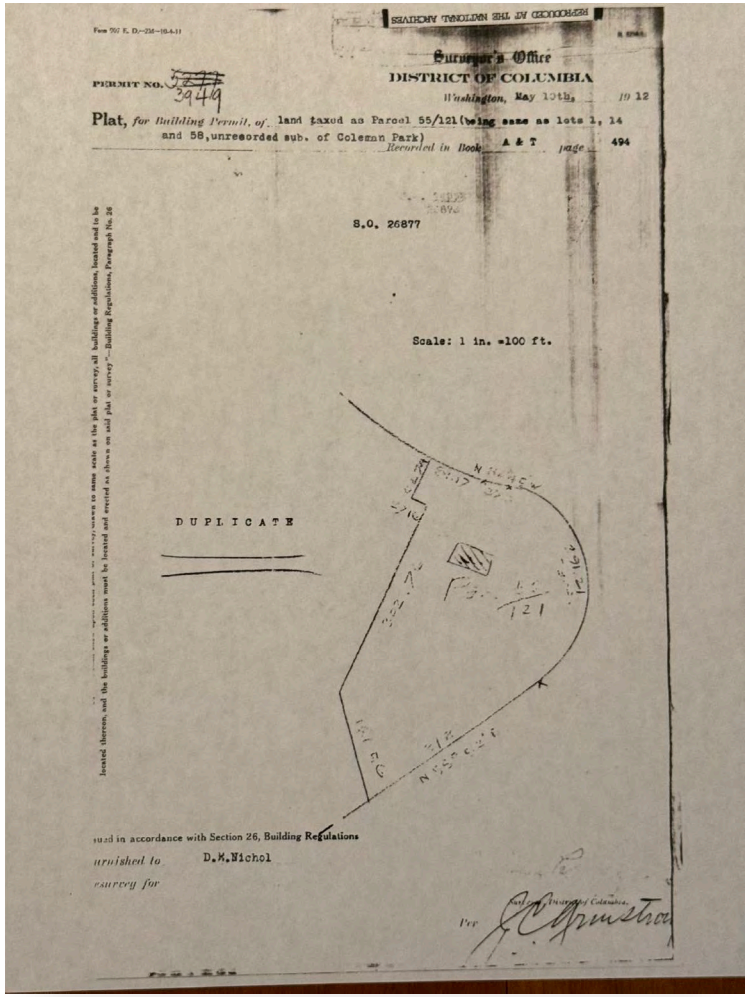


Baist Map (1913), Vol. III, Plate 27

1910 – Thomas Armat purchases parcel 55/121 (which is identified in the unrecorded Coleman Park map as Lots 1, 14, and 58 of Coleman Park)

1912 – DC issues a Building Permit to Armat for a residence designed by Waddy Wood

1914 – Armat and his new bride move in



Surveyor's Office
DISTRICT OF COLUMBIA
Washington, May 10th, 1912

PERMIT NO. 3949

Plat, for Building Permit, of land taxed as Parcel 55/121 (being same as lots 1, 14 and 58, unrecorded sub. of Coleman Park)
Recorded in Book A & T page 494

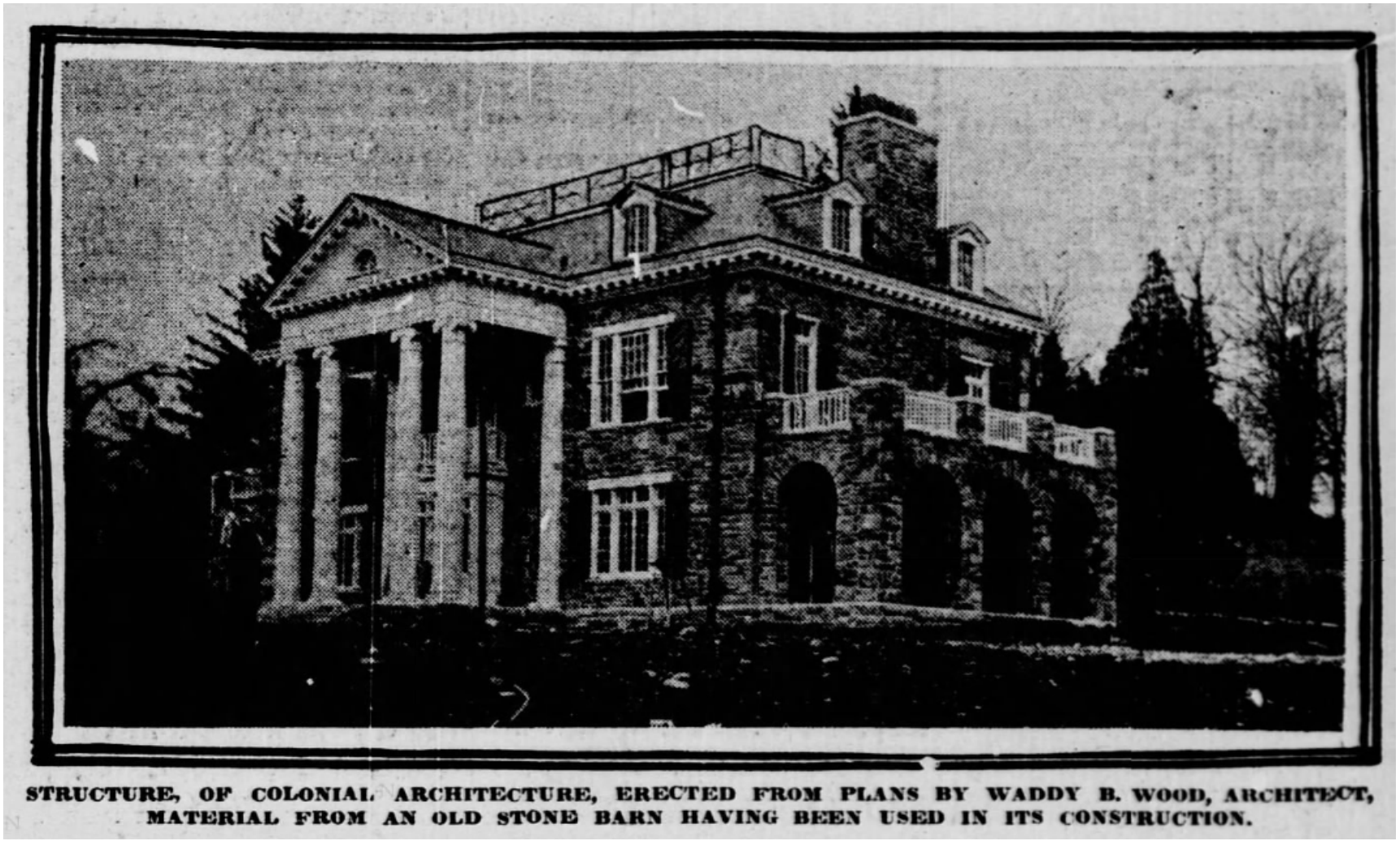
S.O. 26877

Scale: 1 in. =100 ft.

DUPLICATE

...ued in accordance with Section 26, Building Regulations
...urnished to D.M.Nichol
...esurvey for

Per J.C. Armstrong



STRUCTURE, OF COLONIAL ARCHITECTURE, ERECTED FROM PLANS BY WADDY B. WOOD, ARCHITECT, MATERIAL FROM AN OLD STONE BARN HAVING BEEN USED IN ITS CONSTRUCTION.





1909



1913

1916

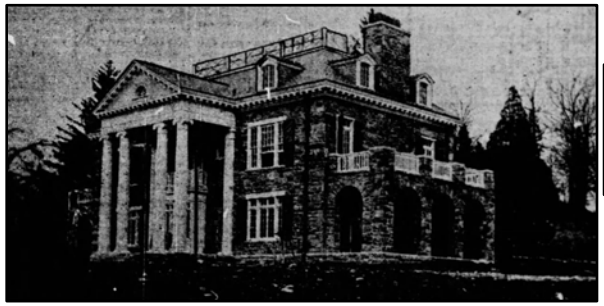
the absence of C. M. Sterns, who was sick. The route as followed was from 16th street and Columbia road to the Zoo, thence along the east bank of Rock creek to Klingle road and to what remains of Coleman Park. From this point a detour was made back to Rock Creek Park and following a small ravine just below Pierce's mill to Con-

1890
Rock Creek Park Established

Including parts of Linnaean Hill

1907
Coleman Park marketed

1910
Armat purchases Parcel 55/121 (Lots, 1, 14, and 58
Greystone



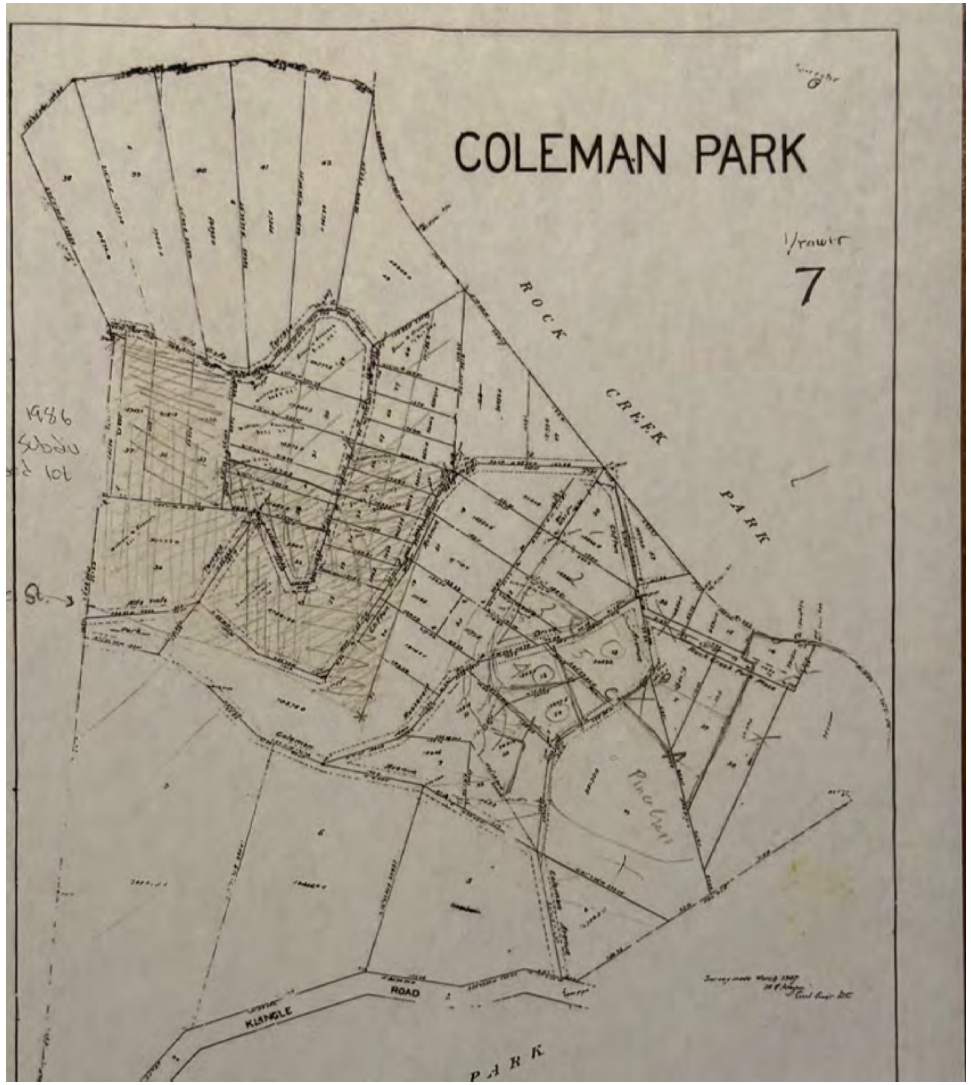
1914
Gearings purchase Parcel 55/141,143,145 (Lots 13 and eastern parts of Lots 12 and 54)
Gearing bungalow

W. C. Gearing will build a two-story house of Potomac blue stone on Clifton avenue, near McComb street northwest. It has been designed by N. R. Grimm, and will cost $9,800. Eugene Ed-

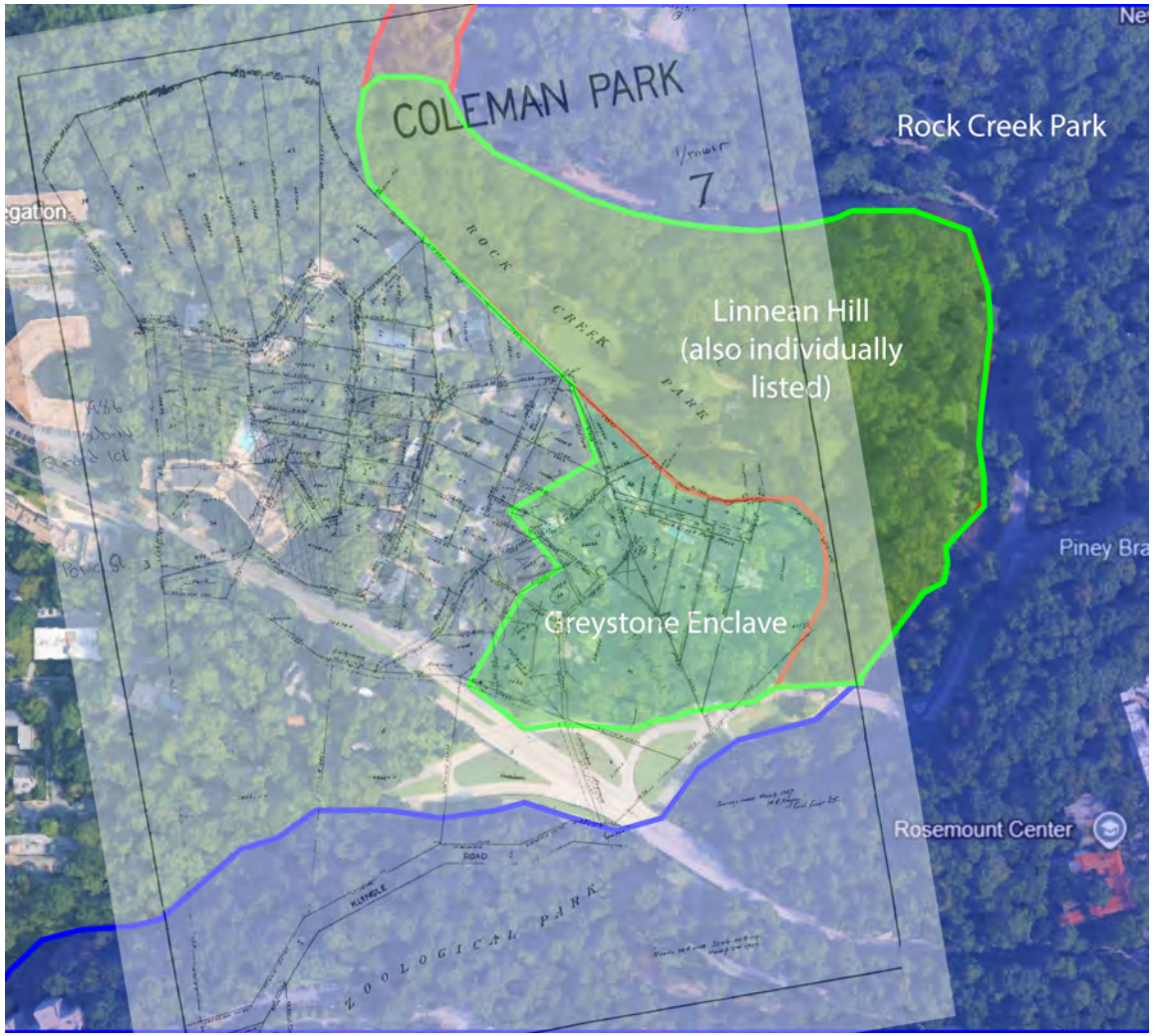
1929
Schafhirts purchase Parcel 55/167
Pine Crest Manor



UNRECORDED SUBDIVISION

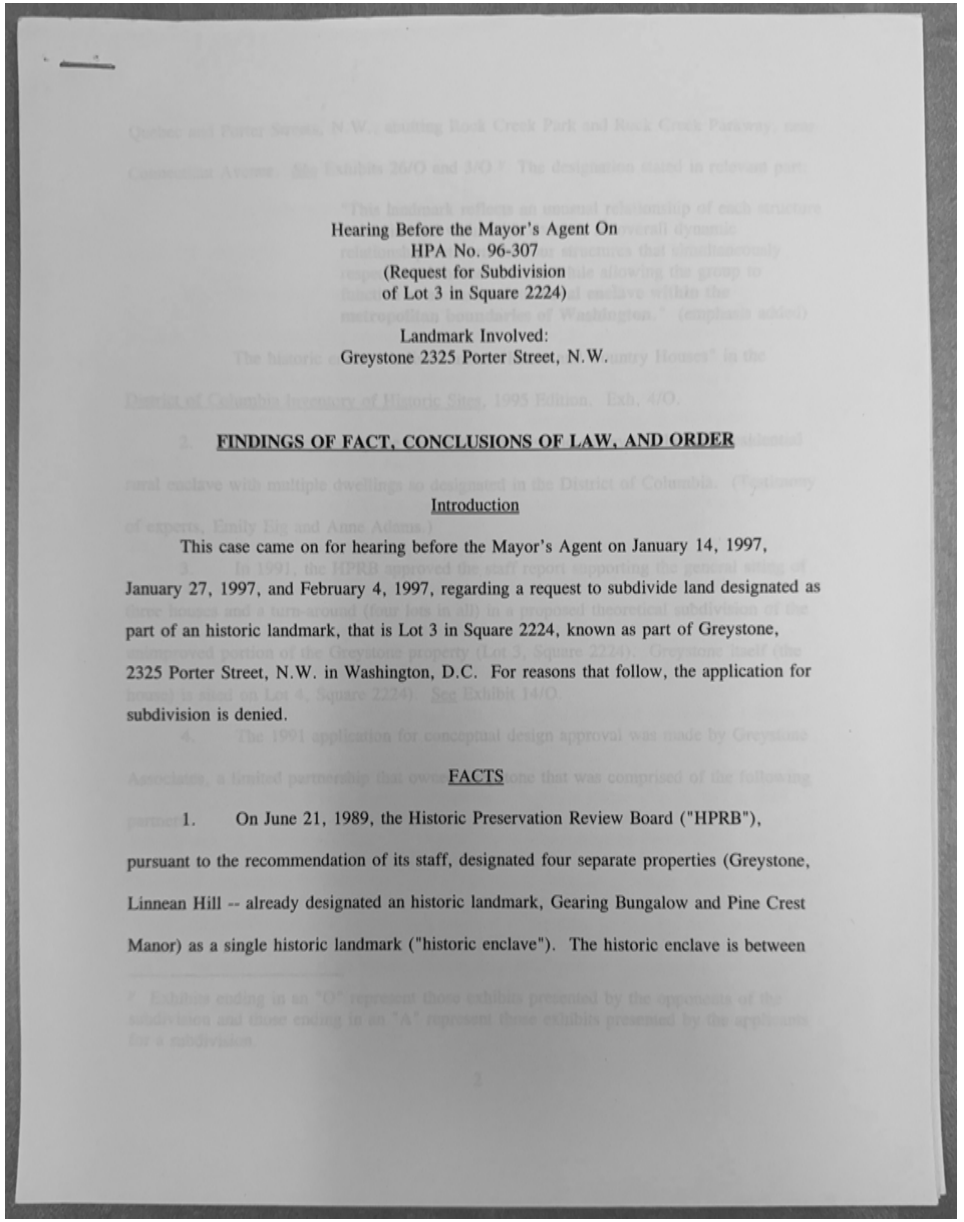


LANDMARK BOUNDARIES



1997 Mayor's Agent Case

PROPOSED SUBDIVISION OF GREYSTONE MANSION



Hearing Before the Mayor's Agent On
HPA No. 96-307
(Request for Subdivision
of Lot 3 in Square 2224)

Landmark Involved:
Greystone 2325 Porter Street, N.W.

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

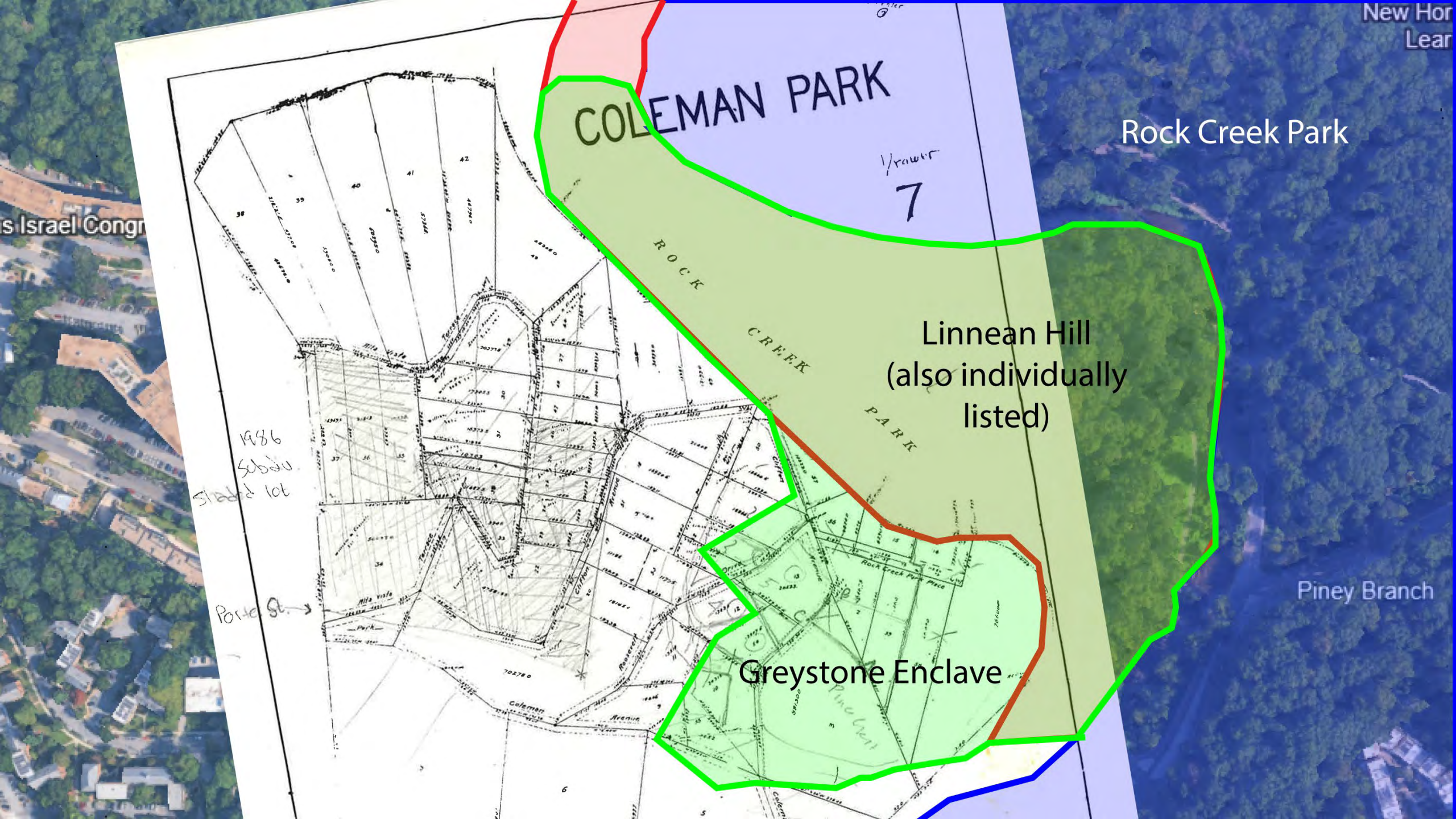
Introduction

This case came on for hearing before the Mayor's Agent on January 14, 1997, January 27, 1997, and February 4, 1997, regarding a request to subdivide land designated as part of an historic landmark, that is Lot 3 in Square 2224, known as part of Greystone, 2325 Porter Street, N.W. in Washington, D.C. For reasons that follow, the application for subdivision is denied.

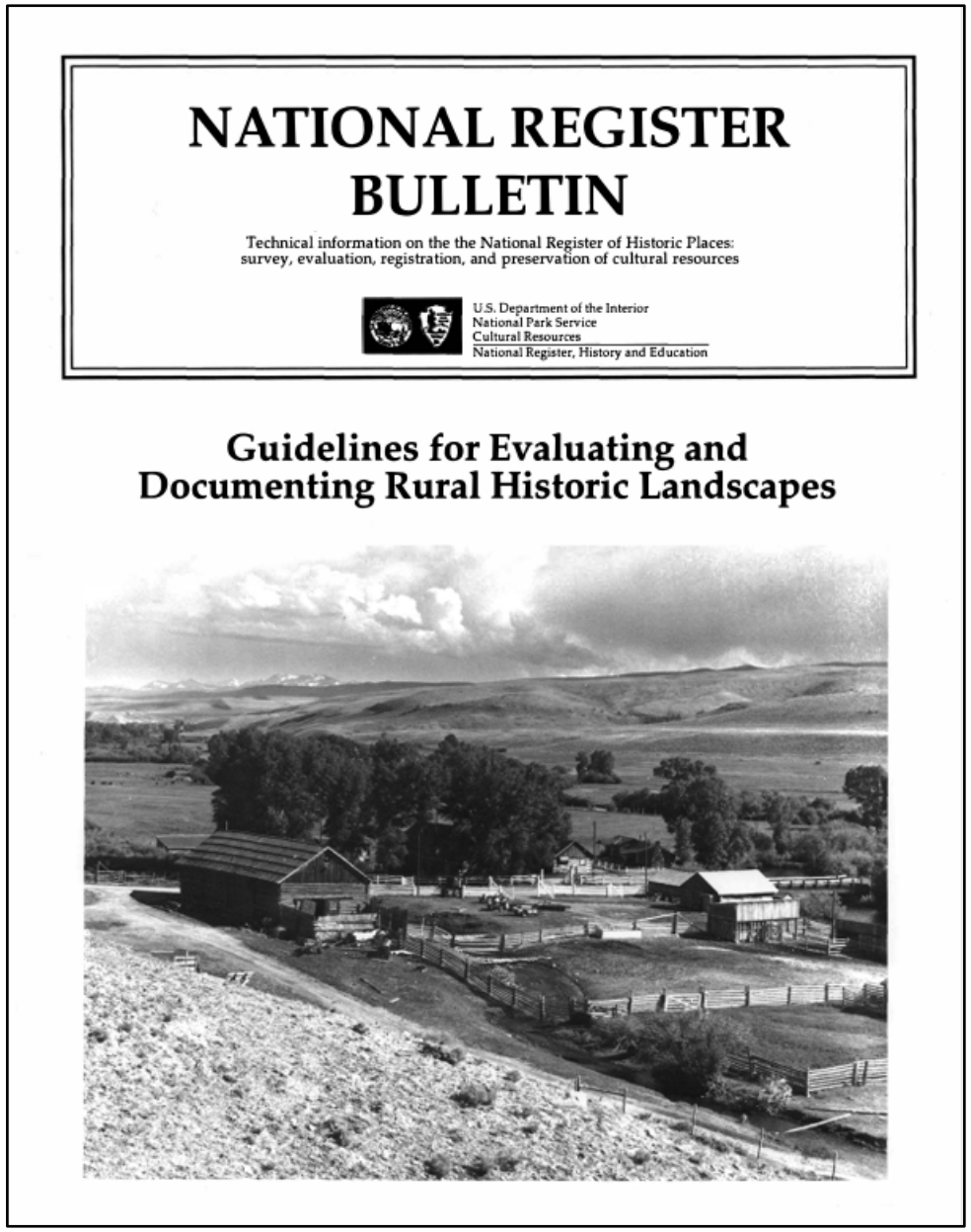
FACTS

1. On June 21, 1989, the Historic Preservation Review Board ("HPRB"), pursuant to the recommendation of its staff, designated four separate properties (Greystone, Linnean Hill -- already designated an historic landmark, Gearing Bungalow and Pine Crest Manor) as a single historic landmark ("historic enclave"). The historic enclave is between

December 30, 1997


COLEMAN PARK
Drawer
7
ROCK CREEK PARK
Rock Creek Park
Linnean Hill
(also individually
listed)
Greystone Enclave
Piney Branch
1986
Subdiv.
Shaded lot
Porter St.
Rock Creek Park Place
Coleman Avenue
Pine Crest
New Hor
Lear
s Israel Congr

NPS Guidelines on Preserving Rural Landscapes

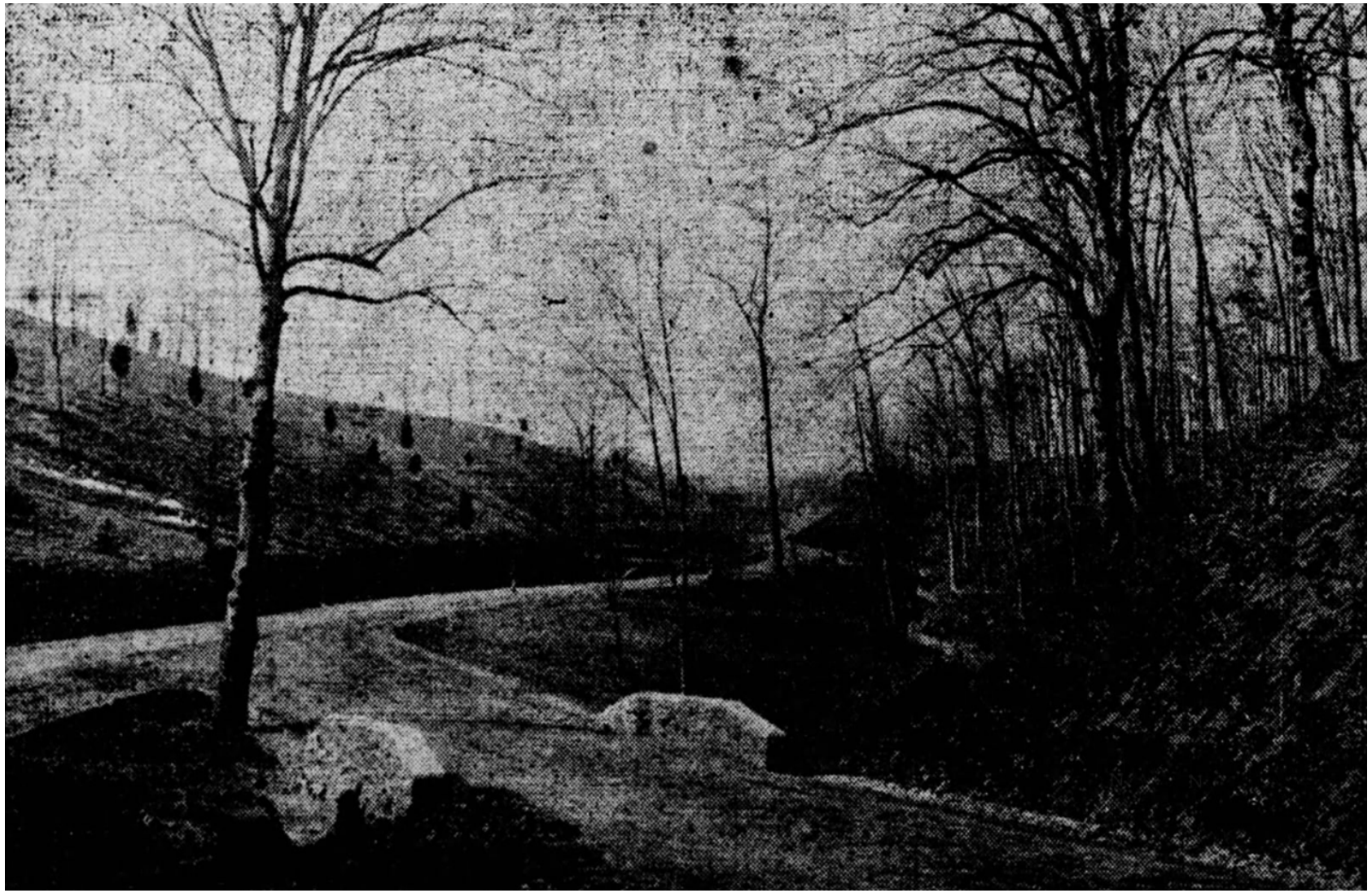


Mayor's Agent decision relied on an understanding of the NPS Definition of a Rural Landscape

B. The opponents to the subdivision, including ANC 3C, correctly pointed out that the criteria established in the National Bulletin for documenting rural historic landscapes, which are consistent with the purposes of D.C. Law 2-144 to retain and enhance historic landmarks, have not been met by the applicant.

Specifically, the applicant has failed to show that the widening and resurfacing of historic gravel roadways, diminution in the size and shape of open space, the erasure of boundary demarcations, the flattening of land contours, the loss of trees and vegetation, the construction of new structures that are not accessory in nature, and the loss of views and rural setting enhances or restores the historic enclave.

Entrance to Coleman Park 1907



Entrance to Greystone 2026



The MA decision, quoting the 1989 HPRB landmark designation, states further:

"This landmark reflects an unusual relationship of each structure to its site and within this context, an overall dynamic relationship between the four structures that simultaneously respects each house and site while allowing the group to function as an harmonious rural enclave within the metropolitan boundaries of Washington."

CONCLUSION

The DC Historic Landmark and Historic District Protection Act of 1978 (DC Law 2-144 as amended) declares that, as a matter of public policy, the protection, enhancement and perpetuation of properties of historical, cultural and aesthetic merit are in the interests of the health, prosperity and welfare of the people of the District of Columbia.

If Greystone Enclave is to continue to convey its significance as a DC landmark, it is necessary that any changes maintain the characteristics associated with its definition of a rural landscape.

The proposed use requires changes that will be found to fail to meet the DC Law 2-144 as amended, as they will require the incorporation of alterations to the property that will diminish the integrity of the landmark.

Therefore, dues to the changes necessary to establish the proposed change in use from a residence to community center or private club is inappropriate and should be denied.



