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July 26, 2002

Geoff Griffis, Chairman
Board of Zoning Adjustment
441 4th Street, N.W.
Washington, D.C. 20001

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Re: Supplemental Submissions;
Variance for Toutorsky Mansion, 1720 16th Street, N.W.

Dear Mr. Griffis:

At the hearing held on June 18, 2002 on the above-referenced matter, the Board of Zoning Adjustment requested that the Applicant submit a number of additional documents and plans for the record. The requested architectural plans for the subject property were hand delivered to all the parties on June 24th as requested. The remaining submissions requested, including a full size set of plans, were hand delivered to all of the parties today, rather than on July 15th as requested by the Board.

We are requesting the Board's acceptance of this late filing for good cause. For the last month and a half, since the June 18th hearing, on this matter, the Applicant has been frantically working with his lender to avert a foreclosure. The lenders had required him to curtail all work and additional expenditures for the Bed & Breakfast project due to his inability to obtain the necessary approvals for a 10 room Bed & Breakfast. Fortunately, a resolution with the lenders has now been obtained, allowing us to proceed with this application.

Given our hand delivery of this submission to the ANC, Dupont Circle Citizens Association and our neighbors today, the parties still have more than 10 days to review this submission prior to the Commission's August 6th meeting. As a result, we do not believe that their parties will be unduly, burdened or prejudiced by our lateness. It should be noted that much of this material is duplicative of the information provided in previous submissions and testimony at the hearing.

The Applicant recently obtained assistance in further defining his plans for the proposed B&B from an experienced B&B manager who has previous experience managing a comparably sized bed & breakfast in Washington, D.C. The knowledge and experience of this B&B manager, who will serve as Mr. Gonzalez's Assistant House Manager for the proposed B&B, has been a great benefit in further refining Mr. Gonzalez's intentions with respect to numbers of employees needed to help operate the

BZA
Case No. 16823
Exhibit No. 73

Board of Zoning Adjustment
District of Columbia
CASE NO.16823
EXHIBIT NO.73

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proposed Bed & Breakfast, transportation and parking arrangements, and in drafting workable, suggested conditions for the operation of the proposed Bed & Breakfast. These conditions, submitted herewith as Attachment A, are designed to both protect the interests of neighboring residents in the peaceful enjoyment of their residences, as well as to ensure a stable and successful Bed & Breakfast operation.

It should also be noted that the proposed conditions for the variance deviate slightly from some of the restrictions on operations previously profferred to the BZA and the neighbors. The key changes are: (1) the restriction of no more than two events per month has been deleted; (2) the required conclusion of weekday events has been extended to 9:30 p.m. and to 10:30 a.m. for weekends; (3) two part-time employees have been added to the number of total employees, bringing the total to six full-time employees and two part-time employees. However, the more important factor, that is, the limit of no more than four employees on-site at any one time remains the same. In addition, a requirement that the Bed & Breakfast owner provide employees with farecard vouchers to encourage the use of public transportation has been added, as well as a requirement that all regular and event-related deliveries to the Bed & Breakfast shall be made by vans.

We believe these changes will benefit the neighborhood as well as the proposed Bed & Breakfast operation. The restriction allowing no more than 24 events a year remains in effect. Eliminating the monthly limit, however, will allow the Bed & Breakfast to respond to market demands which, Mr. Gonzalez's prospective assistant manager advises, will dictate that most events will likely take place in the Spring rather than the slower winter months. Given the fact that other conditions regulating the size, location and parking arrangements for events minimize the impacts of events on the neighborhood, we do not believe that this change will have an adverse impact.

Further, the change in hours for weekday events allowing a 9:30 p.m. event conclusion time will probably have a positive impact on nearby residents. This change will allow the Bed & Breakfast to host more weekday, business-related events. Such events include more local residents who tend to travel by taxi or public transportation and tend to be smaller and less festive than weekend events. Providing flexibility to host more of these events reduces the need of the Bed & Breakfast to attract weekend events such as weddings, which tend to attract more out-of-town guests with longer guest lists and a greater need for parking.

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Finally, increasing the number of part-time employees allows the Bed & Breakfast to rotate employees during shifts so that no more than four employees have to be on-site at any one time. Most of the time no more than two or three employees will be on-site. Restricting deliveries to be made by vans and the public transportation (*i.e.*, "Metrocheck") benefit are designed to minimize parking and traffic impacts.

The following is a list of documents and materials requested by the Board of Zoning Adjustment and the Applicant's response thereto:

1. Proposed conditions for the variance: submitted herewith as Attachment A;

2. Written statement describing how the Applicant meets the required burden of proof: submitted herewith, "Variance Rationale," as Attachment B;

3. Plan to ensure the historical restoration and preservation of the façade and interior of the building, "Proposed Historic Preservation Restriction," submitted herewith as Attachment C;

4. Proposed Employee Schedule/Plan demonstrating the need for no more than four employees on-site at any one time: submitted herewith as Attachment D;

5. Parking and Transportation Plan submitted herewith as Attachment E;

6. Documentation of the prior use of the Tutorsky Mansion as a permitted rooming house (for less than five rooms): submitted herewith as Attachment F.

7. Map showing the location of the Dupont Hilton and the Universal North and South parking garages relative to the subject property: submitted herewith as Attachment G;

8. Letter from the Swann House indicating how their guest parking arrangements work: we were not able to obtain a letter from the Swann House; and

9. A full-size set of the plans for the subject building along with a statement as to the size of the building: submitted herewith as Attachment H.

Finally, attached as Attachment I is additional information addressing the historic significance of the Toutorsky Mansion as this issue was raised by some of the neighbors.

Thank you for your continued review of this matter.

Sincerely,

Cynthia A. Giordano

Enclosures

cc: Office of Planning
DC Department of Transportation
All parties by hand delivery on this date

ATTACHMENT A

PROPOSED CONDITIONS
FOR
BED & BREAKFAST VARIANCE
AT
1720 – 16th STREET, NW

Historic Preservation

1. Significant interior features of the subject building will be retained and preserved by the owner coincident with any bed & breakfast use of the building. Upon approval of the requested variance, the owner will open the building to an interior inspection by the staff of the D.C. Historic Preservation office and provide photos of the existing interior conditions to such staff for the purpose of documenting significant features. Thereafter, any permits to alter the interior of the building will be approved by the Zoning Administrator only after review and recommendation by the Historic Preservation staff as to consistency with the preservation of significant interior features.

Occupancy

2. The Bed & Breakfast will have a maximum of 10 (single or double occupancy) guestrooms.

3. No more than four nonresident employees of the Bed and Breakfast will work onsite at any one time.

Events

4. Guests of the Bed & Breakfast may host up to 24 events (*i.e.*, parties, meetings, weddings, receptions and the like). Weekday events (Monday through Friday) can take place between the hours of 8:30 a.m. and 9:30 p.m. Weekend events (Saturday and Sunday) can take place between the hours of 11 a.m. and 10:30 p.m.

5. With the exception of events, the only meal that can be served on the premises of the Bed & Breakfast will be breakfast.

6. No more than 110 guests will be permitted to attend any single event.

7. Tables and chairs for events will be stored on the premises.

8. Event organizers will provide appropriate security.

Courtyard Use

9. With the exception of wedding ceremonies, no events will be scheduled in the courtyard.

10. No breakfast buffet service will be set up in the courtyard.

11. No amplified music will be played in the courtyard.

Lighting

12. Lighting in the rear of the premises will be directed away from neighboring windows.

Parking and Traffic

13. All catering deliveries to the Bed & Breakfast will be made by van.

14. One onsite parking space in the garage will be made available at all times for guests and/or deliveries.

15. Additional parking for guests will be made available through a contract with a nearby commercial parking garage or facility. Parking for events will be provided off-site through a contract with a commercial parking garage and/or valet parking company.

16. The Bed & Breakfast will provide all employees with "Metrochek" farecard vouchers as a benefit of employment and an inducement to take public transportation to work.

Trash

17. Trash will be kept in securely covered receptacles stored in a brick enclosed area adjacent to the alley. Trash pickup will be scheduled a minimum of three times per week. All reasonable steps will be taken to prevent vermin.

18. Caterers for events will be responsible for removal of all event-related trash after the event.

VARIANCE RATIONALE

The issue as to the type of variance needed to support the requested use in this case has been discussed and the Board judiciously decided that the case should be advertised as a use variance.[1] The Board also decided to proceed with the hearing based upon the assumption that a use variance would be required for the proposed B&B.

At the hearing, we made an oral statement as to how the application meets the use variance test. This written statement further articulates that point, as requested by the Board.

This submission also briefly discusses the difference between an area and a use variance, and the tests for each, and sets forth the reasons why we believe the proposed variance is an area variance rather than a use variance.

Differences Between an Area Variance and a Use Variance

An area variance typically relates to building restrictions such as yard, lot, height, and FAR requirements which do not fundamentally alter the character of the zone district. A use variance typically seeks a use which is ordinarily prohibited in that particular zone district. Palmer v. Board of Zoning Adjustment for the District of Columbia, 287 A.2d 535, 541 (D.C. 1972). The legal test for use and area variances also differ. An applicant who seeks a use variance must show that a strict application of the Zoning Regulations would cause an "undue hardship." An applicant

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[1] At that time, the application also requested permission to hold large events on the property which were not hosted by B&B guests and therefore not permitted accessory uses. That proposal has now been withdrawn.

who seeks an area variance need only show that a strict application of the Zoning Regulations would result in "practical difficulties."

The Proposed Variance Is an Area Variance

Variances do not always neatly fit into the "use" or "area" variance definition and the difference between the two is sometimes merely one of degree. Wolf v. District of Columbia Board of Zoning Adjustment, 397 A.2d 936, 941 (D.C. 1979). On balance, however, we believe that the proposed variancee – which is merely an enlargement of a matter-of-right use (a six room B&B) or a special exception use (a six room B&B which deviates in two respects from the applicable standards for B&Bs set forth in § 203.10(d), Zoning Regulations) – is an area variance. The proposed B&B is more akin to garden variety area variances which deal with deviations from density or operational standards for a permitted use (*e.g.*, FAR and parking variances, respectively) as opposed to your garden variety use variance which seeks to introduce a new use which is prohibited in the applicable zone district.

In support of this assertion, we note that § 203.10, which provides that an application for home occupation which modifies more than two of the standards for home occupancy found in §§ 203.4-203.8 "shall be deemed a variance," does not specify that the required form of relief is a "use" variance. Whereas, a similar provision, found in § 202.9(I)(3) dealing with requests to modify more than two of the requirements applicable to accessory apartment type home occupations, specifically provides that the application "shall be deemed a request for a use variance" (emphasis added).

We also refer the Board to a judicial decision on a variance case which has a number of parallels with the instant case. The case, Monaco v. District of Columbia Board of Zoning Adjustment, 461 A.2d 1049 (D.C. 1983), involved a variance request to permit a nonprofit office use in a residential zone district under § 217 which permits nonprofit uses in historic structures which contain at least 10,000 square feet of space. The variance was required because the building at issue was "far less" than the 10,000 square feet required. The court determined that an area variance was required reasoning that the requested variance was not a "typical use variance application which an individual would seek to permit a non-conforming use in a particular zone district." The Court noted that the BZA reasoned that only an area variance was required because to find otherwise would frustrate the central intent and purpose of the regulation, that is the "efficient use of large historic residential structures to avoid their deterioration into empty shells." The Court concluded that if the central purpose of the regulation is to be fulfilled, flexibility as to the size of the eligible residences must be maintained.

Similarly, a central purpose of § 203.8(C)(1) which permits six-guestrooms in historic B&Bs (as opposed to four for non-historic B&Bs) is to provide increased revenues which can support the restoration and retention of large historic structures like the subject property. In our case, the proposed variance permits an efficient use of an exceptionally large historic mansion. The requested flexibility as to the number of permitted rooms, employees and guests is warranted in view of the public policy objective served thereby.

The Subject Application Meets the Use Variance Test

The subject application for a 10 room Bed & Breakfast meets the more stringent use variance test. First, the subject property clearly meets the unique and exceptional standard. The building is universally identified as a highly significant historic structure within the Sixteenth Street Historic District. (See Attachment I.) Most importantly, as documented by the professional staff of the D.C. Historic Preservation Office, the interior of the subject building is one of the finest in the City and "remarkably intact." It is primarily the exceptional quality of the building interior that gives rise to the variance in this case.

The Applicant in this case, as well as the City's Office of Planning and the Historic Preservation staff, are desirous of restoring and preserving the building interiors. A strict application of the Zoning Regulations in this case which limits the matter of right use of the subject property to single or multifamily residential uses would result in an undue hardship, rendering it extremely unlikely that many of the interior spaces and features could be preserved and protected in accordance with their original intended uses. The formal entranceway, dining room, parlor and salon spaces which were typical of grand residences of this era, as well as the ornate central staircase and landing would not likely be preserved if the Zoning Regulations were strictly applied to the subject property. It is a well-accepted fact that historic mansions of this size do not typically make economic single family residences. Further, a conversion to multifamily use would necessitate a carving up and blocking off of many of the aforementioned gracious entertainment spaces in order to create new individual residential units. If this were to

happen, the building would no longer read as a single grand residence in keeping with its original historic intent.

Use of the subject property for a six room B&B would result in an uneconomic, underutilization of the building, given the large size of the house (*i.e.*, over 12,000 square feet and 14 rooms. Further, certain zoning restrictions attendant to such a use would make it extremely difficult to maintain a viable B&B use.

Restrictions on the maximum number of nonresident employees to two and a limitation of no more than eight clients or customers on the premises in any one hour period (§ 203.4(m)) would make it extremely difficult to operate even a six guestroom operation. First of all, with double occupancy rooms, it would be nearly impossible to regulate the limitation on the number of clients in any one hour period. Secondly, the limitation on the number of employees (only two permitted) would be insufficient to operate a six room B&B of the size of the subject property. As demonstrated by the Employee Plan provided in Attachment D, the owner, on advice from an experienced B&B manager, has determined that a total of six full time and two part time employees will be required to operate the proposed 10-room B&B on a 24-hour, 7 day a week basis. It is unlikely that by eliminating four of the proposed ten guestrooms, he could reduce his employee requirements by over 75 percent.

The third prong of the variance test is also met in this Application. This prong provides that the variance can be granted without substantial detriment to the public good and without impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map. With the proposed conditions, (Attachment A), addressing the frequency, size, and hours of events, parking arrangements, use of the

courtyard, trash pick-up, etc., the proposed B&B can be operated without significant impacts on neighboring uses. Further, as indicated by Mr. Gonzalez at the last hearing, alternative single-family and multi-family residential uses, which would not be subject to such conditions, may be expected to produce more detrimental parking, noise and other impacts as compared to the proposed B&B, which will be subject to zoning restrictions.

Finally, the public good is clearly served by the restoration and preservation of the highly significant interiors of the subject building. This objective is also consistent with the intent and purposes of the Zoning Regulations. The retention and preservation of large historic mansions is a key objective of several zoning provisions which permit otherwise prohibited uses in residential zone districts. These provisions include the subject regulation which permits six room bed and breakfast establishments in historic structures and § 217 which permits nonprofit uses in 10,000 square foot historic structures as discussed above. Further, the Dupont Circle Overlay District, which is also applicable to the subject property, specifically includes, as one of its purposes, "the protection of the integrity of contributing buildings" in the various historic districts located within the overlay zone (§ 1501.4(b)).

In conclusion, the proposed variance meets the use variance test. It's exceptional interiors merit protection and the preservation and retention of these interiors consistent with their historic significance, poses a substantial hardship if the Zoning Regulations are strictly applied. On the other hand, approval of the proposed variance will further the City's historic preservation objectives and permit the public to experience the gracious entertainment spaces of this grand old residence as they were originally intended. The first floor of the proposed B&B will not be modified to create new guestrooms. Rather, it

will be restored and preserved, and furnished with period antiques so that they can continue to convey the significance of their original design. The central staircase and second floor landing will also remain in its original form.

Finally, detailed conditions are proposed for the BZA order which will ensure the preservation of these interior spaces and features as well as the continued compatibility of the B&B with neighboring uses. The B&B owner has every incentive to abide by these conditions as his guests will also prefer a quiet atmosphere in which to sleep and relax.

PROPOSED HISTORIC PRESERVATION RESTRICTION

At the last hearing, the Applicant indicated that he intended to apply for historic preservation tax credits for the restoration costs of the project. This program requires the restoration of significant interior spaces in accordance with strict Department of Interior standards and a five year limitation thereafter on alterations. The Board expressed some concern about the brevity of the five year restriction and asked the Applicant to give additional consideration to this issue.

The Applicant has further considered the historic tax credit program as well as an interior designation for the property. The Applicant has determined that it will continue to pursue the tax credits because of its tax advantages. However, recognizing that neither the tax credit restrictions nor the interior designation options can be put in place prior to the completion of the restoration (in the case of the tax credits) and the approval of the Bed & Breakfast. Further, the interior designation clearly would pose a problem for our lenders.

As a result, we are proposing the alternative of a restriction which runs with the Bed & Breakfast use and can be enforced by the City. The proposed restriction which is also included in the proposed conditions (Attachment A) is as follows:

> **Significant interior features of the subject building will be retained and preserved by the owner coincident with any bed & breakfast use of the building. Upon approval of the requested variance, the owner will open the building to an interior inspection by the staff of the D.C. Historic Preservation office and provide**

photos of the existing interior conditions to such staff for the purpose of documenting significant features. Thereafter, any permits to alter the interior of the building will be approved by the Zoning Administrator only after review and recommendation by the Historic Preservation staff as to consistency with the preservation of significant interior features.

ATTACHMENT D

EMPLOYEE PLAN AND SCHEDULE

The Toutorsky Mansion will employ six full-time and two part-time workers. One of the full-time employees will be a marketing agent, dedicated to selling events and marketing the Bed & Breakfast to prospective clients. The remaining five full-time and two part-time employees will be put on a rotating schedule to ensure that the guests' needs are amply served. Each employee will be called on for a variety of tasks. For instance, the evening housekeeper will be in charge of laundry as well as be available to valet park a car for an arriving guest.

Two sample schedules have been created to show what the employee activity will look like on a busy week (Week 1) and an average week (Week 2). Week 1 shows the Bed & Breakfast at maximum capacity (with all 10 sleeping rooms occupied). On such a busy week, up to four employees will be on hand during the time of highest demand, on Friday between 10 a.m. and 5 p.m., and Saturday and Sunday between 4 p.m. and 5 p.m. Occasionally, three employees will overlap on weekdays in the late morning to mid-afternoon, when the marketing manager, house manager and housekeeper are all on site. However, usually only two employees will be working at the Bed & Breakfast at any one time. The primary reason for the overlap of more than two employees is to allow for a shift change or break for a meal, and that overlap lasts only for one hour.

Attached is a calendar depicting a sample two-week schedule, and another view of that schedule formatted to show the overlap of employees during those sample weeks.

ATTACHMENT D

Bed & Breakfast Employee Plan

Sample Two-week Schedule

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	10 a.m.-6:30 p.m. Marketing Manager	7 a.m. - 3:30 p.m. Marketing Manager	7 a.m. - 3:30 p.m. Marketing Manager	7 a.m. - 3:30 p.m. Marketing Manager	10 a.m.-6:30 p.m. Marketing Manager	
8 a.m.-4:30 p.m. House Manager	7 a.m. - 3:30 p.m. House Manager			2-10 p.m. House Manager	7 a.m. - 3:30 p.m. House Manager	8 a.m.-4:30 p.m. House Manager
8 a.m - 4 p.m. Housekeeper 1	7 a.m. - 3 p.m. Housekeeper 1	8 a.m - 4 p.m. Housekeeper 1	4 p.m. - midnight Housekeeper 1	4 p.m. - midnight Housekeeper 1	7 a.m – 3 p.m. Housekeeper 1	
10 a.m. - 6 p.m. Housekeeper 2			8 a.m. – 4 p.m. Housekeeper 2	7 a.m. – 3 p.m. Housekeeper 2	9 a.m. – 5 p.m. Housekeeper 2	8 a.m. – 4 p.m. Housekeeper 2
4 p.m. - midnight Housekeeper 3	4 p.m. - midnight Housekeeper 3	4 p.m. - midnight Housekeeper 3			4 p.m. - midnight Housekeeper 3	4 p.m. - midnight Housekeeper 3
midnight – 7 a.m. Security	midnight – 7 a.m. Security	midnight – 7 a.m. Security/PT 2	midnight – 7 a.m. Security/PT 2	midnight – 7 a.m. Security	midnight – 7 a.m. Security	midnight – 7 a.m. Security
4-10 p.m. PT 1– Asst. House Manager	6-10 p.m. PT 1– Asst. House Manager	3-10 p.m. PT 1– Asst. House Manager	3-10 p.m. PT 1 – Asst. House Manager		3-10 p.m. PT 2 – Asst. House Manager	4-11 p.m. PT 2 – Asst. House Manager
	1-9 p.m. Marketing Manager	7 a.m. - 3:30 p.m. Marketing Manager	7 a.m. - 3:30 p.m. Marketing Manager	11 a.m.-7:30 p.m. Marketing Manager	9 a.m.- 5 p.m. Marketing Manager	
8 a.m.-4:30 p.m. House Manager	7 a.m. - 3:30 p.m. House Manager			7 a.m. - 3:30 p.m. House Manager	7 a.m. - 3:30 p.m. House Manager	8 a.m.-4 p.m. House Manager
8 a.m - 4 p.m. Housekeeper 1	8 a.m - 4 p.m. Housekeeper 1	4 p.m. - midnight Housekeeper 1	4 p.m. – midnight Housekeeper 1			? a.m. - ? p.m. Housekeeper 1
		8 a.m. – 4 p.m. Housekeeper 2	8 a.m. – 4 p.m. Housekeeper 2	8 a.m. – 4 p.m. Housekeeper 2	7 a.m. – 3 p.m. Housekeeper 2	
4 p.m. - midnight Housekeeper 3	4 p.m. - midnight Housekeeper 3			4 p.m. - midnight Housekeeper 3	4 p.m. - midnight Housekeeper 3	4 p.m. - midnight Housekeeper 3
midnight – 7 a.m. Security	midnight – 7 a.m. Security	midnight – 7 a.m. Security/PT 2	midnight – 7 a.m. Security/PT 2	midnight – 7 a.m. Security	midnight – 7 a.m. Security	midnight – 7 a.m. Security
4-10 p.m. PT 1 - Asst. House Manager		3-9 p.m. PT 1 – Asst. House Manager	3-9 p.m. PT 1 – Asst. House Manager	7-9 p.m. PT 2 – Asst. House Manager	5-10 p.m. PT 2 – Asst. House Manager	4-10 p.m. PT 2 – Asst. House Manager

Sunday Week 1

Time	Marketing Manger	House Manager	HK 1	HK2	HK 3	Security	PT 1	PT2
4 a.m.								
5 a.m.								
6 a.m.								
7 a.m.								
8 a.m.								
9 a.m.								
10 a.m.								
11 a.m.								
noon								
1 p.m.								
2 p.m.								
3 p.m.								
4 p.m.								
5 p.m.								
6 p.m.								
7 p.m.								
8 p.m.								
9 p.m.								
10 p.m.								
11 p.m.								
midnight- 4 a.m.								

Monday Week 1

Time	Marketing Manger	House Manager	HK 1	HK2	HK 3	Security	PT 1	PT2
4 a.m.								
5 a.m.								
6 a.m.								
7 a.m.								
8 a.m.								
9 a.m.								
10 a.m.								
11 a.m.								
noon								
1 p.m.								
2 p.m.								
3 p.m.								
4 p.m.								
5 p.m.								
6 p.m.								
7 p.m.								
8 p.m.								
9 p.m.								
10 p.m.								
11 p.m.								
midnight- 4 a.m.								

Tuesday Week 1

Time	Marketing Manger	House Manager	HK 1	HK2	HK 3	Security	PT 1	PT2
4 a.m.								
5 a.m.								
6 a.m.								
7 a.m.								
8 a.m.								
9 a.m.								
10 a.m.								
11 a.m.								
noon								
1 p.m.								
2 p.m.								
3 p.m.								
4 p.m.								
5 p.m.								
6 p.m.								
7 p.m.								
8 p.m.								
9 p.m.								
10 p.m.								
11 p.m.								
midnight- 4 a.m.								

Wednesday Week 1

Time	Marketing Manger	House Manager	HK 1	HK2	HK 3	Security	PT 1	PT2
4 a.m.								
5 a.m.								
6 a.m.								
7 a.m.								
8 a.m.								
9 a.m.								
10 a.m.								
11 a.m.								
noon								
1 p.m.								
2 p.m.								
3 p.m.								
4 p.m.								
5 p.m.								
6 p.m.								
7 p.m.								
8 p.m.								
9 p.m.								
10 p.m.								
11 p.m.								
midnight- 4 a.m.								

Thursday Week 1

Time	Marketing Manger	House Manager	HK 1	HK2	HK 3	Security	PT 1	PT2
4 a.m.								
5 a.m.								
6 a.m.								
7 a.m.								
8 a.m.								
9 a.m.								
10 a.m.								
11 a.m.								
noon								
1 p.m.								
2 p.m.								
3 p.m.								
4 p.m.								
5 p.m.								
6 p.m.								
7 p.m.								
8 p.m.								
9 p.m.								
10 p.m.								
11 p.m.								
midnight- 4 a.m.								

Friday Week 1

Time	Marketing Manger	House Manager	HK 1	HK2	HK 3	Security	PT 1	PT2
4 a.m.								
5 a.m.								
6 a.m.								
7 a.m.								
8 a.m.								
9 a.m.								
10 a.m.								
11 a.m.								
noon								
1 p.m.								
2 p.m.								
3 p.m.								
4 p.m.								
5 p.m.								
6 p.m.								
7 p.m.								
8 p.m.								
9 p.m.								
10 p.m.								
11 p.m.								
midnight- 4 a.m.								

Saturday Week 1

Time	Marketing Manger	House Manager	HK 1	HK2	HK 3	Security	PT 1	PT2
4 a.m.								
5 a.m.								
6 a.m.								
7 a.m.								
8 a.m.								
9 a.m.								
10 a.m.								
11 a.m.								
noon								
1 p.m.								
2 p.m.								
3 p.m.								
4 p.m.								
5 p.m.								
6 p.m.								
7 p.m.								
8 p.m.								
9 p.m.								
10 p.m.								
11 p.m.								
midnight- 4 a.m.								

Sunday Week 2

Time	Marketing Manger	House Manager	HK 1	HK2	HK 3	Security	PT 1	PT2
4 a.m.								
5 a.m.								
6 a.m.								
7 a.m.								
8 a.m.								
9 a.m.								
10 a.m.								
11 a.m.								
noon								
1 p.m.								
2 p.m.								
3 p.m.								
4 p.m.								
5 p.m.								
6 p.m.								
7 p.m.								
8 p.m.								
9 p.m.								
10 p.m.								
11 p.m.								
midnight- 4 a.m.								

Monday Week 2

Time	Marketing Manger	House Manager	HK 1	HK2	HK 3	Security	PT 1	PT2
4 a.m.								
5 a.m.								
6 a.m.								
7 a.m.								
8 a.m.								
9 a.m.								
10 a.m.								
11 a.m.								
noon								
1 p.m.								
2 p.m.								
3 p.m.								
4 p.m.								
5 p.m.								
6 p.m.								
7 p.m.								
8 p.m.								
9 p.m.								
10 p.m.								
11 p.m.								
midnight- 4 a.m.								

Tuesday Week 2

Time	Marketing Manger	House Manager	HK 1	HK2	HK 3	Security	PT 1	PT2
4 a.m.								
5 a.m.								
6 a.m.								
7 a.m.								
8 a.m.								
9 a.m.								
10 a.m.								
11 a.m.								
noon								
1 p.m.								
2 p.m.								
3 p.m.								
4 p.m.								
5 p.m.								
6 p.m.								
7 p.m.								
8 p.m.								
9 p.m.								
10 p.m.								
11 p.m.								
midnight- 4 a.m.								

Wednesday Week 2

Time	Marketing Manger	House Manager	HK 1	HK2	HK 3	Security	PT 1	PT2
4 a.m.								
5 a.m.								
6 a.m.								
7 a.m.								
8 a.m.								
9 a.m.								
10 a.m.								
11 a.m.								
noon								
1 p.m.								
2 p.m.								
3 p.m.								
4 p.m.								
5 p.m.								
6 p.m.								
7 p.m.								
8 p.m.								
9 p.m.								
10 p.m.								
11 p.m.								
midnight- 4 a.m.								

Thursday Week 2

Time	Marketing Manger	House Manager	HK 1	HK2	HK 3	Security	PT 1	PT2
4 a.m.								
5 a.m.								
6 a.m.								
7 a.m.								
8 a.m.								
9 a.m.								
10 a.m.								
11 a.m.								
noon								
1 p.m.								
2 p.m.								
3 p.m.								
4 p.m.								
5 p.m.								
6 p.m.								
7 p.m.								
8 p.m.								
9 p.m.								
10 p.m.								
11 p.m.								
midnight- 4 a.m.								

Friday Week 2

Time	Marketing Manger	House Manager	HK 1	HK2	HK 3	Security	PT 1	PT2
4 a.m.								
5 a.m.								
6 a.m.								
7 a.m.								
8 a.m.								
9 a.m.								
10 a.m.								
11 a.m.								
noon								
1 p.m.								
2 p.m.								
3 p.m.								
4 p.m.								
5 p.m.								
6 p.m.								
7 p.m.								
8 p.m.								
9 p.m.								
10 p.m.								
11 p.m.								
midnight- 4 a.m.								

Saturday Week 2

Time	Marketing Manger	House Manager	HK 1	HK2	HK 3	Security	PT 1	PT2
4 a.m.								
5 a.m.								
6 a.m.								
7 a.m.								
8 a.m.								
9 a.m.								
10 a.m.								
11 a.m.								
noon								
1 p.m.								
2 p.m.								
3 p.m.								
4 p.m.								
5 p.m.								
6 p.m.								
7 p.m.								
8 p.m.								
9 p.m.								
10 p.m.								
11 p.m.								
midnight- 4 a.m.								

PROPOSED PARKING AND TRAFFIC MITIGATION PLAN

Some neighbors have raised concerns about the impact the Bed & Breakfast will have on parking and traffic. The Applicant will address these concerns and minimize any potential impacts as follows:

Bed & Breakfast Guests

One off-street parking space will be available for guests at all times. The property has two off-street parking spaces. One of those spaces will always be available for guests and/or occasional deliveries. The other will be occupied by the B&B owner primarily at night, but will often be available for B&B use during the day when Mr. Gonzalez will be using his car in connection with his real estate brokerage business.

Guests will be discouraged from bringing a car. When guests make their reservations with the Bed & Breakfast, the staff will explain that public transportation, walking, and taxi service are the primary mode of transportation in the area and that the only available parking is off-site.

Off-site parking will be provided to guests with cars. If guests choose to bring a car, they will receive a confirmation letter in the mail with instructions and a map directing them to off-site parking. The instructions will direct them to arrive via Riggs Road into the carriage house garage where they can unload their bags before driving their car to a nearby parking facility and shuttling back by taxi. As noted above, one parking space in the carriage house will be devoted to this purpose and for occasional deliveries.

Event Guests

Off-site parking will be made available for all event guests. When the Bed & Breakfast has events that will involve the arrival of guests by car, off-site parking will be

provided. The Bed & Breakfast will request from each host a mailing list of guests. Thereafter, each guest will be sent a confirmation letter informing them how parking is to be handled, either by commercial valet parking service or in a parking garage with a shuttle service back to the Bed & Breakfast.

Deliveries.

Deliveries will be by van, not truck. To help prevent the blocking of Riggs Road by delivery vehicles, catering deliveries to the Bed & Breakfast will be made by van as a contract requirement. The van will be required to pull into the Bed & Breakfast garage to unload. The only deliveries anticipated will be for breakfast items and for catered events. Storage of chairs and tables on-site will help cut down on the need for deliveries.

Employees

Employees will be given Metrochek farecards. Because of their income bracket and the ease of public transportation to the Bed & Breakfast (there is a bus stop directly in front of the house), most of the housekeeping staff will likely use public transportation. The Metrochek benefit will provide an extra inducement to encourage their use of public transportation and to eliminate the presence of employee's cars in the neighborhood. The assistant manager of the Bed & Breakfast lives in the immediate area and will walk to work.

Form U.P.-601 **CERTIFICATE OF OCCUPANCY** No. B 64423

Washington, D.C., OCT. 18T, 1969

Permission is hereby granted to MARIA TOUTORSKY

to use the 1ST 2ND & 3RD floor(s) of the building located on Lot 800 Square 178

known as premises 1720 16TH STREET, N.W. for the following

purpose(s): ROOMING HOUSE, LESS THAN 6 ROOMERS

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID, and a NEW Certificate must be obtained.

DEPT. OF LICENSES & INSPECTIONS, GOV'T. OF DIST. OF COL.

OFFICE COPY

ZONE R-5-C FEE $ 12.00

Chief, Permit Branch

By Mary L. Savage
Permit Clerk

ATTACHMENT F

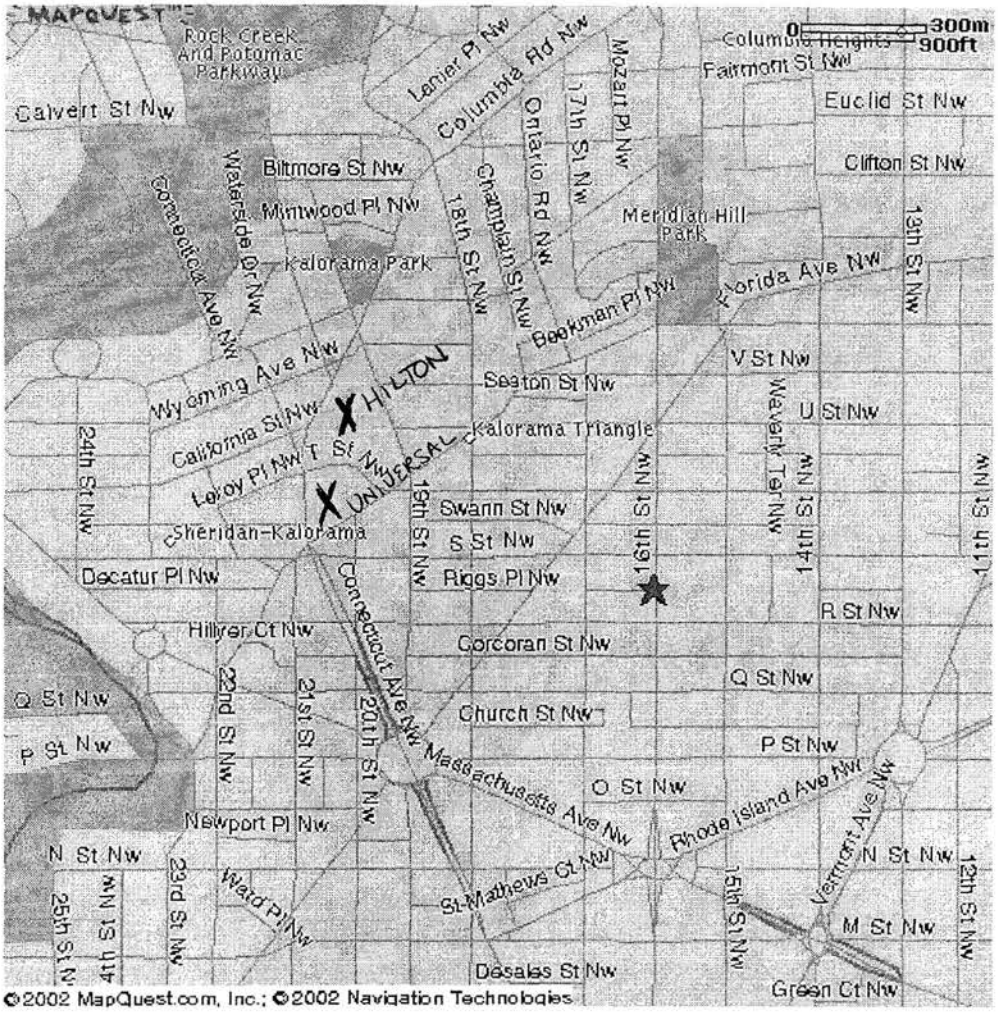
ATTACHMENT G

MAPQUEST.

16TH ST NW AT RIGGS PL NW
WASHINGTON, DC
20009, US

SEND TO PRINTER

Back



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NAVTECH ON BOARD





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ATTACHMENT H

STATEMENT AS TO SIZE OF PROPOSED BUILDING AND PLANS

The main part of the house, (basement and floors 1-3), measures 44 feet in width by 54 feet in depth with additional protrusions of approximately 57 and 42 square feet for a total per floor of approximately 2475 square feet.

Separate from this are the kitchen (260 sq. ft.), bathroom number 4 (260 sq. ft.), garage (738 sq. ft.), carriage house (878 sq. ft.), maintenance room (102 sq. ft.), and office space (in basement, 60 sq. ft.).

The total square feet is approximately 12,198 not counting the attic and courtyard. The Lusk Book (City record) states 12,250 square feet.

By way of contrast, the Swann House which has nine guestrooms contains 6,085 square feet according to Lusk's Directory. The Brenton, another nine room bed & breakfast located at 1708 16th Street, N.W., contains 6,338 square feet according to Lusk's.

ATTACHMENT I

HISTORICAL SIGNIFICANCE OF THE TOUTORSKY MANSION

During the June 18, 2002 hearing some questions were raised about the historical significance of the subject property. Attached are three documents that address that issue.

June 19, 2002 letter from Stephen Callcott, Architectural Historian, D.C. Historic Preservation Office, to the Board of Zoning Adjustment—this letter describes the building's interiors as being "among the finest in the City from this period" and "remarkably intact." Mr. Callcott notes that the Applicant's renovation plans will handily meet the Department of Interior's strict standards for a preservation tax credit.

Sixteenth Street Historical District booklet published by the Historic Preservation Office, Office of Planning of the District of Columbia—this booklet, on page 10 prominently features a photo of the Toutorsky mansion. The caption notes its "elaborately scrolled front gable [and] irregular and varied roofline."

National Register of Historic Places Inventory and Nomination Form for the 16th Street Historic District—The No.77 property on the Historic Preservation Office's inventory of buildings included in the 16th Street Historic District is the Toutorsky Mansion. It identifies the Flemish Revival mansion as "contributing" to the historic nature of the district. Item No. 7, Page 2 of the Department of Interior's National Register of Historic Places Inventory and Nomination Form describes the Toutorsky Mansion as "reflecting the varied sources for the eclecticism of American architecture of the period."

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE
OFFICE OF PLANNING



June 19, 2002

Board of Zoning Adjustment
441 4th Street, NW
Washington, DC 20016

Re: BZA #16823, Toutorsky Mansion

D.C. RECEIVED
OFFICE OF ZONING
2002 JUN 21 P 12:42

Members of the Board of Zoning Adjustment:

At the applicant's request, I recently toured the above-referenced historic property for the purpose of advising as to whether the on-going renovation work is consistent with the Department of the Interior's standards for the federal rehabilitation tax credit program. I reviewed the owner's renovation plans, the ongoing work, and the building's interiors on a room by room basis.

Constructed in 1892 for Supreme Court Justice Henry Brown, and later serving as the home of Russian pianist Basil Toutorsky, the building at 1720 16th Street, N.W. is a rare surviving freestanding Victorian mansion. The building's animated roof line, with both stepped and scrolled gables, and prominent chimneys, is an excellent illustration of the Victorian-era interest in Flemish inspired architecture.

BZA
Case No. 16823
Exhibit No. 3

In my opinion, the building's interiors are among the finest in the city from this period, and remain remarkably intact. They possess important historic and architectural qualities, the preservation of which should be encouraged. Although the exterior of the building will be regulated by the DC preservation law, interiors such as this are not typically protected. The federal tax credit program offers five years of legal protection as

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE
OFFICE OF PLANNING

well as financial incentive to renovate in a manner which preserves original and significant spaces, features and finishes. The applicant's renovation plans will achieve this result and will have no difficulty in meeting the rigorous Department of Interior standards for tax credit purposes.

The applicant should be encouraged to participate in this program and to preserve the very significant interior as well as exterior fabric of this building.

Thank you for your consideration of these views.

Sincerely,

Stephen Callcott
Architectural Historian
DC Historic Preservation Office

DC Historic Preservation Office
801 North Capitol Street, NE
Washington, DC 20002
202-442-8800 202-442-7638 (fax)

Fax

To:	Beverly Bailey	**From:**	Steve Callcott @ 442-8846
Fax:	727-6072	**Pages:**	
Phone:		**Date:**	6/20/2002
Re:	BZA #16823	**CC:**	

Urgent **As Requested** **Please Comment** **Please Reply** **Please Recycle**

This letter is being submitted for the record for case # 16823. Thank you.

MAJOR BIBLIOGRAPHICAL REFERENCES

See attached list

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately 40 acres

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	18	323470	430960 ~~430940~~ 560
B	18	323470	430819 ~~430800~~ 560
C	18	323310	430819 ~~430800~~ 560
D	18	323310	430960 ~~430940~~ 560

VERBAL BOUNDARY DESCRIPTION

The Sixteenth Street Historic District includes those properties fronting on 16th Street, N.W., between Scott Circle and Florida Avenue, N.W.

See enclosed National Capital Planning Commission map File No. 31.30 (08.10) - 28277 for precise boundaries.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N.A.			
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE
Anne H. Helwig and Suzanne Ganschinietz; Architectural Historians

ORGANIZATION
D.C./N.C.P.C. Historic Preservation Office

DATE
January 30, 1978

STREET & NUMBER
1325 G Street, N.W.

TELEPHONE

CITY OR TOWN
Washington,

STATE
District of Columbia

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE X LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE 5-1-78

TITLE Director, Department of Housing & Community Development DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: DATE

KEEPER OF THE NATIONAL REGISTER

Number	Street Address	Date of Construction	Architectural Style	Quality
99	1910 16th Street	1880's-90's	Washington Bay	Contributing
100	1912 16th Street	1890-95	Eclectic	Contributing
101	1914 16th Street	1892	Eclectic	Contributing
102	1916 16th Street	1892	Eclectic	Contributing
103	1920 16th Street	1890's	Eclectic	Contributing
104	1922 16th Street	1895	Eclectic	Contributing
105	1926 16th Street	1930's	1930's Modern	Contributing
106	1600 U Street	c.1900	Classical Revival	Contributing
107	2000 16th Street	1900	Renaissance Revival	Contributing
108	2008 16th Street	c.1900	Turn-of-the-century	Contributing
109	2020 16th Street	1921	Eclectic	Contributing
110	2022 16th Street	1906	Eclectic	Contributing
111	2024 16th Street	1906	Eclectic	Contributing
112	2026 16th Street	1906	Georgian Revival	Contributing
113	2028 16th Street	c.1890	Romanesque Revival	Contributing
114	2030 16th Street	1895	Eclectic	Contributing
115	2032 16th Street	1893	Eclectic	Contributing
116	2034 16th Street	1912	Georgian Revival	Contributing
117	2100 16th Street	1909	Georgian Revival	Contributing
118	2108 16th Street	1929	Eclectic	Contributing
119	2120 16th Street	c.1940	Modern	Intrusion

VACANT LOTS

A	1407 16th Street
B	1823 16th Street
C	1827 16th Street
D	1620 16th Street
E	1730 16th Street
F	1732 16th Street

* Category III Landmark in the District of Columbia Inventory of Historic Places.

\+ Listed individually on the National Register of Historic Places.

mber	Street Address	Date of Construction	Architectural Style	Quality
64	1536 16th Street	1880's	Washington Bay	Contributing
65	1600 16th Street	Mid-20th century	Modern	Intrusion
66	1604-10 16th Street	1910-39	Eclectic	Contributing
67	1612 16th Street	1867/1904	Italianate with store front addition	Contributing
68	1616 16th Street	1924	Eclectic	Contributing
69	1628 16th Street	1890	Richardsonian Romanesque Revival	Contributing
70	1601 R Street	1910	Federal Revival	Contributing
71	1702 16th Street	1890	Eclectic	Contributing
72	1704 16th Street	1909	Georgian Revival	Contributing
73	1706 16th Street	1907	Georgian Revival	Contributing
74	1708 16th Street	1890	Richardsonian Romanesque Revival - Queen Anne	Contributing
75	1710 16th Street	1880-1909	Richardsonian Romanesque Revival - Queen Anne	Contributing
76	1712 16th Street	1920	1920's Modern	Contributing
77	1720 16th Street	1892	Flemish Revival	Contributing
78	1750 16th Street	1920	Eclectic	Contributing
79	1810 16th Street	1928	Romanesque Revival	Contributing
80	1816 16th Street	c.1878	Victorian	Contributing
81	1818 16th Street	c.1878	Victorian	Contributing
82	1820 16th Street	c.1878	Victorian	Contributing
83	1822 16th Street	c.1878	Victorian	Contributing
84	1824 16th Street	c.1878	Victorian	Contributing
85	1826 16th Street	c.1878	Victorian	Contributing
86	1830 16th Street	1914	Eclectic	Contributing
87	1832 16th Street	1897	Eclectic	Contributing
88	1834 16th Street	1902	Georgian Revival	Contributing
89	1836 16th Street	1905	Turn-of-the-century	Contributing
90	1838 16th Street	1915	Georgian Revival	Contributing
91	1842-16th Street	1913	Turn-of-the-century	Contributing
92	1846 16th Street	1900	Eclectic	Contributing
93	1600 T Street	1900	Eclectic	Contributing
94	1900 16th Street	c.1878	Italianate	Contributing
95	1902 16th Street	c.1878	Italianate	Contributing
96	1904 16th Street	1880's-90's	Washington Bay	Contributing
97	1906 16th Street	c.1885	Eclectic	Contributing
98	1908 16th Street	c.1880	Eclectic	Contributing

umber	Street Address	Date of Construction	Architectural Style	Quality
31	1809 16th Street	1916	Second Renaissance Revival	Contributing
32	1813 16th Street	1887	Richardsonian Romanesque Revival	Contributing
33	1815 16th Street	1890	Queen Anne	Contributing
34	1817 16th Street	c.1880-1909	Richardsonian Romanesque Revival - Queen Anne	Contributing
35	1821 16th Street	1890	Eclectic	Contributing
36	1825 16th Street	1900	Eclectic	Contributing
37	1829 16th Street	1922	Eclectic	Contributing
38	1835 16th Street	1921	Eclectic	Contributing
39	1837 16th Street	1890	Queen Anne	Contributing
40	1839 16th Street	1890	Queen Anne	Contributing
41	1841 16th Street	1890	Queen Anne	Contributing
42	1901 16th Street	1920's	1920's Modern	Contributing
43	1905 16th Street	1889	Turn-of-the-century	Contributing
44	1915 16th Street	1922	Second Renaissance Revival	Contributing
45	1919 16th Street	1887	Eclectic	Contributing
46	1923 16th Street	1902	Turn-of-the-century	Contributing
47	1925 16th Street	1922	Renaissance/Baroque Revival	Contributing
48	1929 16th Street	1921	Classical Revival	Contributing
49	1931 16th Street	1887	Eclectic	Contributing
50	1536 U Street	c.1915	Neo-Classical	Contributing
51	2001 New Hampshire Avenue	1914	Neo-Classical	Contributing
52	2001 16th Street	1916	Eclectic	Contributing
53	2101 16th Street	1919	Renaissance/Baroque Revival	Contributing
54	1601 Massachusetts Avenue	mid-20th century	Modern	Intrusion
55	1326 16th Street	1888/1950's	1950's Gothic	Contributing
56	1412 16th Street	c.1960	Mid-20th century	Intrusion
57	1420 16th Street	c.1915	Georgian Revival	Contributing
58	1424 16th Street	1907	Georgian Revival	Contributing
59	1500 16th Street	1904	Gothic Revival	Contributing
60	1520 16th Street	mid-20th century	Modern	Intrusion
61	1530 16th Street	1938	Art Deco	Contributing
62	1532 16th Street	1894	Eclectic	Contributing
63	1534 16th Street	1900	Eclectic	Contributing

SIXTEENTH STREET HISTORIC DISTRICT

Street addresses (all in northwest quadrant), dates of construction, architectural styles, and quality of buildings in the Sixteenth Street Historic District -- keyed to the numbers of the enclosed map:

ber	Street Address	Date of Construction	Architectural Style	Quality
	1 Scott Circle	mid-20th century	Modern	Intrusion
	1315 16th Street	mid-20th century	Modern	Intrusion
	1333 16th Street	1881	Chateauesque	Contributing
	1401 16th Street	1888	Richardsonian Romanesque Revival	Contributing
5	1530 P Street **	1908	Neo-Classical	Contributing
6	1531 P Street	c.1900	Eclectic	Contributing
7	1509 16th Street	1909	Eclectic	Contributing
8	1511 16th Street	1878-9	Italianate with Mansard Roof	Contributing
9	1513 16th Street	1895	Richardsonian Romanesque Revival	Contributing
10	1515 16th Street	c.1910	Eclectic	Contributing
11	1521 Church Street	1908	Eclectic	Contributing
12	1523 16th Street	1901	Georgian Revival	Contributing
13	1525 16th Street	1882	Eclectic	Contributing
14	1527 16th Street	c.1900	Turn-of-the-century	Contributing
15	1540 Q Street	1925	Neo-Classical	Contributing
16	1601 16th Street	1878	Italianate Bracketed	Contributing
17	1603 16th Street	c.1910	Georgian Revival	Contributing
18	1605 16th Street	c.1880	Italianate with Mansard Roof	Contributing
19	1607 16th Street	c.1885	Eclectic	Contributing
20	1609 16th Street	1908	Jacobethan	Contributing
21	1611 16th Street	1912	Gothic Revival	Contributing
22	1623 16th Street	1886	Richardsonian Romanesque Revival	Contributing
23	1625 16th Street	1910	Eclectic	Contributing
24	1627 16th Street	1910	Eclectic	Contributing
25	1629 16th Street	1887	Turn-of-the-century	Contributing
26	1631 16th Street	1890	Washington Bay	Contributing
27	1633 16th Street	1883	Queen Anne	Contributing
28	1526 R Street	c.1890	Eclectic	Contributing
29	1701 16th Street	1919	Gothic Revival	Contributing
30	1733 16th Street *	1911		Contributing

SIXTEENTH STREET HISTORIC DISTRICT

Street addresses (all in northwest quadrant), dates of construction, architectural styles, and quality of buildings in the Sixteenth Street Historic District -- keyed to the numbers of the enclosed map:

Street Address	Date of Construction	Architectural Style	Quality
1 Scott Circle	mid-20th century	Modern	Intrusion
1315 16th Street	mid-20th century	Modern	Intrusion
1333 16th Street	1881	Chateauesque	Contributing
1401 16th Street	1888	Richardsonian Romanesque Revival	Contributing
1530 P Street **	1908	Neo-Classical	Contributing
1531 P Street	c.1900	Eclectic	Contributing
1509 16th Street	1909	Eclectic	Contributing
1511 16th Street	1878-9	Italianate with Mansard Roof	Contributing
1513 16th Street	1895	Richardsonian Romanesque Revival	Contributing
1515 16th Street	c.1910	Eclectic	Contributing
1521 Church Street	1908	Eclectic	Contributing
1523 16th Street	1901	Georgian Revival	Contributing
1525 16th Street	1882	Eclectic	Contributing
1527 16th Street	c.1900	Turn-of-the-century	Contributing
1540 Q Street	1925	Neo-Classical	Contributing
1601 16th Street	1878	Italianate Bracketed	Contributing
1603 16th Street	c.1910	Georgian Revival	Contributing
1605 16th Street	c.1880	Italianate with Mansard Roof	Contributing
1607 16th Street	c.1885	Eclectic	Contributing
1609 16th Street	1908	Jacobethan	Contributing
1611 16th Street	1912	Gothic Revival	Contributing
1623 16th Street	1886	Richardsonian Romanesque Revival	Contributing
1625 16th Street	1910	Eclectic	Contributing
1627 16th Street	1910	Eclectic	Contributing
1629 16th Street	1887	Turn-of-the-century	Contributing
1631 16th Street	1890	Washington Bay	Contributing
1633 16th Street	1883	Queen An	Contributing
1526 R Street	c.1890	Eclectic	Contributing
1701 16th Street	1919	Gothic Revival	Contributing
1733 16th Street *	1911	Neo-Classical	Contributing

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

ATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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DATE ENTERED

Martin Luther King Memorial Library, Washingtoniana Collection. Atlases, directories, files. (9th and G Streets, N.W., Washington, D.C.).

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UNITED STATES DEPARTMENT OF THE INTERIOR
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Landmark Application for Dupont Circle Historic District - Submitted by Ronald Alvarez for Dupont Circle Citizens Association.

(Continued on Form No. 10-300a)

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Sixteenth Street Historic District - Inclusive Street Addresses

1 Scott Circle

1315 - 2101 16th Street, N.W.

1326 - 2120 16th Street, N.W.

1530 and 1531 P Street, N.W.

1521 Church Street, N.W.

1540 Q Street, N.W.

1526 and 1601 R Street, N.W.

1536 and 1600 U Street, N.W.

2001 New Hamsphire Avenue, N.W.

1601 Massachusetts Avenue, N.W.

1600 T Street, N.W.

the street. The Netherlands, Columbia, Persia, Yugoslavia, Venezuela, and Nigeria maintained embassies in what is today the Historic District. The building at 1424 16th Street retains the name "The Embassy" from the days when it housed the Hungarian Legation.

The men responsible for the buildings within the Historic District include many of the most prominent architects and builders working in Washington at the time. Men of local distinction whose designs contribute to the architectural quality of the Historic District include: Nathan C. Wyeth; Appleton P. Clark, Jr.; W. Bruce Gray; Harvey L. Page; T. F. Schneider; Glenn Brown; B. Stanley Simmons; and George Oakley Totten. Carrère and Hastings, Jules H. de Sibour, John Russell Pope, and Fuller and Wheeler of Albany, New York, designed buildings in the district and had national reputations. Well-known developers and builders were also working in the Historic District. One-time real estate magnate, Harry Wardman, built a number of his many apartment houses on this section of Sixteenth Street. John McGregor, Samuel and Charles Edmonston, and the firm of Richardson and Burgess were also active in the Historic District. These men, whose quality of design and workmanship are so vital to the essence of the district, also helped create the built environment of the rest of Washington. On Sixteenth Street their buildings, and those many other men, work together exceptionally well. The imaginative, varied facades of these buildings create a rhythmic streetscape and a continuous visual experience seldom so well preserved in the District of Columbia.

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By that time the Historic District could boast of residents with such prominent and well-known names as Corcoran, Riggs, Dos Passos, Biddle, Willard, and Kauffman. Both Russell A. Alger, Senator from Michigan and Secretary of War under President McKinley, and Vice-President James S. Sherman lived at 1701 16th Street, a house recently renovated and converted to law offices. Other distinguished residents of the Historic District have been: Admiral Cary T. Grayson, personal and medical aide to President Wilson and later President of the American Red Cross (1600 16th Street, now demolished); Senator John Sharp Williams of Mississippi (1607 16th Street); Judge Hampton P. Denman (1623 16th Street); Chief Justice Charles Evans Hughes (2108 16th Street); John W. Weeks, Secretary of War under Presidents Harding and Coolidge (2108 16th Street); Count Mombello di Sommati (1601 16th Street); and Prince Basil Toutorsky (1720 16th Street). Bank presidents, newspaper tycoons, congressmen, judges, members of the diplomatic corps, and high-ranking government officials have also resided in the Historic District.

The houses these people lived in reflected the evolution of local and national architectural trends from around 1875 on into the early decades of the twentieth century. The eclectic character of American architecture at that time is clearly visible in the well-preserved streetscape of the Historic District. Indeed, this excellent visual record of Washington's late 19th- early 20th century architecture was a primary reason for the designation of the Sixteenth Street Historic District. Here simple c. 1878 rowhouses, an elaborate Italianate Bracketed house, turreted Queen Anne and Richardsonian Romanesque houses, and buildings of the many Beaux Arts eclectic styles of the turn of the century stand together, varied in style but related in scale, materials, conception and building vacabulary. Most of the houses are three or four stories. Brick is the predominant building material, although stone was used for a few houses. A particularly unusual green serpentine stone house stands at 1832 16th Street, N.W., one of only a few such houses in the District of Columbia. Stone was also the primary building material for the institutional buildings and churches in the Historic District.

Institutional uses spread northward from lower 16th Street in the decades surrounding the turn of the century. Churches and other institutions erected buildings along the predominantly residential street. The First Baptist Church (1888), the Church of the Holy City (1894), and Foundry Methodist Church (1904) were among the early churches in the Historic District. The Carnegie Institution, Andrew Carnegie's philanthropic institution, moved into its building in 1908. By 1917 the Women's Congressional Club, founded by Mrs. John Henderson, the guiding spirit behind the development of the Meridian Hill area of Sixteenth Street (a Category III place in the District of Columbia Inventory of Historic Sites) established its headquarters in the Historic District. One of the most unusual buildings in the district, the Temple of the Scottish Rite, was completed in 1915. Its members have included a number of past presidents. In the 1950's Mary Church Terrell brought the National Association of Colored Women's Clubs to prominence from their headquarters at 1601 R Street, N.W. A number of countries established embassies in the houses and luxury apartment buildings lining

(Continued on Form No. 10-300a)

SIGNIFICANCE

ERIOD

EHISTORIC
00-1499
00-1599
00-1699
00-1799
00-1899
00-

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

_ARCHEOLOGY-PREHISTORIC	_COMMUNITY PLANNING	_LANDSCAPE ARCHITECTURE	X RELIGION	
_ARCHEOLOGY-HISTORIC	_CONSERVATION	_LAW	X SCIENCE	
_AGRICULTURE	_ECONOMICS	_LITERATURE	_SCULPTURE	
X ARCHITECTURE	_EDUCATION	_MILITARY	_SOCIAL/HUMANITARIAN	
_ART	_ENGINEERING	_MUSIC	_THEATER	
_COMMERCE	_EXPLORATION/SETTLEMENT	_PHILOSOPHY	_TRANSPORTATION	
_COMMUNICATIONS	_INDUSTRY	_POLITICS/GOVERNMENT	X OTHER (SPECIFY) Local History	
	_INVENTION			

ECIFIC DATES

BUILDER/ARCHITECT

ATEMENT OF SIGNIFICANCE

ıe Joint Committee on Landmarks has designated the Sixteenth Street Historic District Category II Landmark of importance which contributes significantly to the cultural eritage and visual beauty of the District of Columbia.

ıe Sixteenth Street Historic District is a linear district which extends from Scott ircle to the original boundary of the Federal City, Boundary Street, now known as lorida Avenue. One of the most important of the numbered streets in the Federal City, ixteenth Street is a Major Element of the L'Enfant Plan and contains an excellent ista south to the White House. Sixteenth Street is 160 feet wide (the widest of the umbered streets), and the combined effect of the set-backs and the trees lends a randeur to the street as one progresses north from Scott Circle to Florida Avenue here there is a sharp rise in topography at Meridian Hill. The street contains a ixture of 19th century rowhouses, grand, freestanding residences, and turn-of-the-entury institutional buildings which provides a continuous and interrelated rhythm o the street. Even those buildings designed as late as the 1920's are in keeping ith the scale and character and the excellent quality of the architecture of this rand street. The only major mid-20th-century intrusions occur in the blocks immediately orth of Scott Circle. However, their effect is off-set by the configuration of the ircle itself, which acts as an anchor to the Historic District. Sixteenth Street has, throughout its history, served as a major focal point for community development, both residential and institutional, and this same juxtaposition continues today.

Sixteenth Street has been historically important since the time of its primary development in the last quarter of the nineteenth century. Many men prominent in national politics and community affairs have lived on this section of the street since it became fashionable in the 1890's. Churches and other community and national institutions established their headquarters in the Historic District at the same time. Institutional structures stand sympathetically interspersed among the variety of residential buildings along the street. These larger buildings and churches with towers and spires add to the varied pattern of the streetscape and skyline.

The Historic District, like much of Washington, remained essentially undeveloped until the mid-to-late nineteenth century. Prior to the Civil War most of the structures on Sixteenth Street were shanties; fewer than ten structures of any size appear in what is today the Historic District on the 1861 Boshke real estate map. The population boom brought on by the Civil War and Reconstruction brought rapid large-scale development to Sixteenth Street as well as to the rest of Washington. By the 1880's the street began to take on its present appearance. Rowhouses and detached dwellings were constructed and by the 1890's the street had become a fashionable residential district.

(Continued on Form No. 10-300a)

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Intrusions in the Sixteenth Street Historic District

1601 Massachusetts Avenue
1412 16th Street, N.W.
1520 16th Street, N.W.
1600 16th Street, N.W.
2120 16th Street, N.W.
1 Scott Circle
1315 16th Street, N.W.

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Gothic elements were also applied to the Chastleton, one of Harry Wardman's apartment houses in the Historic District. The entrance of this 1919-1920 building has Gothic tracery and gargoyles. In spite of its size the structure still contributes to the Historic District because of its design. The apartment buildings in the district are generally not as large as the Chastleton, with the exception of the Roosevelt, which is even larger. The Roosevelt, like the Chastleton, contributes to the Historic District because of its design, which includes elements from the Renaissance and Baroque revivals.

Most of the apartment buildings in the area are medium-sized, with elements of various architectural styles applied to the facades. Typical of this type of structure are The Tiffany and The Embassy. The Tiffany, with its rusticated lower stories and delicate floral decoration, and The Embassy, with its Georgian Revival details, have an elegance and grace similar to many of the apartment buildings in the Historic District.

One of the most unusual buildings in the Historic District is the Temple of the Scottish Rite at 1733 16th Street. The building, designed by John Russell Pope, was constructed between 1911 and 1915. Pope used the tomb of King Mausolus at Halicarnassus, one of the seven wonders of the ancient world, as his model. In 1932 the building was voted the fifth most beautiful building in the world by a group of members of the Association of American Architects. The library, the first public library in the District of Columbia, contains one of the world's largest collections of materials on and by Scottish poet Robert Burns, who was a Freemason.

Within the boundaries of the Historic District, which includes 119 buildings, there are seven intrusions. All are mid-twentieth century, large-scale structures of contemporary design. Four of the seven -- the Australian Embassy, the Melbourne Apartments, the General Scott apartment house, and the National Wildlife Federation -- are on or near the southern edge of the district. The other intrusions are the apartment buildings at 1520, 1600, and 2120 16th Street. The fact that four of the intrusions are concentrated in one area lessens their negative impact on the Historic District as a whole. Also, Scott Circle is strong enough on its own right to partially withstand the impact of intrusions and still anchor and define the southern edge of the district.

With the exception of the seven intrusions and six vacant lots along the street, the integrity of the early twentieth century streetscape remains intact. Most of the structures are in good to excellent physical condition. Few alterations have been made to buildings in the Historic District. The District has retained its sense of place and the architectural definition, mixture of building styles and types, and uses that were present in the early twentieth century. The same rich texture and visual impression created by varied designs and materials is also still present. Rhythmic patterns along the streetscape result from projections on facades and rooflines and large buildings, church towers, and spires periodically punctuate the skyline. The building types and their design and conception relate to each other and the Historic District stands today as a strong and cohesive whole.

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features. Extended stone lintels and Roman brickwork provide a horizontal foil to the vertical lines of the building.

A house reflecting the varied sources for the eclecticism of American architecture of the period is the Flemish Revival house at 1720 16th Street. The details of this house are derived from Netherlandish sources. The house, built in 1892, has an elaborately scrolled front gable, smaller stepped gables, and an irregular and varied roofline. The brickwork is elaborate and of very fine workmanship.

One of the most popular revival styles of the period was the Colonial Revival, which included both Georgian and Federal Revival designs. An excellent example of the Federal Revival stands at 1601 R Street. The house was designed in 1910 by Jules H. de Sibour, one of Washington's most prominent Beaux Arts architects around the turn of the century. The symmetrical facade is articulated by stone stringcourses and the center bay is accented by an entrance flanked by pairs of Ionic columns and a second story Palladian window.

Institutional uses began to spread up 16th Street at about the same time the Beaux Arts classicism that resulted from the 1893 Columbian Exposition in Chicago began to sweep the country and drastically change architectural fashion. Institutions were building their headquarters in what is now the Historic District and the new Neo-Classicial mode was particularly appropriate for their needs. The conception was grand and monumental, regardless of the actual size of the building. The Carnegie Institution, a philanthropic organization, and the Jewish Community Center were both designed in the Neo-Classical mode. The former was designed in 1908 by the New York firm of Carrère and Hastings and the latter was designed by Washington architect B. Stanley Simmons in 1920.

At the same time the institutional buildings were appearing on the street, churches and apartment houses were also being built. Revival style details were used on these buildings just as they were on domestic structures. The Church of the Holy City, designed in 1895 by H. Langford Warren and built by Paul J. Pelz, one of the architects of the Library of Congress, is an example of late Gothic Revival, with English Perpendicular influences. The 158-foot tower was based on the tower over the entrance to Magdalen College, Oxford. A number of the many stained-glass windows are from the Tiffany Studio in New York.

(Continued on Form No. 10-300a)

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of the facade show the imaginative tendencies of the architecture of the period. Handsome wooden fans cap the second story windows. The corbelled, champhered corners of the bay and the original iron steps add distinction to the house. A similar house stands at 1910 16th Street, N.W.

Another early row, which was designed and built as a single unit, includes six houses on the southwest corner of 16th and Swann Streets (1816-1826 16th Street, N.W.). The massing of these three-story houses with bays is simple and the proportions are slender and elegant. Iron cresting, which was popularized during the late Victorian period, caps the roofs.

One of the finest houses in the Historic District, and one of the finest examples of the Italianate Bracketed style still standing in Washington, is the Huntley House at 1601 16th Street. The house was built in 1878 as a free-standing residence. In subsequent years the block was built up with individually designed rowhouses; the Huntley House is now the end house in a row. The bold, elaborate brackets of the cornice and the heavy, decorative tin hoods over the windows are typical of this style.

Perhaps the finest of the Queen Anne houses in the Historic District are those in the row at 1837-1841 16th Street. Built in 1890, these houses incorporate the irregularity of massing, variety of color and texture, and the round turrets of the style. Individually designed and built Queen Anne houses, both detached and row, also appear in the Historic District. Their varied facades, turrets, and fanciful rooflines create a rhythmic interplay of planes along the street facade. The turret is especially prominent on the house at 1633 16th Street, N.W. Primarily built of brick, with wood and stone trim, these houses add color, texture, and visual interest to the streetscape.

Similar contrasts of building materials are also found in the Richardsonian Romanesque houses in the Historic District. The influence of Henry Hobson Richardson hit Washington full-force after the completion of the Hay-Adams houses on the northwest corner of 16th Street and Lafayette Square in 1884. A number of excellent examples of the Richardsonian Romanesque still stand in the Historic District. The Sherman House at 1401 16th Street was built in 1888 by Charles and Samuel Edmonston, the uncle and nephew team that built the Hay-Adams Houses. The large, round-arched entrance and the flat patterned brickwork of Samuel Edmonston's design for this red brick structure clearly reflect Richardson's ideas. The three-story Hampton P. Denman house at 1623 16th Street was designed by Fuller and Wheeler of Albany, New York, in 1886. The combination of ashlar stone and red brick and the vegetal carving on this house are Richardson-inspired.

The outstanding example of this style is the house at 1628 16th Street, which was designed in 1890 by Harvey L. Page, and built by Addison and Lamb. Page, one of Washington's most innovative architects of the period, carefully articulated the transitions within the flat facade through the use of decorative brick and stone

(Continued on Form No. 10-300a)

DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	__DETERIORATED	X UNALTERED generally	X ORIGINAL SITE
X GOOD	__RUINS	__ALTERED	__MOVED DATE_____
X FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

e Sixteenth Street Historic District is characterized by the linear experience of e street itself. Sixteenth Street, one of the most important numbered streets in .e Federal City, is a Major Element of the L'Enfant Plan. This section of the 0-foot wide street, with its vista south to the White House, is contained between o Major Elements of the L'Enfant Plan -- Scott Circle on the south and Florida enue, N.W., originally known as Boundary Street on the north and the sharp rise of ridian Hill. The only major mid-twentieth century intrusions occur in the blocks mediately north of Scott Circle. However, their effect is off-set by the configuration the Circle itself, which acts as an anchor to the Historic District. The physical pect of Sixteenth Street, combined with the architectural quality of the buildings thin the district boundaries and the historical importance of the area, constitute ie essence of the Historic District. Therefore, the boundaries of the Historic strict extend only to the rear property lines of lots fronting on Sixteenth Street id do not extend to the side streets, which are not part of the continuous visual perience of Sixteenth Street.

ie buildings in the Sixteenth Street Historic District are varied in type and style it related in conception, scale, materials, and quality of design. The buildings, iich represent the work of some of Washington's most prominent architects, were nceived with a similar attitude and designed with a common building vocabulary. ell-articulated and varied facades and rooflines are harmoniously juxtaposed along ie street. The integration of scale, proportion, and use add to the historic district's rong sense of place. This sense of place is reinforced by the architectural quality the buildings in the area.

ie structures in the historic district range in type from a small, one-story office ilding, to three and four-story rowhouses, large detached houses, churches, small partment buildings, monumental apartments and institutional buildings. The buildings ntributing to the quality of the Historic District generally date from c. 1875 to ie 1920's, and their styles, including Italianate, Queen Anne, Richardsonian Romanesque, id the many styles of the Beaux Arts mode, clearly reflect the eclectic character of merican architecture during that period. The street was developed primarily with owhouses, most of which were individually designed and built. Large detached houses re also found within the boundaries of the Historic District, which is one of the best reserved and visually most interesting late nineteenth - early twentieth century treetscapes in the District of Columbia.

ome of the earliest houses in the Historic District stand on the northwest corner of ixteenth and T Streets. The two Italianate structures at 1900 and 1902 16th Street, .W., date from c. 1878. The brick houses, which are smaller than most in the area, ave wooden trim and bracketed cornices. The simplicity and clarity of these houses old their own in a district of larger and more elaborate structures.

lore common in the district are brick rowhouses with projecting bays and fanciful ooflines. An early example, c. 1875, is 1904 16th Street. This two-story house is wo bays wide with a steep-pitched gable over the window bay. A one-story bay window r jects from the facade. The decorative pressed brick that outlines the basic elements

(Continued on Form No. 10-300a)

10-300 (Rev. 10-74)

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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Sixteenth Street Historic District

AND/OR COMMON
Sixteenth Street Historic District

2 LOCATION

STREET & NUMBER
16th Street, N.W. between Florida Ave.,N.W. and Scott Circle (see attached) NOT FOR PUBLICATION

CITY, TOWN
Washington VICINITY OF

CONGRESSIONAL DISTRICT
Walter E. Fauntroy/Congressman

STATE
District of Columbia

CODE
11

COUNTY
District of Columbia

CODE
001

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	PUBLIC	X OCCUPIED	AGRICULTURE	MUSEUM
BUILDING(S)	PRIVATE	UNOCCUPIED	X COMMERCIAL	PARK
STRUCTURE	X BOTH	X WORK IN PROGRESS	X EDUCATIONAL	X PRIVATE RESIDENCE
SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	X ENTERTAINMENT	X RELIGIOUS
OBJECT	IN PROCESS	YES: RESTRICTED	GOVERNMENT	X SCIENTIFIC
	BEING CONSIDERED	X YES: UNRESTRICTED	INDUSTRIAL	TRANSPORTATION
		NO	MILITARY	OTHER:

4 OWNER OF PROPERTY

NAME
Multiple public and private ownership -- see attached list

STREET & NUMBER

CITY, TOWN
VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Recorder of Deeds

STREET & NUMBER
6th and D Streets, N.W.

CITY, TOWN
Washington,

STATE
D.C.

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
District of Columbia Inventory of Historic Sites

DATE
June 17, 1977

X FEDERAL X STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS
D.C./N.C.P.C. Historic Preservation Office

STATE
District of Columbi

SIXTEENTH STREET

HISTORIC DISTRICT



WASHINGTON D.C.



SCOTT CIRCLE

Scott Circle anchors the Historic District at its southern boundary. In 1874 Congress commemorated Lieutenant General Winfield Scott (1786-1866) with a bronze sculpture by Henry Kirke Brown.

Cover inset photo: National Archives

The linear progression of Sixteenth Street originates at the White House and Lafayette Square, and progresses northward through the business and financial sector of lower Sixteenth Street, to Scott Circle and the Historic District. It continues up the steep incline to Meridian Hill and Upper Sixteenth Street to its culmination at the Maryland line.

Sixteenth Street's earliest history stems from its immediate proximity to the President's House. It is one of the most important numbered streets in the city, and a major element of the L'Enfant Plan. As it began (and continues today), it is an impressive residential avenue lined with buildings reflecting a myriad of architectural styles. While many of the ornate townhouses and grand mansions that were its first adornments have been replaced by large office buildings and hotels fronting on Sixteenth Street north of H Street, the buildings around Lafayette Square offer a glimpse into the street's grand nineteenth century residential character. Similarly, the area north of Scott Circle retains much of its building stock from the Victorian era and the turn-of-the-century.

Sixteenth Street, the axis between the White House and the north point of the District line, makes accessible the hills above the Washington plain. The prospect gives the street the finest setting of any avenue in the Capital...

Sixteenth Street Architecture, 1978.

Sixteenth Street, like much of Washington, remained essentially undeveloped until the mid-nineteenth century. Prior to the Civil War most of the structures on Sixteenth Street were shanties; fewer than ten structures of any size appear in the area prior to 1861. The population boom brought on by the Civil War and Reconstruction caused rapid development along Sixteenth Street as well as to the rest of Washington. By the 1880s, the street began to take on its present appearance. Rowhouses and detached dwellings were constructed, and by the 1890s the street had become a fashionable residential district; home to men prominent in national politics and community affairs. Churches and other community and national institutions established their headquarters along the street at the same time. Institutional structures stand sympathetically interspersed among residential buildings. These larger buildings, including numerous churches with towers and spires, add to the varied pattern of the streetscape.

These houses at 1601-1609 16th Street were constructed between 1878-1908. Individually designed, they reflect changing architectural tastes, from the Italianate and Richardsonion Romanesque of the 19th century to the Georgian Revival and the Arts & Crafts of the 20th century.



Friends of Meridian Hill

...Something like the Champs Elysee, Sixteenth Street is central, straight, broad and long;...its portal at the District line is the opening gateway for motor tourists to enter the Capital...

Mary Foote Henderson, 1927.





Washingtoniana Division D.C. Public Library

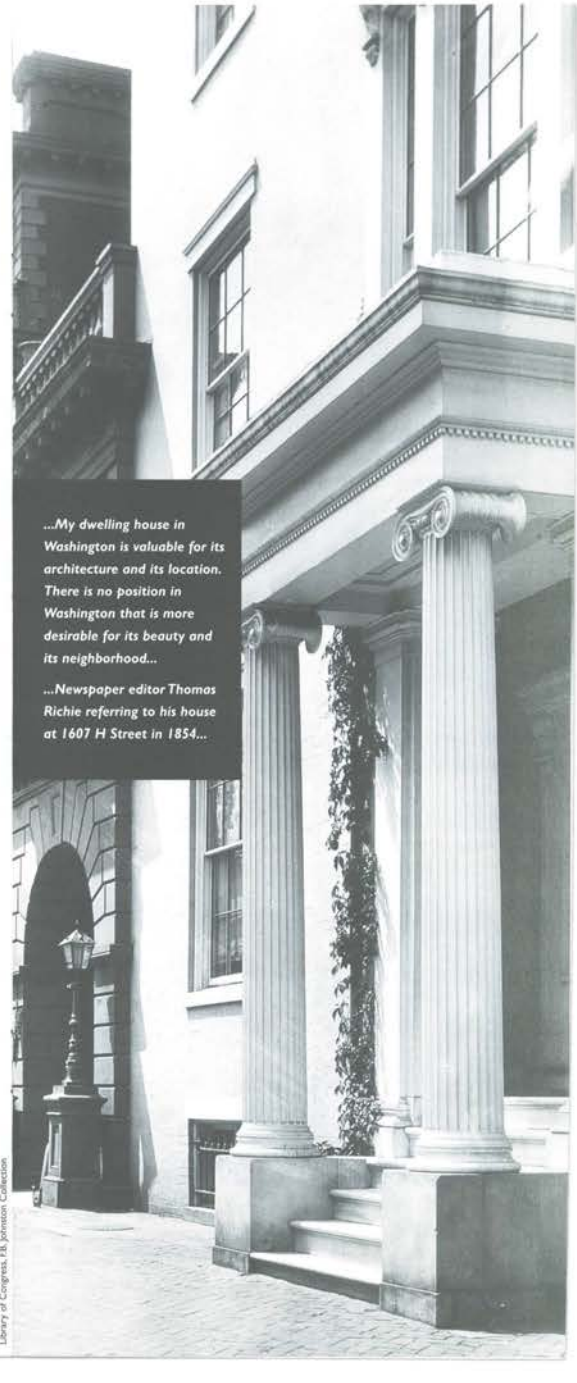
Decatur House

LAFAYETTE SQUARE

Reservation No. 1 (the present site of the White House, Treasury Building, the Old Executive Office Building, Lafayette Square, and the Ellipse) marks the southern terminus of Sixteenth Street on the L'Enfant Plan of 1791. Shortly after the War of 1812, the area began to take on its physical definition. In 1815, architect Benjamin Latrobe was engaged to design St. John's Church, on the northeast corner of Sixteenth and H streets.

The area surrounding the square soon developed as a residential neighborhood housing many great figures in the political, military, diplomatic and economic life of the nation. In 1819, Commodore Stephen Decatur commissioned Latrobe to design an impressive Federal styled residence. This house is now open to the public, and operated by the National Trust for Historic Preservation. Richard Cutts, Dolley Madison's brother-in-law, built a house on the opposite side of the park in 1820. Other impressive buildings constructed on the square included a mansion for financier William Corcoran at 1611 H Street; the Thomas Richie House at 1607 H Street (both demolished in 1922); and the Benjamin Ogle Tayloe House at 32 Madison Place. In 1824, the park was re-dedicated as Lafayette Square to honor the Marquis de Lafayette's contribution to the American Revolution. In 1884, architect H.H. Richardson designed a unique double house for Secretary of State John Hay and writer Henry Adams on the current site of the Hay-Adams Hotel. The square remained a fashionable residential address until the turn of the century.

The Lafayette Square Historic District was designated in 1973.



...My dwelling house in Washington is valuable for its architecture and its location. There is no position in Washington that is more desirable for its beauty and its neighborhood...

...Newspaper editor Thomas Richie referring to his house at 1607 H Street in 1854...

Library of Congress, F.B. Johnston Collection



Rotch Visual Collections, MIT.

Pendleton Mansion, 1313 16th Street; demolished 1941



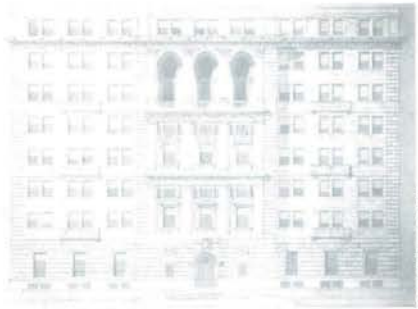
U.S. Commission of Fine Arts

1200 block of 16th Street; demolished 1950's



Historical Society of Washington, D.C.

National Geographic Society Headquarters, 16th & M streets, N.W.



Mesrobian Family Collection

Lower Sixteenth Street

While it is difficult to image today, the area north of Lafayette Square and south of Scott Circle on each side of Sixteenth Street was once a prestigious residential neighborhood. Sixteenth Street, in particular, was lined with some of the city's finest residences, serving as home to many of Washington's wealthy and politically well-connected. The Pullman House (now the Russian Embassy) at 1125 16th Street, which cost $360,000 to build in 1909, is representative of the opulent mansions which lined Sixteenth Street.

However, like much of downtown, the area became increasingly commercial in the mid-twentieth century. The large houses, many of which were subdivided for boarding house use during World War II or used as inexpensive office space, fell into disrepair. New zoning regulations in 1957 encouraging office development resulted in the demolition of most of the grand mansions. By the early 1970's, the area's residential past had been almost completely erased. Today, the neighborhood is defined by its large hotels, office buildings and clubs.

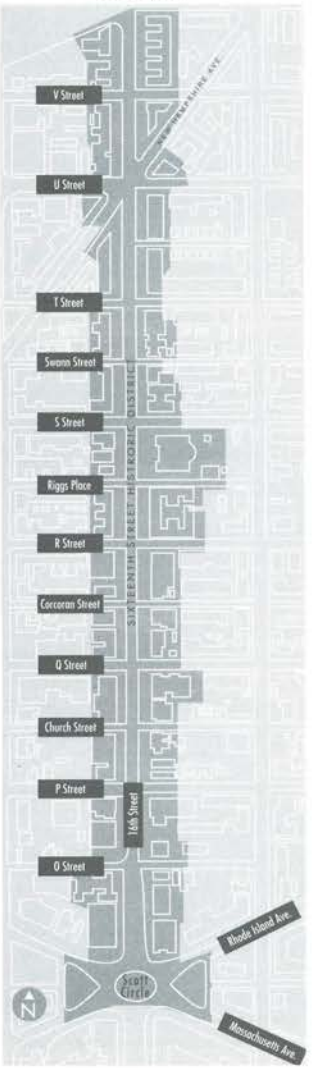
...An example of unusually good composition is the residence of Senator Pendleton...there is a pretty sweep of lawn on the south which is bounded in turn by the stately residence of Senator Cameron of Pennsylvania...

Harpers New Monthly Magazine, 1885.

The National Geographic Society Headquarters was constructed in five phases. Hornblower and Marshall designed the original Hubbard Hall in 1901; Arthur Heaton designed the first additions in 1913 & 1931. Edward Durrell Stone designed the building oriented to Seventeenth Street in 1964; Skidmore, Owings and Merrill completed the headquarters in 1985.

THE SIXTEENTH STREET HISTORIC DISTRICT

▲ Meridian Hill



Lafayette Square ▼



Frances Loeb Library, Harvard Graduate School of Design

The Gothic-styled Church of the Holy City Swedenborgian was the first "national" church built in Washington, D.C. (1611 16th Street, 1894)

The Sixteenth Street Historic District includes 119 historically and architecturally significant buildings. The buildings along this section of the street represent its development from the Territorial Government's initial improvements (1871-1874) through the first decades of the twentieth century. The buildings range in type from three- and four-story rowhouses and large detached houses to churches, apartment buildings, and institutional buildings. Generally dating from 1875 to the 1920s, the styles include Italianate, Queen Anne, Richardsonian Romanesque, and Beaux Arts Classicism.

Many of the builders and architects who constructed on Sixteenth Street were locally and nationally recognized. They include such prominent names as Harry Wardman, Jules Henri de Sibour, B. Stanley Simmons and John Russell Pope. The quality of design and workmanship in the buildings are vital to the essence of the district. The collection of structures documents the street's history as a residential avenue and an important approach to the city's monumental core.



U.S. Commission of Fine Arts

...There is probably no other city in the United States which shows a wider range of design in the architecture of its residences, or a more distinctly individual taste in their interior arrangement and decoration...

Demorest's Family Magazine, 1890

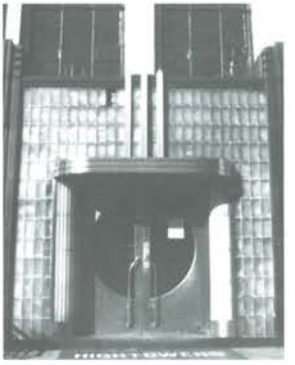


Library of Congress, FB Johnston Collection ca. 1905

Built in 1892 by Supreme Court Justice Henry B. Brown, 1720 16th Street was later owned by the Russian pianist Basil Toutorsky. The Flemish Revival design features an elaborately scrolled front gable, and an irregular and varied roofline.

Residents of the historic district have included such prestigious and well-known people as General Douglas MacArthur, William Howard Taft's vice president James Sherman, real estate baron Henry Willard, *Evening Star* editor Rudolph Kauffman and Wallis Simpson, the Duchess of Windsor. The street has been home to numerous congressmen, judges, members of the diplomatic corps, and government officials.

The conglomeration of buildings within the historic district reflect the unique history associated with the development of Sixteenth Street — separate from the Dupont Circle neighborhood to the west and Shaw and Logan Circle to the east. Upon the extension of Sixteenth Street beyond Florida Avenue in 1893, the street emerged as a direct route into downtown from the growing suburbs to the north. Increasingly, Sixteenth Street became a noisy and congested commuter route, prompting its decline as a fashionable residential neighborhood.



The construction of apartment buildings contributed to the stylistic diversity of Sixteenth Street in the early twentieth century, and reflect the increasing urbanization of the neighborhood. Medium to large apartment buildings are designed in styles ranging from the Classical Revival Roosevelt Hotel to the Art Deco Hightower Apartments.



Washington Post. Reprinted by permission of D.C. Public Library

Roosevelt Hotel



Photographic Archives, National Gallery of Art

Chastleton Apartments

The Roosevelt Hotel (1916) at 2001 16th Street, and the Gothic Revival Chastleton Apartments (1919) at 1701 16th Street, represent two of Wardman's luxury developments on Sixteenth Street.



U.S. Commission of Fine Arts

The richness of the Victorian-inspired architecture is exhibited in the decorative pressed bricks and iron cresting of this row at 1816-1826 16th Street (1878).



The Carnegie Institution, ca 1950

Institutional uses spread northward from lower Sixteenth Street at the turn-of-the-century, reflecting the growth of the city and the rising prestige of the street. Churches and academic, social and diplomatic institutions erected buildings along the predominantly residential street. The First Baptist Church (1888), the Church of the Holy City (1894), and Foundry Methodist Church (1904) are among the earliest churches in the historic district. Between 1880-1920, many religious groups sought to establish a strong spiritual presence in the Nation's Capitol by funding the construction of elaborate "National" churches, many of which located along Sixteenth Street. The Carnegie Institution, a philanthropic research institution founded by Andrew Carnegie, moved into its building in 1908. In 1917, the Women's Congressional Club, established its headquarters at 16th and U streets. The impressive Temple of the Scottish Rite was designed by John Russell Pope and completed in 1912, and the Jewish Community Center at 1533 Sixteenth Street was dedicated by President Coolidge in 1928.



U.S. Commission of Fine Arts

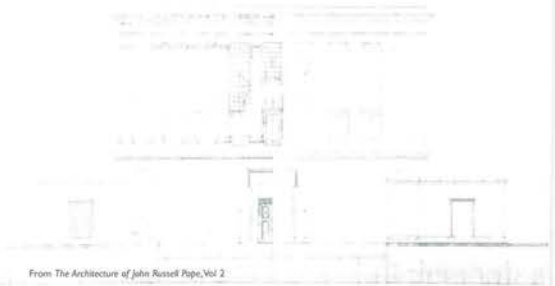
Carnegie is an independent, nonprofit research institution...It was Mr. Carnegie's intention that the Institution be home to the "exceptional" person...given the time, the equipment and funds...to produce the best work which they are capable of...

Carnegie Institution, 1986.



...It is one of the most eligible, appropriate and beautiful sites for the Temple in this splendid Capitol. The frontage is on 16th Street, which is one of the most desirable of all the avenues, or boulevards, of this city...

Supreme Council, 1911, in reference to the Scottish Rite Temple at 1733 16th Street.



From *The Architecture of John Russell Pope*, Vol 2



Washingtoniana Division, D.C. Public Library

MERIDIAN HILL

Meridian Hill, including its park and many impressive Beaux-Arts mansions, was largely the creation of Mary Foote Henderson, wife of Senator John Henderson (R-Missouri). The Hendersons came to Washington in 1887, purchasing property on Sixteenth Street north of Florida Avenue. Henderson Castle, erected in 1888, served as an impetus for development in the rural area of Meridian Hill. For three decades, Mary Henderson worked to promote the thoroughfare by sponsoring the construction of expensive private residences and embassies, and lobbying to have national monuments and government buildings located in the area. In 1898, she commissioned Paul Pelz, co-designer of the Library of Congress, to design a new Executive Mansion for the site. In 1906, she proposed that land be purchased by the government for use as an urban park. The creation of Meridian Hill Park entailed 25 years of work by many artisans including landscape designer Horace Peaslee, sculptor John J. Earley, the National Park Service, and the Commission of Fine Arts. In 1911, Henderson unsuccessfully petitioned for the erection of the Lincoln Memorial at the crest of Meridian Hill.

The extreme limit of the fashionable quarter extends a little to the West of Dupont Circle and as far north as Florida Avenue. One of the finest houses, however, suffers nothing from standing just beyond the border in Columbia Heights. It is the beautiful home of ex-Senator John B. Henderson, which commands one of the finest prospects of land and water anywhere in Washington...

Peterson's Magazine, February 1895



National Archives



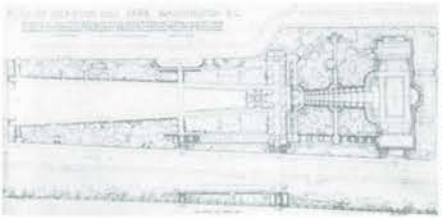
Library of Congress, ca.1920

2460 16th Street NW

...We were able to move from the hotel into our new home, No. 2600 Sixteenth Street, the beautiful Venetian home...It is perhaps a mile away from the center of the residential section of the city, but is beautifully situated on high ground and on the main residential Street of Washington...

Oscar S. Strauss Diaries, 1908.

The street's diplomatic reputation began in 1907, when Henderson commissioned architect George Oakley Totten, Jr. to design speculative mansions for foreign diplomats and wealthy Washingtonians. The Baroque-styled Embassy of France at 2460 Sixteenth Street was the first of many Henderson-Totten collaborations. With Henderson's money and Totten's architectural talents, they constructed 16 notable residences on or adjacent to Sixteenth Street. Today, the street continues to have a significant diplomatic presence -- many still located in Henderson-Totten buildings -- with 19 embassies and chanceries.



Park Plan, Horace W. Peaslee, 1928

Complementing the beautiful buildings on the hill, Meridian Hill Park represents a formal Italianate garden encompassing twelve hillside acres. The park, with its cascading fountains and outdoor sculpture, represents an outstanding park composition and some of the earliest use of pebble-dash concrete in the country.

Sixteenth Street Today

Sixteenth Street remains today a major residential street with grand mansions, ornate rowhouses, handsome apartment buildings, and some of the city's finest religious and institutional architecture. Many of the buildings have been carefully and sensitively restored since the Sixteenth Street Historic District was listed in the National Register of Historic Places in 1977. Renovation of many of the buildings has resulted in their continued use as association headquarters, community and arts organizations, embassies and residences. As it was one hundred years ago, Sixteenth Street remains a beautiful, vibrant, urbane avenue with unparalleled architectural treasures.

Several community groups contribute to the on-going preservation and revitalization of Sixteenth Street. The **Dupont Circle Citizens Association**, founded in 1922, is the neighborhood's largest membership organization. Through its committees and monthly meetings, the association is involved in zoning, environment, education, safety, historic preservation and related issues which affect the quality of life in the Dupont Circle area. The **Dupont Circle Conservancy**, a preservation advocacy organization founded in 1978, regularly monitors proposed alterations to historic buildings in the Dupont Circle neighborhood and provides community comments to the Historic Preservation Review Board. The **Friends of Meridian Hill** was founded in 1990 to work with the National Park Service to restore and revitalize Meridian Hill Park. The organization regularly sponsors clean-ups and other events to showcase the urban park.

National Archives



U.S. Commission of Fine Arts

1623 SIXTEENTH STREET

The restoration of this picturesque Queen Anne mansion at 1623 16th Street, constructed in 1886, was undertaken in 1991 by The Green Door, a social service agency.

This brochure was developed by the D.C. Preservation League, Traceries and the D.C. Historic Preservation Office as part of a series to provide information for residents and visitors on the social, cultural and architectural history of Washington's historic districts. This project was funded by a grant from the U.S. Department of Interior, National Park Service, through the D.C. Historic Preservation Office.

Information used in the brochure is based on the National Register nomination for the Sixteenth Street Historic District (1978). Uncredited photos by Traceries.

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Historic Preservation Office
Office of Planning
Government of the District of Columbia
ANTHONY A. WILLIAMS, *Mayor*
GREGORY M. MCCARTHY, *D.C. Historic Preservation Officer*

EXHIBIT 73

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