

**Architectural Reconnaissance Survey  
for Highland Park Addition  
to Cedar Rapids  
(57-089)**

**Linn County, Iowa**

**Prepared For:**

**Department of Community Development  
City Of Cedar Rapids  
1211 6<sup>th</sup> Street SW  
Cedar Rapids, Iowa 52404**

**Prepared By:**

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**June 11, 2009**

## I. INTRODUCTION AND PURPOSE

On May 25-26, 2009, The Louis Berger Group Inc. (Berger) conducted a reconnaissance survey of 78 properties (both buildings and vacant lots) in Highland Park Addition Survey area, which consists of Highland Park 1<sup>st</sup> and 2<sup>nd</sup> Additions, Brown's 6<sup>th</sup> Addition, and A.P. 269 in the northwest quadrant of Cedar Rapids (Figure 1). Highland Park Addition survey area is roughly bounded by L Avenue NW, 11<sup>th</sup> Street NW, I Avenue NW, Harrison Court NW, and 13<sup>th</sup> Street NW. Properties in the area are associated with a variety of programs including the Greenway Acquisition Project, Jumpstart Rehabilitation Project, and FEMA 403 Imminent Threat to Health and Safety Demolition Program (Table 1). Many of the properties did not have a project identified at the time of survey.

The overall goal of the reconnaissance survey is to comply with Section 106 of the National Historic Preservation Act of 1966. Specific activities conducted to achieve this goal are as follows:

- To determine whether or not any of the properties were part of a potential NHRP eligible historic district.
- To determine whether or not any of the properties are potentially NRHP eligible individually.
- For mitigation purposes, to identify properties for potential architectural salvage.
- For mitigation purposes, to identify potential measures that could be undertaken in the event an individually eligible property or potential historic district was identified.

## II. RECONNAISSANCE SURVEY

### A. OVERVIEW

The survey area lies west of the Hull's 3<sup>rd</sup> Addition survey area. This area does not appear to have been included in any previous survey efforts conducted by Marlys A. Svendsen or The 106 Group. However, the residential dwelling typology and some of the historic context developed by Svendsen in the reports, *Historical and Architectural Reconnaissance Survey Report for Community Development Block Grant Neighborhoods in Cedar Rapids, Iowa*, completed in February 1994 and the MPD, *Historic Resources of Cedar Rapids, Iowa*, also completed by Marlys Svendsen in March 2000 will be useful in providing a framework for evaluation with respect to National Register of Historic Places (NRHP) Criteria.

The State Historic Preservation Office (SHPO) inventory database was reviewed to identify any previously surveyed properties within the survey area. Any determinations of eligibility for previously surveyed properties have been included in Table 1.

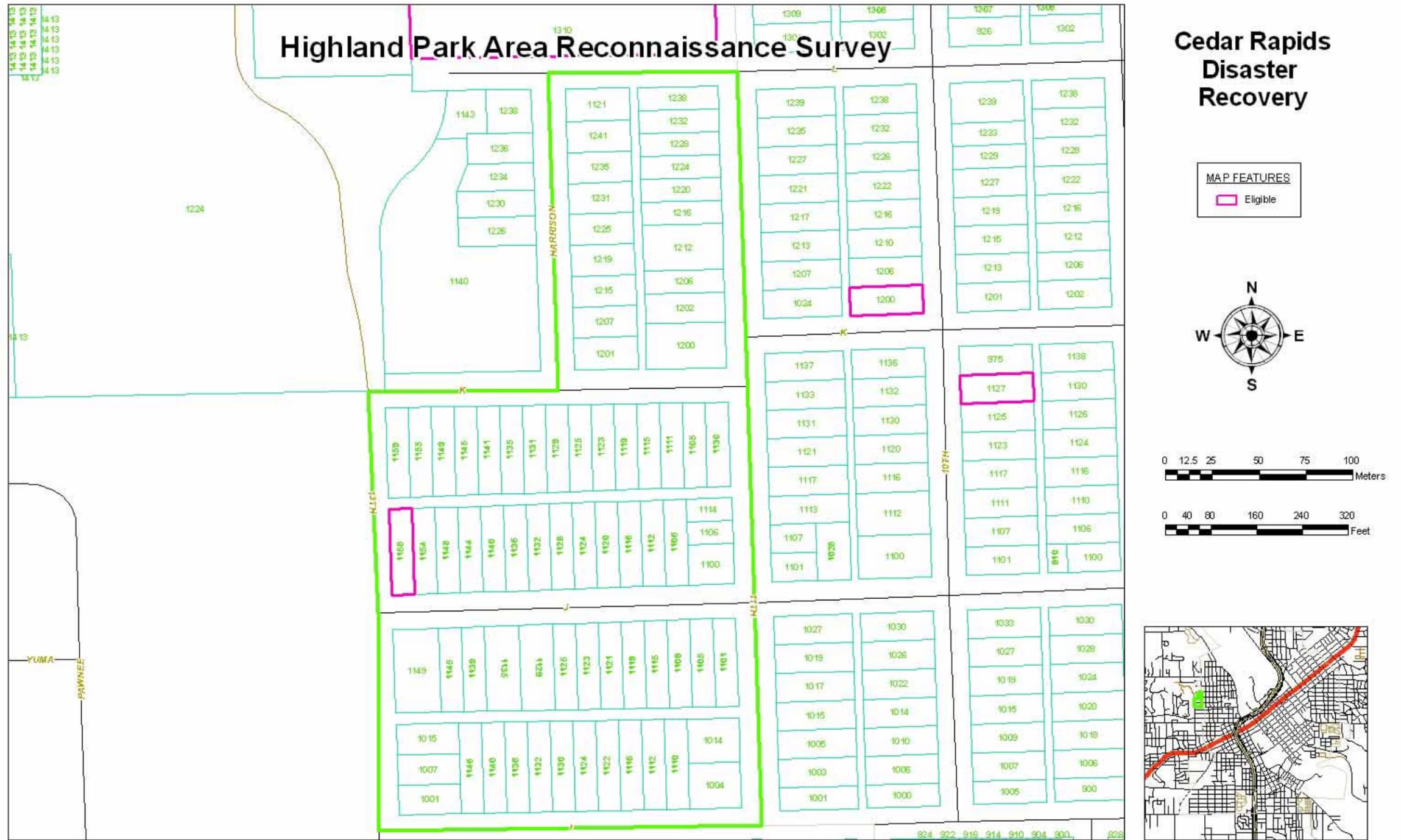


Figure 1: Highland Park Addition Survey Area

## B. RESULTS

### Individual Resources (Photographs in Appendix A):

*1158 J Avenue NW (1922)* – Two-story frame hipped roof dwelling that resembles an airplane bungalow with the second story formed from a large monitor roof section rising from the center of the hipped roof. The house at 1154 J Avenue NW has a similar arrangement; but has been altered with synthetic siding, a rear addition, and a porch enclosure. The house has a brick foundation, clapboard siding, and 4/1 and 5/1 wood sash windows. A small rear shed addition is clad with vinyl siding. The porch enclosure appears to be part of the original design as it too has 4/1 wood sash windows. The house is eligible under Criterion C as an unique example of an airplane bungalow. The house may also be eligible under other criteria with more research.

## C. AREA DESCRIPTION

The neighborhood is arranged on a grid system of streets and alleys. In the southern two blocks, the principal/main streets run in an east/west direction; while the northernmost block runs in a north/south direction. This residential neighborhood is composed of a mixture of early 20<sup>th</sup> century dwellings and 1940s-1950 Post-War minimal traditional dwellings in the western section of the survey area. Most of the dwellings are vernacular in nature such as 1 to 2 story foursquare, gable-front and side-gable dwellings. Post-War dwellings include minimal traditional and ranch style houses. There are a few diminutive examples of Tudor Revival dwellings and some dwellings exhibit Craftsman style influences. A majority of the buildings have been altered with synthetic siding, replacement windows, and porch alterations and/or enclosures. Additions, if present, are most often found on the rear façade.

## D. HISTORICAL BACKGROUND

The Highland Park survey area was platted in the early 1900s. Brown's 6<sup>th</sup> Addition was platted in June 1905. The plat included 10 40' x 140' lots along the west side of 11<sup>th</sup> Street NW between K and L Avenues NW. The first Highland Park addition was platted in August 1914 by the trustees of Martha R. Weare, who owned a 17-acre parcel of land on the edge of the city as early as 1895. Highland Park was comprised of 45 lots, 40' x 140-156' on either side of J Avenue NW and on the south side of K Avenue NW extending west from 11<sup>th</sup> Street NW. The Highland Park 2<sup>nd</sup> addition was platted in September 1921 by Benjamin Tait and J.J. Wagner. The plat consisted of 12 lots, four along 11<sup>th</sup> Street NW and eight along I Avenue NW. The lots generally measured 40' x 150'.

The following is an excerpt from the MPD, Historic Resources of Cedar Rapids, Iowa, completed by Svendsen Tyler, Inc. in March 2000:

The Northwest Quadrant is a mixed residential and industrial area built on the alluvial plain that extends away from the Cedar River's west bank and north of First Avenue. Bluffs and low hills lie along the western edge of this plain west of Tenth Street NW and continue northeast to connect to Ellis Park.<sup>13</sup>

Although the history of the Northwest Quadrant was dictated by the usual development factors seen in urban centers in the Midwest, the most compelling factor was the influence of transportation - the location of railroad shops, the routes of streetcar lines, the location of river bridges, the location of railroad corridors, and more recently, the path of Interstate 380 through the neighborhood. The settlement pattern of this west side neighborhood resulted from proximity to transportation employment centers and various transportation routes.

The Burlington, Cedar Rapids and Northern RR (BCR&N), headquartered in Cedar Rapids, established the BCR&N RR Machine Shops upstream of the railroad bridge on the east side of the Cedar River, west of Cedar Lake. The BCR&N Shops contained several roundhouses and extensive repair buildings. Even after the line was absorbed by the Chicago, Rock Island and Pacific Railroad at the turn of the century, the shops remained and were expanded.

As was noted earlier, the presence of the shops required a significant labor force. The vacant land opposite the shops provided an economical location for building housing for the railroad workforce. As a result, the neighborhood's residential development paralleled the growth of the railroad shops that began full operation in the 1870s. An important real estate developer who saw the potential for housing in the Northwest Quadrant was Orville N. Hull. Hull's first residential land development took place in subdivisions laid out on the east side of the river adjacent to the Sinclair meatpacking plant. After lots in those additions were largely sold off in the mid-1870s he turned his attention to the west side platting Hull's Fifth and Sixth Additions in 1877.

During the next two decades the 335 lots in Hull's two additions became home to dozens of railroad repair shop workers and BCR&N RR linemen. When the Rock Island Railroad went through a period of financial distress after 1900, workers' wages came in the form of postdated checks. This practice resulted in the name "Time Check" for the west side neighborhood that grew up between the river and Ellis Boulevard NW and between the railroad bridge and O Avenue NW became home to railroad workers.

Domestic building stock in this neighborhood was generally modest and unassuming. Small houses were added onto in a variety of creative manners, moved, or sometimes replaced with larger buildings. Considerable use was made of decorative shingles in gable ends and on dormers. Most buildings were 1½-story in height set on narrow lots with shallow setbacks on both the fronts and sides. Front porches were common. House forms included mostly 1½ -story Front Gabled Roof and Side-Gabled Roof houses, 2-story Gabled-Front and Wing houses and Front-Gabled houses, and 1story Hipped Roof houses or Plains Cottages. A handful of American Four-Square houses and 1½-story Craftsman Style Bungalows made up the balance of the neighborhood. Despite the introduction of larger house forms, the modest working-class character of the neighborhood remained the same.

Two streetcar routes served the north and south sections of the neighborhood by 1900. One route followed First Avenue SW to Tenth Street SW and then turned from Tenth Street onto B Avenue to the western corporate limits. First opened in 1882, this route operated when fairs or other activities were held at the fair ground at the terminus of this route. A spur from this route followed Eleventh Street SW north to the Cedar Rapids Turf Club, later Cedar Rapids Driving Park (between Tenth and Thirteenth Streets, E and I Avenues) and nearby Alamo Amusement Park (between Band E Avenues, Thirteenth and Fifteenth Streets, SW). The second streetcar route followed Third Street from First Avenue SW to G Avenue, crossed the railroad tracks on G before turning north on Sixth Street until the line ended at O Street and Ellis Boulevard.

*13 Ellis Park consists of approximately 400 acres acquired in a series of purchases beginning with 100 acres of farm land from the Ellis family shortly after 1900. Subsequent land purchases were made in 1913, 1923, 1941, 1955 and 1970. The golf course was developed on land acquired in 1923 and the swimming pool was completed in 1940. The park features both passive and active recreation areas. Several stone structures including a gazebo are located along Ellis Boulevard and a canoe launch area is just north of Ellis Lane. Other areas of the park include baseball diamonds, picnic areas and pavilions, formal gardens and overlook areas to view the Cedar River.*

## E. SIGNIFICANCE

In the opinion of The Louis Berger Group Inc., there is one individual property that is potentially NRHP eligible in the Highland Park Addition Survey Area (Appendix A). No other potentially eligible individual properties or historic districts were identified within the survey area (Appendix B). Loss of integrity on the vast majority of houses was too great to warrant eligibility.

## F. SOURCES

Cedar Rapids Assessor's Office

2009 *Appraisal Summary Sheets*. Website accessed at <http://www.cedar-rapids.org/assessor/pmc/> on March 9.

Sanborn Fire Insurance Company

1895-1949 *Map of Cedar Rapids, Iowa*. Sanborn Fire Insurance Company, Chicago, IL.

Svendsen, Marlys

1994 *Historical and Architectural Reconnaissance Survey Report for Community Development Block Ground Neighborhoods in Cedar Rapids, Iowa*. Prepared for Cedar Rapids Department of Planning and Redevelopment, on file at the State Historic Preservation Office, Des Moines, Iowa.

2000 *Architectural and Historical Resources of Residential Neighborhoods, 1870 – 1940*. Multiple Property Documentation Form, National Register of Historic Places, on file at the State Historic Preservation Office, Des Moines, Iowa.

The 106 Group, Ltd.

2006 *Architectural History Survey and Update for the City of Cedar Rapids, Linn County, Iowa*. Prepared for Cedar Rapids Department of Community Development.

## G. MITIGATION RECOMMENDATIONS

As undertakings in the area will involve a wide variety of programs including Jumpstart and FEMA programs, there is an array of potential mitigation options that would serve to document and/or preserve the historic properties of the area:

### *Property Relocation/Architectural Salvage*

There are a number of significant historic properties that are slated for demolition within the area that could be moved as infill housing on a number of vacant parcels. Properties slated for demolition under the FEMA 403 Imminent Threat to Health and Public Safety Program are not suitable for moving or architectural salvage. Those properties that are suitable for architectural salvage are noted in Table 1.

### *Architectural Survey of Un-surveyed or Under-surveyed Areas of Cedar Rapids*

The core neighborhoods surrounding downtown Cedar Rapids have been the focus of reconnaissance and intensive surveys over the past 15 years. However, very little survey has been conducted outside this area. Reconnaissance architectural surveys of these areas conducted as mitigation for loss of historic properties in the flood affected area could further preservation efforts throughout the city.

## H. PROPERTY LIST FOR HIGHLAND PARK ADDITION SURVEY AREA

The property list below contains 78 properties that include both buildings and vacant parcels in Highland Park Addition survey area. Dates of construction listed are based on Cedar Rapids Assessor's data. The table includes basic locational data; information on previously surveyed properties including any determinations of eligibility (DOE); potential undertakings through various programs including Jumpstart and FEMA programs; surveyor opinion of potential individual eligibility and historic district eligibility; and potential for architectural salvage. Properties in the Rental Rehabilitation Assistance Program are a preliminary list of applicants, some of which may not be eligible for funding. Under the program column, properties that are in close proximity to or within the currently proposed alignment of the proposed levee/flood wall system are noted as "At Risk" for being potentially demolished or moved.

**TABLE 1  
LIST OF PROPERTIES SURVEYED IN HIGHLAND PARK ADDITION SURVEY AREA, CEDAR RAPIDS, IOWA**

| Iowa Site Inventory No. | House No. | Street         | Program   | SHPO Reviewed | SHPO DOE | Year Built | Surveyor Opinion- Individually Eligible | Surveyor Opinion- District Eligible | Surveyor Opinion District Status- Contributing or Non-Contributing | Potential Salvage |
|-------------------------|-----------|----------------|-----------|---------------|----------|------------|---|-------------------------------------|--|-------------------|
|                         | 1004      | 11TH ST NW     |           | No            |          | 1922       | No                                      | No                                  | No   |                   |
| 57-07289                | 1014      | 11TH ST NW     |           | Yes           | NE       | 1900       | No                                      | No                                  | No   |                   |
|                         | 1106      | 11TH ST NW     |           | No            |          | 1910       | No                                      | No                                  | No   |                   |
|                         | 1114      | 11TH ST NW     |           | No            |          | 1959       | No                                      | No                                  | No   |                   |
| 57-09297                | 1130      | 11TH ST NW     | Jumpstart | Yes           | NE       | 1914       | No                                      | No                                  | No   |                   |
|                         | 1200      | 11TH ST NW     |           | No            |          | 1925       | No                                      | No                                  | No   |                   |
|                         | 1202      | 11TH ST NW     |           | No            |          | 1905       | No                                      | No                                  | No   |                   |
|                         | 1206      | 11TH ST NW     |           | No            |          | 1948       | No                                      | No                                  | No   |                   |
|                         | 1212      | 11TH ST NW     |           | No            |          | 1914       | No                                      | No                                  | No   |                   |
|                         | 1216      | 11TH ST NW     |           | No            |          | 1917       | No                                      | No                                  | No   |                   |
|                         | 1220      | 11TH ST NW     |           | No            |          | 1931       | No                                      | No                                  | No   |                   |
|                         | 1224      | 11TH ST NW     |           | No            |          | 1931       | No                                      | No                                  | No   |                   |
|                         | 1228      | 11TH ST NW     |           | No            |          | 1931       | No                                      | No                                  | No   |                   |
|                         | 1232      | 11TH ST NW     |           | No            |          | 1931       | No                                      | No                                  | No   |                   |
|                         | 1238      | 11TH ST NW     |           | No            |          | 1903       | No                                      | No                                  | No   |                   |
|                         | 1001      | 13TH ST NW     |           | No            |          | 1900       | No                                      | No                                  | No   |                   |
|                         | 1007      | 13TH ST NW     |           | No            |          | 1964       | No                                      | No                                  | No   |                   |
|                         | 1015      | 13TH ST NW     |           | No            |          | 1900       | No                                      | No                                  | No   |                   |
|                         | 1201      | HARRISON CT NW |           | No            |          | 1947       | No                                      | No                                  | No   |                   |
|                         | 1207      | HARRISON CT NW |           | No            |          | 1949       | No                                      | No                                  | No   |                   |
|                         | 1215      | HARRISON CT NW |           | No            |          | 1950       | No                                      | No                                  | No   |                   |
|                         | 1219      | HARRISON CT NW |           | No            |          | 1950       | No                                      | No                                  | No   |                   |
|                         | 1225      | HARRISON CT NW |           | No            |          | 1951       | No                                      | No                                  | No   |                   |
|                         | 1231      | HARRISON CT NW |           | No            |          | 1951       | No                                      | No                                  | No   |                   |
|                         | 1235      | HARRISON CT NW |           | No            |          | 1950       | No                                      | No                                  | No   |                   |
|                         | 1241      | HARRISON CT NW |           | No            |          | 1950       | No                                      | No                                  | No   |                   |

| Iowa Site Inventory No. | House No. | Street   | Program                  | SHPO Reviewed | SHPO DOE | Year Built | Surveyor Opinion-Individually Eligible | Surveyor Opinion-District Eligible | Surveyor Opinion District Status-Contributing or Non-Contributing | Potential Salvage |
|-------------------------|-----------|----------|--------------------------|---------------|----------|------------|--|------------------------------------|---|-------------------|
|                         | 1110      | I AVE NW |                          | No            |          | 1915       | No                                     | No                                 | No  |                   |
| 57-09394                | 1112      | I AVE NW | Jumpstart                | Yes           | NE       | 1956       | No                                     | No                                 | No  |                   |
|                         | 1116      | I AVE NW |                          | No            |          | 1920       | No                                     | No                                 | No  |                   |
|                         | 1122      | I AVE NW | 403 Phase I Demolition   | No            |          | 1946       | No                                     | No                                 | No  |                   |
|                         | 1124      | I AVE NW | Rental Rehab Assistance  | No            |          | 1946       | No                                     | No                                 | No  |                   |
| 57-09127                | 1130      | I AVE NW |                          | Yes           | NE       | 1920       | No                                     | No                                 | No  |                   |
|                         | 1132      | I AVE NW |                          | No            |          | 1946       | No                                     | No                                 | No  |                   |
|                         | 1136      | I AVE NW |                          | No            |          | 1923       | No                                     | No                                 | No  |                   |
|                         | 1140      | I AVE NW |                          | No            |          | 1895       | No                                     | No                                 | No  |                   |
| 57-09192                | 1146      | I AVE NW |                          | Yes           | NE       | 1900       | No                                     | No                                 | No  |                   |
|                         | 1100      | J AVE NW |                          | No            |          | 1910       | No                                     | No                                 | No  |                   |
|                         | 1101      | J AVE NW |                          | No            |          | 1914       | No                                     | No                                 | No  |                   |
|                         | 1105      | J AVE NW |                          | No            |          | 1920       | No                                     | No                                 | No  |                   |
|                         | 1106      | J AVE NW |                          | No            |          | 1905       | No                                     | No                                 | No  |                   |
| 57-09189                | 1109      | J AVE NW |                          | Yes           | NE       | 1925       | No                                     | No                                 | No  |                   |
|                         | 1112      | J AVE NW |                          | No            |          | 1916       | No                                     | No                                 | No  |                   |
|                         | 1115      | J AVE NW |                          | No            |          | 1958       | No                                     | No                                 | No  |                   |
|                         | 1116      | J AVE NW |                          | No            |          | 1916       | No                                     | No                                 | No  |                   |
|                         | 1119      | J AVE NW |                          | No            |          | 1920       | No                                     | No                                 | No  |                   |
|                         | 1120      | J AVE NW | 403 Phase III Demolition | No            |          | 1916       | No                                     | No                                 | No  |                   |
|                         | 1121      | J AVE NW |                          | No            |          | 1915       | No                                     | No                                 | No  |                   |
| 57-09295                | 1123      | J AVE NW | Jumpstart                | Yes           | NE       | 1917       | No                                     | No                                 | No  |                   |
|                         | 1124      | J AVE NW | Rental Rehab Assistance  | No            |          | 1915       | No                                     | No                                 | No  |                   |
|                         | 1125      | J AVE NW |                          | No            |          | 1950       | No                                     | No                                 | No  |                   |
| 57-09423                | 1128      | J AVE NW | Jumpstart                | Yes           | NE       | 1952       | No                                     | No                                 | No  |                   |
|                         | 1129      | J AVE NW |                          | No            |          | 1910       | No                                     | No                                 | No  |                   |
|                         | 1132      | J AVE NW |                          | No            |          | 1915       | No                                     | No                                 | No  |                   |
|                         | 1135      | J AVE NW |                          | No            |          | 1941       | No                                     | No                                 | No  |                   |
|                         | 1136      | J AVE NW |                          | No            |          | 1930       | No                                     | No                                 | No  |                   |

| Iowa Site Inventory No. | House No. | Street   | Program                            | SHPO Reviewed | SHPO DOE | Year Built | Surveyor Opinion- Individually Eligible | Surveyor Opinion- District Eligible | Surveyor Opinion District Status- Contributing or Non-Contributing | Potential Salvage |
|-------------------------|-----------|----------|------------------------------------|---------------|----------|------------|---|-------------------------------------|--|-------------------|
| 57-07388                | 1139      | J AVE NW |                                    | Yes           | NE       | 1918       | No                                      | No                                  | No   |                   |
|                         | 1140      | J AVE NW |                                    | No            |          | 1946       | No                                      | No                                  | No   |                   |
|                         | 1144      | J AVE NW |                                    | No            |          | 1900       | No                                      | No                                  | No   |                   |
|                         | 1145      | J AVE NW |                                    | No            |          | 1995       | No                                      | No                                  | No   |                   |
|                         | 1148      | J AVE NW |                                    | No            |          | 1916       | No                                      | No                                  | No   |                   |
|                         | 1149      | J AVE NW |                                    | No            |          | 1947       | No                                      | No                                  | No   |                   |
|                         | 1154      | J AVE NW |                                    | No            |          | 1922       | No                                      | No                                  | No   |                   |
|                         | 1158      | J AVE NW |                                    | No            |          | 1922       | Yes                                     | No                                  | No   |                   |
| 57-09285                | 1105      | K AVE NW | Jumpstart/403 Phase III Demolition | Yes           | NE       | 1923       | No                                      | No                                  | No   |                   |
| 57-09190                | 1111      | K AVE NW |                                    | Yes           | NE       | 1915       | No                                      | No                                  | No   |                   |
|                         | 1115      | K AVE NW |                                    | No            |          | 1951       | No                                      | No                                  | No   |                   |
|                         | 1119      | K AVE NW |                                    | No            |          | 1922       | No                                      | No                                  | No   |                   |
| 57-09191                | 1123      | K AVE NW |                                    | Yes           | NE       | 1914       | No                                      | No                                  | No   |                   |
|                         | 1125      | K AVE NW |                                    | No            |          | 1920       | No                                      | No                                  | No   |                   |
|                         | 1129      | K AVE NW |                                    | No            |          | 1920       | No                                      | No                                  | No   |                   |
|                         | 1131      | K AVE NW |                                    | No            |          | 1918       | No                                      | No                                  | No   |                   |
|                         | 1135      | K AVE NW |                                    | No            |          | 1946       | No                                      | No                                  | No   |                   |
|                         | 1141      | K AVE NW |                                    | No            |          | 1946       | No                                      | No                                  | No   |                   |
|                         | 1145      | K AVE NW | Jumpstart                          | No            |          | 1944       | No                                      | No                                  | No   |                   |
|                         | 1149      | K AVE NW |                                    | No            |          | 1952       | No                                      | No                                  | No   |                   |
|                         | 1155      | K AVE NW |                                    | No            |          | 1915       | No                                      | No                                  | No   |                   |
|                         | 1159      | K AVE NW |                                    | No            |          | 1895       | No                                      | No                                  | No   |                   |
|                         | 1121      | L AVE NW |                                    | No            |          | 1950       | No                                      | No                                  | No   |                   |

**APPENDIX A**  
**Photographs of Potentially Eligible Properties**



1158 J Ave NW\_View NW.jpg



1158 J Ave NW\_View SE .jpg

**APPENDIX B**  
**Photographs of Surveyed Properties**



1001 13th St NW\_View E.jpg



1001 13th St NW\_View NW.jpg



1004 11th St NW\_View NE.jpg



1004 11th St NW\_View SW.jpg



1007 13th St NW\_View NW.jpg



1007 13th St NW\_View SE.jpg



1014 11th St NW\_View NW.jpg



1014 11th St NW\_View SE.jpg



1015 13th St NW\_View NE.jpg



1015 13th St NW\_View SW.jpg



1100 J Ave NW\_View NE.jpg



1100 J Ave NW\_View SW.jpg



1101 J Ave NW\_View SE.jpg



1101 J Ave NW\_View SW.jpg



1105 J Ave NW\_View SE.jpg



1105 J Ave NW\_View SW.jpg



1105 K Avenue NW\_View NE.JPG



1105 K Avenue NW\_View SE.JPG



1105 K Avenue NW\_View SW.JPG



1106 11th St NW\_View NW.jpg



1106 11th St NW\_View SW.jpg



1106 J Ave NW\_View NE.jpg



1106 J Ave NW\_View NW.jpg



1106 J Ave NW\_View SE.jpg



1109 J Ave NW\_View SE.jpg



1109 J Ave NW\_View SW.jpg



1110 I Ave NW\_View NE.jpg



1110 I Ave NW\_View NW.jpg



1111 K Avenue \_View SE.JPG



1111 K Avenue NW\_View SW.JPG



1112 I Ave NW\_View NE.jpg



1112 I Ave NW\_View NW.jpg



1112 J Ave NW\_View NE.jpg



1112 J Ave NW\_View NW.jpg



1114 11th St NW\_View SE.jpg



1114 11th St NWE\_View NW.jpg



1115 J Ave NW\_View SE.jpg



1115 J Ave NW\_View SW.jpg



1115 K Avenue NW\_View NE.JPG



1115 K Avenue NW\_View SE.JPG



1115 K Avenue NW\_View SW.JPG



1116 I Ave NW\_View NE.jpg



1116 I Ave NW\_View NW.jpg



1116 J Ave NW\_View NE.jpg



1116 J Ave NW\_View NW.jpg



1116 J Ave NW\_View S.jpg



1119 J Ave NW\_View SE.jpg



1119 J Ave NW\_View SW.jpg



1119 K Avenue NW\_View SE.JPG



1119 K Avenue NW\_View SW.JPG



1120 J Ave NW\_View NE.jpg



1120 J Ave NW\_View NW.jpg



1120 J Ave NW\_View SW.jpg



1121 J Ave NW\_View SE.jpg



1121 J Ave NW\_View SW.jpg



1121 L Avenue NW\_View NW.JPG



1121 L Avenue NW\_View SE.JPG



1122 I Ave NW\_View NE.jpg



1122 I Ave NW\_View NW.jpg



1123 J Ave NW\_View SE.jpg



1123 J Ave NW\_View SW.jpg



1123 K Avenue NW\_View SE.JPG



1123 K Avenue NW\_View SW.JPG



1124 I Ave NW\_View NE.jpg



1124 I Ave NW\_View NW.jpg



1124 I Ave NW\_View S.jpg



1124 J Ave NW\_View NE.jpg



1124 J Ave NW\_View NW.jpg



1125 J Ave NW\_View SE.jpg



1125 J Ave NW\_View SW.jpg



1125 K Avenue NW\_View SE.JPG



1125 K Avenue NW\_View SW.JPG



1128 J Ave NW\_View NE.jpg



1128 J Ave NW\_View NW.jpg



1128 J Ave NW\_View SE.jpg



1129 J Ave NW\_View NE.jpg



1129 J Ave NW\_View SE.jpg



1129 J Ave NW\_View SW.jpg



1129 K Avenue NW\_View SE.JPG



1129 K Avenue NW\_View SW.JPG



1130 11th Street NW\_View NW.JPG



1130 11th Street NW\_View SW.JPG



1130 I Ave NW\_View NE.jpg



1130 I Ave NW\_View NW.jpg



1130 I Ave NW\_View SE.jpg



1131 K Avenue NW\_View SE.JPG



1131 K Avenue NW\_View SW.JPG



1132 I Ave NW\_View NE.jpg



1132 I Ave NW\_View NW.jpg



1132 I Ave NW\_View S.jpg



1132 J Ave NW\_View N.jpg



1132 J Ave NW\_View NW.jpg



1132 J Ave NW\_View SW.jpg



1135 J Ave NW\_View SE.jpg



1135 J Ave NW\_View SW.jpg



1135 K Avenue NW\_View SE.JPG



1135 K Avenue NW\_View SW.JPG



1136 I Ave NW\_View NE.jpg



1136 I Ave NW\_View NW.jpg



1136 I Ave NW\_View SE.jpg



1136 J Ave NW\_View N.jpg



1136 J Ave NW\_View NE.jpg



1136 J Ave NW\_View SW.jpg



1139 J Ave NW\_View NE.jpg



1139 J Ave NW\_View SE.jpg



1139 J Ave NW\_View SW.jpg



1140 I Ave NW\_View NE.jpg



1140 I Ave NW\_View NW.jpg



1140 J Ave NW\_View NE.jpg



1140 J Ave NW\_View NW.jpg



1140 J Ave NW\_View S.jpg



1141 K Avenue NW\_View NE.JPG



1141 K Avenue NW\_View SE.JPG



1141 K Avenue NW\_View SW.JPG



1144 J Ave NW\_View NW.jpg



1144 J Ave NW\_View SW.jpg



1145 J Ave NW\_View NE.jpg



1145 J Ave NW\_View SE.jpg



1145 J Ave NW\_View SW.jpg



1145 K Avenue NW\_View NE.JPG



1145 K Avenue NW\_View SE.JPG



1145 K Avenue NW\_View SW.JPG



1146 I Ave NW\_View NE.jpg



1146 I Ave NW\_View NW.jpg



1148 J Ave NW\_View NE.jpg



1148 J Ave NW\_View NW.jpg



1148 J Ave NW\_View SW.jpg



1149 J Ave NW\_View NE.jpg



1149 J Ave NW\_View SW.jpg



1149 K Avenue NW\_View NW.JPG



1149 K Avenue NW\_View SE.JPG



1149 K Avenue NW\_View SW.JPG



1154 J Ave NW\_View NE.jpg



1154 J Ave NW\_View NW.jpg



1155 K Avenue NW\_View SE.JPG



1155 K Avenue NW\_View SW.JPG



1159 K Avenue NW\_View SE.JPG



1159 K Avenue NW\_View SW.JPG



1200 11th Street NW\_View NE.JPG



1200 11th Street NW\_View SW.JPG



1201 Harrison Street NW\_View NE.JPG



1201 Harrison Street NW\_View SE.JPG



1202 11th Street NW\_View E.JPG



1202 11th Street NW\_View NW.JPG



1202 11th Street NW\_View SW.JPG



1206 11th Street NW\_View NW.JPG



1206 11th Street NW\_View SE.JPG



1206 11th Street NW\_View SW.JPG



1207 Harrison Street NW\_View NE.JPG



1207 Harrison Street NW\_View SE.JPG



1212 11th Street NW\_View NW.JPG



1212 11th Street NW\_View SW.JPG



1212 11th Street SW\_View SE.JPG



1215 Harrison Street NW\_View NE.JPG



1215 Harrison Street NW\_View SE.JPG



1215 Harrison Street NW\_View SW.JPG



1216 11th Street NW\_View NW.JPG



1216 11th Street NW\_View SW.JPG



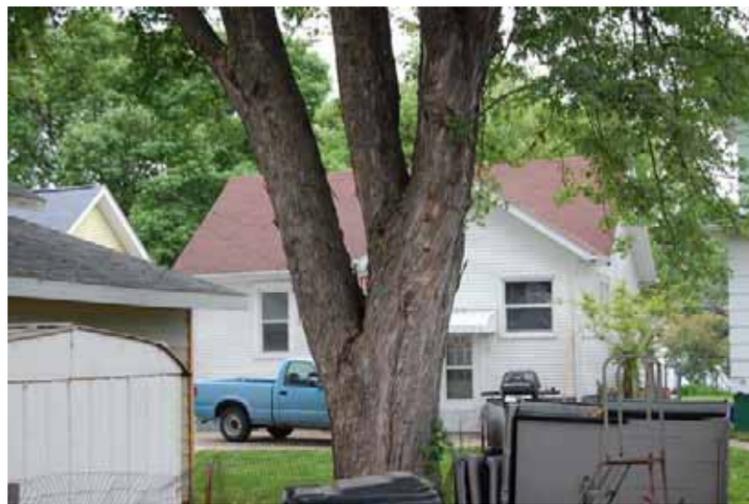
1219 Harrison Street NW\_View NE.JPG



1219 Harrison Street NW\_View SE.JPG



1219 Harrison Street NW\_View SW.JPG



1220 11th Street NW\_View NE.JPG



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1224 11th Street NW\_View NW.JPG



1224 11th Street NW\_View SW.JPG



1225 Harrison Street NW\_View NE.JPG



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1231 Harrison Street NW\_View NE.JPG



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1232 11th Street NW\_View NW.JPG



1232 11th Street NW\_View SW.JPG



1235 Harrison Street NW\_View NE.JPG



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1235 Harrison Street NW\_View SW.JPG



1238 11th Street NW\_View NW.JPG



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1241 Harrison Street NW\_View NE.JPG



1241 Harrison Street NW\_View SE.JPG