

Comments in Opposition from Ken Rubotzky

Photo Survey of Lanier Heights Apartment Buildings

When one thinks of Adams Morgan, one probably doesn't notice Lanier Heights, a neighborhood tucked into a corner near the valley of Rock Creek Park.

Some streets give clues of the different nature of Lanier Heights compared to Adams Morgan: Quarry Road, which is a steep road to the old quarry, or Adams Mill Road that still leads down to the valley where flour was once milled.

You may not notice from maps that there are a multitude of coops, condos and apartment buildings distributed throughout Lanier Heights. Most know of The Ontario Apartments, six stories high, or perhaps the Argonne Apartments, eight stories high, or the massive Harvard Hall Apartments and The Chalfonte Apartments, overlooking the streets leading down to Rock Creek.

There are also smaller condos and coops – smaller by a floor or two. Take for instance the condo building at 1763 Columbia Road NW: five stories tall and opposite the backyards of several single family town homes (SFTH) on Lanier Place.

There is a myth that Lanier Heights is a neighborhood of SFTH. Actually most people live in condo, coop and apartment buildings. Vastly more residential square footage is devoted to the massive array of apartment buildings than to row houses.

Lanier Heights is an amalgamation of large apartment buildings with a sprinkling of town homes. Many of these apartments already tower over Argonne Place, Ontario Road, or the backyards of Lanier Place and Ontario Place. Maybe someone who lives between two town homes might believe that is all there is in Lanier Heights. But looking at the following photos will show otherwise.

Lanier Heights is a poor example of a SFTH neighborhood. Downzoning Lanier Heights will set the bar so low that those eager to block new housing projects will flock to the Zoning Commission in search of lower density for their neighborhoods.



Ken Rubotzky
Founding President, Lanier Citizens Association
*Former Owner of a Lanier Heights town house
which was a boarding house in the first half of the 1900s.*

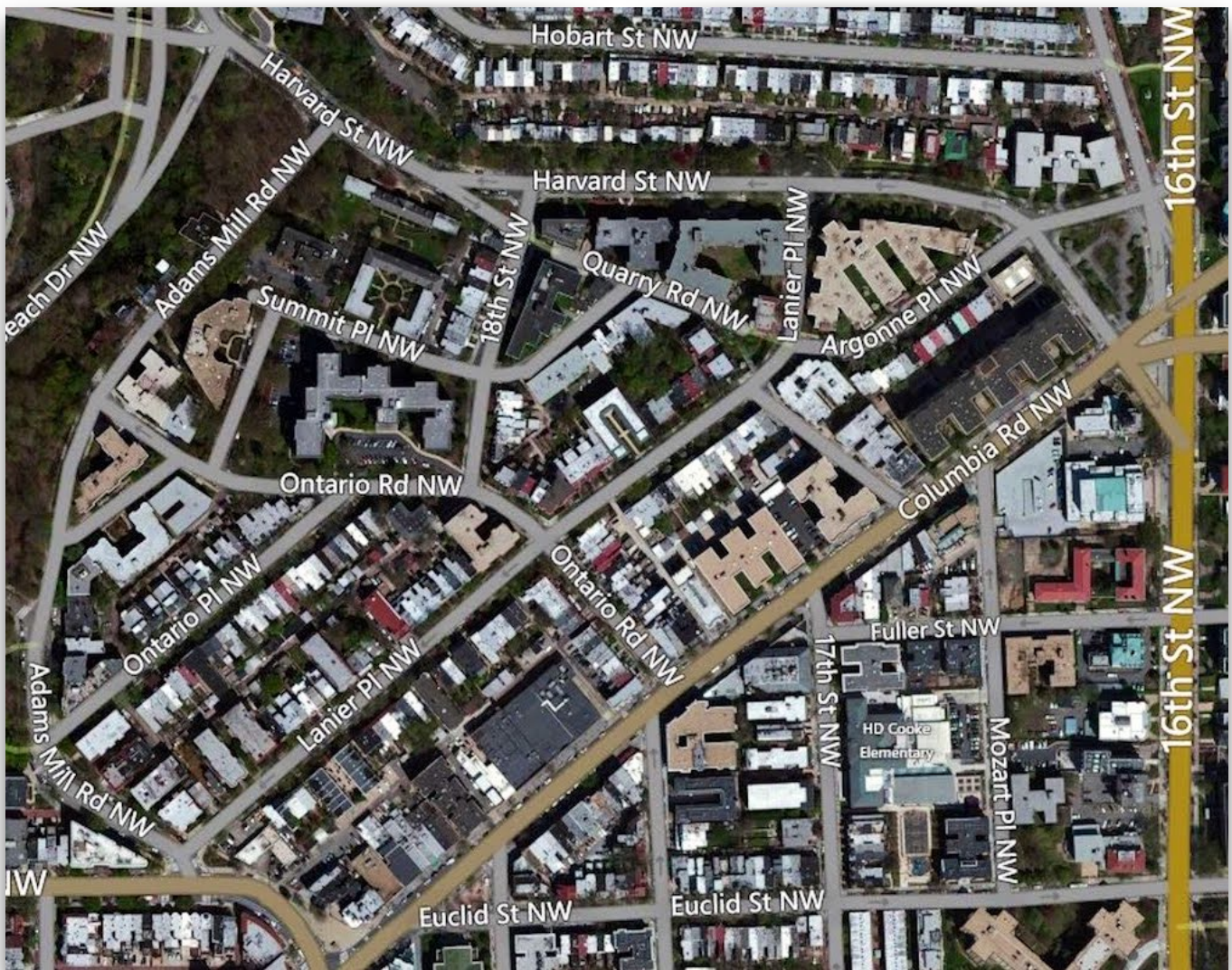
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District of Columbia
CASE NO. 15-09
EXHIBIT NO. 59

A Circle of Apartment Buildings Define Lanier Heights

Below is a map of Lanier Heights. The following pages show a photographic walking tour around the outer boundaries. Beginning with the Argonne Apartments at the corner of Columbia Road and Harvard Street, the tour proceeds down Columbia Road to 18th Street, turns on Adams Mill Road, past Lanier Place, to the bottom of the hill at Adams Mill Road and Harvard Street, then up the hill along Harvard Street, past the taller side of The Chalfonte Apartments and ends with a view of a two-level parking garage attached to the rear of the Argonne Apartments, seen from the intersection of Harvard Street and Argonne Place.

There are other large, medium and small apartment buildings within the neighborhood's interior blocks, most notably The Ontario between Summit Place and Ontario Road. There are only occasional glimpses of some of these apartment buildings in the photos below. These other apartment buildings can be seen in the block-by-block surveys of exhibits submitted by other opponents of 15-09.



SEE ALL EXHIBITS IN OPPOSITION TO CASE 15-09 ONLINE:

Neighbors Against Downzoning website: www.nadz.org

Zoom in online for color photo details not viewable in print documents.

PHOTO SURVEY: Circle of Apartment Buildings Define Lanier Heights



1629 Columbia Road: The Argonne Apartments at Columbia Road and Harvard Street



1669 Columbia Road next to The Argonne Apartments at Columbia & Ontario Road



**1707 Columbia Road & The Calverton,
Lanier Place row houses in background**



1673 Columbia Road: The Calverton



1717 Columbia Road: Christ House



1707 Columbia Road apartments (above)



Safeway and 1737 Columbia Road



1735 Columbia Road at Ontario Road



1763 Columbia Road: The Imperial



Safeway and CVS on Columbia Road



Future multi-level mixed use development between PNC Bank and The Imperial



Columbia Road & 18th Street: BB&T Bank, dry cleaners, frame shop, PNC Bank





The ADAMO condos, commercial row houses, BB&T Bank at 18th & Columbia Road



Two views of the ADAMO facing Calvert Street near 18th & Columbia Road



2605 Adams Mill Road: The Lehigh

Exiting Lanier Place at Adams Mill Road



2611 Adams Mill Road

2605 Adams Mill Road: The Lehigh



2633 Adams Mill Road: The Pasadena



2627 Adams Mill Road



2707 Adams Mill Road



Entry to Ontario Place at Adams Mill Rd



2121 & 2707 Adams Mill Road



2707 Adams Mill Road



1860 Clydesdale Place at Adams Mill Rd



2727 Adams Mill Road



The Clydesdale Apartments to the left



Apartments at 1820 and 1860 Clydesdale



Apartments at 2801 Clydesdale Place (not The Clydesdale Apartments in photo above left, which despite the name actually fronts on Adams Mill Road)



Two more views of The Clydesdale Apartments on Adams Mill Road



Apartments at 3025 Ontario Road at corner of Adams Mill Road



Two views of the rear of The Saxony Apartments facing Adams Mill Road



Apartment at 1845 Summit Place



2900 Adams Mill Road: Reg Rose Plaza



Harvard Village Apartments stretch up Harvard Street from the bottom of the hill.



The Ontario (Sq: 2586) in background



Harvard Village Apartments



The Richelieu Apartments



Park Crescent Apartments on 18th St.



Harvard Hall Apartments



Park Ellison Apartments



Two views of the Harvard Hall Apartments facing Harvard Street.



The Chalfonte Apartments and Harvard Hall facing Harvard Street.



The “tall side” of The Chalfonte Apartments facing Harvard Street.



Completing the circle: Parking garage and rear view of The Argonne Apartments.



The Chalfonte Apartments (again).

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