

**THE GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING, HISTORIC PRESERVATION OFFICE
801 North Capitol Street, N.E., Third Floor
Washington, D.C. 20002**

IN THE MATTER OF:

Application of:

HPA 07-008

**Anacostia Waterfront Corporation
Demolition of northern addition to Archbold Hall**

**Square 1112-E
Lot 868**

Address:

**1900 Massachusetts Avenue S.E.
Washington, D.C.
(Reservation 13, Building 16)**

DECISION AND ORDER

Background:

This matter was convened on January 16, 2007, before Rohulamin Quander, Senior Administrative Judge and Mayor's Agent for Historic Preservation (the "Mayor's Agent"), pursuant to the *Historic District Protection Act of 1978*, D.C. Law 2-144, codified at *D.C. Official Code* (the "Code"), § 6-1101, *et seq.* (2001 ed), (the "Act"). The administrative hearing was also conducted consistent with the requirements of § 10A District of Columbia Municipal Regulations (the "DCMR"), Chapters 1-99, Historic Preservation, and in accordance with the *D.C. Administrative Procedure Act*, Code § 2-501, *et seq.*

The Anacostia Waterfront Corporation ("AWC"), an independent corporate instrumentality of the District of Columbia, created pursuant to the *Anacostia Waterfront Corporation Act of 2004*, the *Code* §2-1223.01 *et seq.*, seeks to demolish the 1945-constructed north wing of Anne Archbold Hall (the "wing" or "hall"), a nursing residence dormitory facility located on the site of D.C. General Hospital. Both the hospital and residential facility are closed. The main hall was constructed in 1930-31, and was the last major intact example of the Colonial Revival buildings that fulfilled the 1920s model master plan for Gallinger Hospital, which was subsequently incorporated into D.C. General, the former official municipal hospital of the District of Columbia.

AWC is responsible for implementing, inducing, assisting, facilitating, and coordinating implementation of the Anacostia Waterfront Framework Plan, which includes the Hill East Master Plan, of which this approximately 67-acre site is a component. The record was closed at the conclusion of the hearing, except for Applicant's submission of a proposed final order, which was filed on or about January 25, 2007.

Pursuant to the Act, the application was considered by the Historic Preservation Review Board (the "HPRB") at its November 16, 2006 meeting. After evaluating the application, the HPRB adopted the Staff Report, which concluded that the demolition of the contributing wing of the historic building is not consistent with the purposes of the Act. The HPRB went further, noting that it did not object to the demolition if deemed necessary to construct a project shown to be of "special merit", and if accomplished in a manner that allows restoration of the covered façade of the original structure. Based on this determination, the Applicant requested an administrative hearing before the Mayor's Agent.

Calvin Gladney, Vice President at AWC, and Glenn Williamson, managing director of Amber Real Estate LLC, an advisor to AWC, each testified on behalf of the Applicant and in support of the proposed demolition. AWC's application was also supported by testimony from Matthew Bell, principle at Ehrenkrantz, Dkstut and Kuhn Architects (EEK) who designed the Hill East Master Plan as well as the Revised Lot and Block Plan; David Maloney, Historic Preservation Officer for the District of Columbia supported the proposed demolition on behalf of HPO and the District Office of Planning; Kenan Jarboe, ANC 6B Commissioner on behalf of ANC 6B; and Nancy Metzger, Chair, Historic Preservation Committee, the Capitol Hill Restoration Society ("CHRS") a co-applicant for the historic landmark designation of Anne Archbold Hall. There was no testimony or position of record stated in opposition to the granting of this application.

Based on the record taken as a whole, including the evidence submitted at the hearing, the request made by the Applicant, the position taken by the HPRB, and according the status of "Great Weight" to the ANC's recommendation, the Mayor's Agent concludes that the application for demolition of the northern wing should be **GRANTED**.

ISSUES

The issues to be decided are: 1) Whether the Applicant's proposed demolition application is necessary in the public interest in order to construct a project of special merit; 2) Whether the Hill East Master Plan is a project of special merit; and 3) Whether the creation and construction of C Place is necessary to implement the Hill East Master Plan.

FINDINGS OF FACT

The Mayor's Agent, having received all of the evidence presented in this matter, and having reviewed same and given proper weight to all expert testimony presented, including that of the HPRB and ANC, now makes the following Findings of Fact:

1. AWC, as the agency charged with the task of implementing the Anacostia Waterfront Initiative including the Hill East Master Plan, seeks approval for the demolition of the northern wing of Anne Archbold Hall. In

December 2003, CHRS and the D.C. Preservation League jointly sponsored the landmark nomination for the Anne Archbold Hall, the former residence of the Capitol City School of Nursing. The building is located in the middle of the D.C. General Hospital campus. (*The record herein*)

2. The implementation of the Hill East Master Plan, in accordance with the other aims and objectives of the AWC, will provide significant public benefits, and many diverse and positive features of land planning consistent with the Act, including creation of public access to the Anacostia River, development of approximately 1,000 new housing units - of which 30% will be targeted for low and moderate income households, and providing an example of environmentally sustainable low-impact development. (*Testimony of Calvin Gladney and Glenn Williamson*)
3. HPO staff noted that Anne Archbold Hall was constructed in 1930-31, and expanded by the construction of an east wing in 1939 and a north wing in 1945. The building was designated as the last intact example of the major Colonial Revival buildings that fulfilled the 1920s model master plan for the former Gallinger Hospital, representing the formalization of nurse training and acknowledgment of the importance of the nursing profession. It is also a memorial to Anne Archbold, an important local woman philanthropist, benefactor, and compassionate critic of the hospital. (*Staff Report*)
4. Although the historical designation of the building describes the wings as contributing elements of the Colonial Revival building, the north wing is not critical in an architectural sense, and the importance of Archbold Hall as a monument to the nursing profession as well as a memorial to a noted woman philanthropist will not be diminished by the removal of that section of the structure. (*Nancy Metzger, and written submission of the Capitol Hill Restoration Society*)
5. AWC proposes to demolish the 1945 north wing of the building to permit the creation and construction of C Place SE. The wing extends about 150 feet north of the main block of the building, blocking the intended path of proposed C Place, S.E. (*The Application*)
6. The creation of C Place S.E. plays a critical role in the Hill East Master Plan by providing further east-west access to the Anacostia River, helping to create a network of smaller-scaled, "neighborhood friendly" blocks in the proposed C Street residential neighborhood consistent with the existing Hill East neighborhood. At present, C Street is a "super block" which was created as a part of the former institutional use of this corridor, and the need for larger structures. (*Matthew Bell*)

7. C Place will play an important role by acting as a boundary between the residential development in the C Street Neighborhood and the commercial/institutional development in the Massachusetts Avenue District. (*Kenan Jarboe, ANC Commissioner 6B*)
8. The Revised Lot and Block Plan is consistent with the approved Hill East Master Plan. As noted by HPRB, the demolition of a historically significant building or part thereof, is not consistent with the Act. However, the removal of the north wing in this context would provide significant preservation benefits by facilitating the redevelopment of the remaining core of Anne Archbold Hall as a modern, yet historically and architecturally accurate building. The Revised Lot and Block Plan support the planning principles embodied in the L'Enfant Plan by extending the L'Enfant east-west street grid and creating a new Hill East Park with a vista terminus of Archbold Hall, both favorable elements of special merit and proper land planning, as contemplated by the Act. (*David Maloney*)
9. AWC, together with their engineering consultants Volkert and Associates, has investigated the physical condition of the construction jointer between the original building and the north wing, and found that the exterior wall of the original building appears to remain largely intact at the juncture, allowing for the wing to be removed without leaving an unfinished section of exterior wall on the original structure. (*Glenn Williamson*)
10. All of the testimony was made in support of the application. No witnesses appeared in opposition to the proposed demolition.

CONCLUSIONS OF LAW

The foregoing having been considered, the Mayor's Agent now makes the following Conclusions of Law:

1. The *Code* at § 6-1102(11) defines a project of "Special Merit" as being a plan or a building. This proposed demolition is necessary to construct a project of special merit, namely the implementation of the Hill East Master Plan as part of the Anacostia Waterfront Initiative, which provides significant public benefits due to its specific features of land planning including providing public access to the Anacostia River, development of low and moderate income housing, and extension of the Washington, D.C., street grid in a manner consistent with the planning principles embodied in the L'Enfant Plan.
2. Issuance of the permit is consistent with the purposes of the Act as the end result will provide significant preservation benefits by largely retaining and enhancing the structure and causing it to be readapted for current use

within the new Hill East neighborhood, as contemplated by the *Code* § 6-1101(b)(2(A)).

3. The Master Plan supports historic preservation principles which are incorporated in the L'Enfant Plan, namely the extension of the Washington, DC street grid in a manner consistent with the L'Enfant Plan, i.e., the creation of a vista terminus for Archbold Hall and the construction of a new Hill East Park in the center of the proposed Hill East neighborhood.
4. Issuance of the demolition permit is necessary in the public interest because it would allow for the creation and construction of C Place, a critical component of the Council of the District of Columbia's approved Master Plan for Hill East.
5. Pursuant to *Code* § 1-309.10(d), the Mayor's Agent shall accord "great weight" to the properly adopted written recommendations of affected Advisory Neighborhood Commissions. On July 11, 2006, ANC 6B, met, and by a unanimous vote of 7-0, with a quorum present, formally approved the demolition the north wing of the Anne Archbold Hall.
6. The Mayor's Agent has considered the recommendation of the HPRB, which indicated that it would not object to the demolition if deemed necessary to construct a project shown to be of "special merit," and if accomplished in a manner that allows restoration of the covered façade of the original building."

ORDER

The Foregoing having been considered, it is this **7th day of March, 2007,**

ORDERED that the Applicant's request for a building permit to demolish the northern wing of the Anne Archbold Hall, 1900 Massachusetts Avenue S.E., Reservation 13, Building 16, be and the same is hereby GRANTED; and, it is

FURTHER ORDERED that the demolition be carried out in such a manner that the covered portion of the original façade is restored; and, it is

FURTHER ORDERED that pursuant to 10A DCMR § 410.5, this Order will take effect fifteen (15) days from the date of its service as evidenced by the following Certificate of Service in accordance with 10A DCMR § 410.3.

ROHULAMIN QUANDER,
Senior Administrative Judge, and
Mayor's Agent For Historic Preservation

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Decision and Order was served this 7th day of March 2007, by mailing a copy of the same via either electronic mail or first class U.S. Mail, postage prepaid, to the following:

Calvin Gladney, Vice President
Anacostia Waterfront Corporation
1100 New Jersey Avenue, SE, Suite 700
Washington, DC 20003
Via e mail to: calvin.gladney@awcdc.com

Also by First Class Mail

Glenn Williamson, Managing Director
Amber Real Estate LLC
1050 Connecticut Avenue NW, Suite 1000
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David Maloney, Deputy Program Director
Historic Preservation Office, D.C. Office of Planning
Via email to: david.maloney@dc.gov

Tersh Boasberg, Chair
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Certifying Officer