

ELEVENTH ANNUAL REPORT
TO THE COUNCIL
OF
THE DISTRICT OF COLUMBIA
ON D.C. LAW 2-144
THE HISTORIC LANDMARK AND HISTORIC DISTRICT PROTECTION ACT

BY
THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
HISTORIC PRESERVATION DIVISION
MARCH, 1990

SUMMARY OF ACCOMPLISHMENTS

MARCH, 1989 - MARCH, 1990

The District of Columbia Government is committed to the wise stewardship of the historic and cultural heritage of the city through a variety of programs and actions, and by encouraging such efforts by the private sector. To carry out this responsibility, the Government has assembled a highly qualified professional staff of architectural historians, historians, architects, archaeologists, grants specialists, and support personnel who comprise the Historic Preservation Division (HPD) in the Department of Consumer and Regulatory Affairs (DCRA). The HPD is under the policy direction of the State Historic Preservation Officer (SHPO), with the advice of the Historic Preservation Review Board (HPRB).

Each year the District's preservation program receives federal grant assistance from the Historic Preservation Fund (HPF), which is administered by the National Park Service (NPS). As a condition of this grant, all preservation program activities are conducted in accordance with Federal regulations and maintain the uniform NPS standards applied nationwide. The National Park Service recently commended the Division for the overall quality of the city's preservation effort, and in particular noted the high degree of community involvement sought and achieved in all aspects of the program.

The SHPO has targeted three following priorities as essential to achieving the Comprehensive Plan's Goals and Objectives for historic preservation:

- **to complete the survey of the city to identify all cultural resources that should be considered for historic designation;**
- **to expand the programs of the Historic Preservation Division-to engage non-traditional users of these services; and,**
- **to continue to provide protection for eligible properties under local and federal law.**

These policy priorities guide all aspects of the program, including comprehensive preservation planning, identification and recognition of historic resources, protection and enhancement of historic properties, and public outreach and involvement.

COMPREHENSIVE PRESERVATION PLANNING

HPD's preservation planning effort is based the NPS model for identifying and evaluating resources in terms of thematic aspects of the city's cultural heritage, or "historic contexts." The goal is to provide a rational and effective guide for the multi-year effort to complete the city survey, and to serve as a basis for evaluation and protection of historic resources.

Major preservation planning efforts during 1989-90 have included:

- **Consolidation of all planning-related policies and objectives into a single historic preservation planning document suitable for public review and distribution**
- **Development of the "historic context" planning framework in accordance with NPS requirements**
- **Implementation of Phases III and IV of a multi-year effort to develop an automated data processing system to store and manage all historic survey information**

SURVEY AND INVENTORY OF HISTORIC PROPERTIES

Using federal grant assistance from the Historic Preservation Fund (HPF), HPD continues an active program to survey and inventory the cultural heritage of the District. Survey projects are undertaken by private preservation organizations and community and neighborhood associations, and the overall effort is coordinated directly with property owners and other District agencies.

Neighborhood surveys conducted during 1989-90 were:

- **Adams Morgan/Lanier Heights** (in progress)
- **Blagden Alley/Naylor Court**
- **Columbia Heights/Upper Cardozo** (Phase I)
- **Greater Logan Circle Area** (in progress)
- **Anacostia/Barry Farms Archaeological Survey**
- **Northeast Quadrant Archaeological Survey**

PROTECTION AND ENHANCEMENT OF HISTORIC PROPERTIES

The primary tools for protection of historic properties in the District are the D.C. Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144), and Section 106 of the National Historic Preservation Act of 1966. In addition, the federal preservation tax incentives continue to play a significant role in encouraging and assisting rehabilitation of historic properties.

REVIEW UNDER THE D.C. HISTORIC PROTECTION ACT

During 1989-90, HPD and the HPRB reviewed 1,213 applications for alteration, demolition, new construction, subdivision, and conceptual design affecting historic properties. Most of these cases involved residential and small commercial buildings in the city's 20 historic districts.

Major cases reviewed by the Historic Preservation Review Board:

- **Brookings Institution** (addition and new construction)
- **6th and C Streets, NE** (new construction)
- **Corinthian Baptist Church** (expansion)
- **Franklin School** (renovation and adjacent construction)
- **666 Pennsylvania Avenue, SE** (addition)
- **Swedish Chancery** (addition and new construction)
- **Turkish Chancery** (new construction)
- **Warner Theater** (renovation and addition)
- **228 7th St. S.E.** (new construction)
- **Washington Cathedral** (landscaping, completion of site)
- **square 347: 11th and F Streets, N.W.** (new construction)
- **Cooper Houses** (alteration, new construction)

During 1989-90, the Mayor's Agent held public hearings to consider 3 permit applications, and issued orders on 3 others which were heard in previous years. One case is pending.

In addition, the Mayor's Agent directed that archaeological investigations be undertaken in conjunction certain major construction sites.

REVIEW OF FEDERAL AGENCY ACTIONS (SECTION 106 REVIEW)

During 1989-90, the Division reviewed 243 projects affecting historic properties subject to Federal agency actions. The largest number of these projects involved single and multi-family housing rehabilitations, renovations of Federal buildings, and transportation-related projects (WMATA and DPW).

Major Section 106 reviews during 1989-90 included the following projects:

- **Ellington and Taft Bridges** (rehabilitation)
- **Federal Triangle** (construction of International Cultural and Trade Center)
- **McMillan Reservoir** (disposition of surplus land)
- **National Law Enforcement Memorial** (construction)
- **St. Elizabeths Hospital** (resources management plan)
- **Smithsonian Castle** (rehabilitation)
- **U.S. Soldiers' Home, Interim Care Facility** (construction)

In addition, archaeological investigations, conducted pursuant to Section 106, were conducted at sites including the following:

- **Barney Circle, SE**
- **D.C. Correctional Treatment Facility**
- **Federal Triangle**
- **Francis Scott Key Park, Georgetown**
- **U.S. Soldiers' Home**
- **Washington Navy Yard**

PRESERVATION TAX INCENTIVES

During 1989-90, the SHPO reviewed 54 applications for historic certifications for property owners applying for easement donation or the certified rehabilitation tax credit. The largest number of these projects involved row houses or small apartment buildings in the Capitol Hill and DuPont Circle Historic Districts. The largest certified rehabilitation projects were:

- **C & P Telephone Company, Old Main Building**
- **Mayfair Mansions**
- **Mayflower Hotel**
- **Moran Building** (5th & G Streets, NW)

There continues to be a net decline in the number and value of projects seeking to utilize the investment tax credits provided in the federal Tax Reform Act of 1986. The trend in the District of Columbia reflects a national pattern of decline in use of the tax incentives for historic preservation, which is attributable to less favorable tax treatment for real estate ventures generally.

PUBLIC EDUCATION AND OUTREACH

The HPD continues an active public education and outreach program including workshops, training seminars, school programs, and community meetings to discuss historic preservation. Major efforts during 1989-90 have included:

- **East of the River Education Project**
(United Planning Organization)
- **Historic Preservation Curriculum Pilot Project**
(D.C. Humanities Council, at Ross Elementary School)
- **Program for Training in Historic Building Research, Analysis, and Documentation** (Arts Club of Washington)

Publications and Brochures

HPD encourages the broadest possible public awareness of historic preservation programs and activities by preparing and distributing informational brochures and publications. In addition to using its own publications describing both D.C. and Federal historic preservation programs, HPD also assists private organizations with technical assistance and funding in developing these materials. New informational publications prepared during 1989-90 include the following:

- "D.C. Inventory of Historic Sites: 1990"**
- "Ten Years of the D.C. Historic Protection Act"**
- "Do You Own Property in an Historic District?"**
(D.C. Preservation League)
- "The Grassroots Handbook: How to Organize Your Community for Planning and Implementing a Historic Resources Survey"**
(United Planning Organization)
- "How to Get Your Building Permit--For Residents Living in the Cleveland Park Historic District"**
(Cleveland Park Historical Society)
- "Fitting New With Old"** (Capitol Hill Restoration Society)

ELEVENTH ANNUAL REPORT OF PERMIT ACTIONS

Pursuant to the Historic Landmark and Historic District Protection Act of 1978
(D.C. Law 2-144)

PERMIT APPLICATIONS REVIEWED BY THE HISTORIC PRESERVATION REVIEW BOARD AND STAFF

March 1, 1989 to February 28, 1990

The Historic Preservation Review Board and Historic Preservation Division staff reviewed the following 1,213 permit applications for alteration, demolition, new construction, subdivision, and conceptual design review affecting historic properties:

	<u>Alter.</u>	<u>Demo.</u>	<u>New Const.</u>	<u>Subdiv.</u>	<u>Concept Review</u>	<u>Total</u>
Individual Landmarks	30	6	10	0	16	62
Historic Districts:						
Anacostia	2	0	1	0	3	6
Capitol Hill	263	4	5	0	59	331
Cleveland Park	80	0	1	0	23	104
Downtown	18	2	1	0	2	23
Dupont Circle	95	1	1	0	12	108
Fifteenth Street	0	0	0	0	0	0
Foggy Bottom	5	0	0	0	0	5
Georgetown	181	5	9	0	30	225
Kalorama Triangle	19	7	0	0	8	34
LeDroit Park	7	0	0	0	0	7
Logan Circle	2	0	0	0	1	3
Massachusetts Avenue	3	0	0	0	1	4
Mount Pleasant	65	1	0	0	11	77
Pennsylvania Avenue	14	0	0	0	1	15
Sheridan-Kalorama	5	0	0	0	2	7
Sixteenth Street	10	0	1	0	0	11
Strivers' Section	22	0	1	0	0	23
Takoma Park	4	0	1	0	1	6
Miscellaneous Permits*						162
Total	825	26	31	0	169	1213

*Miscellaneous Permits include street closings, D.C. interagency review, petitions for emergency review, waivers of parking and off-street loading requirements, exceptions to bed & breakfast regulations, review of in-kind repair or replacement, and referrals from Board of Zoning Adjustment.

PERMITS REVIEWED IN PUBLIC HEARING BY THE MAYOR'S AGENT
March 1, 1989 to February 28, 1990

The Mayor's Agent held public hearings pursuant to the Historic Protection Act to review the following 3 permit cases. In addition, the Mayor's Agent issued decisions in the following 3 cases heard in the previous year.

New Cases Heard by the Mayor's Agent

1677 Wisconsin Avenue, N.W.

Nature of requested alterations: Window alterations
Reason for hearing: Denial recommended by Commission of Fine Arts
Was economic hardship claimed? No
Resolution of issue: Permit denied

336 Maryland Avenue, NE

Nature of requested alterations: Curb cut and driveway
Reason for hearing: Denial recommended by Historic Preservation Review Board
Was economic hardship claimed? No
Resolution of issue: Decision pending

Sweeney-Plowman Houses (Cooper Houses), 2521-23 K Street, NW

Nature of requested alterations: Partial demolition and preservation of facades; reconstruction with new addition
Reason for hearing: Required for all demolitions of individually designated landmarks; approval recommended by Historic Preservation Review Board
Was economic hardship claimed? No
Resolution of issue: Decision pending

Decisions Issues in Cases from Previous Year

3017 Orchard Lane, N.W.

Nature of requested alterations: Pear addition
Reason for hearing: Denial recommended by Commission of Fine Arts
Was economic hardship claimed? No
Resolution of issue: Permit denied

920, 924, 926, and 930 F Street, N.W. (Atlantic Building)

Nature of requested alterations: Partial demolition; preservation of facades
Reason for hearing: Denial recommended by Historic Preservation Review Board
Was economic hardship claimed? No
Resolution of issue: Permits approved as necessary to construct a project of special merit

504 I Street, N.W. (Corinthian Baptist Church)

Nature of requested alterations: Demolition of rear portion of row house; preservation of facade and front portion to be incorporated in church expansion

Reason for hearing: Required for demolition of all contributing buildings in historic districts; approval recommended by Historic Preservation Review Board

Was economic hardship claimed? No

Resolution of issue: Permit approved as consistent with purposes of the law

Pending Decisions

Tivoli Theatre, 3301 14th Street, N.W.

Nature of requested alterations: Partial demolition; preservation of facade and a portion of building

Reason for hearing: Denial recommended by Historic Preservation Review Board

Was economic hardship claimed? No

Resolution of issue: Decision pending

HISTORIC LANDMARK AND HISTORIC DISTRICT DESIGNATIONS
March 1, 1989 through February 28, 1990

The Historic Preservation Review Board held public hearings to review 22 applications to designate historic landmarks or historic districts in the D.C. Inventory of Historic Sites. The Board designated the following properties:

New Historic Landmarks

Alden, Babcock, and Calvert Apartments (2618, 2620, and 2622 13th Street NW)
Augusta Apartment Building (216 New York Avenue NW)
Babcock-Macomb House (3415 Massachusetts Avenue NW)
Cairo Apartment Building (1615 Q Street NW)
Cathedral Mansions (2900, 3000, and 3100 Connecticut Avenue NW)
Champlain Apartments (1424 K Street NW)
Gladstone and Hawarden Apartment Buildings (1419 and 1423 R Street NW)
Harrison Apartment Building (704 3rd Street NW)
Hospital for Sick Children (1731 Bunker Hill Road NE)
Jefferson Apartments (315 H Street NW)
Kennedy-Warren Apartment Building (3133 Connecticut Avenue NW)
Lafayette Apartment Building (1605-07 7th Street NW)
Mayfair Mansions (Kenilworth Avenue, Jay, and Hayes Streets, SE)
Myrene Apartment Building (703 6th Street, NW)
Ponce DeLeon Apartments (4514 Connecticut Avenue, NW)
Roosevelt Apartment Building (1116-18 F Street NE)
Second National Bank (1331-33 G Street NW)
Wetzell-Archbold Farmstead (4437 Reservoir Road NW)

New Landmark Clusters and Historic Districts

2300 Block of Porter Street, NW (Greystone, Gearing Bungalow, Linnaean Hill, and Pine Crest Manor)
Sheridan-Kalorama Historic District
Spring Valley Shopping Center (4800 block of Massachusetts Avenue NW; 4301 49th Street NW)

Properties Denied Designation

1003-07 L Streets, NW

NOMINATIONS TO THE NATIONAL REGISTER OF HISTORIC PLACES
March 1, 1989 through February 28, 1990

The following 5 properties nominated by the State Historic Preservation Officer were listed in the National Register of Historic Places:

Arts Club of Washington (General Robert MacFeely House, 2015 I Street NW)
Mayfair Mansions (Kenilworth Avenue, Jay, and Hayes Streets, SE)
Park Tower Apartments (2440 16th Street NW)
Sheridan-Kalorama Historic District
White-Meyer House (1624 Crescent Place, NW)

CERTIFIED REHABILITATIONS IN THE DISTRICT OF COLUMBIA
March 1, 1989 through February 28, 1990

The State Historic Preservation Officer reviewed and forwarded to the National Park Service the following 54 applications for certification under the federal preservation tax incentive program. Applications included 21 Certifications of Significance (Part 1), 14 Preliminary Certifications of Rehabilitation (Part 2), and 19 Certifications of Completed Work (Part 3):

Historic Landmarks

C & P Telephone Company, Old Main Building	Part 3
Lincoln Theater	Part 2
Mayfair Mansions	Part 3
Mayflower Hotel	Part 3
Moran Building (501 G Street NW)	Part 3
Park Tower Apartments (2440 16th Street NW)	Part 3
Roosevelt Apartments (1118 F Street NE)	Part 1

Capitol Hill Historic District

22 3rd Street NE	Parts 1, 2, and 3
516 4th Street NE	Parts 1 and 2
521 4th Street SE	Part 1
746 7th Street SE	Parts 1, 2, and 3
806 D Street SE	Parts 1 and 2
212 E Street NE	Part 3
621 East Capitol Street SE	Part 1
316 Maryland Avenue NE	Part 3
1226 North Carolina Avenue NE	Parts 1 and 2
1002 South Carolina Avenue SE	Part 1

Dupont Circle Historic District

1501 18th Street NW	Parts 1, 2, and 3
2141 N Street NW	Parts 1, 2, and 3
2143 N Street NW	Parts 1, 2, and 3
1743 P street NW	Parts 1 and 2
1730 New Hampshire Avenue NW	Part 3

Georgetown Historic District

Georgetown Car Barn	Parts 1 and 2
1048 29th Street NW	Parts 1 and 2
1650 30th Street NW	Part 1
3302 N Street NW	Part 1
3304 N Street NW	Part 1
2811 Dumbarton Avenue NW	Part 1

1000 Block of Seventh Street NW

1013-15 7th Street NW	Parts 1 and 2
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