

Historic Landmarks and Districts

The Historic Preservation Review Board designates historic landmarks and districts for inclusion in the DC Inventory of Historic Sites. Nominations for designation come from property owners, Advisory Neighborhood Commissions, government agencies, and community preservation groups. They are evaluated by the HPO staff and made available for public review and comment before the Board deliberates and renders a decision at a public hearing.

In FY 2018, HPRB designated sixteen new historic landmarks for inclusion in the DC Inventory. The Board also designated the Langston Golf Course, Kingman Park, and Bloomingdale historic districts. HPRB denied historic landmark designation for the Harrison Street Flats at 4315-51 Harrison Street NW, and Saint Paul's Methodist Episcopal Church South at 150 S Street NW.

Many of this year's designations reflect an emphasis on evaluating historic properties within the context of historical themes. Six designations are examples of historically affordable apartment buildings, four exemplify the District's utility infrastructure, and four others its civic buildings. Many of these nominations resulted from HPO coordination with government agencies, affordable housing providers, and community groups. This type of context-based identification of historic properties follows the policies and recommended actions of the DC historic preservation plan.

Ward 1

The Fulford

2518 17th Street NW

The Fulford, built in 1911 and now part of a two-building complex known as the Glenn Arms, was designed for a middle-class clientele when apartment buildings were still not widely accepted as a respectable housing option. The four-story Italian Renaissance style building is a good example of the "mansion type" apartments designed to evoke the mansions and embassies of the surrounding Meridian Hill neighborhood.

The Glenn Arms

2524 17th Street NW

Like the Fulford, the adjacent Glenn Arms from 1916 was designed to appeal to middle-class tenants, in this instance using the design imagery of semi-detached urban houses. The street front suggests a pair of Craftsman-style homes, but the two-story building extends back 129 feet in a double-dumbbell shape to nearly the full depth of its lot.

Both nominated by owner Glenn Arms Preservation LP, and designated on December 21, 2017; Glenn Arms photo, page 17

HISTORIC LANDMARK DESIGNATIONS

Fiscal Year	Applications Received	Designations Approved		Designations Denied	
	Number	Number	Owner- Opposed	Number	Owner- Opposed
2018	15	16	1	2	2
2017	7	11	2	0	0
2016	21	21	0	0	0
2015	19	15	4	2	2
2014	19	7	0	1	0
2013	11	15	0	3	3
2012	8	13	0	2	1
2011	21	14	0	1	1
2010	14	14	0	0	0
2009	10	4	0	1	1
2008	17	11	1	1	1
2007	33	28	1	2	2
2006	14	10	1	1	1
2005	13	8	0	1	1
2004	13	10	0	3	1
TOTAL	235	197	10 (5%)	20	16 (80%)



THE FULFORD

RECOGNIZING OUR HERITAGE

Potomac Electric Power Company Substation No. 13 1001 Harvard Street NW

The Columbia Heights PEPCO substation is the first such electrical facility erected outside the original city boundaries. Built in 1907, it was designed to fit sensitively into an emerging residential neighborhood in response to community concerns. The building's design—a combination of Arts-and-Crafts and Classical-Revival styles—was used to mask the industrial equipment and use of the building, marking a departure from earlier utilitarian structures that had housed similar equipment. This established PEPCO's corporate policy of providing contextual design for its facilities throughout much of the 20th century.

Nominated by the DC Preservation League, and designated on February 1, 2018

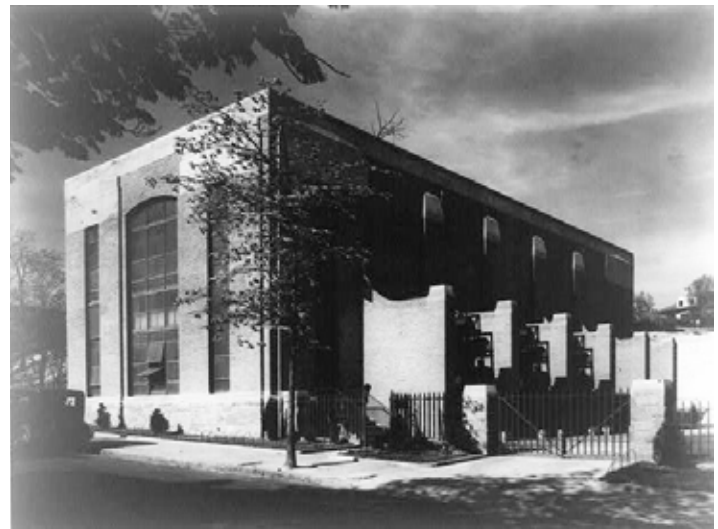


PEPCO SUBSTATION NO. 13

Potomac Electric Power Company Substation No. 25 2119 Champlain Street NW

The Reed-Cooke substation, built in 1931, conveys strength and dynamism through a muscular industrial style, with monumental proportions and brick transformer isolation walls on its south side expressed as architectural buttresses. Architect Arthur B. Heaton, employed by PEPCO between 1929 and 1939, elevated the company's architectural standards by introducing a consistent Art Deco-inspired Industrial Classicism that provided a dignified architectural image for the utility.

Nominated by the DC Preservation League, and designated on February 1, 2018



PEPCO SUBSTATION NO. 25

Ward 2

West Heating Plant 2518 17th Street NW

Built to supplement the 1934 Central Heating Plant, the West Heating Plant added capacity for a vast expansion of the federal establishment in the mid-20th century. The six-story plant at the juncture of the C & O Canal and Rock Creek is a monumental testament to mid-century industrial design and engineering. Its streamlined architectural styling draws from the Art Moderne as well as emerging Modernism. Designed in 1940 and begun in 1941-42, its construction was suspended during World War II as most steel was diverted to the war effort. Construction did not resume until 1946, with completion in 1948. Originally intended to catch up with demands created by New Deal expansion during the Depression, the plant also enabled postwar construction and operation of the massive State Department and other federal headquarters surrounding the National Mall.

Nominated by the DC Preservation League, and designated on November 2, 2017



WEST HEATING PLANT

District of Columbia Municipal Center

300 Indiana Avenue NW and 301 C Street NW

The District's Municipal Center is an outstanding example of Classical Moderne, a style influenced by both classicism and Art Deco, and often associated with New Deal civic buildings. Built between 1938 and 1941 with the aid of Public Works Administration funds, the Municipal Center (now Henry J. Daly Building) was the first of a planned matching pair in a complex of judicial and administrative buildings flanking the approach from the Mall to Old City Hall. The monumental structure includes a significant program of art, demonstrating a local commitment to civic art in public buildings at a time when the federal government was sponsoring such works across the nation.

Nominated by the DC Preservation League, and designated on February 22, 2018

Ward 3

Equitable Life Insurance Company

3900 Wisconsin Ave NW

Built in 1956 and expanded in 1963, the headquarters of the Equitable Life Insurance Company is perhaps the city's most impressive example of the Georgian Colonial Revival style, modeled by architect Leon Chatelain Sr. after the Governor's Palace in Williamsburg, VA. The building exemplifies the influence of the restoration of Williamsburg and the enduring popularity of the Colonial Revival style on the design of commercial, government, and institutional buildings through the middle decades of the 20th century in Washington and regionally. The site was later acquired and further expanded by the Federal National Mortgage Association (Fannie Mae).

Nominated by owner NASH-Roadside 3900 Wisconsin, and designated on November 16, 2017

Potomac Electric Power Company Substation No. 38

5210 Wisconsin Avenue NW

PEPCO's Harrison Street substation was built in 1940 to meet the growing demand for electricity in the area. It was designed in an Art Moderne style to mimic the prevailing style of neighborhood commercial buildings at the time. This approach reflected PEPCO's policy for its buildings to blend with neighborhood surroundings. The policy took on added importance on the eve of the second World War, when the company sought to protect its power grid by making substations as inconspicuous as possible, in this case as a commercial look-alike building. PEPCO collaborated with the National Defense Power Committee to add this and other substations to improve the city's power grid for reliable and secure electrical current to Washington in the event of war.

Nominated by the Art Deco Society of Washington and Tenleytown Historical Society, and designated on November 16, 2017



DISTRICT OF COLUMBIA MUNICIPAL CENTER



EQUITABLE LIFE INSURANCE COMPANY



PEPCO SUBSTATION NO. 38

RECOGNIZING OUR HERITAGE

Ward 4

Homestead Apartments

812 Jefferson Street NW

The Homestead Apartments in Brightwood Park was built in 1939 and illustrates an eclectic blend of Gothic and Romanesque decoration in the form of corbeling, round arches, basket-weave brick panels, and peaks on the roofline, together with Art Deco and Moderne details in its streamlined brickwork. The building's H-shaped plan encloses an intimate courtyard enclosed by low stone walls punctuated by piers. The building is associated with efforts in the interwar years to build multi-unit buildings for Washington's working-class and middle-class residents.

Nominated by owner Hampstead Jefferson Partners, and designated on November 16, 2017

MacFarland Junior High School

4400 Iowa Avenue NW

Built in 1925, the Henry B.F. MacFarland Junior High School was one of the city's first two purpose-built junior high schools. In the first half of the 1910s, dozens of cities, including Washington, established junior high schools to address overcrowding and recognize the challenges of teaching children who had reached puberty. The building's relatively simple design, nearly identical to Langley Junior High in Eckington, suggests both cost-consciousness and a deference to the high schools as the most elaborate edifices in the system.

Nominated by the DC Department of General Services, and designated on September 27, 2018

Petworth Library

4200 Kansas Avenue NW

The Georgian Revival-style Petworth Neighborhood Library reflects the influence of Colonial Williamsburg, as well as the preference of the Commission of Fine Arts for the domestic feel of colonial architecture for neighborhood-serving public facilities. Originally named the Petworth Branch Library, the building was erected in response to community demand, as part of an 1929 plan to expand library services with thirteen new branch libraries in outer neighborhoods. After the plans were scaled back during the Great Depression, Petworth Library was finally designed in 1936 and completed in 1939. In 2009, the library underwent a major renovation that included addition of the building's cupola, which, although part of the original building design, had never been built.

Nominated by the DC Department of General Services, and designated on September 27, 2018



HOMESTEAD APARTMENTS



MACFARLAND JUNIOR HIGH SCHOOL



PETWORTH NEIGHBORHOOD LIBRARY

Roosevelt High School

4301 13th Street NW

Theodore Roosevelt Senior High School was founded in 1890 as Business High School, the District's only institution devoted to instruction in business. The current building opened in 1932, and is emblematic of the designs of Municipal Architect Albert L. Harris, working in the Colonial Revival style favored by the Commission of Fine Arts. Two interior murals painted in 1935 by artist Nelson Rosenberg were part of the Depression-era Public Works of Art Project (PWAP). When the building opened, the business school became a general high school, but with rooms set aside for typewriting, bookkeeping, a student-run bank, and other business-related activities.

Nominated by the DC Department of General Services, and designated on September 27, 2018



ROOSEVELT HIGH SCHOOL

Ward 5

Saint Paul's College

3025 4th Street NE

St. Paul's College, founded in 1914 to train Paulist Fathers, is significant for its role in the education of priests for evangelical work in North America. Founded in New York in 1858, the Missionary Society of Saint Paul the Apostle transferred their seminary here after the establishment of the Catholic University of America. St. Paul's campus is notable among the constellation of teaching institutions created by independent Catholic orders attracted to the former farmlands near the university. The 1914 college hall, an excellent example of Collegiate Gothic architecture designed by architects Murphy and Olmsted, crowns a gentle hill at the center of a now-reduced college campus. A series of wings expanded the college in 1935, 1941, 1956, and 1957.

Nominated by the D.C. Preservation League, and designated on November 16, 2017



SAINT PAUL'S COLLEGE

Harewood Lodge

3600 Harewood Road NE

Harewood Lodge is the first building erected in the District in the Second Empire style, and one of the first in North America. Aware that the gatekeeper's lodge at the main entrance to his Harewood estate would create a public image for the summer home, William Wilson Corcoran employed James Renwick, Jr., one of the most important architects of his era, to design the lodge in the new French style. Likely built in 1857, this is the earliest of a handful of remaining estate lodges in the District and a rare vestige of once rural Washington County. After Harewood was sold to the federal government for the nation's first veterans home, the lodge continued to greet visitors enjoying the Soldiers' Home grounds as an unofficial public park.

Nominated by the D.C. Preservation League, and designated on May 24, 2018



HAREWOOD LODGE

RECOGNIZING OUR HERITAGE

Bloomingdale Historic District

Bounded by North Capitol Street on the east, Florida Avenue on the south, 2nd Street on the west, and McMillan Reservoir on the north

Bloomingdale is one of the city's most cohesive rowhouse neighborhoods, offering a remarkable display of high-quality design and craftsmanship. Located just beyond the city's original Florida Avenue boundary, its development was spurred by the arrival of a streetcar line in 1888. A small group of speculative developers built the community's stock of substantial rowhouses, marketed to middle-class residents during a major building boom. Architecturally, Bloomingdale is a primer on the stylistic transition of the city's rowhouses from fanciful, late-Victorian buildings of the early 1890s to more stately Edwardian models after 1900, and the more modest porch-fronted forms of the 1910s and early 1920s.

Bloomingdale is also significant for its prominent role in the struggle to abolish racially restrictive housing covenants in the District and nation. Dozens of legal challenges to these discriminatory devices, brought by the NAACP and others, culminated in the 1948 Supreme Court decision finding racially restrictive covenants unconstitutional and unenforceable. This ended legal segregation of the city's housing, and opened up Bloomingdale and other neighborhoods to African American residents.

Nominated by the DC Preservation League on behalf of the Bloomingdale Historic Designation Coalition, and designated on July 26, 2018 (effective September 9, 2018)

Ward 7

Texas Gardens

1741 28th Street SE

Texas Gardens, built in Randle Highlands in 1943-44, is a good example of the economical low-rise apartment buildings erected for a flood of workers coming to the nation's capital in support of the war effort. The restrained but elegant yellow brick facades feature an Art Deco main entrance design with glass block panels, a streamline effect from long cornice panels and flat bands of decorative brickwork, and a rounded prow at the Texas Avenue corner.

Duvall Manor Apartments

3500-3510 Minnesota Avenue SE

The Duvall Manor Apartments were built in 1949 as the Greenway area was developed to meet the demands of the city's post-WWII growth. The large, U-shaped garden apartment complex facing Minnesota Avenue is surrounded by a generous expanse of lawn. Its light-toned red brick facades display a simple Colonial Revival style, with pedimented door surrounds, keystone lintels, and a flat cornice belt in contrasting limestone.

Both nominated by owner Texas Gardens Partners LLC, and designated on December 21, 2017



BLOOMINGDALE HISTORIC DISTRICT



DUVALL MANOR APARTMENTS

Langston Golf Course

2600 Benning Road NE

Langston Golf Course, named in honor of John Mercer Langston, the first dean of Howard University Law School, is significant for its association with African-American history, sport and recreation in the District, and the civil rights history of "separate but equal" facilities and their eventual desegregation. When it opened in 1939, Langston was one of only about 20 golf courses in the country open to African Americans. Its genesis dates to 1927, when faced with the closure of the Lincoln Memorial Golf Course—the only course in the city where African Americans could play—a group of golfers formed the Capital City Golf Club to petition for a new course for African Americans. The Works Progress Administration and Civilian Conservation Corps undertook the construction in the new Anacostia Park. In addition to regular Lee Elder, newspaper accounts say it has been played by Joe Louis, Althea Gibson, Jim Thorpe, Billy Eckstine, Maury Wills, Bob Hope, Gerald Ford and "every professional African American golfer except for Tiger Woods."

Nominated by the National Park Service and National Capital Parks-East, and designated on March 22, 2018

Kingman Park Historic District

Bounded by Oklahoma Avenue on the southeast, an irregular line between 19th and 21st Streets on the west, and including Langston Terrace, the four public schools, and Langston Golf Course north of Benning Road

Kingman Park was developed between 1928 and the early 1950s specifically for African American residents during a period of intense racial segregation in the city and nation. Kingman Park was the site of demonstrations for better schools and the integration of playgrounds, and a source of legal challenges to "separate but equal" education. Activism in Kingman Park contributed to the integration of the city's public playgrounds and to the landmark Supreme Court decision in *Bolling v. Sharpe*, a companion case to *Brown v. Board of Education*.

The neighborhood began as privately built single-family homes marketed to African American homebuyers, along with commercial enterprises and religious institutions. Over time, it expanded with both private and federally subsidized housing for working-class African-Americans, a historic school campus for African-American elementary through high school students, and Langston Golf Course. The nucleus of the Kingman Park neighborhood forms a coherent and distinguishable group representative of Washington's single-family housing developments and their commercial corridors during the interwar period. North of Benning Road, it also includes the historic landmark Langston Terrace Dwellings, and the education campus and golf course, both individually recognized as historic districts.

Nominated by the Kingman Park Civic Association, and designated on May 3, 2018 (effective June 24, 2018)



LANGSTON GOLF COURSE



KINGMAN PARK HISTORIC DISTRICT

RECOGNIZING OUR HERITAGE

National Register Listings

The National Register of Historic Places is the nation's official list of resources worthy of preservation and commemoration. Listing in the National Register confers recognition and ensures review of federal government undertakings that might affect the character or setting of listed properties. It also makes properties eligible for federal preservation tax incentives and preferential consideration in federal leasing.

In FY 2018, the SHPO nominated seven recently designated DC historic landmarks for listing in the National Register.



THE GLENN ARMS

NATIONAL REGISTER LISTINGS

Ward	Property	Address
1	The Homestead Apartments	812 Jefferson Street NW
	The Fulford	2518 17th Street NW
	The Glenn Arms	2524 17th Street NW
3	Lafayette Elementary	5701 Broad Branch Road NW
5	St. Paul's College	3015 4th Street NE
7	Texas Gardens	1741 28th Street SE
	Duvall Manor Apartments	3500-3510 Minnesota Ave SE

About National Register and NHL listing

The State Historic Preservation Officer is responsible for nominating properties in the District of Columbia to the National Register, which is maintained by the National Park Service. The SHPO routinely forwards properties to the Register after designation in the DC Inventory of Historic Sites, as the listing criteria are substantially the same.

National Historic Landmarks (NHLs), are considered the nation's most significant historic properties, designated by the Secretary of the Interior. They are automatically listed in the National Register. With 74 NHLs, the District of Columbia has more of these properties than all but seven states.



LAFAYETTE ELEMENTARY SCHOOL