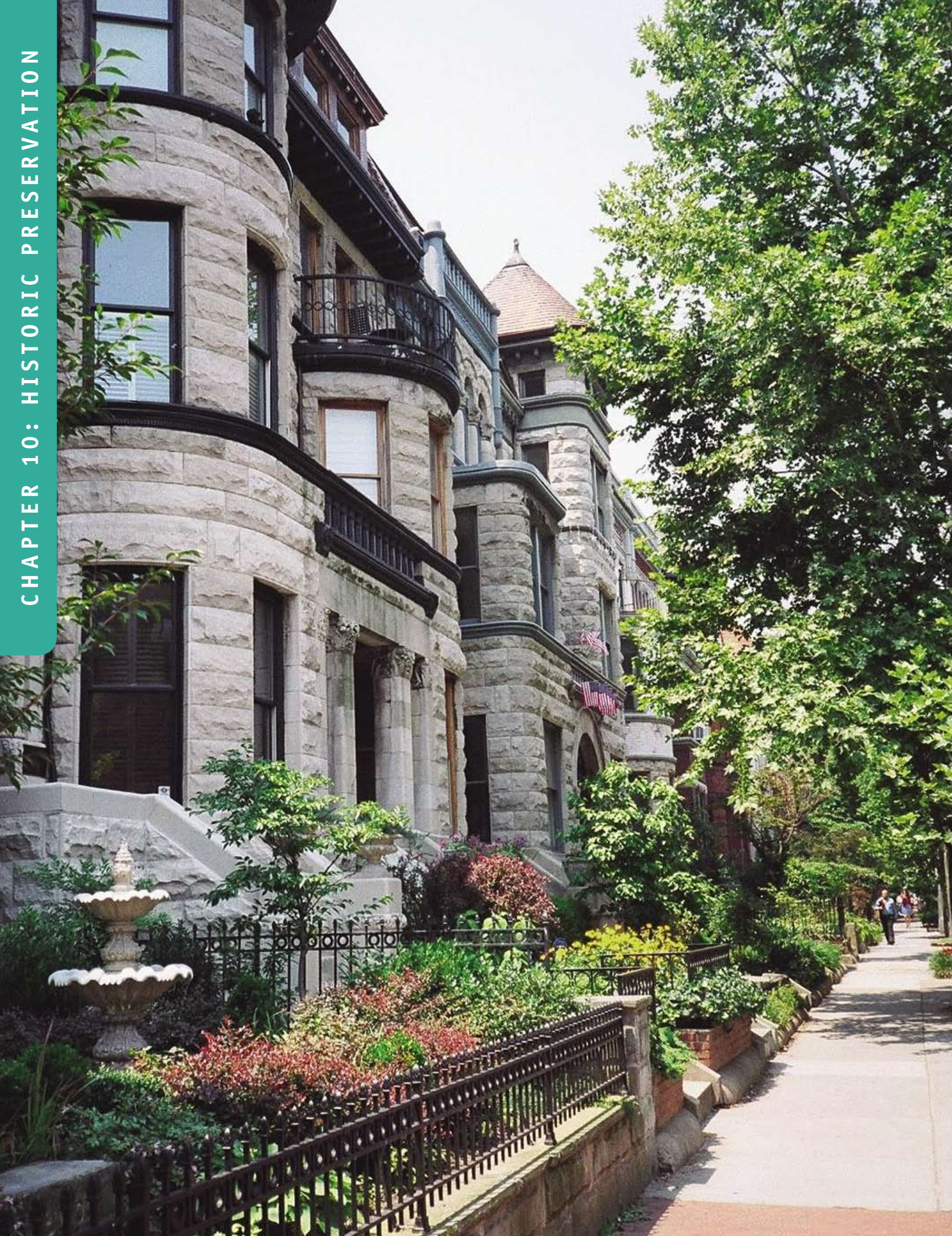
CHAPTER 10: HISTORIC PRESERVATION



Historic Preservation Element

Overview 1000

The Historic Preservation Element guides the protection, revitalization and preservation of the city's valuable historic assets. It defines the District's role in promoting awareness of Washington history, identifying and preserving historic resources, and ensuring compatible design in historic neighborhoods. The Element recognizes historic preservation as an important local government responsibility that provides an opportunity for community input, development collaboration, partnerships, and education. 1000.1

The critical historic preservation issues facing the District of Columbia are addressed in this Element. These include:

- Defining what constitutes a "historic" resource
- The standards and guidelines that apply to historic buildings and sites
- Enforcement of preservation laws
- Increasing public education and awareness of our city's history and historic assets. 1000.2

Washington is unique not only because it is the Nation's Capital, but also because it is the great planned city of the United States. Pierre L'Enfant's famous 1791 Plan for the city has been largely followed and respected over the past two centuries, and was reinforced and amplified by the 1901 McMillan Plan. The city's grand plans were implemented slowly and fitfully, and perfected through a shared passion for civic embellishment that took root as the city matured. These plans were brought to life through the personal stories of a multitude of citizens who contributed their own dreams to the city. Washington is the capital of a democracy. In its wealth of different ideas, its rich and its poor, its messy vitality and its evident compromises, it reflects that fact in a multitude of ways its founders could never have predicted. 1000.3

Images of Washington have also changed, as have ideas about what to preserve from its past. Old Georgetown was rediscovered and protected by 1950, and in 1964 the national monuments ranked high on the city's first list of landmarks worth saving. By the end of the 1960s, the Old Post Office and other Victorian treasures returned to favor as the rallying point for a new generation of preservationists. With Home Rule in the 1970s, the landmarks of the city's African-American heritage finally gained the attention they deserved. 1000.4

In the District of Columbia today, there are more than 600 historic landmarks and more than 40 historic districts, half of which are local neighborhoods. In all, nearly 25,000 properties are protected by historic designation. Historic landmarks include the iconic monuments and the symbolic commemorative places that define Washington, DC as the Nation's Capital, but they also

include retail and commercial centers, residences, and places of worship and leisure of thousands of ordinary citizens who call "DC" home. 1000.5

Preservation needs in the city are constantly changing. Fifty years ago, the biggest challenge was to prevent the demolition of entire neighborhoods for freeways and "urban renewal." Today's challenges include unprecedented pressure for new growth, soaring property values, and escalating construction costs. Gentrification is the issue in some historic neighborhoods, but in others it is decay. Unprecedented security considerations, tourism management, and the preservation of buildings from the recent past are high on the preservation agenda. 1000.6

With these challenges come new opportunities. This is an era of revitalized historic neighborhoods, vibrant new design ideas, and a more sophisticated appreciation of the role that preservation can play in rejuvenating the city. Collaboration and consensus about preservation are largely replacing the antagonistic battles of the past. Preservation will move forward with the policies in this Plan. 1000.7

Purposes of the Historic Landmark and Historic District Protection Act of 1978 (DC Code § 6-1101(a)) 1000.9

It is hereby declared as a matter of public policy that the protection, enhancement and perpetuation of properties of historical, cultural and aesthetic merit are in the interests of the health, prosperity and welfare of the people of the District of Columbia. Therefore, this act is intended to:

1. Effect and accomplish the protection, enhancement and perpetuation of improvements and landscape features of landmarks and districts which represent distinctive elements of the city's cultural, social, economic, political and architectural history;
2. Safeguard the city's historic, aesthetic and cultural heritage, as embodied and reflected in such landmarks and districts;
3. Foster civic pride in the accomplishments of the past;
4. Protect and enhance the city's attraction to visitors and the support and stimulus to the economy thereby provided; and
5. Promote the use of landmarks and historic districts for the education, pleasure and welfare of the people of the District of Columbia.

The District's Historic Preservation Program

The foundation of the District of Columbia historic preservation program is the Historic Landmark and Historic District Protection Act of 1978 (see text box). This law establishes the city's historic preservation review process and its major players, including the Mayor's Agent, Historic Preservation Review Board (HPRB), and Historic Preservation Office (HPO). 1000.8

The HPRB has responsibility for the designation of historic landmarks and districts, and for advising the Mayor's official agent on construction activities affecting historic properties. The HPO is a component of the DC Office of Planning (OP) and serves as both the HPRB staff and the District's State Historic Preservation Office (SHPO) for the purposes of the federal historic preservation programs established by the National Historic Preservation Act of 1966 (16 U.S.C. § 470). Under federal law, the SHPO is responsible for preservation planning,

review of federal projects, survey and registration of historic properties, administration of preservation tax credits, and educational programs. 1000.10

The mission of the District's preservation program is to foster the wise stewardship of historic and cultural resources through planning, protection, and public education. This is achieved through the identification and designation of historic properties, review of their treatment, and engagement with the public using a variety of tools to promote awareness, understanding, and enjoyment of the city's historic environment. 1000.11

The preservation program and policies in this plan are premised on the following basic assumptions:

- Historic properties are finite, non-renewable community resources, the preservation, protection, and enjoyment of which are essential to the public welfare. When historic or archeological resources are destroyed, they are gone forever.
- Not everything that is old is worth preserving, nor is historic preservation aimed at creating a lifeless and static historical environment.
- To be considered for preservation, a property must be demonstrated significant in history, architecture, or archaeology.
- Historic properties are living assets that were built for use. The goal is to encourage vitality by continuing to use and adapt historic properties for modern needs and attract the necessary financial investment to support these goals.
- Historic preservation is a source of economic development and growth. Preservation conserves usable resources, stimulates tourism and investment in the local economy, and enhances the value of the civic environment.
- Preservation benefits and educates everyone. It honors and celebrates our shared history. 1000.12

The overarching goal for historic preservation is:

Preserve and enhance the unique cultural heritage, beauty, and identity of the District of Columbia by respecting the historic physical form of the city and the enduring value of its historic structures and places, recognizing their importance to the citizens of the District and the nation, and sharing mutual responsibilities for their protection and stewardship.

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Historic Preservation Goal 1001

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Policies and Actions

HP-1 Recognizing Historic Properties 1002

The treasured image of Washington and its wealth of historic buildings and neighborhoods is matched by few other cities in the United States. These assets include the grand and monumental legacies of the L'Enfant and McMillan Plans as well as the social story that is embodied in each of the city's neighborhoods. The natural beauty of the District of Columbia is also an inseparable part of the city's historic image. This is a landscape whose inherent attractiveness made it a place of settlement even in prehistoric times. 1002.1

These historic qualities define the very essence of Washington, D.C. and constitute an inheritance that is significant to both the city and the nation. Recognizing its value is an essential duty for those entrusted to pass on this place unharmed to future generations. 1002.2

The first step in protecting this heritage is to recognize what we have. Much of this work has already been done, for the great majority of the city's most important historic features are widely acknowledged and officially recognized through historic designation. Washington's monuments are famous and some of its neighborhoods are known to outsiders. But there are hundreds of historic landmarks and dozens of historic districts in the District of Columbia Inventory of Historic Sites, and many of these are likely to be unfamiliar even to native Washingtonians. Future programs must inform the widest possible audience of these assets, and at the same time safeguard the unheralded properties whose legacy has yet to be understood. 1002.3

Recognition involves more than academic research and field work to identify and document historic properties. It also requires a deliberate effort to educate and inform property owners and the public at large about the nature and the protected status of those features and places whose historic value may not be readily apparent. It is easy to take historic properties for granted through ignorance or disregard. For this reason it is equally important to publicize the value of potential historic properties, while actively seeking official recognition and thus the benefits of legal protection. 1002.4

HP-1.1 Defining Historic Significance 1003

In any urban environment, some historic properties are more significant than others. However, all properties that meet the basic test of significance should be accorded civic respect and protection under the preservation law. It is appropriate for different levels of significance to be reflected in preservation program priorities and actions, but this should not come at the expense of excluding attention to properties of more modest or localized value. 1003.1

Historic significance must encompass multiple aspects of our city's history and evolution. Native Americans inhabited this land for thousands of years before it was a national capital. Prehistoric sites have been found in all parts of the District, revealing the features that sustained both ordinary and ceremonial life. The remnants of colonial settlement have also been identified and unearthed. Once the city was established, many ethnic and immigrant groups constructed its buildings and developed its culture over the span of two centuries. Some of the structures built and inhabited by these early residents remain today. 1003.2

The land itself, and the plans that have shaped it, are also an essential part of our history. The nation's founders selected a special place for the federal city. Both northern and southern, the site was a gentle flatland surrounded by a bowl of hills interlaced with broad rivers and streams. This topography allowed for the creation of a brilliant geometric plan with a spectacular array of civic buildings that gives the capital city its unique symbolic profile. 1003.3

Historic preservation also must respond as history evolves. As the pace of change in modern life accelerates, and as more modern properties are lost before their value is fully understood, there is growing awareness of the need to protect the historic properties of the future. History is not static; part of looking forward is continuously redefining what was most significant about the past. 1003.4

Policy HP-1.1.1: The City's Historic Image

Recognize the historic image of the national capital as part of the city's birthright. After two centuries of growth, the original vision of the city remains strong and remarkable in an increasingly homogenous global world. Over the years this fundamental character has been protected by local and national laws and policies. It must remain inviolate. 1003.5

Policy HP-1.1.2: Defining Significance Broadly

Adopt an encompassing approach to historic significance. Recognize the city's social history as well as its architectural history, its neighborhoods as well as its individual buildings, its natural landscape as well as its built environment, its characteristic as well as its exceptional, and its archaeology as well as its living history. 1003.6

Policy HP-1.1.3: Cultural Inclusiveness

Celebrate a diversity of histories, tracing the many roots of our city and the many cultures that have shaped its development. A multitude of citizens both famous and ordinary wrote its history. Historic preservation should bear witness to the contributions of all these people.1003.7

1860 or earlier

1900 or earlier

1950 or earlier

2005

The maps above show the structures still remaining in the District today by their year of construction. 1003.8

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Community sponsors have surveyed many of the District's older neighborhoods with support from the city's preservation program. A database of nearly a century's worth of building permits is in progress, and a photographic inventory of the city's buildings is also available through the District's Master Address Repository.

Policy HP-1.1.4: The Recent Past

Anticipate the need to preserve the record of our own time. Significant structures and settings from the modern era after the Second World War are the products and places of the recent past whose preservation will retell the story of our era for future generations. Evaluation of the recent past should not be colored by current fads or trends but should instead be judged by scholarly research and documentation after sufficient time has passed to develop an objective historical context. 1003.9

HP-1.2 Identifying Potential Historic Properties 1004

A long-range goal of the historic preservation program is the completion of a comprehensive survey to identify historic resources in the District of Columbia. Over the past 30 years, community sponsors have surveyed many of the District's older neighborhoods with support from the city's preservation program. A database of nearly a century's worth of building permits is in progress, and a photographic inventory of the city's buildings is also available through the District's Master Address Repository. Thematic studies and directories of historical architects and builders also help the survey work. Yet much remains to complete this massive task. The following policies are adopted to guide its progress.1004.1

Policy HP-1.2.1: Historic Resource Surveys

Identify properties meriting designation as historic landmarks and districts through a comprehensive program of thematic and area surveys that document every aspect of the prehistory and history of District of Columbia. Support these surveys with scholarly research and analytical tools to aid evaluation. 1004.2

Policy HP-1.2.2: Survey Leadership

Undertake surveys directly, or provide professional guidance and financial support to assist government agencies and local communities in conducting their own historic resource surveys. 1004.3

Policy HP-1.2.3: Coordinated Survey Plan

Organize surveys by historical theme or by neighborhood so that survey efforts proceed according to a logical plan with clear priorities. 1004.4

Policy HP-1.2.4: Inclusiveness of Surveys

Ensure that surveys seek out not just buildings, but all types of potential historic properties, including sites of cultural significance, historic landscapes, and archaeological resources. 1004.5

Policy HP-1.2.5: Community Participation in Surveys

Encourage property owners, preservation organizations, Advisory Neighborhood Commissions, and community and neighborhood associations to participate in the survey process. 1004.6

Action HP-1.2.A: Establishment of Survey Priorities

Give priority to the survey of endangered resources and those located in active redevelopment areas. As factors in setting survey priorities, consider the surpassing significance of some properties, the under-representation of others among designated properties, and the responsibility of government to recognize its own historic properties. 1004.7

Action HP-1.2.B: Database of Building Permits

Continue the development of a computer database of information from the complete archive of 19th and 20th century District of Columbia building permits, and use this information as a foundation for survey efforts. 1004.8

Action HP-1.2.C: Extensions of the Historic Plan of Washington

Complete the documentation and evaluation of the significant features of the historic Plan of the City of Washington, including added minor streets. Survey the extensions of the original street plan and the pattern of reservations throughout the District, and evaluate elements of the 1893 Permanent System of Highways for their historic potential. 1004.9

Action HP-1.2.D: Survey of Existing Historic Districts

Complete comprehensive surveys of Anacostia, Capitol Hill, Cleveland Park, Georgetown, LeDroit Park, Takoma Park, and other historic districts where building-by-building information is incomplete. 1004.10

Action HP-1.2.E: Updating Surveys

Evaluate completed surveys periodically to update information and to determine whether properties that did not appear significant at the time of the original survey should be reconsidered for designation. 1004.11

HP-1.3 Designating Historic Landmarks and Districts 1005

Historic properties are recognized through designation as historic landmarks or historic districts in the DC Inventory of Historic Sites, the city's official list of historic properties. Listing in the National Register of Historic Places provides additional recognition by the federal government. Listed properties gain protection under District and federal preservation laws, and are eligible for benefits like preservation tax incentives. The city's historic districts are highlighted in Map 10.1, and its historic structures are highlighted in Map 10.2. Historic structures in Central Washington are shown in Map 10.2A. 1005.1

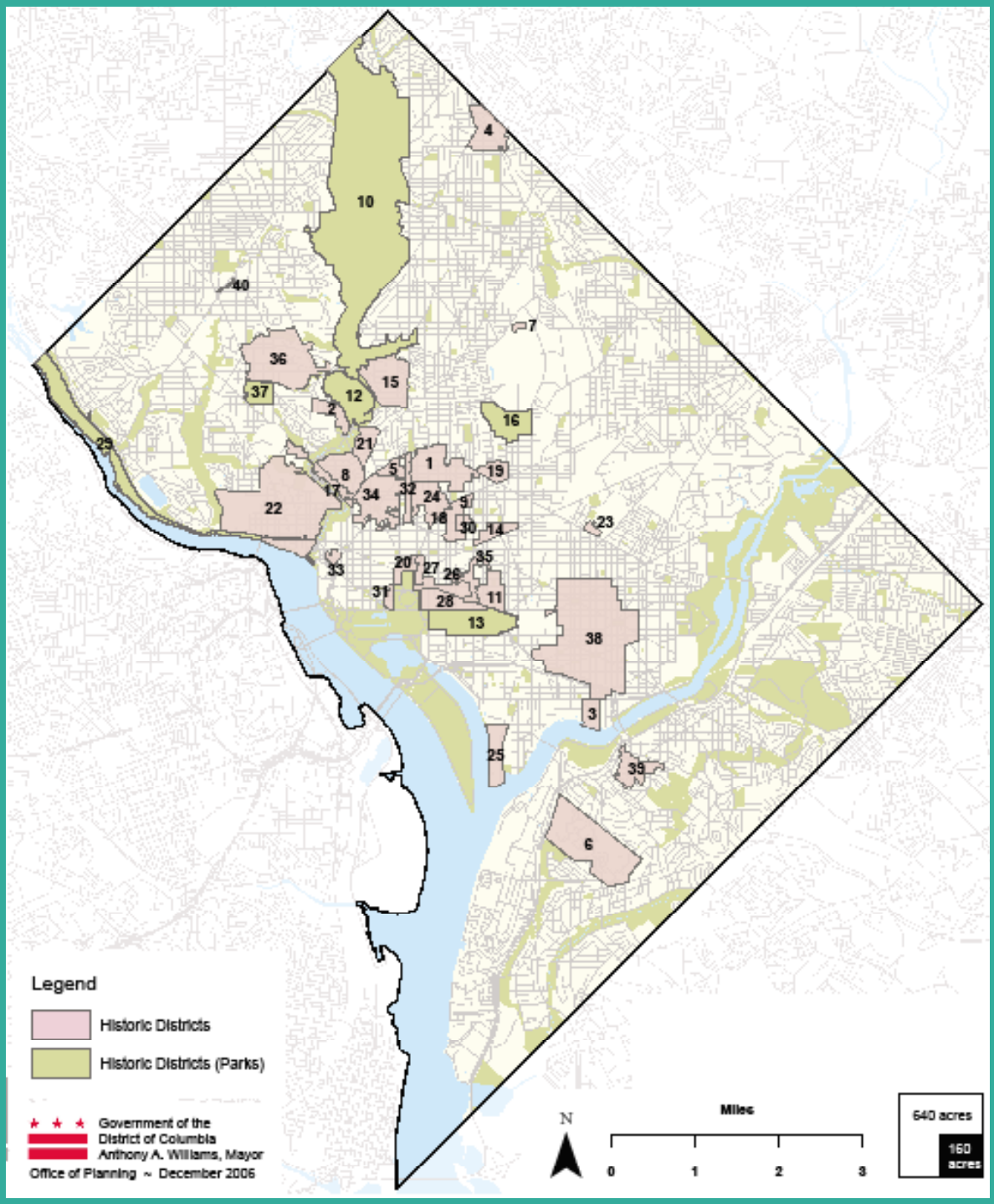
Table 10.1:

Listing of Historic Districts 1005.2

ID	NAME	ID	NAME
1	Greater U Street Historic District	21	Kalorama Triangle
2	Old Woodley Park	22	Georgetown
3	Washington Navy Yard	23	Gallaudet College
4	Takoma Park	24	Greater 14th Street
5	Strivers' Section	25	Fort McNair
6	St. Elizabeths Hospital	26	Ford's Theater National Historic Site
7	Soldier's Home National Historic Site	27	Fifteenth Street Financial
8	Sheridan-Kalorama	28	Federal Triangle
9	Shaw Historic District	29	Chesapeake & Ohio Canal National Historical Park
10	Rock Creek Park	30	Blagden Alley/Naylor Court
11	Pennsylvania Avenue National Historic Site	31	Seventeenth Street
12	National Zoological Park	32	Sixteenth Street
13	National Mall	33	Foggy Bottom
14	Mount Vernon Square Historic District	34	Dupont Circle
15	Mount Pleasant	35	Downtown
16	McMillan Park Reservoir	36	Cleveland Park
17	Massachusetts Avenue	37	Cathedral
18	Logan Circle	38	Capitol Hill
19	LeDroit Park	39	Anacostia
20	Lafayette Square	40	Grant Road

Map 10.1:

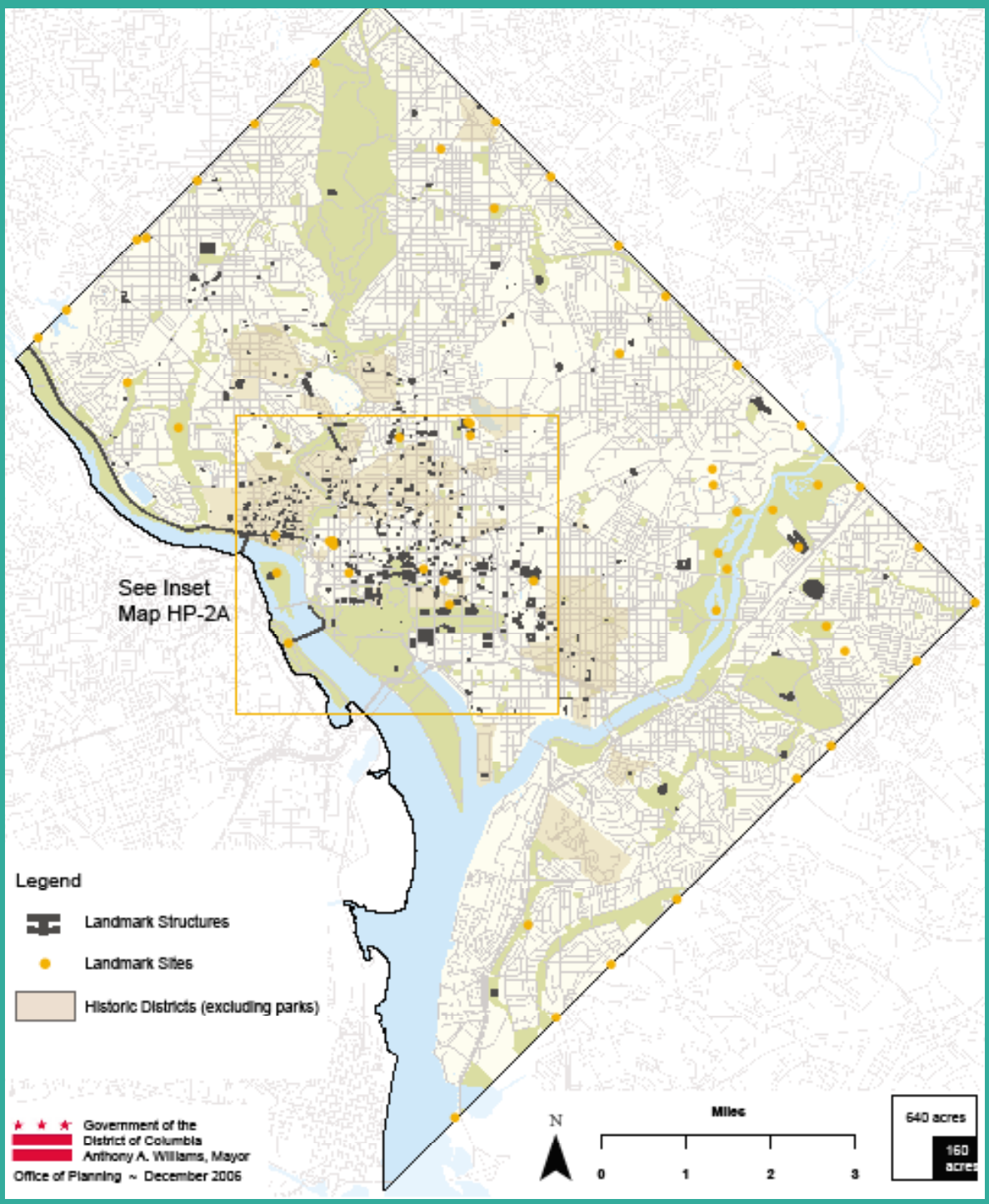
Historic Districts* 1005.3



** See Table 10.1 for key to map*

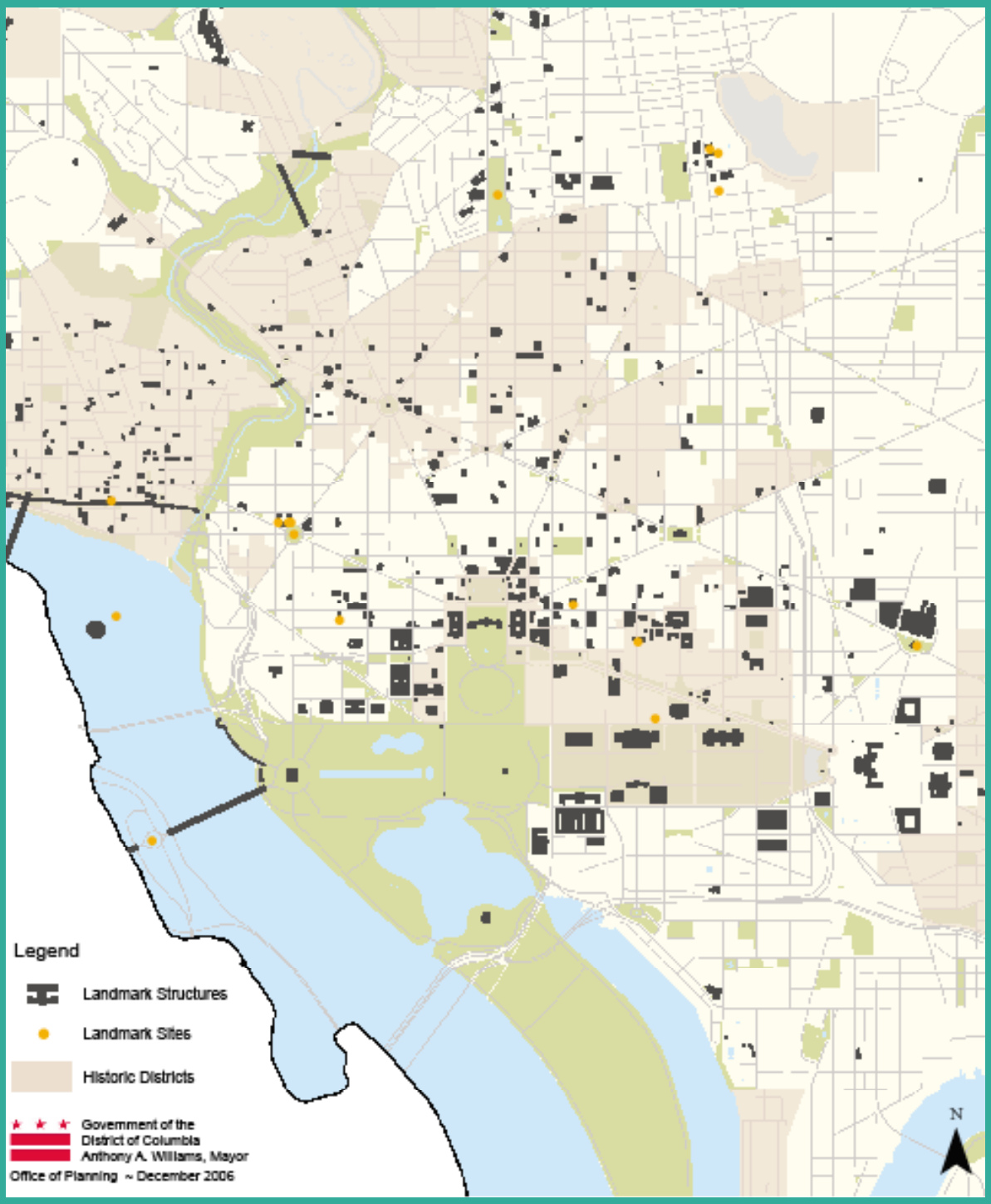
Map 10.2:

Historic Structures (see next page for inset area) 1005.4



Map 10.2.A (Inset Map):

Existing Landmark Structures and Sites 1005.5



A record number of permits for restoration of historic properties has been issued in recent years.

Policy HP-1.3.1: Designation of Historic Properties

Recognize and protect significant historic properties through official designation as historic landmarks and districts under both District and federal law, maintaining consistency between District and federal listings whenever possible. 1005.6

Policy HP-1.3.2: Designation Criteria

Maintain officially adopted written criteria and apply them consistently to ensure that properties meet objective standards of significance to qualify for designation. The criteria are given in Figure 10.1. 1005.7

Policy HP-1.3.3: Leadership in Designation

Systematically evaluate and nominate significant District-owned properties for historic designation. Encourage, assist, or undertake the nomination of privately owned properties as appropriate in consultation with owners, Advisory Neighborhood Commissions, and community groups. 1005.8

Policy HP-1.3.4: Historic District Designation

Use historic district designations as the means to recognize and preserve areas whose significance lies primarily in the character of the community as a whole, rather than in the separate distinction of individual structures. Ensure that the designation of historic districts involves a community process with full participation by affected Advisory Neighborhood Commissions, neighborhood organizations, property owners, businesses, and residents. 1005.9

Policy HP-1.3.5: Consulting the Public on Designations

Ensure that the views of property owners, Advisory Neighborhood Commissions, neighborhood organizations, and the general public are solicited and given careful consideration in the designation process. 1005.10

Action HP-1.3.A: Nomination of Properties

Act on filed nominations without delay to respect the interests of owners and applicants, and to avoid accumulating a backlog of nominations. When appropriate, defer action on a nomination to facilitate dialogue between the applicant and owner or to promote efforts to reach consensus on the designation. 1005.11

Action HP-1.3.B: Nomination of National Register Properties

Nominate for historic landmark or historic district designation any eligible National Register properties not yet listed in the D.C. Inventory of Historic Sites. 1005.12

Figure 10.1:

Designation Criteria for Historic Landmarks and Districts 1005.13

Historic and prehistoric buildings, building interiors, structures, monuments, works of art or other similar objects, areas, places, sites, neighborhoods, and cultural landscapes are eligible for designation as historic landmarks or historic districts if they possess one or more of the following values or qualities:

a. **Events**: They are the site of events that contributed significantly to the heritage, culture or development of the District of Columbia or the nation;

b. **History**: They are associated with historical periods, social movements, groups, institutions, achievements, or patterns of growth and change that contributed significantly to the heritage, culture or development of the District of Columbia or the nation;

c. **Individuals**: They are associated with the lives of persons significant to the history of the District of Columbia or the nation;

d. **Architecture and Urbanism**: They embody the distinguishing characteristics of architectural styles, building types, or methods of construction, or are expressions of landscape architecture, engineering, or urban planning, siting, or design significant to the appearance and development of the District of Columbia or the nation;

e. **Artistry**: They possess high artistic or aesthetic values that contribute significantly to the heritage and appearance of the District of Columbia or the nation;

f. **Creative Masters**: They have been identified as notable works of craftsmen, artists, sculptors, architects, landscape architects, urban planners, engineers, builders, or developers whose works have influenced the evolution of their fields of endeavor, or are significant to the development of the District of Columbia or the nation; or

g. **Archaeology**: They have yielded or may be likely to yield information significant to an understanding of historic or prehistoric events, cultures, and standards of living, building, and design.

To qualify for designation, they shall also possess sufficient integrity to convey, represent or contain the values and qualities for which they are judged significant.

To qualify for designation, sufficient time shall have passed since they achieved significance or were constructed to permit professional evaluation of them in their historical context.

Broad public awareness of historic properties promotes understanding and appreciation of historic properties, allowing communities to take pride in their past and residents to value the history of their own homes.

Action HP-1.3.C: Nomination of Federal Properties

Encourage federal agencies to nominate their eligible properties for listing in the National Register of Historic Places, and sponsor concurrent nomination of these properties to the D.C. Inventory of Historic Sites. 1005.14

Action HP-1.3.D: The Historic Plan of Washington

Complete the documentation and designation of the historic Plan of the City of Washington as a National Historic Landmark. 1005.15

Action HP-1.3.E: Updating Designations

Evaluate existing historic landmark designations and systematically update older designations to current professional standards of documentation. Evaluate historic district designations as appropriate to augment documentation, amend periods or areas of significance, or adjust boundaries. 1005.16

HP-1.4 Increasing Awareness of Historic Properties 1006

Broad public awareness of historic properties is vital to a successful historic preservation program. It promotes understanding and appreciation of historic properties, allowing communities to take pride in their past and residents to value the history of their own homes. Better information about potential historic property also provides greater certainty to property developers contemplating major investment decisions, thus lessening the potential for conflict over demolition and redevelopment. 1006.1

Policy HP-1.4.1: Publication of the DC Inventory of Historic Sites

Maintain the DC Inventory of Historic Sites and a map depicting the location of historic landmarks and districts. Keep them current and readily available to the public both in print and on the Internet. 1006.2

Policy HP-1.4.2: Dissemination of Historic Information

Make survey and designation information widely available to the public through open access to survey and landmark files, assistance with public inquiries, website updates, posting of maps of historic resources in public buildings, and distribution of educational materials documenting the city's historic properties. Display archaeological artifacts and make data from excavations available to the public through educational programs. 1006.3

Policy HP-1.4.3: Marking Of Historic Properties

Develop and maintain a coordinated program for public identification of historic properties through street signage, building markers, heritage trail signage, and other means. 1006.4

Policy HP-1.4.4: Identification of Potential Historic Properties

Publicize survey projects and survey results as a means of increasing awareness of potential historic properties. Give priority to the public identification of eligible historic properties in active development areas. 1006.5

Policy HP-1.4.5: Community Awareness

Foster broad community participation in efforts to identify, designate, and publicize historic properties. 1006.6

Action HP-1.4.A: Enhancement of the D.C. Inventory and Map

Improve the value and effectiveness of the D.C. Inventory of Historic Sites as an educational tool by creating an interactive Internet version of the Inventory with photos and descriptive information on all properties. Improve the utility of the map of historic landmarks and districts by creating an interactive GIS-based version accessible to the public on the Internet. 1006.7

Action HP-1.4.B: Internet Access to Survey Data and Designations

Provide Internet access to historic landmark and historic district designation forms and National Register nomination forms. Develop a searchable on-line database of survey information, providing basic historical documentation on surveyed and designated properties, including individual properties within historic districts. Post determinations of eligibility for designation on the Internet. 1006.8

Action HP-1.4.C: Historic District Signage

Complete implementation of the citywide program for street signs identifying historic districts. 1006.9

Action HP-1.4.D: Markers for Historic Landmarks

Continue with implementation of the program of consistent signage that property owners may use to identify historic properties and provide brief commemorative information. 1006.10

Action HP-1.4.E: Notice to Owners of Historic Property

Develop and implement an appropriate method of periodic notification to owners of historic property, informing them of the benefits and responsibilities of their stewardship. 1006.11

Action HP-1.4.F: Listings of Eligibility

Establish and maintain procedures to promote a clear understanding of where eligible historic properties may exist and how they can be protected through official designation. Reduce uncertainty for property owners, real estate developers, and the general public by maintaining readily available information on surveyed areas and properties identified as potentially eligible for designation. 1006.12

U.S. Commission of Fine Arts 1007.5

The Commission of Fine Arts was established by Congress in 1910 as an independent agency to advise the federal and District governments on matters of art and architecture that affect the appearance of the nation's capital. The Commission's primary role is to advise on proposed federal building projects, but it also reviews private buildings adjacent to public buildings and grounds of major importance, including Rock Creek Park (under the Shipstead-Luce Act), projects in the Historic District of Georgetown (under the Old Georgetown Act), and properties owned by the District government.

HP-2 Protecting Historic Properties 1007

The most common image of Washington may be the sweeping vista of colonnaded government buildings seen across a tree-lined greensward. For many tourists the marble monuments, rows of museums, and flowering cherry trees define the city. These images are also cherished by the city's residents, but they are not the only view of historic Washington. 1007.1

Most of the city spreads far beyond its monumental core and out to the boundaries of the District of Columbia. The city's business center is richly endowed with lively commercial architecture and blessed by its unique mid-rise scale. Local Washington is a mosaic of neighborhoods—some filled with turreted Victorian rowhouses, some with modest bungalows intermixed with apartments, and others lined block after block with broad turn-of-the-century front porches. Washington's architecture is an eclectic mix that belies the dignified uniformity of the tourist postcards. And much of the historic city is still intact. This is a prime source of the city's charm and an inheritance that should make all Washingtonians proud. 1007.2

The protection of these historic properties is by far the most resource-intensive function of the city's historic preservation program. Protection functions are an integral part of the community planning, development review, and permitting processes shared among several agencies, and they are often the means by which ordinary citizens come into contact with the Historic Preservation Office. Broadly speaking, protection functions include developing effective preservation tools through preservation planning, ensuring the use of proper rehabilitation standards and preservation techniques through building permit review, and promoting compatible new design in historic neighborhoods through the development review process. 1007.3

Historic properties receive their most important official protection under both District and federal law. Under the D.C. Historic Protection Act, before a building permit can be issued to demolish or alter the exterior appearance of a historic property, the application must be submitted to the Historic Preservation Review Board (or in some cases, notably in Georgetown, to the Commission of Fine Arts—see text box at left) for a review to determine whether the proposed work is compatible with the character of the historic property. Similar reviews are required for subdivision of historic property or new construction on the property. These reviews are conducted at various levels of complexity, with the most significant projects involving open public meetings where interested groups and individuals may participate. 1007.4

Under the National Historic Preservation Act, federal agencies must consider the effect of their projects on designated or eligible historic properties. This review occurs in a consultation process with the State Historic Preservation Officer and is known as Section 106 review. Other interested parties are invited to participate in this process. The same

consultation is required for District government or private projects funded or licensed by a federal agency. In Section 106 review, the SHPO applies the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Secretary's Standards for Rehabilitation to ensure that work on historic properties is consistent with their historic character. 1007.6

Local Washington is a mosaic of neighborhoods—some filled with turreted Victorian rowhouses, some with modest bungalows intermixed with apartments, and others lined block after block with broad turn-of-the-century front porches.

HP-2.1 District Government Stewardship 1008

The District government should set the standard for historic preservation in the city, through both committed leadership and exemplary treatment of its own historic properties. The following policies promote District government stewardship in preservation. 1008.1

Policy HP-2.1.1: Protection of District-Owned Properties

Sustain exemplary standards of stewardship for historic properties under District ownership or control. Use historic properties to the maximum extent feasible when adding new space for government activities, promote innovative new design, and ensure that rehabilitation adheres to the highest preservation standards. Properly maintain both designated and eligible historic properties and protect them from deterioration and inappropriate alteration. 1008.2

Policy HP-2.1.2: Disposition of District-Owned Properties

Evaluate District-owned properties for historic potential before acting on disposition. When disposal of historic properties is appropriate, ensure their continued preservation through transfer to a suitable new steward under conditions that ensure their protection and reuse. 1008.3

Policy HP-2.1.3: Interagency Cooperation

Develop and strengthen supportive working relationships between the Historic Preservation Office (HPO) and other District agencies. Maintain the role of the HPO as an integral component of the Office of Planning and as a resource to assist other District agencies in evaluating the effect of their undertakings on historic properties. 1008.4

Policy HP-2.1.4: Coordination with the Federal Government

Coordinate District historic preservation plans and programs with those of the federal government through processes established under the National Historic Preservation Act, and through close coordination with federal landholders and key agencies like the National Capital Planning Commission, Commission of Fine Arts, and National Park Service. 1008.5

Action HP-2.1.A: Protection of District-Owned Properties

Adopt and implement procedures to ensure historic preservation review of District actions at the earliest possible stage of project planning. Establish standards for District construction consistent with the standards applied to historic properties by federal agencies. 1008.6

Advisory Council on Historic Preservation 1009.2

The Advisory Council on Historic Preservation (ACHP) is an independent federal agency that promotes the preservation, enhancement, and productive use of historic resources. ACHP is charged with encouraging federal agencies to act as responsible stewards of historic property and to factor historic preservation into the requirements for federal projects. In its role as Policy advisor to the President and Congress, ACHP advocates full consideration of historic values in federal decision-making, recommends administrative and legislative improvements to protect the national heritage, and reviews agency programs and policies to promote effectiveness, coordination, and consistency with national preservation policies.

Action HP-2.1.B: Governmental Coordination

Strengthen collaborative working relationships with federal agencies including the Commission of Fine Arts, National Capital Planning Commission, Advisory Council on Historic Preservation, National Park Service, and others involved in the stewardship of historic properties. Reinforce coordination between the Historic Preservation Office and other District agencies and establish new relationships where needed to address historic preservation concerns. 1008.7

Action HP-2.1.C: Enhancing Civic Assets

Make exemplary preservation of District of Columbia municipal buildings, including the public schools, libraries, fire stations, and recreational facilities, a model to encourage private investment in the city's historic properties and neighborhoods. Rehabilitate these civic assets and enhance their inherent value with new construction or renovation that sustains the city's tradition of high quality municipal design. 1008.8

Action HP-2.1.D: Protecting Public Space in Historic Districts

Develop guidelines for government agencies and utilities so that public space in historic districts is designed and maintained as a significant and complementary attribute of the district. These guidelines should ensure that such spaces are quickly and accurately restored after invasive work by utilities or the city. 1008.9

HP-2.2 Preservation Planning 1009

The District's Historic Preservation Office is a component of the Office of Planning and leads preservation planning efforts on several levels—by preparing the District of Columbia Historic Preservation Plan, participating in comprehensive and neighborhood planning projects, and coordinating on major initiatives with federal government agencies like the National Capital Planning Commission and the Advisory Council on Historic Preservation (see text box). As the State Historic Preservation Office for the District, HPO is responsible for ensuring that preservation is integrated with the city's planning efforts. 1009.1

Policy HP-2.2.1: D.C. Historic Preservation Plan

Maintain and periodically update the District of Columbia Historic Preservation Plan according to the standards required by the National Park Service for approved state historic preservation plans. Ensure that the Historic Preservation Plan remains consistent and coordinated with the Comprehensive Plan as both are updated. 1009.3

Policy HP-2.2.2: Neighborhood Preservation Planning

Give full consideration to preservation concerns in neighborhood plans, small area plans, major revitalization projects, and where appropriate, applications for planned unit developments and special exceptions. Promote internal coordination among District agencies and the HPO at the earliest possible stage of planning efforts and continue coordination throughout. Involve Advisory Neighborhood Commissions and community preservation groups in planning matters affecting preservation. 1009.4

Policy HP-2.2.3: Preservation Master Plans

Support public agency facility plans and campus plans as an opportunity to evaluate potential historic resources, promote their designation, and develop management plans for their protection and use. 1009.5

Historic Lincoln Theater

Action HP-2.2.A: Preservation Planning

Adopt a revised D.C. Historic Preservation Plan consistent with the Comprehensive Plan. Use the results of the Comprehensive Plan's extensive public engagement process as a baseline for identifying current issues to be addressed in the Preservation Plan. Develop preservation master plans for major private redevelopment areas, identifying properties eligible for preservation. 1009.6

Action HP-2.2.B: Preservation Review of Major Plans

Integrate historic preservation in the preparation and review of proposed facility master plans, small area plans, campus master plans, appropriate planned unit development and special exception applications, and other major development initiatives that may have an impact on historic resources. Identify specific historic preservation concerns through consultation with the HPO as an integral member of the planning team. 1009.7

Action HP-2.2.C: Incorporating Preservation Issues in Local Initiatives

Include the historic preservation community in broader urban initiatives, such as those relating to housing, transportation, the environment, and public facilities. The Historic Preservation Office and preservation groups should be involved in meetings to discuss relevant issues relating to zoning, transportation, open space, waterfronts, public facilities, public property disposition, and other planning and urban design matters. 1009.8

HP-2.3 The Historic Plan of Washington 1010

The Plan of the City of Washington drawn by Pierre L'Enfant in 1791 has served as an enduring symbol and armature for growth of the national capital. More than two centuries of public and private building construction have given shape to the plan. Great civic works and public art have embellished it. After its first hundred years, the plan was reinvigorated

according to City Beautiful principles in the McMillan Plan of 1901. Regulated building heights and mandated design review by agencies like the Commission of Fine Arts further supported its enhancement and embellishment. 1010.1

The design principles of the Plan informed the platting of streets and parks in new neighborhoods as the city expanded beyond its initial boundaries. Despite alterations and intrusions, it still serves as the basis for the Legacy Plan adopted in 1997 by the National Capital Planning Commission for the 21st Century. 1010.2

Policy HP-2.3.1: The Plan of the City of Washington

Preserve the defining features of the L'Enfant and McMillan plans for Washington. Work jointly with federal agencies to maintain the public squares, circles, and major reservations as landscaped open spaces that provide a means to experience the legacy of the city plan. Preserve the historic pattern of streets and associated minor reservations, and protect these historic rights-of-way from incompatible incursions and intrusions. 1010.3

Policy HP-2.3.2: Historic Image of the City

Protect and enhance the views and vistas, both natural and designed, which are an integral part of Washington's historic image. Preserve the historic skyline formed by the region's natural features and topography and its historically significant buildings and monuments from intrusions such as communication antennas and water towers. Preserve the horizontal character of the national capital through enforcement of the 1910 Height of Buildings Act. 1010.4

Policy HP-2.3.3: Spatial Character of L'Enfant Plan Streets

Protect the generous open space and reciprocal views of the L'Enfant Plan streets, avenues, and reservations. Protect the integrity and form of the L'Enfant system of streets and reservations from inappropriate new buildings and physical incursions. Support public and private efforts to provide and maintain street trees to help frame axial views and reinforce the city's historic landscape character. 1010.5

Policy HP-2.3.4: Public Space Design in the L'Enfant Plan

Reinforce the historic importance and continuity of the streets as public thoroughfares through sensitive design of sidewalks and roadways. Avoid inappropriate traffic channelization, obtrusive signage and security features, and other physical intrusions that obscure the character of the historic street network. Work jointly with federal agencies to preserve the historic statuary and other civic embellishments of the L'Enfant Plan parks, and where appropriate extend this tradition with new civic art and landscape enhancements of the public reservations. 1010.6

Policy HP-2.3.5: Enhancing Washington's Urban Design Legacy

Adhere to the design principles of the L'Enfant and McMillan Plans in any improvements or alterations to the city street plan. Where the character of the historic plan has been damaged by intrusions and disruptions, promote restoration of the plan through coordinated redevelopment and improvement of the transportation network and public space. 1010.7

Action HP-2.3.A: Review of Alterations to the Historic City Plan

Ensure early consultation with the Historic Preservation Review Board and other preservation officials whenever master plans or proposed redevelopment projects envision alterations to the features of the historic city plan. 1010.8

Action HP-2.3.B: Review of Public Improvements

Ensure an appropriate level of consultation with the State Historic Preservation Officer before undertaking the design and construction of public space improvements in the L'Enfant Plan area and the public parks of the McMillan Plan. 1010.9

See the Urban Design Element for additional policies and actions on historic plans for the District of Columbia.

HP-2.4 Review of Rehabilitation and New Construction 1011

Historic properties have generated record levels of rehabilitation and construction activity in the District of Columbia in recent years, and this trend is expected to continue. Whether these projects are modest home improvements reviewed by HPO as a day-to-day customer service, major development projects involving extensive HPRB review (see text box), requests to certify work for tax credits, or monumental new federal buildings, all involve the application of similar preservation and design principles. These principles recognize that historic environments need to grow and evolve as cities constantly change. 1011.1

The District preservation law (Act 2-144) is the basis for review of most preservation projects, but others are considered under the federal Section 106 process or the preservation tax incentive program. The Act establishes that the test for alterations/additions and new construction is "compatibility with the character of the historic district." Coordination with cooperating agencies—the Commission of Fine Arts and its Old Georgetown Board, the National Capital Planning Commission, and the National Park Service—is a key factor in this review. 1011.3

Whether applying District or federal standards, the city's preservation officials encourage an approach to rehabilitation and architectural design based on the premise of compatibility with the historic context. This does

Historic Preservation Review Board 1011.2

The District of Columbia Historic Preservation Review Board (HPRB) is a group of private citizens appointed by the Mayor to represent professional and community viewpoints in the historic preservation process. HPRB professional members meet the Secretary of the Interior's preservation qualifications and represent expertise in architecture, architectural history, history, and archaeology. HPRB advises the Mayor under the District law and the SHPO on matters authorized by the National Historic Preservation Act.

not mean that additions or new construction should try to mimic historic buildings, but rather should achieve harmony with the historic surroundings through basic good design and close attention to the characteristics and design principles of the historic environment. Good contemporary architecture can fit within this context; in fact, it is necessary in an evolving and dynamic city and is welcomed as an expression of our time. 1011.4

Compatibility with the historic environment also means that new construction should be suited to the fundamental character and the relative importance of a wide range of historic buildings and environments. Delicate historic environments like a quiet residential street demand design restraint at a uniform scale, while more robust historic environments can sustain stronger design statements and more striking juxtapositions of scale—high-style and densely packed downtown, or daring and cutting-edge on an industrial waterfront. 1011.5

Policy HP-2.4.1: Rehabilitation of Historic Structures

Promote appropriate preservation of historic buildings through an effective design review process. Apply design guidelines without stifling creativity, and strive for an appropriate balance between restoration and adaptation as suitable for the particular historic environment. 1011.6

Policy HP-2.4.2: Adaptation of Historic Properties for Current Use

Maintain historic properties in their original use to the greatest extent possible. If this is no longer feasible, encourage appropriate adaptive uses consistent with the character of the property. 1011.7

Policy HP-2.4.3: Compatible Development

Preserve the important historic features of the District while permitting compatible new infill development. Within historic districts, preserve the established form of development as evidenced by lot coverage limitations, yard requirements open space, and other standards that contribute to the character and attractiveness of those areas. Ensure that new construction, repair, maintenance, and improvements are in scale with and respect historic context through sensitive siting and design and the appropriate use of materials and architectural detail.1011.8

Policy HP-2.4.4: Suitability to the Historic Context

Apply design standards in a manner that accounts for different levels of historic significance and different types of historic environments. Encourage restoration of historic landmarks while allowing enhancements of equivalent design quality, provided such enhancements do not damage the landmark. Exercise greater restraint in residential historic districts and areas with a clear prevailing development pattern or architectural style. Allow greater flexibility where the inherent character of historic properties can accommodate greater intervention or more dramatic new design, for example, in non-residential areas and in areas without a significant design pattern. 1011.9

Policy HP-2.4.5: Protecting Historic Building Integrity

Protect historic buildings from demolition whenever possible, and protect the integrity of whole buildings. Discourage treatments like facadism or relocation of historic buildings, allowing them only when there is no feasible alternative for preservation, and only after a finding that the treatment is necessary in the public interest. Waivers or administrative flexibility should be provided in the application of building and related codes to permit maximum preservation and protection of historic resources while ensuring the health and safety of the public. 1011.10

Policy HP-2.4.6: Preservations Standards for Zoning Review

Ensure consistency between zoning regulations and design standards for historic properties. Zoning for each historic district shall be consistent with the predominant height and density of contributing buildings in the district. Where needed, specialized standards or regulations should be developed to help preserve the characteristic building patterns of historic districts and minimize design conflicts between preservation and zoning controls. 1011.11

Action HP-2.4.A: Conceptual Design Review Process

Sustain and improve the conceptual design review process as the most effective and most widely used means to promote good preservation and compatible design. Support the use of this process by property owners and developers by committing sufficient resources and appointing highly qualified professionals to the Historic Preservation Review Board. Enhance public participation and transparency in the process through increased use of electronic means to provide public notice, process applications, and post documents for public review. 1011.12

Action HP-2.4.B: Design Standards and Guidelines

Expand the development of design standards and guidelines for the treatment and alteration of historic properties, and for the design of new buildings subject to preservation design review. Ensure that these tools address appropriate treatment of characteristics specific to particular historic districts. Disseminate these tools widely and make them available on the Internet. 1011.13

Action HP-2.4.C: Zone Map Amendments in Historic Districts

Identify areas within historic districts that may be "overzoned" based on the scale and height of contributing buildings, and pursue rezoning of such areas with more appropriate designations. 1011.14

HP-2.5 Historic Landscapes and Open Space 1012

More than almost any other feature, the exceptional width and openness of Washington's parks and streets define the basic character of the city. These spaces include the major monumental greenswards of the Mall, riverfront

More than almost any other feature, the exceptional width and openness of Washington's parks and streets define the basic character of the city. These spaces include the major monumental greenswards of the Mall, riverfront and stream valley parks, and the green space of estates, cemeteries, and campuses.

and stream valley parks, and the green space of estates, cemeteries, and campuses. Tree-lined streets and landscaped front yards unite many historic neighborhoods, and there are small green oases scattered throughout the city. Some are publicly owned, and others are private. Many provide the setting for historic buildings, creating a balance between the natural and built environment that is a unifying feature of the city. Such settings should be protected and maintained as significant landscapes in their own right or as contributing features of historic landmarks and districts. 1012.1

Policy HP-2.5.1: The Natural Setting of Washington

Preserve the historic natural setting of Washington and the views it provides. Preserve and enhance the beauty of the Potomac and Anacostia riverfronts and the system of stream valley parks. Protect the topographic bowl around central Washington and preserve the wooded skyline along its ring of escarpments. Prevent intrusions into the views to and from these escarpments and other major heights throughout the city. 1012.2

Policy HP-2.5.2: Historic Landscapes

Preserve the distinguishing qualities of the District's historic landscapes, both natural and designed. Protect public building and monument grounds, parks and parkway systems, government and institutional campuses, gardens, cemeteries, and other historic landscapes from deterioration and incompatible development. 1012.3

Policy HP-2.5.3: Streetscape Design in Historic Districts

Ensure that new public works such as street lights, street furniture, and sidewalks within historic landscapes and historic districts are compatible with the historic context. Emphasize good design whether contemporary or traditional. 1012.4

Policy HP-2.5.4: Landscaped Yards in Public Space

Preserve the continuous and open green quality of landscaped front and side yards in public space. Take special care at historic landmarks and in historic districts to protect this public environment from intrusions, whether from excess paving, vehicular access and parking, high walls and fencing, or undue disruption of the natural contours or bermed terraces. 1012.5

Policy HP-2.5.5: Public Campuses

Recognize campuses in federal ownership as both historic landscape settings for important government facilities and as open green space for the entire city. Preserve the communal value of these campuses by protecting them from overdevelopment. Balance any new development against the public interest in retaining open green space. 1012.6

Policy HP-2.5.6: Historic Open Space

Retain landscaped yards, gardens, estate grounds, and other significant areas of green space associated with historic landmarks whenever possible.

If development is permitted, retain sufficient open space to protect the setting of the historic landmark and the integrity of the historic property. In historic districts, strive to maintain shared open space in the interior of blocks while balancing the need to accommodate reasonable expansion of residential buildings. 1012.7

Potomac River, Key Bridge in background

Action HP-2.5.A: Protecting Historic Landscapes

Promote the protection of historic landscapes through documentation, specific recognition in official designations, and public education materials. Work cooperatively with federal and city agencies and private landowners to promote the preservation of historic landscapes as integral components of historic landmarks and districts, and to ensure that new construction is compatible with the setting of historic properties. 1012.8

Action HP-2.5.B: Protecting the Natural Escarpment

Protect views of and from the natural escarpment around central Washington by working with District and federal land-holders and review agencies to accommodate reasonable demands for new development on major historic campuses like Saint Elizabeths Hospital, the Armed Forces Retirement Home, and McMillan Reservoir in a manner that harmonizes with the natural topography and preserves important vistas over the city. 1012.9

Action HP-2.5.C: Protecting Rights-Of-Way

Promote the preservation of original street patterns in historic districts by maintaining public rights-of-way and historic building setbacks. Retain and maintain alleys in historic districts where they are significant components of the historic development pattern. 1012.10

HP-2.6 Archaeological Resources 1013

Washington has been the home of successive generations stretching far back in time. The artifacts and man-made features uncovered through archaeological investigation are important evidence of the city's history, its colonial origins, and its prehistoric past. These resources often illustrate aspects of past lives that are not visible in documents or in the built environment. They can illuminate what has been long forgotten about everyday life. And often in the most touching and personal way, they can help connect us to the lives of those who preceded us. 1013.1

Policy HP-2.6.1: Protection of Archeological Sites

Retain archeological resources in place where feasible, taking appropriate steps to protect sites from unauthorized disturbance. If sites must be excavated, follow established standards and guidelines for the treatment of archaeological resources, whether in documentation and recordation, or in the collection, storage and protection of artifacts. 1013.2

Prehistoric tools dating to 2000 B.C. were discovered during an archaeological survey project at Barney Circle. Research determined the site was used as a temporary campsite for toolmaking.

Policy HP-2.6.2: Curation of Data and Artifacts

Treat archaeological artifacts as significant civic property. Ensure that all data and artifacts recovered from archaeological excavations are appropriately inventoried, conserved, and stored in a facility with proper environmental controls. 1013.3

Policy HP-2.6.3: Public Awareness of Archaeological Resources

Make archaeological artifacts and data visible to the public. Maintain public access to collections, use artifacts and information as educational tools, and treat artifacts as objects of cultural interest. 1013.4

Action HP-2.6.A: Archaeological Curation Facility

Establish as a high priority a facility for the proper conservation, curation, storage, and study of artifacts, archaeological materials, and related historic documents owned by the District of Columbia. Ensure public access to these materials and promote research using the collections and records. 1013.5

Action HP-2.6.B: Archaeological Surveys and Inventories

Increase surveys, inventories, and other efforts to identify and protect significant archeological resources. 1013.6

Action HP-2.6.C: Archaeological Site Reports

Require prompt completion of site reports that document archaeological findings after investigations are undertaken. Maintain a central archive of these reports and increase efforts to disseminate their findings and conclusions. 1013.7

HP-2.7 Enforcement 1014

The enforcement program carries the District's preservation process to completion by ensuring that work on landmarks and in the city's many historic districts is consistent with preservation goals. The historic preservation inspectors ensure compliance with HPO approvals and work with citizens and neighborhood groups to curtail illegal construction activity. 1014.1

Policy HP-2.7.1: Preservation Law Enforcement

Protect historic properties from unauthorized building activity, physical damage, and diminished integrity through systematic monitoring of construction and vigilant enforcement of the preservation law. Use enforcement authority, including civil fines, to ensure compliance with the conditions of permits issued under the preservation law. 1014.2

Policy HP-2.7.2: Prevention of Demolition by Neglect

Prevent demolition of historic buildings by neglect or active intent through enforcement of effective regulations, imposition of substantial civil fines, and when necessary, criminal enforcement proceedings against those responsible. 1014.3

Action HP-2.7.A: Preservation Enforcement

Improve enforcement of preservation laws through a sustained program of inspections, imposition of appropriate sanctions, and expeditious adjudication. Strengthen interagency cooperation and promote compliance with preservation laws through enhanced public awareness of permit requirements and procedures. 1014.4

Action HP-2.7.B: Accountability for Violations

Hold both property owners and contractors accountable for violations of historic preservation laws or regulations, and ensure that outstanding violations are corrected before issuing permits for additional work. Ensure that fines for violations are substantial enough to deter infractions, and take the necessary action to ensure that fines are collected. 1014.5

Historic preservation has increased real estate values, strengthened the city's tourism industry, and revitalized neighborhood shopping districts like Barracks Row and U Street.

HP-3 Capitalizing on Historic Properties 1015

For a city like Washington, DC, protection of historic resources is an integral part of the community planning, economic development, and construction permitting processes. Historic preservation is an important local government function as well as an economic development strategy. 1015.1

Historic preservation is also fundamental to the growth and development of District neighborhoods. Recent building permit and development activity in the city confirms that historic preservation is a proven catalyst for neighborhood investment and stabilization. The financial impact of preservation on the city is also well documented. Preservation has increased real estate values, strengthened the city's tourism industry, and revitalized neighborhood shopping districts like Barracks Row and U Street. Looking to the future, historic preservation will become even more closely integrated with urban design, neighborhood conservation, housing, economic development, tourism, and planning strategies. 1015.2

Of particular concern for historic preservation are the estimated two-thirds of the city's residential buildings that were built before 1950. Real estate pressure on this housing stock and the traditional character of historic neighborhoods is substantial. The city also anticipates major redevelopment over the next two decades along the Anacostia River and in large under-developed tracts throughout the city. Many of these sites contain historic properties or are likely to have significant impact on nearby historic districts. 1015.3

Whether as an economic opportunity or a set of new challenges, historic preservation needs strong advocates to promote its importance among the host of priorities facing community leaders. Preservation draws strength by forging effective partnerships and ensuring the development of preservation leaders for the future. 1015.4

HP-3.1 Preservation Incentives 1016

Financial incentives are beneficial and sometimes necessary as a means of achieving preservation of historic properties. Incentives can also help to preserve affordable housing and protect neighborhood diversity. Existing preservation incentives include the federal Historic Preservation Tax Credits and New Market Tax Credits. District programs include a Revolving Fund Loan Program and the new Targeted Historic Homeowner Tax Credit. 1016.1

Policy HP-3.1.1: Preservation Incentives

Develop and maintain financial incentives to support preservation of historic properties in private ownership. Give priority to programs to assist owners with low and moderate incomes. 1016.2

Policy HP-3.1.2: Incentives for Special Property Types

Develop specialized incentives to support preservation of historic properties like schools, places of worship, theaters, and other prominent historic structures of exceptional communal value. Use a variety of tools to reduce development pressure on these resources and to help with unusually high costs of maintenance. 1016.3

Action HP-3.1.A: D.C. Preservation Incentives

Implement and promote the District's new targeted homeowner incentive program through an active program of outreach and public information. Monitor and evaluate the program to assess its effectiveness and to guide the development of other appropriate incentives and assistance programs. 1016.4

Action HP-3.1.B: TDR Benefits for Preservation

Evaluate the effectiveness of existing transfer of development rights (TDR) programs, and consider revisions to enhance their utility for preservation. 1016.5

See the Land Use Element for additional policies and actions on row house preservation.

HP-3.2 Preservation and Economic Development 1017

Investment in historic preservation is a major source of economic development for Washington. Historic districts promote stable communities by giving residents a voice in guiding new development. Older buildings provide space to incubate new businesses. The quality of life in historic neighborhoods helps to attract new residents. 1017.1

In recent years the District's preservation program has processed more than 4,000 building permit and related applications annually, representing more than 1/3 of the construction permits issued by the District each year. The magnitude of this effort testifies equally to the extent of ongoing repair and rehabilitation of historic buildings, the importance of historic

assets as generators of economic activity, and the importance of the HPRB review process in supporting high quality new development in the city. The following policies and actions address the importance of historic preservation as a factor in the city's economic growth and development: 1017.2

Policy HP-3.2.1: Preservation and Community Development

Promote historic preservation as a tool for economic and community development. 1017.3

Policy HP-3.2.2: Preservation and Neighborhood Identity

Recognize the potential for historic preservation programs to protect and enhance the distinct identity and unique attractions of District neighborhoods. 1017.4

Policy HP-3.2.3: Neighborhood Revitalization

Utilize historic preservation programs and incentives to encourage historic preservation as a revitalization strategy for neighborhoods and neighborhood business districts. 1017.5

Action HP-3.2.A: Historic Neighborhood Revitalization

Implement preservation development strategies through increased use of proven programs and initiatives sponsored by preservation leaders like the National Trust for Historic Preservation, National Park Service, and others. Make full use of the programs available through the National Main Street Center, Preservation Services Fund, Preserve America, Save America's Treasures, and other programs designed for the recognition of diverse cultural heritage and the preservation and promotion of historic landmarks and districts. 1017.6

Historic districts promote stable communities by giving residents a voice in guiding new development. Older buildings provide space to incubate new businesses. The quality of life in historic neighborhoods helps to attract new residents.

HP-3.3 Preservation Partnerships and Advocacy 1018

The foundation of a strong preservation program is an informed and participatory public that understands why historic preservation is important, how it is achieved, and what benefits it can provide. Strong preservation partnerships not only promote the values of preservation but also serve to forge a greater sense of community. Partnerships with the public are critical to any preservation program and must be established and advanced through education and outreach. 1018.1

Policy HP-3.3.1: Promotion of Historic Preservation

Use historic preservation to foster civic pride and strengthen communal values. Increase public awareness of historic preservation, promote appreciation of historic places, and support preservation activities of interest to residents and visitors. 1018.2

Policy HP-3.3.2: Public Education

Promote public education in the values of historic preservation and the processes for preserving historic properties. 1018.3

Policy HP-3.3.3: Preservation Advocacy

Encourage public participation in historic preservation through strong community partnerships. Promote communication and collaboration among the city's preservation groups in advocating for preservation goals. Involve historical societies, academic organizations, and others with specialized knowledge of the District's history and historic resources in efforts to promote historic preservation. 1018.4

Policy HP-3.3.4: Cultural Tourism

Celebrate the cultural history of District neighborhoods. Recognize cultural preservation as an integral part of historic preservation, and use cultural tourism to link neighborhoods and promote communication between diverse groups. 1018.5

Policy HP-3.3.5: Special Events for Preservation

Promote preservation awards, festivals, conferences, exhibitions, and other special events that raise awareness of historic preservation and celebrate the District's history and historic places. 1018.6

Action HP-3.3.A: Preservation Outreach and Education

Sustain an active program of outreach to the District's neighborhoods. Develop educational materials on the cultural and social history of District communities as a means to engage residents and introduce historic preservation values and goals. Promote public understanding of not just the principles for preserving properties but also the social and community benefits of historic preservation. 1018.7

Action HP-3.3.B: Historic Preservation in Schools

Work with both public and private schools to develop and implement programs to educate District students on the full range of historic, architectural, and archaeological resources in Washington. Use education to promote the value of historic preservation as a community activity. 1018.8

Action HP-3.3.C: Historic and Archaeological Exhibitions

Develop display exhibits for libraries, recreation centers, and other public buildings that showcase historic and archaeological resources. Recruit volunteers to assist with the interpretation of these resources. 1018.9

Action HP-3.3.D: Heritage Tourism

Identify heritage tourism opportunities and strategies that integrate District programs with those of organizations like Cultural Tourism DC, the DC Convention and Visitors Bureau, and others oriented to visitors. Use these programs to promote and enhance the integrity and authenticity of historic resources. 1018.10

Action HP-3.3.E: Coordinated Preservation Advocacy

Encourage and facilitate interaction between preservation and economic development interests. Strengthen working relationships among the HPO, HPRB, Advisory Neighborhood Commissions, and preservation organizations. Establish special task forces or advisory groups as appropriate to support preservation programs and advocacy for historic preservation. 1018.11