

SEVENTH ANNUAL REPORT TO THE COUNCIL OF THE DISTRICT OF COLUMBIA

ON

D. C. LAW 2-144

BY

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration
Historic Preservation Division
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PROGRAM OVERVIEW

During the past year the District of Columbia Historic Preservation Division has focused on improving internal operational efficiency and integrating the State Program comprehensive planning responsibility with the implementation of the D.C. Comprehensive Plan, Historic Features Element. Concurrently, the Division continued to provide a high level of service and assistance in all other program areas. These same forces continue to shape the development of the program in 1986.

Improvements In Internal Operations

During 1985 the Department of Consumer and Regulatory Affairs conducted an extensive, nation-wide search to identify and hire a new Program Manager to lead the Historic Preservation Division. This effort was successfully completed in January 1986 and is expected to enhance the continued growth of this program. Other staff additions include an architect with primary responsibilities for the Preservation Tax Incentives element and a temporary archeologist to assist in archeological program development and the implementation of the resource protection planning process.

In addition to purchasing a portable computer, the Department altered its overall automation plan to provide 11 computer workstations for the Historic Preservation Division using Historic Preservation Fund grant assistance a year earlier than planned. This has already improved internal tracking and documentation and resulted in more efficient use of staff time. Other equipment acquisitions using Historic Preservation Fund grant funds includes fireproof file cabinets to improve the quality of archival storage and a plans bin for more efficient storage and retrieval of maps/plans and other oversize documents. A small copy machine, also purchased with HPF funds, has greatly improved both records keeping and effective sharing of information.

A records management project, initiated in late 1984, developed written procedures for existing internal operations. This project was also used to reorganize old grants records for more efficient use and retrieval. Many of the older Mayor's Agent and permit review records were also organized, inventoried and prepared for submission to the Federal Archives. Thirty boxes of inventoried records were submitted to the Department of Consumer and Regulatory Affairs, Office of Administration and Management for transmittal to the Federal Archives.

Enhancing Program and Planning Implementation

Two primary goals expressed in the D.C. Comprehensive Plan, Historic Features Element guide Historic Preservation Division program activities. These are: 1) to preserve the important historic features of the District while permitting new development that is compatible with those features; and 2) to increase awareness of, and access to, facilities, places and activities essential to residents and visitors. The Comprehensive Plan also emphasizes the need for systematic surveys to provide information for making responsible preservation decisions, and calls for D.C. and federal government agencies to take the lead in responsible preservation action.

In keeping with this mandate the 1985 program for the Historic Preservation Division focused on four primary objectives. These objectives were: 1) using the resource protection planning process as a model for implementing the D.C. Comprehensive Plan; 2) developing educational information for both agency and citizen use about the local and federal preservation programs and their expression in the District of Columbia; 3) broadening the scope of surveys to include projects that combine reconnaissance survey with background research and planning; and 4) working closely with other District agencies to encourage responsible and effective preservation planning on the part of each agency.

Goal 1:

The objectives for implementing the first goal also incorporate the Comprehensive Plan's requirements for systematic survey and intergovernmental cooperation, and the Historic Preservation Division's initiative in using the resource protection planning process as a model for implementing the overall comprehensive planning mandate.

The Historic Preservation Division has taken the lead in encouraging comprehensive preservation planning in the District by initiating a joint project with the Office of Planning and by incorporating planning elements into most surveys sponsored by this Division. This project has already led to the complete revision of a historic context framework and is expected to produce in 1986 a general report for public information and assistance.

Combined planning and survey efforts have been initiated to identify and provide contextual backgrounds for three property types--all tied to important social historic themes--

firehouses, apartment buildings and public schools. Two of these are projected for second phases in 1986.

Two other projects are being conducted in cooperation with District agencies, both initiated in 1985 and carried over into 1986. These include a continuation of archeological survey work by the Department of Recreation, whose first report from the 1983-84 effort has contributed greatly to the above planning project. A joint project was also initiated with the Department of Housing and Community Development to conduct a reconnaissance survey of both architectural and archeological resources on selected properties in active urban redevelopment areas. This project will provide additional survey information, background data to incorporate into the planning process, and both general and site specific information to assist both the Historic Preservation Division and the Department of Housing and Community Development in assessing the impact of federal funds and redevelopment grants on small rehabilitation loan projects.

The Historic Preservation Division also continued to improve the basic elements of its archeological component as well as fully integrating archeological elements into the preservation planning process. A major gap defined by staff in 1984 was the lack of any integrated archeological-site inventory for the District. A subgrant was initiated in 1985 to collect information on sites reported and recorded in other sources; transferring the available information to Historic Preservation Division Archeological Site Inventory Forms and conducting an initial visual inspection and testing program on selected sites.

Goal 2:

Three projects were initiated to provide public education and technical assistance materials for citizens and agencies. These have been continued through 1986 and will provide a combined total of six brochures and two workshops on preservation processes and the historic districts in the District of Columbia. Still another project is both updating the listing of properties formally designated as Landmarks of the Nation's Capital and those listed in the National Register, and providing a photographic and slide inventory of selected properties for research, documentation and public education purposes. The second phase archeological survey of recreation centers will include a brief brochure on the results of the survey. The joint planning project with the Office of Planning also includes ongoing public involvement and will produce a general report for public as well as agency use.

Protections for 1986

The primary focus for program activities during 1986 is based on the same basic goals stated above. This will entail the completion of survey, planning and educational projects initiated in 1985 and the development of additional combined survey and planning projects to begin in 1986. Several in-house educational and outreach efforts are planned.

Several project priorities have been targeted for implementation with Historic Preservation Fund subgrants:

- o Conducting a reconnaissance survey of architectural and archeological resources in one or more neighborhoods in the Northeast quadrant of the District.
- o Conducting a survey of archeological sites located on the campus of Catholic University.
- o Continuing the project to compile and update an archeological site inventory to expand the number of sites to be field tested (results from the initial project have indicated a far greater number of previously recorded sites than had been projected).
- o Conducting a cooperative project with the state of Maryland to survey and nominate to the National Register the remaining boundary stones marking the original ten mile square of the District of Columbia (excluding those now in Virginia).
- o Extending the Apartment Building Survey to include a plan for the evaluation and protection of buildings identified in the initial phase and for the development of a thematic nomination to the National Register.
- o Conducting an intensive architectural survey of the 14th Street Urban Redevelopment Area with the possible development of a multiple resource nomination and a general preservation plan for that area. This project would in part fulfill a longstanding priority to systematically survey the large Shaw neighborhood by focusing first on a small subarea which is undergoing rapid development pressures.
- o Conducting a survey and producing a National Register nomination for the Sheridan-Kalorama area.
- o Completing the survey of all 70 public schools owned by the Board of Education and developing a preservation plan for evaluating and protecting those properties.

Ongoing program activities are also aimed at:

- o Beginning to build basic field and lab capabilities for emergency archeological testing and analysis.
- o Developing outreach and educational forums in which to present the Historic Preservation Division's activities and services to a broader audience.
- 0 Continuing the resource protection planning process to improve the Division's assistance to District and federal agencies.

LANDMARK HEARINGS AND DESIGNATIONS

Number of Historic Landmark and Historic District Hearings and Designations:

(a) Historic District and Historic Landmark designation hearings:

Total 14 hearings (10 cases)

(b) Historic District and Historic Landmark designations:

Total 7

(c) Historic District and Historic Landmark designations denied:

Total 1

Seventh Annual Report of Permit Actions

under D.C. Law 2-144

March 1, 1985 - February 28, 1986

I. Total number of permit applications: 694

A. Individual Landmarks

1. alterations:	27
2. demolitions:	0
3. new construction:	1
4. subdivisions:	0
5. concept design review:	7
Total	35

B. Anacostia Historic District

1. alterations:	3
2. demolitions:	1
3. new construction:	0
4. subdivisions:	0
5. concept design review:	1
Total	5

C. Capitol Hill Historic District

1. alterations:	156
2. demolitions:	2
3. new construction:	4
4. subdivisions:	0
5. concept design review:	27
Total	189

D. Georgetown Historic District

1. alterations:	217
2. demolitions:	11
3. new construction:	14
4. subdivisions:	0
5. concept design review:	21
Total	263

E. DuPont Circle Historic District

1. alterations:	86
2. demolitions:	1
3. new construction:	1
4. subdivisions:	0
5. concept design review:	23
Total	111

F. Sixteenth Street Historic District

1. alterations:	11
2. demolitions:	1
3. new construction:	0
4. subdivisions:	0
5. concept design review:	2
Total	14

G. LeDroit Park Historic District

1. alterations:	10
2. demolitions:	2
3. new construction:	0
4. subdivisions:	0
5. concept design review:	1
Total	13

H. Logan Circle Historic District

1. alterations:	2
2. demolitions:	0
3. new construction:	0
4. subdivisions:	0
5. concept design review:	0
Total	2

I. Striver's Section Historic District

1. alterations:	18
2. demolitions:	0
3. new construction:	0
4. subdivisions:	0
5. concept design review:	2
Total	20

J. Pennsylvania Avenue Historic District

1. alterations:	3
2. demolitions:	0
3. new construction:	0
4. subdivisions:	0
5. concept design review:	0
Total	3

K. Takoma Park Historic District

1. alterations:	4
2. demolitions:	0
3. new construction:	0
4. subdivisions:	0
5. concept design review:	0
Total	4

L. Massachusetts Avenue Historic District
1. alterations: 10
2. demolitions: 0
3. new construction: 0
4. subdivisions: 0
5. concept design review: 0
Total 10

M. Downtown Historic District
1. alterations: 9
2. demolitions: 0
3. new construction: 0
4. subdivisions: 0
5. concept design review: 0
Total 9

N. Gallaudet College Historic District
1. alterations: 3
2. demolitions: 1
3. new construction: 0
4. subdivisions: 1
5. concept design review: 0
Total 5

O. Fifteenth Street Financial Historic District
1. alterations: 2
2. demolitions: 0
3. new construction: 0
4. subdivisions: 0
5. concept design review: 0
Total 2

P. Miscellaneous permits (all types - all districts),
eg., street closings, handicapped exemptions: 5

II. Permits Reviewed in Mayor's Agent hearing: 4

A. Almas Temple, 1315 K St., NW
1. nature of requested alteration: partial demolition
with retention of facade
2. reason for hearing: required for all demolitions of
significant Landmark and contributing buildings
3. was economic hardship claimed?
4. resolution of issue: permit approved demolition
consistent with purposes of DC Law 2-144.

- B. 2521-23 K St. NW
1. nature of requested alteration: demolition of two adjacent buildings
 2. reason for hearing: required for all demolitions of significant Landmark and contributing buildings; Review Board recommended denial
 3. was economic hardship claimed: yes
 4. resolution of issue: permit denied, Board recommendation sustained, applicant presently in litigation.
- C. 1703-05-07 Connecticut Ave, NW
1. nature of requested alteration: addition of sidewalk canopy, owner received citation for construction of canopy without permit
 2. reason for hearing: Review Board recommended denial because canopy was incompatible with character of district and building
 3. was 'economic hardship claimed? yes
 4. resolution of issue: applicant withdrew
- D. 1801 Connecticut Ave, NW
1. nature of-requested alteration: addition of illuminated sign, owner received citation for construction of sign without permit
 2. reason for hearing: Review Board recommended denial because sign was incompatible with character of district and building
 3. was economic hardship claimed: yes
 4. resolution of issue: decision pending

NATIONAL REGISTER NOMINATIONS

- I. New Listings in the National Register
 - A. Individual Landmarks: 3
 - Tivoli Theater
 - Sun Building
 - Twin Oaks
 - B. Historic Districts: 0

- II. Nominations sent to National Register,
but not yet listed: 2
 - Plymouth Apartment Building
 - Banneker Recreation Center

TAX ACT CERTIFICATIONS

Number of Tax Certifications: Total 137

Part 1	61
Part 2	46
Part 3	3
<u>Total</u>	137

TAX ACT PROJECT REVIEW

1758 Church Street, N.W., part 1
634 C Street, N.E., part 1
608 Massachusetts Ave., N.E., part 1
1621 S Street, NW., parts 1,2
1520 New Hampshire Ave., N.W., parts 1,2,&3
1748 Q Street, NW., parts 1,2
505 10th Street, S.E., part 2
1326 Vermont Ave., N.W., parts 1,2
Moran Building, 501-509 G Street, N.W., part 2
435 1st Street, S.E., part 3
2108 R Street, N.W., part 1
Firemen's Insurance, 303-305 7th Street, N.W., part 1
Firemen's Insurance, 307 7th Street, N.W., part 1
316 Maryland Ave., N.E., part 1
432 11th Street, S.E., parts 1,2
2139 Newport Place, N.W., part 2
425 13th Street, N.W., part 1
1322 Independence Ave., S.E., parts 1,2
301 7th Street, S.E., part 2
1817 M Street, NW., parts 1,2
1918 18th Street, N.W., parts 1,2
1930 18th Street, N.W., parts 1,2
1723-25 P Street, N.W., part 3
203 6th Street, S.E., parts 1,2,&3
3006 P Street, N.W. part 1
Forrest-Marbury House, 3350 M Street, N.W., parts 1,2
First American Bank, 740 15th Street, N.W., part 3
3360 M Street, N.W., part 1
407 E Street, N.E., parts 1,2
2026 16th Street, N.W., part 2
1226 17th Street, N.W., part 1/part 2
Plymouth Apartments, 1236 11th Street, part 2
2201 Massachusetts Ave., N.W., part 2
1313 Connecticut Ave., N.W., part 2
650 Independence Ave., S.E., parts 2,3
3252 Prospect Street, NW., parts 1,2,
1414 Hopkins Street, NW., part 3
1700 Q Street, NW., part 1, 2,&3
116 8th Street, N.E., part 3
1526 18th Street, N.W., part 3
1724 17th Street, N.W., part 3
1907 17th Street, N.W., parts 1,2
1714 Swann Street, N.W., part 2
400 8th Street, N.E., parts 1,2
1074 Thomas Jefferson Street, N.W., part 3

1921 17th Street, N.W., parts 1,2,&3
518 9th Street, S.E., part 1
606 East Capitol, N.E., part 1
1346 Connecticut Ave., N.W., part 1
1721 P Street, N.W., part 1
301 8th Street, N.E., parts 1,2,&3
129 C Street, S.E., part 1
505 D Street, S.E., part. 1
1834-42 18th Street, N.W., part 1
1809-11 18th Street, N.W., part 1
1223 Walter Street, S.E., part 3
1221 Walter Street, S.E., parts 1,2,&3
629 Constitution Ave., N.E., part 3
901 A Street, N.E., part 3
226 Massachusetts Ave., N.E., part 1
1416 R Street, N.W., part 3
1432 R Street, N.W., part 3
1428 R Street, N.W., part 3
Mayflower Hotel, 1127 Connecticut Ave., N.W., part 2
24 Logan Circle, N.W., part 2
2030 Hillyer Place, N.W., part 3
1337 Connecticut Ave., N.W., part 1
1420-26 21st Street, N.W., part 3
1239 C Street, S.E., part 1,2
632 Massachusetts Ave., N.E., part 1,2
701 G Street, S.E./700 7th Street, S.E., parts 1,2,&3
1237 C Street, S.E., part 1
334 E Street, N.E., parts 1,2 & 3
1536 U Street, N.W., part 1
1214 North Carolina Ave., N.E., part 1
1766 Church Street, N.W., part 1
1768 Church Street, N.W., part 1
1770 Church Street, N.W., part 1
620 C Street, S.E., parts 1,2,&3
1818 Jefferson Place, N.W., parts 2,3
517 1/2 10th Street, S.E., part 2
136 12th Street, S.E., parts 1,2
149 North Carolina Ave., S.E., parts 1,2,&3
647 East Capitol, S.E., parts 1,2,&3
2115 Newport Place, N.W., parts 1,2
615 Maryland Ave., N.E., part 1
1200 East Capitol, N.E., part 1,2
435 10th Street, N.E., part 1
Rear 630 G Street, S.E., part 1
1608 New Hampshire Ave., N.W., part 3
525 T Street, N.W., parts 1,2
3051 N Street, N.W., part 1
1759 R Street, N.W., part 2
707-709 8th Street, S.E., part 2