

# *14th Annual Report*

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

MARCH 1993



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

**Fiscal Year 1992**

Executive Summary

The D.C. Historic Landmark and Historic District Protection Act (D.C. Law 2-144), enacted in 1978 as one of the nation's strongest historic preservation laws, establishes a firm commitment to historic preservation in the nation's capital. The programs established under this act not only enhance the city's quality of life and promote appreciation of its cultural heritage, but also serve as critical planning tools, fostering cooperation among the private sector, community leaders, and government officials in guiding economic growth and development.

Among its provisions, the Historic Protection Act provides for an Annual Report to the City Council on the implementation of the historic protection process it established. This Fourteenth Annual report records the activities and accomplishments of the city's preservation program during Fiscal Year 1992.

In addition to implementing its own local historic preservation statute, the District like all states is responsible for directing the preservation programs established under the National Historic Preservation Act of 1966. To assist in the implementation of these programs, the District receives an annual apportionment from the Historic Preservation Fund administered by the National Park Service, U.S. Department of the Interior. The results of these grant-assisted activities, conducted in accordance with Federal regulations and nationwide preservation standards, are also described in this report.

Primary responsibility for administering the District's local and Federal historic preservation programs rests with the Mayor's Agent for D.C. Law 2-144, the Historic Preservation Review Board (HPRB), and the State Historic Preservation Officer (SHPO), all appointed by the Mayor. Program activities are conducted by the Historic Preservation Division of the Department of Consumer and Regulatory Affairs, which includes a professional staff representing the disciplines of history, architectural history, architecture, and archaeology, together with grants management specialists and support personnel. This report was prepared by the Historic Preservation Division on behalf of the State Historic Preservation Officer and Mayor of the District of Columbia.

## PROGRAM GOALS AND ACCOMPLISHMENTS DURING FISCAL YEAR 1992

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

- **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 influence all aspects of the program, including preservation planning, identification and recognition of historic resources, protection and enhancement of designated properties, and public outreach and involvement.

The preservation program recorded significant progress toward these goals during FY 1992. A complete roster of new appointments to the Historic Preservation Review Board was confirmed, and critical vacancies in the professional staff of the Historic Preservation Division were filled. Major program activities included thematic and neighborhood historic resource surveys, educational outreach, and primary allocation of resources to protection of historic landmarks and districts.

### PRESERVATION PLANNING

The Historic Preservation Division implements a preservation planning effort providing an overall guide for the multi-year comprehensive survey of the District, and serving as a basis for evaluation and protection of historic resources. Consistent with National Park Service requirements, preservation planning emphasizes the identification of "historic contexts" describing thematic aspects of the city's cultural heritage. These contexts serve as a basis for understanding and ensuring adequate protection of the historic environment. Major preservation planning efforts during FY 1992 included:

#### **Historic Context Development**

Completion of studies describing historic resources associated with five historic contexts, including banks, downtown office buildings, firehouses, warehouses, and landscapes

#### **Computerization of Historic Inventory**

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

### SURVEY AND INVENTORY OF HISTORIC PROPERTIES

The Historic Preservation Division sponsors an active program to survey and inventory historic resources in all parts of the city. Advisory Neighborhood Commissions, community associations, non-profit organizations, preservation professionals, and educational institutions all participate in undertaking survey efforts, which are funded with Federal grant assistance. Historic resource surveys undertaken during FY 1992 included:

#### **Logan Circle Area Survey (Phase II completion)**

Comprehensive historic resources survey of the area surrounding the Logan Circle Historic District

#### **Historic Landscapes Survey (Phase II)**

City-wide survey of selected historic landscapes and open spaces

#### **Warehouse Survey (Phase II)**

Comprehensive survey of warehouses and related industrial buildings along railroad corridors

#### **Banks and Financial Institutions Survey (Phase II)**

City-wide survey of banks and financial institutions

#### **Downtown Office Building Survey (Phase II)**

Comprehensive survey of historic office buildings in the area from Union Station to Foggy Bottom

### **Northern Shaw/Strivers' Section Survey (Phase I)**

Reconnaissance survey of the neighborhood surrounding the U Street corridor

### **Southwest Quadrant Archaeological Survey**

Archaeological overview of the Southwest Quadrant of the L'Enfant city

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

The Historic Preservation Review Board evaluates and designates properties worthy of recognition for their importance to the District's cultural heritage. During FY 1992, the Board designated five properties for inclusion in the D.C. Inventory of Historic Sites. The Board denied designation of one property, the Western Presbyterian Church at **1906** H Street, NW. The following is a brief description of the new historic landmarks, showing their dates of designation:

### **Alibi Club**

1806 I Street, NW

Home since 1886 of one of city's oldest private social clubs (formed 1884); elite membership of 50 men has included many influential diplomats, politicians, businessmen and other notables; rare and well-preserved example of Italianate residence in downtown office district; holds extensive collection of antiques and memorabilia; three stories, flat pressed brick facade with bracketed cornice; built c. 1864-69, addition 1889; architects unknown; DC designation 6/17/92

### **Hecht Company Warehouse**

1401 New York Avenue, NE

Nationally recognized example of architectural modernism; outstanding streamline moderne design embodies 1930s machine-age aesthetics; extensive and innovative use of glass block (one of the nation's first large-scale uses of this material); represents major expansion by one of city's most important retailers (established 18%) to provide advanced consumer services; visually commanding component of locale which has historically served as a light industrial zone linked to key road and rail transportation routes; banded facades crowned by prismatic corner tower, glazed black and buff-colored brick alternating with glass block, rounded corners, integral signage; built 1937, with additions in 1948 and 1961, Abbott, Merkt & Co., architects; DC designation 2/19/92

### **Lincoln Theatre**

1215 U Street, NW

Among the most prominent buildings remaining from the historic commercial and cultural corridor along U Street, long the center of black Washington; one of the city's few surviving 1920s movie theaters, constructed as a first-run house for an African-American clientele; significant collaboration between noted theater architect Reginald W. Geare and leading Washington theater operator Harry M. Crandall; Neoclassical facade design of tan brick and cast stone with bas-relief Adamesque detail; well-preserved lobby and auditorium; built 1921; DC designation 9/16/92

### **Victor Building**

724-26 9th Street, NW

One of a cluster of patent-related commercial offices near the Old Patent Office (headquarters of patent agent Victor J. Evans & Co.); illustrates the influence of the McMillan Commission Plan of 1902 on private development; one of few remaining local examples of a Beaux Arts office building in the Italian Renaissance Revival style; important work of prominent local architect Appleton P. Clark, built 1909 with 1911 addition; 1925 addition in Neoclassical style by architect Waddy B. Wood; DC designation 4/15/92

### **Whitelaw Hotel**

1839 13th Street, NW

Apartment hotel which long served as a unique place of meeting and public accommodation for prominent African-American educators, entertainers, and other notable public figures during the era of segregation; early and exceptional minority real estate development effort, financed and built entirely by African-American

entrepreneurs, investors, designers, and craftsmen; notable example of the attempt by civic leaders to counter the effects of racial discrimination and economic adversity in the early 20th century; associated with prominent businessman and civic leader John Whitelaw Lewis; notable work of Isaiah T. Hatton, locally trained as one of the nation's first African-American architects; representative example of a large apartment building in the Italian Renaissance Revival style; important in the expansion of apartment living to a broader middle class; 4 stories, U-shaped with facades of buff brick with limestone trim, classical details, stained glass skylight over dining room; built 1919; extensively restored 1991-92; DC designation 9/16/92

## NOMINATIONS TO THE NATIONAL REGISTER OF HISTORIC PLACES

In addition to local historic designation, the Historic Preservation Review Board recommends properties for listing in the National Register of Historic Places. Nominations to the National Register are made by the DC. State Historic Preservation Officer (except for Federally owned property, which is nominated by the pertinent Federal agency). During FY 1992, the following properties nominated by the SHPO and Federal agencies were listed in the National Register (shown with their dates of inclusion in the Register):

**City Tavern** (3206 M Street, NW); listed in NR 1/17/92  
**Commercial National Bank** (1405 G Street, NW); listed in NR 10/11/91  
**Franciscan Monastery** (1400 Quincy Street, NE); listed in NR 1/17/92  
**Langston Golf Course** (2600 Benning Road, NE); listed in NR 10/15/91  
**Miner Building** (2565 Georgia Avenue, NW); listed in NR 10/11/91  
**Rock Creek Park Historic District** listed in NR 10/23/91  
**U.S. Chamber of Commerce** (1615 H Street, NW); listed in NR 5/13/92  
**Watterston House** (224 2nd Street, SE); listed in NR 1/17/92

In addition to National Register listing, the Secretary of the Interior may designate properties as National Historic Landmarks. This action automatically provides listing in the National Register, but not in the D.C. Inventory of Historic Sites. During FY 1992, the Secretary of the Interior designated the following National Historic Landmarks in the District of Columbia:

**National Training School for Women and Girls** (601 50th St NE); NHL designation 7/17/91  
**Frances Perkins House** (2326 California Street NW); NHL designation 7/17/91

## PROTECTION AND ENHANCEMENT OF HISTORIC PROPERTIES

The D.C. Historic Protection Act (D.C Law 2-144) remains the primary tool for protection of historic resources in the District, ensuring review of demolition, alteration, new construction, and land subdivision affecting designated property. During FY 1992, the Historic Preservation Division and Historic Preservation Review Board considered more than 1100 construction permit applications affecting historic properties, most involving alteration to residential and commercial buildings in the tit+ historic districts. Primary effort was devoted to complex cases involving extensive staff review and considerable citizen participation. Major cases reviewed during the year included:

**American Geophysical Union** (2000 Florida Avenue, NW)  
Construction of a new headquarters in the DuPont Circle Historic District  
**Hecht Company Warehouse** (1401 New York Avenue, NE)  
Extensive facade repair and rehabilitation of Art Deco industrial landmark  
**Luzon Apartments** (2501 Pennsylvania Avenue, NW)  
Restoration of landmark building in West End and construction of an office/residential addition  
**St. Patrick's Church** (615 10th Street, NW)  
Facade restoration of the church and adjacent buildings, with transfer of development rights  
**President Monroe Apartments** (423-25 Massachusetts Avenue, NW)  
Review and monitoring of progressive demolition and deterioration of landmark structure

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

Concept design for rehabilitation of downtown landmark and construction of an adjacent office building  
**6811-6821 4th Street, NW**

Concept design for construction of 70 townhouse condominiums in the Takoma Park Historic District  
**15th & V Streets, SE**

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

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

Structural repair, stabilization, and facade restoration of downtown landmark, with partial transfer of development rights

**Christ Church** (620 G Street, SE)

Addition of wings and theater to landmark church in the Capitol Hill Historic District

Federal agency projects affecting historic resources are also subject to review by the State Historic Preservation Officer under Section 106 of the National Historic Preservation Act. During FY 1992, the SHPO considered nearly 100 projects for a determination of historic impacts, and conducted more than 50 in-depth reviews including single and multi-family housing rehabilitations, alterations to Federal buildings, memorials construction, and transportation improvements. The Historic Preservation Division also monitors preservation covenants maintained by the District on properties rehabilitated with Federal funding. During FY 1992, major projects reviewed under the Section 106 and covenant monitoring processes included:

**WMATA Green Line**

Construction of the Metro Green Line through Columbia Heights and Petworth; preliminary review of the Green Line through Congress Heights and Southeast

**Black Patriots Memorial**

Concept design for new Revolutionary War memorial in West Potomac Park

**Eastern Market**

Renovation and upgrading of the city-owned market on Capitol Hill

**Freer Gallery of Art**

Extensive restoration of Smithsonian museum on the National Mall

**U.S. Soldiers' and Airmen's Home**

Proposed demolition of 1851 Gothic Revival cottage on the National Historic Landmark campus

**National Arboretum**

Asbestos abatement and demolition of United Brick Corporation brick kilns

**National Zoo**

Concept design for addition and alterations to the Monkey House

**Washington Monument**

Repairs and alterations to the monument lobby

**Pension Building**

Gallery renovations, upgrading of mechanical systems, and site modifications for the National Building Museum

**Whitehurst Freeway**

Review of design and archaeological impacts of freeway reconstruction

## PRESERVATION TAX INCENTIVES

The State Historic Preservation Officer reviews projects seeking assistance through Federal tax incentives designed to encourage rehabilitation of historic properties. During FY 1992, the SHPO reviewed 20 certification applications from property owners applying for a facade easement donation or the certified rehabilitation tax credit. The largest certified rehabilitation projects were:

**Whitelaw Hotel** (1839 13th Street, NW)

Rehabilitation of long-neglected landmark of African-American history for apartment use

**Hecht Company Warehouse** (1401 New York Avenue, NE)

Extensive facade repair of Art Deco landmark

**Lincoln Theatre** (1215 U Street, NW)

Restoration of landmark theater on the city's historic "Black Broadway"

**PUBLIC EDUCATION AND OUTREACH**

Public involvement in the historic preservation process is facilitated through extensive public participation by Advisory Neighborhood Commissions, preservation groups, and private citizens in meetings of the Historic Preservation Review Board. The Historic Preservation Division maintains regular direct contact with community organizations in historic neighborhoods, and sponsors public education and outreach efforts aimed at encouraging public awareness of preservation programs and activities. Major public education were activities during FY 1992 included:

**Archaeology Education**

Staff assisted archaeological excavations and curriculum development at the Lab School

**Downtown Walking Brochure**

Distribution of a brochure-guided walking tour of downtown historic buildings, prepared under a grant to the D.C. Preservation League

**Historic Resources Photographic Exhibit**

Traveling exhibit of photographs of historic sites in the city, prepared under a grant to the D.C. Preservation League, and shown at Sumner School, Martin Luther King Library, and the Anacostia Museum

**Public Information Materials**

Public distribution of the D.C. Inventory of Historic Sites, map of historic landmarks and districts, and informational brochures on technical issues of building conservation and the preservation review process under D.C. law

**APPENDIX**

**Permit Applications Reviewed by the Historic Preservation Review Board and Staff**

During FY 1992, the Mayor's Agent, Historic Preservation Review Board, and Historic Preservation Division reviewed the following construction permit applications affecting historic properties:

	<u>Alteration</u>	<u>New Construction</u>	<u>Demolition</u>	<u>Subdivision</u>	<u>Concept Review</u>	<u>Total</u>
<b>Historic Landmarks</b>	21	8	5	3	12	49
<b>Historic Districts</b>						
Anacostia	4	6	3	-	1	13
Blagden Alley	2	-	-	-	-	2
Capitol Hill	85	4	1	-	15	105
Cleveland Park	49	2	-	-	17	68
Downtown	3	-	-	-	2	5
DuPont Circle	55	1	2	-	3	61
Fifteenth Street	4	-	-	-	2	6
Foggy Bottom	-	-	-	-	-	0
Georgetown	107	-	1	5	34	147
Kalorama Triangle	11	-	-	-	1	12
LeDroit Park	5	-	-	-	-	5
Logan Circle	-	-	-	-	-	0
Massachusetts Avenue	4	-	-	-	-	4
Mount Pleasant	25	-	-	-	-	29
Pennsylvania Avenue	8	-	-	-	-	8
Sheridan-Kalorama	20	-	-	-	5	25
Sixteenth Street	5	-	-	-	1	6
Strivers' Section	5	-	-	1	-	6
Takoma Park	5	-	-	-	2	7
Woodley Park	12	-	-	-	1	13
<b>Miscellaneous</b>						
(Review of in-kind repair or replacement, determinations of eligibility for various zoning waivers, petitions for emergency review, and referrals from other D.C. agencies)						540
<b>Total</b> .....						1111

**Public Hearings Held by the Mayor's Agent**

The Mayor's Agent issued orders on the following cases in FY 1992:

**3301 14th Street, NW (Tivoli Theatre)**

Hearing dates:	6/28/88; 2/12/92
Nature of permit request:	Partial demolition; preservation of facade and a portion of building
Reason for hearing:	Denial recommended by Historic Preservation Review Board (HPRB)
Claim of economic hardship?	No
Resolution of issue:	Permit approved as necessary to construct a project of special merit

**2910-2980 Connecticut Avenue, NW (Cathedral Mansions)**

Hearing date:	Scheduled for 12/13/89; indefinite postponement requested by applicant
Nature of permit request:	Townhouse construction on landmark property



Reason for consideration: Denial recommended by HPRB  
Claim of economic hardship? Yes  
Resolution of issue: Case dismissed without prejudice

**10 8th Street, SE (Capitol Hill Historic District)**

Hearing date: 6/5/90  
Nature of permit request: Validation of windows replaced without permit  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? No  
Resolution of issue: Appeal withdrawn; consent agreement concluded to ensure compliance with HPRB recommendation

**2129 Wyoming Avenue, NW (Sheridan-Kalorama Historic District)**

Hearing dates: 10/18/90; 11/1/90; 3/6/91; 12/17/91  
Nature of permit request: Demolition  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? Yes  
Resolution of issue: Permit denied

**3153 19th Street, NW (Mount Pleasant Historic District)**

Hearing date: 10/9/91  
Nature of permit request: Front porch alteration  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? Yes  
Resolution of issue: Permit denied

**3108 Mount Pleasant Street, NW (Mount Pleasant Historic District)**

Hearing date: 10/9/91  
Nature of permit request: Validation of sign installed without permit  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? Yes  
Resolution of issue: Permit denied

**517 2nd Street, SE (Capitol Hill Historic District)**

Hearing date: 10/30/91  
Nature of permit request: Validation of windows replaced without permit  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? No  
Resolution of issue: Permit approved as consistent with the purposes of the preservation law

**1927 Kenyon Street, NW (Mount Pleasant Historic District)**

Hearing date: 11/6/91  
Nature of permit request: Removal of front porch  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? Yes  
Resolution of issue: Permit approved as necessary to avoid unreasonable economic hardship

**2921 0 Street, NW (Georgetown Historic District)**

Hearing date: 11/6/91  
Nature of permit request: Curb cut and parking space  
Reason for hearing: Denial recommended by Commission of Fine Arts  
Claim of economic hardship? Yes  
Resolution of issue: Permit denied

**336 Maryland Avenue, NE (Capitol Hill Historic District)**

Hearing date: 12/17/91  
Nature of permit request: Curb cut and driveway  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? No  
Resolution of issue: Permit denied

**3017 Orchard Lane, NW (Georgetown Historic District)**

Hearing date: 10/26/88; 12/17/91  
Nature of permit request: Rear addition  
Reason for hearing: Denial recommended by Commission of Fine Arts  
Claim of economic hardship? No  
Status: Proceedings suspended

**2000 S Street, NW (DuPont Circle Historic District)**

Hearing date: 1/22/92  
Nature of permit request: Validation of entrance alterations constructed without permit  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? No  
Resolution of issue: Permit denied

**2501 Pennsylvania Avenue, NW (Luzon Apartments)**

Hearing date: 1/23/92  
Nature of permit request: Subdivision to combine property into a single lot  
Reason for hearing: Required for subdivision affecting an individually designated landmark  
Claim of economic hardship? No  
Resolution of issue: Subdivision approved

**4437 Reservoir Road, NW (Wetzell-Archbold Farmstead)**

Hearing date: 4/29/92  
Nature of permit request: Subdivision to divide property into two lots  
Reason for hearing: Required for subdivision affecting an individually designated landmark  
Claim of economic hardship? No  
Resolution of issue: Subdivision approved

**423-25 Massachusetts Avenue, NW (President Monroe/Kingman Apartments)**

Hearing date: 8/5/92; 9/30/92  
Nature of permit request: Demolition  
Reason for hearing: Required for demolition  
Claim of economic hardship? Yes  
Resolution of issue: Permit approved, but HPRB review of replacement construction required

**810-820 7th Street, NW (Downtown Historic District)**

Hearing date: 10/28/92  
Nature of permit request: Revision of special merit order regarding layout of arts and retail space  
Reason for hearing: Required for modification of previous order  
Claim of economic hardship? No  
Resolution of issue: Modification approved

**2649 Connecticut Avenue, NW (Old Woodley Park Historic District)**

Hearing date: 12/9/92  
Nature of permit request: Validation of awning constructed without permit  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? No  
Resolution of issue: Permit denied

Decisions are also pending in the following cases:

**Hecht's Department Store**

Hearing dates: 6/29/90; 7/10/90; 7/24/90  
Nature of permit request: Partial demolition; preservation of facades and a portion of main building  
Reason for hearing: Required for demolition  
Claim of economic hardship? No  
Status: Proceedings temporarily suspended at request of applicant

**1940 Biltmore Street, NW (Kalorama Triangle Historic District)**

Hearing date: 5/6/92  
Nature of permit request: Validation of windows replaced without permit  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? No  
Status: Decision pending

**2910-2980 Connecticut Avenue, NW (Cathedral Mansions)**

Hearing date: 7/22/92  
Nature of permit request: Townhouse construction on landmark property  
Reason for consideration: Denial recommended by HPRB  
Claim of economic hardship? Yes  
Status: Decision pending

**1312 21st Street, NW (DuPont Circle Historic District)**

Hearing date: 9/28/92  
Nature of permit request: Validation of fourth floor addition to rowhouse constructed without permit  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? No  
Status: Decision pending

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

Hearing date: 11/4/92  
Nature of permit request: Partial demolition/restoration  
Reason for hearing: Required for demolition; approval recommended by HPRB  
Claim of economic hardship? No  
Status: Decision pending

**2231 California Street, NW (Sheridan-Kalorama Historic District)**

Hearing date: 11/10/92  
Nature of permit request: Window replacement  
Reason for hearing: Denial recommended by HPRB  
Claim of economic hardship? ~~Yes~~(No)  
Status: Decision pending

**Certified Rehabilitations in the District of Columbia**

During FY 1992, the State Historic Preservation Officer reviewed and forwarded to the National Park Service the following applications for certification under the federal preservation tax incentive program. These projects represented a total investment of approximately \$14 million in certified rehabilitation and related new construction.

**Historic Landmarks**

Hecht Company Warehouse  
Sheraton-Carlton Hotel  
Whitelaw Hotel

Nantucket Apartments  
**Blagden Alley Historic District**  
1328 9th Street NW  
**Capitol Hill Historic District**  
214 E Street NE  
219 F Street NE  
708 I Street SE  
712-14 I Street SE  
310 South Carolina Avenue SE  
**DuPont Circle Historic District**  
2110 O Street NW  
**Georgetown Historic District**  
3001 M Street NW  
3003 M Street NW  
3005-07 M Street NW  
**1000 Block of Seventh Street NW**  
1015-1/2 7th Street NW  
**Strivers' Section Historic District**  
Melwood Apartments, 1768 U Street NW  
Vernon Apartments, 1774 U Street NW