

# *22nd Annual Report*

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D.C. Historic Landmark and  
Historic District Protection Act

MARCH 2001



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

March 2001



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*Among its provisions, the D. C. Historic Landmark and Historic District Protection Act of 1978 provides for an Annual Report on the implementation of the city's preservation program. This Twenty-Second 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, 1999 to September 30, 2000. For further information, please call the Historic Preservation Office at (202) 442-8800.*

## ***Historic Preservation in Washington, D.C.:***

### ***Planning a Future for Our Past***

*Historic preservation enhances those qualities that make Washington a beautiful and desirable city in which to live and work. It protects the features that make the nation's capital a prime destination for millions of visitors. And it continues to contribute significantly to the economic vitality of the District of Columbia, as virtually every historic neighborhood experiences a continued economic resurgence of the type that is naturally supported by a historic environment.*

*The uniqueness of these old buildings attracts tourist dollars from the millions who visit the city each year. Their individuality and intrinsic architectural quality make them attractive to business. And their humane scale and visual appeal encapsulate a sense of place for those who seek to make Washington their home.*

*Reinvestment in Washington's historic landmarks and districts continues at a vigorous pace. As reflected by issued construction permits, private investment in the city's historic landmarks and districts routinely totals more than \$100 million annually. This past year it totaled more than \$190 million, a significant increase over the previous year's \$134 million. This renovation activity enhances the city's appearance and improves the livability of neighborhoods, but its impact is also economic. It revitalizes business, creates jobs in the construction trades, and generates tax revenue commensurate with increased property values. Permit fees alone generated \$2.4 million during the past year, an increase over the previous year's \$1.8 million.*

*The strength of this physical and economic revival is supported by a broadly shared confidence in the city's historic preservation program. As leaders of this program, we vigorously protect the city's historic assets through diligent pursuit of the public policies established by the Historic Landmark and Historic District Protection Act. But with equal vigor, we also promote successful business endeavors by working with building owners to adapt landmarks to their changing needs. We engage in a continual process of dialogue and consensus-building both downtown and in the neighborhoods. And we provide a fair and equitable historic preservation review process, efficiently administered to provide certainty and predictability.*

*But there is much more to be done. Since so much of the city is rich in history, with a physical environment more than 50 years old, there is great potential for a brighter future for preservation. In many neighborhoods, this potential has yet to be realized. But the process of historic preservation can do much to reinforce the strength and pride of the city's diverse communities. We believe that the future of the city will, in large measure, be determined by our ability to promote the successful regeneration of each one of these communities by capitalizing on their own unique assets of the past.*

## PROGRAM ACCOMPLISHMENTS AND CHALLENGES

During the past year, the District of Columbia historic preservation program experienced the challenge of a sustained increase in the number of development projects, including an extraordinary surge in the amount of apartment house construction in historic districts. This additional workload was accompanied by the promise of enhanced strength as a component of the Office of Planning.

**Administrative Reorganization.** The most significant change in the historic preservation program during the past year was the administrative reorganization of the Historic Preservation Office, removing it from the Department of Consumer and Regulatory Affairs and transferring it to the Office of Planning. Preparation for this move occurred throughout the year, and the transfer was effective on October 1, 2000. This new relationship will give the historic preservation office additional operational support in terms of planning expertise, information technologies, and community outreach programs. The collocation will also provide the preservation office with the advantages of a direct and permanent voice for preservation in all stages and all aspects of the city's comprehensive planning process.

**Preservation Planning Conference.** The June 2000 citywide conference, *Planning a Future for Our Past: New Directions for Historic Preservation in Washington, D. C.*, was highly successful, providing an opportunity for preservation coalition building and discussion of preservation issues common to communities across the city. The conference also served as a vehicle for facilitating public involvement in the revisions of the D.C. Historic Preservation Plan. The 2000 preservation planning conference was particularly well attended, achieving a broad representation from across the city, with substantial participation from seven of the eight wards.

**Record Number of Development Reviews.** During the past year, the historic preservation program conducted a record number of development project reviews. This is reflected in the year-end data for reviews under the D.C. Historic Protection Act, as well as for the federal project review and preservation tax incentive programs. In addition to more than 2,300 D.C. building permit reviews (44% more than last year), the federal program statistics include more than 175 determinations of eligibility and 80 determinations of effect, and 90 tax certification applications. The D.C. permit activity alone reflects an investment of \$190 million in rehabilitation and construction costs, or a 35% increase in value over the previous year.

**Preservation Enforcement.** A significant component of this increase results from the city's enforcement efforts, which included more than 1300 project inspections, and 475 infraction and violation notices during the past year. This enforcement presence has significantly increased the effectiveness of the city's historic preservation law, and has also promoted public awareness and voluntary compliance with the law.

**Federal Program Challenges.** The principal challenge to the District's historic preservation program is the effective delivery of those services that are mandated of the State Historic Preservation Office. These duties include preservation planning, historic resource survey, National Register nomination, subgrant administration, and public education and outreach. During the past year, the program was frankly unable to deliver the same level of service and production as it has in the past. This was partly due to a temporary shortage of staff, but largely due to the redirection of staff resources necessitated by the booming real estate and redevelopment market.

## FEDERAL GRANT SUPPORT FROM THE HISTORIC PRESERVATION FUND

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 programs receive grant assistance from the Historic Preservation Fund administered by the National Park Service, U.S. Department of the Interior. The D.C. SHPO continues to enjoy a fully certified state program status with reduced program oversight by the National Park Service.

During the past fiscal year, the D.C. SHPO expended \$546,566 in program funds to advance historic preservation citywide. This total is comprised of federal grant funds of \$338,740 and matching non-federal funds of \$225,826. *This represents a complete and successful expenditure of all federal funds available to the preservation program.* This federal grant is used primarily to conduct community-based survey and documentation of historic properties, to increase public awareness, and to promote investment in historic buildings. About \$332,938, or 59% of this money was expended through subgrants to community organizations and non-profit groups undertaking eligible preservation activities.

## PROGRAM MISSION AND GOALS

The State Historic Preservation Officer, Historic Preservation Review Board, and Historic Preservation Office jointly pursue the following mission for historic preservation of the District of Columbia:

- *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 furtherance of this mission, the historic preservation program targets three basic long-range 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.*

## PRESERVATION PLANNING

The D.C. Historic Preservation Plan establishes a vision, identifies goals and objectives, and sets priorities for historic preservation in the District. The Preservation Plan aligns with and complements the Historic Features Element of the D.C. Comprehensive Plan. Its preparation and periodic revision serves as a vehicle for public involvement. Preservation planning activities also include management of survey data, preparation of aids to research, and documentation to establish thematic “historic contexts.” Historic context studies provide the background historical information needed to evaluate potentially significant properties. During the past year, major preservation planning efforts included:

### **Historic Preservation Planning Conference**

City-wide conference, *Planning a Future for Our Past: New Directions for Historic Preservation in Washington, D.C.*, with participants from seven of eight wards

## **District of Columbia Historic Preservation Plan (2000)**

Completion of the first cycle of revisions to the preservation plan, based on the recommendations from the city-wide conference

### **D.C. Places of Worship**

Phase I of the development of a thematic study of places of worship in the District, involving preliminary research to create a database of all congregations and their buildings

## **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. The SHPO deferred significant survey projects during the past year due to the increase in the development review workload and a temporary shortage of staff. Historic resource survey projects undertaken during the past year included:

### **Tregaron Landscape Survey**

Creation of a series of maps documenting the original condition and the existing condition of the landmark estate, in order to update National Register documentation and to identify landscape features for protection

## **HISTORIC LANDMARK AND HISTORIC DISTRICT DESIGNATION**

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 was unable to designate any new historic landmarks or historic districts due to the increase in development review workload and a temporary shortage of staff. The Board did hold several contested case hearings on the Webster School, culminating in a reaffirmation of its designation. As of March 1, 2001, twenty designation cases were on file pending consideration by the Board.

## **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 HPRB and SHPO were unable to nominate any properties to the National Register due to the increase in the development review workload and a temporary shortage of staff.

## **PROTECTION AND ENHANCEMENT OF HISTORIC PROPERTIES**

The D.C. Historic Protection Act 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 Office and Historic Preservation Review Board acted on 2,321 construction permit applications affecting historic properties. Of the total, HP0 staff processed 1,653 cases (or 71%) on an expedited basis under delegation from the Review Board.

Most of these cases involved alterations to residential and commercial buildings in the city's two dozen historic districts. A significant number of applications resulted from compliance activity by the new historic preservation building inspector.

*With the continued robust economy, there has been a major increase in both rehabilitation and new construction in the city's historic districts, including a surge in new residential construction. The Historic Preservation Office registered a 44% increase over last year in the number of permits reviewed. Major permit cases entailed extensive staff review and significant citizen participation. Notable projects included the following:*

**Army-Navy Club** (Farragut Square)

Conceptual design review of a new office building adjoining the rear of the club on Eye Street NW

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

New conceptual plans for a health clinic, revised to avoid demolition of an existing historic building

**Calvary Baptist Church** (8th Street between G and H Streets)

Review of demolitions associated with redevelopment of the church properties on 8th Street

**Capitol Hill Hospital Site**

Conceptual review of initial plans for apartment redevelopment of the MedLink facility, including renovation of the Louisa Apartments and construction of 17 rowhouses on the parking lot site

**Capitol Hill Infill Projects**

Review of plans for a pair of apartments at 6th & G Streets SE, a two-story commercial building at 7th and D Streets SE, and five new rowhouses at 8th and Constitution Avenue NE

**Connecticut Avenue Commercial Projects**

Renovation of numerous storefronts for new retail tenants in the Woodley Park and Cleveland Park Historic Districts

**DuPont Circle and Sixteenth Street Infill Apartments**

Construction of a small infill apartment building at 18th and R Streets, NW, and a new "sliver" apartment building at 16th and Q Streets

**Delta Sigma Theta Sorority** (1703-05 New Hampshire Avenue, NW)

Expansion of the sorority headquarters in four Georgian Revival and Romanesque rowhouses in the DuPont Circle Historic District

**E Street Apartments** (911-919 E Street, NW)

Conceptual plans for construction of a 100-unit apartment house incorporating facades and segments of three commercial loft buildings on the site

**Emmaus Services for the Aging and the Flemming Center**

Rehabilitation of three rowhouses in the Shaw Historic District for a community services facility incorporating space for non-profit organizations

**F Street Properties** (910-916 F Street, NW)

Conceptual review of partial demolition and construction of a new hotel along the alley behind Ford's Theatre

**Fourteenth & Church Street Apartment Projects**

Design review of five apartment projects combining new construction on vacant lots with rehabilitation of historic automobile showrooms and garages

**Georgetown University Law Center**

Review of the proposed closing of a block of F Street for conversion to a landscaped pedestrian way

**Hecht's Department Store** (7th & F Streets and 7th & E Streets, NW)

Revised conceptual plans for conversion of the vacant Hecht's store to office use, in conjunction with the construction of new apartments and extensive facade restoration

**Johnson Avenue Apartments**

Conceptual design for a new apartment building on the mid-block street between R and S Streets, NW

**Logan Circle Rehabilitations**

Restoration and conversion to apartments of several of the last remaining deteriorated properties at Logan Circle

**Lovejoy School**

Review of conceptual design plans for conversion of the surplus school into 40 apartments

**Marlo's Furniture** (7th & I Streets, NW)

Complete facade restoration and rehabilitation of the gold-domed downtown landmark

**Mount Vernon Square Infill Projects**

Design review of plans for more than a half dozen new rowhouses on vacant sites in the newly established historic district on the east side of the new Washington Convention Center

**Municipal Center** (300 Indiana Avenue, NW)

Review of plans for facade repairs and improvements at the Municipal Police Department headquarters

**National City Christian Church** (Thomas Circle)

Conceptual review of plans to construct an apartment building on land owned by the church at 14th and N Streets, NW

**National Union Building** (918 F Street, NW)

Rehabilitation of the historic landmark for use as the headquarters of the American Immigration Lawyers Association

**Parcel 457** (7th, D, and E Streets, NW)

Construction of a 400-unit apartment complex with a theater and grocery store, also incorporating the historic Clara Barton building, historic facades, and reconstructed facades salvaged by the Pennsylvania Avenue Development Corporation

**Phillips Collection** (1618 21st Street, NW)

Conceptual review of plans for expansion of facilities into an adjacent apartment house

**Rhode Island Avenue Apartments** (1441 Rhode Island Avenue, NW)

Conceptual review of plans for a new apartment building between Scott and Logan Circles

**Saint Coletta School** (1214-32 Pennsylvania Avenue, SE)

Review of plans to demolish several deteriorated houses and to construct a school for students with cognitive disabilities

**Seventh Street Rehabilitations** (700 block of 7th Street, NW)

Continuing review of phased rehabilitations of historic commercial buildings near the MCI Center, in the Downtown Historic District

**Sheridan-Kalorama Embassy Properties**

Review of alterations and various construction related to the Sheridan-Kalorama embassy buildings of Guatemala, Senegal, Benin, the Ivory Coast, and People's Republic of China

**Shoreham Building** (15th & H Streets, NW)

Review of plans for conversion of the historic office building to a new Hotel Sofitel

**Saint Patrick's Church, F Street Properties** (900 block of F Street, NW)

Conceptual review of plans to construct an office building incorporating facades in a row of 11 commercial buildings in the Downtown Historic District

**Shaw/Blagden Alley Infill Projects**

Conceptual design review of three new rowhouses at 1231-35 10th Street, two new duplexes at 1232-34 10th Street, and new rowhouse apartments at 935 M Street

**Syphax School** (Half and O Streets, SW)

Conceptual review of plans to rehabilitate a portion of the former school for condominiums, and to construct rowhouses on the remainder of the property

**U Street Historic District Apartment Projects**

Review of conceptual designs for apartment buildings at 13th and U Streets, 14th and V Streets, and in the 1400 block of Florida Avenue

**United Mine Workers of America** (900 15th Street, NW)

Conversion and expansion of the former union headquarters for residential and restaurant use

**Warder-Totten House** (2633 16th Street, NW)

Rehabilitation of the long-neglected Meridian Hill mansion, including construction of a 75-unit apartment building at the rear on 15th Street

**Webster School** (10th & H Streets, NW)

Review of proposals for partial demolition of the building, facade preservation, and construction of a new office building for the National Treasury Employees Union

**Window Replacement Projects**

Review and technical assistance for a sustained high volume of cases for window replacement in multiple historic districts, including both proposed work and work without appropriate permits

**Yale Laundry** (437-43 New York Avenue, NW)

Conceptual review of plans for the rehabilitation of the former laundry building and incorporation into a new hotel

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 more than 175 determinations of eligibility or non-eligibility for historic designation and 80 projects involving housing rehabilitation, alterations to Federal buildings, memorials construction, and transportation improvements. Most reviews were resolved through direct consultation and letter agreement, with conditions where appropriate to avoid adverse effects on historic properties. Three of the projects were concluded with negotiated Memoranda of Agreement (MOAs) to mitigate adverse effects on historic properties. Major Section 106 projects included reviews of the following:

**Arlington Memorial Bridge**

Review of rehabilitation plans for the historic bridge and its approaches

**Cellular Telephone Antennas**

Determinations of effect and mitigation for cellular telephone antennas installed at numerous locations on historic landmarks or within historic districts

**DCHA Housing Redevelopment**

Non-eligibility determinations and preservation clearance for multiple redevelopment projects

**E Street Traffic Restoration**

Coordination with DPW and the National Park Service to develop a plan for restoration of westbound traffic on E Street south of the White House, avoiding adverse effects to historic streetscapes

**Fort McNair Projects**

Review of plans for renovation of the chapel and various alterations to buildings and grounds

**George Mason Memorial Garden**

Coordination with the National Park Service on development of a memorial to the Virginia patriot, to be installed near the Jefferson Memorial in West Potomac Park

**General Post Office**

Review of exterior restoration plans and completion of a Memorandum of Agreement concluding the historic preservation review of interior plans for conversion to a Kimpton Hotel

**Lafayette Square Piers**

Archaeological investigation, documentation, and removal of the remains of historic Seneca sandstone fence piers discovered in Lafayette Square

**LeDroit Building and Adjacent Structures** (800 block of F Street, NW)

Continuing design review of plans for a Spy Museum, retail, office, and apartments in the historic row of five buildings opposite the Old Patent Office

**Lyndon Baines Johnson Memorial Grove**

Review of landscape plans for restoration of the presidential memorial on Columbia Island

**Mahatma Gandhi Statue**

Review of the installation of a statue commemorating the martyred independence leader in the L'Enfant Plan reservation in front of the Indian Embassy on Massachusetts Avenue

**Marine Barracks**

Archaeological testing and review of repairs to the entrance piers and Commandant's House

**Military District of Washington, Energy Savings Performance Contracts**

Review of historic preservation impacts of proposed energy savings plans at various area military installations

**National Archives Renovation**

Completion of a Memorandum of Agreement governing complete renovation of the Archives Building, including expanded public facilities and universal accessibility to the displays of the Constitution and Declaration of Independence

**DHCD Scattered Site Rehabilitations**

Review of more than 175 projects for a determination of historic eligibility or for compatibility of rehabilitation plans

**U.S. Treasury Department, Main Building**

Completion of a Memorandum of Agreement governing the full rehabilitation of the Main Treasury Building

**Walter Reed Army Medical Center**

Review of building rehabilitation plans and for various repairs and alterations at the hospital complex, as well as proposed demolition of eight houses

**World War II Memorial**

Continuing review of the plans for the proposed memorial at the Rainbow Pool site on the National Mall

**Washington Navy Yard**

Review of alterations for compliance with ADA accessibility standards, and ongoing consultation on the renovation of 11 buildings for the NAVSEA office project

## **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 72 certifications for easement and 19 certifications for rehabilitation under this program. Projects approved for final certification represented a total investment of \$17.3 million in rehabilitation and related development costs. Certification applications were approved for the following properties:

**Historic Landmarks**

Alban Towers, 3700 Massachusetts Avenue, NW

Acacia Mutual Life Insurance Company, 31 Louisiana Avenue, NW (preliminary)

General Post Office, 7th 8th, E, & F Streets, NW

Meridian Manor, 1424 Chapin Street, NW

United Mine Workers, 900 15th Street, NW

Warder-Totten House, 2633 16th Street, NW

Washington Loan & Trust Company, 900 F Street, NW

## Historic Districts

### CAPITOL HILL HISTORIC DISTRICT

Giddings School  
319 4th Street, SE  
515 7th Street, SE  
219 9th Street, SE  
317 10th Street, NE  
152 11th Street, SE  
636 A Street, NE  
710 East Capitol Street, NE  
914 East Capitol Street, NE  
1118 East Capitol Street, NE  
1341 East Capitol Street, SE  
923 North Carolina Avenue, SE  
1008 North Carolina Avenue, SE

### CLEVELAND PARK HISTORIC DISTRICT

3416 34th Street, NW  
3607 Lowell Street, NW  
3030 Macomb Street, NW  
3219 Macomb Street, NW  
3201 Porter Street, NW  
3036 Rodman Street, NW

### DUPONT CIRCLE HISTORIC DISTRICT

1714 19th Street, NW  
1823 19th Street, NW  
1827 19th Street, NW  
1705 21st Street, NW  
1215 Connecticut Avenue, NW  
2026 Hillyer Place, NW  
2144 Newport Street, NW  
1767 P Street, NW  
1704 Q Street, NW  
1732 Q Street, NW  
1829 Riggs Place, NW  
1905 S Street, NW  
1723 Swann Street, NW

### GEORGETOWN HISTORIC DISTRICT

1359 28th Street, NW  
1505 28th Street, NW  
1215 30th Street, NW  
1250 31st Street, NW  
1518 31st Street, NW

1681 31st Street, NW  
1650 32nd Street, NW  
1511 34th Street, NW  
1731 34th Street, NW  
1503 35th Street, NW  
1527 35th Street, NW  
3336 Dent Place, NW  
2806 Dumbarton Street, NW  
3063-65 M Street, NW  
3233, 3235, & 3235 Rear M Street, NW  
2806 N Street, NW  
2013 O Street, NW  
2816 P Street, NW  
2902 P Street, NW  
2911 P Street, NW  
3025 P Street, NW  
3249 P Street, NW  
2019 Q Street, NW  
3000 Q Street, NW

### KALORAMA TRIANGLE HISTORIC DISTRICT

1936 Calvert Street, NW

### SHERIDAN-KALORAMA HISTORIC DISTRICT

2229 California Street, NW  
1917 23rd Street, NW  
1814 24th Street, NW  
2110 Bancroft Place, NW  
2122 Bancroft Place, NW  
2117 Leroy Place, NW  
2111 S Street, NW

### SIXTEENTH STREET HISTORIC DISTRICT

The Roosevelt, 2101 16th Street, NW

### STRIVERS' SECTION HISTORIC DISTRICT

1926 17th Street, NW  
1927 17th Street, NW  
1720 U Street, NW  
1768 U Street, NW  
1774 U Street, NW

### WOODLEY PARK HISTORIC DISTRICT

2823 27th Street, NW

## **DEVELOPMENT GRANTS AND COVENANTS**

The SHPO monitors preservation covenants on historic landmarks rehabilitated in prior years with federal historic preservation grant funds. During the past year, covenants on the O Street Market and Mount Zion United Methodist Church expired. Protection of other formerly covenanted properties, including the Old City Hall and Eastern Market, is maintained through enforcement of the D.C. Historic Protection Act. The remaining covenanted properties are:

### **Covenanted Properties**

Central Public Library (Carnegie Library) at Mount Vernon Square  
Old Gym, Gallaudet College

## **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 Office 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. Public outreach activities were curtailed during the past year due to the development review workload and a temporary shortage of staff, but major efforts included:

### **Historic Preservation Web Site**

Implementation of a consolidated internet site for the State Historic Preservation Officer, Historic Preservation Review Board, and Historic Preservation Office, linked to the Office of Planning web site. The site provide access to the D.C. Inventory of Historic Sites, answers to questions about the processing of applications, and technical guidance on preservation issues.

### **Historic Preservation Review Board Open Meeting**

As part of the annual conference of the National Trust for Historic Preservation, HPRB held its October 1999 meeting as an open demonstration session for conference attendees

### **City of Neighborhoods: Bridging School and Community**

Development of educational programs to introduce historic preservation and promote awareness of the built environment, for use at various grade levels in D.C. public schools (continued to FY 2001)

### **Archaeology and History Projects in the Schools**

Participation in the judging of high school projects for D.C.P.S. History Day, and technical support for archaeological investigations at the Capitol Hill Day School and Sidwell Friends School, in coordination with the D.C. Humanities Council

## PERMIT APPLICATIONS REVIEWED UNDER THE HISTORIC PROTECTION ACT

From October 1, 1999 to September 30, 2000, the Mayor's Agent, Historic Preservation Review Board, and Historic Preservation Office 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>	19	2	-	0	7	29	57
<b>Historic Districts</b>							
Anacostia	17	-	1	-	1	12	31
Blagden Alley	2	2	-	-	1	3	8
Capitol Hill	281	9	1	5	30	134	460
Cleveland Park	78	-	1	2	20	38	139
Downtown	34	-	9	-	11	52	106
DuPont Circle	101	-	4	-	15	88	208
Fifteenth Street	11	-	-	-	-	16	27
Foggy Bottom	4	-	-	-	-	2	6
Fourteenth Street	33	1	1	-	18	28	81
Georgetown	240	1	1	7	72	128	449
Kalorama Triangle	15	-	-	-	3	12	30
Lafayette Square	1	-	-	-	1	1	3
LeDroit Park	13	-	-	1	1	16	31
Logan Circle	5	-	-	-	1	6	12
Massachusetts Avenue	13	-	-	1	1	18	33
Mount Pleasant	108	-	-	-	2	23	133
Mount Vernon Square	27	-	-	1	9	16	53
Pennsylvania Avenue	35	2	2	-	2	51	92
Shaw	12	-	-	1	7	12	32
Sheridan-Kalorama	44	-	2	-	6	27	79
Sixteenth Street	19	-	1	2	2	10	34
Strivers' Section	12	-	-	-	5	5	22
Takoma Park	18	-	-	-	2	1	21
U Street	90	3	1	-	5	50	149
Woodley Park	17	-	-	-	2	6	25
<b>Total</b>	<b>1249</b>	<b>20</b>	<b>24</b>	<b>20</b>	<b>224</b>	<b>784</b>	<b>2321</b>

Note: Other category includes permits for in-kind repair, temporary work, clearance of interior work, and determinations of eligibility for zoning waivers applicable to historic properties.

## VALUE OF PRIVATE INVESTMENT IN HISTORIC PROPERTIES

The Historic Preservation Office tabulates monthly 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. For the past year, the reported value of investment and permit fees are:

<u>MONTH</u>	<u>PROJECT VALUE</u>	<u>PERMIT FEE</u>
October 1999	\$ 5,916,921	\$ 112,749
November 1999	16,379,087	193,756
December 1999	4,782,686	210,018
January 2000	5,550,462	143,362
February 2000	10,954,352	164,280
March 2000	10,674,896	192,185
April 2000	10,431,164	222,185
May 2000	16,362,430	313,328
June 2000	26,279,698	276,984
July 2000	10,289,367	140,985
August 2000	12,217,932	168,251
September 2000	59,344,216	288,815
 Total	 \$190,182,212	 \$2,426,900

## INSPECTIONS AND ENFORCEMENT OF PRESERVATION LAW VIOLATIONS

Since August 1999, the Historic Preservation Office has included a staff inspector responsible for monitoring undertaken without appropriate permits, and monitors work in progress under approved permits in order to ensure completion in accordance with the conditions of the permit. This first annual inspections report includes data from the inception of inspections program in August 1999 through the end of FY 2000 (data

<u>ACTION BY INSPECTOR</u>	<u>NUMBER OF CASES</u>
<b>Total Inspections .....</b>	<b>1273</b>
<b>Total Enforcement Actions .....</b>	<b>557</b>
Stop Work Orders .....	174
Violation Notices .....	153
Notices of Infraction (\$500 Ticket) .....	93
Review of Cases Filed after Enforcement .....	137

## 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:

### **Eagle Liquor (3333 M Street, NW)**

Hearing date:	2/2/00
Nature of permit request:	Partial demolition
Reason for hearing:	Statutory requirement
Claim of economic hardship?	No
Status:	Approved as consistent with the purposes of the Act

### **1717 34th Street, NW**

Hearing date:	4/5/00
Nature of permit request:	Fence and brick piers installed not in accordance with permit
Reason for hearing:	Denial recommended by HPRB
Claim of economic hardship?	No
Status:	Remedial work undertaken by applicant

### **910-912 F Street, NW**

Hearing date:	4/4/00
Nature of permit request:	Partial demolition
Reason for hearing:	Statutory requirement
Claim of economic hardship?	No
Status:	Approved as consistent with the purposes of the Act

### **Yale Laundry (437-443 New York Avenue, NW)**

Hearing date:	4/18/00, 6/6/00
Nature of permit request:	Subdivision
Reason for hearing:	Statutory requirement
Claim of economic hardship?	No
Status:	Approved as consistent with the purposes of the Act

**915-919 E Street, NW**

Hearing date: 6/26/00  
Nature of permit request: Partial demolition  
Reason for hearing: Statutory requirement  
Claim of economic hardship? No  
Status: Approved as necessary to construct a project of special merit

**30 6th Street, SE**

Hearing date: 3/19/00  
Nature of permit request: Exterior lighting apparatus installed without per-r-nit  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? No  
Status: Denied

**1635 Monroe Street, NW**

Hearing date: 7/20/00  
Nature of permit request: Retaining wall and light post installed without permit  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? No  
Status: Denied

**Evans-Tibbs House (1910 Vermont Avenue, NW)**

Hearing date: 7/20/00  
Nature of permit request: Windows replaced without permit  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? No  
Status: Denied

**1439 Rhode Island Avenue, NW**

Hearing date: 7/20/00  
Nature of permit request: Subdivision  
Reason for hearing: Statutory requirement  
Claim of economic hardship? No  
Status: Approved as consistent with the purposes of the Act

**Phillips Collection (1602 21st Street, NW)**

Hearing date: 8/16/00  
Nature of permit request: Partial demolition  
Reason for hearing: Statutory requirement  
Claim of economic hardship? No  
Status: Approved as necessary to construct a project of special merit

**14th & V Streets, NIV**

Hearing date: 9/18/00  
Nature of permit request: New construction  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? No  
Status: Approved as consistent with the purposes of the Act

**1924 Belmont Road, NW**

Hearing date:	9/18/00
Nature of permit request:	Curb cut, driveway, and garage entrance
Reason for hearing:	Denial recommended by HPRB
Claim of economic hardship?	No
status:	Denied

**Webster School (940 H Street, NW)**

Hearing date:	9/20/00
Nature of permit request:	Partial demolition
Reason for hearing:	Statutory requirement
Claim of economic hardship?	No
Status:	Denied