

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



HISTORIC PRESERVATION REVIEW BOARD
APPLICATION FOR HISTORIC LANDMARK OR HISTORIC DISTRICT DESIGNATION

New Designation x for: Historic Landmark Historic District

Amendment of a previous designation

Please summarize any amendment(s)

Property name Twelfth Precinct Station House

*If any part of the **interior** is being nominated, it must be specifically identified and described in the narrative statements.*

Address 1700 Rhode Island Avenue NE, Washington DC 20018

Square and lot number(s) 4134 0021

Affected Advisory Neighborhood Commission ANC 5B

Date of construction 1923

Date of major alteration(s) 2018

Architect(s) Albert L. Harris Architectural style(s) Colonial Revival

Original use Police precinct station house Present use Family Shelter

Property owner District of Columbia

Legal address of property owner

NAME OF APPLICANT(S) DC Department of General Services

If the applicant is an organization, it must submit evidence that among its purposes is the promotion of historic preservation in the District of Columbia. A copy of its charter, articles of incorporation, or by-laws, setting forth such purpose, will satisfy this requirement.

Address/Telephone of applicant(s) 1250 V STREET NW, 3rd FLOOR

Name and title of authorized representative JEFF LICKLIDER, EXEC. PROGRAM MGR

Signature of representative [Signature] Date 12/10/19

Name and telephone of author of application JEFF LICKLIDER, (202) 727-6813

Date received
H.P.O. staff

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Twelfth Precinct Station House

other names/site number _____

2. Location

street & number 1700 Rhode Island Avenue NE ☐ not for publication

city or town Washington ☐ vicinity

state DC code _____ county _____ code _____ zip code 20018

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** ___ **local**

Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- | | |
|-------------------------------------|------------------|
| <input type="checkbox"/> | private |
| <input checked="" type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

Category of Property

(Check only **one** box.)

- | | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Government – Police Station

Current Functions

(Enter categories from instructions.)

Vacant

7. Description

Architectural Classification

(Enter categories from instructions.)

Early 20th Century Revival – Colonial Revival

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick

roof: Asphalt

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Twelfth Precinct Station House at 1700 Rhode Island Avenue, Washington, DC, is a two-and-a-half-story brick structure located on the south end of a residential neighborhood at the northwest corner of Rhode Island Avenue NE and 17th Street NE. Executed in a Colonial Revival architectural style, the station house is characterized by a projecting entrance portico, punched window openings fitted with 6/6 single-hung sash windows, and a front gable roof that terminates in a parapet-style belfry. The building is now connected at its rear (north) elevation to a six-story residential tower that was constructed in 2019.

Narrative Description

The building located at 1700 Rhode Island Avenue NE, Washington, DC is a two-and-a-half-story brick structure executed in the Colonial Revival architectural style. The building is located on the southern end of a residential neighborhood at the northwest corner of 17th Street NE and Rhode Island Avenue NE. The building faces south at a slight angle to Rhode Island Avenue. The once free-standing building is now attached to a six-story L-plan residential tower by a two-story glass hyphen. The site around the building is characterized by lawn with two mature trees on the west side of the lot. Playground equipment surrounded by a brick and wrought iron fence is located on the east side of the building. A wrought iron fence is located around the perimeter of the lot, and a concrete sidewalk leads from the public sidewalks on the west and south sides of the property to the building's front (north) entrance.

The elevations are characterized by brick construction in Flemish bond with brick quoins at each building corner. The building has punched window openings and is three fenestration bays wide (east to west) and four fenestration bays deep (north to south). The main entrance is centered on the front (south) elevation, and the east and west side elevations are identical with four evenly spaced punched window openings on both the first and second stories. The building has a front gable roof that terminates in flush parapets on the north and south gable ends and shallow eaves on the east and west slopes. Each of the north and south parapets extends to create a rectangular belfry at the center. Each belfry has three arched openings, two of which have been in-filled with brick. The gable roof is punctuated by four gabled dormers on each of its two roof slopes (east and west). The east and west rooflines are marked by shallow eaves and a denticulated cornice.

The front (south) elevation is anchored by a projecting entrance portico that is centered on the façade. The portico has a plain entablature with a simple cornice and is supported by two pairs of Tuscan columns and two single Tuscan pilasters. The portico forms a small balcony with a wrought iron railing. Above the front portico is a large multi-light window mimicking a double-leaf door. The window is flanked by multi-light sidelights and capped by an arched opening fitted with an infill panel. A decorative stone panel reading "Police Station 12" is located in the gable end between the arched infill panel and the belfry. The center entrance portico and the window grouping above each flanked by single window openings.

The treatment of most of the punched window openings is consistent around the front (north) and side (east and west) elevations. Each window opening is fitted with a 6/6 aluminum-clad sash window and has a limestone sill. The first-story window openings are capped by limestone lintels with stone keystones. The second-story window openings are capped by brick lentils with a limestone keystone. The roof dormers are fitted with 1/1 sash windows. Two small 3-light fixed windows flank the decorative stone panel on the front (south) elevation.

The interior of the building is occupied by modern office facilities on the first floor and residences on the second floor. The interior plan and all treatments date from a 2018-2019 renovation of the building.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- | | |
|--------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> | A Owned by a religious institution or used for religious purposes. |
| <input type="checkbox"/> | B removed from its original location. |
| <input type="checkbox"/> | C a birthplace or grave. |
| <input type="checkbox"/> | D a cemetery. |
| <input type="checkbox"/> | E a reconstructed building, object, or structure. |
| <input type="checkbox"/> | F a commemorative property. |
| <input type="checkbox"/> | G less than 50 years old or achieving significance within the past 50 years. |

Areas of Significance

(Enter categories from instructions.)

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Period of Significance

Significant Dates

Period of Significance (justification)

1923 – The period of construction is defined as its original construction date.

Criteria Considerations (explanation, if necessary)

n/a

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Designed by Municipal Architect Albert L. Harris, the Twelfth Precinct Station House is significant under National Register of Historic Places Criterion A for its history as one of the remaining purpose-built police precinct stations in Washington, DC, specifically an example of the second generation of the city's precinct station houses. The building is also significant under National Register of Historic Places Criterion C as an excellent example of the Colonial Revival architectural style used by Harris in much of his municipal design in the local context of the District of Columbia.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Twelfth Precinct Station House is significant under National Register of Historic Places Criteria A and C. The Twelfth Precinct Station House is significant under Criterion A as one of the seven remaining examples of buildings constructed during the second generation of purpose-built precinct station houses in Washington, DC. The building is significant under Criterion C as an excellent example of Colonial Revival architectural style applied to public buildings by prominent municipal Architect Albert L. Harris.

The first generation of purpose-built precinct station houses in Washington, DC, most of which were constructed prior to 1900, employed the Romanesque Revival architectural style executed in a consistent form and scale that was harmonious with the row house contexts in which they were built. The second generation of police station construction, which

began after the turn of the twentieth century, included seven purpose-built stations (2nd, 6th, 10th, 11th, 12th, and 14th Precincts) that broke from the formulaic style and scale of first-generation police stations.ⁱ This new generation introduced a range of architectural styles and elements that reflected the more eclectic character of new development in the expanding city in the early twentieth century. Designed by architect Albert L. Harris, the Twelfth Precinct Station House employed Colonial Revival architectural elements, a popular architectural style of residential development at the time. Harris applied the Colonial Revival style to several early-twentieth-century municipal buildings to ensure that public architecture was harmonious in scale and character to its residential neighborhood contexts.

Although the building has been altered over time, the Twelfth Precinct Station House retains sufficient historic integrity to convey its significance under Criteria A and C. While the immediate setting of the building has been substantially impacted by the construction of an adjoining residential tower in 2019, the building retains its location and general setting within a residential neighborhood, a significant characteristic of its historic role as a neighborhood precinct station house. The building also retains sufficient integrity of design, craftsmanship, and materials. As part of changes associated with its adaptive reuse in 2019, the interior of the building was gutted, destroying any evidence of its original interior plan and interior historic fabric. However, the exterior of the building has been preserved to retain many significant aspects of its Colonial Revival architectural design, a significant aspect of its historic role within the second generation of purpose-built precinct station houses in the city. Much of the original exterior design by Albert L. Harris (as executed) is intact including its original entrance portico, its punched window openings, its distinctive parapet-style belfry (north and south gable ends), its Flemish bond brick elevations, much of its stone and brick detailing, its gable roof and roof dormers, and its stone inscription reading "Police Station 12."ⁱⁱ The original sash windows have been removed, but the replacement sash windows retain the original 6/6 configuration. Other alterations include the modification of the front (south) belfry, the demolition of the rear one-story garage, removal of the original revolving door at the front entrance (as shown in drawings), and removal of some of the stone detailing. Despite these changes, the historic character of the building's exterior remains legible. The scale and style of the building continue to convey its feeling as a public building, and the Colonial Revival architectural style conveys its association to Albert L. Harris who is known for his application of Colonial Revival elements to municipal architecture. The stone inscription bearing the precinct's identification also retains the building's historic association with the Twelfth Police Precinct.

Developmental history/additional historic context information (if appropriate)

Early Days of Policing in Washington, DC

Following the approval of the original charter of Washington in 1802, the mayor and corporation were granted power to organize patrols to "protect the inhabitants of a promising city."ⁱⁱⁱ For the first half of the nineteenth century, the policing of the city took several forms, being first comprised of "night watches," then constables and

i Precinct numbers based on precincts identified in a 1950s-era map, "Metropolitan Police, D.C. Precinct Boundaries, National Archives. The count of second-generation station houses is specific to precinct station houses and does not include construction for the various divisions of the Metropolitan Police Department, including the Harbor Division, the Traffic Division, and the Women's Bureau).

ii Historic photographs show that some aspects of the original design by Albert L. Harris were not executed and have not been considered as part of the building's historic character.

iii Young, John Russell, ed., The Metropolitan police department, Washington, D.C. Official illustrated history, Washington, D.C., Lawrence Publishing Company, 1908, 54.

policeman. Leadership and supervision of the force consisted of various combinations of supervisor, high constable, commissioners, and magistrates.^{iv}

The Metropolitan Police Force was officially organized in 1861 in response to the need for a permanent police force. The city was divided into ten precincts. The Board of Police Commissioners oversaw the force of 160 men, which was led by a superintendent. By 1879, the number of precincts had been reduced to eight, and the department owned three police stations and rented five additional police stations and a sub-police station in Uniontown, now Anacostia.^v The specific locations of these stations are unknown.

For the first few decades of policing, there was very little purpose-built construction or physical infrastructure to support these functions. The first facilities associated with the patrols may have started in 1813 with the construction of "lock-ups," used to confine prisoners and to provide headquarters for the constables. There was one lock-up for each of the city's four wards, all of them of frame construction and "very primitive."^{vi} Starting in 1839, the formation of an Auxiliary Guard led to the establishment of an official police headquarters. The guard, which was overseen by a captain and remained limited to night patrols, had a "workhouse" on the north side of M Street NW, between Sixth and Seventh streets where persons could serve limited sentences at manual labor.^{vii} By 1859, the police headquarters was located in City Hall. Soon after, the headquarters of the police department was moved from City Hall to a building opposite City Hall that the department rented, and Council appointed \$14,000 for the purpose of purchasing a site and constructing a central guardhouse on Louisiana Avenue between Ninth and Tenth streets. By 1879, the department owned three police stations and rented five additional police stations and a sub-police station in Uniontown, now Anacostia.^{viii}

Second Generation of Police Precinct Station Houses

In 1881, the Commissioners of the District were authorized to purchase sites for the erection of new station houses. Section 3 of the Act of March 3, 1881, authorizes the Commissioners to "sell certain lots in Washington city and certain other lots in the city of Georgetown belonging to the District, and then provides that the proceeds of the sale of the lots situated in Washington shall be applied to the erection and furnishing of two new police station houses in Washington."^{ix} This act resulted in the first significant phase of purpose-built construction for the Police Department. In 1883, appropriations for the District provided for the erection of a station house for the 6th Precinct, which was estimated to cost \$10,000. The station house was constructed on the 400 block of New Jersey Avenue. An 1886 article in the Washington Post details the costs of the existing police station houses for all eight precincts, stating that the oldest station house at the time was the 5th Precinct station house on South Carolina Avenue SE and the newest was the 6th Precinct station house. The article states that the District is well equipped with buildings for the Police Department, "as most of them are of recent construction, according to the most approved plans."^x

Each new station house was staffed by a captain, a lieutenant and several sergeants. The station house was "the first facility to which an arrested man or woman was brought. At the station house, the arrest was recorded, and the prisoner was confined there until released on bail or removed, to police court for trial or to jail to await grand jury

^{iv} Young, 54.

^v Young, 63.

^{vi} Young, 54.

^{vii} Young, 56.

^{viii} Young, 63.

^{ix} The New Police Station Houses: No Power in the Commissioners to Purchase Sites," *The Washington Post*, 15 June 1881, Proquest Historical Newspapers.

^x "What the Station-Houses Cost," *The Washington Post*, 12 September 1886, Proquest Historical Newspapers.

testimony. Misdemeanors were handled at the station house; felonies were dealt with in D.C. Supreme or Police Court.”^{xi}

The city’s electric streetcar service, which began in 1888, led to growth beyond the City of Washington’s original boundaries and the need to establish new police precincts. As of 1890, there were nine police precincts in the city of Washington. The 1890 Report of the Commissioners of the District of Columbia provides a map (see Figure 1) of the precincts, including the general location of the precinct stations. The following table provides the locations of precinct station houses as of 1890 according to this map. The table notes whether the building is identified as extant as of July 2018. Only one of these early station houses, the original 9th Precinct station house located at the current address of 525 9th Street NE, remains extant today.

Precinct Station Houses Identified in 1890

Precinct	Location (per the 1890 map) *	Extant as of July 2018
1 st Precinct	300 block of 12 th Street NW	No
2 nd Precinct	1200 block of 5 th Street NW	No
3 rd Precinct	21 st and K Street NW	No
4 th Precinct	400 block of E Street SW	No
5 th Precinct	500 block of E Street SE	No ^{xii}
6 th Precinct ^{xiii}	400 block of New Jersey Avenue NW	No
7 th Precinct	1100 Block of Wisconsin Avenue NW	No
8 th Precinct	900 block of U Street NW	No
9 th Precinct	500 block of 9 th Street NE**	Yes

*Map provided in the 1890 Report of the Commissioners of the District of Columbia

**Address of this building known as 525 9th Street NE

The first generation of purpose-built station houses were not identical but shared many of the same design elements, presenting a consistent station house style that defines this early phase of construction.^{xiv} Identifiable by their consistent aesthetic, these station houses were harmonious with and stylistically reflective of their rowhouse context, executed in the Romanesque Revival architectural style that was popular in residential architecture of the time (see figures 2-4). With the exception of one two-story station, all of the stations were three stories in height. Each station house was three bays in width with a symmetrical brick façade capped with a prominent solid or crenelated parapet. The main entrance was typically marked by a double leaf door housed within an arched opening and capped by a flat pediment. The entrance and center bay were either housed within a projecting bay or flanked by brick pilasters that often extended the full height of the building. Façade ornamentation consisted of various combinations of stone belt courses, simple brick detailing, and stone sills and lintels. Many of the stations had a stone panel that identified the precinct at the top of the center bay.

The 5th Precinct station house (500 E Street SE, extant), which was constructed between 1902 and 1903, was the last station house of this general form and style constructed in the city. It replaced the original 5th Precinct Station House, which was located on the same block of E Street SE.

^{xi} Bowers, Martha and Amy Friedlander, National Register of Historic Places Landmark Nomination Form for the Tenth Precinct Station House, Louis Berger and Associates, Inc., 1986.

^{xii} The 5th Precinct station subsequently constructed in 1904 is located on the same block as the 5th Precinct station shown on the 1890 map. The building from the 1890 map is no longer extant.

^{xiii} The 6th precinct as shown in the 1890 map was later combined with the 1st Precinct.

^{xiv} According to a 1904 composite of photographs of station houses and department leadership, the building housing the police headquarters departs from the general style of the pre-1900 construction era, potentially indicating that it is not one of the original purpose-built stations.

Of the first-generation station houses, only the original 5th, 7th, and 9th precinct station houses remain extant today (500 E Street SE, 3218 Volta Place NW, and 525 9th Street NE, respectively).

Second Generation of Police Precinct Station Houses

As the city grew after the turn of the century, additional precincts began to cover the areas north of Boundary Street. The city's 10th Precinct was established in 1900 to cover "that extensive stretch of territory north of Florida avenue from the Benning road on the east to Rock Creek on the west."^{xv} Constructed in 1901, the 10th Precinct station house was touted as a model for its day and was the first departure from the Romanesque Revival style of the first generation of purpose-built police stations in the city. Designed by A.B. Mullet and Company, the building is designed in a Classical architectural style consistent with the City Beautiful movement of the time (see figure 5).^{xvi} According to the National Register of Historic Places nomination form for the Tenth Precinct Station House: "The station house, assessed at \$13,000, was by far the most imposing building on the block in which most of the properties were assessed at less than \$1,000. Its imposing character in relation to the residential environs, as well as its architectural quality, suggest the importance of symbolic expression of authority. This expression is characteristic of the City Beautiful movement, a growing belief at the turn of the century that public structures should be imposing, monumental and of classical style."

In 1909, the 11th Precinct station house was constructed at Nichols Avenue and Chicago Street SE (now 2301 Martin Luther King, Jr. Avenue SE). The two-story stucco building was designed by the D.C. architectural firm Wood, Donn & Deming.^{xvii} Executed in the Italian Renaissance architectural style, the 11th Precinct station house is a more substantial departure in form and style from previous purpose-built station house construction reflecting the eclectic styles of new development in the growing city (see figure 6).

Following construction of the 10th and 11th station houses, the police department began to look at making improvements to station houses from the first generation of station houses. The condition of the holding cells was one of the most prevalent complaints by the department. An article from 1907 describes the cells as "gloomy, ill-ventilated, and insanitary...ancient and unhealthful places for the confinement of human beings."^{xviii} By 1911, substantial improvements to the cells were planned. The original brick cells in the 1st, 6th, and 8th precinct stations would be replaced by steel cells, and similar improvements would be completed at other station houses once approved by Congress.

In 1922, the Harbor precinct received a new station at the District wharf at Maine Avenue and M Street SW. When construction on the building began, the structure was intended for use as the wharf's head house, but in July 1922, Commissioners approved to change construction plans to accommodate a police station.^{xix} The two-story frame structure had a double cross-gambrel roof and sheathed in clapboard, another dramatic departure in form, material, and style from previous stations (see figure 7).

The 1920s saw the addition of new precincts to accommodate the growing city. In 1922, the 12th Precinct was formed to cover the extensive suburban area previously patrolled by the northern part of the 9th Precinct and the eastern part of the 10th Precinct. Congress appropriated \$60,000 for a station house for the new precinct, and the station was completed in 1923 at 1700 Rhode Island Avenue NE.^{xx} Designed by Municipal Architect Albert Harris, the 12th Precinct station house reflects the Colonial Revival architectural style popular at the time. Harris was well known for using Colonial Revival stylistic elements

xv "Policing the Suburbs," *The Washington Post*, 30 July 1900, Proquest Historical Newspapers.

xvi Bowers, Martha and Amy Friedlander, National Register of Historic Places Landmark Nomination Form for the Tenth Precinct Station House, Louis Berger and Associates, Inc., 1986.

xvii Barnes, Jeanne, Determination of Eligibility form for the Eleventh Precinct, HDR, Inc., 2011.

xviii "Asks More Policeman," *The Washington Post*, 1 October 1907, Proquest Historical Newspapers.

xix "Harbor Police to Have New City Wharf Home," *The Washington Post*, 18 July 1922, Proquest Historical Newspapers.

xx "Building for Twelfth Precinct Estimated to Cost \$60,000," *The Washington Post*, 10 April 1923, Proquest Historical Newspapers.

and scale to create a harmonious relationship between municipal architecture and surrounding residential neighborhoods.

The addition of the 13th and 14th precincts circa 1925 and a major remapping of the precincts in the 1930s led to additional precinct house construction, as well as the shifting of precincts among existing station houses. A new station house for the 13th Precinct was constructed in 1926 at 1351 Nicholson Street NW (see Figure 8). By 1932, the new 8th Precinct occupied a station house at Albemarle and 42nd streets NW in Tenleytown. According to an article praising the facility's condition in 1936, the station house could "pass for a beautiful Colonial home."^{xxi}

In 1940, a station house for the new 2nd Precinct was constructed at 501 New York Avenue NW (see Figure 9). An article from 1939 states that \$68,000 was budgeted for the new 2nd Precinct station house, which was executed in a Colonial Revival architectural style. Around this time, the 1st Precinct moved to the Henry P. Daly Building at 300 Indiana Avenue NW, which was constructed between 1938 and 1941.^{xxii}

The 14th Precinct station house, opened in 1948, was the last station house constructed prior to the abandonment of the precinct map in 1969. The design for the brick building was executed with a horizontal emphasis, flat roof, brick quoining, and expansive metal windows typical of municipal architecture of that time (see Figure 10). The original construction included garage bays. The design of the 14th Precinct Station house was a departure from previous designs, which had generally incorporated the stylistic elements of architectural styles prevalent in residential development in the city. The new station house was indicative of a move toward designing municipal buildings to be clearly differentiated from its architectural context not just in scale but also in style. A 1950s-era map of the city's police precincts provides the location of station houses at the end of the second generation of station house construction.

^{xxi} "Ninth Precinct House Depicted as Dilapidated," *The Washington Post*, 23 August 1936, Proquest Historical Newspapers.

^{xxii} "Police Promotions Are Celebrated As 'Old First' Closes," *The Washington Post*, 1 July 1931, Proquest Historical Newspapers.

1950s-era Police Precinct Stations based on an undated map estimated to be dated between 1949 and 1957 ^{xxiii}			
Precinct	Construction Date(s)	Location provided in the map legend	Extant as of 2018
1 st Precinct	1938-1941	300 Indiana Avenue NW (Henry J. Daly Building)	Yes
2 nd Precinct	1940	6 th and New York Avenue NW	Yes
3 rd Precinct	Pre-1890	2014 K Street NW	No
4 th Precinct	Pre-1890	496 E Street SW	No
5 th Precinct	1902-1904	500 E Street SE	Yes
6 th Precinct (previously the 13 th Precinct)	1926	1351 Nicholson Street NW	Yes
7 th Precinct	1890	3218 Volta Place NW	Yes
8 th Precinct	unknown	42 nd and Albemarle Street NW	No
9 th Precinct	1889	525 9 th Street NE	Yes
10 th Precinct	1901	750 Park Road NW	Yes
11 th Precinct	1909	Nichols Avenue and Chicago Street SE	Yes
12 th Precinct	1923	1700 Rhode Island Avenue NE	Yes
13 th Precinct	Pre-1890	910 U Street NW	No
14 th Precinct	1948	42 nd Street and Benning Road NE	Yes
Traffic Division	1938-1941	300 Indiana Avenue NW (Henry J. Daly Building)	Yes
Harbor Division	1922-1923	Maine Avenue and M Street SW	No
Women's Bureau	unknown	1224 5 th Street NW	No

By the 1950s, the police force was one again complaining of the conditions of their facilities, with some of the precinct station houses dating back to the 1890s. In 1953, a proposal for the construction of nine new precinct stations was removed from the public works program, and the Chief of Police made a recommendation to divide the city into five districts. At the time, the city was divided into three, with the first district consisting of four precincts, the second district consisting of five precincts, and the third district consisting of six.^{xxiv} The poor conditions and outdated facilities of the station houses, along with the Department's desire to modernize its organization, would lead to the end of an era for precinct station houses in the city.

^{xxiv} "Some Police Buildings Cut from Works Plan," *The Washington Post*, 3 April 1953, Proquest Historical Newspapers.

The End of Police Precincts

In July 1969, after several failed attempts to reorganize the police force, Washington City Council voted to approve a revised proposal to merge the police precincts into six districts but to retain each of the fourteen neighborhood station houses. The proposal included the construction of four new station houses to serve as district headquarters, with reports that many of the existing precinct houses were "dilapidated." The resolution prohibited the closure of any precinct houses without approval of the City Council. The remaining precinct houses would be manned for "police roll calls, payment of traffic tickets, dissemination of information, and neighborhood meetings."^{xxv}

After consolidation of the precincts into districts, five station houses – 6th, 7th, 8th, 9th, and 11th – were declared surplus in the 1970s. The 7th Precinct station house was temporarily used for a sting operation then vacated before being sold to a developer in 1978, while the other four of the stations were leased at low rates to neighborhood, government, or nonprofit organizations. ^{xxvi} Of the fourteen precinct station houses extant in the 1950s, the 2nd and 14th Precinct station houses are the only facilities that were repurposed for the police force in the new era. In 1977, the 14th Precinct station house building was incorporated into the construction of the Metropolitan Police Department's 6th District and received a large addition that reorients the headquarters onto 42nd Street NE. The 2nd Precinct station house is currently used for the Department's Traffic Division.

12th Precinct Station House Development

The 12th Police Precinct was established in 1922 to cover a section of the northeast quadrant of the city. The new precinct was intended to relieve pressure from existing precincts, encompassing the northern part of the 9th Precinct and the eastern part of the 10th Precinct. In August of 1922, Major Daniel Sullivan, Chief of Police at the time, announced that a new station house at 17th Street and Rhode Island Avenue Northeast would be in operation the following year. Residents of the Langdon and Woodridge communities in northeast had been requesting better police protection for years. The District had purchased the site and developed designs for the station several years earlier, but the cost of construction during World War I had delayed the project. Archived drawings for the 12th Precinct show a design for the 12th Precinct station house by Snowden Ashford, Municipal Architect, from 1918. The drawings, which specify the 17th and Rhode Island location, show a building of similar scale but with more Neo-Classical Revival stylistic elements than the Colonial Revival building that was eventually constructed as designed by Albert L. Harris. According to newspaper articles, Congress appropriated \$60,000 for the construction of the new station in 1922. Bids for construction were opened in May 1923.^{xxvii} The construction of the station was awarded to G.G. Loehler for a cost of \$55,376 in May 1923. Construction was estimated to take seven months. The builder's initial bid came in over the \$60,000 appropriated by Congress, and changes to the building's specifications were made to meet budget.^{xxviii}

During construction, the special police board finalized the proposal for the precinct boundaries in October 1923, and the boundaries became effective on December 1, 1923. The precinct ran from "Bladensburg Road on M Street to the eastern branch along the Mount Olivet road, on S Street east of Trinity college to Glenwood cemetery, along Harewood road to Rock Creek Church road to Riggs road, and northward to the District line."^{xxix} A total of 51 policemen were assigned to the new precinct under the leadership of Captain Russell Dean, the veteran commander of the harbor precinct, and Captain C.L. Plemmons from the Eighth Precinct.

^{xxv} "Old Police Stationhouse Sold for \$757,000; Townhouses Planned," *The Washington Post*. 30 November 1978, Proquest Historical Newspapers.

^{xxvi} "Old Police Stationhouse Sold for \$757,000; Townhouses Planned," *The Washington Post*. 30 November 1978, Proquest Historical Newspapers.

^{xxvii} "New Police Station Soon," *The Washington Post*, 25 April 1923, Proquest Historical Newspapers.

^{xxviii} "Station to Cost \$55,376: City Awards Contract for Twelfth Precinct Building," *The Washington Post*, 19 May 1923, Proquest Historical Newspapers.

^{xxix} "New Precinct Limit Plan Almost Ready," *The Washington Post*, 12 October 1923, Proquest Historical Newspapers.

A December 1923 article from *The Washington Post* provides a photo of the nearly completed station, comparing it to a "magnificent colonial home," and claiming that the first person booked will receive a present in honor of the holiday season.^{xxx} The station officially opened on January 1, 1924.^{xxxi}

In 1969, the Washington Metropolitan Police Department was reorganized, and the fourteen precincts were consolidated into six new districts. The Twelfth Precinct became part of the new Fifth District, and the Twelfth Precinct Station House remained in the department's building inventory. Most recently the building housed the Metropolitan Police Department's Youth Service's Division, which occupied the building until 2015. The building underwent a substantial rehabilitation starting in 2018 to convert the property to residential use. The rehabilitation included the construction of a large addition to on the north side of the property, as well as substantial interior alterations to the original building.

Albert Lewis Harris (1869-1933), Municipal Architect (1921-1933)

Albert L. Harris was the architect responsible for the design of the 12th Precinct Station House. Harris designed the building as the city's second Municipal Architect, a position he held from 1921 until his sudden death in 1933. While his predecessor, Snowden Ashford, predicted greater sophistication of the District's buildings to keep pace with developments in the city's federal architecture, Harris balanced fine-quality Colonial Revival buildings scaled and styled for Washington's neighborhoods with appropriately urban-scaled ones for the city's governing center adjacent to the heart of Washington's monumental core.

Harris was born in Wales in 1869 and emigrated to America with his father, Job Harris, in 1873. He began his career in architecture working for Henry Ives Cobb in Chicago, focusing primarily on residential buildings. He later moved to Baltimore where he worked for Wyatt & Nolting and then relocated to Washington to work for the local architecture firm of Hornblower & Marshall from 1900 until 1917. He worked on the firm's two most important public commissions, the Baltimore Custom House (1908) and the Smithsonian's Natural History Museum (1901-1911) while in that office. While employed by Hornblower & Marshall, Harris began receiving his formal education at George Washington University, earning a B.S. in architecture in 1912. Harris was appointed assistant professor of architecture at the university in 1912, and by 1915m he was a full professor, a position he held until 1930. In 1924 he prepared a quadrangular plan for the university's campus and worked with Arthur B. Heaton on the designs for the university's Stockton and Corcoran Halls.

From 1917 to 1920 Harris worked for the Navy's Bureau of Yards and Docks where he was principally employed writing specifications. He began working for the Municipal Architect's office in 1920 and was named Snowden Ashford's successor the following year; as members of the Washington chapter of the American Institute of Architects, Harris and Ashford had served on a 1911 committee with Waddy B. Wood condemning bay windows as not being "in accord with the dignity of architecture which the Capital should maintain." In 1914 he served with the same men, as well as Glenn Brown, on the local AIA chapter's committee that first proposed licensing architects. Harris submitted the first application for architectural registration in the District and was the first to be registered on April 6, 1925.

In his role as Municipal Architect, Harris set out to improve the operation and output of his office. Soon after his appointment in 1921, Harris testified before the House District Committee that "the municipal architect's office already is clogged with work and that it was necessary to employ outside architects and that different ones were

^{xxx} *The Washington Post*, 28 December 1923, Proquest Historical Newspapers.

^{xxxi} "New Police Station Soon," *The Washington Post*, 25 April 1923, Proquest Historical Newspapers.

employed so as to expedite the work." The congressional committee concluded that the "salaries paid to the municipal architect and his force of employees are measly and beggarly."^{xxxii}

Harris is best known for his attention to the design of District schools. Of the approximately thirty schools projects that Harris either designed or supervised, his 1924 addition to Janney Elementary was praised as "decidedly the best as the frank expression of a modern school in a style suited for the Capital city."^{xxxiii} His dedication to the improvement of the city's educational infrastructure was evident in his desire to respond to national and international movements in progressive school design. In 1921 Harris brought back plans from several schools in New York "which may be incorporated into future school structures in the District."^{xxxiv} Harris also accompanied the superintendent of schools and members of the board of education to study schools in many other cities to evaluate aspects of school design and planning. In 1925, Harris made a trip to Paris as the District's representative to the International Congress of Cities. Harris spent two-months touring France and Italy to study architecture, particularly municipal buildings.^{xxxv} To assist in a boom of school construction and alterations starting in 1925, Harris appointed nine consulting architects and three consulting engineers specifically to design new schools. ^{xxxvi} The local architects he chose, both traditionalists and modernists, were all well-regarded as designers: Nathan Wyeth, Maurice F. Moore, Frederick H. Brooke, Louis Justement, Ward Brown, Waddy B. Wood, Robert F. Beresford, and the firm of Porter & Lockie. ^{xxxvii}

As with the majority of his school designs, Harris responded to suggestions made by the Commission of Fine Arts about the appropriateness of the Colonial Revival style for Washington's neighborhood municipal buildings in his particularly fine firehouse, Engine 16, at 13th and K Streets, NW. The culmination of Harris's career was his master plan for the Municipal Center at Judiciary Square that consolidated the city's municipal functions in a large but well-ordered campus adjacent to the east end of the Federal Triangle.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

DC Historic Preservation Office

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City Architects Directory, Albert L. Harris

National Archives Records Administration I, Washington, DC

Reports of the Commissioners of the District of Columbia
1950s-era map, "Metropolitan Police, D.C. Precinct Boundaries.

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Young, John Russell, ed., The Metropolitan police department, Washington, D.C. Official illustrated history, Washington, D.C., Lawrence Publishing Company, 1908.

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"The New Police Station Houses: No Power in the Commissioners to Purchase Sites," The Washington Post, 15 June 1881.
"What the Station-Houses Cost," The Washington Post, 12 September 1886.
"Policing the Suburbs," The Washington Post, 30 July 1900.
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"Harbor Police to Have New City Wharf Home," The Washington Post, 18 July 1922.

^{xxxii} "Finds Architect's Force Underpaid," *WP*, 7/15/1921, p. 8.

^{xxxiii} "Exhibit Reviews Capital's Architectural Progress," *WP*, 3/17/1924, p. 17.

^{xxxiv} "Back from School Study," *WP*, 8/25/1921, p. 9.

^{xxxv} "City Architect to Go to Paris Convention," *WP*, 8/20/1925, p. 2.

^{xxxvi} "Joint Committee of Congress Asks Platoon Plan Data," *WP*, 1/20/1925, p. 1.

^{xxxvii} "Joint Committee of Congress Asks Platoon Plan Data," *WP*, 1/20/1925, p. 1.

"Building for Twelfth Precinct Estimated to Cost \$60,000," The Washington Post, 10 April 1923.
 "Ninth Precinct House Depicted as Dilapidated," The Washington Post, 23 August 1936.
 "Police Promotions Are Celebrated As 'Old First' Closes," The Washington Post, 1 July 1931.
 "Some Police Buildings Cut from Works Plan," The Washington Post, 3 April 1953.
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 "New Police Station Soon," The Washington Post, 25 April 1923.
 "Station to Cost \$55,376: City Awards Contract for Twelfth Precinct Building," The Washington Post, 19 May 1923.
 "New Precinct Limit Plan Almost Ready," The Washington Post, 12 October 1923.
 "New Police Station Soon," The Washington Post, 25 April 1923.
 "Finds Architect's Force Underpaid," The Washington Post, 15 July 1921.
 "Exhibit Reviews Capital's Architectural Progress," The Washington Post, 17 March 1924.
 "Back from School Study," The Washington Post, 25 August 1921.
 "City Architect to Go to Paris Convention," The Washington Post, 20 August 1925.
 "Joint Committee of Congress Asks Platoon Plan Data," The Washington Post, 20 January 1925.

Other

Barnes, Jeanne, Determination of Eligibility form for the Eleventh Precinct, HDR, Inc., 2011.
 Bowers, Martha and Amy Friedlander, National Register of Historic Places Landmark Nomination Form for the Tenth Precinct Station House, Louis Berger and Associates, Inc., 1986.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
 Name of repository: _____

Historic Resources Survey Number (if assigned): _____

n/a

10. Geographical Data

Acreage of Property 0.37 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 18N 328342 4310603
 Zone Easting Northing

3 18N 328311 4310604
 Zone Easting Northing

2 18N 328313 4310551
 Zone Easting Northing

4 18N 328346 4310570
 Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the landmark is contiguous with the property boundaries of the lot, which are defined by 17th Street NE to the west, Rhode Island Avenue NE to the south, and the lot boundary to the north.

Boundary Justification (Explain why the boundaries were selected.)

The property boundary has remained consistent since the construction of the station in 1923 and provides the setting for the station.

11. Form Prepared By

name/title Carrie Barton

organization PRESERVE/scapes

date _____

street & number 1025 Thomas Jefferson Street NW, Suite 175

telephone 202-309-5281

city or town Washington

state DC

zip code 20007

e-mail Carrie.Barton@preservespaces.com

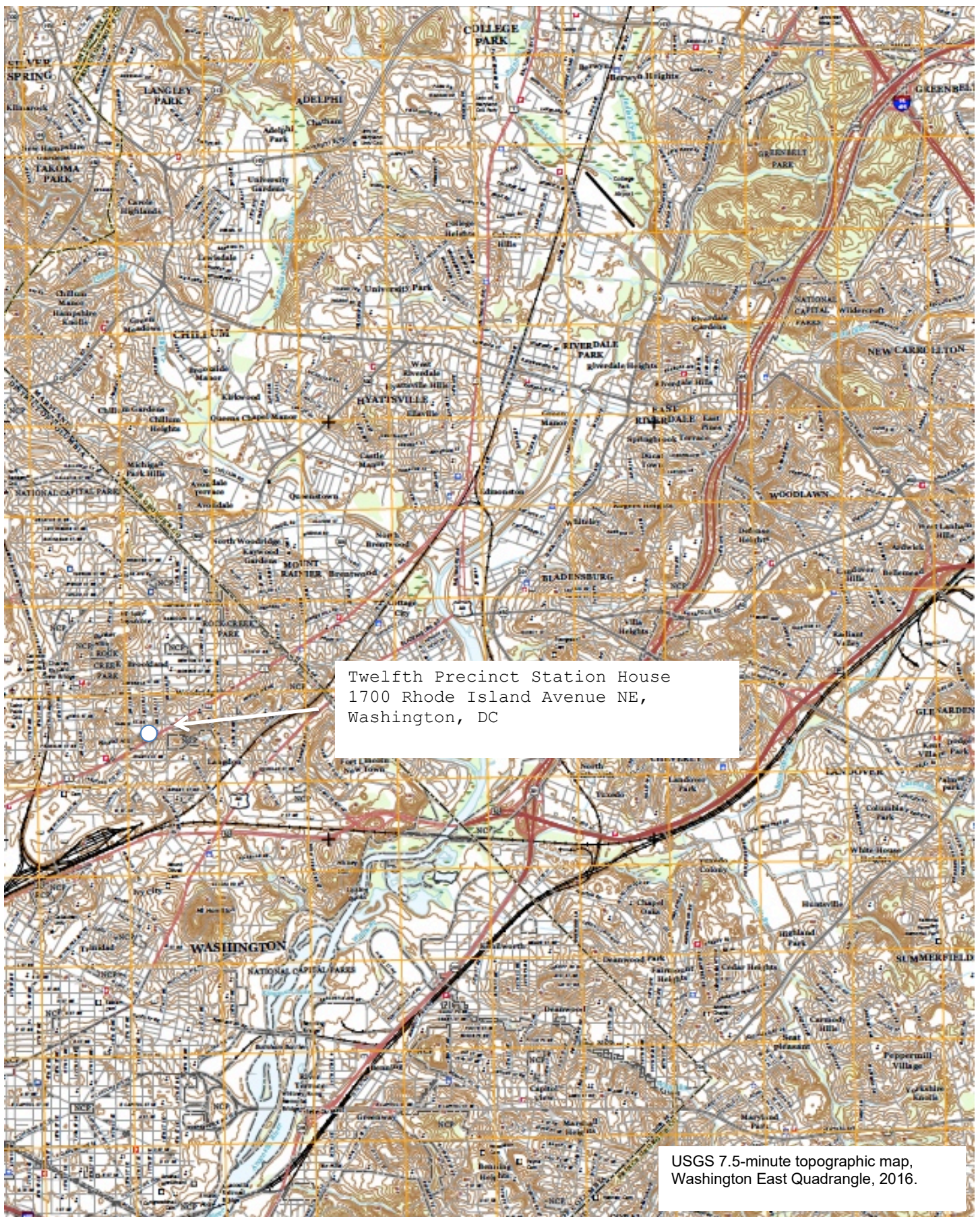
Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)



Twelfth Precinct Station House
1700 Rhode Island Avenue NE,
Washington, DC

USGS 7.5-minute topographic map,
Washington East Quadrangle, 2016.



Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Twelfth Precinct Station House

City or Vicinity: Washington

County: n/a

State: District of Columbia

Photographer: Carrie Barton

Date Photographed: October 2019

Description of Photograph(s) and number:

View of front (south) elevation, looking north from Rhode Island Avenue NE.
1 of 11

Detail of front (south) elevation, looking north.
2 of 11

View of southeast corner of building, looking northwest from Rhode Island Avenue NE.
3 of 11

View of east elevation of building, looking west.
4 of 11

View of southwest corner of building looking northeast from Rhode Island Avenue NE.
5 of 11

View of west elevation of building, looking east from 17th Street NE.
6 of 11.

View of northwest corner of building, looking southeast from 17th Street NE. Showing hyphen between historic precinct station house and new construction to the north.
7 of 11

Detail of front (south) entrance of building.
8 of 11

Detail of brick quoins.
9 of 11

View of first floor interior, looking south along center corridor.
10 of 11

View of first floor interior, looking north along center corridor.
11 of 11

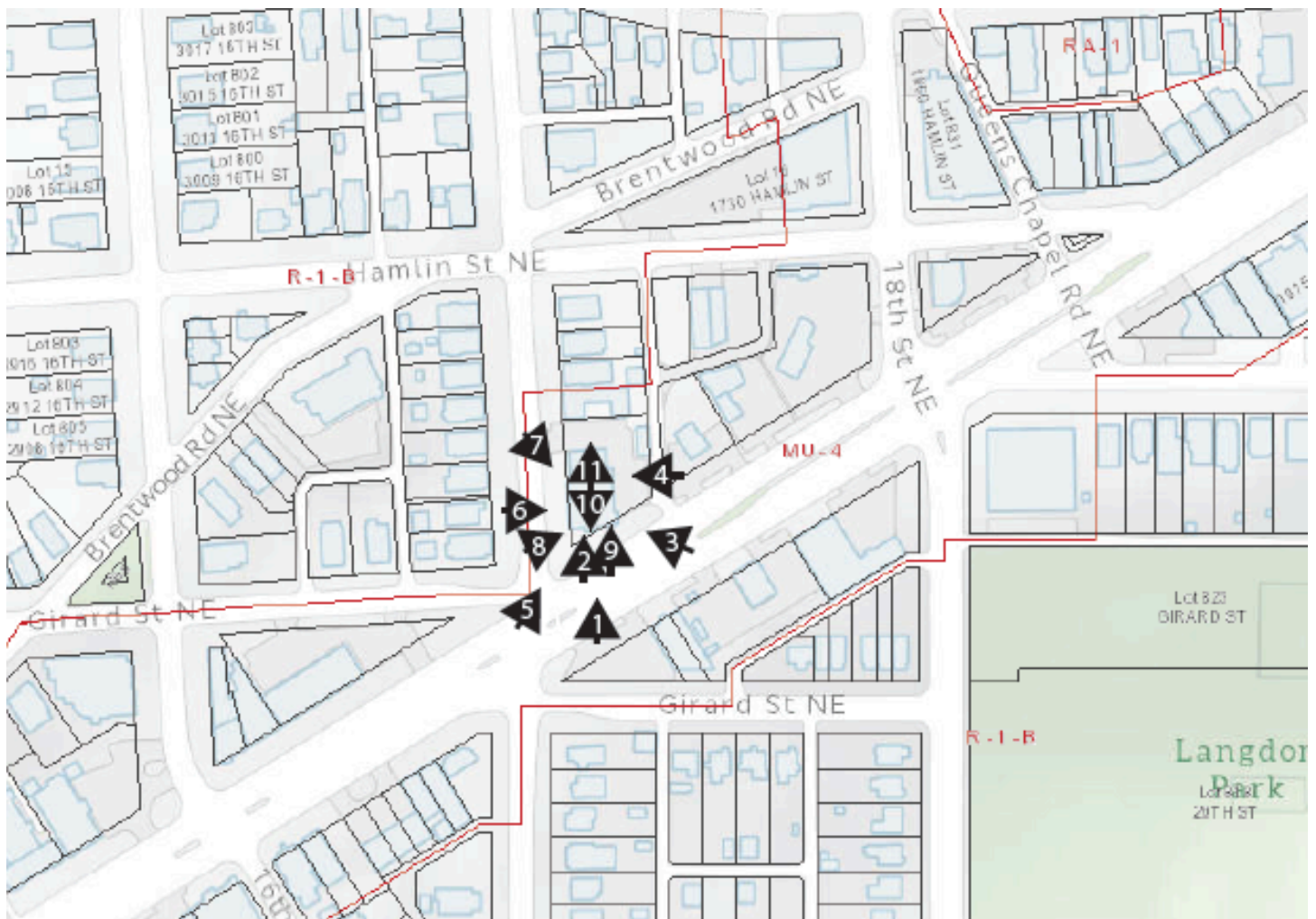


Photo Key for 1700 Rhode Island Avenue, NE, Washington, DC



1 of 11



2 of 11



3 of 11



40 f 11



5 of 11



6 of 11



7 of 11



8 of 11



9 of 11



10 of 11



11 of 11

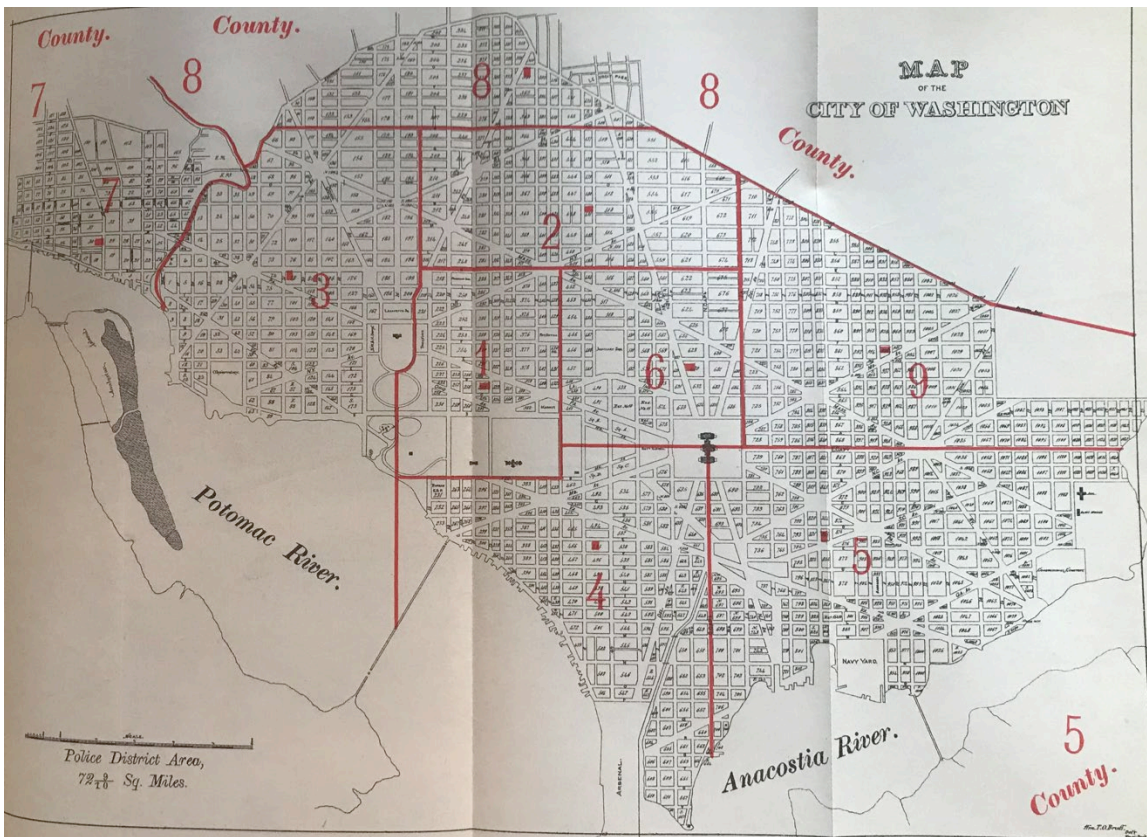


Figure 1: Map showing the boundaries of the nine police precincts as of 1890, as included in the 1890 Report of the Commissioners of the District of Columbia (image courtesy of the National Archives Records Administration).



Figure 2: Image of Police Headquarters from a circa 1904 composite of photographs of station houses and department leadership. This is the one station house that departs from the general style of the station houses of the pre-1900 construction era, potentially indicating that it is not one of the original purpose-built stations. (image courtesy of the Library of Congress)



Figure 3: Image of the 3rd Precinct station from a circa 1904 composite of photographs of station houses and department leadership. Of the pre-1900 purpose-built stations, this one differs the most in its details from the other station houses with its single window openings and arched windows on the upper stories. (image courtesy of the Library of Congress)



Figure 4: Seven purpose-built precinct station houses from a circa 1904 composite of photographs of station houses and department leadership. The stations are not identified in the source material. (image courtesy of the Library of Congress).



Figure 5: The 10th Precinct station house from a circa 1904 composite of photographs of station houses and department leadership. The station is not identified in the source material but is identifiable by the departure from previous station house style (image courtesy of the Library of Congress).

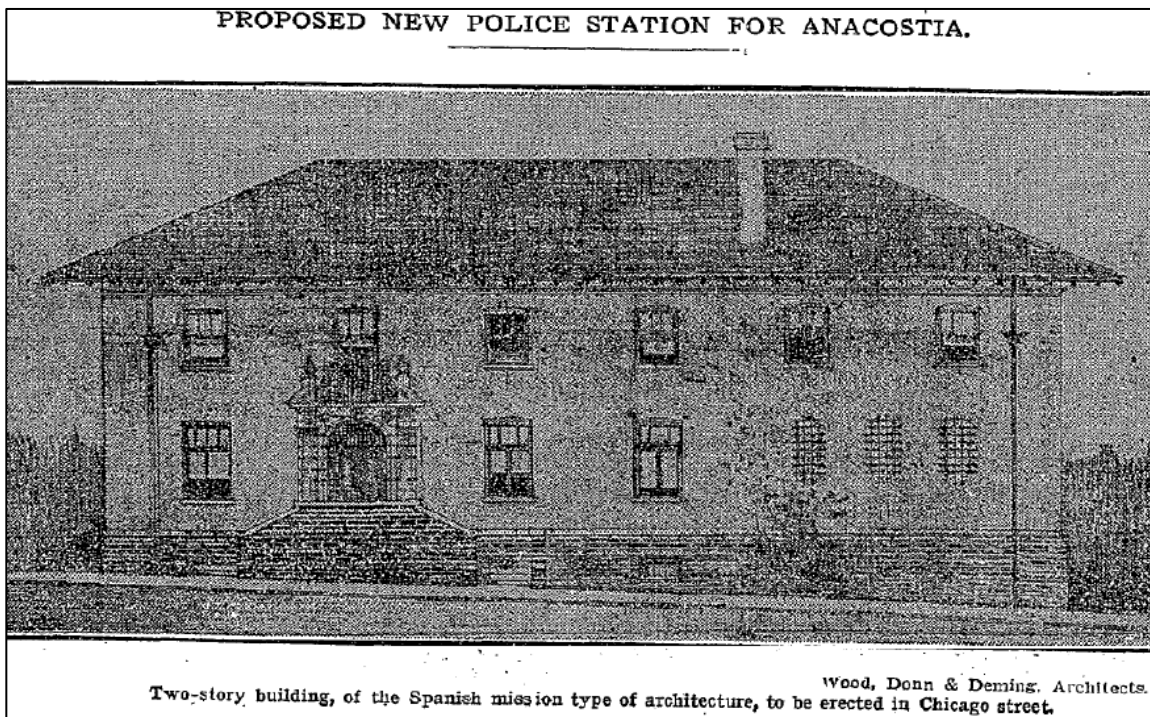


Figure 6: The 11th Precinct station house from a 1908 article from *The Washington Post*. (image courtesy of Proquest Historical Newspapers)

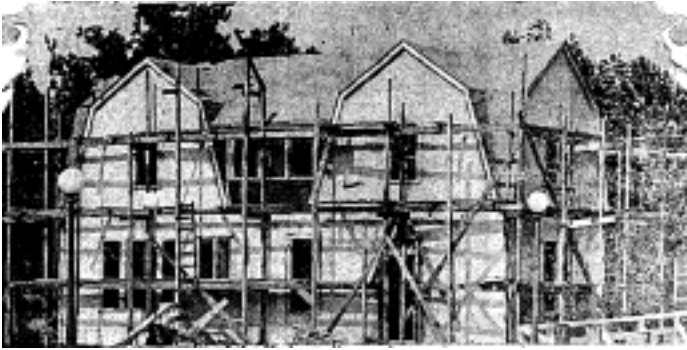
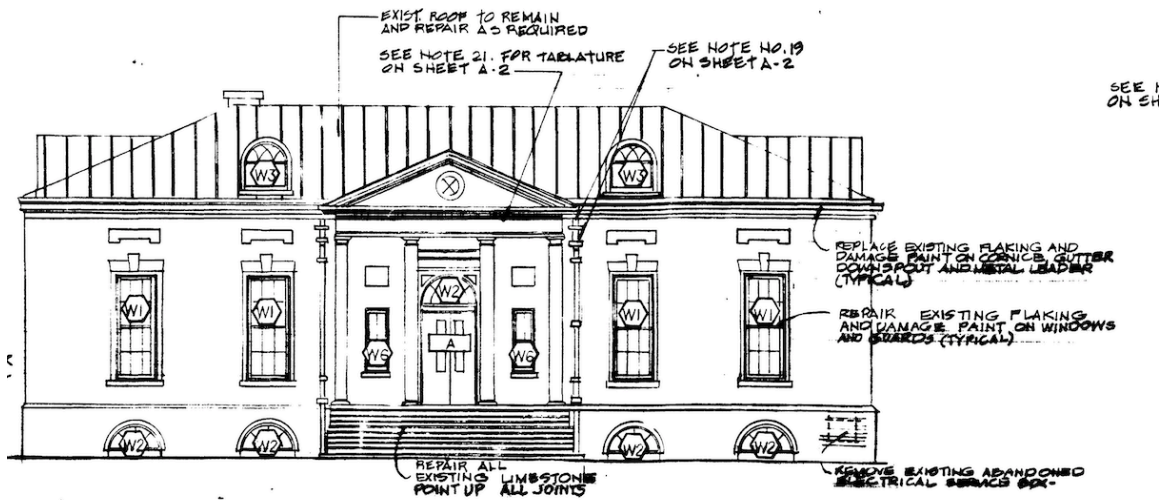
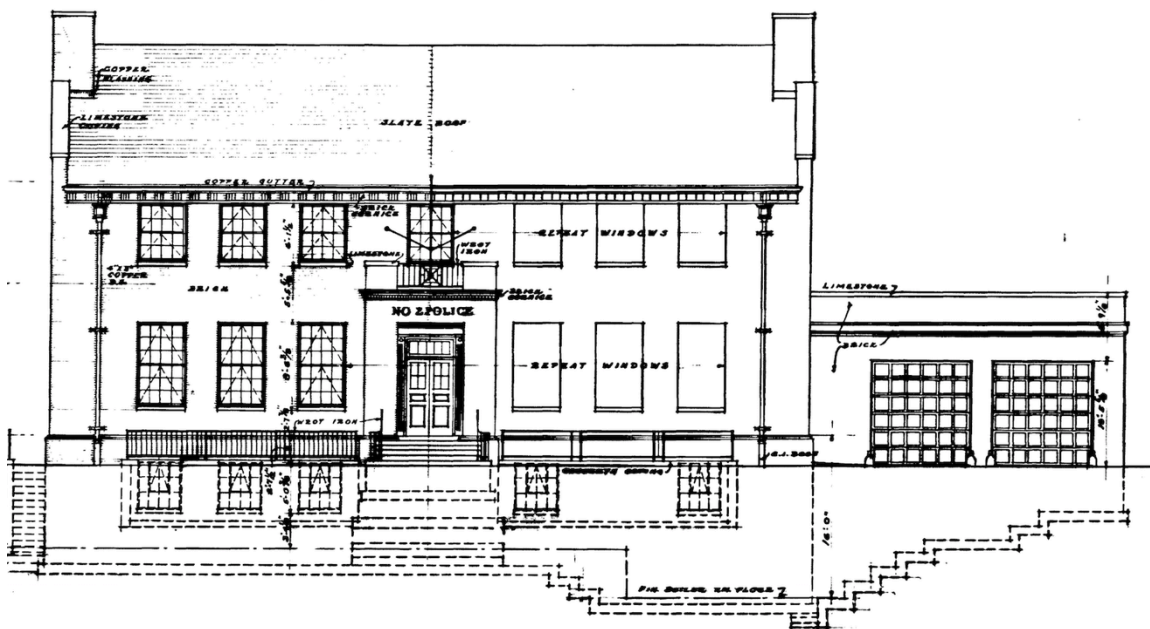


Figure 7: Photograph of the new Harbor Precinct station house under construction as seen in a 1923 article from *The Washington Post* (image courtesy of Proquest Historical Newspapers)



SOUTH ELEVATION

Figure 8: Drawing showing proposed renovation of the original 13th Precinct Station House from 1983 (to become the 6th Precinct station house) at 1351 Nicholson Street NW.



· NEW YORK AVENUE ELEVATION ·
· SCALE $\frac{1}{8}'' = 1'-0''$ ·

Figure 9: Original drawings of the new 2nd Precinct House from 1940 (drawing courtesy of the DC Historic Preservation Office)

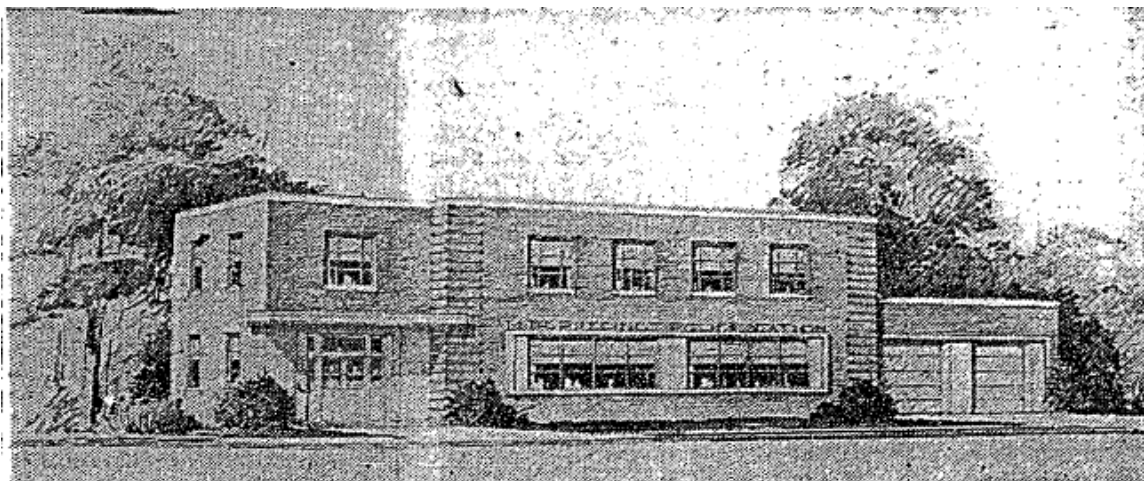


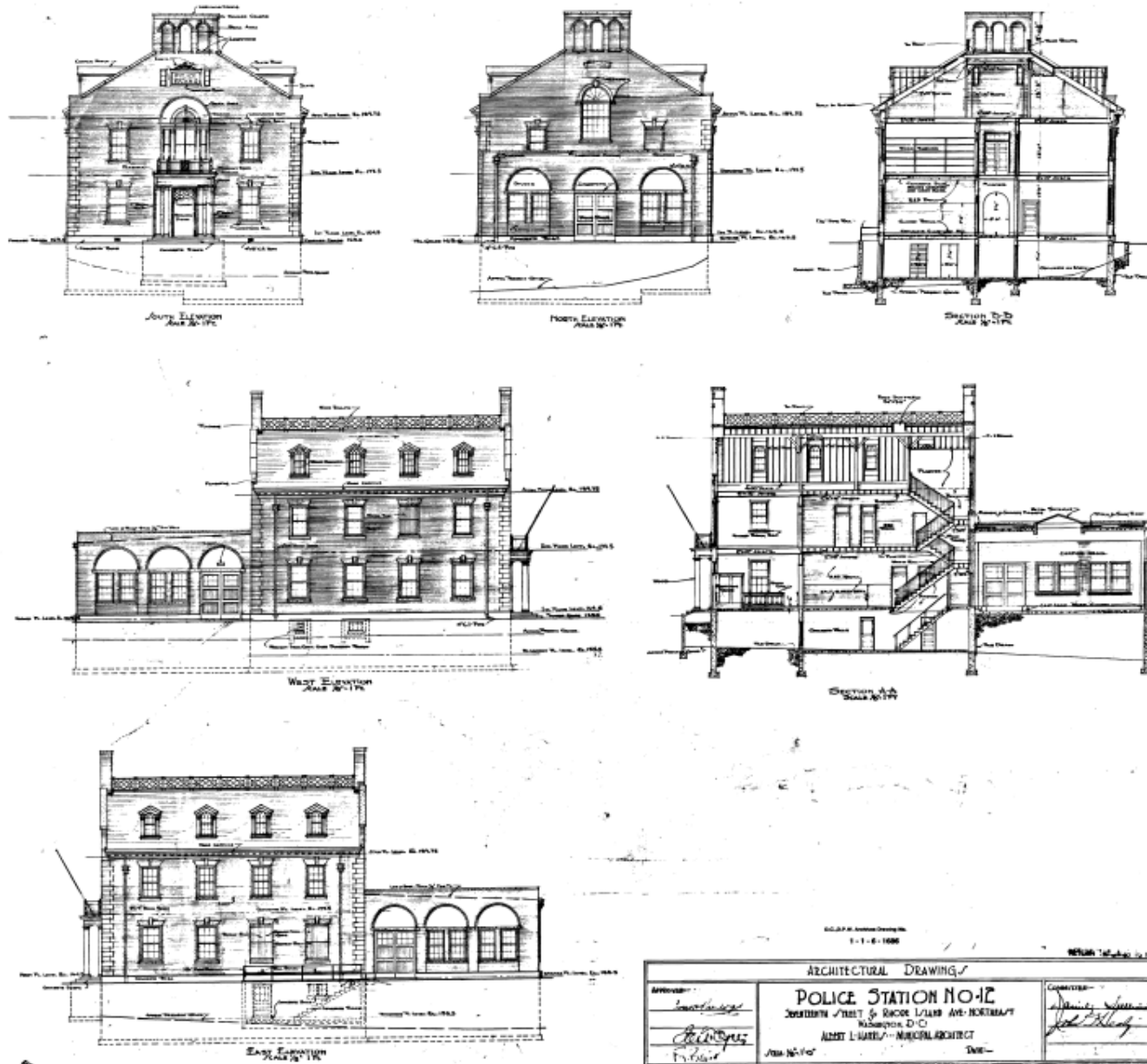
Figure 10: Illustration of the proposed 14th Precinct station house as seen in a 1948 article from *The Washington Post* (image courtesy of Proquest Historical Newspapers)



Figure 11: Photograph of the 12th Precinct Station House under construction c. 1923 (image courtesy of the DC Historic Preservation Office)



Figure 12: Photograph of the 12th Police Precinct posing in front of the station house c. 1925 (image courtesy of the DC Historic Preservation Office)



Architectural drawings showing original design by Albert L. Harris, c. 1923 (image courtesy of DC Historic Preservation Office)

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.