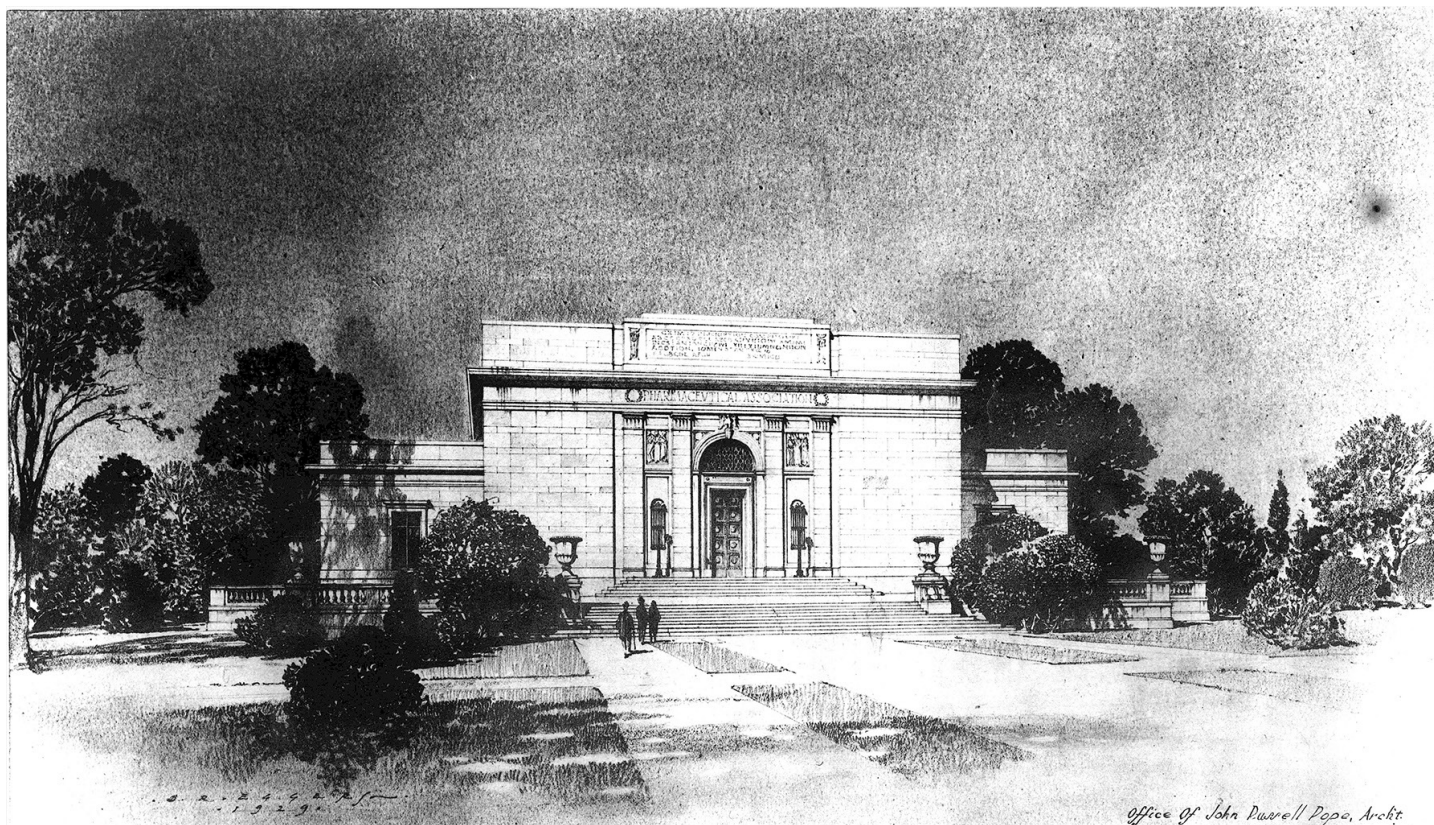


American Pharmacists Association Headquarters

Illustrated Historic Landscape Report



By

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In association with

Robinson & Associates, Inc.
and Rhodeside & Harwell, Inc.

Prepared for The U.S. Department of State

In partial fulfillment of the requirements of the Memorandum of
Agreement executed for the American Pharmacists Association
Perimeter Security Improvements Project

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Purpose and Methodology

The American Pharmacists Association (APhA) Headquarters Illustrated Landscape Report satisfies part of Stipulation V.A.1 of the Memorandum of Agreement (MOA) executed for the American Pharmacists Association Perimeter Security Improvements Project. The MOA was signed by the U.S. Department of State, the District of Columbia State Historic Preservation Officer, the National Capital Planning Commission, and the National Park Service on October 31, 2013. The stipulation addresses mitigation for adverse effects to historic resources expected to result from the undertaking. Specifically, this clause of the MOA calls for an illustrated landscape report that compares early landscape plans, later documentary records, and current conditions and evaluates the unimplemented portions of the early plans. The report will be used as the basis for the development of a landscape rehabilitation plan for the APhA grounds that is also included as part of the MOA mitigation.

Toward that end, the project team conducted research at the National Archives and Records Administration in College Park, Maryland, and in Washington, D.C., reviewing records, both textual and graphic, of the U.S. Commission of Fine Arts (CFA), the National Capital Planning Commission, and the National Park Service. This research builds on previous information gathered from CFA, APhA, the Library of Congress, the Historical Society of Washington, the National Gallery of Art, the General Services Administration, Hartman-Cox Architects, and secondary and online sources. The new research uncovered landscape plans for the area not previously reviewed during the Section 106 process for the Perimeter Security Improvements Project, including the final planting plan approved by CFA and the National Capital Park and Planning

Commission, as well as plans related to the development of Constitution Avenue, NW, under the authority of the Arlington Memorial Bridge Commission. These plans, as well as the correspondence among federal agencies, APhA, and headquarters designers, has helped establish a chronology of the design of the APhA landscape, its intent, the extent of its implementation, and changes over time.

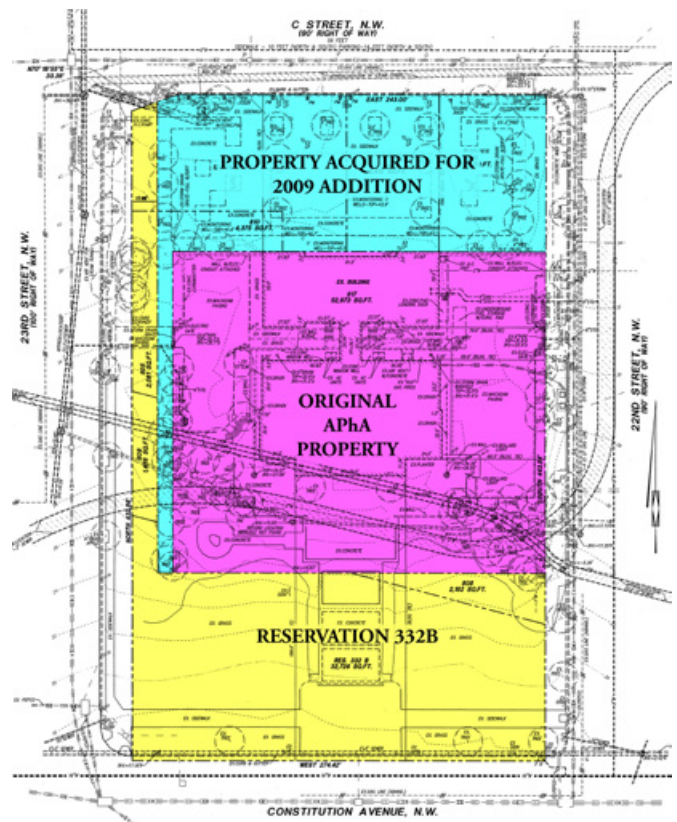


Figure 1 – This 2009 existing conditions drawing shows the parcels that make up the APhA headquarters building site. (Hartman-Cox Architects, “Existing Conditions Plan,” Record Drawings, Headquarters of the American Pharmacists Association, November 25, 2009.) (Color shading added for clarity.)

Summary Description of the Building and Landscape¹

The American Pharmacists Association headquarters was completed to the design of John Russell Pope at 2215 Constitution Avenue NW in the District of Columbia.² It was dedicated on May 9, 1934, and has served as APhA's national headquarters ever since. An addition to the building, designed by Hartman-Cox Architects, was completed in 2009. It replaced a previous annex designed by Eggers and Higgins, the successor firm to Pope's office, and completed in 1962. The 2009 addition was built partly on APhA's original property and partly on a .7-acre strip of public land along C Street that the association purchased from the federal government in 2005. An L-shaped parcel of land along Constitution Avenue and 23rd Street, comprising National Park Service (NPS) Reservation No. 332B, adjoins the APhA property on the west and south. Together, the original APhA building, the 2009 addition, their grounds, and Reservation No. 332B occupy the city block bounded by C Street to the north, Constitution Avenue to the south, 22nd Street to the east, and 23rd Street to the west. (Figure 1)

Pope, who also designed the Thomas Jefferson Memorial and the National Archives in Washington, envisioned the American Pharmacists Association building as a simple, Beaux Arts pavilion of white Vermont marble. Blank flanking walls set off the triumphal arch motif of the building's entrance, and symmetrical wings recede from the entrance plane. Raised on a balustraded terrace and decorated with allegorical bas-reliefs illustrating the advance of pharmacy, the building stands at the top of a long lawn that slopes south to Constitution Avenue. APhA is one of five buildings along Constitution Avenue between 18th and 23rd streets that form a dignified frame for the Lincoln Memorial and its grounds, each building centered in its block and surrounded by an urban parkscape. The

U.S. Commission of Fine Arts and the National Capital Park and Planning Commission supervised the planning of these framing buildings – the National Academy of Sciences (1924), the Public Health Service (1933, now the Department of the Interior-South), Federal Reserve (Eccles Building, 1937), and the Pan American Union Annex (1949). Formation of the APhA building site, which included private property, a street right of way, and park land, required federal legislation to implement.

Hartman-Cox's six-story addition is separated from the Pope building by a narrow hall. The addition reflects a balance of solid to void and floor division appropriate to the classically derived design of the original building. New terraces flanking the Pope building help to mask the location of access and egress to a parking garage beneath the addition.

Pope's office designed the original landscape treatment, in collaboration with New York landscape architect Arthur F. Brinckerhoff. In the approved final landscape design, the terraced steps from Constitution Avenue rose through a green lawn to Pope's white pavilion, which was framed by evergreen trees such as holly and magnolia, as well as shrubs and ground cover. Deciduous trees circled small open spaces adjacent to the building's wings. Also intended by federal authorities, but not part of the Pope-Brinckerhoff plan, were street trees along the sidewalks. Photographs indicate that, with the exception of the proposed street trees, the landscape treatment for the APhA site was generally implemented over time as designed, evergreen trees and shrubs forming dark framing elements for the white marble building, with taller deciduous trees on the rear flanks. Changes from the original landscape design visible today include the installation of a flagpole commemorating pharmacists who served the United States in times of war. The flagpole, which stands west of the Pope building, was installed on May 7, 1948, and rededicated on May 25, 1993, to honor pharmacists who served in armed conflicts since World War II. The circles of deciduous trees surrounding small open spaces next to the building's wings were lost, perhaps as a result

¹ The information provided in this summary is developed, supported, and illustrated in following sections of the landscape report.

² The building was originally known as the American Institute of Pharmacy, and the association was previously known as the American Pharmaceutical Association.

of the construction of the 1962 annex and associated parking lots.

Landscape rehabilitation took place in conjunction with the construction of the 2009 addition. As part of this work, a cherry laurel hedge along the south balustrade, which was not part of the original landscape plan, was removed, and liriope was introduced as ground cover beneath the balustrade. The existing juniper, which flanked the stairs between the terraces and the street, was also removed and replaced with juniper at the steps with liriope in between. The Pope-Brinckerhoff planting plan called for juniper with a ground cover such as English ivy between. That original planting plan also called for ground cover such as English ivy as a border and a taller intermediate planting between the ivy and the trees flanking the APhA building. By 2003, plantings beneath the trees consisted mostly of ivy along with a few low shrubs. The 2009 landscape rehabilitation called for liriope to substitute for the ivy, but the ground cover does not completely border the tree beds.

The original APhA building was listed individually in the District of Columbia Inventory of Historic Sites on January 21, 1977, and in the National Register of Historic Places on August 18 of that year. The National Register documentation for APhA notes the building's significance in the areas of architecture, community planning, landscape architecture, and science. In addition to its individual landmark designations, the APhA headquarters is also a contributing building in the National Register-eligible Northwest Rectangle Historic District, and the streets surrounding the property – C, 22nd, and 23rd streets and Constitution Avenue – are contributing elements of the Plan of the

City of Washington National Register and National Historic Landmark documentation. Vistas along 23rd Street and Constitution Avenue are also recognized by these landmark designations as significant features of the city plan.

The National Register documentation did not specify a period of significance for the property. The Illustrated Historic Landscape Report suggests such a period in order to provide a foundation for recommendations regarding rehabilitation of the landscape. The suggested period of significance begins in 1932 and ends in 1958. Congressional legislation in May 1932 allowed APhA to assemble the headquarters site, which includes federal park land (current Reservation no. 332B and a street right of way, facing the Lincoln Memorial). The APhA building was completed to the designs of John Russell Pope in 1934, and its landscape developed over the next quarter century before construction of an addition began in 1959. Research shows that site plantings following the designs of landscape architect Arthur Brinckerhoff and streetscape features proposed by the Arlington Memorial Bridge Commission were implemented incrementally over time. Although a few of these features remained unimplemented, the landscape had matured along the lines planned by Brinckerhoff and the bridge commission by the late 1950s. Construction of the addition partially removed some of these landscape features, especially the groves of trees flanking the building. The suggested period of significance thus represents the full development of the landscape, including the 1948 installation of a flagpole and wall dedicated to pharmacists who served in the military during World War II.

Landscape History and Development

Determining and Assembling the Site

APhA members voted in 1927 to locate the first permanent association headquarters in Washington, D.C. The following year, the association made the first payment on a building lot in Square 62, at the intersection of Upper Water Street and 23rd Street in the northwest quadrant of the city. Henry Armit Brown Dunning, chairman of the APhA All Pharmacy Headquarters Building Campaign, recommended the site, which faced across an undeveloped parcel of land between Upper Water Street and B Street (now Constitution Avenue) toward West Potomac Park, the Reflecting Pool, and the Lincoln Memorial. Pope's design for the building on this site, based on an earlier, unbuilt project for a memorial at Abraham Lincoln's birthplace, was approved by the Commission of Fine Arts on January 22, 1929.³ (Figure 2)

Further consideration of the site of the APhA headquarters began almost immediately. CFA and the National Capital Park and Planning Commission (NCPPC) both participated in the planning of the area, including Arlington Memorial Bridge and appropriate approaches, the Lincoln Memorial and its grounds, West Potomac Park, and the Northwest Rectangle, of which the APhA site was a part. CFA considered the buildings in the area immediately north of B Street, between 18th and 23rd streets, important as framing elements for the Lincoln Memorial and the Reflecting Pool. The commission sought to populate the lots in this stretch with "low marble buildings sitting behind a broad garden of trees," according to CFA chairman Charles Moore. Speaking specifically of the APhA building, commission member and landscape architect Gilmore D. Clarke wrote to Moore that "It is important to have the buildings facing Constitution Avenue relate to one another in some way and this can

only be accomplished by taking into consideration the whole broad scheme." Clarke's language echoes the purpose foreseen by Congress and President Herbert Hoover for Constitution Avenue, who declared in Public Resolution No. 123, approved February 25, 1931, that the avenue should be "bordered by stately public buildings and by the beautiful Mall and Parkway, within which are the Nation's monument to George Washington, and memorial to Abraham Lincoln," so that the avenue would become "one of the most impressive thoroughfares in the world."⁴

A consideration of the whole Constitution Avenue scheme lay behind the proposal of CFA member Ferruccio Vitale, also a landscape architect, who stated at the Commission's November 18, 1929, meeting that it would be desirable for APhA to acquire the entire square (bounded by B, C, 22nd and 23rd streets) for its new headquarters. The purpose of the acquisition would be to create an appropriate setting for Pope's design, similar to that of the National Academy of Sciences immediately to the east. Achieving this goal required Congressional authorization to close Upper Water Street and to transfer jurisdiction over a small segment of federal park property to APhA, in addition to the purchase of the remaining private property.⁵

The Association acquired all but one of the privately owned lots in square 62 by the beginning of November 1930, but the closure of Upper Water Street and the transfer of jurisdiction over public land were not completed until May 13, 1932, when President Herbert Hoover signed Public Resolution No. 18, which

3 George B. Griffenhagen, "American Institute of Pharmacy," 2009, 2, American Pharmacists Association website, http://www.pharmacist.com/sites/default/files/files/complete_history_american_pharmacy_institute.pdf, viewed June 26, 2014; U.S. Commission of Fine Arts, Meeting Minutes, January 22, 1929, U.S. Commission of Fine Arts, Washington, D.C.

4 Thomas E. Luebke, editor, *Civic Art: A Centennial History of the U.S. Commission of Fine Arts* (Washington, D.C.: U.S. Commission of Fine Arts, 2013), 134; Gilmore D. Clarke, Westchester County Park Commission, to Charles Moore, Chairman, U.S. Commission of Fine Arts, May 31, 1932, Record Group 66, Records of the U.S. Commission of Fine Arts, entry 17, Project Files, 1910-52, box 7, National Archives and Records Administration, Washington, D.C.; Public Resolution No. 123, February 25, 1931, 46 Stat. 1419.

5 U.S. Commission of Fine Arts, Meeting Minutes, November 18, 1929, U.S. Commission of Fine Arts, Washington, D.C.

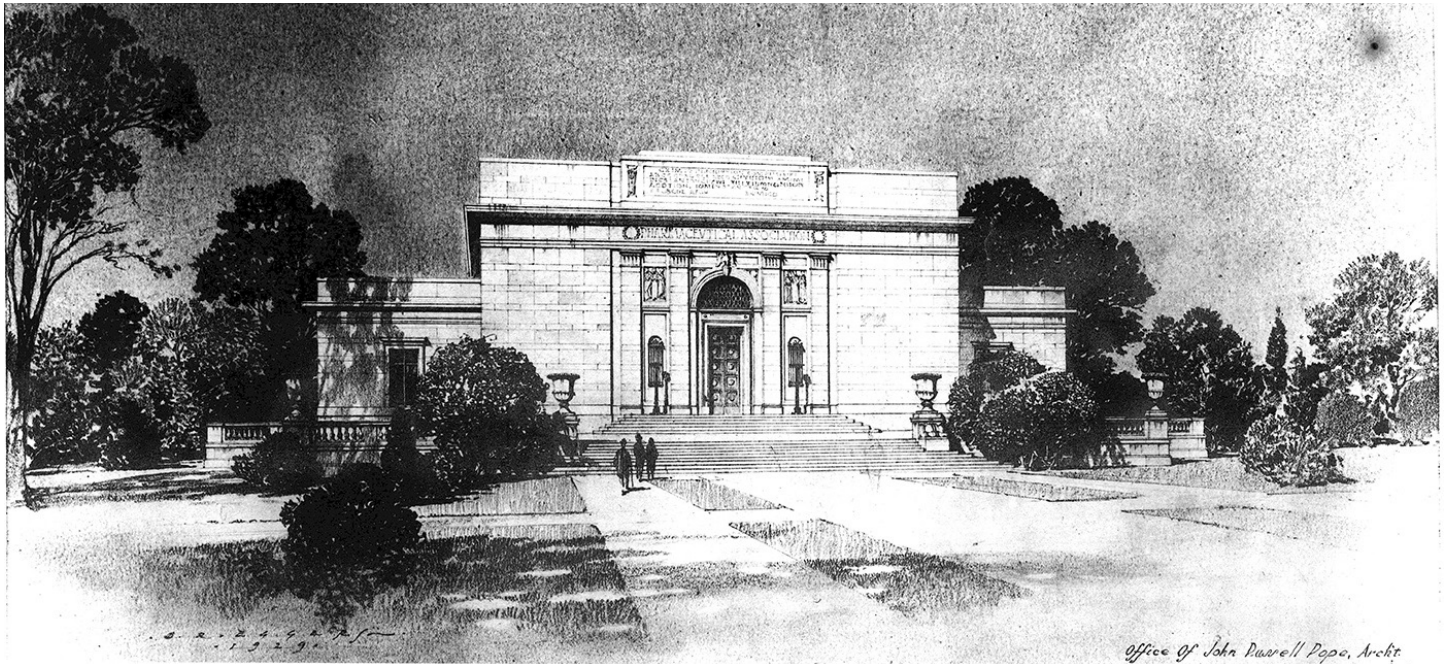


Figure 2 – A perspective rendering of what is now the American Pharmacists Association headquarters, drawn by Otto R. Eggers of John Russell Pope's office in 1929. (Record Group 66, D.C. Metro Area, American Pharmaceutical Building, no. 44, National Archives and Records Administration, College Park, Maryland)

provided this authority. Specifically, the resolution provided: 1) for the Commissioners of the District of Columbia to close the street and transfer the land to the Office of Public Buildings and Public Parks (OPBPP); 2) for OPBPP to transfer jurisdiction over part of the closed street and park land to APhA; 3) for APhA to transfer jurisdiction over a 17-foot strip along 23rd Street to the United States; and 4) for APhA to build its headquarters on the land over which it had authority, provided that the design was approved by the Commission of Fine Arts. The amount of land to be transferred to APhA would be determined by CFA and NCPPC as appropriate to their plans for the area. The purpose of placing the 17-foot strip of land along 23rd Street in the jurisdiction of the federal government was the “widening of said street as an approach to the Lincoln Memorial.” The resolution also limited use of the land transferred to APhA to nonprofit organizations serving the field of American pharmacy.⁶

The Landscape Design

As the resolution neared passage, APhA, its architects, and federal agencies took steps to resolve design issues before construction began. Pope addressed the exact site of the APhA building on its proposed block-sized lot at a meeting of the Commission of Fine Arts in New York on February 26, 1932. The architect proposed locating his marble pavilion “a few feet” south of the building line of the National Academy of Sciences (NAS) headquarters, according to the minutes of the meeting. The NAS building line had previously been considered the benchmark for the APhA building. Multiple factors influenced this proposal, including the small size of the building, relative to the Lincoln Memorial and the NAS building, a desire to decrease the cost of grounds maintenance, and the opportunity such a location presented to expand the APhA building to the north in the future. The issue was not finally

⁶ U.S. Commission of Fine Arts, Meeting Minutes, November 7 1930, U.S. Commission of Fine Arts, Washington, D.C.; Public Resolution No. 18, “Joint Resolution to authorize the Commissioners of the District of Columbia to close upper Water Street between Twenty-second and Twenty-third Streets,” 47 Stat. 154.

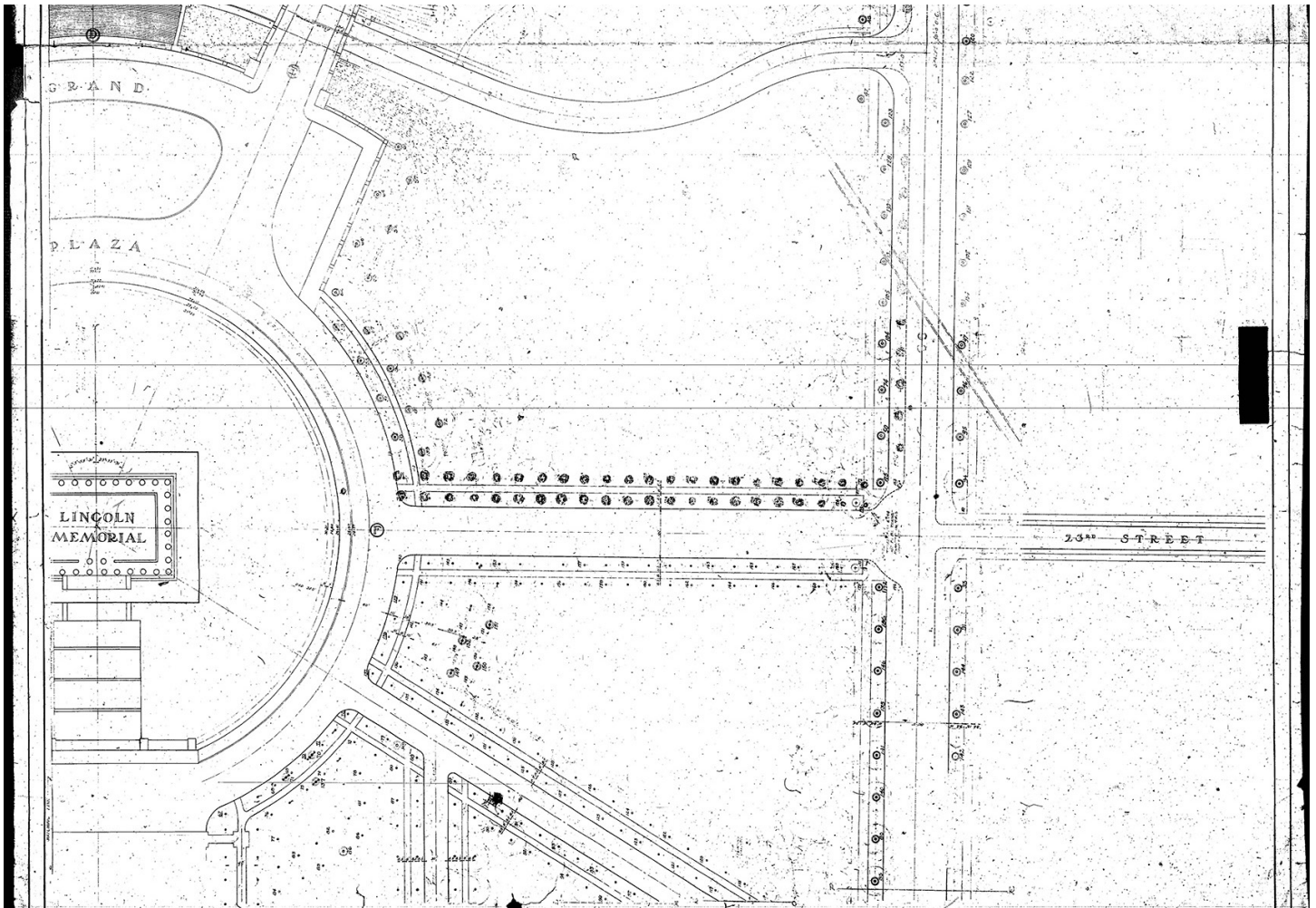


Figure 3 – The Arlington Memorial Bridge Commission planned trees along the approaches to the bridge, including Constitution Avenue. North is to the right in this drawing. The APhA site is immediately east (below) 23rd Street. (Arlington Memorial Bridge Commission, “Arlington Memorial Bridge Approaches, General Plan,” no. 801_80141, November 12, 1931, National Park Service, National Capital Region, Office of Lands, Resources, and Planning)

resolved until the National Capital Park and Planning Commission (NCPPC) agreed to a building line 20 feet south of the NAS façade at its meetings on May 19 and 20, 1932. CFA had agreed to this location at its March 25 meeting.⁷

⁷ U.S. Commission of Fine Arts, Meeting Minutes, February 26 and March 25, 1932, U.S. Commission of Fine Arts, Washington, D.C.; Ulysses S. Grant III, National Capital Park and Planning Commission, to Charles Moore, Chairman, U.S. Commission of Fine Arts, May 23, 1932, Record Group 66, Records of the U.S. Commission of Fine Arts, entry 17, Project Files, 1910-52, box 7, National Archives and Records Administration, Washington, D.C. The alignment of the building facades facing Constitution Avenue is depicted on National Park Service drawing no. 867/83159 (1952), on file at the National Capital Region Office of Lands, Planning and Design. See Appendix to this report.

The planning and construction of the APhA headquarters coincided with the completion of the Arlington Memorial Bridge, an important transportation and commemorative element of the 1902 Senate Park Commission (McMillan) Plan for Washington’s monumental core. The bridge spanned the Potomac River between the Lincoln Memorial and Arlington National Cemetery. The act that authorized its construction, approved February 24, 1925, also provided for B Street – renamed Constitution Avenue in 1931 – to be extended and widened from the Capitol to the Potomac River to create an appropriate approach. In addition, the Arlington Memorial Bridge Commission (AMBC), created by the legislation to oversee design and construction, determined that 23rd Street should be widened as part of the roadway system.

As early as November 1931, AMBC plans showed trees and sidewalks along Constitution Avenue, including the block between 22nd and 23rd streets on which the APhA building would be constructed. (Figure 3) The trees were located between the sidewalks and the street only.

On April 19, 1932, Ulysses S. Grant III, who was executive officer of the Arlington Memorial Bridge Commission as well as a member of the National Capital Park and Planning Commission, approved a drawing for planting elm trees on the north side of Constitution Avenue between 22nd and 23rd streets. (Figure 4) The plan includes the location of the APhA headquarters, an early version of the arrangement of walks and stairs for the building, four numbered

trees south of the Constitution Avenue sidewalk, and five unnumbered trees north of the sidewalk. The plan shows similar treatment of the surrounding blocks. It also shows existing and proposed widths for Constitution Avenue and 23rd Street.⁸

Grant sent the plan the following day to CFA secretary H.P. Caemmerer, noting that the numbered trees on the block between 22nd and 23rd streets would be planted as part of the current contracts being let by

8 Ulysses S. Grant III, Arlington Memorial Bridge Commission, to H.P. Caemmerer, Secretary, U.S. Commission of Fine Arts, April 20, 1932; John Russell Pope to Caemmerer, April 27, 1932, Record Group 66, Records of the U.S. Commission of Fine Arts, entry 17, Project Files, 1910-52, box 7, National Archives and Records Administration, Washington, D.C.

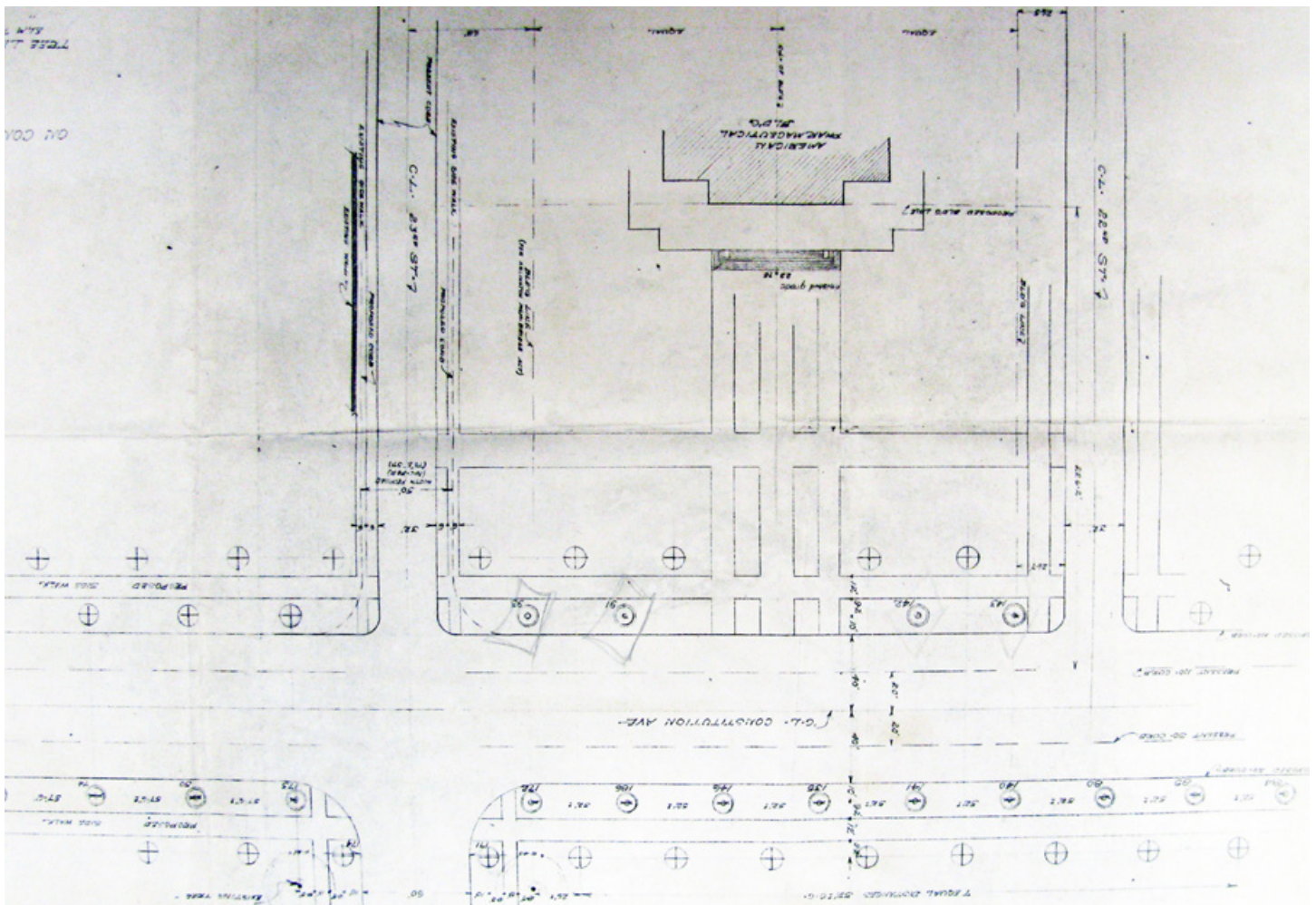


Figure 4 – This plan, approved by Arlington Memorial Bridge Commission Executive Officer Ulysses S. Grant III, identified four trees to be transplanted to the APhA site, along with five more to be planted later. North is to the top in this drawing. (Record Group 66, D.C. Metro Area, American Pharmaceutical Building, no. 44, April 19, 1932, National Archives and Records Administration, College Park, Maryland)

Arlington Memorial Bridge Commission. The AMBC had not planned to plant trees on the block where the APhA headquarters was to be located, Grant wrote, but four trees had suddenly become available under the current contract and would be directed to that site. The unnumbered trees north of the sidewalk were not part of the same contract. Grant asked Caemmerer to forward the plan to Pope for his approval, “as he may have some other desires in regard to the back row of trees,” presumably referring to those north of the sidewalk. Pope wrote to Caemmerer on April 27 to say that he was “in entire accord” with the planting plan Grant had approved. An Arlington Memorial Bridge Commission Plan of May 5, 1932, follows the tree locations shown on the plan approved by Grant and Pope, differentiating graphically between transplanted trees that were part of AMBC’s spring 1932 contracts and “future tree locations.” (Figure 5) Neither the April 19 nor the May 5 plans depict trees on 22nd or 23rd streets.

The location of the walks and the disposition of the steps in these two plans recall the 1929 perspective of the APhA headquarters, which depicts the building on a flat site. (Figure 1) In truth, close attention to the landscape setting by the architects had not taken place by the spring of 1932 and would not begin in earnest until November, when George H. Ferrenz of Pope’s office requested information on curbs, grades, and sidewalks from H.C. Whitehurst, the District’s director of highways. By the end of the year, Pope’s office had completed a landscape plan for the site (now lost), but the plan was rejected by the National Capital Park and Planning Commission as incomplete. Since a landscape architect had not been hired by this time, the December 1932 plan may have resembled a scheme submitted by Pope’s office to both CFA and NCPPC in the late winter of 1933 that emphasized the approaches and walks related to the APhA headquarters, rather than plantings. The Commission of Fine Arts approved the plan on February 23, 1933, but both commissions determined on March 17 to withhold further approvals until a complete landscape plan was submitted.⁹

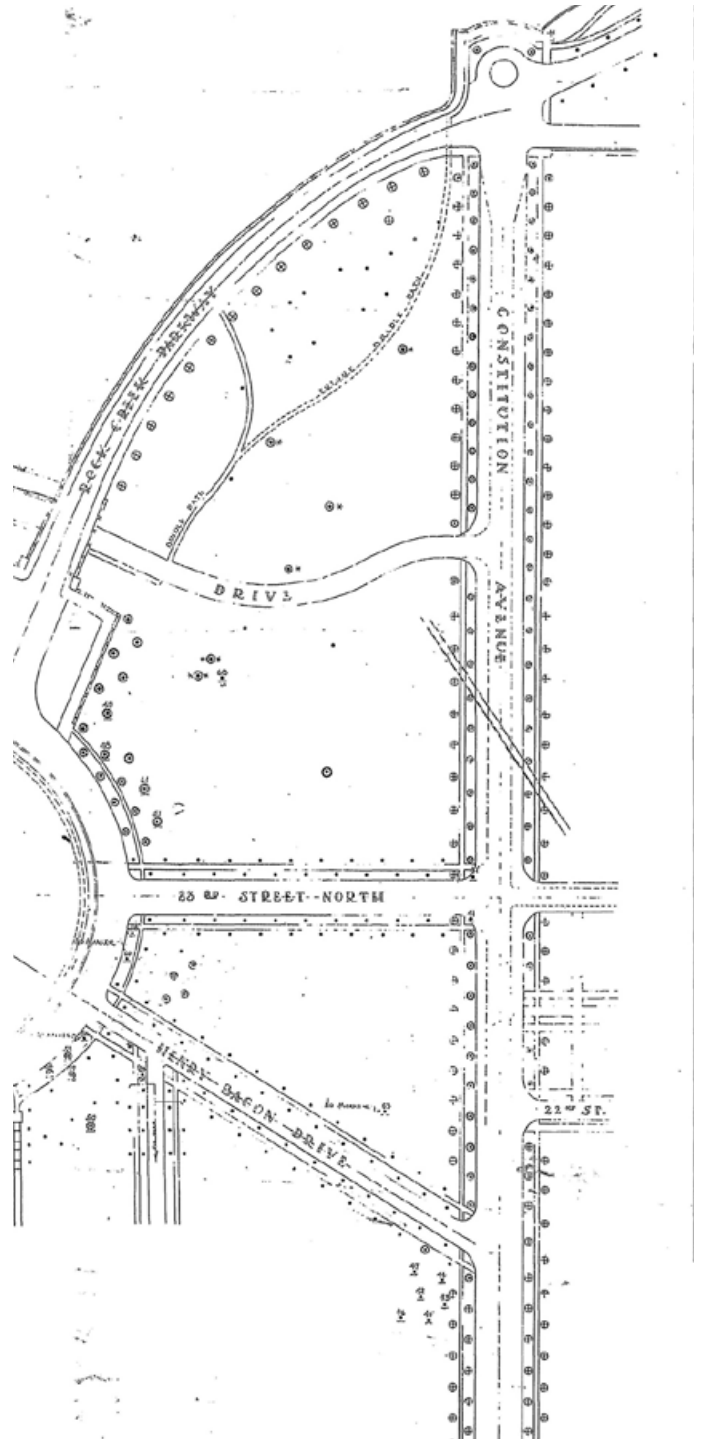


Figure 5 – Trees to be transplanted under the Arlington Memorial Bridge Commission’s spring 1932 contracts were designated on this May 5 plan by dots inside circles, according to the plan’s legend. Future tree locations were marked with a cross inside a circle. North is to the right in this drawing. The proposed layouts of walks on the APhA site can just be glimpsed on the plan – north of Constitution Avenue between 22nd and 23rd streets. (Arlington Memorial Bridge Commission, “West Potomac Park, Key List of Memorial Trees,” no. 801_80166, May 5, 1932, National Park Service, National Capital Region, Office of Lands, Resources, and Planning)

⁹ George H. Ferrenz, Office of John Russell Pope, to H.C. Whitehurst, Director of Highways, District of Columbia, November 10, 1932; Grant to Pope, January 21, 1933,

The delay in preparing a more complete landscape plan may have resulted in part from a difficulty in obtaining information related to the site's topography. At the March 17 joint meeting, APhA secretary E.F. Kelly told the assembled commissioners that Pope's office had received details of the site's grades only a few days earlier. The selection of a landscape architect for the project, the process for which did not begin until early 1933, also affected preparation of site plans. On February 10, Otto Eggers of Pope's office submitted proposals to Kelly from three landscape architects: Earle Sumner Draper of Charlotte, North Carolina; Arthur F. Brinckerhoff of New York City; and Alfred Geiffert, Jr., also of New York City.¹⁰

All three were well positioned to receive the commission. Eggers identified Draper as a "consulting architect" to NCPPC, and Draper's proposal had highlighted his experience in Washington as an advantage in expediting the necessary approvals for the design. Both Brinckerhoff and Geiffert had worked for Vitale, who left CFA in 1932 due to declining health. Gilmore Clarke, who replaced Vitale at CFA, became a partner with Geiffert and Vitale the following year. Brinckerhoff had begun his career in Vitale's office and had been a partner with Vitale and Geiffert before starting his own firm. Although he was well known to important Washington players in this commission, he was the only member of the group who had no previous Washington experience.¹¹

On February 20, Kelly informed the Office of Public Buildings and Public Parks of the District of Columbia

that Draper would develop the preliminary landscape plan for the APhA building. It appears, however, that Draper never set pencil to paper for the project because by the time Pope's office submitted site plans on April 19, Brinckerhoff had developed the planting scheme. The reason for the change appears to have involved a dispute over the role the landscape architect would play in the design. Draper wrote to Charles Eliot at NCPPC on February 25 that he had thought he would be involved in the landscape design for the APhA building, including the approach plans and walks, but that Pope wanted to bring him on board later in the process. Since the approach plan submitted to the agencies on March 17 came from Pope's office alone and since Brinckerhoff designed the planting scheme the following month, it appears that the difference of opinion between Pope and Draper on the landscape architect's role had been enough to dissolve their arrangement.¹²

Arthur Brinckerhoff graduated from Cornell in 1902 with a degree in horticulture. Before World War I, Vitale hired him as an apprentice. He became Vitale's partner, along with Geiffert, in 1917. Among the projects Brinckerhoff played a role in for the partnership were The Oasis in Cleveland, Ohio, for Francis E. Drury, and Underhill Farm on Long Island, for Myron Charles Taylor. According to R. Terry Schnadelbach's monograph on Vitale, Brinckerhoff left due to differences in their design approach. Brinckerhoff, Schnadelbach writes, favored naturalistic landscape treatment, while Vitale leaned more toward City Beautiful rationality. In his long career, which continued until 1957, Brinckerhoff prepared landscape plans for colleges, designed gardens for several large eastern estates, acted as landscape consultant for the 1939 World's Fair in New York, and was president of the New York Chapter of the American Society of Landscape Architects.¹³

Record Group 328, Records of the National Capital Planning Commission, entry 7, Planning Files, 1924-67, box 33, National Archives and Records Administration, Washington, D.C.; U.S. Commission of Fine Arts, Meeting Minutes, February 23 and March 17, 1933, U.S. Commission of Fine Arts, Washington, D.C.

10 U.S. Commission of Fine Arts, Meeting Minutes, March 17, 1933, U.S. Commission of Fine Arts, Washington, D.C.; Otto R. Eggers, Office of John Russell Pope, to Dr. E.F. Kelly, American Pharmaceutical Association, February 10, 1933, Record Group 66, Records of the U.S. Commission of Fine Arts, entry 17, Project Files, 1910-52, box 7, National Archives and Records Administration, Washington, D.C.

11 R. Terry Schnadelbach, *Ferruccio Vitale, Landscape Architect of the Country Place Era* (New York: Princeton Architectural Press, 2001), 33-53.

12 Dr. E.F. Kelly, American Pharmaceutical Association, to Office of Public Buildings and Public Parks, February 20, 1933; E.S. Draper to Charles Eliot, National Capital Park and Planning Commission, February 25, 1933, Record Group 328, Records of the National Capital Planning Commission, entry 7, Planning Files, 1924-67, box 33, National Archives and Records Administration, Washington, D.C.

13 "Arthur Freeman Brinckerhoff," *Necrology, Cornell Alumni News* 62, no. 3 (October 1, 1959), 117; Schnadelbach, 34.

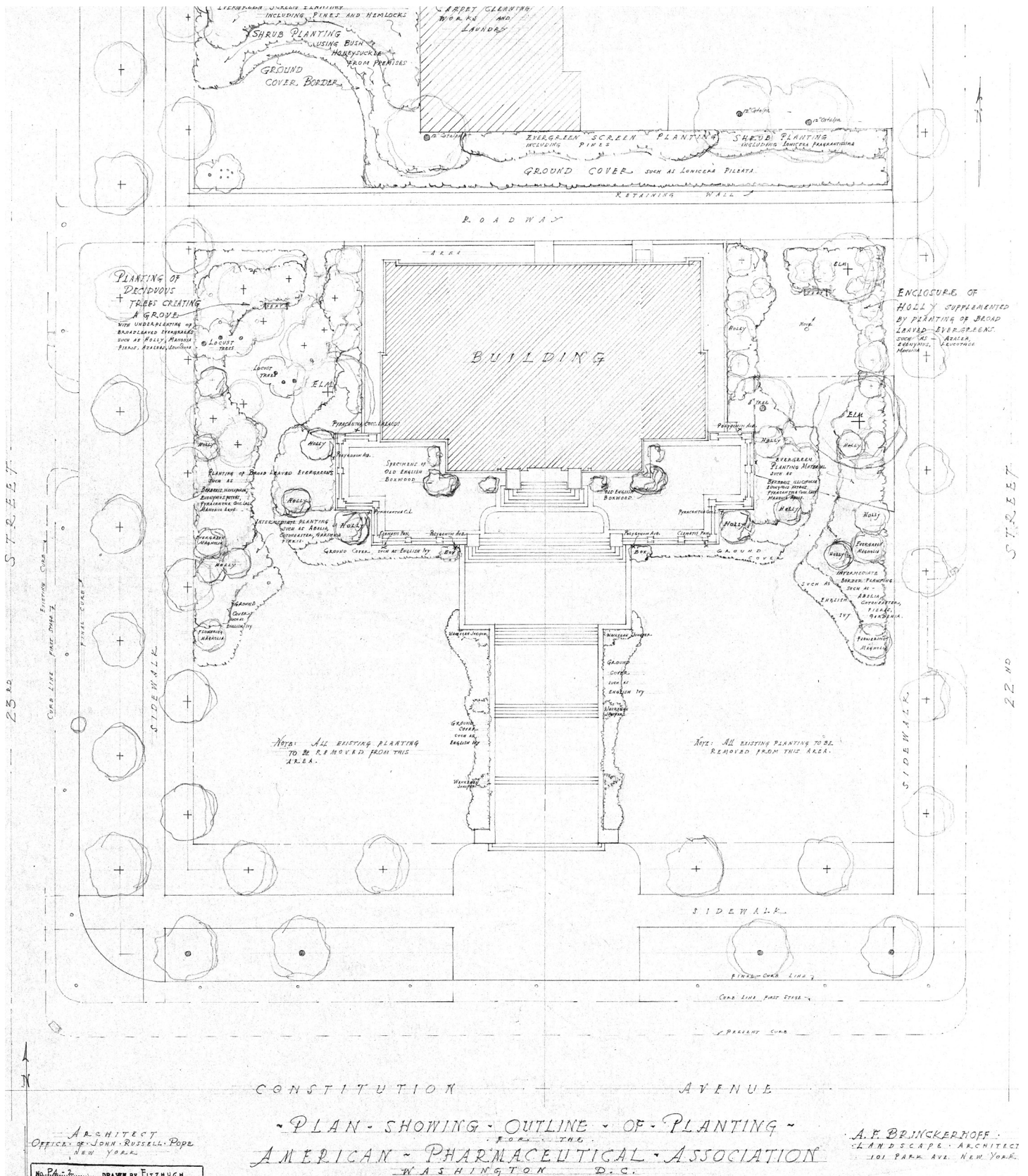


Figure 6 – Arthur F. Brinckerhoff produced the first planting plan for the APhA landscape in April 1933. The plan shows the existing and proposed curb locations as well as street trees and vegetation near the Pope-designed building. (Record Group 66, D.C. Metro Area, American Pharmaceutical Building, no. 35, April 19, 1933, National Archives and Records Administration, College Park, Maryland)

Pope had designed the APhA building's main stairs and paved terraces bordered by marble balustrades, as well as the broad, cascading walk to Constitution Avenue. These features were approved by the Commission on Fine Arts at its meeting of February 23, 1933 (mentioned above), before Brinckerhoff was hired. The landscape architect was therefore responsible for the site's vegetation. His initial planting scheme, entitled "Plan Showing Outline of Planting," was part of a package that included a grading plan and a perspective rendering of the APhA building in its landscape setting, submitted by Pope's office to NCPPC on April 19, 1933.¹⁴ (Figure 6) The plan is important for several reasons. It outlines Brinckerhoff's approach to the

landscape, which includes four types of vegetation: ground cover (grass, English ivy, juniper), intermediate plantings (cotoneaster, abelia, gardenia), and broad-leaved evergreens (magnolia, holly) near the south façade of the building, with groves of trees flanking the wings (holly on the east, deciduous on the west). The groves each enclose a small clearing with three benches. Turf walks on the north and south connected the clearings with the rest of the landscape. Brinckerhoff proposed evergreens as screen plantings between the APhA building and the laundry and carpet-cleaning business behind it. The plantings would stand on the laundry-carpet cleaning side of a driveway that separated the APhA building from the businesses. The plan also includes existing and proposed curb locations for 22nd and 23rd streets and Constitution Avenue, and it differentiates graphically between the four trees along Constitution Avenue to be planted as part of the Arlington Memorial Bridge Commission work and

¹⁴ It is this planting plan that was available in the development of the landscape scheme for the 2009 addition and referenced in discussion during the Section 106 process for the Perimeter Security Improvements project. The other two drawings submitted with it were not discovered in research for this report.

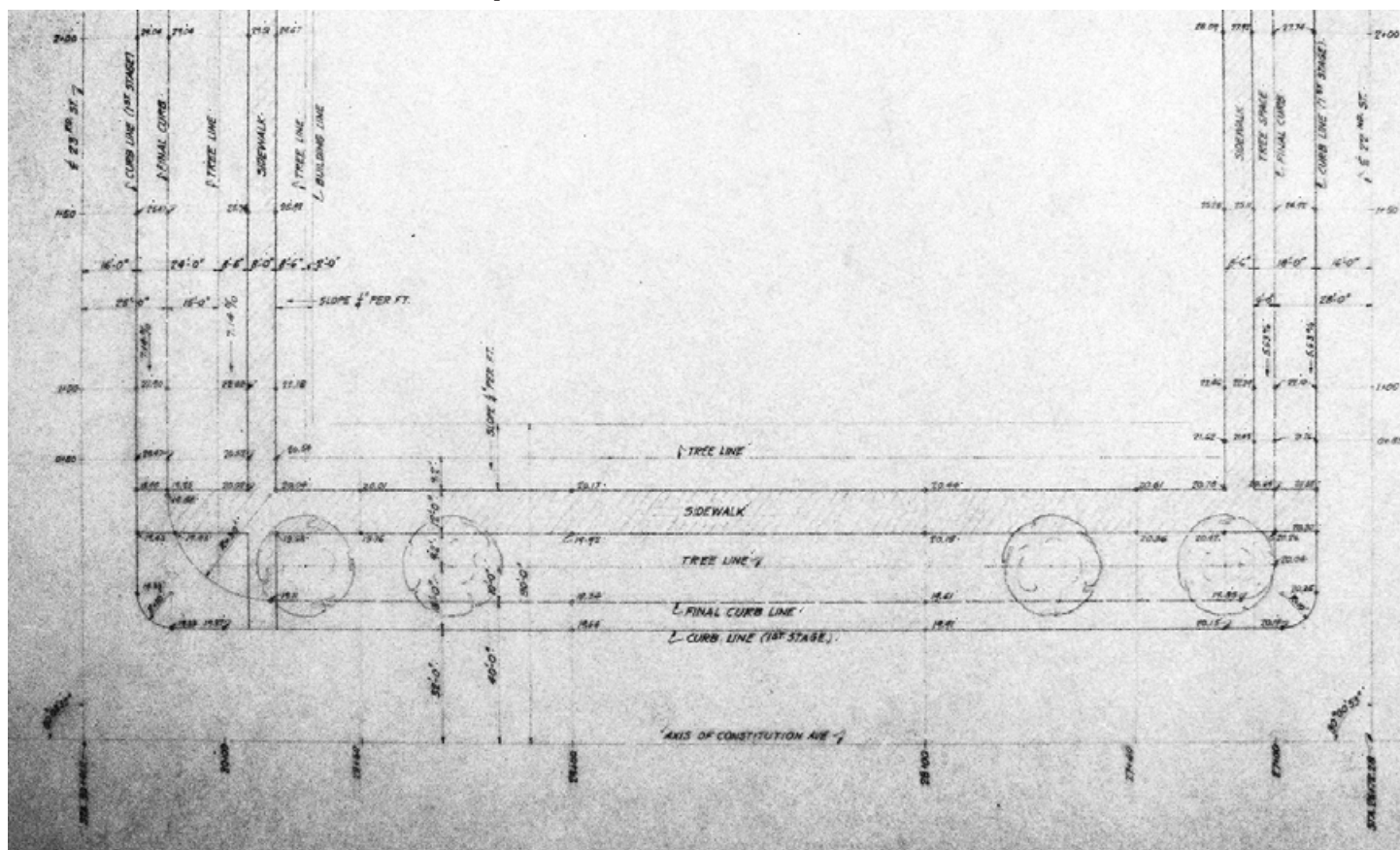


Figure 7 – This plan for the block on which the APhA building stands, from the Arlington Memorial Bridge Commission, includes existing and proposed curb locations, as well as “tree lines” to guide the siting of trees on 22nd and 23rd streets and Constitution Avenue. North is to the top in this drawing. (Record Group 79, Arlington Memorial Bridge Series, no. 8E7-1A, February 15, 1933 (revised March 10, 1933), National Archives and Records Administration, College Park, Maryland)

street trees north of the sidewalk and on 22nd and 23rd streets.

The inclusion of the once and future curbs and the differentiation between planned and future trees shows Pope and Brinckerhoff's understanding and acceptance of landscape decisions made by the Arlington Memorial Bridge Commission. The trees shown along 22nd and 23rd streets in Brinckerhoff's plan also appear to result from AMBC guidance. A February 15, 1933, plan by the commission, revised March 10, establishes "tree lines" along which to plant unspecified tree species on the east side of the 22nd Street sidewalk, on the north and south sides of the Constitution Avenue sidewalk, and on the east and west sides of the 23rd Street sidewalk. (Figure 7) The trees shown in Brinckerhoff's planting scheme appear to follow the AMBC tree lines.

NCPPC approved Brinckerhoff's plans at its April 21

meeting, subject to review by commission member and landscape architect Henry V. Hubbard, of the Olmsted Brothers firm. Hubbard approved the landscape plans on May 3, after which they were referred to CFA. Clarke reviewed the plans at Brinckerhoff's office later in the month, approving them with the specific recommendation that pine trees be planted across the alley to the north to screen the APhA building from the neighboring businesses. (Brinckerhoff had used the general term "evergreens" on the planting plan.) CFA gave formal approval to the landscape plans on May 26, but both commissions required submission of final landscape plans before construction could begin.¹⁵

15 U.S. Commission of Fine Arts, Meeting Minutes, May 10 and 26, 1933, U.S. Commission of Fine Arts, Washington, D.C.; Gilmore D. Clarke, U.S. Commission of Fine Arts, to H.P. Caemmerer, Secretary, U.S. Commission of Fine Arts, May 25, 1933, Record Group 66, Records of the U.S. Commission of Fine Arts, entry 17, Project Files, 1910-52, box 7, National Archives and Records Administration, Washington, D.C.

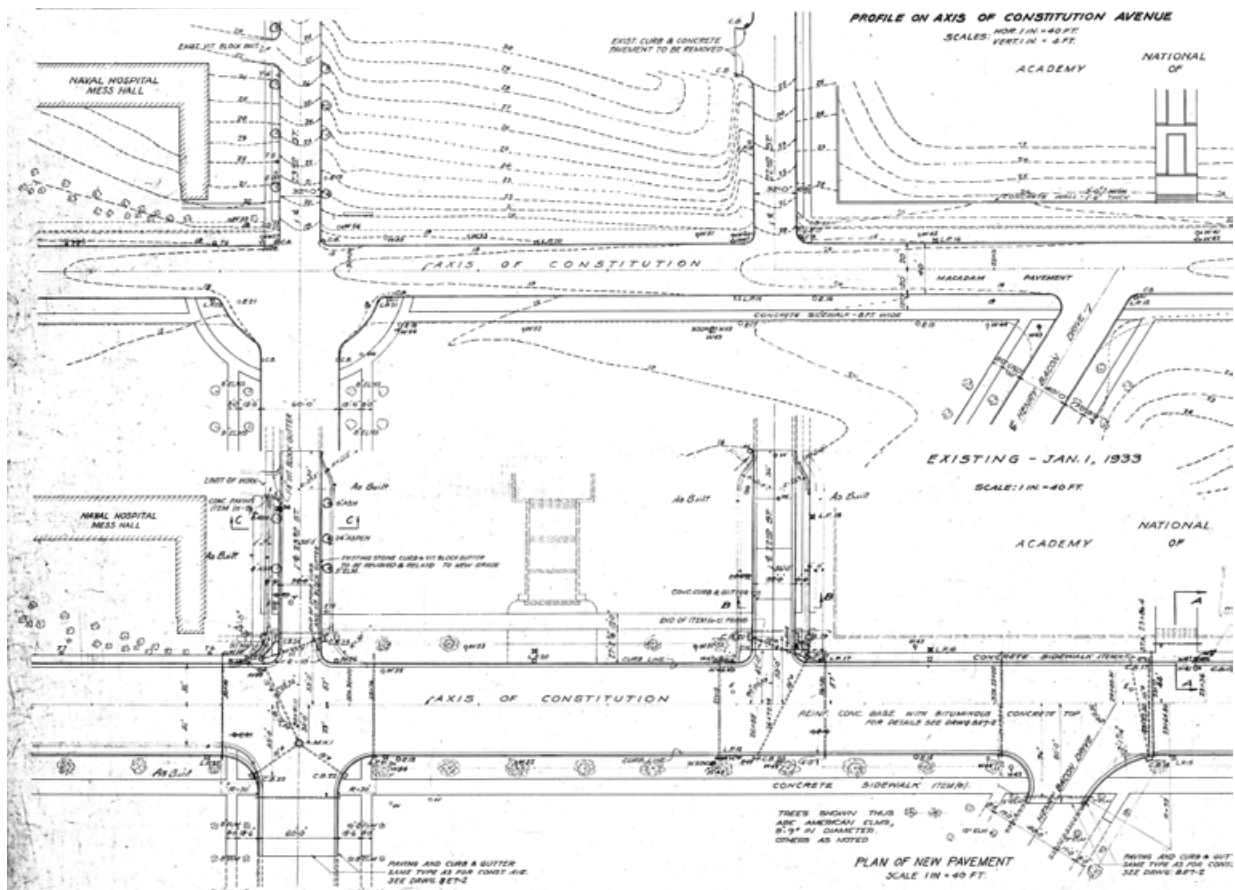


Figure 8 – The Arlington Memorial Bridge Commission's July 1, 1933, paving plan for Constitution Avenue shows four trees in the location proposed in April 1932 and approved by U.S. Grant III. North is to the top in this drawing. (Record Group 79, Arlington Memorial Bridge Series, no. 8E7-5, July 1, 1933, National Archives and Records Administration, College Park, Maryland)

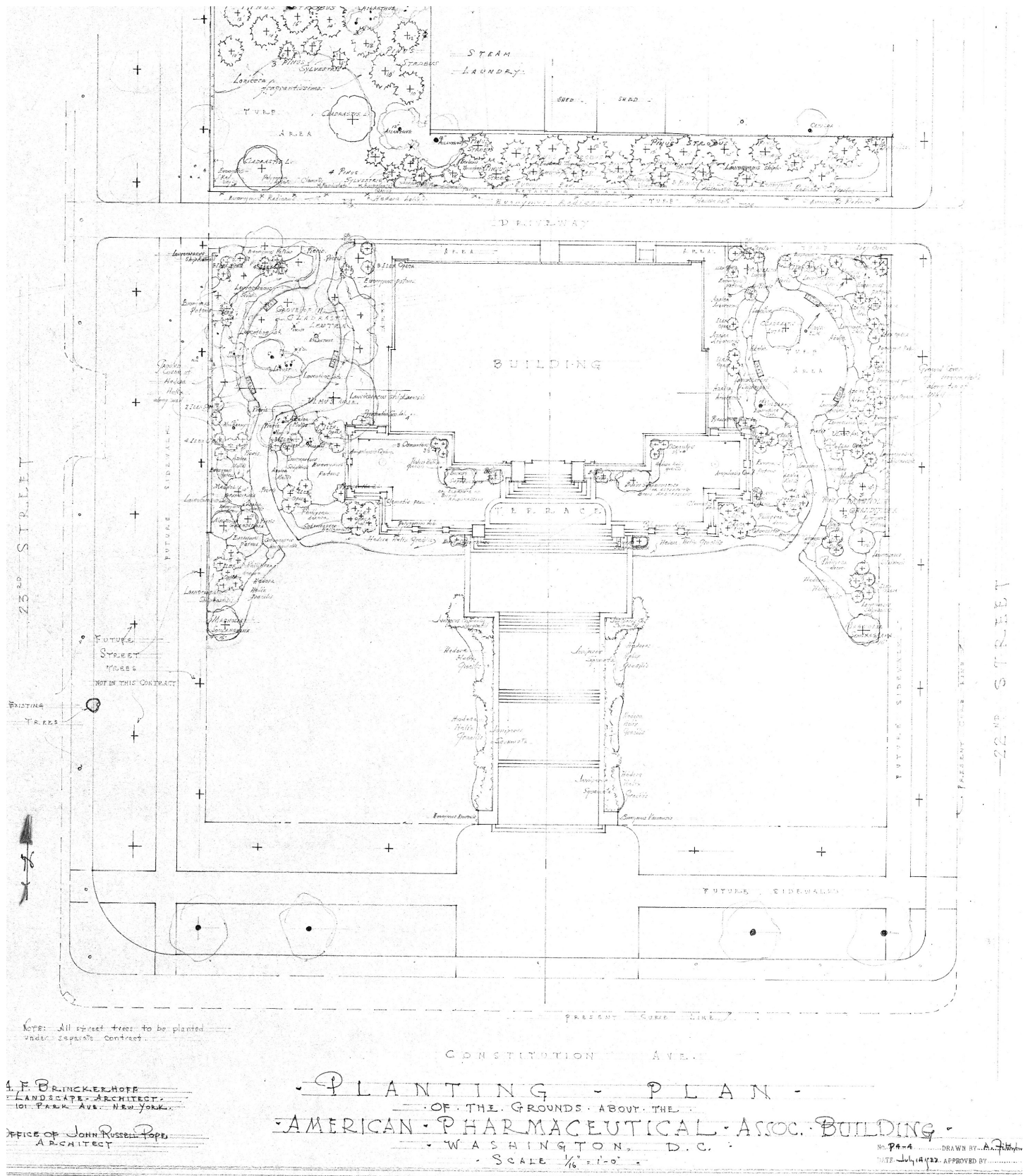


Figure 9 – Brinckerhoff's final planting plan gives more detail regarding the species to be planted in the APhA landscape. (Record Group 66, D.C. Metro Area, American Pharmaceutical Building, no. 37, July 14, 1933, National Archives and Records Administration, College Park, Maryland)

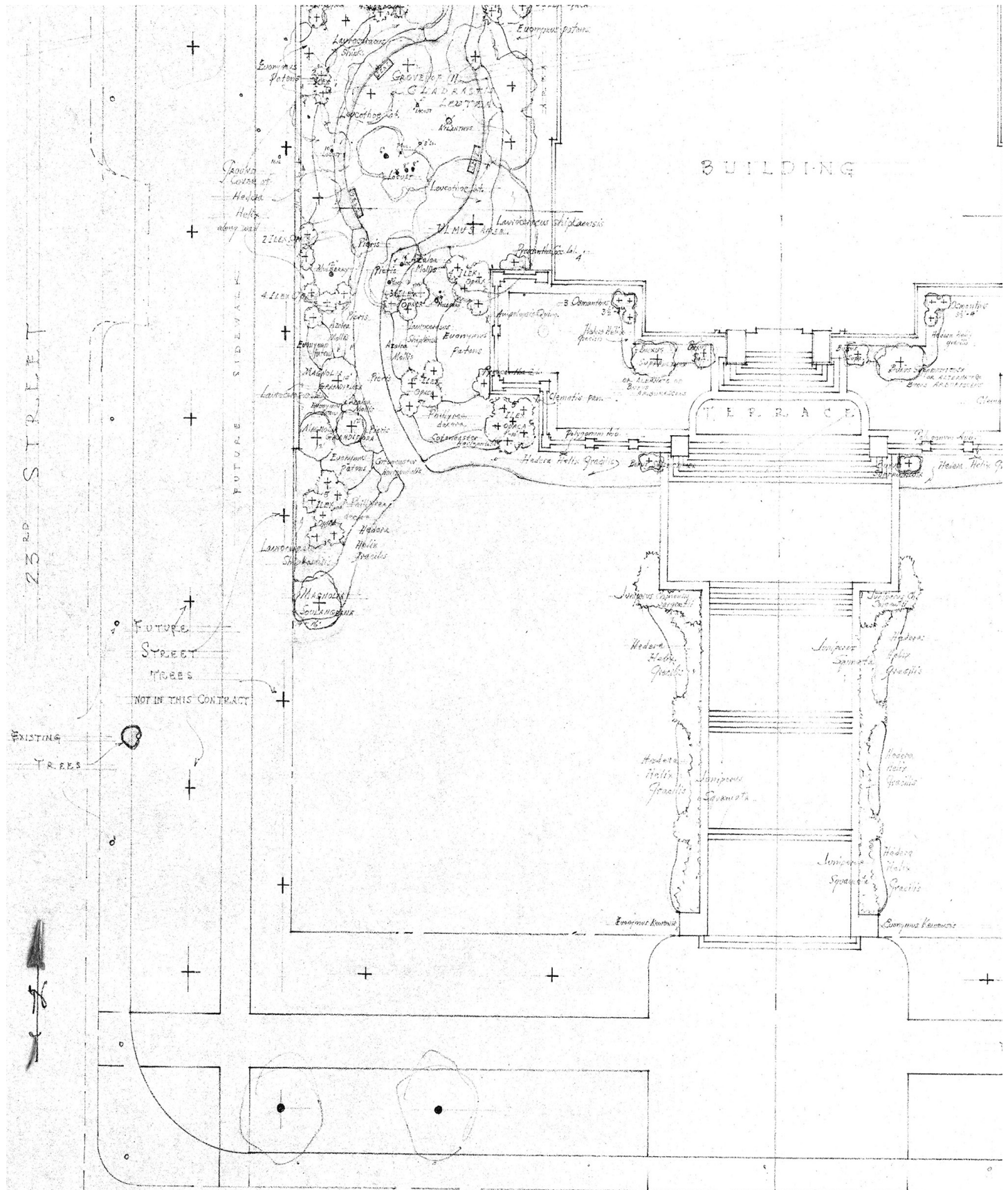


Figure 9a – Enlargement, West portion of Brinckerhoff's planting plan (see Figure 9).

In his correspondence with Grant on the April 19 plans, Hubbard stated that the “sketch” – presumably the now lost perspective rendering – illustrated “a rather exceptionally effective and good looking building with a simple and dignified treatment of the surroundings.” He expected that carrying out the planting plan as Brinckerhoff conceived it would produce the effect depicted in the perspective. A year earlier, Clarke had also argued for use of “restrained” planting around the APhA building, citing the more densely planted landscape scheme of the National Academy of Sciences building as “a glowing example of what not to do.” “We must,” he wrote to Charles Moore, “find some way to get the Science Building out from behind the forest so people can see it.”¹⁶

The final two plans related to the APhA building’s original landscape both come from July 1933. Plans associated with Arlington Memorial Bridge Commission contracts for paving Constitution Avenue and associated landscape work date from July 1. The plans show existing conditions as of January 1, as well as the proposed conditions. (Figure 8) No trees had been planted along 40-foot-wide Constitution Avenue in front of the APhA building site as of January 1, while four existing trees are located along 23rd Street. The proposed paving work plan shows four trees on Constitution south of the sidewalk in the locations proposed for elm trees on the plan Grant approved on April 19, 1932, and on Brinckerhoff’s planting outline from a year later. The walk from Constitution Avenue up to the APhA building is centered between the two inner trees in the paving plan, also as shown on Brinckerhoff’s scheme. In addition, the plan shows the widening of 22nd and 23rd streets near their intersection with Constitution Avenue, which resulted in the loss of three of the 23rd Street trees.

Brinckerhoff submitted final grading and planting plans to CFA on July 14. His planting plan depicts the four trees along Constitution Avenue in the same location

as the paving plan, his April planting scheme, and the 1932 drawing of elm tree locations approved by Grant. (Figure 9 and 9a) The locations of the remaining trees match the “tree lines” on the Arlington Memorial Bridge Commission plan of February 15, 1933, and Brinckerhoff’s April scheme. With the exception of the trees on the south side of the sidewalk along Constitution Avenue, the street trees are marked with a simple cross. A note at the bottom of the drawing states that these street trees are “to be planted under separate contract.” None of the street trees, then, were part of the landscape work to be implemented as part of the original APhA building construction and landscaping, but they were understood by Pope and Brinckerhoff to be part of the urban context expected to take shape along Constitution Avenue and its intersecting streets.

Brinckerhoff’s July 14 planting plan includes much more detail regarding plant species, and his submission also included a plant list. (Figure 10) He specified the deciduous grove on the west to be composed of eleven yellowwood trees – a fragrant flowering tree that can reach 30 feet in height – along with an underplanting of holly, cherry laurel, and other evergreen shrubs. Two yellowwood trees would be included among the holly trees forming an enclosure on the east as well, and azaleas were included in the east enclosure’s understory. The July plan confirmed the use of evergreen trees such as holly and magnolia as framing elements for the white marble APhA pavilion and specified a variety of flowering shrubs to add color: leucothoe catesbaei, pieris floribunda, two types of azalea, and euonymus patens among them. Cotoneaster and pyracantha provided fall color in their bright orange and red pomes. And while the April 19 planting plan named only juniper and English ivy as ground cover, the July plan identified others, as well as vines, including Virginia creeper, clematis, wintercreeper, and fleecvine. The juniper beds along the front walk are larger in the July 14 plan than in the earlier scheme, and Sargent’s and Japanese Trailing juniper are substituted for the previous Waukegan juniper. Two types of English ivy are proposed in the later plan. The planting plan and plant list also give a better idea of the density of planting Brinckerhoff envisioned by locating and naming individual specimens. The plant list includes

16 Henry V. Hubbard, Olmsted Brothers, to U.S. Grant III, National Capital Park and Planning Commission, May 3, 1933; Clarke to Moore, May 31, 1932, Record Group 66, Records of the U.S. Commission of Fine Arts, entry 17, Project Files, 1910-52, box 7, National Archives and Records Administration, Washington, D.C.

A. F. BRINCKERHOFF LANDSCAPE ARCHITECT 101 PARK AVENUE, NEW YORK TELEPHONE: CALLEDONIA 5-6696				Proposed Planting Material to accompany Plan #P4-4.			
CLIENT: American Pharmaceutical Association				PRO. NO. 1 (cont)			
NURSERY:				DATE July 14, 1933			
QUANT.	NAME	HEIGHT	COLOR				
<u>EVERGREEN TREES</u>				<u>COMMON NAME</u>			
83	Ilex opaca resdens	6'	Collected Stock	Holly			
10	" " " "	9-10'	" "	Chinese Holly			
4	Magnolia grandiflora	12'		Evergreen Magnolia			
2	Jasminum nudiflorum	14'		Winter Jasmine			
7	Pinus strobus	10'		White Pine			
7	" "	12'		" "			
5	" "	14'		" "			
2	" "	16'		" "			
10	Pinus sylvestris	8'		Scotch Pine			
4	" "	6'		" "			
<u>DECIDUOUS TREES</u>							
15	Cladrastis lutea	14-16'		Yellow Wood			
2	Magnolia Soulangeana	14-16'		Saucer Magnolia			
2	Ulmus Americana	30-35'	12" caliper	Elm			
1	" "	16'	6" "	" (On property - to be moved to new location)			
<u>EVERGREEN SHRUBS</u>							
	Abelia grandiflora	1 1/2'		Glossy Abelia			
2	Buxus suffruticosa	4' x 3 1/2 x 6'	Spread	Old English Boxwood			
2	" "	4 1/2' x 4 x 5'	"	" " "			
* 2	" "	10' x 6 x 10'	"	" " "			
	* Alternate - Buxus Arborescens	12'		Tree Box			
	Cotoneaster horizontalis	6" Pots		Rock Cotoneaster			
	Euonymus patens	2 1/2'		Spreading Euonymus			
	Juniperus chinensis Sargentii	2' Spread		Sargent's Juniper			
	" squamata	15-18" Spread		Japanese Trailing Juniper			
	Lauroceracus shipkaensis	2-2 1/2'		Cherry Laurel			
	Leucothoe catesbaei	1 1/2-2'		Drooping Leucothoe			
	Osmanthus aquifolia	3 1/2-4'		Holly Osmanthus			
	Phillyrea decora	2-2 1/2'		Lanceleaf Filaria			
	Pieris floribunda	1 1/2'		Mountain Andromeda			
	Pyracantha coccinea lalandi	4'		Laland Firethorn			
<u>VINES and GROUND COVERS</u>							
	Ampelopsis quinquefolia			Virginia Creeper			
	Clematis paniculata			Sweet Autumn Clematis			
	Euonymus radicans			Wintercreeper			
	" " vegetus			Big-leaf Wintercreeper			
	Euonymus radicans Kewensis			Small Evergreen Bittersweet			
	Hedera helix			English Ivy			
	" " gracilis			Dwarf English Ivy			
	Polygonum auberti			Fleecevine			

Figure 10 – This plant list accompanied Brinckerhoff's final planting plan. (Record Group 66, D.C. Metro Area, American Pharmaceutical Building, no. 37, July 14, 1933, National Archives and Records Administration, College Park, Maryland)

more than ninety holly trees for the site. Following Gilmore Clarke's suggestion, the plan specifies white pine as the main screening element used behind the APhA building.¹⁷

CFA approved Brinckerhoff's final grading and planting plans at its meeting in New York on July 15, 1933. NCPPC approved them at its September 15-16 meeting.¹⁸

Implementing the Landscape Plan

In his letter to Otto Eggers, dated September 23, 1933, which informed him of NCPPC's approval of the final planting and grading plans, CFA Secretary H.P. Caemmerer asked that two sets of plans be sent to the "Office of National Parks, Buildings, and Reservations," the new name for the National Park Service, which had been reorganized under executive order by President Franklin D. Roosevelt, effective August 10, 1933. In addition to taking responsibility for military parks and natural areas, the Office of National Parks took over functions of various federal bodies and commissions, including the Office of Public Buildings and Public Parks in the District and the Arlington Memorial Bridge Commission. Caemmerer told Eggers that the new office, the name of which was returned to "National Park Service" in 1934, "will be responsible for seeing that the plans as approved by the Planning Commission are carried out."¹⁹

17 A.F. Brinckerhoff, "American Pharmaceutical Association: Proposed Planting Material to Accompany Plan #P4-4," July 14, 1933, Record Group 66, Records of the U.S. Commission of Fine Arts, entry 17, Project Files, 1910-52, box 7, National Archives and Records Administration, Washington, D.C.

18 U.S. Commission of Fine Arts, Meeting Minutes, July 15, 1933, U.S. Commission of Fine Arts, Washington, D.C.; National Capital Park and Planning Commission, Meeting Minutes, September 15-16, 1933, Record Group 328, Records of the National Capital Planning Commission, entry 7, Planning Files, 1924-67, box 33, National Archives and Records Administration, Washington, D.C.

19 H.P. Caemmerer, Secretary, U.S. Commission of Fine Arts, to Otto R. Eggers, Office of John Russell Pope, September 23, 1933, Record Group 328, Records of the National Capital Planning Commission, entry 7, Planning Files, 1924-67, box 33, National Archives and Records Administration, Washington, D.C.; Janet A. McDonnell, *The National Parks: Shaping the System*, 3rd print ed., rev. ed. of Mackintosh, Barry, *The National Parks*, 1991

Nearly four years later, CFA chairman Charles Moore stated in a letter to Supervising Architect of the Treasury Department Louis A. Simon that "[t]he landscape plan for the foreground of the American Pharmaceutical Association has never been carried out."²⁰ The comment was made in the context of continued efforts to have consistent landscaping for all of the buildings along Constitution Avenue between 18th and 23rd streets – the Pan American Union Annex, the Public Health Service Building (now Department of the Interior-South), the Federal Reserve Board, the National Academy of Sciences, and APhA.²¹

The accuracy of Moore's claim is uncertain. While a review of photographs reveals that, with the exception of the four elm trees along Constitution Avenue, the street trees designated for future contracts in Brinckerhoff's July 1933 planting plan were not planted in the years soon after construction, the landscape closer to the building does appear to have been developed, in general, as planned, with evergreen ground cover, shrubs, and taller trees acting as a dark frame for Pope's white marble pavilion. Moore may have been reacting to the slow pace of the landscape development, as photographs from the early years show only a small number of plantings. (Figures 11 and 12) By 1944, the landscape scheme had begun to be filled in, especially with evergreen shrubs immediately flanking the building. (Figure 13) In the early years after World War II, when a memorial flagpole honoring pharmacists who gave their lives in the fighting was dedicated a few yards southwest of the APhA building, these plantings appear to have matured. (Figure 14) By around 1950,

(Washington, D.C.: Department of the Interior, 2005), 28-30.

20 Charles Moore, Chairman, U.S. Commission of Fine Arts, to Louis Simon, Supervising Architect, Department of the Treasury, May 28, 1937, Record Group 66, Records of the U.S. Commission of Fine Arts, entry 17, Project Files, 1910-52, box 7, National Archives and Records Administration, Washington, D.C.

21 Photographs at the Library of Congress indicate that the double row of trees envisioned by the Arlington Memorial Bridge Commission (Figure 5) was carried out at the Public Health Service and the Federal Reserve Board by 1949. The double row of trees was never planted at the National Academy of Sciences because no planting strip exists along the street. At the Pan American Union Annex (between 18th and 19th streets), the double row of trees appears to have been at least partially implemented after the building was completed in 1949.

the groves of trees flanking the pavilion were in place, and by 1958, one row of trees had been added next to the roadways of 22nd and 23rd streets for parts of the APhA site.²² (Figures 15-16)

22 The end date for the photographic collection of Theodor Horydczak at the Library of Congress is somewhat uncertain. Horydczak retired in 1959 and died in 1971, but the Prints and Photographs Division website gives the date range for his photographs as ca. 1920-ca. 1950. See website, <http://www.loc.gov/pictures/collection/thc>.

While the photographic record makes it clear that Brinckerhoff's general approach of evergreen plantings framing the APhA building was followed, it cannot be ascertained that the other species he identified on his plan and plant list for the site were, in fact, installed, given the nature of the historical photographs and the lack of other documentation. If the flowering shrubs and trees had been planted as Brinckerhoff had planned and grown to maturity, especially the grove of yellowwoods on the west, it might be expected that



Figure 11 – At the time of the APhA building dedication in May 1934, few of the plantings proposed for the landscape had been installed. These included elm trees along Constitution Avenue, juniper on each side of the approach walk, and boxwoods near the building's south façade. ("Dedication of American Institute of Pharmacy," May 9, 1934, American Pharmacists Association)



Figure 12 –This photograph appears to date from the period just after construction of the APhA headquarters, judging from the few plantings associated with the building. (Theodor Horydczak, "American Institute of Pharmacy," ca. 1934, Library of Congress, Prints and Photographs Division)



Figure 13 – Ten years after the APhA headquarters dedication, evergreen shrubs had been planted near the building's south façade, but the groves planned for either side remained unimplemented. (Gottschö-Schleisner, Inc., "American Institute of Pharmacy," March 8, 1944, Gottschö-Schleisner Collection, Library of Congress)



Figure 14 – When this memorial flagpole immediately southwest of the APhA building was dedicated in May 1948, the evergreen plantings flanking the building had matured. (Record Group 66, Records of the U.S. Commission of Fine Arts, entry 17, American Pharmaceutical Association files, National Archives and Records Administration, Washington, D.C.)



Figure 15 – Photographs of Washington taken by Theodor Horydczak date from the period between 1920 and 1950. The groves of trees flanking the APhA headquarters appear in the Horydczak photograph, and therefore must have been in place by 1950. (Theodor Horydczak, “American Institute of Pharmacy,” ca. 1950, Library of Congress, Prints and Photographs Division)

photographers would have captured them on film at some point.

It does not appear that the trees depicted north of the sidewalk on Constitution Avenue in Brinckerhoff’s July 14, 1933, plan were ever planted. None of the photographs from the 1930s, 1940s, 1950s, 1960s, or the 1990s show trees in this location. (Figures 10-18) The photographs also show changes to the street trees along the roadways. The trees on 23rd Street were well-established by the time of the early 1990s aerial, while those on 22nd Street appear to have been replaced, perhaps when 22nd Street was widened after 1965. It is also clear from these photographs that the sidewalk along 22nd Street shown in the plans from the early 1930s was not constructed.

Changes Since Initial Construction

The earliest changes to the APhA site resulted from changes to the widths of the surrounding roadways. As shown in the various landscape schemes associated with the site from 1932 and 1933, Pope’s office, Brinckerhoff, APhA, CFA, and NCPPC all understood that the roadways of Constitution Avenue, 22nd Street, and 23rd Street would be widened. The existing conditions portion of the Arlington Memorial Bridge Commission paving plan indicates that the roadways



Figure 16 – By 1958, the groves of trees flanking the APhA building had matured, and a single row of street trees appeared along 22nd and 23rd streets. (“American Institute of Pharmacy,” 2009. American Pharmacists Association website, http://www.pharmacist.com/sites/default/files/files/complete_history_american_pharmacy_institute.pdf)

of both 22nd and 23rd streets were 32 feet wide, while the width of Constitution Avenue was 40 feet at the beginning of 1933. (Figure 8) The “Plan of New Pavement” section of this drawing shows both 22nd and 23rd streets widened near their intersections with the avenue, 56 feet on 22nd and 50 feet on 23rd. Constitution Avenue was widened to 72 feet. Since the widenings are labeled “As Built,” it may be that the work took place at about the same time that the APhA building was constructed. By 1948, 23rd Street had been widened to 56 feet all along the APhA site, and a 9-foot sidewalk established on the east side, according to the Baist Real Estate map from that year. Both Constitution Avenue and 22nd Street reached their current widths alongside the APhA site (80 and 56 feet, respectively) after 1965, according to the Baist maps and information from the District of Columbia Department of Transportation.²³

The construction of the annex designed by Eggers and Higgins, which began in 1959 but was not completed until 1962, resulted in significant changes to the northern portion of the APhA site. The preparations for and construction of the annex coincided with the condemnation of the laundry and dry-cleaning business, which had been determined to be incompatible with the new Department of State building across C Street (now the Harry S. Truman Building). The federal government and APhA subsequently exchanged portions of the properties they owned to create a building site for the annex and an appropriate forecourt for the new State Department headquarters.²⁴ The nature of the forecourt can be seen in the early 1990s aerial. (Figure 18) Hedges replaced the tall pine trees originally planted as screening for the laundry.

A more significant change to the Brinckerhoff landscape that probably resulted from the construction of the



Figure 17 – This 1967 photograph shows no trees north of the Constitution Avenue sidewalk in the western half of the APhA site. It seems likely that the trees shown in this area on the final planting plans for the block were never installed. (Emil A. Press, “American Pharmaceutical Association Building” (photograph), 1967, Emil A. Press Slide Collection, Historical Society of Washington)

23 Baist’s Real Estate Atlas of Surveys of Washington, District of Columbia, 1948, 1957, 1965, Geography and Maps Division, Library of Congress; District of Columbia Department of Transportation, “Street Width Scans,” Constitution Avenue and 22nd Street, NW, various dates).

24 Griffenhagen, 8-9; Kemron Environmental Services, “Draft: Phase I Environmental Audit – Lots 810, 813, 814, and 815 of Square 62, Washington, D.C.,” prepared for the General Services Administration, December 15, 1997, 4-10 – 4-20.

annex was the loss of the groves of trees flanking the building's wings. According to a 1997 environmental audit of the area immediately north of the annex, a small portion of lot 810, an L-shaped parcel on the north and west sides of the APhA site, was used to provide an entrance to a parking lot established as part of the annex construction. (Figure 19) It is supposed that a symmetrically placed parking area was established on the east at the same time. The impact of the parking areas on APhA vegetation can be seen in the aerial photograph of the site from the early 1990s. (Figure 18) Despite these changes, the 1977 National Register documentation for the APhA building determined that the siting and landscape setting were "an integral part of the design." With the exception of the missing

tree groves, APhA's vegetation at this time continued to follow Brinkerhoff's original layering of tall trees, shrubs, ground cover, and a broad lawn.²⁵

Between the completion of the Eggers and Higgins annex and the construction of the addition designed by Hartman Cox Architects, opened in 2009, only small changes appear to have been made in the APhA landscape. In 1986, APhA issued drawings for construction bids related to the repair and replacement of the concrete walk from the main entrance to

25 Kemron, 3-2; Tanya Beauchamp, National Register of Historic Places Nomination Form: American Institute of Pharmacy Building, August 18, 1977, 7:1.



Figure 18 – This aerial photograph was taken as part of the Historic American Buildings Survey project to document the Plan of Washington, D.C., in the early 1990s. As with other photographs of the APhA site reviewed for this study, no trees appear north of the Constitution Avenue sidewalk. (Jack E. Boucher, "Aerial View Looking Southwest over the Lincoln Memorial," HABS DC, WASH, 647-4, 1990-1993, Library of Congress, Prints and Photographs Division)

Constitution Avenue. Work on the stone paving of the terrace and new access to the terrace from the parking lots on either side of the building were included in the work. In addition, a handicapped ramp for the building, which would have allowed for access at the hyphen between the Pope building and the Eggers and Higgins annex, was included in the bid package. It is not certain that all of these changes were implemented; however, the 1990s aerial photograph indicates that the new terrace access from the east parking lot was provided for.²⁶ As has been mentioned, the memorial flagpole was updated in 1993 to recognize pharmacists who had served in the United States military since World War II. None of these alterations had a great effect on the remaining significant landscape features cited by the National Register documentation.

In 2006, in order to construct a new addition to the Pope building, APhA purchased the forecourt along C Street north of the annex from the U.S. General Services Administration. The Commission of Fine Arts, the National Capital Planning Commission, and the District of Columbia State Historic Preservation Office reviewed and approved plans for the addition. These approvals provided for the demolition of the 1962 addition and required the transfer of a 17-foot-wide parcel along 23rd Street to the National Park Service to maintain the view corridor toward the Lincoln Memorial.²⁷

Revised terraces and entirely new landscaping were established east and west of the Pope building wings (where the surface parking lots had been located) to accommodate ramps accessing the underground garage that was part of the Hartman-Cox addition. This work also resulted in construction of granite steps into the site from 22nd Street and a paved walk with granite

retaining wall from 23rd Street.

Rehabilitation of the remainder of the landscape also took place. As part of this work, a cherry laurel hedge along the south balustrade, which was not part of the original landscape plan, was removed, and liriope was introduced as ground cover beneath the balustrade. The existing juniper, which flanked the stairs between the terraces and the street, was also removed and replaced with juniper at the steps with liriope at the landings. The Pope-Brinckerhoff planting plan called for juniper with English ivy between. The original planting plan also called for English ivy as a border and a taller intermediate planting among the trees flanking the APhA building. By 2003, plantings beneath the trees consisted mostly of ivy and grasses along with a few low shrubs. (Figure 20) The 2009 landscape rehabilitation called for liriope as a future substitute for the ivy, after a long process of removing the vine. The plans also called for raising the crowns of the holly and magnolia trees (by limbing up from the base) to reduce “concealable space,” which was accomplished. Replacement of missing street trees (American elms) took place on 22nd and 23rd streets as part of the landscape rehabilitation. A row of elm trees was also added along C Street.²⁸

26 Smith Blackburn Architects, “Main Entrance Restoration, American Pharmaceutical Association Building: Issued for Bidding,” February 4, 1986, copy provided by Hartman-Cox Architects.

27 Griffenhagen, 11-12; “Square 62, C Street between 22nd and 23rd Streets, NW, Washington, D.C.: Memorandum of Agreement and Preservation Covenant,” U.S. General Services Administration, 2005; National Capital Planning Commission. “Staff Recommendation: American Pharmacists Association Office Building Addition.” NCPC File no. 6361, September 1, 2005.

28 Scott Teixeira, Hartman-Cox Architects, e-mail message to authors, December 2, 2010; Hartman-Cox Architects, “APhA Building Identification & Landscape Restoration,” December 29, 2008, 9; Hartman-Cox Architects, “Record Drawings, Headquarters of the American Pharmacists Association: Planting Plan,” drawing no. L1.03, November 25, 2009.

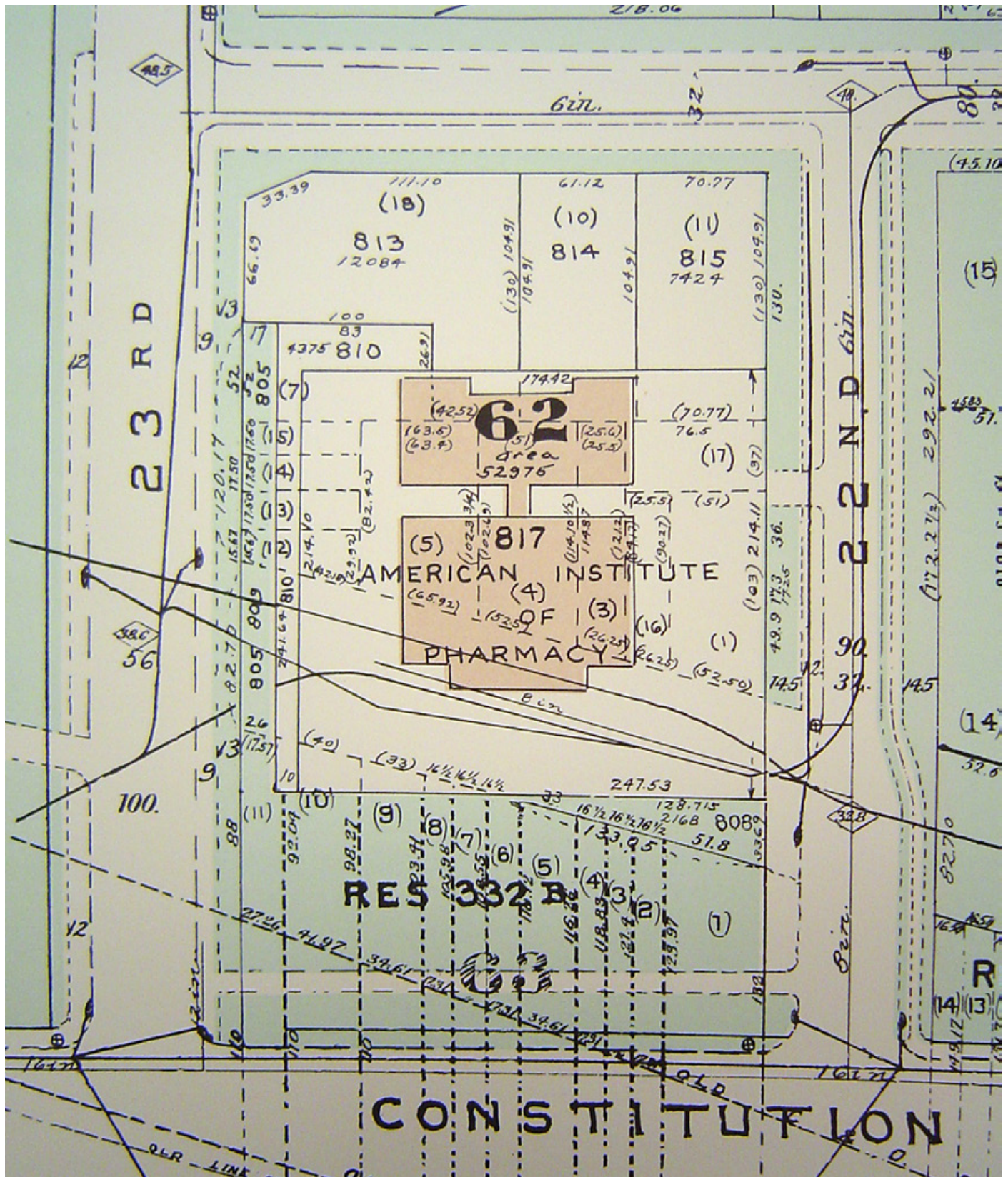


Figure 19 – When APhA constructed its annex north of the Pope building in the early 1960s, it used a small portion of lot 810 to access its western parking lot. Construction of that lot, and one on the east, resulted in the loss of groves of trees that had flanked the building. (Baist's Real Estate Atlas of Surveys of Washington, District of Columbia, 1965, detail, Geography and Maps Division, Library of Congress)



Figures 20-22 – By 2003, plantings associated with the APhA building consisted of tall evergreen trees, English ivy, grasses, and low shrubs, as seen in the lowermost view of the walk from the memorial flagpole. (Hartman-Cox Architects, 2003)



Figure 23 – Planting plans associated with the 2009 addition called for establishment of liriope beneath the taller trees after English ivy had been removed. The ground cover has not been established on the east side of the site. (Robinson & Associates, 2009)

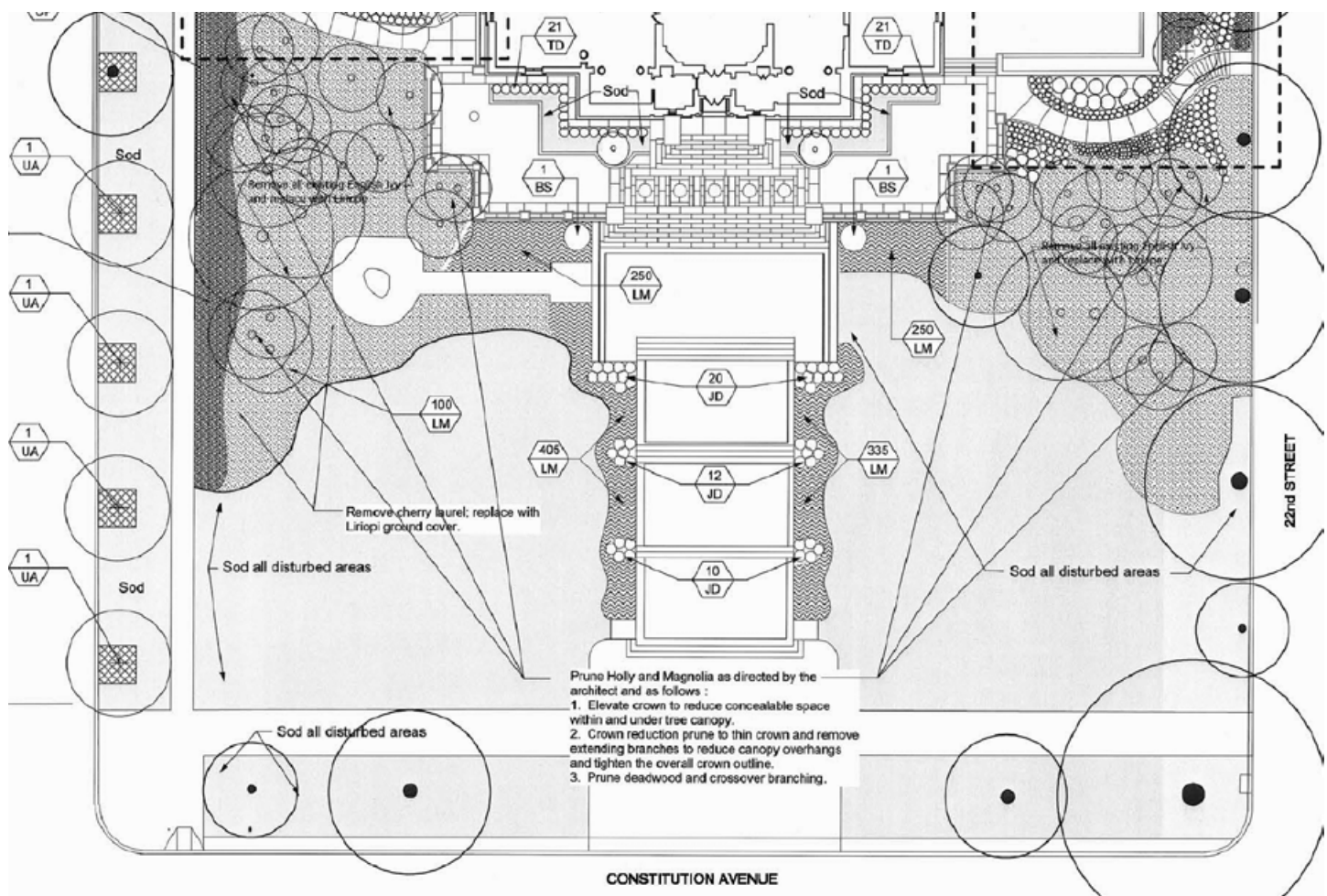


Figure 24 – The proposed landscape plan submitted December 29, 2008 reflects an adjustment to the planting bed edges that flank the front walk. The plan also call for the limbing-up of existing trees and shrubs along with replacing the existing English ivy and cherry laurel with liriope as a groundcover. (Hartman-Cox Architects, 2008)

Historic Landscape Design Analysis

As described in detail in the previous chapter, the APhA site design evolved gradually. Today, many of the originally designed features are still intact, some features were never implemented, and some are lost or missing.

The 1932 Arlington Memorial Bridge Commission landscape plan recognized aspects of Pope's preliminary design for, and placement of, the APhA building. A primary landscape feature of the plan was the row of trees on the north and south sides of the sidewalk along Constitution Avenue. Four trees were to be planted on the south side of the sidewalk while five trees would be planted on the north side, forming the allée. Sidewalks connected three sides of the property along Constitution Avenue, 23rd Street, and 22nd Street. The footprint of the proposed building sat farther north on the site than the eventual footprint of the completed building. Three small paths represented the entry walk, bisected by an additional east-west path north of the sidewalk. The three small paths approximate the total width of the current entry walk.

The 1933 Brinckerhoff planting plan placed the building in its current footprint, and connected it to Constitution Avenue through a wide and gracious single entry walk. Generous terraces and balustrades flanked the entry and created a transition from the grand stepped walk to the front door. All of these features were implemented and remain today. A double row of street trees framed the end of the front walk, leaving open a long monumental vista toward the Lincoln Memorial. The double row of street trees continued along both 22nd and 23rd Streets, which helped to frame the elliptical lawn areas to the east and west of the front walk. Groves of evergreens flanked both sides of the building, creating small oval outdoor spaces and serving as a backdrop to the white tone of the building, as seen in Pope's rendering. Generally, the planting scheme was layered with the lowest groundcover beside the walkways, building up to shrubs and then tall evergreens. The scheme was one of richness and diversity of plant materials appropriate to the monumental scale of the National Mall as well

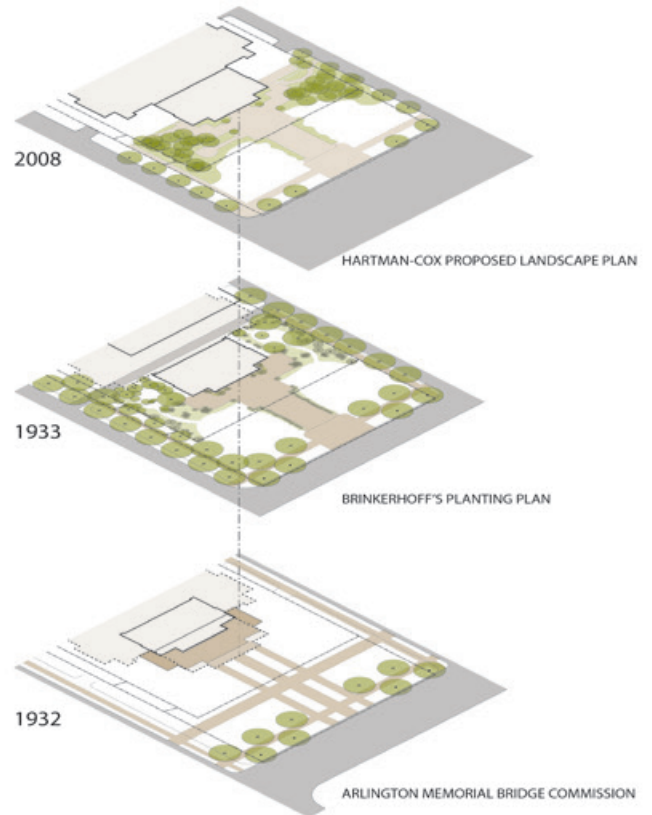


Figure 25 – The following plans were overlaid to visualize changes to the landscape over time: 1932 Arlington Memorial Bridge Commission plan, 1933 Brinckerhoff planting plan, and 2008 Hartman-Cox landscape plan.

as the APhA building. All layers of the plantings: trees, shrubs, groundcovers, and vines, included varied plant textures and flowering species. Today, several of these plants, such as English ivy (*Hedera helix*) and Fleecevine (*Polygonum aubertii*) are considered invasive. Much of the overall design remains intact today, although the graceful oval side gardens have been removed.

The 2008 Hartman-Cox Landscape planting plan called for adjustments in plant species for a number of landscape elements. English ivy groundcover was to be replaced with lirioppe, yews were to line the building edge on the upper terrace, and boxwoods were to be planted at the base of the balustrade and adjacent to the front walk. In addition, the mature trees and shrubs within the planting beds to the east and west of the building were to be limbed up. The plan also called for courtyards to be added to the east and west of the historic building with new plantings of perennials. The plan was implemented and exists today.

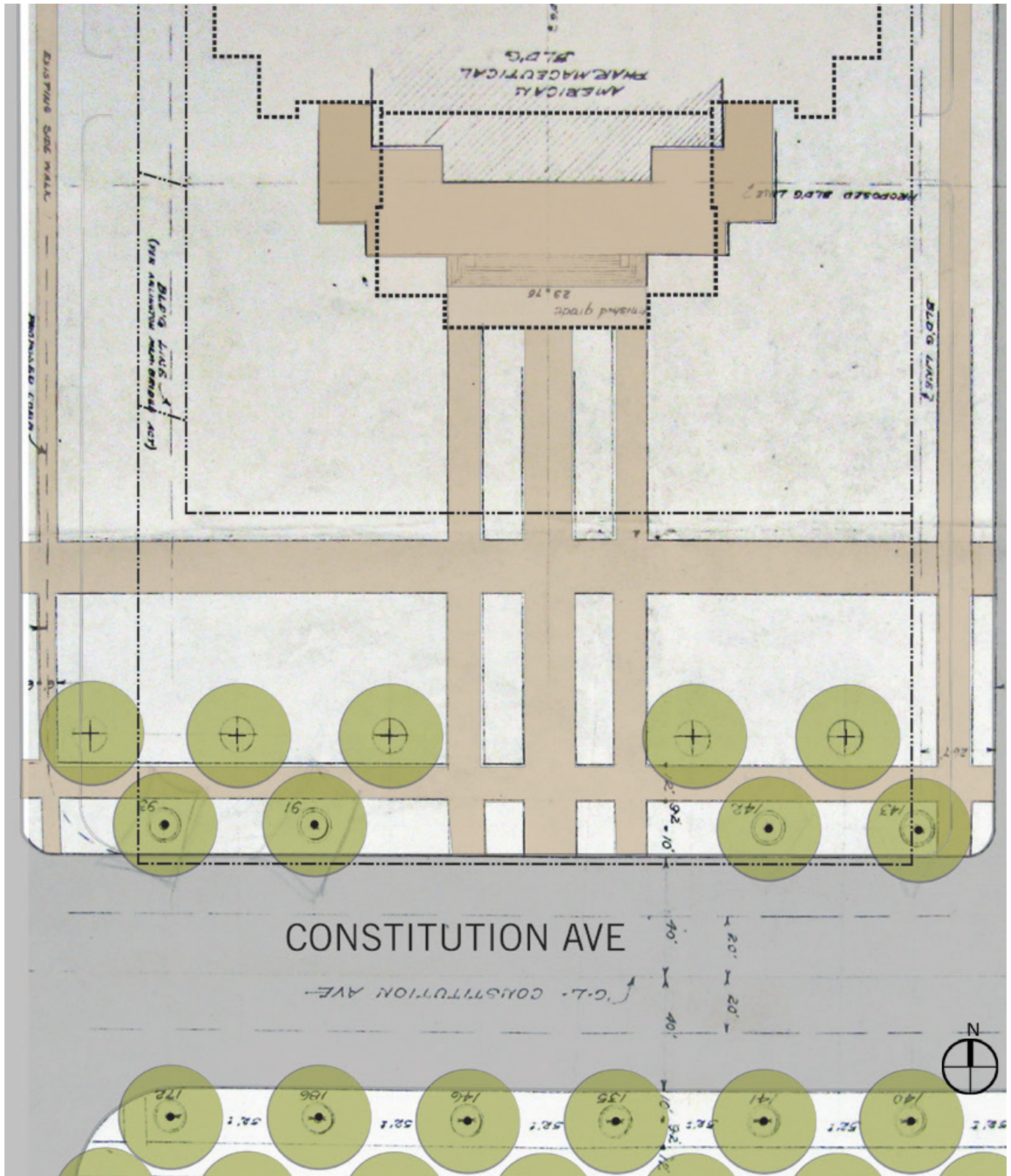


Figure 26 – Colorized version of the 1932 Arlington Memorial Bridge plan (Figure 4).

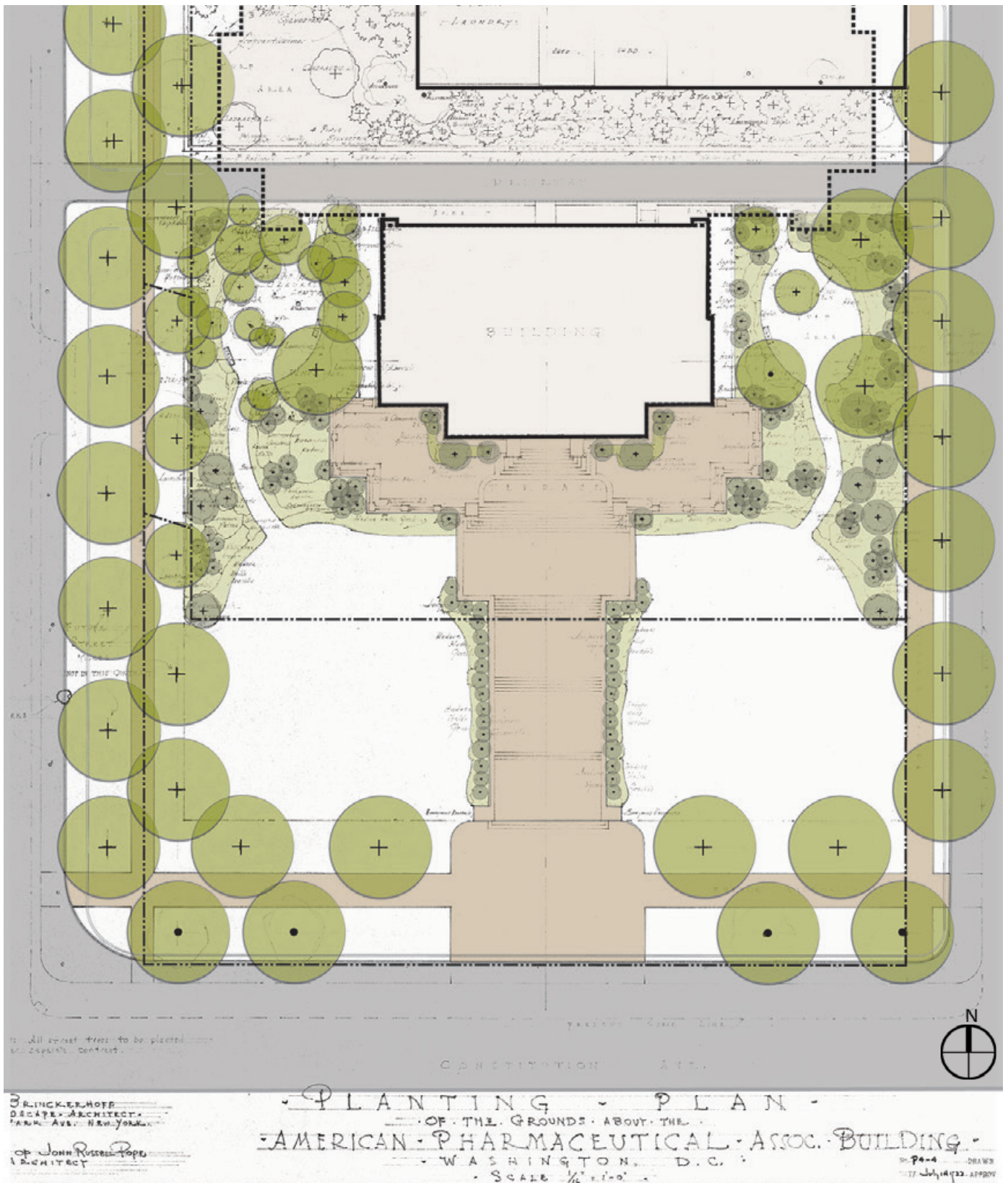


Figure 27 – Colorized version of the 1933 Brinckerhoff planting plan (Figure 6).

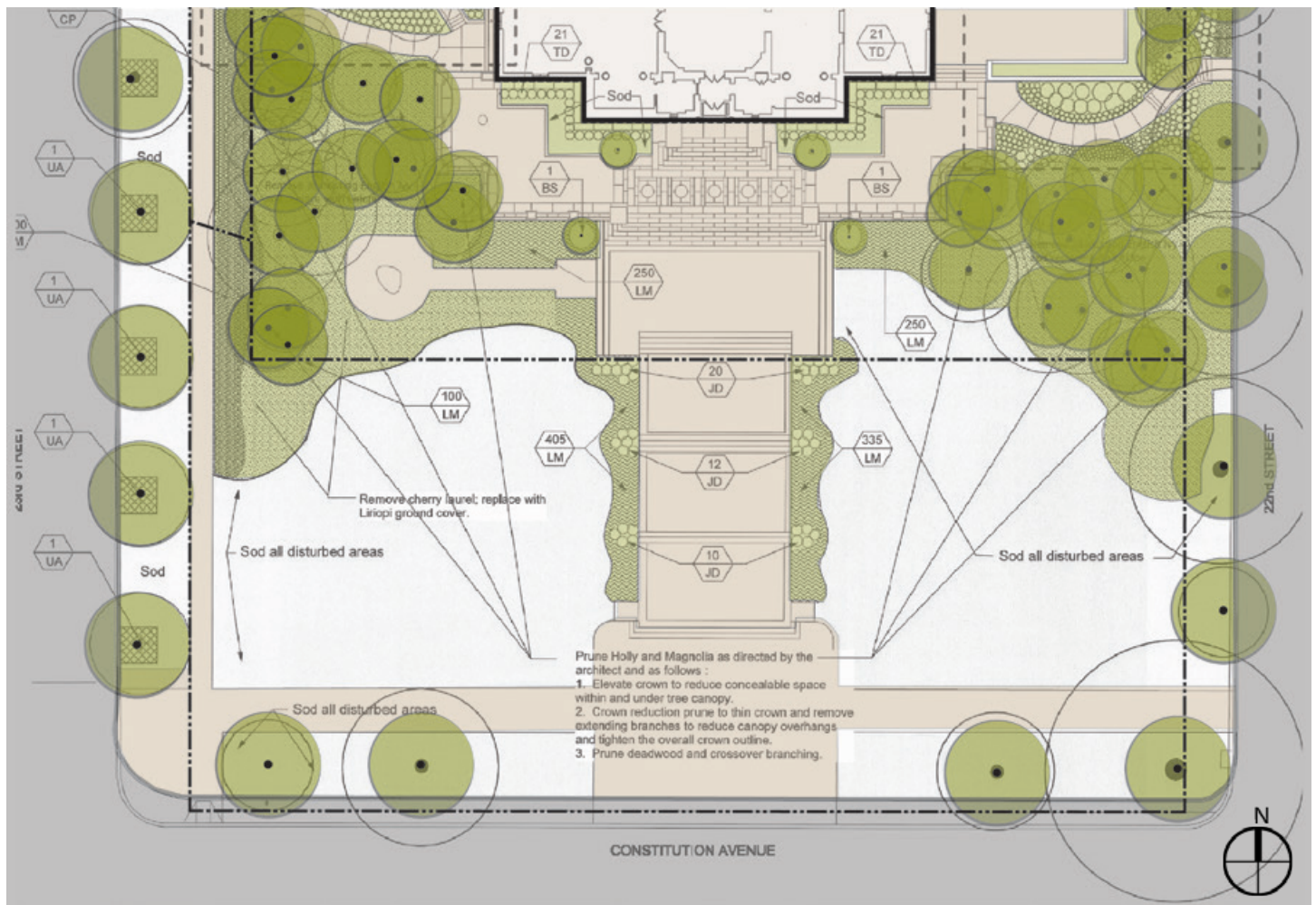


Figure 28 – Colorized version of the 2008 Hartman-Cox landscape plan (Figure 24).

The ‘Bones’ of the Design: Character Defining Features of the Brinckerhoff Plan

The July 1933 planting plans for the APhA (including both Brinckerhoff’s plan for the building itself and the Arlington Memorial Bridge Commission’s proposal for street trees) consisted of five primary design features:

1. The two groves of trees surrounding the oval clearings and seating areas flanking the building’s wings, while creating the evergreen backdrop for the building along with fragrant copses of yellowwood trees (*Cladrastis kentuckea*).
2. Layered plantings of holly and magnolia, flowering shrubs (such as abelia and cherry laurel) and a diverse range of evergreen groundcovers and flowering vines on either side of the south facade.
3. Ivy and juniper along the front entry walk from Constitution Avenue.
4. The large elliptical lawn spaces flanking both sides of the entry walk, terrace, and balustrades.
5. A double row of street trees, forming an allée along the sidewalk surrounding three sides of the site, while allowing a generous opening for vistas toward the National Mall, centered on the main entry walk.

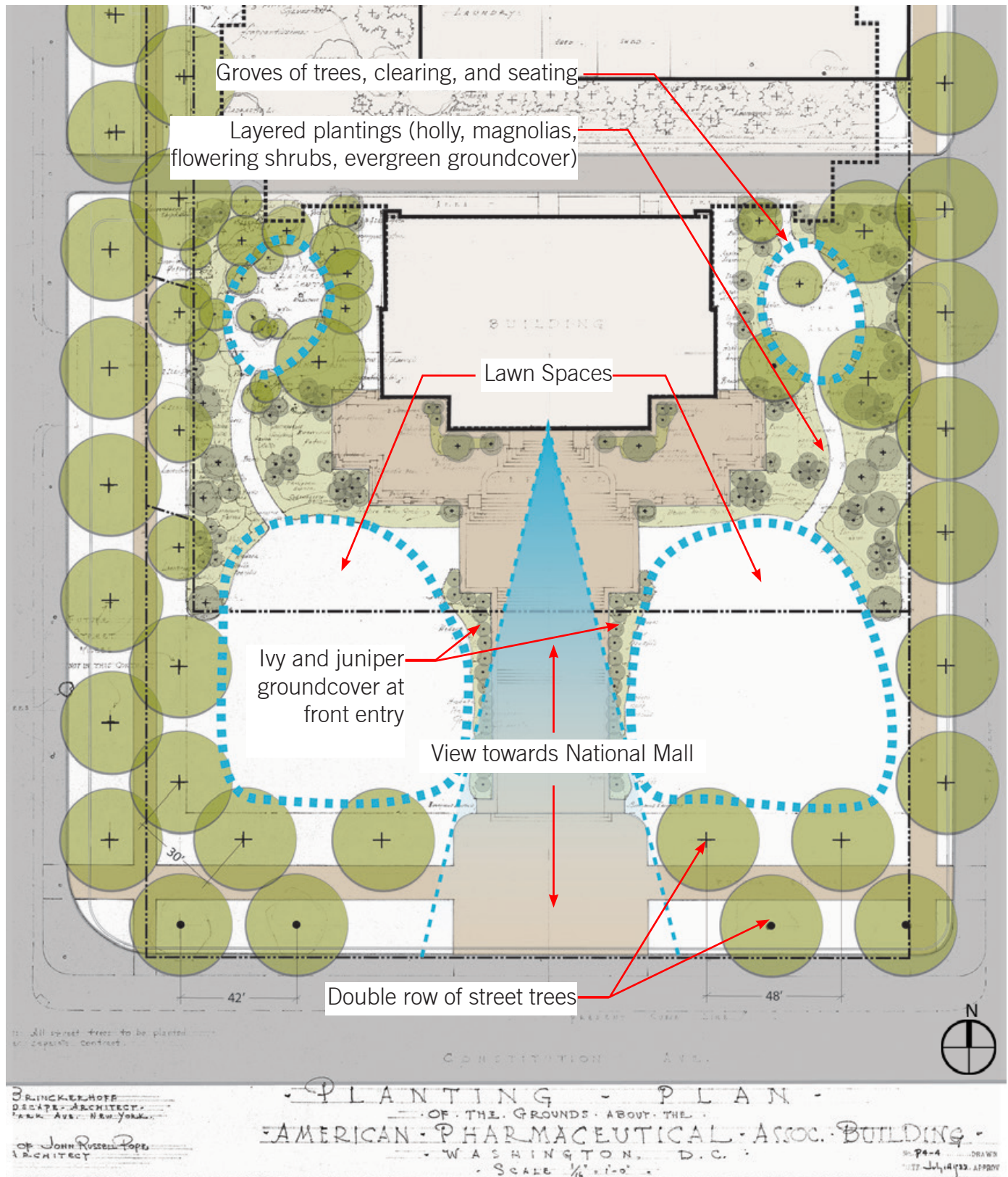


Figure 29 – Character defining features of the 1933 Brinckerhoff planting plan: areas outlined in blue are spatial characteristics and other features are specifically called out.

Existing Conditions

During November 2010, site conditions were reviewed with a representative from DDOT's Urban Forestry Administration to supplement available survey data. A visual survey of the existing conditions was also conducted in July 2014. The following existing conditions were used to assess unimplemented, changed, or missing historic landscape features.

Nine American elm (*Ulmus americana*) trees line 23rd Street within a broad grass planting strip. (Figure 30) These include three mature trees and six recently-planted trees with diameter-at-breast (DBH) measurements ranging from 3-27 inches. All of these trees are considered to be in good condition, except for two trees: one of the mature specimens (TS5 in Figure 43) is considered to be in fair to poor condition. Within the landscape planting beds, east of the sidewalk, three white pines (*Pinus strobus*) with a DBH of 8 inches are in good condition, along with a butternut tree (*Juglans cinerea*) and a black cherry (*Prunus serotina*), both with DBH of 2 inches and also considered in good condition. The planting beds include perennials, all in good condition, and frame a rectangular courtyard to the north-west with a cast stone urn on a plinth at its center. (Figure 32) The courtyard is raised from the sidewalk by a granite retaining wall with "American Pharmacists Association" attached as bronze lettering along with the 2008 Hartman-Cox addition. (Figure 31)

In the lawn area south of the entryway and adjacent to the west side of the original APhA building, a cluster of mature specimen trees and large shrubs (mostly holly and magnolia) comprises an important part of the historic landscape in its relation to the building. These trees are all considered to be in good condition. The trees and large shrubs are limbed-up to eye level, leaving clear visibility through the planting bed. The edges are sparsely planted with liriope, following along the sidewalk at 23rd Street and leading up to the war memorial flag pole. Otherwise, the planting bed is clear of vegetation and covered with bark mulch where the 1933 Brinckerhoff planting plan called for intermediate flowering plants. (Figure 33)



Figure 30 – Street trees and grass planting strip along 23rd St.



Figure 31 – Courtyard entryway on 23rd St.



Figure 32 – Courtyard adjacent to the west side of the building.



Figure 33 – Evergreen trees along the west side of the building that have been limbed-up.

The streetscape along Constitution Avenue includes four American elm trees within a grass planting strip. Three of these are mature specimens, while the westernmost tree is recently planted; all are in good condition. (Figure 34) Leading from the sidewalk along Constitution Avenue, the front walk is lined on both sides with symmetrical planting beds with serpentine edges. A boxwood is planted on each side of the first set of steps, followed by mounds of juniper groundcover, intermingled with liriope. (Figure 35) These boxwoods are located south of the location proposed in the 2008 Hartman-Cox proposed landscape plan – at the foot of the balustrade. The planting bed to the west of the front entry walk connects with the larger planting bed surrounding the war memorial flagpole, while the planting bed to the east is ended by lawn connecting to the upper paved terrace. The war memorial wall is made of marble and incorporates marble seating into the wall and an attached bronze plaque. Forward of the war memorial flagpole is a marble sign on granite base with “American Pharmacists Association” engraved onto the face towards Constitution Avenue – a feature not part of the 2008 Hartman-Cox plan. Cherry laurel shrubs line the balustrade at the north end of the front walkway on both sides, and additionally were not included in the 2008 Hartman-Cox proposed landscape plan. The front entry walk appears to match the design intent shown in the 1933 Brinckerhoff planting plan and built condition in 1934. (Figures 6 and 11) Architectural concrete stairs, cheekwalls, and paving border frames the landing terraces of exposed aggregate – all in good condition and to be preserved. The two ornamental urns sitting upon the marble balustrade along with two mature and full American hollies frame the top of the entryway and are to be preserved. The face of the building is lined with a low hedge of yews and a narrow grass planting strip. The ends of the yew hedges are in poor condition and present gaps in the planting.

Ten American elms line 22nd Street within a larger planting bed that forms the edge of the east front lawn. The trees’ DBH measurements range from 3 to 27.5 inches. The five trees located north of the southernmost garage ramp are all recently-planted. The five trees (TS15-TS19 of Figure 43) located to the south of the same garage ramp are generally mature specimens,

and are all considered to be in good condition. In the landscaped planting beds along 22nd Street, there are four chaste trees (*Vitex agnus-castus*) each with a DBH of 2 inches, a single hop hornbeam (*Ostrya virginiana*) with a DBH of 3 inches, and a single swamp white oak (*Quercus bicolor*) with a DBH 4 inches; all are considered to be in good condition. An additional American elm (TS20 of Figure 43), large and mature, stands at the corner of 22nd Street and Constitution Avenue, south of the existing sidewalk. As part of the 2008 Hartman-Cox plan, a granite staircase with steel tube handrails and rock-pitched granite cheek walls connect 22nd Street to the upper terrace. Beside the staircase and part of the same improvements is a painted wood sign with “American Pharmacists Association” pin-mounted to the front.

At the southeastern corner of the original APhA building, a cluster of trees (TP10 of Figure 43), located to frame the building, contains a mix of tree species, including: broadleaf evergreens such as American hollies and southern magnolias; conifers such as Norway spruce and hemlocks; and flowering understory trees such as American dogwood. These trees are generally in good or fair condition, but with uneven canopies that could benefit from selective pruning. The granite paved courtyard to the northeast provides access to the building and is furnished with stone benches and large stone planters filled with annuals. Heavenly bamboo screens the guardrail along the courtyard.



Figure 34 – Street trees along Constitution Ave. looking east.



Figure 35 – Serpentine planting edge with juniper mounds intermingled with liriope and a boxwood row at the foot of the entry walk. These boxwoods are located south of the location proposed in the 2008 Hartman-Cox proposed landscape plan.



Figure 36 – Curvilinear planting edge at the southeast lawn. Magnolias and hollies have been limbed-up clear of the vegetation on the ground. Cherry laurels align the foot of the front balustrade.



Figure 37 – Cherry laurel alongside balustrade with liriope groundcover. The war memorial flagpole is beyond.



Figure 38 – Yews lining building and grass strip in front. The end of the yew hedge is in poor condition with a gap in planting.



Figure 39 – Northeast courtyard raised and screened with heavenly bamboo.



Figure 40 – Northeast courtyard paved, with benches and planters.



Figure 41 – Recently planted American elms and new sidewalk along 22nd St.



Figure 42– Planting area at southeast lawn along 22nd St. Metered diagonal parking abuts the planting area.

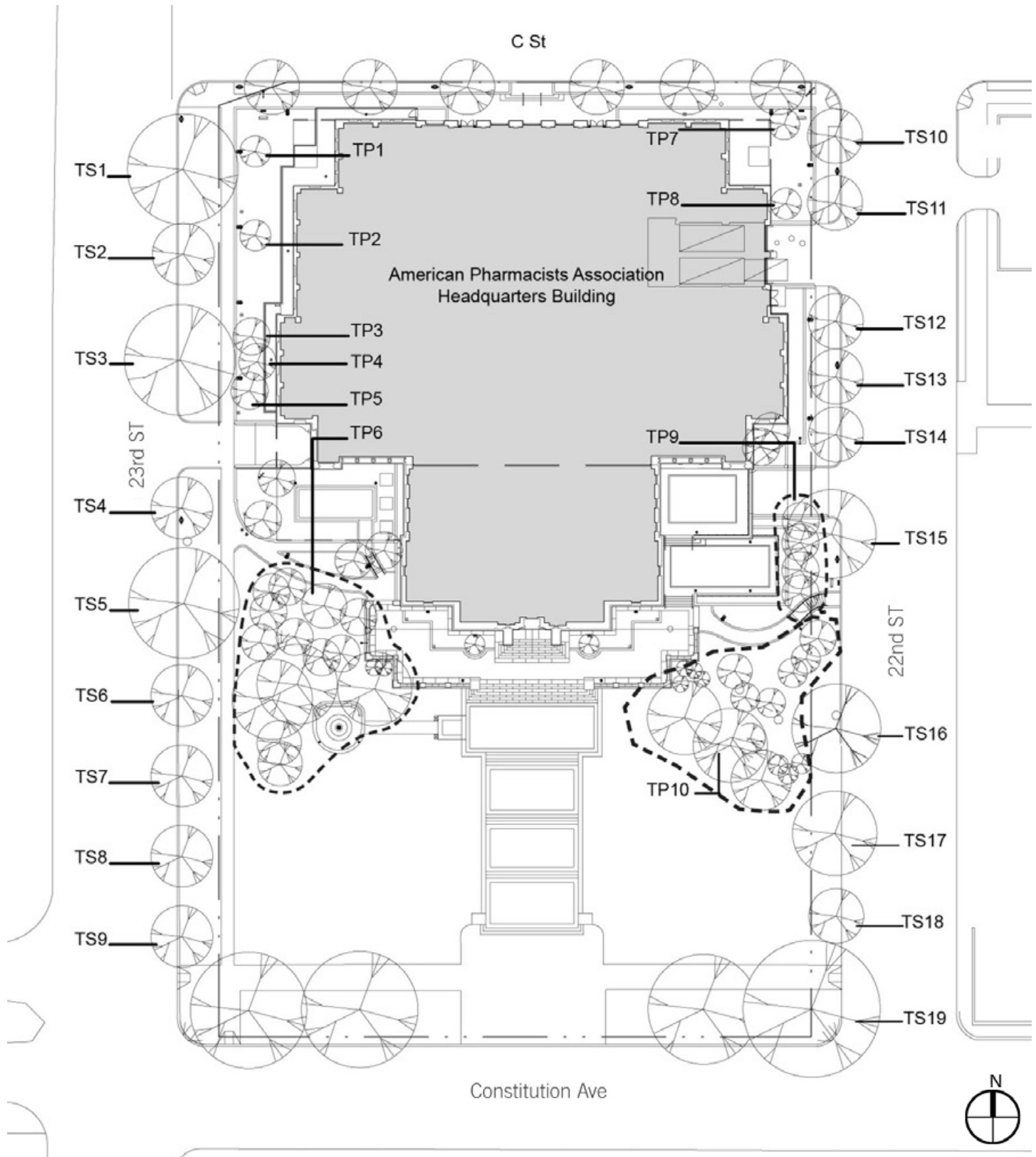


Figure 43 – Existing tree survey submitted in the ‘APhA Perimeter Security Improvements Final Environmental Assessment’ (2014).

Evaluation of Unimplemented, Changed, or Missing Historical Landscape Features

The original planting plans for the APhA (including Brinckerhoff's plan for the building itself and the Arlington Memorial Bridge Commission's proposal for street trees) consisted of five character defining features (previously illustrated in Figure 29):

1. groves of trees with clearings and seating areas flanking the building's wings
2. layered plantings of holly and magnolia, flowering shrubs, and evergreen ground cover on either side of the south facade
3. ivy and juniper along the walk from Constitution Avenue
4. lawn
5. street trees

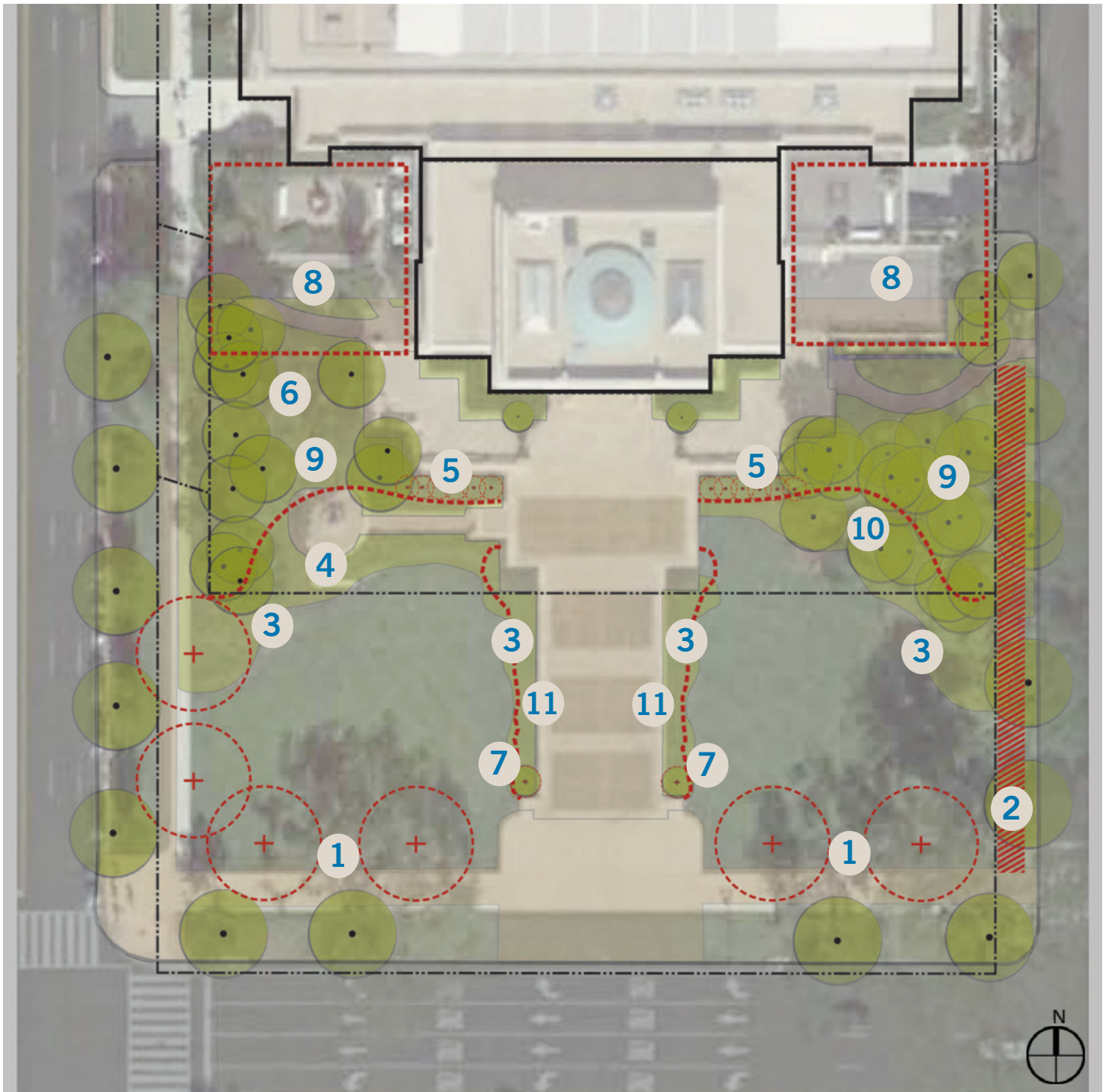
Groves: The groves of trees likely disappeared when the Eggers and Higgins annex was built in the early 1960s. It is not entirely clear, however, whether the species Brinckerhoff intended for these groves were planted. Existing conditions preclude the possibility of restoring these features.

Layered Plantings: Some key elements of the original plan – evergreen trees, shrubs, ground cover, and lawn – were installed and continued to characterize the landscape until the 2009 addition was completed. The landscape rehabilitation associated with the addition altered these features. The crowns of the taller trees (holly and magnolia) were raised (by limbing the trees up at the base), and liriop replaced the English ivy as ground cover. (Figures 49 and 51) Brinckerhoff's intermediate layer of flowering plantings, the original existence of which is uncertain, and the vines identified on the July 1933 planting plan remain the most obvious missing layers of the original scheme.

Ground cover along the front walk: While the 2009 rehabilitation used juniper along the walk from Constitution Avenue, liriop replaced the English ivy as ground cover. (Figure 50)

Lawn: The lawn remains constant in both extent and type. (Figure 49)

Street trees: Of the street trees shown on the July 1933 Brinckerhoff planting plan, only those next to the streets were ever planted. Trees remain in those locations today, although several have been replaced over the years. (Figure 54)



Unimplemented

1. Trees on APhA side of sidewalks (23rd St. and Constitution Ave.)
2. Sidewalk along 22nd St.

Changed

3. Garden edges
4. Flagpole and memorial
5. Single row of evergreen shrubs at base of balustrade
6. Evergreen trees on west side of Pope building
7. Boxwoods at foot of front entry walk

Missing

8. Elliptical garden groves
9. Intermediate flowering plantings
10. Groundcover plantings along lawn edge
11. Juniper at front entry

Figure 44 – Evaluation of Unimplemented, Changed, or Missing Historical Landscape Features. Google earth aerial (2012) used as a base.



Figures 45-46– Comparison of Figure 2 and existing conditions photograph taken by KCCT (2014). Figures 45 and 46 show the difference between Pope's original concept design and current existing conditions. Pope's rendering does not reflect existing topography and the redesigned front walk. Pope's vision for an evergreen frame of vegetation behind the building was initially implemented but has since deteriorated and falls short of enclosing the historic building on both sides.



Figures 47-48 – Comparison of Figure 11 and existing conditions photograph taken by RHI (2014). Figures 47 and 48 display the change in plantings from the original 1933 landscape to current conditions. The single boxwood at the foot of the front entry is a change to the historic landscape plan. At the time of the Dedication Ceremony (1933), only the junipers were planted along the front walk, while the groves of trees flanking the building do not appear to be planted. The street trees to the south of the sidewalk were planted, but not any of the street trees to the north of the sidewalk.



A: Figure 49 (top left) – Changes in groundcover from the original English ivy to liriope. The liriope does not provide a consistent groundcover, interspersed between mulched patches. The WWII memorial flag can be seen in the background.

B: Figure 50 (top right) – Current state of planting along the front walk. (see also Figure 35) The original plan called for a gently curved edge, but this has become more serpentine over time. The English ivy, now considered invasive, has been replaced with liriope as a groundcover between the juniper mounds. The boxwoods at the foot of the front entry walk are not reflective of the 1933 Brinckerhoff planting plan or the 2008 Hartman-Cox planting plan.

C: Figure 51 (middle) – Evergreens adjacent to 23rd St. and the west side of the building have been limbed-up, allowing for views of the main structure. Many of these trees are the last remaining part of the groves which were planted on either side of the original building. The street trees on 23rd St. have been recently planted, but accurately reflect the street tree locations from the 1933 Brinckerhoff planting plan. Expanses of mulched area cover the ground below the trees where the intermediate flowering plants were represented in the 1933 Brinckerhoff planting plan.

D: Figure 52 (bottom) – View of the front walk and Constitution Ave. showing the four existing street trees and vista toward the Lincoln Memorial. The street trees on the north side of the sidewalk that were called for in the 1933 plan were never planted.



Figure 53 – Google Earth aerial image (2012).

Refer to Figure 53 for photograph locations. (2014)

Street Tree Typologies Along Constitution Ave.

The Arlington Memorial Bridge Commission envisioned a double row of street trees, flanking the north and south edges of the sidewalks along Constitution Avenue. (Figure 3) Over time, this double row was implemented in some sketches of the avenue, but today is less consistent than the original plan by the commission. Various conditions, suggesting the intent to implement the 1932 plan can be seen today.



Figure 54 – 23rd St. and Constitution looking east near APhA – A single row of street trees on the southern side of the sidewalk. No plantings on the northern side.

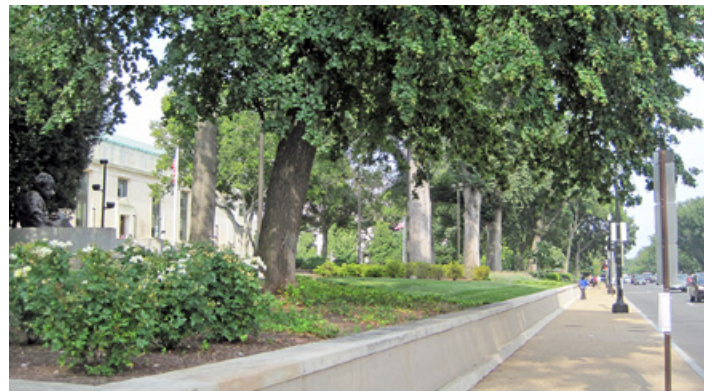


Figure 55 – 22nd St. and Constitution looking east – A double row of street trees set back from the sidewalk and raised in a planter on the main property. The sidewalk is immediately adjacent to the road without a strip of grass or plantings.



Figure 56 – 21st St. and Constitution looking east – A double row of street trees which form an allée along the south side of the sidewalk.



Figure 57 – 20th St. and Constitution looking east – A double row of street trees that form a complete allée along both the north and south sides of the sidewalk.

Historic Landscape Recommendations

It would be impractical to attempt to duplicate the landscape originally designed by Brinckerhoff in 1933. Building expansion over the years, a memorial acknowledging national events, along with natural and designed changes to the landscape, suggest that a rehabilitation of the historic plan in accordance with the Secretary of Interior's Standards would be more reasonable. The following strategies are recommended in response to the five character defining features of the 1933 Brinckerhoff planting plan and to address the unimplemented, changed, and missing historical landscape features. (Figures 29 and 44) All the strategies noted below would also include selection of plant materials that avoid use of invasive species and those susceptible to disease, as well as state of the art planting technology to protect existing trees to the greatest extent possible, including selective crown and root pruning of existing trees during constructions, Silva Cell or other supported soil panels at area tree planting, root paths, irrigation, and other strategies. The historic landscape strategies used to inform the concept plan (Figure 61) are as follows and as illustrated in Figure 58.

Along the terraced entry walk and the edges of the elliptical lawn:

1. The 1933 Brinckerhoff planting plan called for very gently curved edges to the plantings along the front walkway and lawn exteriors. More recent historical aspects such as the war memorial flagpole and grove of trees on the east side have extended the edge further south. Smooth out the existing edges by transplanting existing plants and minimal planting of additional plants. Replace removed plants with sod to bring the existing serpentine edges back to the simplified edges shown in the Brinckerhoff plan.
2. Remove the 2 boxwoods at foot of entry walk and restore Juniper groundcover to match Brinckerhoff's planting plan.
3. Keep the plant species within the general palette that exists today with the addition of intermediate layer flowering plants to fill in the expansive mulched areas. Several of the original plant species called for in the Brinckerhoff plan

are now considered invasive and should not be considered when replacing plantings. Additionally, susceptibility to disease is to be evaluated prior to plant selection. Species of plantings for implementation are to be developed through detailed design.

4. Preserve and maintain existing hardscape features (front entry walk, balustrade, and urns) that appear to reflect the historic design.
5. Preserve the flagpole and memorial wall that date from 1948 as their recognition of significant national events represents another layer of important history. The evergreen groundcover surrounding the war memorial walkway is to remain with the edge being redefined as noted earlier.
6. Add 2 evergreen trees to the evergreen tree grove to the west of the Pope building. Each new tree would be an American holly, 10' height, to fill the gap within the mature grove.

Along Constitution Avenue and 23rd Street:

7. Add the second row of trees shown in the Brinckerhoff plan on the north side of the sidewalk at Constitution Avenue and on the east side of the sidewalk at 23rd Street. Each new tree would be an American elm at 6" caliper, as specified on the Brinckerhoff plant list. A total of 6 trees should be added.
8. Maintain the two open lawn areas on either side of the front walkway, north of the sidewalk.
9. Preserve the open space between the street trees at the foot of the front walkway on Constitution Avenue, as shown on the Brinckerhoff plan.

Terraces with Balustrades:

10. On the terraces, maintain the current plantings which appear to generally reflect the historic design. Maintain the more recent hardscape additions of granite walls and paving.
11. At the foot of the building, preserve the existing vegetation that appears to reflect the historic design. Add a matching yew to fill any gaps in the low hedge.

12. At the base of the terrace balustrade, remove existing recently planted shrubs and replant those areas with specimen boxwoods and evergreen groundcover, reflective of the historic planting design.

Along 22nd Street:

13. Provide a sidewalk north-south and street trees, generally in accordance with the 1933 Brinckerhoff planting plan.

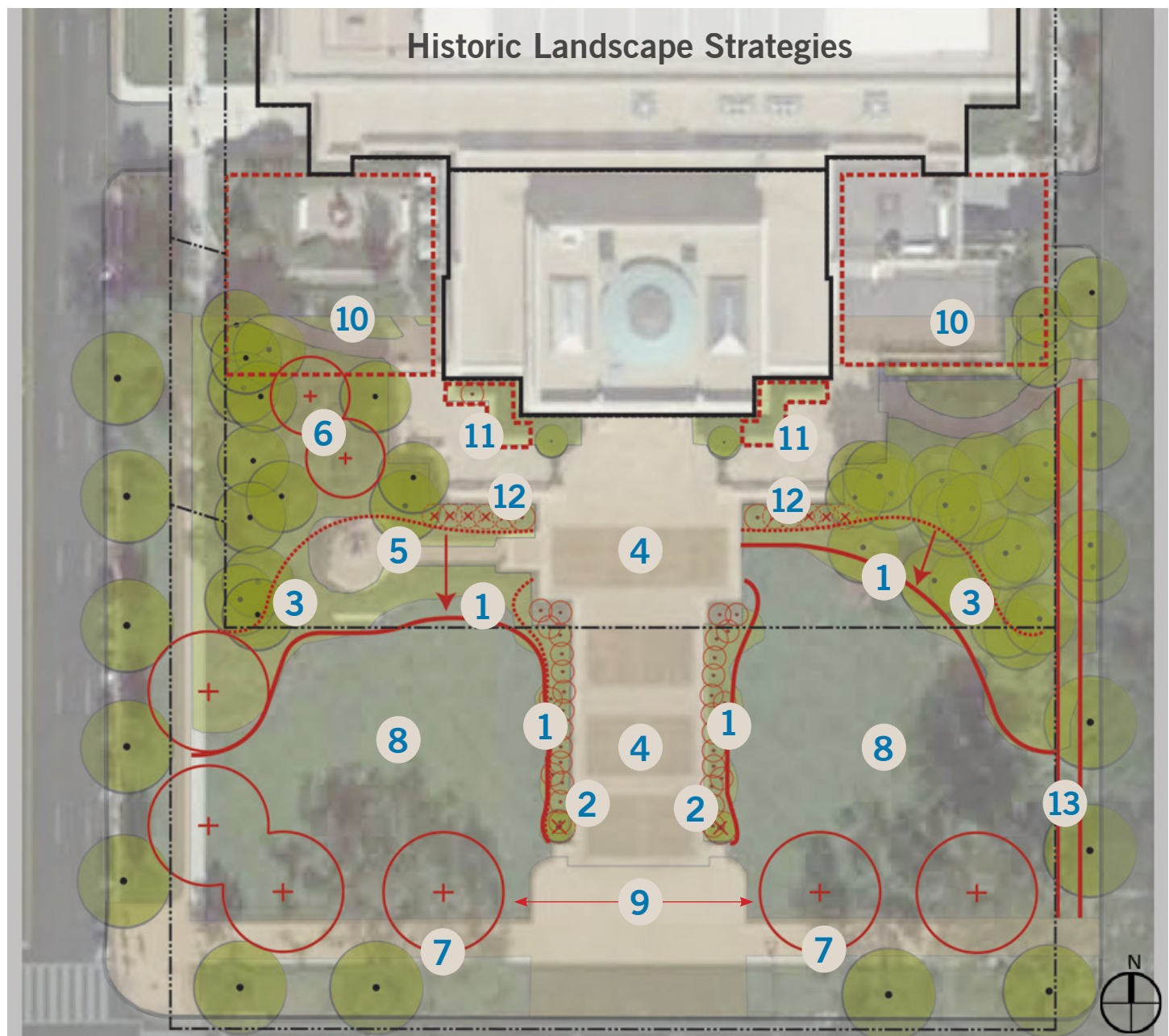


Figure 58 – The historic landscape strategies diagram illustrates the interpretation of unimplemented, changed, or missing landscape features into the present day landscape. Numbered notes reference historic landscape recommendations listed on pages 48 and 49. Google earth aerial (2012) used as a base.

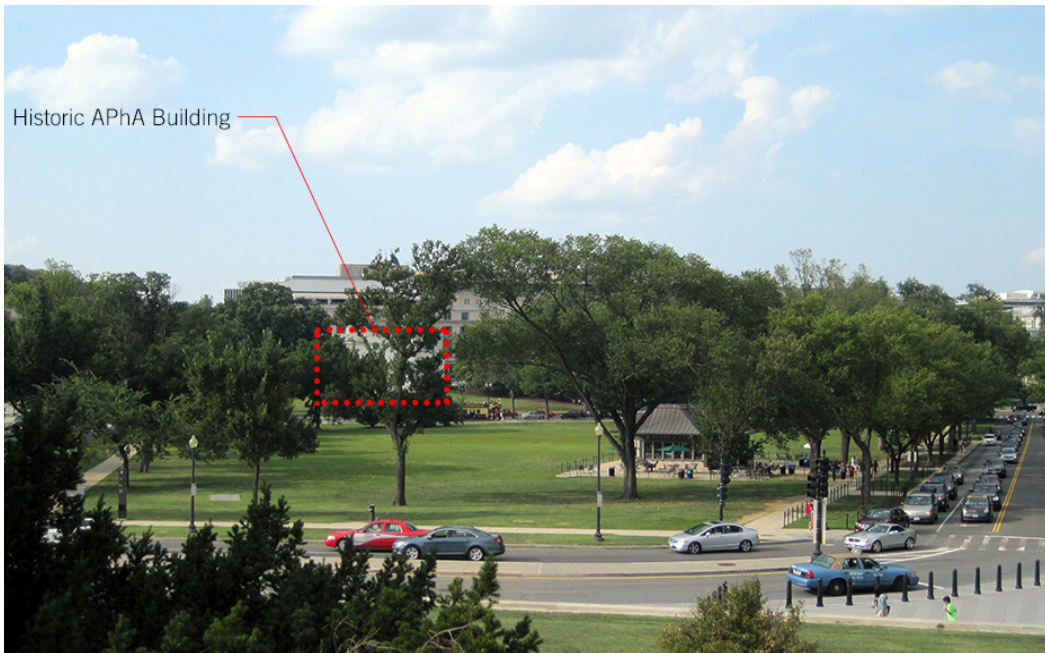


Figure 59 – View of APhA Headquarters from the Lincoln Memorial.

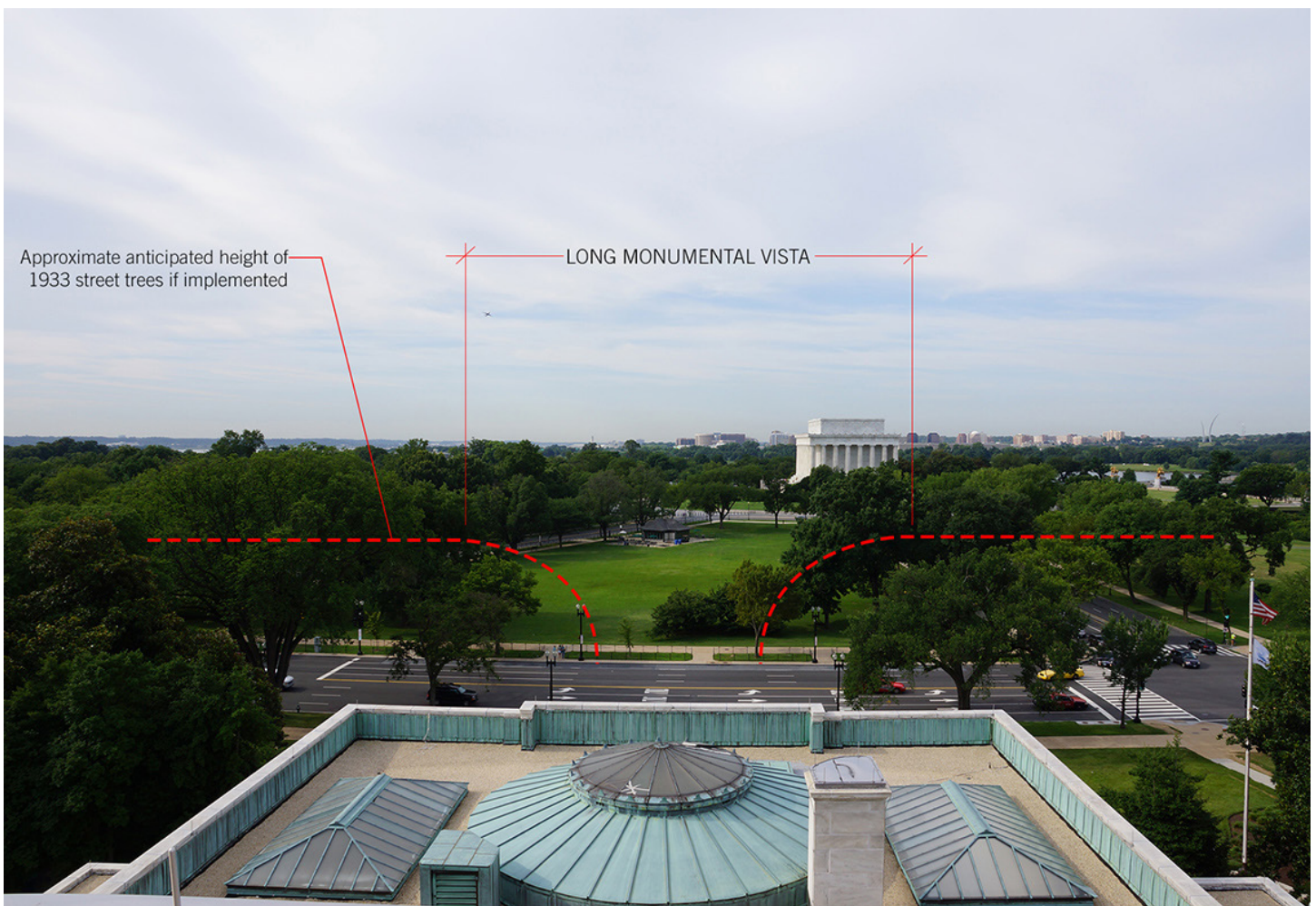


Figure 60 – The APhA roof terrace is utilized for events and maintains a grand view to the Lincoln Memorial. This view illustrates the approximate anticipated height of the 1933 street trees, if implemented, and the long monumental view preserved.

American Pharmacists Association Headquarters Illustrated Historic Landscape Report

HISTORIC LANDSCAPE STRATEGIES SUMMARY

- 1 Smooth out existing serpentine edges of planting beds.
- 2 Remove 2 boxwoods at foot of entry walk and restore Juniper groundcover.
- 3 Restore intermediate layer flowering plants and missing evergreen groundcover to fill in mulched areas.
- 4 Preserve and maintain existing hardscape features (front entry walk, balustrade, and urns).
- 5 Preserve the flagpole and memorial wall, along with the surrounding evergreen groundcover.
- 6 Add 2 evergreen trees (10' height) per Brinckerhoff's planting plan.
- 7 Add 6 street trees (6" caliper) per Brinckerhoff's planting plan.
- 8 Maintain the two open lawn areas on either side of the front walkway, north of the sidewalk.
- 9 Preserve the open space between the street trees at the foot of the front walkway on Constitution Avenue.
- 10 Preserve and maintain existing paving, walls, and plantings on terraces.
- 11 Preserve and maintain existing plantings at foot of building. Add a Yew to complete the hedge.
- 12 Remove rows of evergreen shrubs along the balustrade and replace with appropriate plantings according to Brinckerhoff's planting plan, including the specimen boxwoods.
- 13 Provide a sidewalk and new trees along 22nd Street connecting to Constitution Avenue.

*Note: Refer to page 48 for full description of historic landscape recommendations.

KEY

- PROPERTY LINE
- EXISTING SITE TREE
- EXISTING STREET TREE
- STREET TREES; 6" CALIPER; *Ulmus americana*; 6 QTY TOTAL
- STREET TREES PER ENVIRONMENTAL ASSESSMENT; 5 QTY
- EVERGREEN TREES; 10' HEIGHT; *Ilex opaca*; 2 QTY



Concept Plan

Figure 61 – The concept plan shows the recommended implementation of historic landscape strategies as previously described. Species of plantings for implementation will be developed during detailed design. Preserve and protect the front entry walk, balustrade, and urns – all reflective of Pope's original design along with more recent historic additions including the war memorial wall and flagpole, and planting and hardscape of the 2008 Hartman-Cox upper terrace additions.

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Appendix

1932 APhA Building Alignment along Constitution Ave.

At its meetings on May 19 and 20, 1932, the National Capital Park and Planning Commission agreed to locate the APhA building 20 feet south of the building line established by the National Academy of Sciences building. (National Capital Parks, Engineering Division, "Constitution Avenue, 17th Street West to Potomac River," drawing no. 867-83159, April 1952 (composite), National Park Service, National Capital Region. (Building boundary line added for clarity.)

