

# Historic Preservation Plan

of the  
Pennsylvania Avenue Development Corporation

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**AMENDMENT TO THE  
HISTORIC PRESERVATION PLAN**

May 1979

The following amendment to the Historic Preservation Plan was approved by the Board of Directors, Pennsylvania Avenue Development Corporation.

Insert the following sentence at the beginning of the description of Program IIB:  
"The structures listed in Program IIB 'Building Facade Relocation' which are designated for relocation to Indiana Avenue, 7th Street, N.W., or Pennsylvania Avenue between 6th and 7th Streets, N.W., may be relocated to any site within the Historic Preservation Zone."

**PREFACE**

This Historic Preservation Plan is a supplement to the historic preservation material presented in the Corporation's *Pennsylvania Avenue Plan - 1974*.

On March 15, 1977, this Historic Preservation Plan was adopted by the Board of Directors of the Pennsylvania Avenue Development Corporation as the Corporation's program for preservation and restoration of historic properties within its jurisdiction. The plan goes far beyond what has been done under similar redevelopment plans in the past, through its content and scope, and will result in a distinctive enhancement of the Pennsylvania Avenue National Historic Site.

# INTRODUCTION

## **PENNSYLVANIA AVENUE NATIONAL HISTORIC SITE**

On September 30, 1965, the Secretary of the Interior issued an Order of Designation establishing the Pennsylvania Avenue area as a National Historic Site. This designation was an integral step in the process to preserve and improve Pennsylvania Avenue and its environs between the White House and the Capitol.

The designation was made under the general authority of The Historic Sites, Buildings, and Antiquities Act of 1935, which has as its policy the preservation for public use of historic sites, buildings,

and objects of national significance, for the inspiration and benefit of the people of the United States.

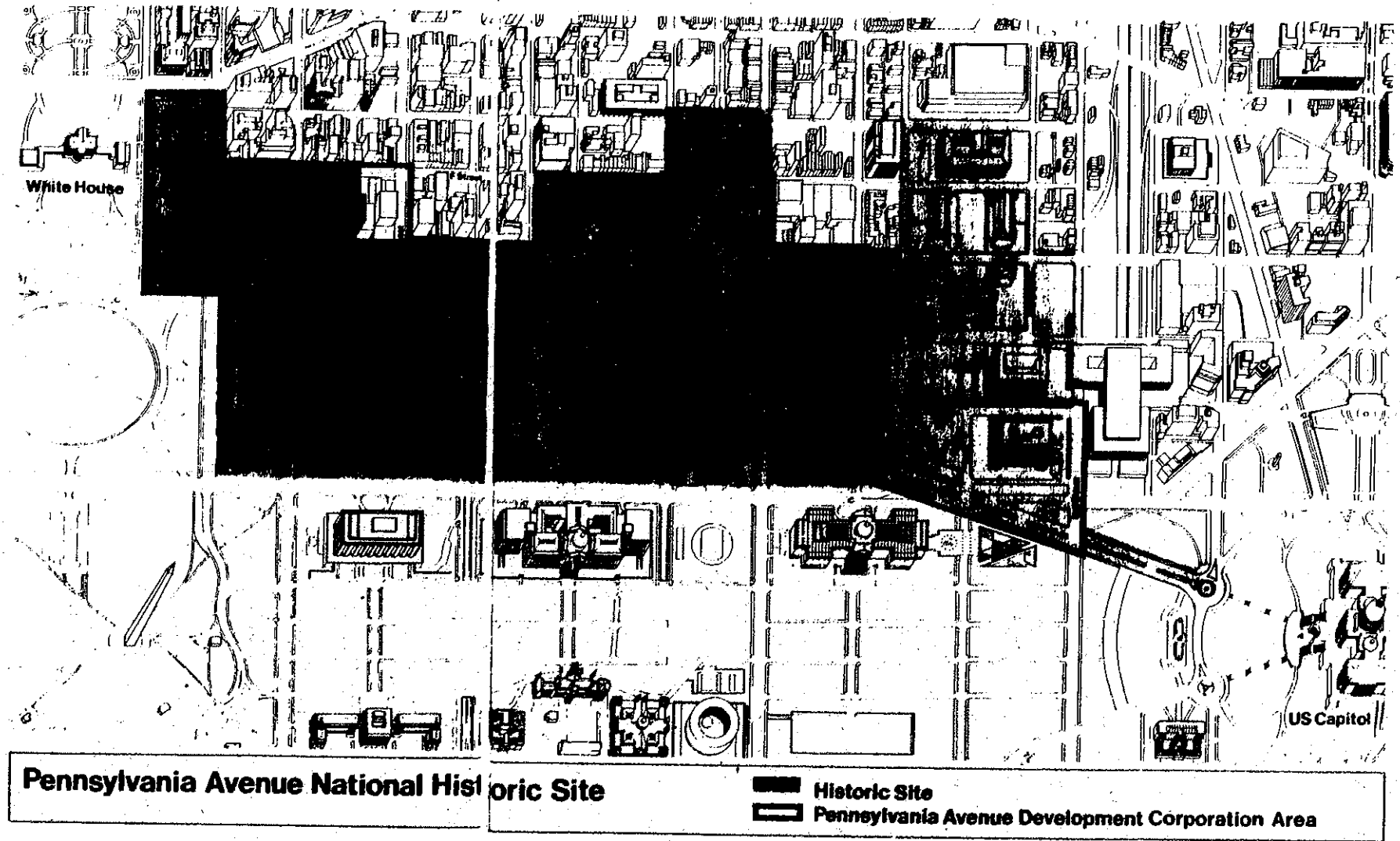
In the case of the Pennsylvania Avenue site, the designation was based upon the Avenue's great national historical value as the route of the Presidential inaugural procession and the site of many historical events and landmarks.

The Pennsylvania Avenue National Historic Site, which is included in the National Register of Historic Places, comprises Pennsylvania Avenue from the Capitol grounds to the White House together with "historically related environs." It is approximately rectangular in shape, generally bounded by 15th Street, E Street, 3rd Street, and Constitution Avenue, but extending as far north as F and G Streets, where necessary to include nationally significant landmarks, a number of which are also listed in the Register.

The Pennsylvania Avenue Development Corporation was established by Congress through Public Law 92-578, enacted on October 27, 1972, in order that the area adjacent to Pennsylvania Avenue between the Capitol and the White House be developed and used in a manner suitable to its ceremonial, physical, and historical relationship to the Federal Government and to the buildings, monuments and parks within the area.

Therefore, elements of the preservation plan are subject to the requirements of the National Historic Preservation Act of 1966; Executive Order 11591, May 13, 1971, "Protection and Enhancement of the Cultural Environment," and the procedures established by the Advisory Council on Historic Preservation for the protection of historic and cultural properties.

In accordance with these procedures the Pennsylvania Avenue Development Corporation conducted a detailed survey of the area and identified those properties that are included in or eligible for inclusion in the National Register. The affected properties are located within the area and under the jurisdiction of the Pennsylvania Avenue Development Corporation, and also within the area that will potentially be impacted by the overall plan. The report "Review of National Register Properties" was submitted for comment to the State Historic Preservation Officer and the Advisory Council on Historic Preservation. It is anticipated that when more specific details of the plan are developed there will be further reviews.



## THE HISTORIC PRESERVATION PLAN

Protection and enhancement of the historical resources located both inside the development area and within its area of impact has been a primary concern of the Pennsylvania Avenue Development Corporation from the outset. The overall *Pennsylvania Avenue Plan—1974* includes specific references to historic preservation. Proceeding from these basic objectives, this more precise *Historic Preservation Plan* has been developed in order to assure that an effective and cohesive preservation effort will accompany new development in the Pennsylvania Avenue area. The preservation plan establishes a methodology to guide short and long-term decision-making that affects the historical resources.

Essentially, the methodology involves several stages: (1) inventory, evaluation and nomination to the National Register of the existing buildings of historical or architectural significance; (2) a preservation 'treatment' procedure for each category of building to be preserved; these include measures and procedures for the maintenance, through preservation, rehabilitation, or restoration; (3) the examination of alternatives for preservation through legislation and financial procedures and techniques, cooperation with purchasers and transferees of properties in the development area; (4) consideration of the practicability for preservation in place, restoration, or salvage alternatives; (5) preparation of procedures required pursuant to the Executive Order 11593 to the Secretary of the Interior and to the Advisory Council on Historic Preservation for review and comment.

## BACKGROUND AND PURPOSES

Historic preservation has become an expected component of a redevelopment scheme for an area like Pennsylvania Avenue. As new development, new highways, and urban decay have, in the last two decades, fragmented our downtown areas, we have become more conscious of the need to preserve not only the stately and monumental public edifices but also the more ordinary areas that give us a sense of the past. These areas are our neighborhoods, the once commonplace parts of the city that possess an overall character derived from the special mixture of spaces and buildings that reflect the city's historical evolution.

However, preservation is still perceived by some as an impediment to development rather than as an important component of a successful redevelopment effort. In order to be most effective, preservation must be seen broadly, as an inseparable part of the development process. This broader definition demands an approach oriented to urban design rather than just to individual buildings.

An area like the Pennsylvania Avenue National Historic Site lends itself to an urban design orientation. The sole existence of one or more 'significant' buildings is no longer a prerequisite of an historic district; it can be an area that exhibits unique or distinctive characteristics such as a concentration of significant buildings, a large number of older buildings in a traditional urban organization, or a network of significant buildings or open spaces that provide a framework for minor structures less easily identifiable as 'historic' or 'significant.' It is then, less important for an historic district to possess 'significant' buildings than it is for the district's structures and open spaces to establish a sense of identity, confirm historical continuity and evolution through time, and evoke associations beyond those of solely architectural character and value.

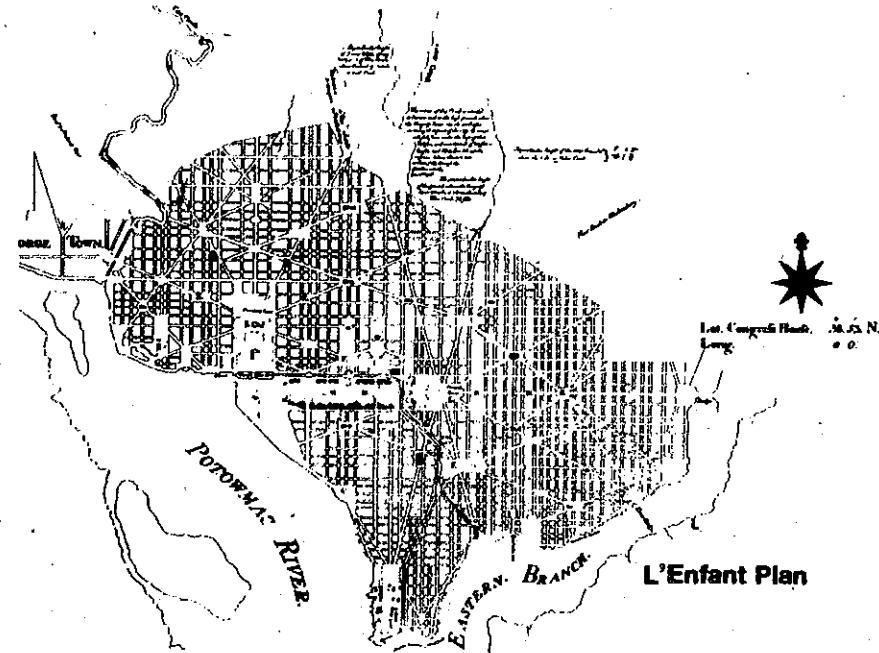
At first glance, the Pennsylvania Avenue area appears to lack the qualities usually found dominant in an historic district. There is no definitive character or cohesiveness of style and scale as is found in Victorian San Francisco or the elegant squares of Savannah. Instead, the Pennsylvania Avenue area is a particularly unmemorable environment characterized by visual incoherence and neglect of the past. Although the magnificent, symbolic vista from the White House to the Capitol dominates the Avenue itself, the street edges of this great Avenue are lined with a mixture of low, cheap structures, monumental public buildings, occasional historical buildings of diminished elegance, and parking lots. The few valuable and interesting structures remaining on the Avenue do not benefit from this condition. The area is devoid of either the rhythm of a bustling commercial center or the grandeur of a stately public place. Nevertheless, upon closer examination the area reveals certain elements that can form the basis of an historic preservation effort.

The Pennsylvania Avenue area has lived a dual life. On the one hand it was a major part of L'Enfant's city plan and has been chosen as the site for many nationally significant Federal buildings such as the old City Hall (1820-3), the Greek Revival Treasury Building (1836-64), the (1836-67) Patent Office (now the National Portrait Gallery), the (1839-66) Post Office (now the Tariff Commission Building), the (1892-99) Richardsonian Post Office, and the 20th century Federal Triangle Complex. On the other hand, for much of Washington's history the area

was the city's central business district. The two largest structures remaining from that time are the 1901 Willard Hotel and the 1889 Evening Star Building. These two significant landmarks testify to the exuberance of large scale commercial architecture as practiced during the downtown's turn-of-the-century heyday. The majority of other buildings of interest are much smaller typical 19th century commercial structures built in the styles fashionable from about 1850 to the 1910's.

The objective of this historic preservation effort is to create a comprehensive urban design that will reclaim and enhance both the monumental and grand urban vision of L'Enfant and the vitality of the area when it was Washington's "main street." One of the more appealing qualities of the historical downtown area is the sense of evolution and change that is made visible by the different styles and periods of architecture. This sense of a changing, growing city is heightened by the area's proximity to the larger, more permanent monuments of the Federal core. In view of this, the historic preservation effort will not preclude new development, but will encourage new construction designed within the parameters of height, scale, and quality determined by the older designs. By juxtaposing old and new and allowing owners a degree of freedom in the design of shopfronts and signs, the image of the historical downtown will be eclectic rather than pure, impressionistic rather than historically accurate. The overall character will reflect the variety and vitality of the nineteenth century street.

Although some of the structures and open spaces still exist in their traditional relationships and convey some sense of coherence, most of the interesting older buildings are scattered throughout the area without a unifying context other than the Avenue axis. The remaining smaller scale buildings have now lost their original significance to such an extent that in many cases their preservation in place would be inappropriate. A few large buildings such as the Willard and the Old Evening Star can be effectively maintained in place due to their size and their special role as Pennsylvania Avenue landmarks. Off the Avenue proper, particularly in the 7th Street and Indiana Avenue area, where the concentration of older, low-scale, walk-up buildings is greatest, it is possible, through preservation in place combined with building facade relocation, to create an historical



zone that will restore the scale of the turn-of-the-century central business district.

In summary, preservation activities will include the retention of significant buildings in place, as well as the restoration of a low-scale, turn of the century character in the 7th Street-Indiana Avenue area. Many of the now isolated structures of interest can be relocated to this zone and placed in traditional relationships to each other, to enhance both the urban design qualities of the area and the architectural qualities of the individual buildings. At the same time, new development on the blocks where the historic buildings were previously located will not be inhibited by one or two small structures. Finally, as the preservation plan is being implemented, a careful record will be kept of the area's architectural history and the changes that result because of the redevelopment effort. This will assist in decision-making and will provide a record of all significant changes brought about by effectuation of the plan.

The L'Enfant Plan was a fine example of baroque civic design: an exceptional urban concept for the United States at the time. The elements are the

linkages of monuments and special spaces with the combination of radial and gridiron street systems, the grand boulevards alternating with the Jeffersonian concept of public walks to connect Federal buildings, as well as the use of the city's natural features, and the consciousness of a domestic scale.

The *Pennsylvania Avenue Plan—1974* calls for restoring as much as possible of the symbolic intentions and the two-dimensional requirement of the L'Enfant Plan, but simultaneously it will allow those changes of the existing fabric of the city that enhance the physical and human qualities of the historical district.

Pennsylvania Avenue, Indiana Avenue, Western Plaza, and Market Square are considered major elements of the L'Enfant Plan, as are the vistas that symbolically connect the White House and the Capitol, and the Market Place area to the Portrait Gallery. However, the preservation of streets, squares, and vistas are programmatically part of the overall plan rather than the *Historic Preservation Plan*, as these are integral to the general landscaping, circulation, and development aspects of the plan.

# PRESERVATION PROGRAMS

*For reference, see foldout chart, page 21.*

Five programs were devised to implement the objectives of the preservation plan. These programs reflect both the complexity of an urban design orientation to preservation and the special problems of the Pennsylvania Avenue Historic Site. Programs I and IV address the monumental Federal city by retaining all Landmark structures and statues and monuments. The area's history as Washington's "main street" is recognized in the creation of Program II which calls for reinforcing the 19th century scale of the area around 7th Street and Indiana Avenue. Program II and Program III also respect the special needs of new development by treating isolated, older structures in special ways. Additionally, Program V calls for thorough documentation of all architectural and historical aspects of the redevelopment area.

# PROGRAM I: Preservation of Landmarks

This program involves the restoration in place (Category of Treatment I) and the maintenance of the landmark structures in the Corporation's project area.

## SIGNIFICANCE

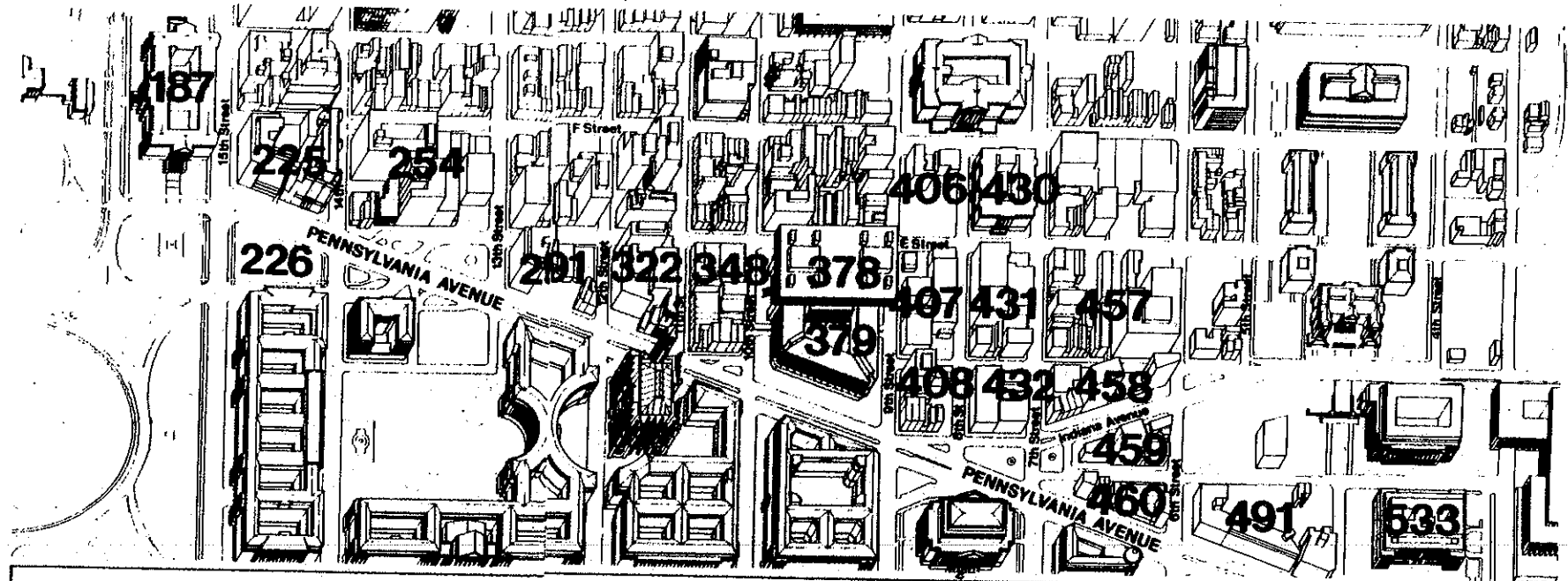
The Pennsylvania Avenue Historic Site is on the National Register of Historic Places. This means that all of the structures on the site are on the Register, however, the more outstanding were individually reviewed by the Joint Committee on Landmarks. As a result of this review several buildings were designated landmarks independently for they "contribute significantly to the cultural heritage or visual beauty of the historic district."

## AFFECTED STRUCTURES LISTED BY SQUARE

### SQUARE 225

Under the *Pennsylvania Avenue Plan-1974*, hotels will be the dominant use on this block, with the preservation in place of the Washington and Willard Hotels determining many of the physical design constraints such as cornice lines and setbacks. The area between the two hotels will be developed for office, retail, parking and hotel-related facilities.

The *WASHINGTON HOTEL* on the corner of 15th and Pennsylvania is a Category III landmark. The nine-story Italian Renaissance-revival design includes sgraffito decoration below a large overhanging cornice with modillions. The architects of the 1917 structure were Carrere and Hastings. The building is operated as a hotel and has a penthouse terrace restaurant offering a spectacular view of the Treasury Building, the President's Park, the city, and the Potomac River to the southeast. The Corporation will assist the owners in the refurbishing of the building's original exterior design.



## Square Identification Numbers: PADC Area

The *WILLARD HOTEL* is a National Register property and a Category II Landmark. It is an excellent example of the French-inspired Beaux-Arts style popular at the turn-of-the-century. The architect was H. J. Hardenburgh who also designed some of New York's best Beaux-Arts examples, including the Plaza Hotel and Dakota Apartments. When the 11-story steel and concrete structure opened in 1901 it was Washington's first skyscraper. Some of its more prominent features are the 3-story Doric portico on the Avenue, the large decorative dormers, and the large mansard roof. The present building replaced an earlier Willard Hotel and continued the tradition of the Willard as a hotel for diplomats and statesmen. There is a 1925 addition fronting on 'F' Street, but it

lacks the flamboyant details of the French Second Empire style. The exterior is to be fully restored under the plan.

The Willard's interior spaces are among the finest in this city and certainly the most interesting in the project area. The major ground floor public areas, including Peacock Alley, will be restored. Also, the rooftop grand ballroom will be renovated or restored, if feasible.

Exterior and interior restoration will be done by a private developer selected by the Corporation on the basis of the overall quality of his proposal, including the amount of financial assistance he requires.

### SQUARE 322

Under the *Pennsylvania Avenue Plan-1974*, this block will be developed for office, hotel, and retail uses. The Presidential Building and the Harrington Hotel will remain for reasons other than historic preservation.

The *EVENING STAR BUILDING*, on the corner of 11th Street and Pennsylvania Avenue, is a Category III landmark. The 1898, Classical Beaux-Arts style structure, was designed by the firm of Marsh and Peters. The facade has been described as "a marble poem in the sky."

The Evening Star Building will be preserved and if possible, the ground floor shall be opened to



accommodate extra sidewalk width under an arcade. A compatible structure shall be added on the blind west side, in order to increase the efficiency of the structure for contemporary office use.

## SQUARE 406

Under the *Pennsylvania Avenue Plan—1974*, the block will be developed primarily for retail uses. The historic facades on F Street and the Tariff Commission across 8th Street will limit building heights and affect the massing of new development.\* Both F Street and 8th Street will, as part of the Streets for People program, be closed to vehicular traffic and developed as pedestrian places.

The **800 BLOCK OF "F" STREET** is on the National Register of Historic Places, and is a Category II landmark. It is a rich mixture of five commercial structures built during the last quarter of the 19th century. The block illustrates the early phase of "F" Street's great age as the leading shopping and business street of Washington. The Plan calls for the restoration of all the exteriors of this block, which includes the following buildings:

The **LE DROIT BUILDING**, at 800-812 F Street was built in 1875 in the Italic style. James H. McGill's design includes tripartite arches, cast-iron Corinthian columns and an interesting bi-level store front which provides for 2 levels of shops below the office floors. The restoration and reuse of the interior will be considered.

The building next door at **814 F STREET** was built in 1876, and may have been designed by McGill. It is a more ordinary and restrained example of the Italic style.

The **ADAMS BUILDING** at 816 F Street was erected in 1878 and is an interesting design in masonry. It includes an oversized cornice, fascia,

and brackets; and a motif of arches which allow for the development of greater glass area on the first two floors.

The building at **818 F STREET** was constructed in 1881. A modern metal front has been applied, the cornice and pilaster motifs at the party walls survive. Previous investigation by the Historic American Building Survey found considerable evidence for reconstruction of this facade.

The **WARDER BUILDING**, now the Atlas Building, is at the corner of F and 9th Streets. Two bays front on F Street and twelve bays of the 6-story structure front on 9th Street. The building was designed by Nicholas T. Haller and built in 1892. It is a well proportioned masonry structure with a stylized entablature and a cornice which is interrupted by small pents through the parapet. The ground floor has been modernized with metal storefronts; however, the semi-circular arches over the second floor windows remain. These arches are corbelled out in five stages producing rich shadows which emphasize the rhythmic pattern of the facade on 9th Street.

## SQUARES 459 AND 460

Under the *Pennsylvania Avenue Plan—1974*, these blocks, along with Square 458 and parts of C Street and Indiana Avenue will be developed for a combination of retail, office and residential uses. Much of the area around the National Bank of Washington will be given over to pedestrians. A great deal of the plan's preservation activity is focused on this area, which will become a part of the historical enclave. New development will be designed to be compatible in massing with the many preserved-in-place buildings and relocated building facades in this area.

The **NATIONAL BANK OF WASHINGTON**, located at the apex of the triangle formed by Indiana

30 feet back from F Street, construction would be limited to the heights of the landmark facades. Along 8th Street and for a distance 60 feet back from 8th Street construction would be limited to a horizontal plane established by the height of the Tariff Commission Building. The Tariff Commission height would also be maintained along E Street and for a distance 30 feet back from E Street."

Avenue and C Street, is a Category II landmark. The 1890 structure illustrates, on a modest scale, many of the elements of the Richardsonian Romanesque style: rugged stone walls, an arched entry porch, and simple, yet bold, form. An addition was built in 1922 in a matching style. It is currently in good condition, needing no repair.

The **CENTRAL NATIONAL BANK BUILDING**, currently the Apex Liquor Store building, is a Category III landmark. Built in 1859 (original architect unknown), the now-familiar conical towers were added in 1888 by A. B. Mullet when he purchased the building. Mullet was also the architect of the State, War, and Navy Building in Washington and the Old Post Office in St. Louis, both French Second Empire style structures. The Apex building is smooth brownstone above a rusticated first floor. The plan includes the restoration of the exterior of the building.

## GENERAL SERVICES ADMINISTRATION (GSA) JURISDICTION

The **U.S. GENERAL POST OFFICE**, now the U.S. Tariff Commission Building, located on the block bounded by 7th, 8th, "E" and "F" Streets, is a Category I landmark. Built in 1839-44, the marble and granite building has a rusticated first floor and a two-story order of Corinthian pilasters. The architect of the original building was Robert Mills, with a later addition designed by Thomas Walter.

The **U.S. DEPARTMENT OF THE TREASURY** building at 15th Street and Pennsylvania Avenue is a Category I landmark. The central portion including the monumental colonnade of 30 Ionic columns, was built 1836-42. Originally designed by Robert Mills, the Treasury building is one of the foremost examples of Greek Revival architecture in this country.

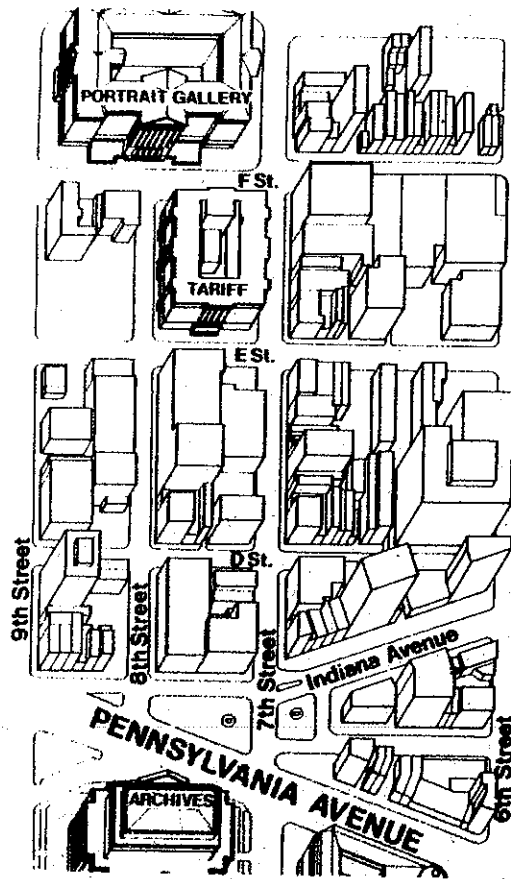
## PROGRAM II: The Historical Preservation Zone

This program involves the development of an historical 'zone' to reinforce the 19th century scale of the eastern end of the development area. The zone will include street frontages on Pennsylvania Avenue between 6th and 7th Streets; the front of a new residential structure behind the National Bank of Washington; parts of Indiana Avenue; 7th Street between Pennsylvania Avenue and E Street; 8th Street between D and F Streets; and F Street between 6th and 8th Streets. The program involves restoration in place (Category of Treatment I), building facade relocation (Category of Treatment II), and salvage and reuse of architectural elements (Category of Treatment III). Infilling with compatible contemporary design is also an aspect of this program.

The historical zone is located in the area that was Washington's historic commercial downtown. 7th Street, in the blocks just north of Pennsylvania Avenue, was once the city's main shopping street. By filling the many gaps between the buildings which will be retained, the scale and character of the historic downtown will be preserved and revitalized. The 800 block of F Street, with the fountains, kiosks, and activities of Streets for People in its front yard and the Portrait Gallery as its neighbor, will be one focal point of the area. This will be linked by a "historic walk" down 8th, E, and 7th Streets to the lively, pedestrian-oriented Indiana Plaza. This area will be more residential in character and scale, but will include many small shops (some of which already exist) and restaurants, serving residents, tourists and visitors. The Corporation encourages the appropriate agencies and private developers to extend the historical zone by renovating and recycling some of the fine older buildings on 7th Street adjacent to the Pennsylvania Avenue Development project area.

In some sections of the historical zone, new construction behind the relocated building facades will be limited to the height of the old building for a distance of 60 feet back from the building line. Farther back, the new buildings will be allowed to rise to the

\*Heights of Buildings Act, AIQ 5 DCC 401 et seq. and the Pennsylvania Avenue Plan of 1974, approved by Congress which states, "Building heights would be restricted to assure compatibility with landmark structures. Along 9th Street construction would be limited to a horizontal plane established by the height of the Atlas Building, which is about 75 feet. This height would continue for all areas not fronting on F Street, 8th Street or E Street. Along F Street and for a distance of



full allowable height. This configuration recognizes both the need to respect the size and scale of the older buildings and the necessities of present-day development.

None of the street frontages involved (Pennsylvania Avenue, Indiana Plaza, 7th Street) will be devoted entirely to historic facades. New construction of sympathetic design will occur, but heights will be limited by adjacent older facades. Owners will be encouraged to develop the ground floors either as period storefronts, or as compatible contemporary designs. The intent of the *Historic Preservation Plan* is not to completely reproduce a nineteenth century

period piece, but to encourage an environment based on the scale of the older buildings, and appropriate for pedestrians. Therefore, a balance of older, relocated facades and new structures of compatible design is important to the intent of the *Historic Preservation Plan*.

## SIGNIFICANCE

Program II concerns the "less-than-landmark" structures discussed previously in "Evaluation and Classification." They are important to the special ambience of the historical district and are characteristic of a certain architectural style, a technological innovation, or an aspect of economic or social development. These are not the monumental edifices which we have revered, but they are the buildings with which we have lived and by which, over the years, we have visualized and defined as "downtown." Their loss would certainly affect the district (and the city's) image.

Program II has been divided into three sub-programs, each based on a single category of treatment. These are:

- Program IIA: Buildings to be preserved in place
- Program IIB: Building facades to be relocated
- Program IIC: Salvage and re-use of architectural elements

## PROGRAM IIA: Preservation in Place of "Less-than-Landmark" Structures

### AFFECTED STRUCTURES LISTED BY SQUARE

#### SQUARE 431

Under the *Pennsylvania Avenue Plan—1974*, this block will be part of a large residential, office and

retail complex which will front on Market Square and E Street, and flank the historic 8th Street vista.

**LANSBURGH'S DEPARTMENT STORE** is a turn-of-the-century structure located at the corner of 8th and E Streets. The building is six stories high and approximately 120 x 275 feet in dimension. The west facade is a rhythmic composition of bays each consisting of three windows, their spandrels subordinated to the strong vertical mullions and pilasters which end in segmental arches at the sixth floor. All the terra cotta facing is highly decorated with geometric and floral patterns except the window trim and spandrels which were deliberately left plain to further emphasize the rhythms produced by the decorated vertical elements. In order to accommodate an awkward dimension on the north facade, one of the two arched bays is four windows wide. As much of this handsome example of commercial architecture as is practicable will be integrated into the Market Square Housing complex.

**THE BUSCH BUILDING** is adjacent to the north facade of Lansburgh's. This older building has been in use as part of the department store. The six-story brick building is three bays wide, with the middle bay projecting. The windows have segmented and round arches. There are decorative string courses above and below the windows. The composition is topped by a highly decorative corbelled cornice. The future of this structure will be determined by studies concerning the practicability of integrating it with the proposed housing structure.

#### SQUARE 457

Under the *Pennsylvania Avenue Plan—1974*, the east side of this block (occupied by two large recently built office buildings) will remain as is. The west side of the block, fronting on 7th Street, will be developed for office, retail and residential uses. Building heights for new construction adjacent to the historical 7th Street frontage of existing buildings and relocated facades will be limited.

The **GERMOND CRANDELL BUILDING** at 401-407 7th Street, is one of the more interesting buildings in the project area. This three-story commercial building with a highly rhythmic fenestra-

tion pattern and ornamental features was erected in 1877 from a design by Germond Crandell. In addition, it is significant as an early American example of cast stone construction. Although the building has been neglected over a period of time and the facade is in poor condition it is one of the richest statements of commercial architectural design of the late 19th Century found on 7th Street.

**417 7th STREET** is a 4-story brick commercial building constructed in 1855. Faced in brownstone with boldly projecting, simply bracketed cornice, the building reflects an earlier period in its elegant proportions and lack of intricate ornament. The building was altered during this century and the brownstone has been painted white.

The building at **443 7th STREET** is at the corner of 7th and E Streets. It is a modest building, but its proportions, scale, and fenestration pattern are appropriate to the historical district.

#### SQUARE 458

Under the *Pennsylvania Avenue Plan—1974*, there will be only minor redevelopment on this block. Most of the activity will be preservation-oriented, with the remaining small site to be developed as either office or residential mixed with retail.

**638 D STREET** is a 19th Century section of the HUB Furniture Store with handsome window details. Currently the windows are bricked up.

The **HUB FURNITURE STORE**, at the corner of 7th and D Streets, presently has a flat brick facade applied over the four earlier buildings that occupy the site. The buildings will remain, but their treatment is still unclear. Research will be undertaken to determine whether there are restorable facades beneath the modernization, or if the existing buildings will be given "new," relocated facades.

The **FIREMEN'S INSURANCE COMPANY BUILDING**, located at the corner of 7th Street and Indiana Avenue, was erected in 1882 and has been continuously occupied by the Firemen's Insurance Company since that time. The five story structure is an asymmetrical composition which includes an oc-

agonal tower, projecting bay, and mansard roof. The gold dome, which once topped the tower has been removed, and the original rusticated ground floor has been modernized. The building is a good example of late 19th century design attitudes about the architectural expression of the corporate headquarters.

The **NATIONAL UNION INSURANCE COMPANY BUILDING**, on Indiana Avenue, is adjacent to the Firemen's Insurance Company Building. Contemporary in date with the corner building, it is compatible in its materials and style. Slightly more flamboyant in its design motifs, its pedimented bay, round arches and turrets enliven the massing of the entire structure.

The three commercial buildings at 637-641 **INDIANA AVENUE**, including the familiar Litwin's Furniture Store, are typical of the commercial and residential buildings which were the dominant building type and form in downtown Washington in its early years. The three structures date from circa 1840 and are now being used as viable retail stores.

## SQUARE 460

Under the *Pennsylvania Avenue Plan-1974*, this block will be developed for residential, office and retail uses as part of the Indiana Plaza development. On Pennsylvania Avenue, between the retained structures, are sites for relocated facades. New construction adjacent to these facades will be limited in height.

**627 PENNSYLVANIA AVENUE**, better known as Gilman's Drugstore, was built in the 1840's and remodeled in the 1880's. The brick, four-bay structure has a pleasant fenestration pattern of narrow, arched windows with flanking colonnettes. The building is also historically interesting because Matthew Brady maintained his photography studio on the upper three floors of the drugstore from 1858-1880.

**625 PENNSYLVANIA AVENUE** was designed and built at the same time as 627 Pennsylvania Avenue. The fenestration and interior layout of the two buildings are identical.

The **ATLANTIC COASTLINE BUILDING**, located at the corner of 6th Street and Pennsylvania Avenue, was erected in 1892. An interesting counterpart to the Central National Bank building, this 6-story structure was designed by James G. Hill. The two buildings use similar design motifs: rusticated lower floors, rounded corners, overhanging cornices, and stone-faced string courses, but the Atlantic Coastline Building did not have highly visible and picturesque towers added. Consequently, the building, which is an equally interesting solution to a typically irregular Washington, D.C. corner lot, has gone largely unappreciated.

## PROGRAM IIB: Facades to be Relocated in the Historical Zone and PROGRAM IIC: Salvage and Re-use of Architectural Elements

This program involves the relocation of building facades from various locations within the project area to the historical zone. The impact of this program (in terms of economics, design, planning, construction, and attitudes toward preservation) is certainly great, and warrants further discussion. The rationale for such a course of action becomes clear upon re-examination of the basic problems of preservation and redevelopment in the Pennsylvania Avenue Historic Site area. The development program calls for specific redevelopment uses and building envelopes designed to maximize land values on the majority of the blocks of the project area. This cannot proceed with the impediment of low-scale structures. The buildings of historical significance are scattered among the vacant lots, parking garages and bland newer structures on these blocks. These older buildings, although interesting, are not architecturally or historically important *in isolation*. They are generally small in scale, and their qualities would be

even further diminished by violent juxtaposition with the large scale structures called for by new development. Their preservation 'in situ' is also rendered economically disadvantageous due to the adverse effects incurred upon these fragile structures by the heavy large-scale construction which will happen alongside. In their intended context these older structures become more meaningful and valuable. As part of a coherent streetscape, both the architectural qualities of the individual buildings and the urban design qualities of the street can be enhanced. The buildings were built as, and best perceived as, individual parts of street frontages with continuously changing rhythms of fenestration, decoration, and ground floor uses superimposed upon still more changes in material, color, and texture. For the vast majority of buildings in this project area, this condition no longer exists.

In the historic commercial downtown area where there are a number of buildings which will remain in place, there are similar problems. The existing structures amount to a mere vestige of the historic downtown from which only a trained observer can reconstruct an image of "main street" in its heyday. In order to revive the turn-of-the-century character of the historical zone it is necessary to fill the gaps with historical building facades.

The facades to be relocated fall into three groups, based on the specific reasons for relocation. One group consists of those isolated buildings which, for reasons discussed above, would have little preservation value, and would be inhibitive to new development, if retained in place. The other two groups are the small pieces of almost-intact street frontages on 11th Street and Market Space. Both of these frontages are modest in size, merely hint at a coherent streetscape, and do not give any sense of a neighborhood or district. Further, both locations are on blocks where the need for new development to proceed unencumbered is quite important.

Within the historical zone three sites for relocated facades exist. The sites, although close to one another, are different. Just as the architect of a new building to be located in any of the three areas would respond to the specific conditions of the site, the relocated facades must be carefully placed in the most appropriate place available. The three sites are Pennsylvania Avenue between 6th and 7th Streets, the area behind the National Bank of Washington, 7th Street,

and Indiana Avenue. The differences can be seen by looking at the buildings left standing on these, and similar, sites. Structures which front on Pennsylvania Avenue generally address this important street in special ways. The buildings are taller (4 or more floors), more expensive (more elaborate in decoration, fenestration or materials), and sometimes almost monumental in form (The National Bank could be seen from the Avenue.) Seventh Street buildings are sometimes as elaborate or expensive (they were located on a most important commercial street) but are generally smaller. Buildings found on the minor streets (a location similar to the third site) are more domestic in scale and modest in decoration and materials. As a result of following these guidelines, the designs for new street frontages call for the relocation of building facades to appropriate places. For example, almost all structures originally located on Pennsylvania Avenue will be relocated to the site between the Central National Bank and the Atlantic Coastline Building.

The relocation program is thus, the best alternative to mitigate the loss of historical fabric. The facades from the isolated and endangered buildings when moved to an area where a larger number of similar scale structures still exist shall re-inforce the 19th century scale fabric which otherwise gradually and inevitably disappears within historical districts due to attrition.

Programs IIB (building facade relocation) and IIC (salvage and reuse of architectural elements) will be treated jointly. Similar in intent, the two programs differ mainly in scope. In fact, some of the building facades described in Program IIB may be "relocated" through the re-use of elements such as hood molds and cornices on new brick structures relating to design/restoration guidelines and standards.

## AFFECTED STRUCTURES LISTED BY SQUARE

### SQUARE 254

Under the *Pennsylvania Avenue Plan-1974*, office and retail uses will dominate the block, with a special emphasis on entertainment activities which generate night life. New construction will be set back 50 feet to provide a more generous sidewalk and im-

prove the view of the Willard Hotel from the renovated Western Plaza and the Avenue. The Munsey and National Press Buildings will probably remain for economic reasons.

**RASSIN'S RESTAURANT**, located at 1344 E Street, has a late 19th century Italianate facade with a bracketed modillion cornice and interesting cast iron hood molds. The facade of this building, which dates from the 1870's will be moved to Pennsylvania Avenue, between 6th and 7th Streets. (Program IIB)

## SQUARE 291

Under the *Pennsylvania Avenue Plan-1974*, this block will be fully developed for office and retail uses. The Avenue frontage will be set back 50 feet to accommodate three rows of trees over a widened sidewalk.

**1201 PENNSYLVANIA AVENUE**, located at the corner of the Avenue and 12th Street, is a lively solution to the problem of a site at the intersection of an important diagonal street and an ordinary grid street. The symbolic importance of Pennsylvania Avenue is addressed by the addition, on the southern facade, of a gabled parapet and a segmented arch containing the round arched windows and decorative patterned brickwork. The less important 12th Street facade has arcaded fenestration, without the embellishments found on the Avenue facade; the corner is celebrated by a round tower with a conical roof. This building facade will be relocated to the Indiana Plaza area. (Program IIB)

**1205 PENNSYLVANIA AVENUE**, better known as Joe's Magic Shop, is a simple late 19th century brick facade with some patterned brickwork, a corbelled frieze and gabled parapet. The storefront appears to be mostly original. The facade will be moved to Pennsylvania Avenue between 6th and 7th Streets. (Program IIB)

**1203 PENNSYLVANIA AVENUE** has hood moldings over the third floor windows which are of interest. (Program IIC)

## SQUARE 348

Under the *Pennsylvania Avenue Plan-1974*, this block will be substantially redeveloped for office

and retail uses. The block would be linked with Square 322, to the west, via an air rights structure over 11th Street. Pennsylvania Avenue frontage will be set back 50 feet to accommodate three rows of trees over a widened sidewalk. The preservation of a large structure on 10th Street, The United States Storage Co. Building is contemplated (and discussed in Program III).

**425 11th STREET** is an early 20th century structure in neo-classical style. The rusticated stone motif with two story arched openings on the lower floors is similar to that of the D.C. firehouses of that period. The facade will be moved to the Indiana Plaza area. (Program IIB)

**405 11th STREET** is a handsome 19th century brick structure. Although the ground floor below an existing decorated lintel has been modernized, the second floor features a large expanse of glass below another decorated steel lintel, and the third floor has four smaller arched windows. The composition is topped by a corbelled frieze. The facade will be moved to 7th Street. (Program IIB)

**421 11th STREET** has an unusual overhanging cornice which features 16 brackets. (Program IIC)

**415-417 11th STREET** has hood moldings and a cornice which could be relocated. (Program IIC)

**1015 D STREET** has an elaborate and interesting cornice which could be relocated along with the window moldings if they can be repaired. (Program IIC)

**1003 D STREET** has a cornice which could be relocated. (Program IIC)

**416 10th STREET** has a cornice which could be relocated. (Program IIC)

## SQUARES

### 407, 408, 431, 432

Under the *Pennsylvania Avenue Plan-1974*, these blocks will be developed as a large mixed use complex set back on the south side to accommodate an enlarged, car-free Market Square.

**417 9th STREET** is a 19th century commercial structure. Although the ground floor has been modernized with a rather undistinguished modern facade, the upper two floors exhibit two different kinds of arches over paired windows within a restrained neo-classical character. The brick structure will be moved to either 7th Street or Indiana Plaza. (Program IIB)

**413-415 9th STREET** is a good example of late 19th century commercial architecture. It is rich in applied decorative detail: three different kinds of hood moulds, and overly large brackets supporting the cornice. The ground floor has been modernized. The facade will be moved to 7th Street. (Program IIB)

**305 9th STREET** is a four story 19th century structure characterized by good proportions and an elaborate and large cornice. The building facade will be moved to 7th Street. (Program IIB)

**THE PERRY BUILDING**, at the corner of 9th Street and Market Square, was built in 1860, with an addition erected in 1903. The building has an interesting fenestration pattern, arched windows, large overhanging cornice and pleasing proportions. The facade will be relocated to Pennsylvania Avenue between 6th and 7th Street. (Program IIB)

**817 MARKET SPACE** appears to have originally been an extension of the Perry Building, sharing the large cornice. The late 19th century structure has large windows framed by cast iron detailing on the second and third floors, with a horizontal band of smaller windows on the fourth floor. The facade will be relocated with the Perry Building facade. (Program IIB)

**811 MARKET SPACE** was built circa 1890 of red pressed brick with dark mortar joints. The 3-story structure is a simply composed and well proportioned design in brick and terra cotta. The fenestration pattern consists of round arched windows between brick pilasters, and the cornice is a corbelled brick frieze below a semicircular parapet over the central bay. The building facade will be relocated to Pennsylvania Avenue between 6th and 7th Street. (Program IIB)

**809 MARKET SPACE** is a fine example of the exuberance of design which characterized much of

the commercial architecture in the late 19th century. The building, erected in 1886, is notable for its cast-iron facade. The three windows of the 2nd, 3rd and 4th floors are topped by arches springing from Corinthian colonnettes. The bracketed overhanging cornice has a large, central, rounded parapet. This striking facade will be moved to Pennsylvania Avenue between 6th and 7th Streets. (Program IIB)

**320 8th STREET** is a red brick 4-story townhouse which dates from before 1850. The Greek Revival domestic style structure is a fine example of the second generation of townhouses in Washington. The facade will be relocated to Indiana Plaza. (Program IIB)

**405 8th STREET** is a two-story substation of the Potomac Electric Power Company. The building is brick with stone lintels, patterned brick panels, and a corbelled frieze. The facade will be moved to Indiana Plaza. (Program IIB)

**709 D STREET** is a nicely proportioned brick building with interesting fenestration. The 19th century structure exhibits paired windows below stone lintels on the second and third floors and the same windows below a stone lintel on the fourth floor which continues across the entire facade.

The ground floor facade has been modernized, but the asymmetrical configuration may be original. The facade will be relocated to 7th Street. (Program IIB)

## SQUARE 457

Under the *Pennsylvania Avenue Plan-1974*, the west side of this block will be redeveloped for residential, office, and retail. The 7th Street frontage will be low-scale in response to the historical structures that will remain and building facades which will be relocated to the block. Further back from 7th Street, new development will rise to full allowable heights. The eastern half of the block, and the Mayer Building on 7th Street may remain for reasons other than historic preservation.

The **CENTRAL ARMATURE WORKS** at 629 "D" Street is a handsome structure with one of the few remaining original store fronts in the project

area. The large, oversized brackets rest on pilasters which frame round-arched windows and semi-circular hood moldings. The ground floor, assymetrical storefront is strikingly unusual. The facade will be moved to Indiana Plaza. (Program IIB)

The *UNION CLOTHING AND FURNITURE COMPANY* building, at 415 7th Street was designed by John Granville Meyer, and built circa 1883. Its architectural interest and merit lies in its exceptionally rich, vaguely moorish, facade. The four-story structure is topped by a wide frieze of corbelled and patterned brickwork and a bracketed cornice. The size, scale, and ornateness of this structure indicate that Pennsylvania Avenue would be a more appropriate location. Additionally, technical reports commissioned by the Corporation show that the facade, badly damaged by Metro construction, would have to be dismantled and rebuilt even if the building were to be retained in place. The facade will be moved to Pennsylvania Avenue between 6th and 7th Streets. (Program IIB)

626 E STREET has an elaborate cornice, with arched fascia element which is of interest. (Program IIC)

### **SQUARE 458**

Under the *Pennsylvania Avenue Plan—1974*, there will be little new development on this block. Most of the activity will be preservation-oriented, with the one remaining building site to be developed for residential or office combined with retail.

625 INDIANA AVENUE is a striking three-story structure with unusual fenestration. The middle window on the second floor is round-arched, while the lower flanking windows are segmental arches. The hood moldings over these windows are actually one continuous decorative element. The smaller third floor windows have segmental arches at the head. The cornice is overhanging and bracketed; and the pilasters at the sides of the building have elaborate capitals. The isolated facade will be relocated on 7th Street. (Program IIB)

### **SQUARES 459, 460**

Under the *Pennsylvania Avenue Plan—1974*, these blocks and parts of Indiana Avenue and C Street

will be developed as a residential, office and retail complex fronting on a car-free, landscaped Indiana Plaza.

608 INDIANA AVENUE is a three-story 19th century commercial building. Studies should be undertaken to determine if the storefront is original, or in the original configuration. Above the bay front shop window is a two-story bay window. The sparingly detailed building will remain in the area of Indiana Plaza. (Program IIB)

610 INDIANA AVENUE is a three-story 19th century commercial building with an overhanging cornice and windows with interesting hood moldings. This building, with its nicely proportioned ground floor will be relocated to the Indiana Plaza. (Program IIB)

456 C STREET has a handsome "semi-Richardsonian" archway over the entry door which could be reused. (Program IIC)

621 PENNSYLVANIA AVENUE has windows which may be of historical value and will be relocated if further research attests to this. (Program IIC)

612 INDIANA AVENUE has a typical cornice which may be of some use on another building. (Program IIC)

### PROGRAM III: Structures to be Preserved in Place

This program involves the preservation in place of structures which are too large to relocate, are not of Landmark status, yet possess architectural merit. The Corporation will work with developers in investigating the possibilities of preserving these structures.

#### AFFECTED STRUCTURES LISTED BY SQUARE

##### SQUARE 348

The *U.S. STORAGE COMPANY* building, located at 418 10th Street, is one of the outstanding buildings in the area. This eight story structure, built in 1909, is a well detailed example of early 20th Century utilitarian architecture. The canopy with iron brackets, the iron surrounds at the massive entry doors, and the monumental window design all contribute to the image of corporate and civic pride that probably were the architects' intentions.

At *E and 11th STREET* is a three story building that has an interesting facade treatment in brick. The windows are framed in two story brick arches that terminate in semicircular arches which penetrate a stylized frieze.

### PROGRAM IV: Statues and Monuments

All statues and monuments within the Pennsylvania Avenue Development Corporation district will be preserved, although some may be moved to other than their original location. Maintenance and cleaning are also a part of this program.

*THE EQUESTRIAN STATUE OF COUNT CASIMIR PULASKI*, at Pennsylvania Avenue and 13th Street was designed in 1910 by the sculptor Chodzinski. It depicts Pulaski, the Polish marshal, who became an American Revolutionary War patriot.

*THE ALEXANDER SHEPHERD* statue at Pennsylvania Avenue and 14th Street was designed in 1909 by the sculptor U.S.J. Dunbar. Shepherd was the first native of the District of Columbia to be honored by a public portrait statue. The bronze statue formerly stood in front of the entrance to the District Building, and was moved to its present location in 1931 during the construction of the Federal Triangle buildings.

*AN 1889 PORTRAIT OF BENJAMIN FRANKLIN*, at 10th and Pennsylvania Avenue, was designed by the sculptor Jacques Jouvenal. It was donated to the city by the founder of the *Washington Post*. The old Post building was located at 10th and D Street, the current location of the new FBI headquarters. The statue will be moved to a location near the Old Post Office in recognition of the fact that Franklin was the first U.S. Postmaster General.

*THE EQUESTRIAN STATUE OF MAJOR GENERAL W. SCOTT HANCOCK*, at the corner of 7th Street and Pennsylvania Avenue was executed in 1896 by sculptor Henry Jackson Ellicott. The statue of the civil war hero is bronze.

The memorial to the *FOUNDER OF THE GRAND ARMY OF THE REPUBLIC, BENJAMIN STEPHENSON* was executed in bronze and granite

### PRESERVATION PROGRAMS AND BUILDINGS CHART

|                                  | PROGRAM I<br>Landmark<br>Structures                        | PROGRAM II A<br>Preservation<br>in Place in<br>Historical Zone   | PROGRAM II B<br>Building<br>Facades to be<br>Relocated to<br>Historical Zone   | PROGRAM II C<br>Salvage of<br>Architectural<br>Elements  | PROGRAM III<br>Preservation in<br>Place |
|----------------------------------|--|--|--|--|---|
| SQUARE 225                       | Washington<br>Hotel<br>Willard<br>Hotel                    |  |  |  |   |
| SQUARE 254                       |  |  | 1344 E<br>(Bassin's)   |  |   |
| SQUARE 291                       |  |  | 1201 Penn.<br>1205 Penn.   | 1203 Penn.   |   |
| SQUARE 322                       | Evening Star   |  |  |  |   |
| SQUARE 348                       |  |  | 425 11th<br>405 11th   | 421 11th<br>415-417 11th<br>1015 D<br>1003 D<br>416 10th | 418 10th<br>11th & E Streets            |
| SQUARE 406                       | 800 Block of F   |  |  |  |   |
| SQUARES<br>407, 408,<br>431, 432 |  | Lansburgh's<br>Busch   | 417 9th<br>413-415 9th<br>305 9th<br>821 Market<br>817 Market<br>811 Market<br>809 Market<br>320 8th<br>405 8th<br>709 D |  |   |
| SQUARE 457                       |  | Crandell<br>417 7th<br>443 7th   | 629 D<br>415 7th   | 626 E  |   |
| SQUARE 458                       |  | 638 D<br>HUB<br>Furniture<br>Fireman's<br>Insurance<br>National Union<br>Insurance<br>637-641 Indiana. | 625 Indiana  |  |   |
| SQUARES 459<br>and 460           | National Bank<br>of Washington<br>Central National<br>Bank | 615 Penn.<br>627 Penn.<br>Atlantic Coast-<br>line  | 608 Indiana<br>610 Indiana   | 456 C<br>621 Penn<br>612 Indiana                         |   |

in 1909. It was placed at 7th Street and C Street in front of the National Bank of Washington.

*THE TEMPERANCE FOUNTAIN* was executed in bronze and granite in 1880 by Henry Cogswell. It is one of the few remaining 'temperance' fountains donated to a number of cities by Cogswell, an eccentric dentist from San Francisco. Ironically, it is located at Pennsylvania Avenue and 7th Street in front of the Apex Liquor Store Building.

## **PROGRAM V: Recordation**

This program involves the detailed documentation of all buildings of architectural or historical merit in the project area, in order that future generations have a record of the changes brought about by the *Pennsylvania Avenue Plan—1974* and the reasons for these alterations.

The documentation shall consist of 1) a historical report of the building's initial construction and subsequent alterations, its past owners, its architectural style, and its site; 2) an existing conditions report; 3) in case of building to be preserved, an analysis of the existing condition of the structure; 4) measured drawings, including plans, sections and elevations; 5) a compendium of illustrations, including historical views and maps as well as current photographs of the building.

**4**

# **BUDGET**

*(Costs reflect July 1977 dollars)*

**PROGRAM I:  
Preservation of  
Landmarks**

*Willard Hotel* \$5,000,000  
The estimated capitalized value of the negative cash flow generated by the purchase, renovation and operation of the Willard Hotel by a private developer on land owned by the Corporation and leased to the developer.

*Old Evening Star Building* \$1,120,000  
An allowance to cover the excess of normal costs in restoring the existing building and in constructing an addition to the existing building, which is compatible with the design of the historic building.

*Washington Hotel & National Bank of Washington* \$135,000  
An allowance to cover historic preservation costs which may be incurred as a consequence of the general upgrading of the development area. Actual building restoration will be as suggested by the Corporation.

*800 Block of F Street & Central National Bank* \$1,360,000  
The estimated construction costs, including fees and contingencies, of the restoration of the exterior historic building facades. (Construction costs are based on cost estimates prepared by Building Restoration Consultants, Inc. in 1974, updated to July 1977.)

**PROGRAM I TOTAL** \$7,615,000

**PROGRAM II:  
The Historical  
Preservation Zone**

**PRESERVATION IN PLACE**

*Germond Crandell Building; 417 7th St.; 441 7th Street; 638 D Street; Hub Furniture Store; 625-627 Pennsylvania Avenue (Matthew Brady Studio); Atlantic Coastline Building; Lansburgh's Department Store; Busch Building.* \$1,290,000

The estimated construction costs, including fees and contingencies, of the restoration of the exterior historical building facades. The costs in this budget reflect a sharing of construction costs with the developer of the property, and consist of the special costs of historic preservation which would be in excess of normal new construction costs. (Construction costs are derived from cost estimates prepared by Building Restoration Consultants, Inc., prepared in 1974, updated to July 1977.)

*303 7th St.; 643 Indiana Ave.; 641 Indiana Ave.; 639 Indiana Ave.; 637 Indiana Ave.* \$90,000  
An allowance to cover historic preservation costs which may be incurred as a consequence of the general upgrading of the development area. Actual building restoration will be as suggested by the Corporation.

**PROGRAM IIA TOTAL** \$1,380,000

**BUILDING FACADE  
RELOCATION**

*1344 E Street; 1201 Pennsylvania Avenue; 413-415 9th Street; 417 9th Street; 821 Market Space; 809 Market Space; 817 Market Space; 320-322 8th Street; 405 8th Street; 625 Indiana Avenue; 608-610 Indiana Avenue; 629 D Street; 415 7th Street; 405 11th Street; 425-11th Street; 709 D Street.*

The estimated costs of dismantling, storage, and reconstruction as part of new construction of existing historical building facades. The costs in this budget reflect a sharing of preservation costs with the developer of the property and consist of the special costs of historic preservation which would be in excess of normal new construction costs. (Costs of dismantling, storage and construction are based on cost estimates prepared by Building Restoration Consultants, Inc. in 1974 and updated to July 1977. Costs include fees and contingencies. Building Restoration Consultants, Inc. examined three typical buildings, 807-809 Market Space, a cast iron building, 811 Market Space, a brick masonry building, and 415 7th Street a masonry building of face brick, stone and marble, in order to establish typical costs of building facade relocation.)

**PROGRAM IIB TOTAL** \$2,215,000

**SALVAGE AND RE-USE OF  
BUILDING ELEMENTS  
OF HISTORICAL AND  
ARCHITECTURAL MERIT**

*407 11th Street; 415-417 11th Street; 421 11th Street; 416 10th Street; 1203 Pennsylvania Avenue; 1015 D Street; 1003 D Street; 626 E Street; 612 Indiana Avenue; 621 Pennsylvania Avenue, 456 C Street; 305 9th Street.* \$37,000

An allowance for historic preservation costs of salvaging and reusing in new construction, significant elements of existing structures which are planned for demolition. Doorways, cornices, and window details are examples of such building elements.

*An allowance for the preservation of unidentified miscellaneous building elements.* \$63,000

**PROGRAM IIC TOTAL** \$100,000

**PROGRAM II TOTAL** \$3,695,000

**PROGRAM III:  
Structures to be  
Preserved in Place**

An allowance for historic preservation costs incurred by a developer when a structure or building facade is incorporated, in place, into new construction.

**PROGRAM III TOTAL** \$235,000

**PROGRAM IV:  
Statues and Monuments**

The costs of relocation of statues and monuments is an element of the Public Improvements budget.

**PROGRAM V:  
Recordation**

The recordation of the historic preservation activities are an ongoing task performed by the Corporation staff and no development budget is required.

**BUDGET SUMMARY**

|  |                     |
|--|---------------------|
| <i>PROGRAM I Preservation of Landmarks</i>             | \$7,615,000         |
| <i>PROGRAM II The Historical Preservation Zone</i>     | 3,695,000           |
| <i>PROGRAM III Structures to be Preserved in Place</i> | 235,000             |
| <b>TOTAL</b>   | <b>\$11,545,000</b> |

(Costs reflect July 1977 dollars)



# SCHEDULE

Historic Preservation is one of the principal areas in the schedule of Corporation activity. The schedule is distributed over a period of approximately 12 years.

The first squares to be developed (225, 254) are at the west end of the project and include properties such as the Willard Hotel; and those at the lower end of Pennsylvania Avenue, Indiana Plaza, and 7th Street (squares 457, 458, 459 and 460).

Following that stage, the squares around Market Square (407, 408, 431 and 432) and on 'F' Street (square 406), which includes the Le Droit building, are to be dealt with.

It is expected that squares 291, 322, 348 and a part of 457 will be developed last.

*References to the schedule/budget for fiscal years 1977, 1978 and 1979 have been deleted.*

# PROCEDURES AND TECHNIQUES

The Pennsylvania Avenue Development Corporation's preservation goals are dual in nature. Its immediate goal is to oversee the achievement of certain preservation activities within the development area, such as the restoration of historic buildings or facades. The Corporation also has a more long term goal which is to ensure that the results of those activities will endure over time—ideally, in perpetuity.

As a federal agency, the Corporation is not eligible for, nor can it adopt many of the preservation techniques and tools which are available to state and local governments, private organizations, or individual property owners. Within this context, the following synopsis of preservation incentives and techniques inventories those which are most likely to produce preservation within the development area, beyond wholly private activities of private owners.

## PRESERVATION BY DIRECT PADC ACTION

While ideally all preservation might be best accomplished by direct Corporation involvement through one of the following techniques, the fiscal restraints placed on the Corporation limit their use to only the most fundamental elements of this preservation plan.

### FEE SIMPLE

The Corporation acquires the fee simple interest in the historic property (all of the property rights) through voluntary purchase or condemnation, and then accomplishes preservation in place, facade renovation, etc., using its own funds. Preservation in perpetuity is secured by title ownership of the property in the Corporation or its successor.

The Corporation retains the flexibility to subsequently sell or lease the preserved properties to third parties. Appropriate restrictions would be placed in the deed or lease to assure that preservation continues in perpetuity, or for the life of the property interest conveyed.

### FEE SIMPLE AND SALE-BACK

The Corporation acquires all right to the historic property, probably through voluntary purchase and, pursuant to a contract, resells the property to the former owner. The property owner agrees to carry out the required preservation activity in exchange for a lower sale-back price. Long term preservation goals are secured by placing restrictions in the deed when the sale-back occurs. These restrictions would be binding on the present and future owners of the property.

### FEE SIMPLE AND LEASE-BACK

The Corporation acquires the property in fee simple, probably through voluntary purchase, and then leases

back the property to the former owner. The lease agreement contains the necessary clauses requiring the property owner to accomplish the preservation activity. Since the Corporation retains title to the property, it can preserve the structure from demolition or renovation inconsistent with the Plan. An alternative would be for the Corporation to acquire the fee, but then lease to the former owner after preservation activities had been completed. The burden for subsequent maintenance would fall to the lessee, although some reduction in the lease rate might be made.

### "LESS-THAN-FEE" CONTROLS BY PADC

While several "less-than-fee" controls may be utilized by the Corporation, the one of primary concern is the easement. An easement can be simply defined as a privilege held by one person to make some use of the subjected property in derogation of the possessory rights of the owner of the property. The idea of an easement is to remove from the package of ownership rights those which can be best called development rights, thereby prohibiting present and future owners from exercising them for a stated period of time.

Easements can be used to protect open spaces and facades and interior areas of historic structures. Easements may be acquired through gift, purchase, or condemnation, subject to the Uniform Relocation Assistance and the Real Property Acquisition Policies Act of 1970 limitations where appropriate. The donation of easements to qualified recipients such as the Corporation, by property owners may make the donor eligible for Federal tax deductions and reductions in local real property assessments.

Easement instruments must be very carefully drafted and should include agreements regarding permissible use of the property, duration of the easement, and manner of enforcement of the easement. The instrument must also specify the rights and obligations pertinent to both subsequent holders of the easement and subsequent purchasers of the property.

Although purchase or condemnation of an easement may be cheaper than acquiring the entire fee, the value of the development rights may be such that they represent a major portion of the property's fair market value. Therefore, acquisition of an easement

restricting these rights could be almost as expensive as purchasing the property itself.

From the Corporation's standpoint, ownership of an easement can accomplish both of its preservation goals. As the holder of the easement, the Corporation can, by various means, restore and preserve now, while also providing for the preservation in perpetuity of those elements of the property subject to the easement.

Mention must be also made of the possibility of using restrictive covenants (and equitable servitudes) as control mechanisms. A restrictive covenant is a "promise which runs with the land," and therefore is not truly a "less-than-fee" interest in the property as are easements or leases. It, however, can be as effective as an easement in producing the desired results. The covenant represents a promise not to develop or use the historic structure or the land on which it sits in a manner not consistent with the specific historic preservation aims. The restriction is usually incorporated at the time of a conveyance of the affected property. The promise would be binding not only on the immediate parties involved in the conveyance, but also upon those to whom the property is subsequently transferred. The law relating to restrictive covenants is very complex and represents a major hurdle to their use. However, this mechanism can be of some use to Pennsylvania Avenue Development Corporation. As a party to the conveyance, it can insist upon the inclusion of such covenants for the protection of the historic property. If properly drawn, this mechanism can accomplish Pennsylvania Avenue Development Corporation's long term goal, although it is of little use in advancing its short term goal of immediate preservation.

## STATUTORY DEVICES FOR PRESERVATION

### "POLICE POWER" REGULATION

The Pennsylvania Avenue Plan—1974 and its supporting documents, including this *Historic Preserva-*

*tion Plan*, will be the primary means through which the more detailed elements of preservation within the Pennsylvania Avenue development area will be accomplished. The Plan and its supplements are based upon the Pennsylvania Avenue Development Corporation Act of 1972. The Act mandated that the Corporation in preparation of the Plan take cognizance of the historic relationships which permeate the ceremonial way of the Nation. This *Historic Preservation Plan* is a fulfillment of that mandate.

The *Historic Preservation Plan* will become the guiding force of preservation activities, both public and private, within the Avenue area. Through Section 7 of the enabling act, this preservation plan will be enforced by the Corporation to assure implementation of the historic elements of the *Pennsylvania Avenue Plan—1974*.

In addition to Corporation enforcement of this preservation plan by its own police power, the Corporation will seek changes in the present District of Columbia Zoning Regulations designed to create incentives to historic preservation activities by private property owners. Such incentives as bonus bulk development or a system of transfer development rights are being studied for submission to the District of Columbia Zoning Commission.

Historic preservation activities will also be aided by recent changes to the District of Columbia Building Code, which provide for review by the Joint Committee on Landmarks and the State Historic Preservation Officer of permits to alter or demolish buildings, structures, or places listed on the National Register of Historic Places. Since most of the Corporation's development area is within the boundaries of the Pennsylvania Avenue National Historic Site, all permit applications which seek to demolish or alter any building or structure in the area must be reviewed. If such actions are found to be contrary to the public interest, a delay can be imposed on the issuance of the permit of up to 180 days to permit negotiations seeking to preserve the building, structure, or place.

Finally, the District of Columbia Council is in the process of enacting a new section to the Subdivision Regulations of the District of Columbia which will delay for up to 180 days the subdivision of any land included within a district or site on the National Register of Historic Places, if it is determined to be in the public interest to do so.

The Corporation forseees most of its preservation activities, especially the more detailed aspects, being

carried out by the implementation of this *Historic Preservation Plan*. It will serve both the short and long term goals of the Corporation. The other regulatory means discussed above will be of lesser value to positive preservation activities in the development area. As "stop-gap" measures, they will provide useful time to work toward beneficial solutions, before the irreparable loss of a historic property occurs.

## **DIRECT FEDERAL ACTION**

Under the Public Buildings Cooperative Use Act of 1976, the Administrator of the General Services Administration is directed to "acquire and utilize space in suitable buildings of historic, architectural, or cultural significance . . . ." to accommodate Federal agencies. The burden is upon the Administrator, in consultation with the Advisory Council on Historic Preservation, to give preference to federal space utilization in buildings so determined as significant. By this provision, the General Services Administration would be able to help preserve important architectural heritage elements of a community through its determination of agency space utilization. In the development area, several historic buildings are presently being used to meet Federal agency space requirements, and other buildings are suitable for utilization. The Act may induce the General Services Administration to continue occupation of space in historic structures it presently holds, and to expand its space needs for the Federal Government into other similar structures. Owners of qualified properties may be more amenable to rehabilitation and maintenance of their properties because of the preference system established by the Act for the General Services Administration space utilization in historic structures.

The Public Space Utilization Act builds upon a solid foundation laid by the National Historic Preservation Act of 1966 (NHPA) which expanded the scope of Federal activity in the preservation area. The Act established a comprehensive financial assistance program and creates a protective mechanism for historic properties of recognized significance. The latter element, known as Section 106, directs for the first time the attention of the entire Federal government to protection of the Nation's historic and cultural resources. By requiring a mandatory review process for

Federal agencies in their operating programs, the government can more readily identify and protect its significant historic resources.

To identify those historic properties protected by § 106, the National Register of Historic Places was created as an inventory of the cultural resources to guide the implementation of the national historic preservation policy. The Act also created the Advisory Council on Historic Preservation to administer the National Historic Preservation Act protections. The Council has recently become an independent Federal agency so that it may more effectively carry out its responsibilities under the Act.

Pennsylvania Avenue Development Corporation will work closely with the Council to assure that its objectives carry out the spirit and the intent of the National Historic Preservation Act. The Corporation will also assist property owners of eligible properties to get them listed on the National Register, thereby opening up avenues to financial support of their preservation activities. In this way the Corporation's preservation goals in the development area can be more fully served.

## **TAX INCENTIVES TO PRESERVATION**

If preservation is to prosper without the expenditure of an extensive public subsidy, increased Public tax incentives are necessary to support individual private preservation efforts. Until recently, tax incentives to encourage preservation have been limited to programs such as deductions for donative easements to charitable tax-exempt organizations and the like. The Federal Tax Reform Act of 1976, however, established a preservation conscious tax system.

## **FEDERAL TAX INCENTIVES**

The Tax Reform Act of 1976 provides various tax incentives to help in the preservation of historic sites. The Act permits a taxpayer to elect to amortize over a 60-month period the capital expenditures incurred in a "certified rehabilitation of a historic structure." It bars a deduction for demolition of certain histor-

ic structures. It also permits only the straight-line method of depreciation for improvements on the site of demolished or substantially altered historic structures. It permits a taxpayer to elect to treat for depreciation purposes "substantially rehabilitated historic property" as if they were the original users of the property so that they can use accelerated depreciation methods. Finally, it allows a charitable contribution deduction for transfer of partial interests in property for conservation purposes. Regulations are now being promulgated by the Internal Revenue Service to implement the Act.

The Corporation is closely monitoring the implementation of the Act and hopes to provide advice to property owners and developers on the implications of the Act on their plans for use and development of historic properties within the Pennsylvania Avenue Historic Site. The Act should be a major incentive to private preservation activities in the development area.

## **DISTRICT OF COLUMBIA TAX INCENTIVES**

Congress recently enacted two tax provisions applicable to the District of Columbia which may serve to encourage preservation in the city. One approach is a tax incentive program for preservation and the other adopts a tax relief approach applicable to certain historic properties.

The tax incentive program (47 D.C. Code 651) provides that tax incentives be provided for (1) rehabilitation of existing structures and for new construction of commercial property in designated areas of D.C. and (2) rehabilitation of historic buildings. "Historic buildings" are those designated by the Joint Committee on Landmarks and approved by the Mayor. The tax incentives suggested by the code provision include establishing different tax rates for land and for improvements thereon, and ignore, for tax purposes, for a period of five years, any increase in assessed value due to rehabilitation. At this point, no regulations have been written implementing this provision. (See D.C. Act 1-44, D.C. Register, August 29, 1975.)

The tax relief program (47 D.C. Code 652-54) provides that historic buildings, as defined above, will be assessed at less than full market value provided that the owner enters into an agreement with the District of Columbia which will assure the continued

maintenance of the structure for a period of at least twenty years.

It cannot be ascertained at this time how useful these two programs will be to property owners within the Pennsylvania Avenue Development Corporation area, especially as regards the tax incentive program which remains inoperative at this time. It is questionable as to how many owners or lenders will permit their property to be placed under the twenty year restriction as required by the tax relief program.

The Corporation will actively support implementation of the tax incentive program and will urge both the Mayor and the Council of the District of Columbia to adopt the necessary regulations to make a program operational. Depending upon the format of the program, major benefits could accrue to owners of qualified historic properties in the development area.

## **FUNDS FOR HISTORIC PRESERVATION**

As a valuable alternative to the direct expenditure of Corporation funds for historic preservation, private property owners will be encouraged to utilize funds in available programs under the auspices of various public sources. In most instances, funds under those programs are directly available to qualified owners and Corporation involvement, beyond project review, will be negligible. To facilitate securing available resources, the Corporation will aid those interested owners in the location of resources and in the preparation of applications. It will also provide technical assistance to owners to supplement those funds once they are obtained.

There are basically three types of public programs which are generally available even if indirectly, to qualified private property owners.

## **PROGRAMS WHICH SPECIFICALLY EARMARK GRANTS, LOANS, OR LOAN GUARANTEES**

### **DEPARTMENT OF INTERIOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION**

Under this program available through the Department of the Interior, grants-in-aid are provided to state historic preservation agencies and to the National Trust for Historic Preservation for the acquisition and development of properties listed on the National Register. Through property interest conveyance to those organizations together with the retention of present possessory rights by the present owners, funds can be used for present preservation activities while also satisfying the Corporation's long term goal.

### **NATIONAL TRUST FOR HISTORIC PRESERVATION**

Through a National Trust program, low interest loans are available to non-profit or public organizations to establish revolving funds for improving and maintaining properties listed on the National Register.

### **NATIONAL ENDOWMENT FOR THE ARTS, ARCHITECTURE, AND ENVIRONMENTAL ARTS PROGRAM**

Grants of up to \$20,000 are available under this Endowment program to local organizations and government agencies to assist in planning for the conservation of historic structures. No construction funds are available under this program, however.

### **DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

The Department of Housing and Urban Development is currently promulgating regulations to implement an insured-loan program which is aimed at the preser-

vation of qualified historic properties. The program will be available to owners of designated historic structures which are used for residential purposes, or will be rehabilitated for such purposes.

The resources under this program can accomplish the present goal of the Corporation, but may not promote its long term goal of preservation in perpetuity.

### **PUBLIC BUSINESS AND DEVELOPMENT LOANS**

Loans are offered by such agencies as the Small Business Administration (construction loans to independently-owned small businesses), the Department of Commerce (business development loans geared to job-creation), and Department of Housing and Urban Development (variety of loan, grant, and loan guarantee programs available for residential as well as non-residential properties) to qualified property owners. Programs are also available for special projects, such as nursing homes and hospitals (HUD), and museums (National Endowment for the Arts; Smithsonian), which can be channeled toward historic preservation.

### **PUBLIC FUNDS ALLOCATED TO THE DISTRICT OF COLUMBIA GOVERNMENT**

Both Community Development Block grants (Department of Housing and Urban Development) and revenue sharing funds are available to the District of Columbia, which might be used for historic preservation purposes. At the present time, there is no District of Columbia Grant-in-Aid program providing funds to private owners for historic preservation. The potential for establishing such a program, however, will be explored by the Corporation in consultation with District officials.

The National Park Service Matching Grant-in-Aid program is making grants available to private owners of historic properties within any historic site situated in the District of Columbia, based on a matching fund formula. The program, not operational as yet,

will be administrated through the State Historic Preservation Office of the District of Columbia. The program mandates that grant recipients accept a restrictive covenant on the property for a specified time period to protect the historic integrity of the property. Limited funding should be available by the end of 1977.

# METHODOLOGY

In order to proceed to a specific consideration of each structure it is necessary to establish an *inventory* of the existing structures of any significance, and to evaluate and *classify* those structures as to the nature of their significance, before determining the appropriate *category of treatment* for each structure.

## INVENTORY

The inventory of structures of interest is divided into three subsections:

### DESIGNATED LANDMARKS

Structures in this category have already been studied by the Joint Committee on Landmarks and found to be of significant value. Owners of property so designated are required by law to have any plans for altering the exterior of a landmark structure reviewed by the Joint Committee. There are three categories of landmarks:

**CATEGORY I**, including landmarks of great importance that contribute significantly to the national cultural heritage or that of the District of Columbia and its environs, and which must be preserved;

**CATEGORY II**, including landmarks of importance that contribute significantly to the cultural heritage or visual beauty and interest of the District of Columbia and its environs, and which should be preserved or restored, if possible;

**CATEGORY III**, including landmarks of value that contribute to the cultural heritage or visual beauty and interest of the District of Columbia and its environs, and which should be preserved or restored, if practicable.

There are eight Landmark buildings in the PADC project area:

**CATEGORY I**  
U.S. Treasury  
Tariff Commission

**CATEGORY II**  
Willard Hotel  
National Bank of Washington  
The 800 block of F Street

**CATEGORY III**  
Central National Bank  
Evening Star Building  
Washington Hotel

### BUILDINGS OF ARCHITECTURAL INTEREST (Although Not Designated Landmarks)

These structures are the "less-than-landmark" buildings which comprise the historic fabric which gives the city a sense of its history and evolution. These buildings contribute to the special ambience of the historical district and their decay and inevitable loss would accelerate the dissipation of the district's special identity. Their materials and irreplaceable richness of detail are of incontestable value when compared to many of the newer structures now adjacent to them.

All the buildings are characteristic of an architectural style; a technological innovation, or an aspect of economic or social development. Included among the structures of interest are examples of late 19th and early 20th Century commercial structures, mid-19th century residential buildings, and structures that exemplify the early use of concrete and cast iron prefabrication.

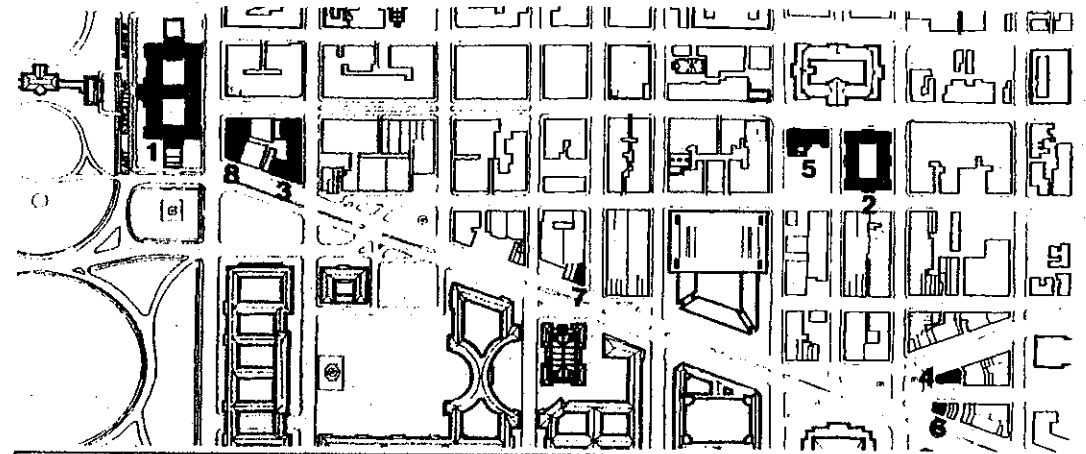
The buildings of architectural interest listed by the Corporation staff with the assistance of the Department of Interior in the PADC project area are:

**SQUARE 225**  
Occidental Hotel at 1411 Pennsylvania Avenue

**SQUARE 254**  
Fox Theater arch at 1326 F Street, N.W. (Part of the National Press Building)  
Bassin's Restaurant Building at 1347 E Street

**SQUARE 291**  
Three late 19th Century buildings at 1201, 1203 and 1205 Pennsylvania Avenue

**SQUARE 348**  
Commercial building at 1001 D Street  
House at 412 10th Street  
Townhouse at 414 10th Street  
Commercial building at 416 10th Street  
United States Storage Company building at 418 10th



### Landmarks within the PADC Area

**CATEGORY I:** 1. U.S. Treasury; 2. Tariff Commission  
**CATEGORY II:** 3. Willard Hotel; 4. National Bank of Washington; 5. The 800 Block of F Street  
**CATEGORY III:** 6. Central National Bank (Apex); 7. Old Evening Star; 8. Washington Hotel

Commercial building at 431 11th Street  
Commercial building at 424-427 11th Street  
Commercial buildings at 405 and 407 11th Street

**SQUARE 407**  
Commercial building at 410 8th Street  
Commercial building at 800 E Street  
Two commercial buildings at 415 and 417 9th Street

**SQUARE 408**  
Perry Building at 821 Market Space  
Commercial building at 811 Market Space  
Commercial building at 809 Market Space  
Commercial building at 817 Market Space  
Commercial building at 305 9th Street  
Commercial building at 320 8th Street

**SQUARE 431**  
Commercial building at 717 D Street

Commercial building at 400 7th Street  
Industrial building at 405 8th Street

**SQUARE 457**  
Commercial building at 413 7th Street  
Commercial building at 626 E Street  
Commercial buildings at 635, 637, 639 and 641 D Street  
Germond Crandell Building at 401-407 7th Street  
Union Clothing and Furniture Company at 415 7th Street  
Central Armature Company Building at 629 D Street

**SQUARE 458**  
Building at 625 Indiana Avenue  
Hub Furniture store warehouse at 638 D Street  
Firemen's Insurance Company Building at 303 7th Street  
National Union Insurance Company Building at 643 Indiana Avenue

3-Commercial buildings at 637, 639 and 641 Indiana Avenue

#### SQUARE 459

National Bank of Washington at 630 Indiana Avenue  
House at 308 6th Street  
Commercial buildings at 610 and 612 Indiana Avenue

#### SQUARE 460

Matthew Brady Studio buildings at 625 and 627 Pennsylvania Avenue  
Atlantic Coastline Building at 601 Pennsylvania Avenue

#### SQUARE 491

Two row houses at 456 and 458 C Street

## STATUES AND MONUMENTS

The Pennsylvania Avenue Development Corporation's project area contains a number of statues and monuments honoring persons and events of local and national importance. The statues and monuments are:

#### SQUARE 226

Portrait statue of Alexander Shepherd  
Equestrian statue of Count Casimir Pulaski

#### SQUARE 348

Portrait statue of Benjamin Franklin

#### SQUARE 432

Equestrian statue of Major General W. Scott Hancock

#### SQUARE 459

Memorial to Benjamin Stephenson, founder, Grand Army of the Republic

#### SQUARE 460

Temperance Fountain

## EVALUATION

An important aspect of this preservation effort has been to develop a system for evaluating the remaining environmental qualities of the site. The evaluation

process addresses itself to the preservation of Pennsylvania Avenue area as a coherent physical community rather than to the preservation of individual historic structures in the area.

First, a preliminary list of all structures and sites of possible significance or interest was prepared to be identified and evaluated. It was essentially a filtering process to select the buildings to be preserved. At this stage no evaluation was made except for those concerning historic and architectural factors of possible importance to the historic district, based on the following:

- All buildings of any interest dating from before 1914 which survive substantially intact;
- All good quality although modest buildings dating from before 1914 which survive substantially intact;
- All high quality buildings dating from before 1914 as well as the major works of principal architects, and
- Key buildings of the modern period.

## CLASSIFICATION

It was necessary to proceed to a more specific consideration of each structure in order to determine its proper value to the district and its subsequent treatment. The following classification is not scientific or detailed to contain the kind of factual data found in customary inventory forms. In a historic district such as Pennsylvania Avenue which exhibits no clear boundaries or homogeneity of architectural style, it is necessary to develop a classification which can provide a logical but flexible framework for an urban design orientation to preservation.

The various structures singled out in the evaluation as possessing a certain significance of interest were then classified as to the nature of that significance. Three categories were determined:

1. *Individual or groups of structures of outstanding character.* These structures display architectural quality of greater significance than the surrounding buildings. The character of such buildings influence and enhance their immediate environment and their continued decay or loss would profoundly affect the city's image.

2. *Individual or groups of structures of particular character which are important to the historical district.* These structures are necessary to maintain the ambience of the historical district, although they may not be of as significantly high architectural quality as the buildings in the first category.

3. *Individual, or groups of structures of lesser architectural merit but still contributing to the character of the district.*

Buildings in the first category can generally be expected to be large, sometimes monumental, structures which, by virtue of both size, scale and quality have a great effect on the city. They are the structures that, over time, people come to view as permanent landmarks, almost as if the buildings were natural features in the urban landscape. Structures in the second category are those which have less of an impact on the city, but may be of greater value as examples of a certain style, type, or time of building. Buildings of both this and the third category are those which create the character of an area. It is these smaller buildings, the ordinary shopfronts and row-houses, which lined the streets between the more monumental structures. It is this ambience that the *Historic Preservation Plan* intends to reinforce in the area around Indiana Avenue and 7th Street.

## CATEGORIES OF TREATMENT

A set of categories of treatment for buildings, and one for statues and monuments were determined to be appropriate to the objectives of the preservation plan. These categories are primarily concerned with the physical treatment of the buildings or monuments, and must be combined with the various economic and legal procedures and techniques in order to constitute a complete list of alternatives. The five categories of treatment relate to:

1. Restoration in place
2. Restoration by relocation of building facade
3. Preservation by relocation of architectural details
4. Demolition of building and salvage of elements

5. Statues and monuments

## RESTORATION IN PLACE

- Documentation of the building's history, usage, ownership and a statement of its historical or architectural merit and significance to the district.
- Analysis of building condition.
- Identification of special problems and costs related to the restoration of the historical aspects of this structure.
- Investigation of development potential by means of planning, marketing, financing, legal, architecture and engineering studies, design/restoration guidelines.
- Determination of feasibility of adaptive reuse of the building.
- Development of project by owner, private developer, or PADC.

## RESTORATION BY RELOCATION OF BUILDING FACADE

- Documentation of the building's history, usage, ownership, and a statement of its historical or architectural merit and significance to the district.
- Analysis of building facade condition.
- Identification of special problems and costs related to the preservation of the facade. The recordation of data regarding the facade, sufficient to dismantle and reconstruct at another location.
- Investigation of potential relocation sites which would include planning, marketing, financing, legal architecture and engineering studies, design/restoration guidelines.
- The determination of the feasibility of relocating the facade at another location on the site.
- The actual dismantling of the facade, and cataloging of its parts in preparation for storage.
- Storage.
- The incorporation of the facade into new development within the site.