

# *20th Annual Report*



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## D.C. Historic Landmark and Historic District Protection Act

MARCH 1999



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

March 1999



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*Mayor*

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*Chairman, Historic Preservation Review Board*

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*Among its provisions, the D.C. Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144) provides for an Annual Report on the implementation of the city's preservation program. This Nineteenth Annual Report to the Council of the District of Columbia records the activities and accomplishments of the District's historic preservation program from October 1, 1997 to September 30, 1998. For further information, please call the Historic Preservation Division of the Department of Consumer and Regulatory Affairs, at (202) 442-4570.*

## EXECUTIVE SUMMARY

Historic preservation contributes significantly to the economic vitality of the District of Columbia by enhancing those qualities that make the nation's capital such a beautiful and desirable city in which to live, work, and visit. Virtually every historic district in Washington, D.C is experiencing a continued economic resurgence of the type that is naturally accommodated within historic buildings. It is because of the intrinsic qualities of architecture and scale that businesses find these old buildings attractive. This uniqueness also attracts visitor and tourist dollars from the millions who visit the city each year. And it encapsulates the quality of life for those who seek to make Washington their home.

Within the District government, historic preservation is a cost-effective program that supports economic activity many times its cost. Private investment in construction on the city's historic landmarks and districts totals more than \$100 million annually. Building rehabilitation activity creates jobs in the construction trades, supports increased business activity, and generates tax revenues commensurate with this investment. Permit fees alone generate well in excess of \$1 million in annual revenue. On the same annual basis, the city's preservation program expends about \$600,000, of which about \$250,000 is contributed through federal funds.

The certainty and predictability of the historic preservation review process, and the ability of the historic preservation program to provide guidance, advice and incentives, contributes greatly to this ongoing economic generation. The historic preservation program diligently pursues the policies established by the Historic Landmark and Historic District Protection Act, while remaining sensitive to the missions of other planning and development agencies. The Division aggressively promotes successful business endeavors by working with developers and owners to adapt landmarks to their changing needs. Through a continual process of consensus-building, preservation enhances the opportunity to make meaningful economic and cultural contributions to a diverse and dynamic city.

Historic preservation has the potential to contribute even more significantly to the economic regeneration of the District of Columbia. Since so much of the city's building stock is more than 50 years old, there is a significant potential for an expanded preservation program. Of course any additional historic designations, especially for historic districts, are made only after a rigorous process of documentation and justification, and following consensus-building within the affected community. But the future of the city will, in large measure, be determined by our ability to promote the successful regeneration of the existing building stock in our communities and downtown-and thereby to capitalize on the unique assets of the past.

## PROGRAM CHALLENGES

The HPD recently conducted an internal evaluation of program strengths and weaknesses at the request of Mayor Anthony Williams' transition team. This review concluded that the program remains strong, and is consistently providing constituent services as mandated under federal and local preservation laws. Several areas were identified, however, where improvements are needed. The following are highlights of this self-evaluation:

**Regulation and Review** is currently the strongest component of the preservation program. This includes designation of historic properties, construction permit reviews, "Section 106" review of federal undertakings, and technical assistance to developers and homeowners (through design guidelines and direct consultation). These processes are considered effective at addressing program goals, and there appears to be a high level of satisfaction among constituents.

*Protection of historic properties is the basic program function under both local and federal preservation laws. Even with a consensus that these functions are effective, the program will strive for continued improvements and refinements in operating procedures to ensure that these services remain efficient and productive.*

**Public Education and Outreach** is a relatively effective program element that could be strengthened if additional resources were available. Program staff provide ample technical assistance, and appear to offer clear guidance to the public as to how best to use the services of the program. The HPD solicits public involvement through community-based surveys and the preservation planning process. Subgrant awards also follow the federally-mandated requirements for open solicitation and selection. However, major new public education initiatives are limited by the constraints of a small staff.

*The strength of the public education and outreach component is handicapped by two major factors: 1) the program has not fully devised strategies and methods of making preservation meaningful to communities whose building stock is of sufficient age and integrity to merit historic preservation, but where there is insufficient interest or a negative stereotype about historic preservation, and 2) additional personnel could more fully propagate the program through regular community orientation meetings, maintenance of an interactive website, and other efforts.*

**Enforcement** of preservation laws has recently been given a great deal of attention at all levels of city government. Numerous cases have shown that voluntary compliance is undermined without fair and efficient enforcement. For a variety of reasons, the present inspection and enforcement processes (outside the preservation program) have not succeeded in addressing this matter adequately. Demolition by neglect and other flagrant violations of the preservation law persist.

*To upgrade enforcement, and to assist with inspections under various federal programs, two major actions are being implemented: 1) within the Building Inspection Division, additional training will ensure that violations of the historic preservation laws are cited even if project may otherwise meet building codes, and 2) within the Historic Preservation Division, a new position of Historic Inspector is being created with the specific purpose of providing quick response to constituent complaints and routine surveillance of historic districts.*

**Financial Incentives** are a proven tool for stabilizing neighborhoods and conserving historic environments. Even considering the initial costs, such programs enhance long-term revenue through increased property

values and greater economic activity. There is an effective federal tax credit for rehabilitation of income-producing properties, but no comparable local incentive in the District of Columbia. Various proposals are under active consideration. Possibilities include a local rehabilitation tax credit, reduced assessments, or at least deferred tax increases for value added to real estate. Legislative action on some of these initiatives may be possible in the coming year.

*Without financial incentives, the benefits of preservation cannot be made available to the broadest possible range of users and eligible resources. The SHPO will cooperate with both government and local advocacy groups to examine successful practices in other cities and to determine which programs are feasible for adoption in Washington. Such efforts are increasingly realistic given the improved financial situation of the city.*

## **FEDERAL FUNDING COMMITMENT**

All State Historic Preservation Offices must satisfy uniform national performance standards in order to maintain certification as “approved state programs” under the National Historic Preservation Act. Approved state programs receive grant assistance from the Historic Preservation Fund administered by the National Park Service.

During the past fiscal year, the District of Columbia SHPO expended \$568,688 in program funds, including a federal grant award of \$248,640 and matching funds of \$320,048, to advance historic preservation citywide. *This represents a complete and successful expenditure of all federal funds available to the preservation program.* The federal grant is used primarily to conduct community-based survey and documentation of properties eligible for historic protection, to increase public awareness, and to encourage economic development through investment in historic buildings

In its most recent program review (in 1994), the National Park Service determined that the District of Columbia preservation program “is one in which the City of Washington, D.C. should find particular pride.” The District’s historic preservation program received full certification, with five commendations of special merit:

- the HPD makes extraordinary efforts to ensure public access and participation in developing and building the entire program, including the setting of goals and priorities;
- HPD administers a program which encourages and reflects the District’s diverse population. Thematic surveys of minority history “make them leaders in the field nationally”;
- the Division and Review Board are dedicated to meeting federal and DC. program requirements in all areas of service;
- the HPD produces highly professional historic resource surveys and produces especially high quality reports and data; and,
- the review team noted substantial improvement in all program areas since the previous review in 1990.

## PRESERVATION PROGRAM GOALS

The historic preservation program of the District of Columbia has a clear and concise mission:

- *to preserve the important historic features of the city while encouraging new development that is compatible with those features;*
- *to increase awareness of and access to those historic resources; and*
- *to ensure designation, protection, and conservation of the resources through a predictable and reliable regulatory framework.*

In accomplishing this mission, the Historic Preservation Division, State Historic Preservation Officer, and Historic Preservation Review Board target three long-term program goals:

- *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 are essential to implementation of the D.C. Historic Preservation Plan and the Historic Landmark and Historic District Protection Act. These goals influence all aspects of the preservation program, including planning, survey and designation, resource protection, and public education.

## PRESERVATION PLANNING

The D.C. Historic Preservation Plan, and the citywide Comprehensive Plan from which it is derived, provide the basis for preservation planning. These planning activities conform to National Park Service requirements for state preservation planning, including broad public involvement in the establishment of preservation priorities. Preservation planning also involves data management and the development of “historic contexts.” These contexts facilitate the evaluation of potentially significant properties in relation to broad historical themes. Major preservation planning efforts during the past year included:

### **Preservation Enforcement Mechanisms**

In-house support for the citywide preservation summit on *Strengthening Preservation Enforcement in the District of Columbia* (June 1998), and the *Prevention of the Demolition of Historic Buildings by Neglect Act of 1988* (adopted August 1988)

### **Historic Waterways Context**

Development of a thematic context documenting the historical development of waterways and associated resources in the District

### **Inventory Computerization**

Continued upgrading of the D.C. Integrated Preservation Software (IPS) system to store and manage historic survey information on more than 30,000 documented resources

## SURVEY AND INVENTORY OF HISTORIC PROPERTIES

The State Historic Preservation Officer uses federal grant assistance to facilitate survey and inventory of historic resources in all parts of the city. Community sponsors and participants include Advisory Neighborhood Commissions, non-profit organizations, preservation professionals, and educational

institutions. Historic resource survey projects undertaken during the past year included:

#### **D.C. Public Schools Survey (Phase II)**

Acquisition of microfilm records for the archive of D.C. Building Permits (1877-1945), to be managed in conjunction with the D.C. Public Library, Washingtoniana Division

### **HISTORIC LANDMARK AND HISTORIC DISTRICT DESIGNATIONS**

The Historic Preservation Review Board evaluates and designates properties worthy of preservation for their contribution to the city's cultural heritage. During the past year, the Board designated three buildings as historic landmarks in the D.C. Inventory of Historic Sites. The Board also denied designation of the Park Lane Apartments at 2025 I Street, NW, and removed the historic designation from the largely demolished Kingman (President Monroe) Apartments at 423-25 Massachusetts Avenue, NW. The newly designated properties are:

#### **Military Road School**

1375 Missouri Avenue NW

This small neighborhood school, erected on the site of one of the city's first public schools for freedmen (built 1864-65), retains its historical connection with the struggle by African-Americans to secure the benefits of public education. Originally situated under the protective gaze of Fort Stevens, and now adjacent to the greensward of park lands connecting the Civil War forts, the school documents the presence of Washington's vanished refugee settlements and their dependence on military encampments. The new building, as one of the city's first public buildings designed by the office of Municipal Architect (established 1909), and reviewed by the Commission of Fine Arts (established 1910), reflects attempts during the Progressive era to enhance the quality of public architecture throughout the city. It is a fine representative example of the work of Washington architect Snowden Ashford, built in 1911- 12. The building is 2-1/2 stories, one room deep with a central entrance porch, gently flared hipped roof, wide scrolled eaves, and octagonal cupola; facades are red brick accented by stucco panels and limestone trim; to maintain left-hand daylighting in all four classrooms, the large banks of multi-paned windows on one side of the facade are balanced by recessed brick panels on the other. The site may possess archaeological potential. DC designation 7/23/98

#### **Oswego and Exeter Apartments**

1326-28 and 1330-32 U Street, NW

These twin apartment houses are notable among Washington's early multiple-family dwellings. Built soon after the 1896 opening of an electrified streetcar line on U Street, the Oswego (built 1900) and the Exeter (built 1904), reflect the changing nature of housing in an increasingly urbanized city. This type of moderately priced and attractively designed apartment house, conveniently located in an established neighborhood, helped to popularize apartment living for Washington's middle class. The buildings demonstrate an early use of the same design for twin buildings, which was to become a much-used technique for architects and developers in providing economical apartment housing. The buildings are the earliest extant apartment commission (at age 29) of architect B. Stanley Simmons, who went on to design more than 60 apartment houses in the city; they also represent the work of developers Lester Barr and Franklin Sanner. Each is three stories, T-shaped in plan with facades of tan brick atop a limestone base, with stone lintels, and sheet metal pediments and cornices; facades mix late Victorian and early Colonial Revival elements, including bay-like center pavilions with attenuated pilasters and pedimented door surrounds. DC designation 7/23/98

## NOMINATIONS TO THE NATIONAL REGISTER OF HISTORIC PLACES

In addition to its local designation authority, the Historic Preservation Review Board recommends properties for listing in the National Register of Historic Places. The responsibility for nomination rests with the State Historic Preservation Officer. The HPRB and SHPO also comment on federal agency nominations of U.S. government property, and National Historic Landmark designations by the Secretary of the Interior. During the past year, the following property was nominated to and listed in the National Register:

**National Headquarters of the U.S. Daughters of 1812** (1461 Rhode Island Avenue): Since 1928 this rowhouse built by Admiral John Henry Upshur has been the headquarters of the patriotic and commemorative organization founded in 1892 by author Flora Adams Darling, a Civil War widow and daughter of John Adams; built in 1884, the Queen Anne style house is 3 stories, red brick with sandstone trim, a bowed bay, and sunburst-pattern balcony railing (Frederick Withers, architect); NR listing 12/12/97

The Secretary of the Interior made no designations of National Historic Landmarks in the District of Columbia during the past year.

## PROTECTION AND ENHANCEMENT OF HISTORIC PROPERTIES

The D.C. preservation law is the primary tool for protection of the city's privately owned historic resources. It ensures review of demolition, alteration, new construction, and land subdivision affecting designated properties. During the past year, the Historic Preservation Division and Historic Preservation Review Board acted on 1,637 construction permit applications affecting historic properties. Most of these involved alteration to residential and commercial buildings in the city's two dozen historic districts. Major cases entailed extensive staff review and significant citizen participation. Among these projects were:

**Anacostia Gateway** (1901- 13 Martin Luther King, Jr. Ave, SE)

Conceptual design of a new office and retail structure

**Dunbar Theater/Southern Aid Society Building** (1901-03 7th Street, NW)

Rehabilitation of the historic mixed-use building at 7th & T Streets for offices

**Ellington Mews** (300 block of U Street, NW)

Construction of 10 infill houses by MANNA in the LeDroit Park Historic District

**Embassy of the Ivory Coast** (2424 Massachusetts Avenue)

Conceptual design for of a new chancery on Embassy Row

**Chinatown Commercial Projects**

Renovation of vacant or underutilized commercial buildings at 726-738 7th Street and 711-713 H Street

**Downtown Historic Landmarks, Transfer of Development Rights**

Restoration and repairs enabling a transfer of development rights from the Church of the Epiphany, St. Mary's Catholic Church, and Church of the Ascension & St. Agnes

**Georgetown Incinerator** (3100 South Street, NW)

Conceptual review of a hotel and residential project incorporating the historic industrial landmark

**Logan Circle Residential Projects**

Three major residential projects, including rehabilitation of 1 & 2 Logan Circle, rehabilitation and expansion of 20 Logan Circle, and construction of new rowhouse condominiums at 26-28 Logan Circle

**LeDroit Park Initiative** (Oakdale & U Streets, NW)

Rehabilitation and construction of 60 rowhouses by Howard University in and adjacent to the LeDroit Park Historic District

**Maret School** (3000 Cathedral Avenue, NW)

Development of a new master plan, renovation, additions, and archaeological site investigations

**Old Masonic Temple** (901 F Street, NW)

Continuing review of development plans for rehabilitation and addition to the downtown landmark

**Rock Creek Overlook** (Connecticut Avenue & Calvert Streets, NW)

Conceptual design review of a proposed retail and office building in the Woodley Park Historic District

**1660 Sixteenth Street, NW** (16th & R Streets, NW)

Construction of an apartment house on a vacant lot in the Sixteenth Street Historic District

**Takoma Park Shopping Center** (6000 blocks of Willow and Maple Street, NW)

Conceptual review of a neighborhood shopping center, to include relocation and restoration of three bungalows

**Victor Building** (724 9th Street, NW)

Review of final plans and the preservation scope of work for a new office building incorporating the historic facade

The State Historic Preservation Office also reviews Federal agency projects affecting historic resources under Section 106 of the National Historic Preservation Act. During the past year, there were 89 such projects involving housing rehabilitation, alterations to Federal buildings, memorials construction, and transportation improvements. Nine of the projects were concluded with negotiated Memoranda of Agreement (MOAs) addressing effects on historic properties. Major Section 106 projects affected the following historic properties:

**Anthony Bowen YMCA**

Conversion of the National Historic Landmark to the Thurgood Marshall Center

**D.C. Recreation Centers**

Review of upgraded recreation facilities at the historic Banneker Recreation Center and the Westminster Playground within the proposed Greater U Street Historic District

**Federal Building Security Features**

Installation of security cameras, bollards, and other perimeter security enhancements at multiple federal office locations

**Fletcher's Boathouse Archaeological Site**

Archaeological data recovery from unique prehistoric storage pits uncovered during a project to provide barrier-free access to recreational facilities

**Fort Reno Reservoir Upgrade**

Archaeological impact assessment and stabilization of the superintendent's lodge

**H Street, NE Commercial Strip**

Rehabilitation of 4 buildings on the commercial corridor determined potentially eligible for historic designation

**Hearst, Key, and Stoddert Schools**

Window repair and replacement undertaken by the Army Corps of Engineers

**National Japanese American Memorial**

Conceptual design review of a new memorial on Louisiana Avenue, NW

**Odd Fellows Building**

Renovation and conversion of the former Odd Fellows Building at 9th & T Streets, NW, for the Maya Angelou Charter School

**Pennsylvania Avenue and President's Park**

Review of security barriers, gatehouses, and roadway improvements relating to the closure of Pennsylvania Avenue at the White House

**Prince Hall Masonic Temple**

Review of plans for a three-phase renovation of the U Street landmark, to include Masonic Temple

facilities and a visitor's center for the African-American Civil War Memorial

**Source Theater**

Rehabilitation of a former auto showroom at 1820 14th Street, NW, for the theater company

**True Reformer Building**

Review of conceptual rehabilitation plans for office and retail use

**John A. Wilson Building (District Building)**

Review of tenant alterations to the historic interiors

**Washington Convention Center**

Implementation of a moratorium on demolition in the area surrounding the new Convention Center

**Washington Navy Yard**

Renovation of Building 73 under the base closure and realignment plans for NAVSEA offices

**PRESERVATION TAX INCENTIVES**

The State Historic Preservation Officer encourages property owners to take advantage of the federal tax incentive for rehabilitation of income-producing historic properties. There is also a lesser federal incentive for donation of easements on historic property. During the past year, the SHPO reviewed and forwarded to the National Park Service the following applications for preliminary or final certification under this program. Projects for final certification represented a total investment of \$1.75 million in rehabilitation and related construction costs.

**Historic Landmarks**

Old Masonic Temple, 901 F Street, NW

Tower Building, 1401 K Street, NW

John A. Wilson (District) Building

Washington Loan & Trust Company (Courtyard by Marriott), 900 F Street, NW

**Downtown Historic District**

Grogan Furniture Building, 819 7th Street, NW

711 G Street, NW

**DuPont Circle Historic District**

2018 Hillyer Place, NW

1266 New Hampshire Avenue, NW

**Georgetown Historic District**

1404 29th Street, NW

1414 29th Street, NW

3063-65 M Street, NW

3210 M Street, NW

3233-35-35 Rear M Street, NW

3330-32 and 3334 M Street, NW

3330-32 Rear M Street, NW

2904 P Street NW

3209 P Street, NW

3207 Q Street, NW

**Logan Circle Historic District**

1 & 2 Logan Circle, NW (final certification denied)

**Sheridan-Kalorama Historic District**

2206 Q Street, NW

2228 Q Street, NW

2230 Q Street, NW  
2234 Q Street, NW  
2237 Q Street, NW

**Sixteenth Street Historic District**

Hightowers Apartments, 1530 16th Street, NW

**Strivers' Section Historic District**

1752 T Street, NW

## **DEVELOPMENT GRANTS AND COVENANTS**

The SHPO monitors preservation covenants on historic landmarks rehabilitated in prior years with federal historic preservation grant funds. The seven affected properties are:

**Covenanted Properties**

Carnegie Library (Mount Vernon Square)  
Eastern Market  
Mount Zion United Methodist Church (1334 29th Street NW)  
O Street Market  
Old City Hall  
Old Gym, Gallaudet College  
Washington Club (15 DuPont Circle NW)

## **PUBLIC PARTICIPATION AND OUTREACH**

Public involvement is actively encouraged as an integral part of the historic preservation process. There is extensive public participation by Advisory Neighborhood Commissions, preservation groups, and private citizens in meetings of the Historic Preservation Review Board. The Historic Preservation Division also maintains regular direct contact with community organizations in historic neighborhoods, and sponsors public education and information efforts aimed at encouraging citizen awareness of preservation programs. Major public outreach activities during the past year included:

**Preservation Enforcement Conference**

Coordination with the summit conference on Strengthening Preservation Enforcement, sponsored by the D.C. Preservation League and Coalition for Greater Preservation Enforcement

**Archaeology Guidelines**

Completion of guidelines for construction affecting archaeological resources

**Historic District Brochures**

New informational brochures for the Kalorama Triangle, Sheridan-Kalorama, DuPont Circle, and Mount Pleasant Historic Districts (part of a series of brochures for each of the city's historic districts)

**Sidwell Friends School Archaeology Project**

Technical support for archaeological investigations at the Zartman House, in coordination with the D.C. Humanities Council

## APPENDIX

### Permit Applications Reviewed under the D.C. Historic Protection Act

From October 1, 1997 to September 30, 1998, 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</u>	<u>OTHER</u>	<u>TOTAL</u>
<b>Historic Landmarks</b>	50	1	4	0	9	61	125
<b>Historic Districts</b>							
Anacostia	5	-	7	-	1	2	15
Blagden Alley	4	-	1	-	-	1	6
Capitol Hill	152	-	-	4	23	89	268
Cleveland Park	45	-	2	1	18	17	83
Downtown	32	-	1	1	4	39	77
DuPont Circle	53	-	1	1	12	61	128
Fifteenth Street	2	-	-	-	1	2	5
Foggy Bottom	27	-	-	-	-	2	29
Fourteenth Street	27	-	2	1	2	10	42
Georgetown	224	25	8	7	72	135	471
Kalorama Triangle	27	-	-	-	5	14	46
Lafayette Square	-	-	-	-	-	2	2
LeDroit Park	42	-	-	-	-	6	48
Logan Circle	5	-	-	1	2	4	12
Massachusetts Avenue	5	-	-	-	4	3	12
Mount Pleasant	68	-	-	-	3	16	87
Pennsylvania Avenue	18	-	-	-	1	42	61
Sheridan-Kalorama	32	-	-	-	3	4	39
Sixteenth Street	6	-	-	-	2	8	16
Strivers' Section	16	-	-	-	3	6	25
Takoma Park	6	-	-	-	1	-	7
Woodley Park	17	1	-	-	5	9	32
<b>Total</b>	864	27	26	16	171	533	1637

## Value of Private Investment Reviewed under the D.C. Historic Protection Act

In April 1998, the Historic Preservation Division began systematic monthly tabulation of statistics indicating the level of private investment in historic properties. This data is collated from building permits issued by the District of Columbia for work subject to review under the D.C. Historic Protection Act. It includes costs for building rehabilitation, new construction, and other building activity affecting historic landmarks or districts. From April until the end of the reporting period, the value of investment and permit fees are:

<u>MONTH</u>	<u>PROJECT VALUE</u>	<u>PERMIT FEE</u>
April 1998	\$ 7,588,913	\$ 165,350
May 1998	7,710,245	128,598
June 1998	10,206,204	192,250
July 1998	20,637,800	336,195
August 1998	9,513,220	128,942
September 1998	14,770,832	229,918
<b>Six-Month Total</b>	<b>\$70,427,214</b>	<b>\$1,181,253</b>

### Public Hearings by the Mayor's Agent

Under the Historic Protection Act, the Mayor's Agent is required to hold a public hearing on a permit application in the following instances:

- for demolition of a historic landmark or building contributing to the character of a historic district;
- for subdivision of a historic landmark property (including division or assembly of land);
- in cases where the applicant claims unreasonable economic hardship or proposes to construct a "project of special merit;"
- upon request of an applicant having received a recommendation for denial from the Historic Preservation Review Board or Commission of Fine Arts; and,
- in any other case deemed appropriate by the Mayor.

For a permit to be issued after the public hearing, the Mayor's Agent must find that failure to issue the permit would result in unreasonable economic hardship to the owner, or that issuance of the permit is necessary in the public interest. "Necessary in the public interest" is defined to mean consistent with the purposes of the preservation law, or necessary to allow the construction of a project of special merit. A "project of special merit" means "a plan or building having significant benefits to the District of Columbia or to the community by virtue of exemplary architecture, specific features of land planning, or social or other benefits having a high priority for community services."

During the reporting period, the Mayor's Agent issued orders or held hearings on the following cases:

#### **1901-13 Martin Luther King Avenue, SE (Anacostia Historic District)**

Hearing date:	3/31/98
Nature of permit request:	Demolition
Reason for hearing:	Denial recommended by HPRB
Claim of economic hardship?	No
Status:	Permits approved as necessary for a project of special merit

**331 Constitution Avenue, NE (Capitol Hill Historic District)**

Hearing date: 5/12/98  
Nature of permit request: Curb cut  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? No  
Status: Deferred

**1230-36 Pleasant Street, SE (Anacostia Historic District)**

Hearing date: 5/19/98  
Nature of permit request: Demolition  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? No  
status: Decision pending

**Hillandale (3905 Mansion Court, NW)**

Hearing date: 5/19/98  
Nature of permit request: Subdivision  
Reason for hearing: Required for historic landmarks  
Claim of economic hardship? No  
status: Subdivision approved

**Bowie-Sevier House (3124 Q Street, NW; Georgetown Historic District)**

Hearing date: 6/10/98  
Nature of permit request: Subdivision  
Reason for hearing: Required for historic landmarks  
Claim of economic hardship? No  
Status: Subdivision approved

**Brickyard Hill House (3134-36 South Street, NW; Georgetown Historic District)**

Hearing date: 8/13/98  
Nature of permit request: Subdivision  
Reason for hearing: Required for historic landmarks  
Claim of economic hardship? No  
Status: Subdivision approved

**Old Masonic Temple (901 F Street, NW; Downtown Historic District)**

Hearing date: 9/23/98  
Nature of permit request: Subdivision  
Reason for hearing: Required for historic landmarks  
Claim of economic hardship? No  
Status: Subdivision approved