

16th Annual Report

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

MARCH 1995



HISTORIC PRESERVATION DIVISION/DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

**SIXTEENTH 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 1994

Executive Summary

The District of Columbia Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144) is among the nation's most effective preservation laws. The programs it enacted enhance the city's quality of life and promote appreciation of shared cultural heritage. They also foster cooperation among the private sector, community leaders, and government officials in planning for economic growth and development.

Among its provisions, the Historic Protection Act provides for an Annual Report on the implementation of the city's preservation program. This Sixteenth Annual report to the Council of the District of Columbia records the activities and accomplishments of the preservation program during Fiscal Year 1994.

In addition to implementing local law, the District's preservation program is also responsible for directing activities established under the National Historic Preservation Act of 1966. To assist in this effort, 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 historic preservation programs rests with the Mayor's Agent, 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. The Division's qualified professional staff represents the disciplines of history, architectural history, architecture, archaeology, and grants management. The Division has prepared this report on behalf of the Mayor and State Historic Preservation Officer.

PROGRAM ACCOMPLISHMENTS DURING FISCAL YEAR 1994

In November, 1994, the National Park Service conducted a comprehensive review of the effectiveness of programs and services provided by the Historic Preservation Division. All State Historic Preservation Offices must satisfy 33 uniform national performance standards in order to maintain certification as an "approved state program." This status is required for the District of Columbia to receive an apportionment from the federal Historic Preservation Fund and to continue participation in the federal historic preservation program.

The review examined all aspects of the District's historic preservation program in the following general areas: program administration, management of subgrant projects, comprehensive planning, survey and inventory of historic buildings, nominations to the National Register of Historic Places, review of federal agency capital projects, and administration of federal preservation tax incentives.

The review determined that the program is in compliance with 94% of the verification inquiries and that affirmative measures were in place to remedy the two deficiencies constituting the remaining 6%.

The National Park Service provided five commendations of special merit to the D.C. program:

- 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 D.C. program requirements in all areas of service;
- the HPD produces highly professional historic resource surveys and produces especially high quality reports and data;
- the review team noted substantial improvement in all program areas since the previous review in 1990.

The 6% of deficiencies were in two specific areas: 1) a vacancy on the Review Board which must be filled by appointment of an additional a professional member, and 2) increasing the number of properties nominated to the National Register. The latter will be remedied and brought into full compliance by March 31, 1995. The former deficiency will be rectified through the appointment process.

In conclusion, the federal government determined that the District of Columbia is managing a "generally well-organized, professionally maintained program. This program is one in which the City of Washington, D.C. should find particular pride."

PROGRAM GOALS

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

- 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.

The preservation program recorded significant progress toward these goals during FY 1994. The following description records significant accomplishments in each program area.

PRESERVATION PLANNING

The Historic Preservation Division conducts preservation planning activities to coordinate surveys and serve as a basis for evaluation and protection of historic resources. The planning 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 the historic environment. Major preservation planning efforts during FY 1994 included:

African-American Architects Study

Phase II research, oral history, and development of a historic context documenting resources associated with African-American architects and builders

Transportation Resources

Development of a survey methodology and preliminary research on historic transportation facilities

St. Elizabeths Hospital

Review of the management plan for treatment of historic resources on the west campus of St. Elizabeths Hospital

Inventory Computerization

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

SURVEY AND INVENTORY OF HISTORIC PROPERTIES

The Historic Preservation Division facilitates survey and inventory of historic resources in all parts of the city, using Federal grant assistance. Community sponsors and participants include Advisory Neighborhood Commissions, non-profit organizations, preservation professionals, and educational institutions. Historic resource surveys undertaken during FY 1994 included:

East End Survey

Historical analysis and documentation of the area bounded by North Capitol Street, New York and Massachusetts Avenues, and the Center Leg Freeway

Southwest/Lower Southeast Buildings Survey

Documentation of remaining resources in the area of Southwest and Southeast Washington between the Freeway and Anacostia River

HISTORIC LANDMARK AND HISTORIC DISTRICT DESIGNATIONS

The Historic Preservation Review Board evaluates and designates properties worthy of recognition for their importance to the city's cultural heritage. During FY 1994, the Board designated four landmarks and one district for inclusion in the D.C. Inventory of Historic Sites. These properties are:

Elizabeth Arden Building

1147 Connecticut Avenue, NW

Notable example of the early-20th century effort by developers, architects, and merchants to transform Connecticut Avenue into an exclusive shopping area modeled after New York's Fifth Avenue; exemplifies the use of restrained classical architecture to project an image of sophisticated elegance; reflects national trend favoring Georgian Revival for its dignity and association with American heritage; only known Washington work of New York society architect Mott B. Schmidt; 6 stories, planar limestone facade with pedimented Palladian window, paired Tuscan columns, fanlight storefronts; built in 1929 for the prestigious beauty salon, which remained for 60 years; DC designation 11/23/93

Equitable Cooperative Building Association (and Interior)

915 F Street, NW

Longtime headquarters of one of the city's oldest and most successful savings and loans; embodies the historical associations and architectural expression of these important institutions; exceptional example of Classical Revival bank architecture; associated with the career and ideals of distinguished civic leader and progressive reformer John Joy Edson; notable work of local architects Frederick B. Pyle and Arthur B. Heaton; monumental design with colossal white marble Ionic columns, textured buff brick, classical mouldings; skylit banking hall on Greek temple plan with shallow-arched, coffered ceiling; built 1911-12; alterations 1919; DC designation 7/28/94 (includes banking hall interior)

Greater Fourteenth Street Historic District

Roughly bounded by S Street on the north, 11th and 12th Streets on the east, N and O Streets on the south, and the 16th Street Historic District on the west

Diverse mid-city neighborhood with origins in the post-Civil War development boom along one of the city's first streetcar lines; records the complete evolutionary cycle of a prime streetcar neighborhood from birth to extinction of this formative transportation mode; illustrates 19th and early-20th century development patterns and housing types; Victorian architectural styles predominate, including Second Empire, Eastlake, Queen Anne, and Romanesque; also includes the city's most impressive collection of early-20th century automobile showrooms; DC designation 5/26/94 (effective 8/22/94)

Mercantile Savings Bank

722 10th Street, NW

Notable example of a small early-20th century savings bank, embodying the historical associations and architectural expression of these once common, but often short-lived financial institutions; one of the last such structures downtown; illustrates use of modest classicism to convey dignity and financial stability, while retaining an approachable image; significant work of local architect; 2 stories, buff brick and limestone, Italian Renaissance Revival style; built 1912 (Julius Wenig, architect); altered 1938 (also by Wenig)

Waggaman-Ray Commercial Row

1141, 1143, and 1145 Connecticut Avenue, NW

Notable example of the early-20th century effort by developers, architects, and merchants to transform Connecticut Avenue into an exclusive shopping area modeled after New York's Fifth Avenue; exemplifies the use of restrained classical architecture to project an image of sophisticated elegance; typifies the work of architects closely associated with the Avenue transformation; 2-3 stories, planar facades with classical design motifs in low relief; DC designation 1/23/93

NOMINATIONS TO THE NATIONAL REGISTER OF HISTORIC PLACES

In addition to its local designation authority, the Historic Preservation Review Board also recommends properties for listing in the National Register of Historic Places. The State Historic Preservation Officer forwards nominations to the National Register (except in the case of U.S. government property). During FY 1994, the following properties were listed in the National Register or nominated by the SHPO:

Alban Towers (3700 Massachusetts Avenue, NW); listed 9/9/94

Alibi Club (1806 I Street, NW); listed 10/21/94

Augusta and Louisa Apartments (1151 New Jersey Avenue; 2 16 New York Avenue, NW); listed 9/9/94

Cairo Apartments (1615 Q Street, NW); listed 9/9/94

Cathedral Mansions (2900, 3000, and 3 100 Connecticut Avenue, NW); listed 9/9/94

Champlain Apartments (1424 K Street, NW); listed 9/7/94

Gladstone and Hawarden Apartments (14 19 & 1423 R Street, NW); listed 9/7/94

Greater 14th Street Historic District; listed 11/9/94

Hampshire Gardens (New Hampshire Avenue, Emerson, Farragut, and 3rd Streets, NW); listed 9/9/94

Harrison Apartments (704 3rd Street, NW); listed 9/7/94

Hecht Company Warehouse (1401 New York Avenue, NE); listed 5/25/94

Jefferson Apartments (315 H Street, NW); listed 9/7/94
Kennedy-Warren Apartments (3133 Connecticut Avenue, NW); listed 9/7/94
Lafayette Apartments (1605-07 7th Street, NW); listed 9/7/94
Luzon Apartments (2501 Pennsylvania Avenue, NW); listed 9/7/94
Mullett Row Houses (25 17-25 Pennsylvania Avenue, NW); listed 9/30/94
Myrene Apartments (703 6th Street, NW); listed 9/9/94
2225 N Street, NW; listed 9/9/94
Ponce DeLeon Apartments (4514 Connecticut Avenue, NW); listed 9/7/94
Roosevelt Apartments (1116-18 F Street, NE); listed 9/7/94

The Register also accepted multiple property documentation for D.C. Apartment Buildings in conjunction with these apartment building listings. The District had no Federal agency nominations during FY 1994, and there were no National Historic Landmarks designations by the Secretary of the Interior.

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 property. During FY 1994, the Historic Preservation Division and Historic Preservation Review Board considered more than 1100 construction permit applications affecting historic properties, most involving alteration to residential and commercial buildings in the city's historic districts. Major cases entailed extensive staff review and significant citizen participation. Among these projects were:

Archbold Cabin (4437 Reservoir Road, NW)

Revised design for new house and rehabilitation of historic farmhouse

Anthony Bowen YMCA (1816 12th Street, NW)

Concept design for conversion of the landmark YMCA to a community center

Butternut Mews (6811-682 14th Street, NW)

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

Dunbar Theatre (1901-03 7th Street, NW)

Conversion of historic theater/office building for retail and non-profit office space

Dupont Down Under (DuPont Circle, NW)

Installation of canopies at entrances to converted underground trolley station

Eastern Market (7th & C Streets, SE)

Concept designs for interior and exterior renovation

555 11th Street, NW (11th, E, and F Streets, NW)

Construction of a new office building in the Pennsylvania Avenue Historic Site, incorporating a movie theater complex and nine historic facades

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

Demolition and reassembly of a landmark fire house for construction of the Petworth Metro station

15th & V Streets, SE

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

Howard Hall, Howard University (607 Howard Place, NW)

Renovation of the only remaining original Howard University campus building

Levine School of Music (2801 Upton Street, NW)

Conversion of the Carnegie Geophysical Laboratory to music school facilities

NAHRO Headquarters (636 I Street, NW)

Construction of new association headquarters in the Downtown Historic District

Phillips School (2700 Olive Street, NW)

Conversion of former public school for apartments, and construction of townhouses on 'the

Shoreham Building (800 15th Street, NW)

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

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

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

The State Historic Preservation Officer reviews Federal agency projects affecting historic resources under Section 106 of the National Historic Preservation Act. During FY 1994, there were more than 75 projects involving housing rehabilitation, alterations to Federal buildings, memorials construction, and transportation improvements. Major projects included:

Barney Circle Freeway

Archaeological testing and data recovery

Bolling Air Force Base

Demolition of secondary structures

Ellen Wilson Dwellings

Redevelopment of public housing complex

N Street Village

Construction of housing sponsored by Luther Place Memorial Church

Secret Service Headquarters

New office building incorporating the landmark Mercantile Savings Bank

Smithsonian Institution

Alterations to the Air & Space and Natural History museums

St. Elizabeths Hospital

Management plan for the west campus

Taft Bridge

Replacement of four lion sculptures

PRESERVATION TAX INCENTIVES

The State Historic Preservation Officer reviews projects seeking certification for Federal tax incentives designed to encourage rehabilitation of historic properties. During FY 1994, the SHPO reviewed a half dozen certification applications for facade easement donation or rehabilitation. Projects receiving final certification in FY 1994 included:

Hecht's Warehouse (1401 New York Avenue, NE)

Rehabilitation of the landmark Art Deco department store warehouse

Blanche K. Bruce House (909 M Street, NW)

Rehabilitation of the home of the early African-American senator

DEVELOPMENT GRANTS AND COVENANTS

The SHPO is responsible for monitoring eleven covenants on properties rehabilitated with Federal funds. The SHPO also provides limited assistance to qualified community-based projects for development or pre-development planning. Major projects during FY 94 included:

Eastern Market

Review of rehabilitation plans for Eastern Market

Old Naval Hospital

Archaeological reconnaissance and completion of a historic structures report in preparation for rehabilitation for the. Center for Youth Services

PUBLIC EDUCATION

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. Major public education activities during FY 1994 included:

D.C. Inventory of Historic Sites

Revised and expanded edition of the D.C. Inventory of Historic Sites

APPENDIX

Permit Applications Reviewed Under D.C. Preservation Law

During FY 1994, 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	25	1	-	2	9	37
Historic Districts						
Anacostia	1	1	-	-	-	2
Blagden Alley	4	-	-	-	1	5
Capitol Hill	67	6	1	5	18	97
Cleveland Park	21	1	-	2	15	39
Downtown	4	-	7	4	5	20
Dupont Circle	56	4	-	1	6	67
Fifteenth Street	1	-	1	-	1	3
Foggy Bottom	1	-	-	-	-	1
Georgetown	114	3	4	7	45	173
Kalorama Triangle	7	0	0	0	2	9
LeDroit Park	1	-	1	-	1	3
Logan Circle	1	-	-	-	-	1
Massachusetts Avenue	6	-	-	-	-	6
Mount Pleasant	23	-	1	-	1	25
Pennsylvania Avenue	12	-	19	2	2	35
Sheridan-Kalorama	12	-	-	-	2	14
Sixteenth Street	8	-	1	-	-	9
Strivers' Section	1	-	1	-	-	2
Takoma Park	1	2	-	-	2	5
Woodley Park	15	-	-	-	2	17
Miscellaneous						
(Review of in-kind repair or replacement, determinations of eligibility for various zoning waivers, petitions for emergency review, and referrals from other D.C. agencies)						599
Total						1,178

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 1994:

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

Hearing date: 5/26/93; 11/22/93
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: Permit approved (as consistent with prior approval)

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: Permit approved

1739/1749 Connecticut Avenue, NW (Dupont Circle Historic District)

Hearing date: 10/27/93
Nature of permit request: Entrance ramps
Reason for hearing: Denial recommended by HPRB
Claim of economic hardship? No
Status: Permit denied

Shoreham Building (800 15th Street, NW)

Hearing date: 2/16/94
Nature of permit request: Partial demolition and facade preservation
Reason for hearing: Required for demolition
Claim of economic hardship? No
Status: Permit approved

Hecht Company (Downtown Historic District, 6 buildings)

Hearing date: 3/30/94; 4/5/94
Nature of permit request: Partial demolition and facade preservation
Reason for hearing: Required for demolition
Claim of economic hardship? No
Status: Permits approved

555 11th Street, NW (Pennsylvania Avenue National Historic Site, 14 buildings)

Hearing date: 6/22/94
Nature of permit request: Partial demolition and facade preservation
Reason for hearing: Required for demolition
Claim of economic hardship? No
Status: Permits approved; project of special merit

Archbold Cabin (4437 Reservoir Road, NW)

Hearing date: 6/22/94
Nature of permit request: Subdivision to recombine property
Reason for hearing: Required for subdivision affecting historic landmark
Claim of economic hardship? No
Status: Subdivision approved

Army-NavyClub (1627 I Street, NW)

Hearing date: 8/10/94

Nature of permit request:	Subdivision to combine with adjacent property
Reason for hearing:	Required for subdivision affecting historic landmark
Claim of economic hardship?	No
Status:	Subdivision approved

1637 34th Street, NW (Georgetown Historic District)

Hearing date:	9/7/94
Nature of permit request:	Partial demolition and alteration of rowhouse
Reason for hearing:	Required for demolition
Claim of economic hardship?	No
Status:	Permit approved

1612 18th Street, NW (Dupont Circle Historic District)

Hearing date:	9/7/94
Nature of permit request:	Curb cut and driveway
Reason for hearing:	Denial recommended by HPRB
Claim of economic hardship?	No
Status:	Permit denied

Butternut Mews (Takoma Park Historic District)

Hearing date:	9/21/94
Nature of permit request:	Construction of townhouse complex
Reason for hearing:	Denial recommended by HPRB
Claim of economic hardship?	No
Status:	Withdrawn by applicant

Certified Rehabilitations in the District of Columbia

During FY 1994, 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 \$1.9 million in certified rehabilitation and related new construction.

Historic Landmarks

Blanche K. Bruce House, 909 M Street NW
Hecht Company Warehouse, 1401 New York Avenue NE

Georgetown Historic District

3334 Prospect Street NW