

21st Annual Report

D.C. Historic Landmark and
Historic District Protection Act

MARCH 2000

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

March 2000



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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-First 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, 1998 to September 30, 1999. For further information, please call the Historic Preservation Division of the Department of Consumer and Regulatory Affairs, at (202) 442-4570.

PROGRAM ACCOMPLISHMENTS AND CHALLENGES

During the fiscal year that closed on September 30, 1999, the Historic Preservation Division for the District of Columbia experienced a rapid acceleration in program growth, accompanied by an attendant series of challenges. Of greatest significance, two additional historic districts were created, the first revolving fund for historic properties was established, and the program retained the services of an Inspector to ensure that the historic preservation law is enforced uniformly.

In addition to the above major accomplishments, which are detailed below, the historic preservation program experienced a significant increase in the number, complexity and economic value of rehabilitation projects citywide. During the fiscal year, the private sector invested in excess of \$140 million in approved rehabilitation projects, representing projects at approximately 1,600 buildings protected under the preservation law. The first several months of the new fiscal year indicate that these trends in redevelopment are continuing.

Historic Districts

Three new historic districts were established in the District of Columbia since the last annual report. Two areas are located immediately adjacent to the Washington Convention Center now under construction, and the third encompasses the area around U Street, NW. The designation of these neighborhoods increases the total number of historic districts in Washington, DC to forty, encompassing in excess of 26,000 buildings. This appears to be more historically protected buildings than any other city in the nation. The establishment of historic districts is critically important to the protection of significant buildings under the preservation statute.

Revolving Fund

Under the preservation agreement reached with the State Historic Preservation Officer, the Washington Convention Center Authority is providing \$1 million to be made available for grants and a revolving loan fund for designated properties in the two new historic districts adjoining the facility. Although the funds have not been expended as of yet (and the Division is not administering the fund), the establishment of such a fund represents the first time in the city's historic preservation program that such creative financial methods have been used to accomplish the purposes of historic preservation. Among the many challenges facing the program in the future is the need to provide loans, grants, or tax credits to owners of historic properties-to provide incentives for preservation. Certain legislation is under consideration in this regard, and the positive example set by this loan fund will encourage additional consideration of other alternatives.

Preservation Inspector

Enforcement of the historic preservation law remains a high priority for the Historic Preservation Division and the city's preservation community. During the past year, the Division employed an Inspector for the purpose of conducting surveillance and responding to citizen requests for service. Several hundred projects have been inspected in the field and many illegal jobs have been closed as a result. There has been an associated increase in the rate of compliance (i.e. persons obtaining building permits) throughout the historic districts as the result of these direct enforcement efforts.

The principal challenge to the District of Columbia's historic preservation program remains providing those services that are required of the State Historic Preservation Office, but that are not directly related to customer service. These duties include maintaining and revising the Historic Preservation Plan, continuing the city survey, augmenting "education and outreach" efforts (such as the website, maps and other publications), and developing guidelines and standards. In a booming real estate and redevelopment market, it is a continuing challenge to the Division's limited resources to provide more than the basic services of review, compliance, and enforcement of the preservation law. We must continue to do more.

FEDERAL GRANT 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, 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 District of Columbia SHPO expended \$619,466 in program funds to advance historic preservation citywide. This total is comprised of federal grant funds of \$3 13,261 and matching non-federal funds of \$306,205. *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 by promoting investment in historic buildings. In furtherance of this effort, \$2 10,000 of the federal allocation was utilized through subgrants to community organizations and non-profit groups undertaking eligible preservation activities.

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 D.C. Comprehensive Plan from which it is derived, provide the basis for preservation planning in the city. 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.” Historic context studies facilitate the evaluation of potentially significant properties in relation to broad historical themes. During the past year, major preservation planning efforts included:

D.C. Topographic and Archaeological Site Maps

Phase I of a long-range effort to produce digitized maps showing topographic contours and site conditions in 1790, 1892, and the present, indicating potential archaeological sites

D.C. Architects Directory

Preparation of a comprehensive directory of all architects practicing in the District of Columbia from 1822 - 1960, indicating places of residence and business

Inventory Computerization

Continued enhancement 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:

Barracks Row Survey

Survey and documentation of buildings on 8th Street, SE, from the Navy Yard to Pennsylvania Avenue, designed to produce a body of historical data for public education and the development of preservation standards. The project is being coordinated with the Barracks Row Merchants Association and the Main Street project on 8th Street, and is intended as a model for using historic preservation as an integral component in revitalizing economically depressed commercial areas of the city.

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 four historic landmarks and three historic districts containing nearly 2,500 buildings. The newly designated properties in the D.C. Inventory of Historic Sites are:

Greater U Street Historic District

Roughly bounded by Florida Avenue, 12th, S, and 16th Streets, NW

The residential and commercial center of Washington's African-American community between 1900 and 1950, this "city within a city" shows how African-Americans responded to intense racial segregation and discrimination by creating their own neighborhood with hundreds of businesses, schools, churches, institutions, and entertainment facilities. The area served as the home of many prominent intellectuals, educators, and entertainers, as well as civic, civil rights, and religious leaders; it also contains a number of institutional buildings constructed by African-American architects and builders who have made significant contributions to the architectural heritage of the District of Columbia. The buildings in the district record the full development of a Victorian-era streetcar neighborhood from the opening of the first streetcar line in 1862, through its mature development during the last decades of the 19th century and into the early 20th century. The district serves as an excellent illustration of the forces affecting the city's development in this period, including the introduction of building codes, mass production of building elements, and the rise of a local industry of builders and real estate developers. These entrepreneurs constructed groups of speculative row houses for a growing middle-class market, most typically in brick with projecting bays and picturesque rooflines. The resulting cohesive building stock reflects a rich variety of stylistic invention applied to the rowhouse form; interpretations of Italianate, Queen Anne, and

Romanesque Revival styles prevail. Contains approximately 1580 primary contributing buildings ca. 1862 - 1948; DC designation 12/17/98 (effective 1/11/99)

Mount Vernon Square Historic District

Roughly bounded by 1st Street, New York Avenue, 7th Street, and M and N Streets, NW

One of two remaining fragments of a formerly contiguous neighborhood around Mount Vernon Square, this residential and commercial enclave derives its origins from scattered growth on what was once the city's fringe. Many of its oldest buildings are simple, flat-fronted frame houses built by working-class owners. By the Civil War, the area grew into an economically and racially mixed neighborhood, served by the streetcar line along 7th Street and the public market in the square. Bay-fronted brick and stone rowhouses, and fancy mercantile facades on 7th Street date from the prosperous Victorian years. At the same time, poorer residents continued to cluster in modest homes on the narrow side streets cut through large blocks. Owner-built homes predominate; a notable exception is the full block of 53 houses developed by T.F. Schneider in 1890. By the early 20th century, the character of the neighborhood began to shift as auto repair shops, laundries, and warehouses sprang up along the increasingly busy New York Avenue traffic artery. The district effectively conveys the mosaic of overlapping social, racial, and workplace communities that characterize historic Washington. It includes 429 contributing buildings in a variety of architectural styles ca. 1845 - 1945; DC designation 7/22/99 (effective 9/7/99), NR listing 9/3/99

Shaw Historic District

Roughly bounded by 7th and 9th Streets, L Street, 11th and 12th Streets, and Rhode Island Avenue, NW

The larger of two remaining fragments of a formerly contiguous neighborhood around Mount Vernon Square, this district stretches north of downtown along the old streetcar lines on 7th, 9th, and 11th Streets. The neighborhood developed mostly after the Civil War as an economically and racially mixed community, with buildings of diverse quality in a rich variety of architectural styles. Rowhouses dominate a streetscape punctuated by churches, apartment buildings, and a few commercial strips. Owner-built homes are scattered throughout, but most of the housing stock is speculative construction, reflecting late-19th century mass-production technology and a taste for more elaborate building form and embellishment. There are approximately 450 contributing buildings, dating from c. 1833 to 1932. DC designation 7/22/99 as part of an expanded district including the Blagden Alley/Naylor Court HD (effective 9/7/99); NR listing 9/9/99 as Mount Vernon West Historic District; DC designation amended 12/16/99 to create a separate Shaw Historic District

Syphax School

1360 Half Street, SW

This historically black elementary school commemorates William Syphax (1825 - 1891), the first president of the *Board of Trustees of Colored Schools of Washington and Georgetown* (established 1868). Syphax was a proponent of a unified public school system, and a vigorous advocate for equal educational standards; he oversaw construction of both Sumner and Stevens Schools. The original Colonial Revival structure, built in 1901 (Marsh & Peter, architects), is a fine example of the public schools that the D.C. Office of the Building Inspector commissioned from local architects. The large 1941 addition (also in Colonial Revival style) by Municipal Architect Nathan C. Wyeth follows the "extensible" prototype created by his predecessor Albert L. Harris; this was further expanded in 1953. The building illustrates both the progressive civic design ideals of the turn of the century, and the modernization and expansion of the public schools during wartime mobilization. Like similar neighborhood schools throughout the city, it establishes a municipal presence in the local community. The original 2-1/2-story building is hip-roofed, with red brick facades, arched windows and white terra cotta trim; the 2-story additions are flat-roofed, with red brick facades, banks of multi-pane windows, and limestone trim. DC designation 4/22/99

United Mine Workers of America (The University Club)

900 15th Street, NW

Built in 1912 as the home of the University Club, this building is now more closely associated with the legendary union leader John L. Lewis. A self-made man, Lewis was president of the United Mine Workers of America for more than 40 years. In 1936, in the midst of the Great Depression, his purchase of this elegant building from a failing club not only provided a base of operations for lobbying government officials, but also validated the strength of the union in its war of class struggle. Lewis expunged the inscribed university names and shields from the facades, and added a top floor pavilion housing a heavy-timbered assembly room for union officers. The building recalls not only the influence of the elite gentlemen's clubs that were once significant in Washington's social life, but also the achievements of the United Mine Workers of America, which reshaped its appearance and occupied it for more than a half century. It forms part of the monumental streetscape around McPherson Square, and typifies the efforts of private organizations to embellish the national capital (President Taft laid the cornerstone). It is a fine example of Italian Renaissance Revival design, by the influential Washington architect George Oakley Totten; the 1937 alterations (also Italianate) were designed by the noted Washington architects Porter & Lockie. The building is six stories (originally five), with rusticated facades of limestone and tan brick, a *piano nobile* of monumental arched windows, and central portico; grand interior rooms remain. DC designation 4/22/99

Webster School

723 -29 10th Streets, NW

One of the last such buildings downtown, this 12-room schoolhouse named for the celebrated orator Daniel Webster is a typical example of the city's post-Civil War red brick public schools. The building shows how mass-production technology influenced the design of civic buildings in an era of great public works. It is an efficient standardized design developed by the Office of the Building Inspector, with austere Romanesque Revival facades by Architect of the Capitol Edward Clark. The contractor was Bright and Humphrey (who also built the Pension Building). Erected in 1882, the building soon became stranded in the growing business district. From 1924 to 1949, it housed the Americanization School, a specialized branch of the public schools with a curriculum based on English and citizenship classes. This institution reflected a national movement after World War I to support the assimilation of immigrants into American society; it was central to the lives of thousands of new citizens naturalized in Washington. The building is three stories, red brick with a corbelled cornice, hipped slate roof, multi-paned windows, and heavy brick and stone portal. DC designation 2/25/99

Yale Steam Laundry (including Garage and Stable)

437 and 443 New York Avenue, NW

This prominent industrial building was one of the city's largest privately constructed service facilities. It housed the main offices and central plant of one of the handful of laundry companies that once dominated the industry in Washington. Such "power" laundries were high-volume mechanized operations catering primarily to hotels, restaurants, and other businesses, and employing several thousand workers, many of them women. Founded in 1885, the business was sold to the Liberty Laundry Company in 1917, but continued to operate until 1976 under the Yale name. The original structure, built in 1902, housed the washing and dry cleaning equipment, presses, and hand finishing rooms in a vertically organized operation that moved laundry from the bottom of the building to the top. The garage, built in 1919, provided space for trucks as well as for stables, feed and wagons (due to frequent idling and exhaust, laundries were among the last to embrace motorized delivery). The 1924 addition housed newer machinery in a more modern, horizontally organized operation. The main building is three stories, steel-framed, with facades of limestone and red brick, in Italian Renaissance Revival style with Georgian Revival windows and detailing (Thomas Francis, Jr., architect). Of particular note are the

corbelled smokestack and the large molded brick sign in the frieze. The garage is two stories, concrete-framed with large multi-light industrial windows and red brick facade; the utilitarian addition is similar (both A.B. Mullett & Company, architect). DC designation 12/17/98, NR listing 3/18/99; within Mount Vernon Square HD

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 properties were nominated to and listed in the National Register:

Greater U Street Historic District (1580 buildings)

Mount Vernon Square Historic District (429 buildings)

Mount Vernon West Historic District (66 includes Blagden Alley, Maylor Court Historic District and Shaw Historic District)

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 1,606 construction permit applications affecting historic properties. Of the total, HPD staff processed 1,112 cases (or 69%) 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 robust economy, there has been a significant increase in both rehabilitation and new construction in the city's historic districts. Major permit cases entailed extensive staff review and significant citizen participation. Notable projects included the following:

American Association of Homes and Services for the Aging (Connecticut Avenue & Calvert Streets, NW)

Conceptual design review of a new office headquarters in the Woodley Park Historic District

Anacostia Gateway (190 1- 13 Martin Luther King, Jr. Ave, SE)

Conceptual design for a new office and retail structure in the Anacostia Historic District

Children's Hospital Site (12th, 13th, V, and W Streets, NW)

Construction of 98 townhouses on the former hospital site, now in the Greater U Street Historic District

Chinatown Commercial Projects

Renovation of vacant or underutilized commercial buildings at 726-738 7th Street and 825-29 7th Street

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

Expansion of the sorority headquarters in four Georgian Revival and Romanesque rowhouses

Design Center West (3200 and 3300 blocks of M Street, NW)

Consolidation of lots in the Georgetown Historic District, with covenants to regulate the removal of

structural walls between buildings

Federal-American National Bank (Old National Bank of Washington)

Conceptual review of plans for renovation of the former headquarters of the National Bank of Washington at 14th & G Streets, NW

George Washington University, President's Offices (2003 G Street, NW)

Renovation and expansion of the landmark rowhouses occupied by the President's Offices

Green Home/DC Habitat for Humanity (122 1 Eye Street, SE)

Construction of a new affordable, environmentally sensitive house in the Capitol Hill Historic District

Greystone Enclave (2300 block of Porter Street, NW)

Conceptual review of a new stone and stucco house in the wooded enclave adjacent to Rock Creek Park

Institute for International Economics (1750 Massachusetts Avenue, NW)

Construction of a new headquarters on a vacant lot in the Massachusetts Avenue Historic District

Logan Circle Area Rehabilitations

New apartment buildings at 15th & O Streets and the 1200 block of 12th Street, new rowhouses in the 1400 block of Corcoran Street, rowhouse renovations in the 1300 block of Q Street and the 1200 block of 12th Street, and storefront restorations at 14th & Rhode Island Avenue, NW

LeDroit Park Initiative (500 and 600 blocks of U Street, NW)

Design review of plans for 14 new rowhouses by Howard University

Marlo's Furniture (901 7th Street, NW)

Review of plans for rehabilitation and facade restoration of the gold-domed downtown landmark

National Cathedral School, Athletic Facility (Woodley Road, NW)

Conceptual review of plans to construct a largely underground athletic facility on the grounds of Washington Cathedral

Old Town Trolley Tours (10th & E Street, NW)

Review of conceptual plans for a retail and ticket office for the tour operator, opposite Ford's Theatre

Saint Patrick's Church, Carroll Hall (10th, F, and G Streets, NW)

Review of plans to convert and expand Carroll Hall for a new parish center and headquarters for Catholic Charities

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

Silver Market (156 11th Street, NE)

Rehabilitation and conversion of a former market, vacant for 30 years, into two residential units

Sixteenth Street Historic District (16 12 16th Street, NW)

Construction of a new "sliver" apartment building between existing apartment houses

Stanton Park Office Building (403 C Street, NE)

Review of a proposed new office building next to Peabody School on Stanton Park

Supreme Court Historical Society (224 East Capitol Street, NE)

Review of plans to construct a new headquarters in the Capitol Hill Historic District

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

Takoma Village (Blair Road, 4th, Aspen and Butternut Streets, NW)

Conceptual review of a 44-unit "co-housing" townhouse complex next to the Takoma Theater, in the Takoma Park Historic District

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

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

Victor Building (724 9th Street, NW)

Continuing review of restoration work on the historic facade during construction

Woodward & Lothrop Warehouse (131 M Street, NE)

Conversion of the former department store warehouse for use as a telecommunications center

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

Conceptual review of plans for rehabilitation of the former laundry building

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. Most reviews were resolved through direct consultation and letter agreement, with conditions where appropriate to avoid adverse effects on historic properties. Eight 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:

American Red Cross, D.C. Chapter House

Memorandum of Agreement addressing mitigation of the redevelopment plans, including historic documentation and archaeological investigation

Langston Terrace Dwellings

Comprehensive rehabilitation plan for the landmark public housing complex, prepared by the D.C. Housing Authority

C & O Canal, Georgetown Bridges

Rehabilitation of four street bridges crossing the C & O Canal

Cellular Telephone Antennas

Determinations of effect and mitigation for cellular telephone antennas at numerous landmarks and historic districts

Department of the Interior, Main Building

Construction plans for a complete phased rehabilitation of the 1930s Main Interior building

Fort McNair, Roosevelt Hall

Renovation of Roosevelt Auditorium in the old Army War College building

G Street, NW Reopening

Removal of the *Streets for People* plaza and reconstruction of the historic street pattern in the block fronting Martin Luther King Memorial Library

Gage School

Review of plans for conversion of the former D.C. public school to apartments

Georgetown University, Canal Road Entrance

Review of designs for the proposed vehicular entrance, along with archaeological investigations

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

Design review of plans for retail, office, and apartments in the historic row of five buildings opposite the Old Patent Office

National Archives Renovation

Conceptual design review of plans for expanded public facilities and universal accessibility to the displays of the Constitution and Declaration of Independence

Rock Creek Park, Monopole Antennas

Review of monopole antennas for impacts on the Rock Creek Park Historic District

DHCD Scattered Site Rehabilitations

Review of plans for rehabilitation of housing units in various historic districts

Saint Elizabeths Hospital, Center Building

Stabilization of the vacant and deteriorating original building of the historic hospital

U.S. Treasury Department, Main Building

Window replacement and restoration of the exterior masonry, metalwork, and lamp standards at the Main Treasury Building

Walter Reed Army Medical Center

Review of rehabilitation plans and various repairs at the hospital complex

World War II Memorial

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

C & O Canal, Wall Reconstruction

Review of plans for reconstruction of dry stone walls along the canal towpath in Georgetown

Washington Navy Yard

Rehabilitation of Tingey House, and archaeological investigations in conjunction with the NAVSEA office realignment plans

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 40 certifications for easement and 15 certifications for rehabilitation under this program. Projects approved for final certification represented a total investment of \$3 1.5 million in rehabilitation and related development costs. Certification applications were approved for the following properties:

Historic Landmarks

- Alban Towers, 3700 Massachusetts Avenue, NW
- Old Masonic Temple, 901 F Street, NW
- Tower Building, 1401 K Street, NW
- Washington Loan & Trust Company (Courtyard by Marriott), 900 F Street, NW

Capitol Hill Historic District

- 140 12th Street, NE
- 224 12th Street, SE
- 632 D Street, NE
- 912 East Capitol Street, NE
- 1124 East Capitol Street, NE
- 9 19 North Carolina Avenue, SE

Cleveland Park Historic District

- 32 10 Newark Street, NW

Downtown Historic District

- 819 7th Street, NW

DuPont Circle Historic District

- 1630 19th Street, NW
- 2127 N Street, NW
- 1740 R Street, NW
- 1735 Swann Street, NW
- 1910 S Street, NW

Georgetown Historic District

- 1230 29th Street, NW
- 1520 29th Street, NW
- 1405 31st Street, NW
- 1693 34th Street, NW
- 3408 Dent Place, NW
- 3063-65 M Street, NW

3210 M Street, NW
3330-34 M Street, NW
3330-32-34 Rear M Street, NW
2716 O Street, NW
3019 O Street, NW
3032 O Street, NW
3034 O Street, NW
3250 O Street, NW
2926 P Street, NW
3050 P Street, NW
3201 P Street, NW
2236 Q Street, NW
3060 Q Street, NW
3319 Q Street, NW

Kalorama Triangle Historic District

2009 Kalorama Road, NW
1837 Mintwood Place, NW

Logan Circle Historic District

1341 Vermont Avenue, NW

Sheridan-Kalorama Historic District

1605 22nd Street, NW
17 13 22nd Street, NW
17 14 22nd Street, NW
1827 23rd Street, NW
18 18 24nd Street, NW
2135 Bancroft Place, NW
84 Kalorama Circle, NW
2 134 Leroy Place, NW
2231 Q Street, NW
2232 Q Street, NW
2233 Q Street, NW
2132 R 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, the office has been involved in further rehabilitation plans for the Central Public Library and Eastern Market. The seven affected properties are:

Covenanted Properties

Central Public Library (Carnegie Library) at 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)---covenant expired September 1999

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:

Historic Preservation Web Site

Development of a consolidated internet site for the State Historic Preservation Officer, Historic Preservation Review Board, and Historic Preservation Division. The web site will provide extensive information, including access to the D.C. Inventory of Historic Sites, answers to questions about the processing of applications, and technical guidance on preservation issues. The site will be operational in spring 2000.

D.C. Archaeology Brochure

New informational brochure giving an overview of the archaeological process in the District of Columbia, with case studies and photographs of selected artifacts

Historic District Brochures

Preparation of new informational brochures as part of a series on each of the city's historic districts. The new brochures are for the Strivers' Section, Massachusetts Avenue, and Takoma Park Historic Districts (some to be printed in 2000).

Sidwell Friends School Archaeology Project

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

PERMIT APPLICATIONS REVIEWED UNDER THE HISTORIC PROTECTION ACT

From October 1, 1998 to September 30, 1999, the Mayor's Agent, Historic Preservation Review Board, and Historic Preservation Division reviewed the following construction permit applications affecting historic properties:

	ALTERATION	NEW CONSTRUCTION	DEMOLITION	SUBDIVISION	CONCEPT	OTHER	TOTAL
Historic Landmarks	33		4	1	12	37	87
Historic Districts							
Anacostia	6		-	-	-	-	6
Blagden Alley	2		-	-	-	-	2
Capitol Hill	222		2	3	17	23	268
Cleveland Park	69		1	1	8	6	85
Downtown	18		1	2	8	23	52
DuPont Circle	91		-	1	14	42	148
Fifteenth Street	6		-	1	2	5	15
Foggy Bottom	3		-	-	-	2	5
Fourteenth Street	36		-	1	12	23	72
Georgetown	277		2	7	62	53	401
Kalorama Triangle	29		-	-	4	9	42
Lafayette Square	-		-	-	-	-	0
LeDroit Park	29		-	-	2	3	37
Logan Circle	18		6	-	-	7	31
Massachusetts Avenue	12		-	-	4	2	18
Mount Pleasant	90		-	-	8	5	103
Mount Vernon Square	3		-	-	1	-	4
Pennsylvania Avenue	17		-	-	2	11	30
Shaw	1		-	-	-	-	1
Sheridan-Kalorama	40		-	-	6	9	55
Sixteenth Street	11		1	-	2	4	18
Strivers' Section	15		-	-	-	1	16
Takoma Park	14		-	-	2	1	17
U Street	50		1	-	2	10	63
Woodley Park	18		-	-	4	8	30
Total	1110		18	17	172	284	1606

VALUE OF PRIVATE INVESTMENT IN HISTORIC PROPERTIES

The Historic Preservation Division 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:

MONTH	PROJECT VALUE	PERMIT FEE
October 1998	\$ 8,676,669	\$ 87,677
November 1998	7,969,634	127,280
December 1998	9,777,328	108,473
January 1999	6,560,167	122,845
February 1999	11,495,557	169,838
March 1999	12,550,060	167,776
April 1999	26,153,299	166,267
May 1999	7,984,817	141,408
June 1999	14,262,774	227,461
July 1999	12,447,634	197,466
August 1999	11,016,482	170,437
September 1999	5,522,188	110,774
Total	\$134,416,609	\$1,797,702

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:

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: Denied

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: Approved as consistent with the purposes of the law

Chicken Out (Spring Valley Shopping Center)

Hearing date: 3/16/99
Nature of permit request: Retail canopy
Reason for hearing: Denial recommended by HPRB
Claim of economic hardship? No
status: Approved as consistent with the purposes of the law

Saint Patrick's Church (900 Block of F Street, NW)

Hearing date: 5/25/99
Nature of permit request: Subdivision and partial demolition
Reason for hearing: Statutory requirement
Claim of economic hardship? No
status: Denied; not found to be a project of special merit

United Mine Workers of America (901 15th Street, NW)

Hearing date: 8/11/99
Nature of permit request: Subdivision
Reason for hearing: Statutory requirement
Claim of economic hardship? No
status: Approved as consistent with the purposes of the law

Luzon Apartments (2501 Pennsylvania Avenue, NW)

Hearing date: 9/1/99
Nature of permit request: Revised plan for partial demolition
Reason for hearing: Statutory requirement
Claim of economic hardship? No
status: Approved as consistent with the purposes of the law

Syphax School (Half and N Streets, SW)

Hearing date: 9/28/99
Nature of permit request: Subdivision and partial demolition
Reason for hearing: Statutory requirement
Claim of economic hardship? No
status: Approved as necessary to construct a project of special merit