



GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
WASHINGTON, DC

ORDER

Before the Mayor's Agent for D.C. Law 2-144, Application HPA No. 79-275 of Mr. Nathan Landow for a permit to raze a building located at 3045 K Street, N.W., lots 803 and 804, Square 1190.

HEARING DATE: October 15, 1979.

FINDINGS OF FACT:

1. The applicant proposes to raze a structure located at 3045 K Street, N.W., lots 803 and 804, in Square 1190.
2. The structure is within the boundaries of the Georgetown Historic District.
3. The building is also located within the area established pursuant to the Old Georgetown Act (64 Sta. 903).
4. In accord with D.C. Law 2-144, the application was referred to the Mayor's Agent who in turn referred it to the Commission on Fine Arts (CFA).
5. The CFA recommended on August 13, 1979: "Do not issue permit. Pursuant to the requirements of the D.C. Historic Landmark and Historic **District** Protection Act of 1978, (D.C. Law 2-144), the Commission reaffirms its previous action taken under Old Georgetown Act, 64 Sta. 903 (D.C. Code 5-801) dated 11/6/78. At that time the Commission recommended against razing the front portions (approximately 40 feet deep) of these structures, these portions having been erected during the early years of the 19th century and given commercial facades in the 1890's.

The early 19th century elements may be among the oldest architecture left on the Georgetown Waterfront, and the late 19th century commercial facades are among the few remaining in the section east of Wisconsin avenue, facing the river. Because of their age and rarity, these

structures contribute significantly to the character of the historic district; therefore, the proposed razing is not in the public interest?

6. The structure located at 3045 K Street, N.W. is a two-story brick warehouse 31'6" wide by 125' in depth and backing onto a 10' wide public alley. The structure consists of two **parts** of identical construction with load bearing brick walls and wood joists that support a metal roof covered with tar surfacing. The front facade shows clear delineation of two different structures. The facade of the western elevation has an arched brick entranceway on the ground floor, probably a carriage entrance, two arched windows, and an arched doorway on the upper floor. The front facade of the eastern elevation has a precast concrete-linteled door on the ground level that was probably an automobile entrance and a single arched doorway on the upper level. The first 40' of depth of the structure is brick. The 85' addition is brick covered with concrete cement that is peeling. There is evidence of water damage on the lower level portion of the front of the building.
7. Apparently constructed in the early 1800's, 3045 K Street, N.W. was probably two residential structures. Between 1887 to 1894 it underwent extensive alterations including the construction of the 85' addition to become a warehouse. Later additions have included the construction of the 1910's-1920's precast concrete lintel beam opening and a 1950's-1960's. garage door.
8. Overshadowed by the Whitehurst Freeway, the structure is isolated in its surroundings from other warehouses or industrial structures. On the eastern adjacent side is a parking lot. On the immediate western adjacent side is a driveway parking area with a metal shed, 3047 K Street, N.W., lining the western boundary of that driveway. The northern boundary of the structure is an alley and a parking lot area.
9. Georgetown Inland West Corporation is the present owner of lots 800-807 in Square 1190 of which 3045 K Street, N.W. occupies 803 and 804 and a small part of 802. On September 1, 1970 Georgetown Inland West Corporation acquired title for lots 800-807 and lot 836 in Square 1190 from the Peoples Life Insurance Company. On July 10, 1978, Georgetown Inland entered into a contract to purchase lots 800-807 in Square 1190 with Mr. Nathan Landow, the applicant for the permit to raze 3045 K Street, N.W. Mr. Landow has placed a nonrefundable deposit of \$100,000. However, it is unclear what the purchase price is. By affidavit it is stated that the purchase price is \$2,830,000 of which Mr. Landow estimates the price for 803 and 804 to be \$170,000. The contract of sale, admitted into evidence states the purchase price to be \$2,600,000.

10. By affidavit the assessed value of the land on which 3045 K is located is \$180,000 and the assessed value of the building is \$30,602. It was also stated in the affidavit that the real estate taxes amount to \$3,854.02 (lot 803 = \$1,920.18 and lot 804 = \$1,933.84) and that the annual gross income for the property is \$10,260 for each of the previous two years and the annual cash flow is \$6,405.98.
11. The present occupant of the structure is Flood Plumbers, Inc., who rents the approximately 8,000 square foot property as a warehouse for \$9,234 a year. The rent has not changed since Georgetown Inland Corporation acquired the property.
12. The applicant plans to construct a commercial-residential structure to achieve the maximum density allowed under zoning. The area is zoned W-3 and the FAR is 1.6. The applicant has stated the presence and location of the structure on the lots prevents the attainment of the allowable FAR. The applicant stated he believed the structure to be structurally unsound and that no other type of construction could be built around it. He also stated that his architects did not believe it possible to include the first 40' into a new structure as suggested by the Commission on Fine Arts.

CONCLUSIONS OF LAW:

1. The Mayor's Agent is of the opinion that the building does not contribute to the historic district because it has been isolated from its historical and architectural context in the district and is not of sufficient architectural distinction in itself to make a contribution part from that context. Based on the above findings of fact, Mayor's Agent finds that the demolition of the structure located at 3045 K Street is consistent with the purposes of D.C. Law 2-144 as set forth in Section 2(b) and is therefore necessary in the public interest.
2. The Mayor's Agent is also of the opinion that the applicant has not adequately explored alternatives to the incorporation of the present structure into a new development.
3. Since it has been determined that the proposed demolition is necessary in the public interest, it is unnecessary for the Mayor's Agent to determine whether failure to issue the permit will result in unreasonable economic hardship to the owner.

ORDERED:

Issue permit. Demolition is necessary in the public **interest**
because it is consistent with the purposes of D.C. Law 2-144
as set forth in Section 2(b).

Carol B. Thompson

Mayor's Agent

NOV 20 1979

Date



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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
WASHINGTON, D.C.

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DECISION

Before the Mayor's Agent for D.C. Law 2-144, Application HPA No. 79-275 of Mr. Nathan Landow for a permit to raze a building located at 3045 K Street, N.W., lots 803 and 804, Square 1190.

HEARING DATE: October 15, 1979

ORDERED:

Issue permit. Demolition is necessary in the public interest because it is consistent with the purposes of D.C. Law 2-144 as set forth in section 2(b). The final order accompanied by findings of fact and conclusions of law will be served by November 14, 1979.