

Square 653 Row Houses
Name of Property

Washington, DC
County and State

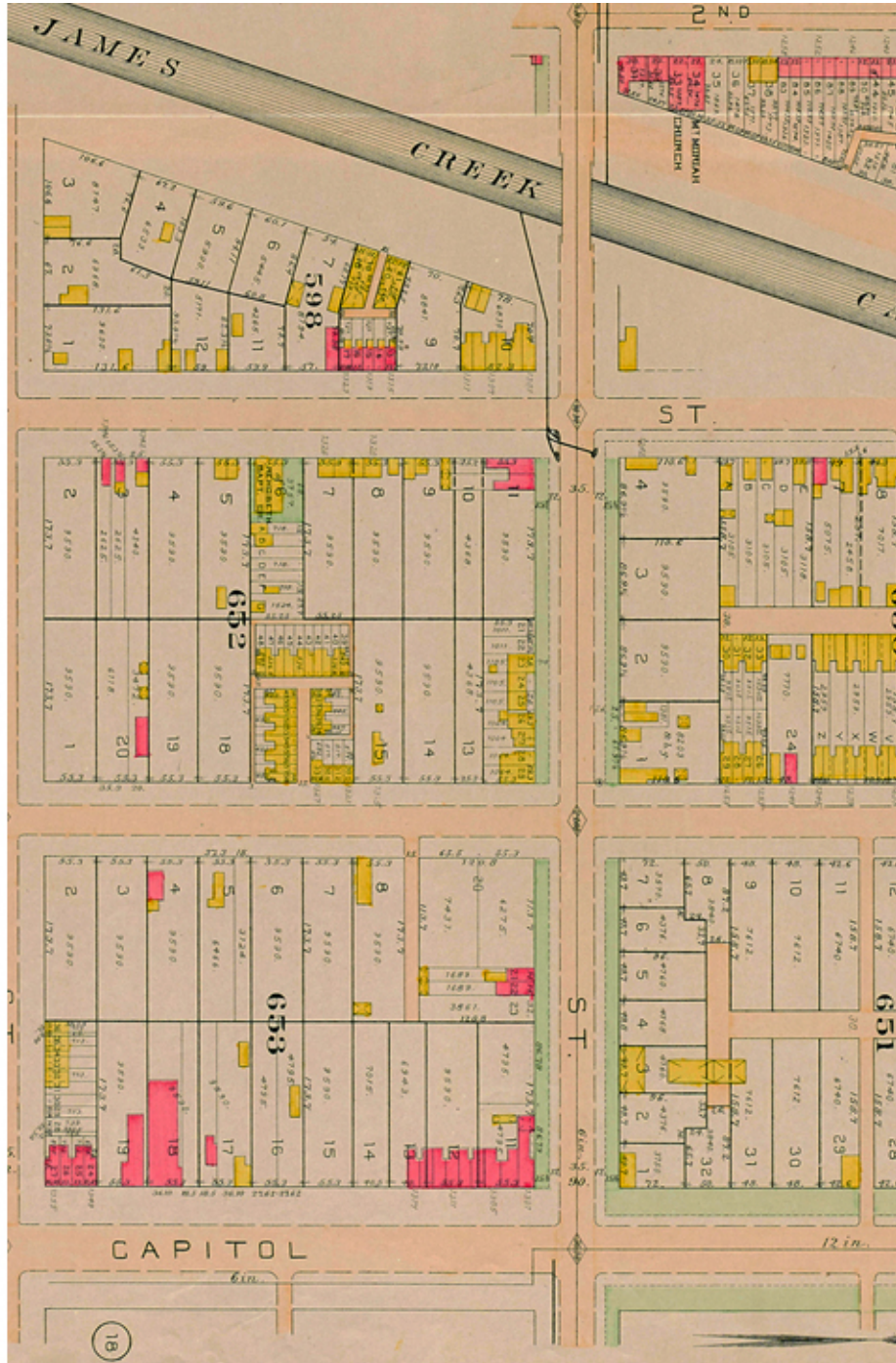
Image 4: Excerpt of Boschke Map of Washington, 1857, showing Washington City Canal with site of Square 653 rows marked in red.



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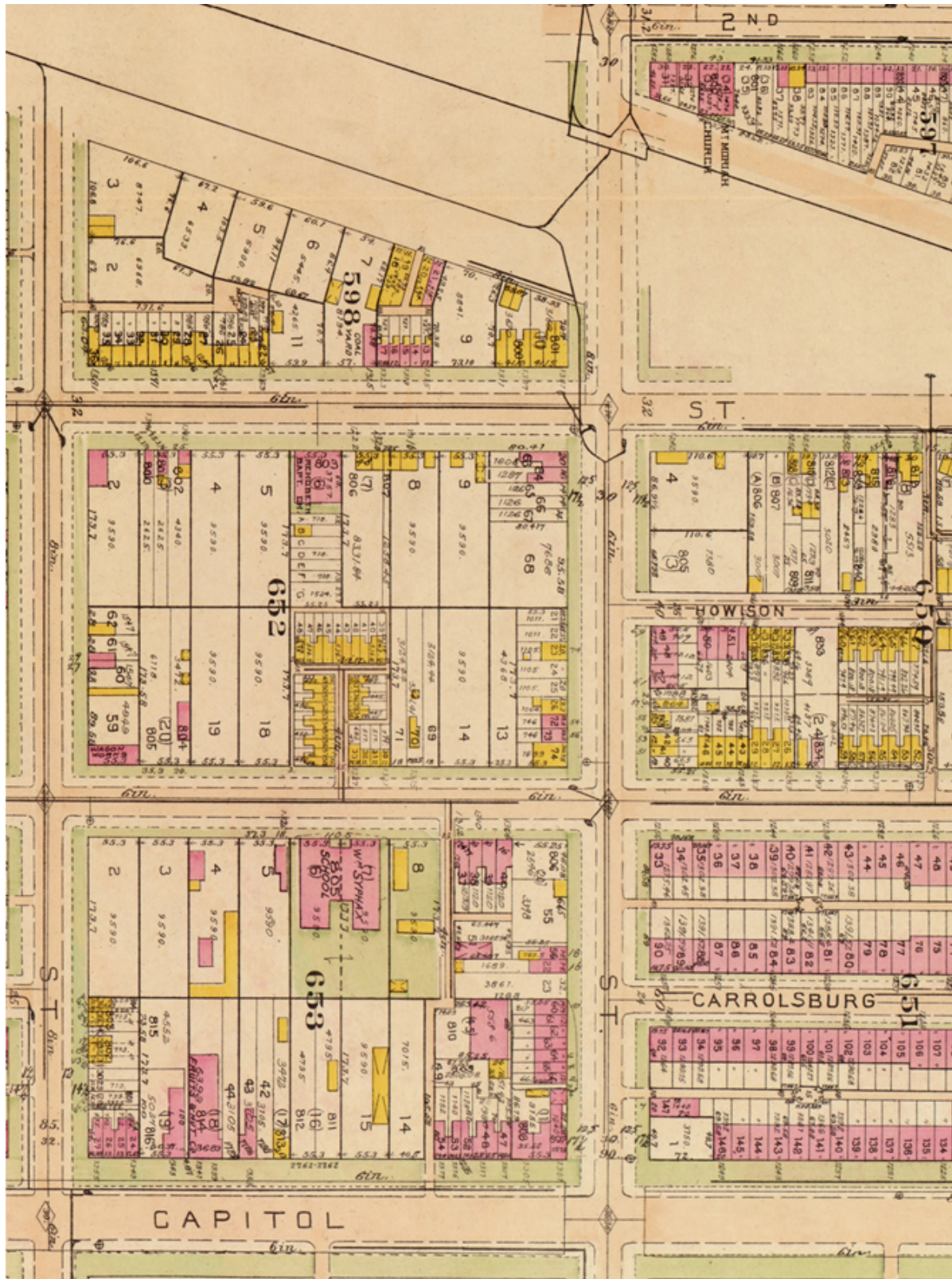
Image 5: Excerpt from Real Estate Plat Book of Washington, DC (1893), Volume 2, Plate 8 showing Square 653 and environs.



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Image 7: Excerpt from Baist's Real Estate Atlas of Washington, DC (1921), Volume 2, Plate 8, showing Square 653.



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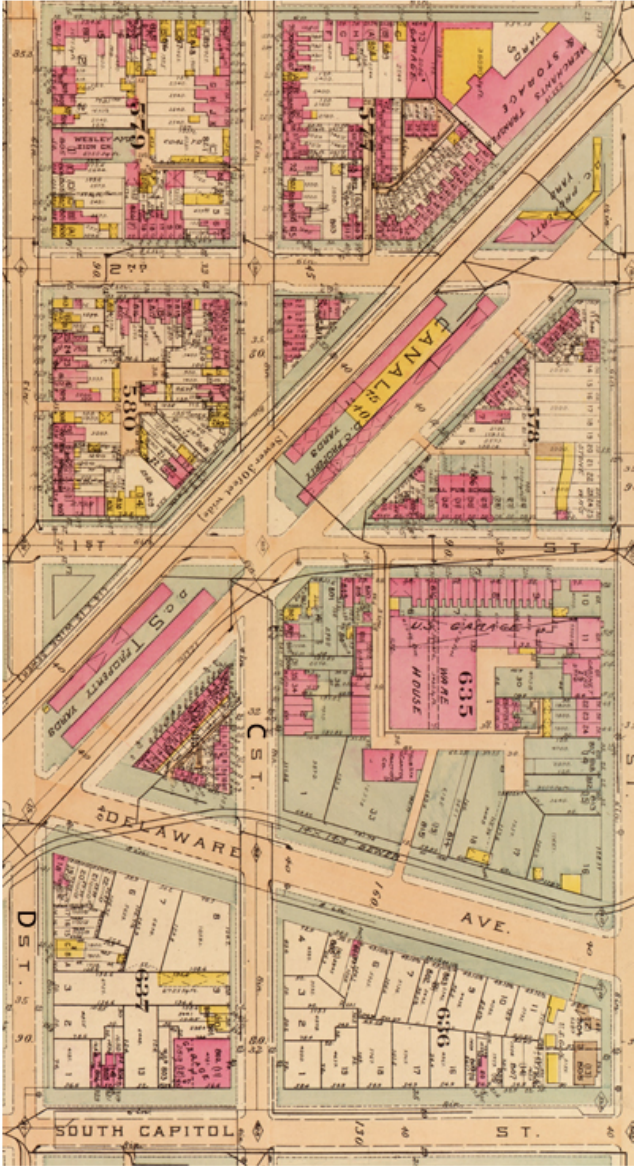
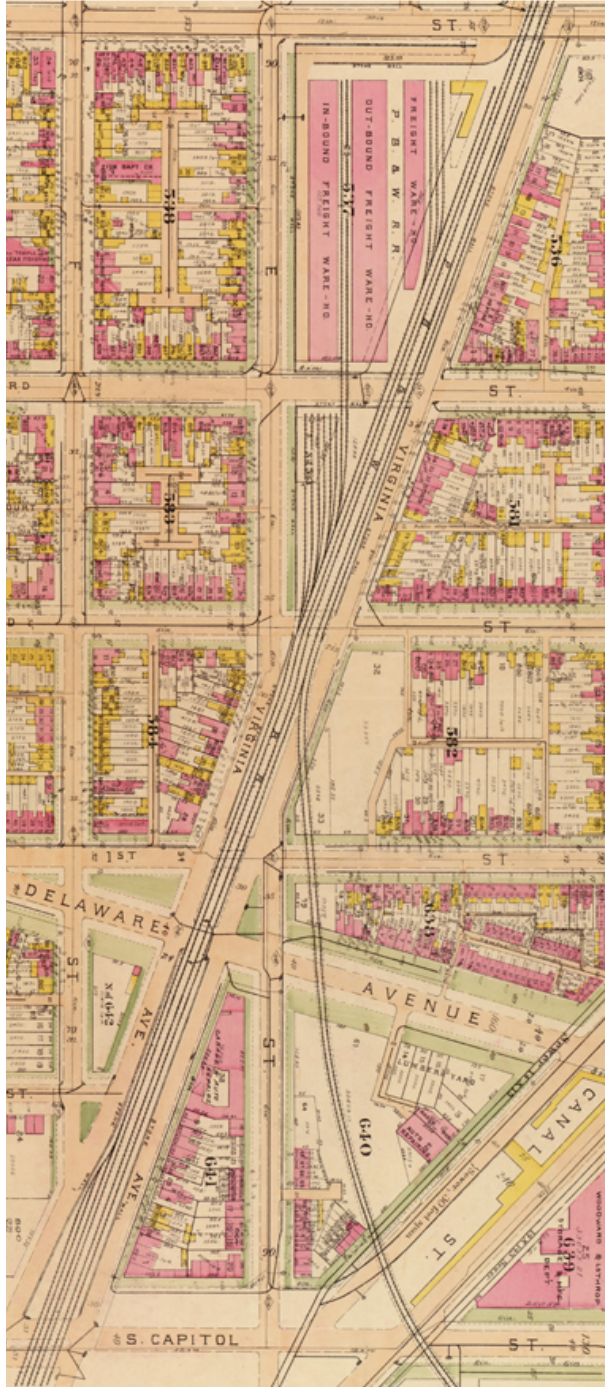


Image 8:
Excerpt from
1921 Baist Atlas
Southwest
rail network
(partial)

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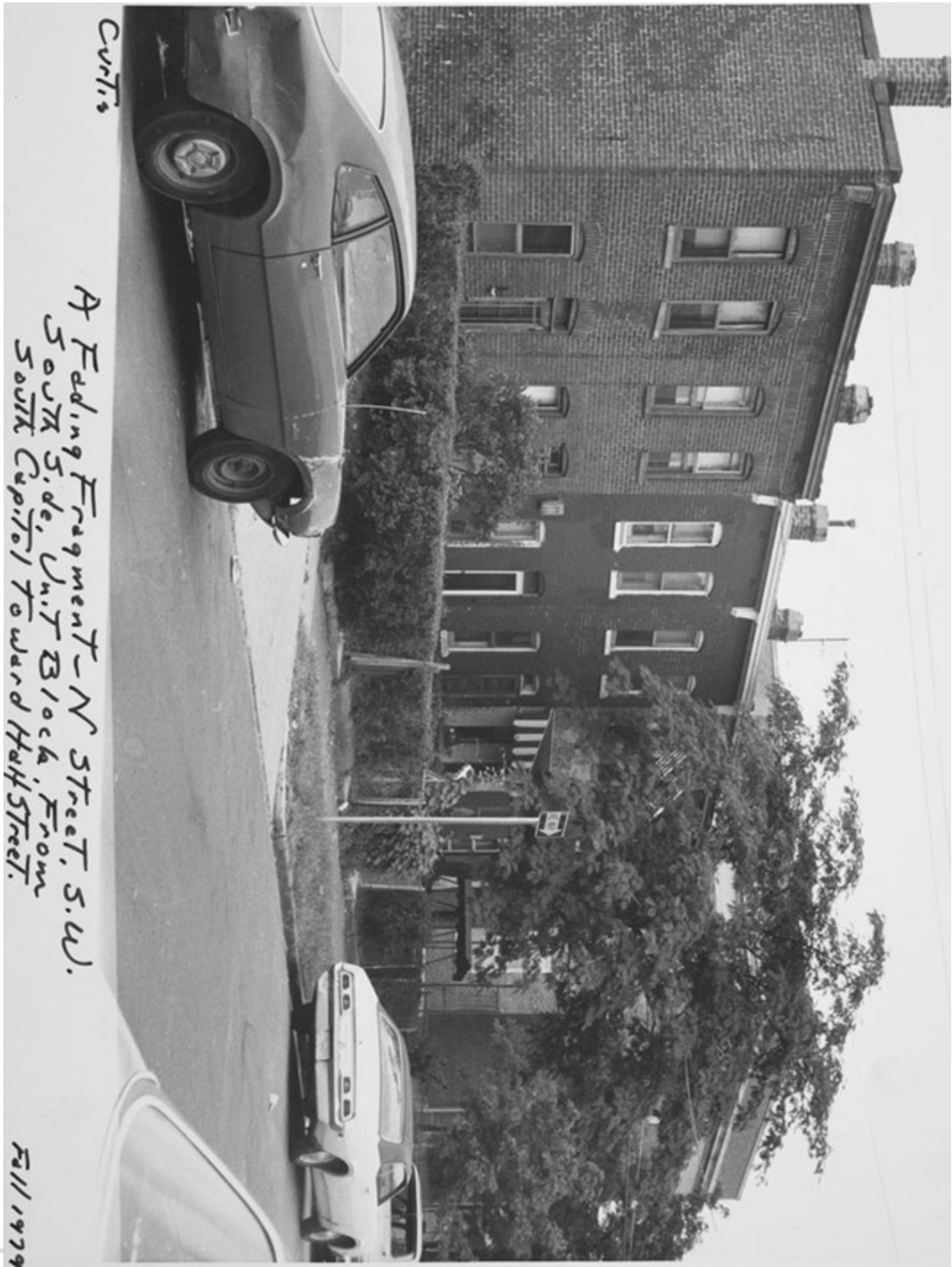


Image 9: Banes Row, photographed by Joseph Curtis, 1979 (DC Public Library)

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Image 11: Real Estate Advertisement for the Banes Row, *Washington Evening Star*,
September 11, 1916, 14.

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USGS Map of Square 653 Row Houses Location

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Street to the east, private property to the south, and an alley to the west. The Property is directly across the street from Nationals Park, north of the Camden South Capitol Apartments, which are the subject of Z.C. Order No. 06-41, and south and east of rowhouses, smaller commercial and institutional buildings. The Property contains approximately 37,453 square feet of land area and is located in the CG-2 Zone. The Property is two blocks east of the Greenleaf recreation center and housing development and two blocks north of the Anacostia River. The Property is less than a ½ mile from the Navy Yard-Ballpark Metrorail Station and one block south of the bus lines along M Street. An image of the Property and the surrounding area is included in Exhibit F at Page 3 and pictures of the Property and the surrounding properties are included at Pages 5 and 6 of Exhibit F.

V. Description of Project

The Applicant proposes to develop the Property with a residential building that includes up to approximately 269,661 square feet of residential use in an eleven (11) story building (the “**Building**”). The Project will have a floor area ratio (“**FAR**”) of 7.2, a maximum building height of 110 feet, and will occupy up to approximately 69% of the Property. The Project will provide

approximately 302 residential units¹, approximately 180 vehicular parking spaces, and approximately 100-107 bicycle parking spaces. More detailed zoning tabulations are included in on Page 4 of Exhibit F.

The Building is thoughtfully planned with its future residents and the long-time surrounding residents and structures in mind. The Building is designed with highly articulated facades on each side and provides a building configuration to maximize views, light and air available to the units. In all, the residential building will provide spaces that appeal to a range of residents, including a component of housing opportunities for families.

The Project’s residential units will begin on the ground floor with a variety of residential unit sizes, including three new “townhouse units” embedded in the new building and fronting on South Capitol Street and walk-out units along N Street and the rear yard on the west side of the Building.

The upper floors of the Building are designed to capture the views of the Anacostia River to the south, the Capitol to the north, and the stadium immediately adjacent to the Property. The rooftop is designed to provide a respite for the residents, complete with a pool and amenity space, as well as units.

On each of its facades, the Building incorporates high-quality and durable materials and a color palette that complements the style of the surrounding neighborhood, particularly the older townhouses and institutional buildings. More specifically, the Building incorporates a façade that primarily employs masonry integrated with glass forms. The Building has been designed to frame the scenic vistas north and south along South Capitol Street while respecting the intent of the setbacks required from South Capitol Street.

The Project’s focus on outdoor areas is intentional and directly responds to the larger stay-at-home dynamic introduced by the current pandemic and related resident wellness benefits. Balconies have been incorporated liberally throughout the Building facades, to allow for outdoor respite for residents while also providing for architectural features to further refine and articulate the Building form. The balcony projections into such setbacks are minor and deliberate,

Cochran, Patricia (DCOZ)

From: Greg Keagle <gregkeagle@yahoo.com>
Sent: Wednesday, October 21, 2020 9:21 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Fw: Exhibit 21B "ZC Case 20-18"
Attachments: B5AA08BB-9E52-486C-8670-F60457FFBCCB.png; 2D03FB98-DDCA-436F-A3CD-3FDECC4E7B54.png

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

----- Forwarded Message -----

From: Greg Keagle <gregkeagle@yahoo.com>
To: Greg Keagle <gregkeagle@yahoo.com>
Sent: Wednesday, October 21, 2020, 02:32:23 PM EDT
Subject: Exhibit 21B

The balance was never paid and all work the cleaning was done by Calvin Weaver, Darin's father, who lived at 6A N St SW. Calvin was already cleaning for free, so it made sense to have him paid for his time. This did not go as agreed.

***the text messages are with Charlie Kehler of Altus.

----- Forwarded Message -----


From: Greg Keagle <gregkeagle@yahoo.com>
To: Greg Keagle <gregkeagle@yahoo.com>
Sent: Saturday, October 17, 2020, 02:21:34 PM EDT
Subject: Fw: Payment for trash

----- Forwarded Message -----

From: Greg Keagle <gregkeagle@yahoo.com>
To: "smarks@ronaldpaulcos.com" <smarks@ronaldpaulcos.com>
Sent: Friday, August 4, 2017, 02:53:26 PM EDT
Subject: Payment for trash

Darin's father Calvin started week 10 of trash pickup august 3rd. You have paid two weeks at 65 dollars a week. You owe on 7 past due weeks. That's a grand total of 455. I will take care of trash and weeds for your entire owned lots for an additional 50 bucks a week until weed season is over or you say stop. This includes the sidewalk weeds too. Up to you. Trust me, I don't care to do this, but I will.

Sent from my iPhone



Nov 23, 2016, 10:07 PM

The front door at Daniels was wide open but gate locked. Do you want me to close it and tie 🚪 a string around the knob and gate??

Yes please. I will see if I can get someone down tomorrow or at least Friday to make it more secure. Would do it myself but up north with in-laws. Very much appreciate your help.

It's nothing. Enjoy. That doors hanging on by a shred. I was the one to kick it open, orchestrated by Daniel

Of course. Thanks again.

Nov 24, 2016, 4:45 PM

Happy Thanksgiving.

Nov 24, 2016, 6:20 PM

Happy Thanksgiving

agency's budget

Mar 14, 2017, 1:10 PM

It would have been close but I think school would have been canceled when I was young, but maybe not. You were shoveled by 10am on N st and south cap.

Mar 14, 2017, 7:08 PM

Thank you very much. Please let me know what we can do to remunerate you (cash or barter).

No im good, it's fine. Took 30 minutes tops.

You are too nice.

Just remember you said that

Read 3/14/17

Hmmmmmm

COOPERATIVE AGREEMENT

THIS COOPERATIVE AGREEMENT ("Agreement") is made as of June __, 2016, by and between 1319 South Capitol Associates, LLC ("1319 South Capitol", a District of Columbia limited liability company) and its lawful successors and assigns and the Advisory Neighborhood Commission 6D ("ANC 6D), on behalf of the residents of ANC 6D.

RECITALS

WHEREAS, Altus Realty Partners, LLC, a predecessor in interest to 1319 South Capitol, submitted an application on or around February 13, 2015, to Office of the Surveyor for the District of Columbia ("Office of the Surveyor") requesting the closure of a portion of a public alley system ("Alley" or "Alley to be Closed") in accordance with the Street and Alley Closing and Acquisition Procedures Act (D.C. Law 4-201; D.C. Official Code § 9-202.01 *et seq.*) ("Alley Closing Act"), such application being known as S.O. 15-26384. (the "Application").

WHEREAS, 1319 South Capitol owns all of the property abutting the Alley to be Closed (i.e., Lots 14, 54, 70 and 810 in Square 453) ("Abutting Properties").

WHEREAS, 1319 South Capitol has requested ANC 6D's support for the Application.

WHEREAS, as a condition of ANC 6D's support for the Application, ANC 6D has requested certain agreements from 1319 South Capitol.

WHEREAS, 1319 South Capitol has agreed to enter into this agreement, contingent upon the D.C. Council authorizing the closing of the Alley and the Alley is officially closed by virtue of the recordation of an alley closing plat in the records of the Office of the Surveyor.

NOW, THEREFORE, for and in consideration of the mutual promises contained herein, including ANC 6D's support for the Application, the receipt of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. **Recitals.** The Recitals are incorporated by reference as though fully set forth herein.

2. **Alley Rededication.** 1319 South Capitol agrees to amend the Application to include the establishment by easement of a surface alley in the exact location of the Alley to be Closed upon completion of construction.

- a. **Modification to the Application.** 1319 South Capitol shall file a modification to the Application requesting that the Application include the establishment by easement of a surface alley in the

exact location of the Alley to be Closed (“Modification”). As part of the Modification, 1319 South Capitol will identify the easement as a surface easement which has a clear height of 16-feet above the surface of the alley easement (“Alley Easement”). No improvements shall be permitted within the Alley Easement, except as otherwise permitted in public space. Improvements are specifically permitted below and above the Alley Easement. 1319 South Capitol shall file the Modification within 30 days following ANC 6D’s vote in support of the Application (the “Amended Application”). 1319 South Capitol shall provide to ANC 6D a copy of the revised draft plat prepared by the Office of the Surveyor showing the Alley Easement (“Revised Alley Closing Plat”).

- b. **Alley Closing Legislation.** The Amended Application will be processed in accordance with the Alley Closing Act. This process requires legislation to be approved by the D.C. Council. In order to ensure that this commitment can be enforced, 1319 South Capitol shall request the Council to include a condition in the legislation approving the Amended Application that requires 1319 South Capitol to create and maintain the Alley Easement shown on the Revised Alley Closing Plat. 1319 South Capitol agrees to request that the following language be included in the legislation approved pursuant to the Alley Closing Act:

The closing of this public alley in section __ of this act is contingent upon the recordation of a covenant establishing new portions of the alley system by easement as shown on the Surveyor’s plat in S.O. 15-26384, and agreeing to maintain such new portions of the alley system established by easement.

- c. **Alley Closing Covenant.** If the D.C. Council authorizes the closing of the Alley and 1319 chooses to move forward with the closing of the Alley, 1319 South Capitol shall record a covenant in the land records for the District of Columbia (the “Land Records”) as required by legislation approving the Amended Application (the “Alley Closing Covenant”). The Alley Closing Covenant shall identify the Alley Easement and provide that such Alley Easement shall become available to the public upon completion of the construction of the project enabled by the Amended Application. Following recordation of the Alley Closing Covenant in the Land Records, the Revised Alley Closing Plat will be recorded in the records of the Office of the Surveyor.

3. **Alley Use - Preconstruction.** 1319 South Capitol will ensure that Alley to be Closed shall remain free for public use until the start of construction.

4. **Cleanliness.** Prior to the commencement of construction, 1319 South Capitol shall maintain or cause its tenant(s) to maintain the Abutting Properties in a clean and workmanlike manner. Such maintenance shall include the provision of trash receptacles, which shall be emptied regularly. 1319 South Capitol shall also maintain the existing fence and trees so as not to encroach in the existing public alley.

5. **Alley Safety – Post-Construction.** In order to promote a safe and secure environment within the Alley Easement, 1319 South Capitol shall install a camera monitoring system or similar security system (“Security Camera”) on private property abutting or near the Alley Easement upon completion of construction of the new building on the Abutting Properties. The Security Camera shall be used exclusively by 1319 South Capitol to monitor, in its sole discretion, activity in the Alley Easement, with no requirement for establishment of a formal monitoring program. 1319 South Capitol shall have no obligation to provide access for any other person or entity to the Security Camera or to information obtained from the Security Camera.

6. **Alley Art.** Subject to approval by the Zoning Commission for the District of Columbia and other required District agency, including but not limited to the District of Columbia Public Space Committee, 1319 South Capitol shall install a mural or other decorative scheme along both north and south bounding walls of the Alley Easement up to a height of ten (10) feet. 1319 South Capitol will consult with ANC 6D and the neighbors in Square 653 in terms of the design of the alley art and give reasonable consideration to comments that are timely-received from ANC 6D and/or the neighbors in Square 653.

7. **Agreement.** This Agreement is contingent upon the D.C. Council authorizing the closing of the Alley in accordance with the Alley Closing Act and the Alley is officially closed by virtue of the recordation of an alley closing plat in the records of the Office of the Surveyor.

8. **Authority to Execute.** Each of the parties executing this Agreement represents and warrants to each of the other parties hereto that: (i) it has the full power and authority to enter into this Agreement and to consummate the transaction described herein without obtaining any further approvals or consents, and (ii) the entering into of the Agreement will not constitute or result in a violation or breach by any such party of any judgment, order, writ, injunction or decree issued against or imposed upon it or any agreement to which it is a party or by which it is bound.

[SIGNATURES FOLLOW]

Advisory Neighborhood Commission 6D

1319 SOUTH CAPITOL ASSOCIATES, LLC,
a District of Columbia Limited Liability
Company

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: Authorized Signatory

public upon completion of the construction of the project enabled by the Amended Application. Following recordation of the Alley Closing Covenant in the Land Records, the Revised Alley Closing Plat will be recorded in the records of the Office of the Surveyor.

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