GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
Office of Adjudication
941 North Capitol Street, N.E.
Washington, D.C. 20002

Workers’ Building : 
900 15th Street, N.W. :

DECISION AND ORDER

BACKGROUND

Summit Properties Partnership, L.P. (the “Applicant”) seeks approval of a subdivision which permits the creation of one record lot from Lots 43, 800, 801, 829 and 830 in Square 199. The University Club/United Mine Workers’ Building, designated as an historic landmark by the Historic Preservation Review Board (HPRB) by adoption of the HPRB Staff Report and Recommendation on April 22, 1999, is located on this site. At its May 27, 1999 public meeting, the HPRB adopted its Staff Report and Recommendation which concluded that the proposed subdivision was consistent with the purposes of D.C. Law 2-144, the Historic Landmark and Historic District Protection Act of 1978 (the “Act”).
Pursuant to D.C. Code, Sec. 5-1006(c), Subdivisions, a public hearing was held on August 11, 1999 before Administrative Law Judge Rohulamin Quander, the Mayor’s Agent for D.C. Law 2-144. Notice of the public hearing was published in the D.C. Register. The Applicant was represented by Paul A. Tummonds, Jr., Esq., and John T. Epting, Esq. of Wilkes, Artis, Hedrick & Lane, Chartered (“Wilkes Artis”). Anne H. Adams, Architectural Historian, also of Wilkes Artis, testified on behalf of the Applicant. The Applicant requested that the Mayor’s Agent find that the proposed subdivision is consistent with the Act.

For the reasons that follow, the application for a subdivision is **GRANTED**.

**FINDINGS OF FACT**

1. Anne Adams, who was qualified by the Mayor’s Agent as an expert in architectural history, testified that the proposed subdivision is necessary to allow for the rehabilitation and restoration of the University Club/United Mine Workers’ Building and for the construction of an addition to that landmark, all of which adapts the building for current use as apartments and retail/restaurant spaces.
2. Ms. Adams also testified that the proposed subdivision will allow for the retention and enhancement of the landmark and that on May 27, 1999, the HPRB determined that “the proposed subdivision is consistent with the purposes of the Historic Protection Act.”

3. The Downtown Housing Now Committee submitted a letter in support of the proposed subdivision. There were no parties or persons in opposition to the application.

CONCLUSIONS OF LAW

The Mayor’s Agent concludes that the Applicant in the instant case has sustained its burden of proof, in that the approval of the subdivision is consistent with the purposes of the Act and, thus is necessary in the public interest.

ORDER

ACCORDINGLY, it is this 11th day of August, 1999, ORDERED that the Petition for Subdivision of 900 15th Street, N.W., Square 199, Lots 43, 800, 801, 829 and 830; H.P.A. No. 99-324, be and same is hereby, GRANTED, because the subdivision is consistent with the purposes of the Act and, therefore, necessary in the public interest.