

18th Annual Report



D.C. Historic Landmark and
Historic District Protection Act

MARCH 1997



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

March 1997



Marion Barry, Jr.
Mayor

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State Historic Preservation Officer

James T. Speight, Jr.
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EXECUTIVE SUMMARY

The District of Columbia Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144) is one of the nation's most effective preservation laws. The programs enacted under this law have two major benefits that are crucial to maintaining the quality of life in our city:

- ***The historic preservation program contributes significantly to the economic vitality of the District of Columbia. It is a cost-effective program that makes money for the city and creates economic activity many times its cost***

Between January 1995 and June 1996, the private sector has invested more than \$119 million in rehabilitation projects involving designated historic buildings. All of this investment has upgraded property values, created jobs in the construction trades, and provided employment and tax revenues commensurate with that investment. The historic preservation program, in the same period of time, has expended approximately \$629,000 in D.C. appropriated funds. Therefore, for every \$1 expended by the District of Columbia to provide historic preservation services to property owners and developers, that clientele has expended \$189.00. Similarly, during the same period, the District of Columbia has collected \$1.8 million in historic building permit fees, a nearly 3: 1 return for every appropriated \$1 expended.

Historic preservation promotes successful business endeavors, by working with developers and owners to adapt landmark buildings to their changing needs. A primary example of this cooperation was the restoration in 1995 of the former Sears store on Wisconsin Avenue, N.W. by the Hechinger Company, a project that was greatly facilitated by the historic preservation investment tax credits. The continued availability of these incentives to businesses depends upon the city government being able to provide the architectural review and design services required under federal tax code.

- ***The historic preservation program promotes tourism Each year 20 million visitors come here to experience American history as embodied in the landmarks of their nation's capital.***

Tourists come to Washington, D.C. to visit landmarks. There are over 21,000 historically designated buildings in the District of Columbia, ranging from the Lincoln Memorial to private residences in historic districts. Historic preservation provides a regulatory framework to ensure that the character of the city--built and planned intentionally to be of world class--is maintained in its essence, while providing for reasonable decision-making with regard to growth and changing needs. This policy, articulated by Mayor Barry as "balanced preservation" is the reason why change can occur in our historic neighborhoods while the character of those communities is maintained and enhanced. It is this character which attracts visitors.

Among its provisions, the D.C. Historic Protection Act provides for an Annual Report on the implementation of the city's preservation program. This Eighteenth Annual Report to the Council of the District of Columbia recor& the activities and accomplishments of the District's historicpreservationprogramfrom October 1, 199.5 to September30, 1996. For firther information, please call the Historic Preservation Division of the Department of Consumer and Regulatory Affairs: (202) 72 7- 7360.

FEDERAL FUNDING FOR HISTORIC PRESERVATION

All State Historic Preservation Offices must satisfy uniform national performance standards in order to maintain certification as “approved state programs.” This status is a prerequisite for participating in the national historic preservation program and receiving grant assistance from the Historic Preservation Fund administered by the National Park Service.

During the current fiscal year, the National Park Service has awarded \$313,510 in federal funds to the District of Columbia to advance historic preservation programs citywide. These funds are used primarily to conduct community-based surveys, which lead to the protection of historic properties, and to encourage economic development through investment in historic buildings. The District of Columbia receives these funds only upon satisfying the federal government that the program meets stringent performance standards, which are subject to annual review and verification.

After its most recent review by the National Park Service, the District’s historic preservation program received its full certification, with five commendations of special merit:

- the HPD makes extraordinary efforts to ensure public access and participation in developing and building the entire program, including the setting of goals and priorities;
- HPD administers a program which encourages and reflects the District’s diverse population. Thematic surveys of minority history “make them leaders in the field nationally”;
- the Division and Review Board are dedicated to meeting federal and D.C. program requirements in all areas of service;
- the HPD produces highly professional historic resource surveys and produces especially high quality reports and data; and,
- the review team noted substantial improvement in all program areas since the previous review in 1990.

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

PROGRAM GOALS

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

- to complete the cultural resources survey of the city;
- to expand historic preservation programs to engage new users; and,
- to ensure effective protection of historic properties.

These goals influence all aspects of the preservation program, including planning, survey and designation, resource protection, and public education. The program recorded significant progress toward each of these goals during the past year.

PRESERVATION PLANNING

HPD's preservation planning provides a coherent structure for other preservation program activities. Consistent with National Park Service guidelines, this planning effort focuses on implementation of a comprehensive historic preservation plan and the development of "historic contexts," which enable the assessment of resources in relation to broad historical themes. Major preservation planning efforts during the past year included:

D.C. Historic Preservation Plan

Completion of the first comprehensive historic preservation plan for the District of Columbia, consistent with the provisions of the D.C. Comprehensive Plan

African-American Architects Study

Archival research, oral history, and documentation of the historic context for properties associated with African-American architects and builders

Transportation Resources

Development of a historic context documenting the transportation networks which contributed to the historical development of the District"

Inventory Computerization

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

Transportation Resources

Survey and documentation of resources related to railroads, trolleys, and early roads in the District

Anacostia Historic District Survey

Documentation and conditions assessment of buildings in the Anacostia Historic District

Southwest/Lower Southeast Survey

Final phase of research and documentation of the Southwest Urban Renewal Area and contiguous areas around the Washington Navy Yard

Strivers' Section Historic District

Building-by building documentation and research into the social history research of the existing historic district

HISTORIC LANDMARK AND HISTORIC DISTRICT DESIGNATIONS

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

Chevy Chase Theater (Avalon Theater)

5612 Connecticut Avenue, NW

City's oldest continuously operating neighborhood theater, and a rare local example of an early neighborhood movie house; exemplifies evolution of motion picture theaters and their contribution to the city's commercial and social history; major building on a significant commercial corridor, and a focal point of the Chevy Chase neighborhood since its rapid expansion in the 1920s; "high-style" Classical Revival design of noted local architects; 2 stories, brick with limestone trim, Adamesque ornament; built 1922 (Upman and Adams, architects); DC designation 4/25/96

Codman Carriage House and Stable

1415 22nd Street' NW

Architecturally important example of a unified private carriage house and stable; rare example of a once essential support facility for the city's large mansions; notable work of nationally renowned architect Ogden Codman, Jr., built for his cousin, New England heiress Martha Codman; 2 stories, with French Renaissance facades of pressed brick and stucco, built 1907; DC designation 12/19/95

3901 Connecticut Avenue, NW (and Interior)

Tudor Revival apartment building, among the unique concentration of high-quality apartment buildings along Connecticut Avenue; notable work of prominent apartment building developer Harry Bralove and prolific apartment architect George T. Santmyers, Jr.; spacious U-shaped design with landscaped front courtyard illustrates suburbanizing trend in 1920s apartment design; 5 stories, red brick, triple-arched entrance with oriel, cast stone quoins, heraldic motifs, crenelated parapet, and finials; built 1927; DC designation 3/28/96 (including interior lobby)

Fletcher Chapel (Church of God and Saints of Christ)

401 New York Avenue, NW

One of the oldest surviving houses of worship in the city, representative of the early city's simple wood frame architecture; rare surviving example of the romantic, picturesque design principles popularized by landscape architect Andrew Jackson Downing in the antebellum period; site of the founding meeting (June 23, 1893) of the Anti-Saloon League, an important Temperance organization influential in achieving passage of the 18th Amendment to the U.S. Constitution; first building associated with the Church of God and Saints of Christ, an African-American denomination (founded in 1903 by William Saunders Crowdy) which now has congregations throughout the U.S. and in other nations; built between 1854-57 as a mission church of McKendree Methodist Church (established 1845); one store with front-gable roof, stuccoed walls (originally vertical board-and-batten siding), arched windows; DC designation 9/26/96

Frelinghuysen University (Edward P. Goodwin House)

1800 Vermont Avenue, NW

Picturesque post-Civil War rowhouse which served from 1921-27 as the first permanent home of Frelinghuysen University (founded in 1917 to provide academic, vocational and religious education for black working-class adults); associated with the life and achievements of noted educator Dr. Anna J. Cooper (1859-1964), who served as president from 1930-41; significant to the history of African-American education in Washington; representative of institutions promoting racial solidarity and self-sufficiency during a period of intense segregation; illustrative of neighborhood social change, as the city's foremost African-American neighborhood assimilated speculative housing built for middle-class whites; built in 1879 (Diller B. Groff, builder; first occupied by insurance agent Edward P. Goodwin and family); 2 stories, red brick, triangular plan with octagonal corner tower, bays, corbelling, patterned slate roofs, and elaborate iron finials; DC designation 6/22/95; NR listing 11/6/95

On Leong Chinese Merchants Association
618-20 H Street, NW

Headquarters for more than 60 years of the On Leong Merchants Association, which was responsible for relocating the city's Chinatown at its current site; Chinatown's first transformation of an existing building with applied Chinese ornamental features; exemplifies the demonstration of cultural identity through historically inspired architecture; reflects the importance of mutual aid organizations in the immigrant experience; constructed 1932 (Marcus Hallett, architect) by combining and altering two rowhouses built c. 1852; three stories, brick, with applied pagoda-form roofs, ornamental balconies, patterned tiles, lanterns, and roof cresting; DC designation 9/26/96

Spencer Carriage House and Stable
2123 Twining Court, NW (Rear 2120 P Street, NW)

Large and impressive example of a unified private carriage house and stable, once an essential support facility for the city's large mansions; notable work of John McGregor, a local "master builder" active from the 1870s to 1911; built in 1905 for Southern Railway president Samuel Spencer; 2 stories, utilitarian design with modest brick detailing, hipped slate roof, and cupolas; DC designation 12/19/95

NOMINATIONS TO THE NATIONAL REGISTER OF HISTORIC PLACES

In addition to its local designation authority, the Historic Preservation Review Board also recommends properties for listing in the National Register of Historic Places. The responsibility for nomination rests with the State Historic Preservation Officer. The HPRB and SHPO also comment on federal nominations of U.S. government property, and National Historic Landmark designations by the Secretary of the Interior. During the reporting period, the following properties were nominated to and listed in the National Register:

Armstrong Technical High School (1st and P Streets, NW); listed 8/16/96
Chevy Chase (Avalon) Theater (56 12 Con. & Avenue, NW); listed 8/16/96
D.C. Boundary Stones (Eastern, Southern, and Western Avenue & listed 11/8/96
Frelinghuysen University (1800 Vermont Avenue, NW); listed 11/6/95
Key Bridge listed 3/1/96
Sears, Roebuck & Company Department Store (4500 Wisconsin Avenue, NW); listed 2/16/96
Spencer Carriage House and Stable (2 123 Twining Court, NW); listed 8/29/96

The Secretary of the Interior also designated the following properties as National Historic Landmarks:

Larz Anderson House (2 118 Massachusetts Avenue, NW); designated 6/19/96
Franklin School (13th & K Streets, NW); designated 6/19/96

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 1,079 construction permit applications affecting historic properties. Most of these involved alteration to residential and commercial buildings in the city's two dozen historic districts. Major cases entailed extensive staff review and significant citizen participation. Among these projects were:

Ballet Center of Washington (2801 Connecticut Avenue, NW)

Conversion of a former school and rowhouses to apartments in the Woodley Park Historic District

District Building (John Wilson Building)

Revised restoration/rehabilitation plans for D.C. Council and GSA tenant offices

Ellen Wilson Dwellings (700 block of 6th & 7th Streets, SE)

Archaeological analysis and final design review of rowhouses to replace the existing public housing complex in the Capitol Hill Historic District

Evening Star Building (1101 Pennsylvania Avenue, NW)

Review of handicapped access ramp for Planet Hollywood restaurant

Greystone (2325 Porter Street, NW)

Archaeological investigation and review of proposed houses in a wooded enclave of landmark houses

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

Revised plans for adaptive use of Hecht's and adjacent row buildings for housing, arts space, and offices

1741 Johnson Avenue, NW (Greater 14th Street Historic District)

Conversion of a former livery stable and garage to condominium apartments

Kennedy-Warren Apartment Building (3133 Connecticut Avenue, NW)

Construction of a large addition to the historic landmark, completing its original design

Mackall Square (1617 & 1633 29th Street, NW)

Land subdivision separating the Herman Hollerith House from the landmark Georgetown estate

MANNA, Inc. Housing (4th & U Streets, NW)

Construction of ten infill rowhouses in the LeDroit Park Historic District

Museum of Women in the Arts (1250 New York Avenue, NW)

Construction on of a major addition to the museum in the landmark Masonic Temple building

Old Masonic Temple (901 F Street, NW)

Conceptual plans for rehabilitating the long-vacant landmark and constructing an office addition

700 Block of Seventh Street, NW (Downtown Historic District)

Conceptual plans for rehabilitation of an important historic row of twelve commercial buildings in Chinatown

Studio Theater (1501 14th Street, NW)

Conversion of historic automobile showroom for use as a performing arts theater

Sweeney-Plowman Houses (2521-23 K Street., NW)

Adaptive rehabilitation and addition to the deteriorated houses, the oldest documented in Foggy Bottom

The State Historic Preservation Officer also reviews Federal agency projects affecting historic resources under Section 106 of the National Historic Preservation Act. During the past year, there were 87 Section 106 projects involving housing rehabilitation, alterations to Federal buildings, memorials construction, and transportation improvements. Eleven of the most extensive projects were concluded with negotiated Memoranda of Agreement (MOAs) addressing effects on historic properties. Major Section 106 projects included:

Bureau of Engraving & Printing

Design review of plans for new visitor center and major building rehabilitation

Old Children's Hospital

Photographic documentation prior to demolition

Dalecarlia Reservoir

Memorandum of Agreement addressing demolition of six houses

Department of the Interior

Review of major rehabilitation plans, including accessibility issues

Ellen Wilson Dwellings

Design approval for replacement of public housing complex in the Capitol Hill Historic District

Federal Triangle

Review of rehabilitation plans for the ICC/Customs Building and the Mellon Auditorium

National Museum of the American Indian

Conceptual design review and archaeological testing

Natural History Museum, Smithsonian Institution

Memorandum of Agreement addressing infill of the West Court

Navy Yard Quadrangle

NAVSEA office consolidation involving multiple building renovation

Secret Service Headquarters

Memorandum of Agreement for new building incorporating the Mercantile Savings Bank

Washington Convention Center

Preliminary review of historic resource impacts and master plan for the Mount Vernon Square site

White House

HPRB review of concept plans for Pennsylvania Avenue and Lafayette Park

Whitehurst Freeway

Excavation of a highly significant prehistoric archaeological site

PRESERVATION TAX INCENTIVES

The State Historic Preservation Officer is responsible for the review of projects seeking certification for federal tax incentives designed to encourage preservation and rehabilitation of historic properties. During the past year, the SHPO reviewed and forwarded to the National Park Service the following applications for preliminary or final certification under this program. These projects represented a total investment of an estimated \$13.2 million in certified rehabilitation and related new construction.

Historic Landmarks

Tower Building, 1401 K Street, NW

DuPont Circle Historic District

1614 20th Street NW

Georgetown Historic District

Smith-Bruce House, 1405-1 134th Street NW

Sheridan-Kalorama Historic District

2118 Bancroft Place, NW

2128 Bancroft Place, NW

Sixteenth Street Historic District

Hightowers Apartments, 1530 16th Street NW

DEVELOPMENT GRANTS AND COVENANTS

The SHPO is responsible for monitoring the following seven preservation covenants on historic landmarks previously rehabilitated with federal historic preservation grant funds:

Covenanted Properties

Carnegie Library (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)

PUBLIC PARTICIPATION

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 citizen awareness of preservation programs. Major public participation activities during the past year included:

Design Guidelines

New technical assistance guidelines for property owners, architects, and businesses, to promote compatible alterations and additions to historic properties

Archaeology Guidelines

Preliminary development of technical assistance guidelines for construction affecting archaeological resources

Historic District Brochures

New informational brochures for the Anacostia, Greater 14th Street, LeDroit Park, and 16th Street Historic Districts (first in a series of brochures for each of the city's historic districts)

Third Annual Preservation Conference

Publications assistance for the D.C. Preservation League's annual preservation conference

Anacostia Historic District Demonstration and Education

Documentation of the historic district in conjunction with Anacostia High School students

Student Intern Program

Internship for an area college student in the HPD office

APPENDIX

Permit Applications Reviewed under the D.C. Historic Protection Act

From 10/1/95 to 9/30/96, 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 DEMOLITION</u>	<u>DEMOLITION</u>	<u>SUBDIVISION</u>	<u>CONCEPT REVIEW</u>	<u>TOTAL</u>
Historic Landmarks	56	1	-	1	6	64
Historic Districts						
Anacostia	7	-	-	-	-	7
Blagden Alley	5	-	-	-	-	5
Capitol Hill	197	1	-	2	9	209
Cleveland Park	58	-	-	-	10	68
Downtown	37	2	1	1	-	40
Dupont Circle	94	-	-	-	2	96
Fifteenth Street	4	-	-	-	-	4
Foggy Bottom	6	-	-	-	1	7
Fourteenth Street	20	-	-	-	1	21
Georgetown	262	-	1	3	32	298
Kalorama Triangle	24	-	-	-	-	24
Lafayette Square	2	-	-	-	-	2
LeDroit Park	13	-	-	1	-	14
Logan Circle	2	-	-	1	-	3
Massachusetts Avenue	11	-	-	-	-	11
Mount Pleasant	44	-	-	-	-	44
Pennsylvania Avenue	16	-	-	-	1	17
SheridanKalorama	44	-	2	-	1	47
Sixteenth Street	40	-	-	-	3	43
Strivers' section	10	-	-	-	-	10
Takoma Park	6	-	-	-	-	6
Woodley Park	22	-	-	-	2	24
Miscellaneous						15
(Determinations of eligibility for various zoning waivers, petitions for emergency review, and referrals from other D.C. agencies)						
Total						1079

Public Hearings by the Mayor's Agent

Under the D.C. 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);