

Sheridan-Kalorama Historical Association, Inc.
2330 California St. NW
Washington, D.C. 20008

January 19, 2018

Mr. Frederick L. Hill, Chairperson
District of Columbia Board of Zoning Adjustment
441 4th Street NW Suite 210S
Washington, DC 20001

**RE: BZA # 19659 Zone District R-3
Square 2531 Lot 0049
2118 Leroy Place NW (the "Property")**

Dear Chairperson Hill and Honorable Members of the Board:

Sheridan-Kalorama Historical Association ("SKHA") respectfully requests that the Board of Zoning Adjustment deny the variance and special exception relief requested by the applicant in the above-referenced case (the "Applicant"). If granted, the relief would permit the property at 2118 Leroy Place NW (the "Property") to be used as offices for the Federation of State Medical Boards ("FSMB").

1: Sheridan-Kalorama Historic District is a Residential Neighborhood.

The Property is located within the Sheridan-Kalorama Historic District, which was created in 1989 (the "Historic District") and "by the 1910s, the neighborhood was firmly established as an exclusive residential neighborhood." See HPO's brochure on the Historic District, attached here at Exhibit "A".¹

Further, the National Park Service Historic District Nomination, a copy of the relevant pages are attached here at Exhibit "B" establishes the Historic District's "residential character", stating in relevant part:

Sheridan-Kalorama is comprised of a network of cohesive town-and suburb-like streetscapes. The streets are lined with a variety of housing forms, each of which contributes to the sophisticated residential image that is unique within Washington, DC.

This distinctive area, a verdant residential enclave nestled in the midst of the city, contains a total of 608 primary buildings erected between 1890 and 1988. Of these, 528 contribute to the significance of the proposed Historic District; the 80 remaining buildings, erected after 1945, are considered to be non-contributing

¹ The Historic District brochure states, "Sheridan-Kalorama has a distinctively residential ambiance, one associated with the visual imagery of an early 20th century suburb." See Brochure, p. 7.

because of their date of construction. Individually, the neighborhood's buildings are among the most distinguished residential examples of late 19th and early 20th century revival style architecture in the United States. Major streets and minor roads alike hold nationally significant buildings by some of the country's most celebrated architects, successfully juxtaposed with the urbane work of accomplished local designers. Collectively, these forms and styles significantly illustrate the evolution of the robust late 19th century Victorian aesthetic into the more disciplined historicist movements that became an important focus of early 20th century architectural design.

The in-town suburb's boundaries today are integrally related to the 18th century history of the Kalorama estate from which the neighborhood takes its name. Comprised of rolling streets lined with elegant town houses; stately, detached, single-family dwellings; and large, stone and stucco mansions, the neighborhood has traditionally been a location associated with Washington, D.C.'s social, political, and military elite. Beginning with the construction of the original Kalorama estate in the middle of the 18th century, and continuing through World War II, and even to the present, the neighborhood has been a quiet residential enclave for the city's and the nation's leadership. An area rich in cultural history, it is also significant for its architectural contribution to Washington, D.C. As a whole, the neighborhood presents a cohesive collection of excellently designed buildings by the city's most prominent architects, as well as those of several nationally renowned ones.

ARCHITECTURE

Introduction

Sheridan-Kalorama has a distinctly residential ambience, one associated with the visual imagery of an early 20th century suburb. This appearance results from the closely and carefully sited, architecturally significant structures which comprise its streetscapes. These streetscapes present a unique group of residential building types which juxtapose urban and suburban house forms and formal and informal house designs. The variety of building types includes: the urban villa; the rowhouse (individually and in groups); the town house; suburban villa; the single-family detached house; the mansion; and the apartment building. Critical to many of these residences is their relationship to secondary service structures, notably carriage houses and automobile garages. In addition, the neighborhood includes several examples of educational and religious buildings. A total of 643 primary buildings were identified from historic maps and on-site inspection as having been constructed between 1750 and 1988 within the boundaries of the Sheridan-Kalorama neighborhood. Of the identified buildings, 608 (94%) are extant in 1988. Of these, 528 (86.8% of extant buildings) pre date 1945. The Islamic Center, on which construction was begun in 1950, is included as a contributing building because of its exceptional significance. The remaining 79 buildings, though less than 50 years old, generally continue the architectural styles and building use trends that developed in the neighborhood during the first half of the 20th century. With only few exceptions, these buildings show remarkable

compatibility with the rest of the historic district and must be evaluated for their individual contributions as they become 50 years old or as appropriate.

Significant to its identity, Sheridan-Kalorama enjoys a reputation as one of Washington's most urbane neighborhoods. Its residential character is marked by an understated sense of visual style and a zealous commitment to dignity and propriety. Numerous skilled architects have contributed to the establishment and continuation of the neighborhood's intrinsic traits. Throughout its history, architects have designed buildings for Sheridan-Kalorama in a range of fashionable styles, but never at the expense of the neighboring buildings. The quality of individual structures, the care given to siting, consideration for overall street composition, and the intentional merging, matching, or contrasting of styles has resulted in a visually sophisticated ensemble that perpetuates the sophistication and refinement historically associated with the area and its residents.

From modest rowhouses to distinguished grand mansions, Sheridan-Kalorama's buildings illustrate the aesthetic evolution that took place in American architecture as 19th century ideas were replaced by those of the 20th century. This evolution saw the free-form aesthetic popular during the late Victorian period yield to a philosophy which sought more disciplined interpretations derived from different historic precedents. Important examples of the most popular of the historicist styles (and particularly those fashionable in the eastern United States) were constructed in Sheridan-Kalorama. These include work associated with the American Colonial Revival; Beaux Arts Classicism and the correlating Classical Revival styles; and the picturesque imagery of Romantic Eclecticism that was particularly inspired by the vernacular architecture of England, France, and the Mediterranean. To a limited degree, the American modernist aesthetic is also exhibited for the architecture of the 1920s, 1930s and 1940s includes significant modernist expressions of traditional styles. This display of historicist tradition in Sheridan-Kalorama forms an aesthetically pleasing and instructive architectural collection. The juxtaposition of its buildings chronicles both the development of an important Washington neighborhood and the evolution of early 20th century traditional architecture.

2: Property's Designation in the Historic District Nomination Form

In addition, the Property is directly addressed in the nomination form, which states, "2118 Leroy Place, designed by Frederick B. Pyle illustrates the way the elementary Georgian form was transformed into a large 20th-century town house residence (D.C. Permit to Build #2484, 2/14/1907). By placing three additional bays to east end of the facade composition, a simple triple bay design could become twice as wide. The retention of the entry at the third bay upsets the symmetry of the composition, yet balances the overextended appearance." (Nomination Form at p. 7).

Prior to April 1948, the Property's use was residential. Since 1948, the Property has been used as chanceries, first by the Government of Hungary, from 1948-1951, and then the Government of the Republic of Columbia, from 1951 until the sale this year to the Applicant.

3: The Proposed Use is Inconsistent with the Comprehensive Plan

Generally, the Comprehensive Plan seeks to stabilize and improve the District's neighborhoods. Commercial encroachments and non-residential uses in residential neighborhoods will tend to destabilize them. The Land Use Element of the Comprehensive Plan sets forth policies to meet the residential neighborhoods objectives that includes conserving and maintaining the District's sound, established neighborhoods.

The Comprehensive Plan for the District of Columbia designates the Property in a "Neighborhood Conservation Area." The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods. Limited development and redevelopment opportunities should be small in scale. The diversity of land uses and building types in these areas should be maintained. As such, FSMB's proposed office use is not consistent with the conservation area goals and requirements.

Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map. (10A DCMR § 223.5.) The Future Land Use Map designates the Property as "Moderate Density Residential." This designation is used to define the District's row house neighborhoods, as well as its low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. (10A DCMR § 225.4). It specifically does not permit uses beside residential.

Lastly, the Property is located in the Near Northwest Area Element ("NNW") of the Comprehensive Plan. The Guiding Growth and Neighborhood Conservation Policies and Actions section NNW-1.1.1 encourages maintaining and enhancing "the historic, architecturally distinctive mixed density character of Near Northwest residential neighborhoods, including Burleith, Georgetown, Foggy Bottom, Dupont Circle, *Sheridan-Kalorama*, Logan Circle, Mount Vernon Square, and Shaw. Ensure that infill development within these areas is architecturally compatible with its surroundings and positively contributes to the identity and quality of each neighborhood." (Emphasis Added). Encouraging the further incursion of non-residential uses into NNW by granting FSMB's application for an office use at 2118 Leroy Place would be contrary to these goals.

4: The Requested Office Use is Not in Harmony and Will Substantially Impair the Neighborhood, Zone Plan and Historic District.

SKHA acknowledges that the chanceries of Hungary and Columbia housed administrative space, and both the Sheridan-Kalorama Neighborhood Council ("SKNC") and SKHA have sought to limit the conversion of residential properties into chanceries because foreign mission offices change the character of the largely residential neighborhood. Similarly, office use—whether by a non-profit organization or by a for-profit organization—would change the character: (a) housing stock would be further depleted; (b) offices are not in use at night; (c) office use brings a greater

need for public parking; and (d) the use could precipitate a potential decline in residential property values.

While SKHA acknowledges that the BZA is not the Historic Preservation Review Board, it is of the strong opinion that negative impacts on the Historic District and neighborhood of allowing an office use on the Property would not be in harmony with the general purpose and intent of the Zoning Regulations and would adversely affect the use of neighboring property.

In this vein, SKHA's overarching concern is that the use of the Property as offices would set a precedent for more conversion of residential properties into office use. Such actions would undoubtedly be contrary to the purposes of both the Historic District and the Neighborhood's R-3 zoning. SKHA understands that Sheridan-Kalorama is a desirable location due to its proximity to Connecticut Avenue, but adamantly believes that allowing an office use in this residentially-zoned and historically-designated *residential* neighborhood will undermine the Zone Plan and the Historic District.

Further, the use would have negative long-lasting impacts to the community, permitting a property to be removed from residential use, most likely never to be put back into such use. Doing so would impermissibly extend the non-residential uses away from Connecticut Avenue, into the residential/historic neighborhood. Such action would be directly contrary to the general purpose and intent of the Zoning Regulations, Zone Plan and Historic District. The impacts would certainly be adverse to the neighboring properties, likely causing a domino effect with other office uses seeking to enter the neighborhood and taking away future housing stock.

Such changes would also cause substantial detriment to the public good and would substantially impair the intent, purpose and integrity of the zone plan by permanently unsettling the fabric of the residential and historic neighborhood.

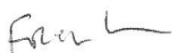
5: SKHA Presentation to the BZA

SKHA anticipates making an approximately 10 minute presentation to the BZA on January 31, 2018. Its witnesses will be either Kindy French or Sally Burk or Donna Hays.

6: Closing

For these reasons, SKHA opposes the Application for a variance and special exception relief sought by the Applicant, and respectfully requests that the Board of Zoning deny this Application.

Very Truly Yours,



Kindy French
President

EXHIBIT A

SHERIDAN-
KALORAMA

HISTORIC DISTRICT




WASHINGTON D.C.



2433 Tracy Place, NW

Known in the 19th century for its idyllic landscape, Sheridan-Kalorama underwent rapid development in the early 20th century as the city of Washington's growing population moved away from the old city center in its quest for the suburban ideal. Today, Sheridan-Kalorama is comprised of a network of cohesive town- and suburb-like streetscapes. The streets are lined with a variety of housing forms, each of which contributes to a sophisticated and distinguished residential image that is unique within Washington, D.C.



The vicissitudes of time have wrought many changes on this old home [Kalorama], and now we hear it is for sale. I suppose some fine morning we shall look for Kalorama and find it not. Civilization makes rapid strides. In place of undulating hills and dales, graceful forest shade and winding drives, we shall find the woodman's axe has felled the trees, the pick and shovel have levelled the hills, the shaded driveway that calls to memory the names of heroes and men famous in our country's history who have passed near those historic trees, will have to give way to broad avenues and architectural monstrosities which are an abomination to the sight and the sense; and this is...civilization.

Mary Lockwood, *Historic Homes in Washington, Its Noted Men and Women* (1889)

The Sheridan-Kalorama neighborhood is located in the northwest quadrant of Washington, D.C., just north of the original city boundaries laid out by Pierre L'Enfant in the late 18th century. Originally part of a large estate, today it is a quiet, elegant, and urbane residential enclave nestled in the midst of the city. Bounded by Connecticut Avenue on the east, Rock Creek Park on the north and west, and Florida Avenue on the south, this affluent neighborhood is distinguished by its well-designed houses and apartment buildings. The area also features numerous embassies, chanceries, churches and private schools.

LANDSCAPE FEATURES

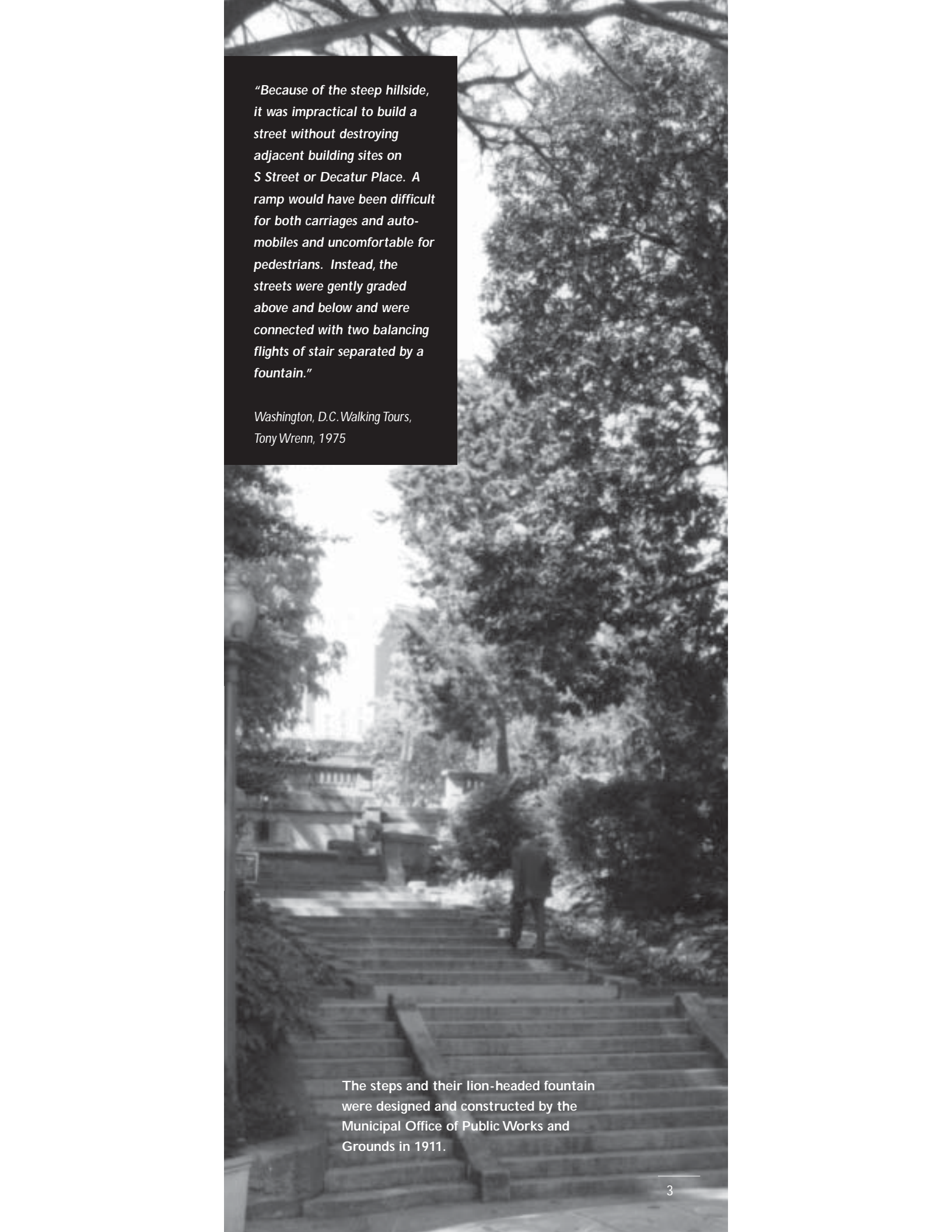
The higher elevation of the area occupied by Sheridan-Kalorama historically isolated it from the Federal City. Early topographical maps reveal that the land included hills, gentle knolls and the precipitous ravine of Rock Creek. After the sale of the original Kalorama estate in the late 19th century, there was substantial regrading of the land. Parts of the neighborhood were terraced to provide flat areas appropriate for more intense residential development, as well as to provide transitions between severe changes in grade. Despite these alterations, Sheridan-Kalorama still retains much of its unique character defined by the natural topography. The neighborhood is hilly, with tree-lined streets that are often short or contoured to meet the lay of the land. At its height, the area still affords an excellent view of the city. Both the historic and contemporary topography are atypical of the city and contribute to the identification of the Sheridan-Kalorama neighborhood as a distinctive place.

Illustration
22 and 23
Drawing and
Photograph,
2129 Wyoming
Ave. from *Work
of T. F. Schneider
Architect,
Washington, D.C.,
1894*



Washington Historical Society

William Henderson Moses, a local furniture and carpet magnate, commissioned prominent Washington architect T. F. Schneider in 1892 to design a house for the large lot he owned on the plateau of the newly developing Kalorama Heights subdivision. The house, though altered, remains the oldest free-standing residence built in Sheridan-Kalorama.



“Because of the steep hillside, it was impractical to build a street without destroying adjacent building sites on S Street or Decatur Place. A ramp would have been difficult for both carriages and automobiles and uncomfortable for pedestrians. Instead, the streets were gently graded above and below and were connected with two balancing flights of stair separated by a fountain.”

*Washington, D.C. Walking Tours,
Tony Wrenn, 1975*

The steps and their lion-headed fountain were designed and constructed by the Municipal Office of Public Works and Grounds in 1911.

HISTORY

The Kalorama area remained rural until the last years of the 19th century. Two hundred years earlier, the area was part of a 600-acre land grant from Charles II of England to a former indentured servant, John Langworth. In the 18th century, the property was included in Anthony

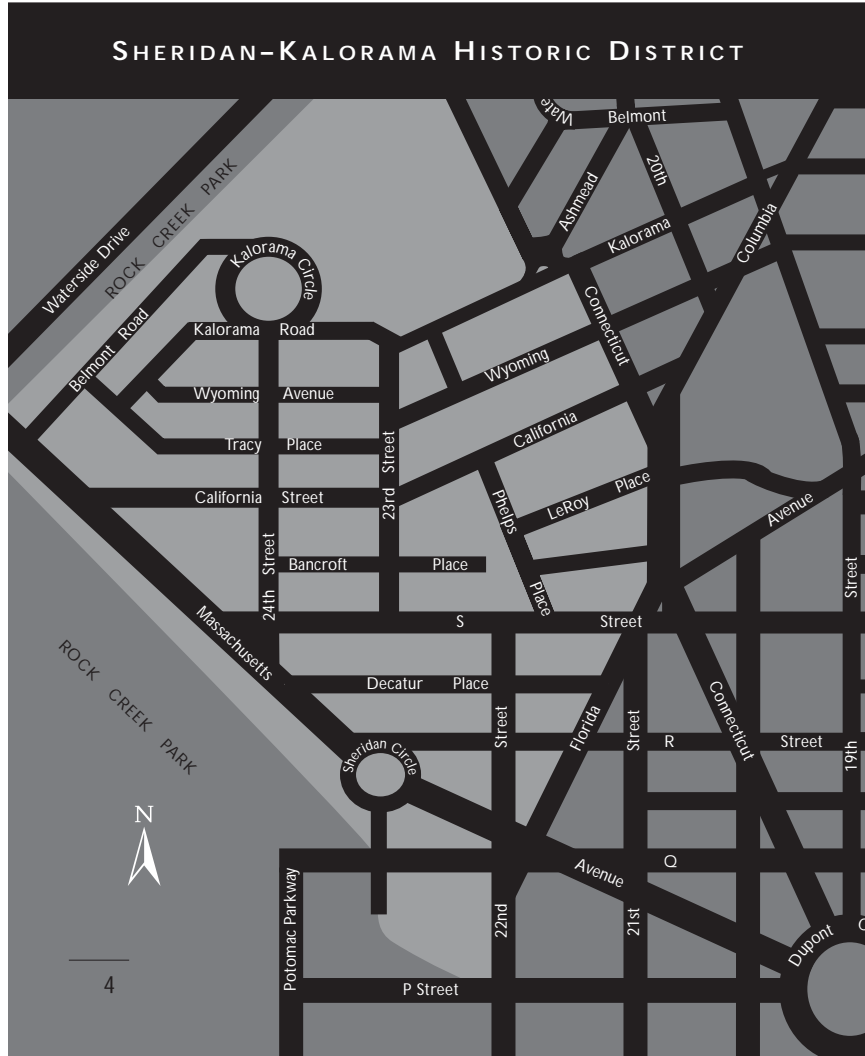


“Joel Barlow”
by Robert Fulton.

Historical Society of Washington D.C.

Holmead’s ‘Widows Mite’ holdings. Later it was owned by Gustavus Scott, a commissioner for the District of Columbia. In 1795, Scott constructed Belair, a large classically styled house in the area known

today as 23rd and S Streets. Poet and diplomat Joel Barlow bought the estate in 1807, and renamed it ‘Kalorama’ after the Greek word for ‘fine view.’ During Barlow’s ownership his house became a social and politi-





Because of its isolation, the Kalorama estate was confiscated by an Illinois regiment and used as a smallpox hospital during the Civil War. Maps from 1862 note the house as the "Kalorama Hospital" This photograph from 1865 is one of the earliest taken of the property.

cal center. Thomas Jefferson was a frequent visitor to the estate, and Robert Fulton, the well-known inventor and accomplished painter, was a long-term guest. Fulton demonstrated his torpedoes and steamship designs to members of Congress on the estate millpond that had been created by damming Rock Creek. The land changed hands throughout the 19th century, but continued to be known as Kalorama. Although the Kalorama manor house was demolished after the Civil War, its site remains a focal point of the community and today is known as Mitchell Park.

As the Kalorama property was subdivided in the late 19th century, several notable suburban residences were constructed. In 1865, former Ohio governor William Bebb built a famous octagonal house at what is now 1830 Phelps Place. Victorian styled suburban villas were constructed along Wyoming Avenue, California Street and Kalorama Road. The only one that remains is the house at 2129 Wyoming Avenue, constructed in 1892. The large, shingled Queen Anne style house, designed by prominent architect T.F. Schneider, was extensively remodeled in the 1920s in an effort to make it more in keeping with the classical tastes of the period.



Historical Society of Washington, D.C.

"It was all country around here in 1900, Leroy Street wasn't paved, and at the top of the hill was the Old Phelp's Place, a big old frame octagon house that presided over the street, it made our street a dead end, which was very, very nice."

*Mary Park Clements,
2113 Bancroft Place, N.W.*

While widespread urban rowhouse construction was taking place by the 1880s in the adjacent Dupont Circle neighborhood, Kalorama remained essentially rural in character. In 1886, the District announced plans to extend Massachusetts Avenue across Rock Creek. Other improvements quickly followed, including the extension of Connecticut Avenue and the installation of streetcar lines. Land was quickly platted and systems of streets and terraces planned which included a circle at the north end of 24th Street (Kalorama Circle). By 1887, the price of land had tripled, and the entire area had been subdivided into smaller or urban lots suitable for rowhouse construction.

Actual development was slower in coming. Early construction activity took place closest to Connecticut Avenue, which had a streetcar line by 1897. Speculatively built rowhouses and detached houses were constructed along

In the early 20th century, automobiles were both a novelty and an expensive hobby. The wealthy, such as those who lived in Sheridan-Kalorama, often maintained a separate garage to house and a chauffeur to repair and operate their vehicles.



Clarence B. Hewes-Strapbooks (WHS)

S Street, Bancroft Place, Leroy Place, and Wyoming Avenue in the 1890s. Large, luxury apartment buildings were constructed in the first decade of the 20th century, concentrated along Connecticut Avenue and California Street. By the 1910s, the neighborhood was firmly established as an exclusive residential neighborhood. As development continued west of 23rd Street and north of Wyoming Avenue in the 1910s and 20s, it took on a more suburban character. Individually designed detached houses were constructed by and for an affluent clientele who had the means to maintain a car rather than having to rely on the streetcar.



2400 Block of Kalorama Road

RESIDENTIAL ARCHITECTURE

Sheridan-Kalorama has a distinctly residential ambience, one associated with the visual imagery of an early 20th century suburb. This appearance results from the closely and carefully sited, architecturally significant structures that characterize its streetscapes. These streetscapes present a unique grouping of residential building types that juxtapose urban and suburban forms and formal and informal house



2111 Bancroft Place

designs executed in a range of architectural styles. Typical of affluent neighborhoods from the turn of the century, the architecture found in Sheridan-Kalorama is marked by its commitment to dignity and propriety, often evoking 18th and early 19th century colonial and federal-era building styles. Prominent local

and nationally recognized architects have contributed to the neighborhood's high quality residential architecture. From modest rowhouses to distinguished townhouses and grand mansions, Sheridan-Kalorama's buildings illustrate the aesthetic evolution that took place in American architecture as 19th century design ideas shifted to those of the 20th century.

When the area was first opened up to widespread development in the 1890s, developers in Sheridan-Kalorama began to erect rows of houses on speculation. Rowhouse construction was concentrated in the southeastern corner of the neighborhood closest to Connecticut Avenue and the established Dupont Circle area. This earliest phase of development illustrates the contemporary perception of the neighborhood as an extension of the densely developed city to



2314 Wyoming Avenue

the south. The rows at 2107-2115 S Street and 2111-2121 Bancroft Place (1895) are illustrative of this period. The rough-hewn stonework, round-arched openings, picturesque towers and corner turrets were constructed in the Romanesque style popular at the time, and which was in use throughout the Dupont Circle neighborhood to the south. Unlike other parts of the city, the rowhouse declined in popularity in Sheridan-Kalorama as the neighborhood became increasingly established.



Kalorama Circle

In reaction to the dark, medieval-inspired designs of the Victorian period, architectural tastes changed in late 19th century in favor of more classical styles, particularly those which were influenced by American colonial and federal era architecture. The affluent reacted to the era's increasing urbanization and influx of immigrants by embracing the Colonial, Georgian, and Federal Revivals because of their symbolic association with

what was perceived as an established, patrician American past. By 1900, symmetrical, ordered façade compositions, red brick with stone trim, classical detailing, and Palladian and multipaned windows replaced the asymmetrical, turreted, rough-stoned aesthetic of the Romanesque. At the same time, French Beaux-Arts classicism and eclectic romantic styles, such as the Mediterranean Revival, also became popular.

With the arrival of the 20th century, the larger, more elaborate townhouse emerged as the successor to the 19th century rowhouse form. Like rowhouses, townhouses in Sheridan-



2100 Block of Bancroft Place



The Highland, circa 1910



Delano House, 2244 S Street

Kalorama present a collective design so cohesive that one might think they were designed by a single hand and built as a single unit.

However, these buildings were not speculatively built in rows, but rather as privately commissioned, individual works. A formal and elegant character-defining element of the neighborhood's townhouses is the European *piano nobile* or noble floor which places the main public floor on the second level. Made popular in Renaissance Italy, the piano nobile is associated with European city life where private living spaces were separated from public street-level commercial and service spaces. These townhouses can be found throughout the eastern portion of the district and along Massachusetts Avenue, with particularly fine examples at 2238 Q Street (1901), 2132 Bancroft Place (1907) and 2129 S Street (1909). Full-scale mansions, often palatial in scale and character, also emerged in the early 20th century, particularly along Massachusetts Avenue. Noteworthy examples can be found at 2301 Massachusetts Avenue (1907), 2349 Massachusetts (1906), and 2300 Wyoming Avenue (1912).

APARTMENT LIVING

The beginning of the 20th century saw the introduction of apartment buildings to the neighborhood. Their construction brought large numbers of well-to-do residents to the neighborhood, increasing the area's popularity and visibility. Between 1902 and 1940, 30 apartment buildings were constructed in Sheridan-Kalorama, many of which were among the city's largest and most expensive. At the turn of the century, apartments were designed and operated for the wealthy, with services and amenities similar to grand hotels. Luxury buildings, such as the Highland, constructed in 1902 on Connecticut Avenue, included public ballrooms and dining rooms, and a garage for tenants' automobiles. Some buildings, such as the Wendell Mansions, constructed at 2339 Massachusetts Avenue in 1906, were designed to appear as a single-family mansion, with only one apartment per floor. Luxury buildings continued to be constructed into the 1920s, such as the elegant building at 2500 Massachusetts Avenue. This small limestone-clad building, built in 1922, features only eight units, each with three bedrooms, a maid's room, a conservatory and a sun-room overlooking the building's rear garden and Rock Creek Park.



Library of Congress, Panoramic Photo Collection

In the afternoons wives made social calls. Each household served tea on a specified day and the neighborhood ladies could spend their afternoons visiting several residences. During the evening, quiet private parties were held. For such occasions, awnings were rented to cover the front walks to the houses and so everyone knew who was entertaining. Because the area was the residence of many people employed by the government, it was often possible to greet the President when he attended affairs in the neighborhood.

Sheridan Kalorama Historical District Application



The Holton-Arms School at 2125 S Street was the first private school built specifically for educational purposes in the neighborhood.

CHURCHES AND SCHOOLS

From the turn of the century to the beginning of World War I, a number of important social institutions were established to serve the emerging neighborhood, including churches and schools.

Early in the 1890s, Sheridan-Kalorama's residents began planning for their first church, St. Margaret's Episcopal Church, at the northwest corner of Connecticut Avenue and Bancroft Place. In 1904, the Church of the Pilgrims was founded at the opposite end of Sheridan-Kalorama at the corner of 22nd and P Streets at Florida Avenue. The Friends Meeting House at 2111 Florida Avenue was the inspiration of Mary Vaux Walcott, a close friend of the Herbert Hoovers and a fellow Quaker. She purchased the site for the construction of a meeting house of such character as to be suitable as a President's church. The election of Hoover to the presidency in 1928 hastened the need for such a meeting house, and the building was dedicated in 1931. The first Islamic cultural center in North America was built in 1950 at the western edge of Sheridan-Kalorama, at 2551 Massachusetts Avenue.

Sheridan-Kalorama has also fostered several well-known private schools that have since moved farther northward from the city's center. The design of The Holton-Arms School on S Street, was designed to be compatible with the residential appearance of the neighborhood. The school, attended by the children of prominent local families, became a significant social presence in the neighborhood. The Potomac School, founded in 1904 as an institution for younger children, relocated to a large private residence at 2144 California Street in 1916. By the early 1920s, the gymnasium and assembly hall had been added. The Landon School opened at 2131 Massachusetts Avenue in 1931, but had out-grown facilities and moved by 1933. The Maret School, founded in 1911 by three Swiss sisters, was located at 2118 Kalorama Road between 1923-1950s.

"It is a quiet airy walk, broken once in a while by the 'call to Mecca' from atop the Islamic Center nearby. Only the distant views of the Washington monument reminds the day-dreamer he is, indeed in the capital of the United States."

Margot Phillips, Wash. Star, Sept. 27, 1964



Library of Congress, Horydzak Collection, circa 1920

Young children were taken on walks by their nannies to shaded, undeveloped parts of the neighborhood. Older children were given free rein and played in Rock Creek and the many open fields in the area.

By 1914, the neighborhood was also home to the Washington Seminary, at 2105-07 S Street, and St. Margaret's School, at 2115 California Street. St. Rose's Industrial School, founded by Catholic Sisters of Charity in 1868, has housed and educated orphaned teenage girls in the neighborhood since 1908. Unlike the other schools in the area which were residential in appearance, St. Rose's at 1878 Phelps Place (1908) is institutional in character and surrounded by a tall brick wall.



Evening Star, September 10, 1922.

EMBASSIES

Massachusetts Avenue in the Sheridan-Kalorama area is known as Embassy Row, and many of the once-private mansions now serve as ambassadorial residences and chanceries. The introduction of embassies into Sheridan-Kalorama dates from the 1920s, and substantially increased in the 1940s and 1950s. In 1920, the government of Siam constructed the first building specifically for embassy use. In 1928, the Government of Egypt bought the Renaissance Revival mansion on Sheridan Circle designed by Glenn Brown in 1907. Edward H. Everett's mansion on the other side of the Circle (1606 23rd Street), designed by George Oakley Totten, Jr. in



"The site in this city recently purchased for the French Government... though once regarded as 'in the country' being a short distance beyond the street 'which binds the city' known as Florida Avenue in recent years is now a well-settled neighborhood and in the most fashionable quarter of the capital."

Evening Star, May 1, 1901.

1910, was bought by the Turkish Embassy in 1936. The same year, the French Government bought the Gothic-styled house at 2221 Kalorama Road for its ambassador's residence. Constructed in 1910, the house was designed by Jules Henri de Sibour, one of Washington's premier Beaux Arts architects. Another fine de Sibour-designed residence at 2200 Massachusetts Avenue was bought by Luxembourg in 1941. The presence of the diplomatic community contributed to the high degree of social and physical stability in the neighborhood, and the area generally did not suffer the post-World War II decline experienced by many other residential areas close to downtown.

NOTED RESIDENTS

Sheridan-Kalorama has served as home to many of Washington's most wealthy and prominent citizens, including five U.S. Presidents, numerous Cabinet members, Senators, Congressmen, Supreme Court Justices (Charles Evans Hughes, Louis Brandeis, Harlan Stone, and Joseph McKenna), bank presidents, presidents and owners of local businesses, and military leaders. During the 1920s, residents on S Street included Edward Stellwagen, President of the Union Trust Company (2301 S); Randall Hagner, president of one of the city's leading real estate firms (2339 S); Federal Reserve Board member Adolph C. Miller (2230 S); and Frederick Delano, Chairman of the National Capital Parks and Planning Commission and the Federal Reserve Board (2244 S).



Mr. and Mrs. Taft



Woodrow Wilson House, 1916.

The grounds of the Woodrow Wilson House were designed by architect Waddy Wood as part of the original scheme for the Fairbanks Residence. A formal garden was created through the use of landfill and terraces designed to overcome the steep grade. The Wilson House and its grounds are open to the public as a museum run by the National Trust for Historic Preservation.

The presidential residences include:

2215 Wyoming Avenue

Served as former President William Howard Taft's home during his tenure as Chief Justice of the Supreme Court from 1921 until his death in 1930.

2340 S Street

Woodrow Wilson's home following his presidency from 1921 until his death in 1924.

2314 Wyoming Avenue

The home of Warren G. Harding while he was serving as Senator from Ohio from 1917 until his inauguration in 1921.

2300 S Street

Home to Herbert Hoover beginning in 1921 when he was appointed to President Harding's Cabinet through his inauguration in 1929 and after leaving the White House from 1933-1944.

2131 R Street

A house rented by Franklin Delano Roosevelt while he was serving in President Wilson's Administration between 1917-1920.



The Sheridan-Kalorama Neighborhood Council was established more than 35 years ago when a small group of neighborhood residents organized to oppose the encroachment of non-residential uses in the area. While the association has since grown into a more broad-based neighborhood organization, its principal purpose remains the same — to preserve and enhance Sheridan-Kalorama as a desirable residential community. The Sheridan-Kalorama Historical Association, a non-profit preservation organization, was formed by the Neighborhood Council to study the architectural and social significance of the neighborhood. This study resulted in the comprehensive historic resources survey of the entire neighborhood. In 1989, the Sheridan-Kalorama Historic District, which includes 610 historic buildings, was listed in the D.C. Inventory of Historic Sites and on the National Register of Historic Places.



2400 Block of California Street

This brochure was developed by the D.C. Preservation League, EHT Tracerics, Inc. and D.C. Office of Historic Preservation 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. Department of Consumer and Regulatory Affairs, Historic Preservation Division.

Information in this brochure is based on the National Register nomination for the Sheridan-Kalorama Historic District. Uncredited photos by Tracerics.

PRINTED 2000
D.C. OFFICE OF HISTORIC PRESERVATION
DESIGN BY D|G WASHINGTON



EXHIBIT B

1743

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

SEP 20 1990

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900-a). Type all entries.

1. Name of Property

Historic name Sheridan-Kalorama Historic District

Other names/site number _____

2. Roughly bounded by Connecticut Avenue, N.W.; Florida Avenue, N.W.; 22nd Street, N.W.; P Street, N.W.; and Rock Creek

Street & Number _____ [] Not for Publication N/A

City, town Northwest Quadrant of Washington [] Vicinity N/A

State District of Code DC County NA Code 01 Zip Code 20008
Columbia

3. Classification

Ownership of Property	Category of Property	No. Resources w/in Prop.	
		Contr.	Noncontrib.
<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Building(s)	<u>608</u>	<u>79*</u>
<input type="checkbox"/> Public-Local	<input checked="" type="checkbox"/> District		<u>Buildings</u>
<input checked="" type="checkbox"/> Public-State	<input type="checkbox"/> Site	<u>1</u>	<u>Sites</u>
<input type="checkbox"/> Public-Federal	<input type="checkbox"/> Structure		<u>Structure</u>
	<input type="checkbox"/> Object		<u>Objects</u>
		<u>609</u>	<u>79*</u>

Name of related multiple property listing
N/A

Number of contributing Resources previously listed in the National Register 92

* These buildings are classified non-contributing because they are technically less than 50 years old. With few exceptions, these buildings show remarkable compatibility with the rest of the historic district and must be evaluated for their individual contributions as they become 50 years old or as appropriate.

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion the property [X] meets [] does not meet the National Register criteria. [] See continuation sheet.

x Carol B. Thompson
Signature of certifying official

8/25/89
Date

State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. [] See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[✓] entered in the National Register.

() see continuation sheet

[] determined eligible for the National Register. (see continuation sheet).

[] determined not eligible for the National Register.

[] removed from the National Register

[] other, (explain:)

Patrick W. Andrews 10/30/89

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
DOMESTIC/single & multiple dwellings
EDUCATION/schools
RELIGION/religious structures
GOVERNMENT/diplomatic buildings

Current Functions (enter categories from instructions)
DOMESTIC/single & multiple dwl.
EDUCATION/schools
RELIGION/religious structures
GOVERNMENT/diplomatic buildings

7. Description

Architectural Classification
(enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS
COLONIAL/Georgian
LATE VICTORIAN

Materials (enter categories from instructions)

foundation: _____
walls: _____

roof: _____
other: _____

Describe present and historic physical appearance.

INTRODUCTION

The Sheridan-Kalorama neighborhood is located in the northwest quadrant of Washington, D.C., just north of the original boundaries of the city as laid out by L'Enfant in the late 18th century. Known in the 19th century for its idyllic landscape, the area underwent rapid development in the early 20th century as the City of Washington's growing population moved away from the established urban center in its quest for the suburban ideal. Today, Sheridan-Kalorama is comprised of a network of cohesive town- and suburb-like streetscapes. The streets are lined with a variety of housing forms, each of which contributes to a sophisticated residential image that is unique within Washington, D.C.

This distinctive area, a verdant residential enclave nestled in the midst of the city, contains a total of 608 primary buildings erected between 1890 and 1988. Of these, 528 contribute to the significance of the proposed Historic District; the 80 remaining buildings, erected after 1945, are considered to be non-contributing because of their date of construction. Individually, the neighborhood's buildings are among the most distinguished residential examples of late 19th and early 20th century revival style architecture in the United States. Major streets and minor roads alike hold nationally significant buildings by some of the country's most celebrated architects, successfully juxtaposed with the urbane work of accomplished local designers. Collectively, these forms and styles significantly illustrate the evolution of the robust late 19th century Victorian aesthetic into the more disciplined historicist movements that became an important focus of early 20th century architectural design.

METHODOLOGY

A study of the social, cultural, and architectural history of the Sheridan-Kalorama neighborhood was conducted in 1987-88 by Tracerics, a Washington, D.C. research and consulting firm, on behalf of the Sheridan-Kalorama Historical Association, Inc. It was funded in part by the District of Columbia Historic Preservation Fund using National Park Service Survey and Planning Funds. Following approved methodology as set by the Secretary of the Interior's Standards for an Intensive Survey based on archival and on-site research, data

9. Major Bibliographic References

See continuation sheet

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67)

previously listed in the NR

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary location of add. data:

State SHPO office

Other State agency

Federal agency

Local government

University

Other

Specify repository: _____

10. Geographical Data

Acreeage of property _____ Approx. 190 _____

UTM References

A	<u>/1 /8 /</u>	<u>/3 /2 /2 /3 /8 /0 /</u>	<u>/4 /3 /0 /9 /7/6 /0 /</u>
	Zone	Easting	Northing
B	<u>/1 /8 /</u>	<u>/3 /2 / 2/ 6/ 4/ 0/</u>	<u>/4 /3 /0 /9 /0 /2 /0 /</u>
	Zone	Easting	Northing
C	<u>/1 /8 /</u>	<u>/3 /2 /2 /2 /8 / 0/</u>	<u>/4 /3 /0 /8 /5 /4 / 0/</u>
	Zone	Easting	Northing
D	<u>/1 / 8/</u>	<u>/3 /2 / 1/ 4 /0/ 0/</u>	<u>/4 / 3 / 0/ 9 /3/ 8/ 0/</u>
	Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description

Sheridan-Kalorama Historic District is located in Washington's northwest quadrant. Beginning at the center-point of Rock Creek and the center line of Connecticut Avenue, N.W., proceed in a southerly direction along the center line of Connecticut Avenue, N.W. to Florida Avenue, N.W., thence in

See continuation sheet

Boundary Justification

Sheridan-Kalorama is located in a heavily developed urban environment, but still maintains strong topographic and street boundaries. Cradled by the natural grade of Rock Creek valley, the Sheridan-Kalorama Historic District is generally bounded by Connecticut Avenue, N.W., Florida Avenue, N.W., and Twenty-second Street, N.W. to the east, P Street, N.W. to the south, and

See continuation sheet

11. Form Prepared By

Name/title Emily Hotaling Eig and Julie Mueller

Organization Traceries Date July 1989

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was collected and recorded using District of Columbia Historic Survey System (DCHS), the District of Columbia's computerized building inventory program.¹

BOUNDARIES

The boundaries of Sheridan-Kalorama are defined by two major transportation arteries and its distinct natural topography. Florida and Connecticut Avenues, N.W. represent man-made boundaries to the south and to the east respectively. Beginning in the late 18th century, Florida Avenue (then known as Boundary Street) delineated the northern limits of the planned city. L'Enfant located the street at this precise point in direct response to the steep increase in the natural grade immediately to the north. This historic boundary line is intact today. Connecticut Avenue, one of L'Enfant's grand boulevards, terminated at Florida Avenue until the turn of the 20th century, when its wide sweep was extended northward, establishing a strong eastern edge for Sheridan-Kalorama. The north and west boundaries are formed by natural topography. At these edges, the neighborhood is cradled by Rock Creek Park and overlooks the steep grade of the creek's natural ravine.

LANDSCAPE FEATURES

Topography

The higher elevation of the area occupied by Sheridan-Kalorama historically isolated it from the Federal City. Early 19th-century topographical maps reveal that the land formation included hills, gentle knolls, and the precipitous ravine of Rock Creek.

Today, Sheridan-Kalorama appears to retain much of the irregular character that was associated with this natural topography. The neighborhood is hilly and tree-lined, with streets that are often short or contoured to meet the lay of the land. At its heights, the area still affords an excellent view of the city. However, comparison of the existing conditions with historic maps reveals that the topography has been significantly altered over the last 100 years. After the sale of the original Kalorama estate in 1887, there was substantial re-grading. Many parts of Sheridan-Kalorama were terraced to provide flat areas appropriate for more intense development, as well as to provide transitions between severe changes in grade. Both the historic and contemporary topography are atypical of the city and contribute to the identification of the Sheridan-Kalorama neighborhood.

¹See The Sheridan-Kalorama Neighborhood Study Project Completion Report (September 1988) on file with the District of Columbia Historic Preservation Division, 614 H Street, N.W., Room 305, Washington, D.C. 20001.

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Retaining Walls, Steps and Terraces

The steep grade changes in the topography have necessitated the use of retaining walls throughout Sheridan-Kalorama. Ranging in size, materials and character, these walls have become distinctive visual elements in the Sheridan-Kalorama neighborhood solving a number of problems posed by variable elevation of the land. Often, retaining walls were required to keep foundations in place on elevated sites and to bridge gaps between those sites and the grade of the street. In many cases, the retaining walls were incorporated into building sites to allow for the creation of a formal garden. Garages have been built into some of these walls, providing concealed storage for automobiles.

The problem presented by one of the area's most dramatic grade changes, the steep embankment between S Street and Decatur Place, has been handled using retaining walls, steps, and terraces. The centerpiece of the solution is the "Spanish Steps" (Photo 2).² The genesis of this unusual feature is described in Washington, D.C. Walking Tours:

Because of the steep hillside, it was impractical to build a street without destroying adjacent building sites on S Street or Decatur Place. A ramp would have been difficult for both carriages and automobiles and uncomfortable for pedestrians. Instead, the streets were gently graded above and below and were connected with two balancing flights of stairs separated by a fountain.³

The steps and their lion-head fountain were designed and constructed by the Municipal Office of Public Works and Grounds in 1911.⁴ The stone steps are designed following Beaux Arts precepts, reflecting the aesthetic preferences made popular in Washington, D.C. by the City Beautiful movement.

To the east of the Spanish Steps, a brick and stone retaining wall with balustrade creates and defines a formal side garden for the Codman-Davis House

² The name "Spanish Steps" is a popular one resulting from the similarity in appearance between these steps and the renowned, and significantly grander, Spanish Steps in Rome.

³ Wrenn, Tony. Washington, D.C. Walking Tours. (Washington, D.C.: Preservation Press, 1975, p. 115).

⁴ Robert E. Cook, an architect who formerly had been with the firm of Hornblower and Marshall, is identified as the designer of this notable landscape feature in Anne Peterson's monograph, Hornblower and Marshall, Architects (Washington, D.C.: The Preservation Press, 1978, p. 27).

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at 2145 Decatur Place. Directly to the west of the Spanish Steps, the embankment is controlled by vegetation. Farther to the west are three connected retaining walls. These large brick and stone walls were constructed as part of the private re-grading of the rear portions of three properties fronting the south side of S Street. These different landscape devices created building sites along S Street and play an important role in defining the appearance of Decatur Place.

Street Pattern

Though Sheridan-Kalorama's streets appear to follow the city's grid system, the specific configuration of the streets is unique to the neighborhood. The street pattern was generated through a combination of several factors: the undulating topography, the historic sequence of land sales, the governmental regulations of suburban development, and the uneven progression of residential development. The majority of the streets run in a straight course. Other streets break the grid with dead-ends, or have angled and curved paths. Among these exceptions are streets platted before federal regulations required subdivisions to conform to the established grid, and those whose configuration was dictated by the land's topography. There are two traffic circles within the neighborhood--Sheridan Circle which honors Civil War General Philip Sheridan (Photo 1), and Kalorama Circle, which is divided into 12 building lots, and is unique as the only circle in the District of Columbia improved with residential dwellings.

Bridges

Included in the historic district of Sheridan-Kalorama are four bridges, all of which provide access to the neighborhood from areas across Rock Creek. Each of these bridges contributes to the character and definition of Sheridan-Kalorama. The oldest bridge is the Taft Bridge, crossing Rock Creek at Connecticut Avenue. This bridge was constructed between 1897 and 1907. In 1931, the bridge was named for William Howard Taft, a former U.S. President, Chief Justice of the Supreme Court, and a Sheridan-Kalorama resident. One of the earliest and largest un-reinforced concrete bridges in the world, it was the first of its kind erected in the District of Columbia. The second oldest bridge is the Dumbarton or "Buffalo" Bridge which connects Sheridan-Kalorama with Georgetown at Q Street. It is constructed of reinforced concrete. Begun in 1914, this award-winning bridge was designed by local architect Glenn Brown and his son, Bedford. It is among the most ornately decorated bridges in the city. The P Street Bridge, constructed in 1935, stands at a historically favored fording point in Rock Creek. It is on the site of several earlier bridges, the first being a covered bridge erected in 1855. The neighborhood's newest bridge is the Massachusetts Avenue Bridge constructed in 1940 and designed by local architect Louis Justement. This bridge replaced one constructed of stone in 1901, which

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had earlier replaced an iron truss bridge erected by private real estate syndicates in 1888--the year the Kalorama estate was first subdivided.⁵

Public Statuary

The area has several fine examples of historic outdoor statuary. At Sheridan Circle is the well-known equestrian statue of General Philip Sheridan. Sculpted in 1908 by Gutzon Borglum (1871-1941, known for his work at Mount Rushmore), the bronze statue with its elegant granite base is one of the more animated equestrian statues in the city. General Sheridan's son served as the model for the figure and Mrs. Sheridan selected the memorial site.

At the corner of 24th Street and Massachusetts Avenue, there is a small grassy reservation on which a bronze statue of Irish patriot Robert Emmet stands. Commissioned by American citizens of Irish heritage in 1917, the piece was sculpted by Jerome Connor and presented to the Smithsonian Institution that year. It is on permanent loan from that institution, and was rededicated at this site in 1966.⁶

The four bronze bison and 56 carved Indian heads decorating the Dumbarton Bridge make it one of Washington, D.C.'s better-known sculptural landmarks. The massive bison which guard the ends of the bridge are the work of A. Phimister Proctor. The carved sandstone Indian heads dramatically modulate the bridge's north and south sides. They were designed by the bridge's architect, Glenn Brown, and were cast from a life mask of Chief Kicking Bear.⁷

Similarly, the four gaunt lions cast in stone sculpted by R. Hinton Perry guard the Taft Bridge. They provide strong visual landmarks for visitors and residents alike. These unusually bony lions were rehabilitated in the 1980s.

ARCHITECTURE

Introduction

Sheridan-Kalorama has a distinctly residential ambience, one associated with the visual imagery of an early 20th century suburb. This appearance results from the closely and carefully sited, architecturally significant structures

⁵ Donald Beekman Myer, Bridges and the City of Washington (Washington, D.C.: Commission of Fine Arts, 1983).

⁶ James Goode, The Outdoor Sculpture of Washington, D.C., A Comprehensive Historical Guide (Washington, D.C.: Smithsonian Institution Press, 1974).

⁷ Donald Beekman Myer, Bridges and the City of Washington (Washington, D.C.: Commission of Fine Arts, 1983), pp. 63-64.

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which comprise its streetscapes. These streetscapes present a unique group of residential building types which juxtapose urban and suburban house forms and formal and informal house designs. The variety of building types includes: the urban villa; the rowhouse (individually and in groups); the town house; suburban villa; the single-family detached house; the mansion; and the apartment building. Critical to many of these residences is their relationship to secondary service structures, notably carriage houses and automobile garages.⁸ In addition, the neighborhood includes several examples of educational and religious buildings.

A total of 643 primary buildings were identified from historic maps and on-site inspection as having been constructed between 1750 and 1988 within the boundaries of the Sheridan-Kalorama neighborhood. Of the identified buildings, 608 (94%) are extant in 1988.⁹ Of these, 528 (86.8% of extant buildings) pre-date 1945. The Islamic Center, on which construction was begun in 1950, is included as a contributing building because of its exceptional significance. The remaining 79 buildings, though less than 50 years old, generally continue the architectural styles and building use trends that developed in the neighborhood during the first half of the 20th century. With only few exceptions, these buildings show remarkable compatibility with the rest of the historic district and must be evaluated for their individual contributions as they become 50 years old or as appropriate.¹⁰

Significant to its identity, Sheridan-Kalorama enjoys a reputation as one of Washington's most urbane neighborhoods. Its residential character is marked by an understated sense of visual style and a zealous commitment to dignity and propriety. Numerous skilled architects have contributed to the establishment and continuation of the neighborhood's intrinsic traits. Throughout its history, architects have designed buildings for Sheridan-Kalorama in a range of fashionable styles, but never at the expense of the neighboring buildings. The

⁸ Although the building count did not include secondary service structures, the importance of these structures, particularly those designed to complement the primary structure, is significant to the neighborhood's character.

⁹ See attached report "Extant Buildings in Sheridan-Kalorama by Decade" from DCHS MASTER DATABASE.

¹⁰ In the future, the architectural character of these buildings is likely to be perceived as consistent with the significance of the neighborhood, and their potential contribution to the district should be assessed at an appropriate time. Regulations which govern the National Register of Historic Places establish a 50-year rule on contributing structures. See 36 CFR Part 60, National Historic Preservation Act of 1966 as amended (Public Law 89-665). Available upon request from the National Park Service.

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TRACERIES MASTER DATABASE

EXTANT BUILDINGS IN SHERIDAN-KALORAMA BY DECADE

TOTAL	NW	NE	SW	SE	DECADE
1	1	0	0	0	175 -
85	85	0	0	0	189 -
116	116	0	0	0	190 -
93	93	0	0	0	191 -
186	186	0	0	0	192 -
27	27	0	0	0	193 -
26	26	0	0	0	194 -
23	23	0	0	0	195 -
13	13	0	0	0	196 -
36	36	0	0	0	197 -
2	2	0	0	0	198 -
608	608	0	0	0	TOTALS

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quality of individual structures, the care given to siting, consideration for overall street composition, and the intentional merging, matching, or contrasting of styles has resulted in a visually sophisticated ensemble that perpetuates the sophistication and refinement historically associated with the area and its residents.

From modest rowhouses to distinguished grand mansions, Sheridan-Kalorama's buildings illustrate the aesthetic evolution that took place in American architecture as 19th century ideas were replaced by those of the 20th century. This evolution saw the free-form aesthetic popular during the late Victorian period yield to a philosophy which sought more disciplined interpretations derived from different historic precedents. Important examples of the most popular of the historicist styles (and particularly those fashionable in the eastern United States) were constructed in Sheridan-Kalorama. These include work associated with the American Colonial Revival; Beaux Arts Classicism and the correlating Classical Revival styles; and the picturesque imagery of Romantic Eclecticism that was particularly inspired by the vernacular architecture of England, France, and the Mediterranean. To a limited degree, the American modernist aesthetic is also exhibited for the architecture of the 1920s, 1930s and 1940s includes significant modernist expressions of traditional styles. This display of historicist tradition in Sheridan-Kalorama forms an aesthetically pleasing and instructive architectural collection. The juxtaposition of its buildings chronicles both the development of an important Washington neighborhood and the evolution of early 20th century traditional architecture.

Building Type and Form

The majority of buildings in the historic district were constructed as single-family residences and have retained that use. There are also a number of apartment buildings of varying sizes. In some cases, buildings that were designed as single-family residences have been adapted to serve religious, educational and diplomatic uses. A few buildings in the neighborhood were constructed specifically to accommodate non-residential functions, yet each of these conforms to the strong residential character of the neighborhood. Secondary support structures, including carriage houses and automobile garages, are also found.

In Sheridan-Kalorama, buildings with residential uses are presented in a variety of architectural forms. These include the suburban villa, the urban villa, the rowhouse, the town house, the single-family detached house, the mansion, and the apartment building. Although different in many ways, each of these forms invokes a compatible residential image.

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The Suburban Villa in the 19th and 20th Century

The end of the 19th century saw the transformation of Sheridan-Kalorama from an agrarian setting with large country estates to a suburban neighborhood with large, free-standing, fully-designed houses constructed to fill the newly subdivided area. These houses were built primarily of wood and were often intricately, irregularly massed. Designed in a variety of picturesque styles (including the Queen Anne, the Stick, and the Shingle), this is a Victorian house form similar to those still extant in such nearby suburban areas as Cleveland Park and Chevy Chase. Buildings of this type were concentrated along Wyoming Avenue, California Street and Kalorama Road, just west of Connecticut Avenue. The sole remaining example of this type is 2129 Wyoming Avenue. This large suburban villa was designed by T. F. Schneider and built by Francis Duehay for local dry-goods magnate, W. H. Moses in 1892. The house was substantially altered in 1925 to display a more classical architectural expression.

In the 20th century in Sheridan-Kalorama, the suburban villa evolved into a simpler form. Maintaining the design precedent which responded to a suburban rather than urban setting, the large suburban villa was transformed from its irregular and intricate shape into a more spatially compact shape that became sheathed in classical and/or colonial ideals of simplicity, order, and restraint. This became the free-standing dwelling that characterizes much of the neighborhood today.

The majority of Sheridan-Kalorama's free-standing houses are located in the western half of the neighborhood (west of 23rd Street and east of Rock Creek Park). Although they comprise approximately one-third of the neighborhood's extant building stock, they occupy more than 50% of the total land area. These dwellings and their abundantly planted sites are a major factor in defining the distinctive character of Sheridan-Kalorama. They are presented in many styles primarily representing the 20th century historicist movement. Many of these buildings are currently used for non-residential purposes (chanceries, schools, cultural centers), and their residential appearance is critical to the visual imagery of Sheridan-Kalorama.

Prominent examples in Sheridan-Kalorama include the 12 houses on Kalorama Circle (Photos 23 and 27). Built between 1924 through 1958, they were designed by numerous architects including John J. Whelan and George N. Ray.

A subset of this detached, single-family house is the four-square house. The form is commonly found in late 19th- and early 20th-century suburban areas, and is atypical of urban areas. Presented as a squared block with a low-pitched hipped roof, this single-family dwelling is commonly constructed of wood, although other materials are employed. The typically two-story mass has a symmetrical facade; the entry may be centered or off-centered. The form was particularly popular for Prairie-style architecture and is often used with Colonial and Renaissance Revivals.

Certificate of Service

I certify that on January 19, 2018, a copy of this pre-hearing letter in opposition was served, via email, as follows:

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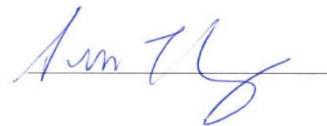
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