

15th Annual Report

THE D.C. HISTORIC LANDMARK AND HISTORIC DISTRICT PROTECTION ACT

MARCH 1994



HISTORIC PRESERVATION DIVISION/DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

**FIFTEENTH ANNUAL REPORT
to the Council of the District of Columbia
on Implementation of the
HISTORIC LANDMARK AND HISTORIC DISTRICT PROTECTION ACT OF 1978**

Fiscal Year 1993

Executive Summary

The DC. Historic Landmark and Historic District Protection Act (D.C. Law 2-144), enacted in 1978 as one of the nation's strongest historic preservation laws, establishes a firm commitment to historic preservation in the nation's capital. The programs established under this act not only enhance the city's quality of life and promote appreciation of its cultural heritage, but also serve as critical planning tools, fostering cooperation among the private sector, community leaders, and government officials in guiding economic growth and development.

Among its provisions, the Historic Protection Act provides for an Annual Report to the City Council on the implementation of the historic protection process it established. This Fifteenth Annual report records the activities and accomplishments of the city's preservation program during Fiscal Year 1993.

In addition to implementing its own local historic preservation statute, the District like all states is responsible for directing the preservation programs established under the National Historic Preservation Act of 1966. To assist in the implementation of these programs, the District receives an annual apportionment from the Historic Preservation Fund administered by the National Park Service, U.S. Department of the Interior. The results of these grant-assisted activities, conducted in accordance with Federal regulations and nationwide preservation standards, are also described in this report.

Primary responsibility for administering the District's local and Federal historic preservation programs rests with the Mayor's Agent for D.C. Law 2-144, the Historic Preservation Review Board (HPRB) and the State Historic Preservation Officer (SHPO), all appointed by the Mayor. Program activities are conducted by the Historic Preservation Division of the Department of Consumer and Regulatory Affairs, which includes a professional staff representing the disciplines of history, architectural history, architecture, and archaeology, together with grants management specialists and support personnel. This report was prepared by the Historic Preservation Division on behalf of the State Historic Preservation Officer and Mayor of the District of Columbia.

PROGRAM GOALS AND ACCOMPLISHMENTS DURING FISCAL YEAR 1993

The District of Columbia historic preservation program targets three long-term goals essential to implementing the mandate of the Historic Landmark and Historic District Protection Act, and the Historic Features Element of the D.C. Comprehensive Plan:

- to complete the cultural resources survey of the city;
- to expand historic preservation programs to engage new users; and,
- to ensure effective protection of historic properties.

These goals influence all aspects of the program, including preservation planning, identification and recognition of historic resources, protection and enhancement of designated properties, and public outreach and involvement.

The preservation program recorded significant progress toward these goals during FY 1993. Major program activities included thematic and neighborhood historic resource surveys, educational outreach, and primary allocation of resources to protection of historic landmarks and districts.

PRESERVATION PLANNING

The Historic Preservation Division implements a preservation planning effort which guides the multi-year comprehensive survey of the District, and serves as a basis for evaluation and protection of historic resources. This program emphasizes the identification and documentation of "historic contexts" describing thematic aspects of the city's cultural heritage. These contexts serve as a basis for understanding and protecting of the historic environment. Major preservation planning efforts during FY 1993 included:

African-American Architects Study

Background research and development of a methodology for identifying historic resources associated with African-American architects and builders

East of the River Planning Study

Historical research and development of a planning methodology to guide historic resource surveys of the area east of the Anacostia River

Historic Context Development

Preparation of multiple resource documentation of banks, warehouses, and apartment buildings

Inventory Computerization

survey information on more than 30,000 resources

SURVEY AND INVENTORY OF HISTORIC PROPERTIES

parts of the city. Advisory Neighborhood Commissions, community associations, non-profit organizations, preservation professionals, and educational institutions all participate in surveys funded with Federal grant

Northern Shaw/Strivers' Section Survey (Phase II)

Reconnaissance survey of the neighborhood surrounding the U Street corridor

Georgetown Survey (Phase I)

Initial phase of a comprehensive survey of buildings and archaeological resources in the Georgetown Historic District

Midtown Survey

Survey of remaining older buildings in the "new downtown" area north of the White House

HISTORIC LANDMARK AND HISTORIC DISTRICT DESIGNATIONS

The Historic Preservation Review Board evaluates and designates properties worthy of recognition for their importance to the District's cultural heritage. During FY 1993, the Board designated five properties for inclusion in the D.C. Inventory of Historic Sites. The Board denied designation of one property, a rowhouse at 1327 N Street, NW. The following is a brief description of the new historic landmarks, showing their dates of designation:

Embassy Gulf Service Station

2200 P Street, NW

Notable example of 1930s gas station architecture, illustrative of efforts to produce more attractive gas stations; exemplifies oil company efforts to develop a corporate image through architecture; symbolic of the rise of the automobile and its attendant services; notable rendition of an "artistic" gas station in the Neo-Classical style; work of Gulf Oil Corporation chief architect P.R.L. Hogner; built 1936; 1 story, freestanding temple form with gable roof, limestone facades, Tuscan columns, fan transoms; DC designation 6/16/93; NR listing 9/30/93

Engine Company No. 24

3702 Georgia Avenue, NW

Distinguished firehouse from the early-20th century period of eclectic revivalism in municipal buildings; illustrates technological change and the development of the firehouse as a neighborhood institution; housed "Big Liz," city's first motorized pumper; anticipated urban development of the Petworth neighborhood, including prevalent Mediterranean revival houses; visual landmark at Petworth's major commercial intersection; 2 stories, Florentine Renaissance facade of brown brick with pointed-arch truck doors, limestone quoining, patterned brickwork, iron balcony, overhanging tile roof (since reroofed); built 1911, Gregg and Leisenring, architects; DC designation 3/17/93

Hampshire Gardens Apartments

215, 225, and 235 Emerson Street, NW; 4915 3rd Street, NW; 208, 222, 236, and 250 Farragut Street, NW; 4912 New Hampshire Avenue, NW

First fully-developed garden apartment complex in Washington, consisting of buildings and grounds occupying an entire city block; only realized portion of grand scheme for 2,500-unit planned community, abandoned in the Great Depression; open, picturesque character and landscaped setting exemplify progressive trends in 1920s development of middle-class housing; early example of cooperative ownership; 9 buildings, cross-shaped in plan, surrounding a central oval lawn; 2 stories with Tudor Revival facades of tapestry brick with half timbering, crenellated towers, entrances trimmed with carved limestone; built 1929, James E. Cooper, exterior architect; George T. Santmyers, interior architect; Parks and Baxter, landscape architects; DC designation 1/27/93

Proctor Alley Livery Stable

1211R-1219R 13th Street, NW

Rare surviving example of a large-scale commercial livery stable; distinguishing features illustrate state-of-the-art technology for a late-19th century stable facility; 3 stories, red brick, utilitarian design with segmental-arched windows including individual horse stall windows; metal-framed structure with sanitary concrete flooring; built 1894, J.F. Denson, architect; operated as W.H. Penland & Co. stable from 1894-97, Mt. Vernon Stables from 1898-1908, then converted to garage for Terminal Taxicab Company, DC designation 4/21/93

Woodward & Lothrop Service Warehouse

131 M Street, NE

Notable and rare local example of a department store warehouse combining the functions of storage, service, and delivery in a large, remotely sited, purpose-built facility; the city's most ambitious department store warehouse constructed prior to World War II, and one of its largest warehouse facilities of any kind; symbolic expression of one of the city's oldest and largest retail concerns; prominent visual landmark in the light-industrial area around Union Station; highly refined architectural expression unusual for utilitarian structure; unique design illustrates the influence of streamlined modernism on traditional forms; notable work of architects closely associated with the development of this building type; built 1937-39, Abbott, Merkt & Company, architects; DC designation 1/27/93

NOMINATIONS TO THE NATIONAL REGISTER OF HISTORIC PLACES

In addition to local historic designation, the Historic Preservation Review Board recommends properties for listing in the National Register of Historic Places. Nominations to the National Register are made by the D.C. State Historic Preservation Officer (except for Federally owned property, which is nominated by the pertinent Federal agency). During FY 1993, the following properties nominated by the SHPO were listed in the National Register (shown with their dates of inclusion in the Register):

Ralph Bunche House (1510 Jackson Street, NE); listed in NR 9/30/93
Cardozo Senior High School (13th & Clifton Streets, NW); listed in NR 9/30/93
Embassy Gulf Service Station (2200 P Street, NW); listed in NR 9/30/93
Lincoln Theatre (1215 U Street, NW); listing pending
Whitelaw Hotel (1839 13th Street, NW); listed in NR 7/14/93

There were no National Historic Landmarks designated in the District by the Secretary of the Interior during FY 1993.

PROTECTION AND ENHANCEMENT OF HISTORIC PROPERTIES

The D.C. Historic Protection Act (D.C Law 2-144) remains the primary tool for protection of historic resources in the District, ensuring review of demolition, alteration, new construction, and land subdivision affecting designated property. During FY 1993, the Historic Preservation Division and Historic Preservation Review Board considered approximately 1100 construction permit applications affecting historic properties, most involving alteration to residential and commercial buildings in the city's historic districts. Primary effort was devoted to complex cases involving extensive staff review and considerable citizen participation. Major cases reviewed during the year included:

Butternut Mews (6811-68214th Street, NW)

Concept design for construction of 70 townhouse condominiums in the Takoma Park Historic District

Chinatown Market Center (7th and H Streets, NW)

Rehabilitation of seven vacant row buildings for commercial use

Engine Company No. 24 (3702 Georgia Avenue, NW)

Demolition and reassembly of a landmark fire house in conjunction with construction of the Petworth Metro station

15th & V Streets, SE

Concept design for construction of six infill rowhouses in the Anacostia Historic District

Georgetown University Cogeneration Facility (3900 Reservoir Road, NW)

Proposed construction of a cogeneration facility on the university campus

Georgetown University, Loyola, Xavier, and Ryder Halls (1221 36th Street, NW)

Renovation of the old university hospital for student dormitories

Hillandale (3905 Mansion Court, NW)

Renovation of the historic mansion and construction of ten townhouses

1230-36 Pleasant Street, SE

Reconstruction of four deteriorated houses in the Anacostia Historic District

Shoreham Building (800 15th Street, NW)

Facade preservation and reconstruction of building in the Fifteenth Street Financial Historic District

Spring Valley Shopping Center (4820 Massachusetts Avenue, NW)

Renovation of the old Garfinckel's store for retail use

Victor Building (724-26 9th Street, NW)

Concept design for rehabilitation of downtown landmark and construction of an adjacent office building

Woodward & Lothrop Service Warehouse (131 M Street, NE)

Concept for demolition of the warehouse and redevelopment of the site

Federal agency projects affecting historic resources are also subject to review by the State Historic Preservation Officer under Section 106 of the National Historic Preservation Act. During FY 1993, the SHPO considered more than 75 projects involving housing rehabilitation, alterations to Federal buildings, memorials construction, and transportation improvements. The Historic Preservation Division also monitors preservation covenants maintained by the District on properties rehabilitated with Federal funding. During FY 1993, major projects reviewed under the Section 106 process included:

African-American Civil War Memorial

Site design for new memorial at 10th & U Streets, NW

FBI Washington Field Office

Site selection and concept design for new office building on Judiciary Square

Old Pension Building Site Improvements

Street reconfiguration and landscaping around the National Building Museum

Rock Creek Park Bridges

Rehabilitation of the M Street, P Street, and Massachusetts Avenue bridges over Rock Creek Park

U.S. Soldiers' and Airmen's Home

Rehabilitation of the Grant Building on the National Historic Landmark campus

Washington Monument Grounds

Redesign and landscaping of the monument grounds

Washington Redskins Stadium

Proposed construction adjacent to Anacostia Park

WMATA Green Line

Review of construction through Congress Heights and Southeast

PRESERVATION TAX INCENTIVES

The State Historic Preservation Officer reviews projects seeking assistance through Federal tax incentives designed to encourage rehabilitation of historic properties. During FY 1993, the SHPO reviewed a half dozen certification applications from property owners applying for a facade easement donation or the certified rehabilitation tax credit. The following projects received final certification in FY 1993:

Commercial National Bank (14th & G Streets, NW)

Restoration and addition to former downtown bank headquarters

Whitelaw Hotel (1839 13th Street, NW)

Rehabilitation of the landmark hotel for apartment units

PUBLIC EDUCATION AND OUTREACH

Public involvement in the historic preservation process is facilitated through extensive public participation by Advisory Neighborhood Commissions, preservation groups, and private citizens in meetings of the Historic Preservation Review Board. The Historic Preservation Division maintains regular direct contact with community organizations in historic neighborhoods, and sponsors public education and outreach efforts aimed at encouraging public awareness of preservation programs and activities. Major public education activities during FY 1993 included:

City-Wide Preservation Conference

Staff participated in a city-wide conference during Preservation Week entitled "Neighborhood Preservation in Washington, D.C.: Where We Are and Where We Want To Be"

Archaeology Education

Staff conducted hands-on archaeological excavations in conjunction with the National Building Museum, participated in career day at public elementary schools, assisted with contest judging at the National History Day program, and initiated a partnership with Howard University for student internships in the Historic Preservation Division office

Grassroots Handbook

Manual on organizing a community for planning and implementation of a historic resources survey, republished by the United Planning Organization

Historic Resources Photographic Exhibit

Traveling exhibit of photographs of historic sites in the city, prepared under a grant to the D.C. Preservation League

Public Information Materials

Public distribution of the D.C. Inventory of Historic Sites, map of historic landmarks and districts, and informational brochures on technical issues of building conservation and the preservation review process under D.C. law

APPENDIX

Permit Applications Reviewed by the Historic Preservation Review Board and Staff

During FY 1993, the Mayor's Agent, Historic Preservation Review Board, and Historic Preservation Division reviewed the following construction permit applications affecting historic properties:

	<u>Alteration</u>	<u>New Construction</u>	<u>Demolition</u>	<u>Subdivision</u>	<u>Concept Review</u>	<u>Total</u>
Historic Landmarks	23	-	4	7	8	42
Historic Districts						
Anacostia	4	-	-	1	4	9
Blagden Alley	4	-	-	-	2	6
Capitol Hill	92	4	1	11	5	113
Cleveland Park	36	1	1	4	11	53
Downtown	14	-	3	-	-	17
Dupont Circle	59	1	4	1	3	68
Fifteenth Street	4	-	1	-	1	6
Foggy Bottom	2	-	-	-	-	2
Georgetown	129	2	3	8	24	166
Kalorama Triangle	7	13	1	1	2	24
LeDroit Park	2	-	-	-	-	2
Logan Circle	-	-	-	-	-	0
Massachusetts Avenue	3	-	-	1	-	4
Mount Pleasant	14	-	-	-	5	19
Pennsylvania Avenue	19	-	-	-	-	19
Sheridan-Kalorama	18	-	-	1	1	20
Sixteenth Street	9	-	-	1	-	10
Strivers' Section	14	-	-	1	2	17
Takoma Park	3	1	-	1	2	7
Woodley Park	11	-	-	-	1	12
Permit applications not subject to HPRB Review (In-kind repair or replacement, determinations of eligibility for various zoning waivers, and non-construction permits of all kinds)						530
Total						1104

Public Hearings by the Mayor's Agent

The Mayor's Agent for D.C. Law 2-144 issued orders or held hearings on the following cases in FY 1993:

1940 Biltmore Street, NW (Kalorama Triangle Historic District)

Hearing date: 5/6/92
Nature of permit request: Validation of windows replaced without permit
Reason for hearing: Denial recommended by HPRB
Claim of economic hardship? No
Status: Permit denied with recommendations for mitigation

1312 21st Street, NW (Dupont Circle Historic District)

Hearing date: 9/28/92
Nature of permit request: Validation of fourth floor addition to rowhouse constructed without permit
Reason for hearing: Denial recommended by HPRB
Claim of economic hardship? No
Status: Permit denied

2910-2980 Connecticut Avenue, NW (Cathedral Mansions)

Hearing date: 7/22/92
Nature of permit request: Townhouse construction on landmark property
Reason for consideration: Denial recommended by HPRB
Claim of economic hardship? Yes
Status: Permit denied

724-26 9th Street, NW (Victor Building)

Hearing date: 11/4/92
Nature of permit request: Partial demolition/restoration
Reason for hearing: Required for demolition; approval recommended by HPRB
Claim of economic hardship? No
Status: Permit denied

2231 California Street, NW (Sheridan-Kalorama Historic District)

Hearing date: 11/10/92
Nature of permit request: Window replacement
Reason for hearing: Denial recommended by HPRB
Claim of economic hardship? No
Status: Permit denied

2649 Connecticut Avenue, NW (Old Woodley Park Historic District)

Hearing date: 12/9/92
Nature of permit request: Validation of awning installed without permit
Reason for hearing: Denial recommended by HPRB
Claim of economic hardship? No
Status: Permit denied

Metropolitan A.M.E. Church (1518 M Street, NW)

Hearing date: 2/24/93
Nature of permit request: Technical subdivision to new record lot
Reason for hearing: Required for subdivision affecting historic landmarks
Claim of economic hardship? No
Status: Subdivision approved

2 6th Street, SE (Capitol Hill Historic District)

Hearing date: 8/23/93

Nature of permit request:	Validation of windows installed without permit
Reason for hearing:	Denial recommended by HPRB
Claim of economic hardship?	Yes
Status:	Permit denied

724-26 9th Street, NW (Victor Building)

Hearing date:	9/23/93
Nature of permit request:	Partial demolition (revised proposal)
Reason for hearing:	Required for demolition; approval recommended by HPRB
Claim of economic hardship?	No
Status:	Permit approved

Decisions are also pending in the following cases:

St. Matthew's Church, 1717-23 Rhode Island Avenue, NW (Dupont Circle Historic District)

Hearing date:	5/26/93
Nature of permit request:	Partial demolition and new construction
Reason for hearing:	Status hearing on renewal of permit approved in 1987
Claim of economic hardship?	No
Status:	Decision pending

Engine Company No. 24 (3702 Georgia Avenue, NW)

Hearing date:	9/22/93
Nature of permit request:	Partial demolition and relocation
Reason for hearing:	Required for demolition
Claim of economic hardship?	No
Status:	Decision pending

Certified Rehabilitations in the District of Columbia

During FY 1993, the State Historic Preservation Officer reviewed and forwarded to the National Park Service the following applications for certification under the federal preservation tax incentive program. These projects represented a total investment of approximately \$49 million in certified rehabilitation and related new construction,

Historic Landmarks

Blanche K Bruce House, 909 M Street NW
Commercial National Bank
Whitelaw Hotel

Capitol Hill Historic District

716-18 I Street SE

Georgetown Historic District

1242 34th Street NW
1332 29th Street NW

Pennsylvania Avenue National Historic Site

Hotel Washington