



2014 ANNUAL REPORT

HISTORIC PRESERVATION OFFICE
DC OFFICE OF PLANNING



District of Columbia
Office of Planning





LITHUANIAN EMBASSY, 2622 16TH STREET, MERIDIAN HILL HISTORIC DISTRICT
FRONT AND BACK COVERS: MERIDIAN HILL HISTORIC DISTRICT; US CAPITOL DOME UNDER RESTORATION, HPO INTERN MIA CAREY EXPLAINS ARTIFACTS,
HEBREW HOME FOR THE AGED

HIGHLIGHTING A YEAR OF ACCOMPLISHMENT

The District of Columbia's Historic Preservation Office is pleased to report on the progress of the District's preservation program during Fiscal Year 2014. Highlights of the year's accomplishments include:

Supporting Communities

- Made significant progress in implementing *Enriching Our Heritage*, the 2016 District of Columbia Historic Preservation Plan (see page 2)
- Completed the Ward 5 Heritage Guide, the third in a series of guides for each ward (see page 2)
- Partnered with the Humanities DC to complete 16 projects that engaged residents in telling their own community stories (see page 3)
- Distributed \$336,000 in historic homeowner grants, helping 18 low- and moderate-income owners keep their homes in good repair (see page 4)
- Maintained 5 partnership arrangements with local non-profit organizations to provide mutually beneficial preservation and outreach services (see page 5)
- Awarded more than \$365,000 in federal preservation funds to professional consultants and contractors for critical information technology, historical research, community outreach, and archaeological services (see page 5)
- Involved hundreds of District residents through community outreach and education programs (see pages 3 and 6)
- Expanded the District's archaeological program through internships and educational outreach (see page 6 and 7)

Recognizing Our Heritage

- Assisted several owners interested in historic designation of their properties included in the survey of the District's remaining farmsteads, springhouses, and country estates (see page 8)
- Issued an illustrated publication describing the findings of the DC Historic Alley Buildings Survey (see page 8)
- Designated 7 historic landmarks and 2 historic districts honoring the architectural richness, history and cultural diversity of the District of Columbia (see page 9)
- Listed 15 DC properties in the National Register of Historic Places (see page 13)

Encouraging Good Stewardship

- Reviewed more than 300 District agency projects, including the Pavilion at Saint Elizabeths, *Play DC* playgrounds and other modernizations, to ensure appropriate treatment of historic property (see page 14)
- Helped guide planning and preservation efforts at the Walter Reed campus and other federal properties, completing nearly 390 reviews (see page 16)

Promoting High Quality Reinvestment

- Promoted superior architecture through public design review of renovation and new construction in the city's historic neighborhoods (see page 18)
- Reviewed more than 5,000 permit applications for compatibility with historic properties, processing 91% as an expedited "over-the-counter" service (see page 23)
- Supported developers seeking the federal preservation tax credit for 5 projects representing a \$229 million reinvestment in local historic buildings, and a \$45 million federal subsidy (see page 25)
- Promoted affordable housing through federal tax credits for 7 projects with 366 units completed or under rehabilitation (see page 26)

Protecting Historic Assets

- Made significant progress in addressing long-standing cases of failure to maintain historic property (see page 27)
- Addressed unauthorized work on historic buildings through more than 500 construction inspections (see pages 28)

Recognizing Excellence

- Honored distinguished individuals and projects with the District of Columbia Awards for Excellence in Historic Preservation (see page 30)

The DC Historic Preservation Law and Program

Since its enactment by the Council of the District of Columbia in 1978, the DC Historic Landmark and Historic District Protection Act has been among the most effective laws of its kind in the nation. For thirty-five years, it has promoted the appreciation and enhancement of the city's cultural heritage, while also promoting the economic and social benefits of historic preservation for Washington's citizens and visitors.

The preservation law established the Historic Preservation Review Board and the Historic Preservation Office, which has been a component of the Office of Planning since 2000. These bodies collectively implement the various public policies established by the preservation law.

Historic Preservation Review Board (HPRB)

HPRB designates historic landmarks and districts, makes recommendations to the Mayor on projects affecting those properties, and serves as a forum for community involvement in historic preservation. HPRB is composed of nine professional and public members appointed by the Mayor and approved by the Council. It also serves as the State Review Board for the District of Columbia, under the provisions of the National Historic Preservation Act of 1966.

Historic Preservation Office (HPO)

HPO acts as the HPRB staff, and provides professional expertise on historic preservation matters to government agencies, businesses, and the public. It also serves as the State Historic Preservation Office (SHPO) for the District of Columbia. SHPO responsibilities under federal law include historic preservation planning, survey and identification of historic resources, public education, review of government projects for preservation concerns, and support for the use of federal tax incentives for preservation. These functions are supported by an annual grant from the National Park Service.

Mayor's Agent

The Director of the Office of Planning serves as the Mayor's Agent for historic preservation, providing guidance and helping to balance preservation with other public goals. The Director also ensures that historic preservation is fully integrated with the city's overall planning programs.



HISTORIC JOHN A. WILSON BUILDING (BUILT 1904-08)

Among its provisions, the Historic Landmark and Historic District Protection Act of 1978 provides for an annual report to the Council of the District of Columbia on the implementation of the city's preservation law. This 2014 Annual Report includes that required data as well as information on other achievements of the District's historic preservation program from October 1, 2013 to September 30, 2014.

For further information, see the Historic Preservation Office website at www.preservation.dc.gov or call the Historic Preservation Office at (202) 442-8800.

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SUPPORTING COMMUNITIES

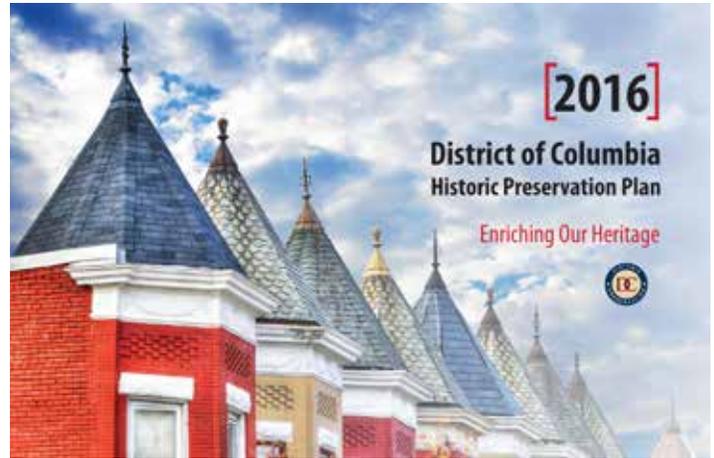
Preservation Planning

Protection of historic resources begins with sound preservation planning. As part of the Office of Planning, the Historic Preservation Office is ideally positioned to lead this effort in cooperation with communities and OP colleagues. HPO's planning work also satisfies the federal requirement for an approved preservation plan to guide the District's preservation efforts.

The 2016 DC Historic Preservation Plan, *Enriching Our Heritage*, is the current guide not just for HPO programs, but also for activities undertaken by institutional and community partners in preservation. The plan sets forth 13 preservation goals with measurable milestones.

To engage community organizations and the public on specific tasks, the plan identifies 73 objectives, with targeted actions for each year through 2016. The goals and objectives are grouped under these general themes:

- Recognizing historic resources
- Appreciating our history
- Protecting historic properties
- Planning for our heritage



2016 HISTORIC PRESERVATION PLAN

Ward Heritage Guides

To supplement the citywide historic preservation plan, HPO is working with local communities to prepare a series of heritage guides for each of the District's eight wards. These guides include an illustrated historical overview, a discussion of preservation challenges and strategies as seen by the community, and information about sites of cultural and heritage significance. In FY 2014, HPO completed the Ward 5 Heritage Guide, and made substantial progress on the Ward 4 guide. Guides for Wards 7 and 8 have been released previously.



WARD 5 COMMUNITY HERITAGE GUIDE

Goal	Action Agent	Objective or Action	Target for 2013	Target for 2014	Target for 2015	Target for 2016
Achieving our goals						
<p>Recognizing Historic Resources</p> <p>HPO is best equipped to sustain the effort to complete the city survey and to create the national capacity to display survey information on maps. Much of this work will be done with the expertise of specialized contractors. But partnerships are essential for making history more accessible to residents in all parts of the city.</p> <p>City preservation officials will be responsible for a large share of the more than 770 tasks proposed in this plan. But this is not a top-down plan for the DC Historic Preservation Office, and many other groups and individuals will also be involved. Communities, non-profit organizations, and property owners are just as important in accomplishing the goals of this plan.</p> <p>Also critical are the formal and informal partnerships that achieve shared goals. Joint efforts will vary, depending on the nature of each goal.</p>						
<p>recognizing historic resources</p> <p>A1 A2 A3</p> <p>65%</p> <p>Who's taking action</p> <ul style="list-style-type: none"> Government agencies Partnership Communities and non-profits Property owners Partnership Government agencies 						
<p>Targets for 2014 - Percentage Complete</p> <p>% Completed</p> <ul style="list-style-type: none"> Complete documentation of eight districts in downtown and the Shaw/ Mount Vernon Square area: 100% Complete identification and dating of buildings in Georgetown, Capitol Hill and all historic districts outside the original city: 75% Prepare and distribute information on the results of the survey: 25% 						
1	HPO and contractors	Document all primary buildings in DC's historic districts, with data sufficient to evaluate their relative significance.	Complete documentation of eight districts in downtown and the Shaw/ Mount Vernon Square area.	Complete documentation of the remaining 10 neighborhood historic districts.	Create and post on the HPO website a preliminary list of DC's pre-Civil War buildings.	Evaluate the preliminary list of buildings to identify those eligible for historic designation.
	HPO interns and volunteers	Complete a comprehensive survey and evaluation of the city's oldest buildings.	Complete identification and dating of buildings in the original city (west of the Capital Hill Historic District).	Complete identification and dating of buildings in Georgetown, Capitol Hill and all historic districts outside the original city.	Conduct research on selected buildings from the 43 identified to document properties that may be eligible for designation.	Finalize brochure and begin work on a multiple property nomination addressing both architectural and archaeological resources.
	HPO interns and volunteers	Survey the outlying parts of the city—the area once known as Washington County—to identify new farmhouses and country homes.	Complete a reconnaissance survey of the old Washington County (mostly March 1, 4, 5, 7, and 8).	Conduct archaeological assessments on selected properties. Draft an informational brochure for public distribution.	Survey alley buildings in the outlying neighborhoods just north of Florida Avenue.	Survey alley buildings in historic districts outside the original city of Washington.
	HPO interns and volunteers	Conduct a phased alley survey to identify and document alley resources including dwellings, service buildings, and other structures.	Complete the survey of the original city and Georgetown, and compile a preliminary survey report on an estimated 1,000 buildings.	Establish a survey plan for neighborhoods outside the original city and Georgetown. Begin work on a preservation plan for alleys.	Survey alley buildings in the outlying neighborhoods just north of Florida Avenue.	Survey alley buildings in historic districts outside the original city of Washington.
	HPO and contractors	Survey and evaluate downtown architectural heritage between 30 and 50 years old.	Complete a reconnaissance survey of downtown modern buildings.	Prepare and distribute information on the results of the survey.	Complete evaluation of downtown modern buildings.	Identify preservation priorities for modern buildings downtown.
2	HPO and contractors	Document all primary buildings in DC's outlying wards beyond the original city and Georgetown.		Engage a contractor and complete baseline documentation of the outlying neighborhoods south of Florida Avenue.		Complete baseline documentation of outer neighborhoods dominated by single-family housing.

FISCAL YEAR 2014 IMPLEMENTATION REPORT

The end of Fiscal Year 2014 marks the halfway point in implementation of the 2016 Preservation Plan. HPO and preservation partners have already made good progress in meeting the plan's goals.

Of 140 action targets for the first two years, 75 or 54% have been achieved, and progress has been made on another 43, for a total of 84%. The record for priority actions is even better: of 47 priority targets, 28 or 60% have been achieved, and progress has been made on another 15, for a total of 91%.

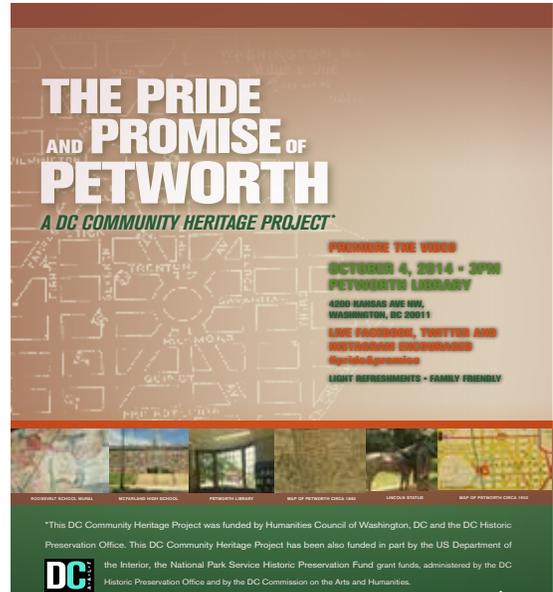
DC Community Heritage Project

Local voices are emerging through the DC Community Heritage Project, a nine-year partnership between HPO and Humanities DC (formerly the Humanities Council of Washington DC). Each year, participating professionals present two educational symposia on topics of interest to preservation newcomers. The program also awards grants of up to \$2,500 to local groups for projects that build familiarity with DC's community heritage.

The heritage project emphasizes grass-roots organizing and youth participation in recording local history. Innovative ideas are welcomed to push the envelope of traditional historic preservation concerns.

Each December, grant recipients showcase their projects at an open community forum. The neighborhood brochures, oral histories, videos, and other products remain accessible on the Humanities DC and HPO websites.

The following sixteen projects were completed in FY 2014:



COMMUNITY HISTORY PROJECTS THROUGH THE DC COMMUNITY HERITAGE PROJECT

DC COMMUNITY HERITAGE PROJECT SMALL GRANT AWARDS

Ward	Project	Sponsoring Organization	Amount
5	Langston Terrace Dwelling Oral History and Hilltop Schools Campus History Video Project	Anacostia Community Outreach Center	\$ 2,500
1	Upper Georgia Avenue in the Current	Black Student Fund	\$ 2,500
4	The Pride and Promise of Petworth	DC African American Legacy Foundation	\$ 2,500
All	Wardman's Washington Website	DC Preservation League	\$ 2,500
5/7/8	DC Women EcoLeaders	Ecohermanas	\$ 2,500
6	Greenleaf Gardens History Project	Empower DC	\$ 2,500
2	From Synagogue to Church to Condo - DC's Urban Evolution	Jewish Historical Society of Greater Washington	\$ 2,500
1	Documenting 20 Years of KhushDC	KhushDC	\$ 2,500
2	Washington DC Community Development Oral Histories	Local Initiatives Support Corporation	\$ 2,500
4	Ward 8 Community Activists and Legends 1950-1990 Recognition Brunch	Parklands Community Center	\$ 2,500
8	Publishing the History of Rehoboth Baptist Church	Rehoboth Baptist Church Historical Committee	\$ 2,500
1	Komorebi	Sanctuary Theatre, Inc.	\$ 2,500
1	Around Our Tables: The Story of the Potter's House	The Potter's House	\$ 2,500
8	Barry Farms - Our Community Through Our Eyes	United Planning Organization	\$ 2,500
1	Story Map	Urban Rangers Youth Group/Centronia	\$ 2,500
3	Wilson High School Community Archives Development Project	Wilson High School Parent Teacher Student Organization	\$ 2,500
	Total		\$ 40,000

Historic Homeowner Grants

The District offers financial assistance to low- and moderate-income homeowners to help with the cost of repairing their historic homes. These targeted non-taxable grants are available in twelve of the city's historic districts, helping to promote preventive maintenance that can forestall major deterioration. They also support local construction jobs and help strengthen community pride.

In FY 2014, HPO worked with eighteen homeowners undertaking grant projects. A total of \$335,912 was expended on construction, more than 2 times the amount spent in FY 2013. This increase was made possible by a cooperative agreement HPO concluded with the L'Enfant Trust in March 2014 for outreach and project monitoring assistance. The \$9,895 administrative cost was well under the 5% allowable for the program. In July 2014, HPO also selected 10 new projects from a pool of 27 applicants.



1802 8TH ST NW, BEFORE

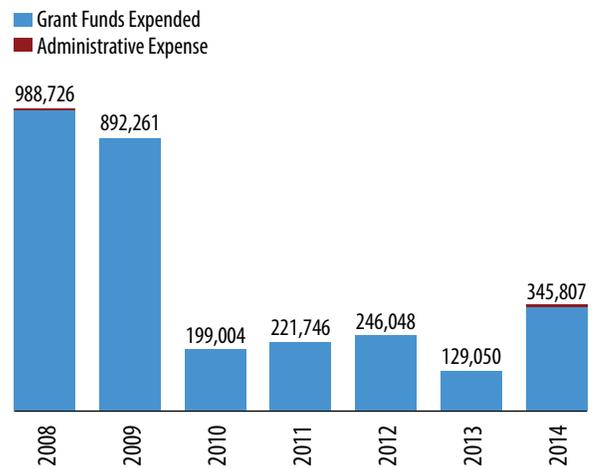


1802 8TH ST NW, AFTER

HISTORIC HOMEOWNER GRANTS

Historic District	Address
Anacostia	1629 U Street SE 1222 V Street SE 1231 V Street SE 1518 V Street SE
U Street	1802 8th Street NW 1712 9th Street NW 2013 Vermont Ave NW
Capitol Hill	206 10th Street SE 1132 C Street NE
LeDroit Park	1883 3rd Street NW 414 T Street NW
Mount Vernon Square	215 Morgan Street NW

Total Home Owner Grant Dollars Expended



Grants may be used for structural repairs and exterior or site restoration. The grant limit is \$25,000, with a higher limit of \$35,000 in historic Anacostia. Recipients in the middle and upper range of income eligibility must provide a progressively greater percentage of matching funds. Work is undertaken by District-licensed general contractors selected by the homeowners.

Preservation Partnerships

HPO promotes appreciation of the District's cultural heritage through partnerships with non-profit organizations and educational institutions. These projects include lectures and seminars, heritage trails, informational websites, historic site documentation, and preservation awards. HPO uses monies from the federal Historic Preservation Fund (HPF) and other sources to support these cooperative agreements.

The SHPO also awards community grants on a competitive basis to non-profits and scholars for historic survey, documentation, and public education projects. Selection priorities are based on the DC Historic Preservation Plan and other public goals that complement the mission of the preservation program.

In FY 2014, HPO pursued the following projects through partnerships and contracted services:

COOPERATIVE AGREEMENTS

Project	Grantee	Amount
Community Heritage Grants, Education Workshops, and Heritage Resource Website	Humanities Council of Washington DC	\$ 83,657
Preservation Awards	DC Preservation League	\$ 27,000
African American Heritage Trail Database Maintenance	Cultural Tourism DC	\$ 5,000
Mayor's Agent Database Maintenance	Georgetown University Law Center	\$ 2,500
Contractor Database Maintenance	DC Preservation League	\$ 2,500
Total FY 2014		\$120,657



TOUR OF WASHINGTON HEIGHTS HISTORIC DISTRICT

COMMUNITY GRANTS AND COMPETITIVE CONTRACTS

Project	Grantee or Contractor	Amount
Building Documentation and GIS Recordation (Phase II)	Johnson, Mirmiran and Thompson	\$131,355
Community Outreach Services	THREAD	\$ 60,364
Archaeological Data Management and Project Assistance	Chardé Reid	\$ 32,500
HPO Database Improvement	Razavi Appliion Developers	\$ 10,000
Miscellaneous Printing	Multiple vendors	\$ 3,004
Total FY 2014		\$237,223



HOUSE HISTORY WORKSHOP AT MLK LIBRARY

In addition to these directly sponsored projects, HPO also assisted the Department of Housing and Community Development and its contractor in preparing the CHASE Neighborhoods Pattern Book, a detailed guide for compatible infill housing in the Congress Heights, Anacostia, and Saint Elizabeths communities.

SUPPORTING COMMUNITIES

Neighborhood Engagement

Active neighborhoods play a vital role in the District's historic preservation program. HPO joins with neighborhood partners to highlight DC history and broaden awareness of preservation. HPO's community outreach coordinator helps neighborhood groups with local heritage projects, and promotes familiarity with cultural resources through semi-annual public seminars and events. Other customer service efforts include hands-on assistance, training opportunities, community forums, and informational publications.

HPRB meetings also serve as a public forum for review and discussion of development projects that affect neighborhood character. There were 22 meetings this past year. These meetings are videocast live over the internet, and anyone is welcome to participate without signing up in advance. Members of the public can request regular announcements about HPRB meetings and other HPO activities, either by mail or through HPO's self-service email list of more than 1,400 persons.

Some highlights of HPO and HPRB outreach and education efforts undertaken during FY 2014 include:

- Participated in 136 ANC, community, and project meetings, attended by more than 1,900 individuals
- Worked with Office of Planning colleagues and residents of Mid-City East to develop a Small Area Plan for rowhouse neighborhoods
- Made presentations or gave tours at 35 events with more than 2,500 attendees
- Presented papers at the Annual Conference on DC Historical Studies, Society of American City and Regional Planning History, and DC Public Libraries
- Gave an orientation to preservation basics at a citywide realtors' training course
- Participated in Archaeology Day and presented papers at regional and national archaeological conferences
- Distributed 700 copies of the 2016 DC Historic Preservation Plan, and 2,700 copies of other HPO publications, all free of charge



URBAN ARCHAEOLOGY CORPS PRESENTATION



ARCHAEOLOGY TABLE AT "PARK"ING DAY



DAY OF ARCHAEOLOGY

Archaeology Programs

Archaeological evidence and artifacts dating back thousands of years are scattered across every part of the District. These often hidden resources help to illuminate intriguing aspects of the city's past. Recovered artifacts shed light on people whose lives are either completely missing from or poorly represented in historical documents. Due to its popularity with a wide audience, archaeology is a superb teaching tool to engage people of all ages in exploring local history.

Major HPO archaeological projects during FY 2014 included:

Archaeological Surveys

Archaeological surveys are the primary tool for identifying potential resource sites. This year, 25 properties operated by the Department of Parks and Recreation were surveyed as part of the "Play DC" playground renovation initiative. Surveys of eight District and Public Charter School properties were also completed, and surveys of 13 additional schools are scheduled for completion in FY 2015.

For the survey at Reno School, Civil War and Contraband Camp resources were expected, but instead, remnants of a prehistoric lithic quarry were identified. This site was added to HPO's inventory of sites potentially eligible for the National Register.

At River Terrace school, the survey focused on determining the exact location of an eligible prehistoric site first reported in the late 19th century. This site on the Anacostia River floodplain was previously known only from surface collections held by the Smithsonian Institution, but it is now mapped and fully reported.

Collections Management

The SHPO archaeological collections database documents approximately half a million artifacts contained in more than 127,000 records from 70 projects. The District's collections expand as artifacts and reports from survey work are reviewed and accepted. Results from most surveys completed in FY 2014 will be accessioned into the database inventory in FY 2015. As this work proceeds, HPO continues to search for a partnership arrangement to undertake the establishment and maintenance of a permanent curation facility that will allow for public access to these collections.

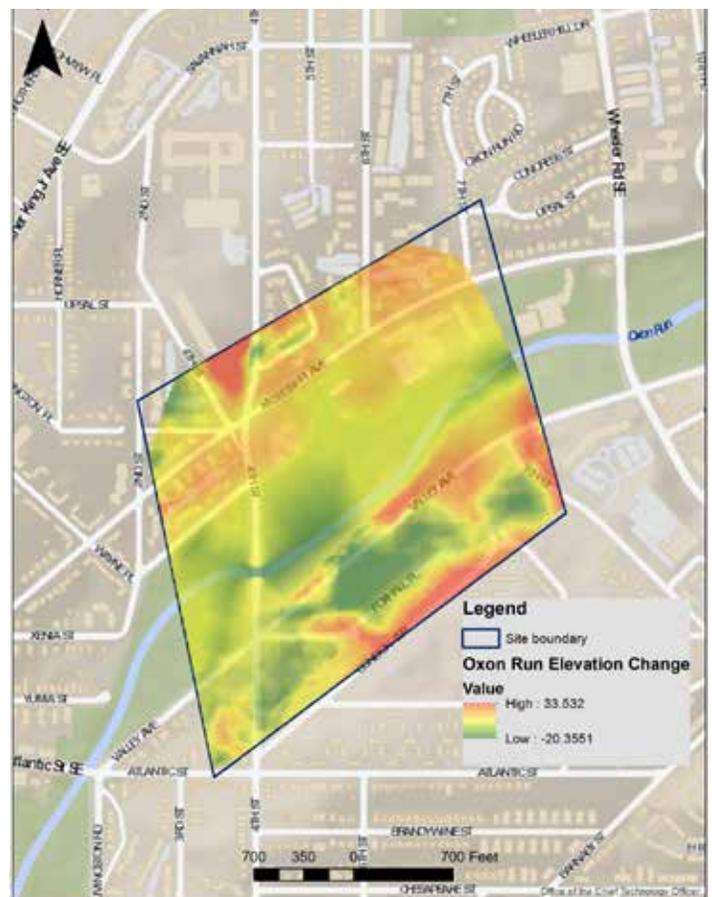
In FY 2014, the HPO collections database made possible the efforts of a paid summer intern with the District Leadership Program (DLP) of the Department of Human Resources. The zooarchaeologist intern created educational materials using faunal remains from the District's archaeological collections, and organized outreach events throughout the summer.

Analytical Mapping

Geographic Information System (GIS) mapping is a critical analytical tool for the District's archaeology programs. As project proposals are submitted for review, HPO regularly requests cut-and-fill analysis of the topography to help locate potential archaeological resources.

To mark the 2014 bicentennial of the defeat of federal troops at the Battle of Bladensburg, and the Burning of Washington, an HPO graduate student intern created a GIS model of the British invasion route into the District. Cut-and-fill analysis helped to show the dramatic landscape changes caused by urbanization, and the effect on potential for archaeological resources. Locations where rowhouses now stand were downcut by 30 to 40 feet, completely removing any potential, while locations mantled with fill retain archaeological potential.

This same approach was used to locate and document the prehistoric site at River Terrace School. HPO also promoted this time- and effort-saving analytical technique at local professional conferences in 2014.



GIS CUT-AND-FILL ANALYSIS

RECOGNIZING OUR HERITAGE

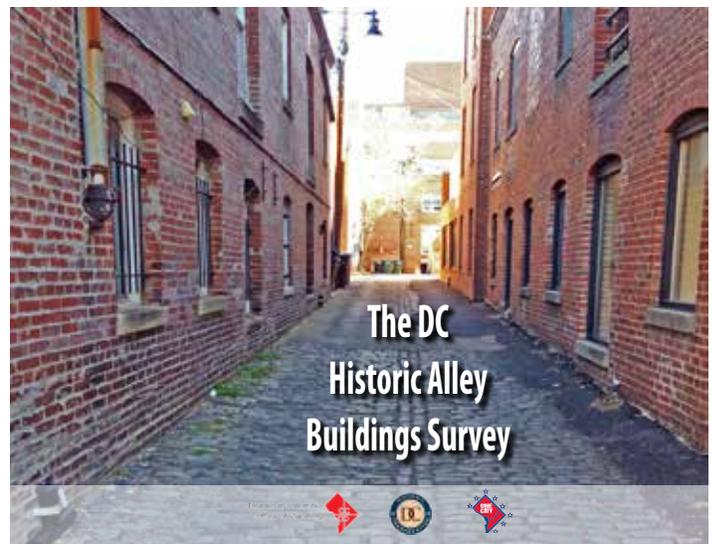
Preservation of the District's built and landscape historic resources begins with survey and identification. Researching and documenting architecturally and culturally significant properties is a key HPO function. While an impressive number of historic landmarks and districts are already protected in the District, many other properties go unrecognized either because their history has been forgotten or their significance is not clearly understood.

Survey and Documentation

Most historic properties are first evaluated through historic resource surveys and scholarly research. The District's Historic Preservation Plan establishes priorities to guide the work of those contributing to this effort. HPO offers grants to help private entities pursue research, and also undertakes some survey projects in-house or with contracted assistance.

In FY 2014, HPO focused on historic contexts, research tools, and key neighborhood projects, including:

- **Alley Survey:** Prepared and printed an illustrated publication on the D.C. Historic Alley Buildings Survey; expanded the alley building survey to historic districts outside of the old city, including Mount Pleasant and Washington Heights Historic Districts.
- **Farms and Estates Survey:** Continued intensive-level research on selected properties identified as part of the survey (Red Oak Spring Company and the Bleak House Carriage House); prepared DC Landmark and National Register documentation on one of the identified properties (Van View).
- **Bloomingdale Survey:** Conducted on-site survey of the historic buildings in Bloomingdale, a neighborhood in Mid-City East, and began permit research and data entry on the individual houses.
- **Historic Resources Mapping:** Continued a multi-year project to develop a comprehensive GIS (geographic information system) mapping capability for the District's historic resources. With the end of this year's phase, the system includes nearly complete building-by-building data on all of the city's historic districts. This data will enable HPO to produce accurate detailed maps of each district, showing contributing and non-contributing buildings as well as other attributes.



ALLEY SURVEY



RED OAKS SPRING COMPANY SPRING HOUSES AT THE NATIONAL ARBORETUM



Historic Landmarks and Districts

The Historic Preservation Review Board designates historic landmarks and districts for inclusion in the DC Inventory of Historic Sites. Nominations for designation come from property owners, Advisory Neighborhood Commissions, government agencies, and community preservation groups. They are evaluated by the HPO staff and made available for public review and comment before HPRB takes testimony and makes a decision at an open public meeting.

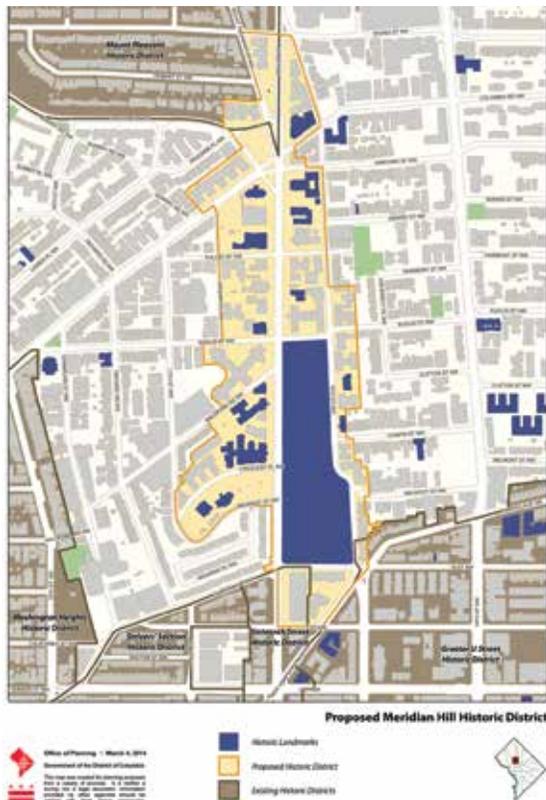
In FY 2014, HPRB designated seven historic landmarks and two historic districts for inclusion in the DC Inventory. The application for the Hawthorne School at 501 I Street SW was withdrawn by the applicant, and HPRB denied the application to designate the Round House at 1001 Irving Street NE, judging it too compromised by alterations to meet integrity criteria.

The newly designated historic landmarks and districts are:

Ward 1

Meridian Hill Historic District

Roughly bounded by V Street and New Hampshire Avenue NW, Irving Street, the rear of properties along 16th Street and 15th Street. The historic district includes an impressive collection of Beaux Arts mansions largely built between 1905 and 1928; luxury apartment buildings and several monumental religious edifices. The development of the district can be credited to Mary Foote Henderson, who conceived of, campaigned for and affected the deliberate development of Meridian Hill. Nominated by the Historic Preservation Office, Reed-Cooke Neighborhood Association, and Historic Mount Pleasant, and designated on March 6, 2014 (designation effective April 13, 2014)



HISTORIC LANDMARK DESIGNATIONS

Received FY	#	Approved		Denied		
		#	Owner-Opposed	#	Owner-Opposed	%
2014	19	7	1 14 %	1	0	0 %
2013	11	15	0 0 %	3	3	100 %
2012	8	13	0 0 %	2	1	50 %
2011	21	14	0 0 %	1	1	100 %
2010	14	14	0 0 %	0	0	-
2009	10	4	0 0 %	1	1	100 %
2008	17	11	1 6 %	1	1	100 %
2007	33	28	1 3 %	2	2	100 %
2006	14	10	1 10 %	1	1	100 %
2005	13	8	0 0 %	1	1	100 %
2004	13	10	0 0 %	3	1	33 %
TOTAL	173	134	4 3%	16	12	75%



EMBASSY OF POLAND IN THE MERIDIAN HILL HISTORIC DISTRICT

RECOGNIZING OUR HERITAGE

Standard Material Company/Gyro Motor Company

770-774 Girard Street NW

This unassuming brick building housed the Gyro Motor Company, an important manufacturer of aeronautical products, and the Standard Material Company, established to improve the quality of flat disc records. *Nominated by the Off Boundary Preservation Brigade and designated on June 26, 2014*



STANDARD MATERIAL COMPANY/GYRO MOTOR COMPANY

Park View Christian Church

625 Park Road NW

The church was the first within the Park View subdivision and became a meeting place where residents and property owners formed the Park View Citizens' Association. They lobbied the District Commissioners, often successfully, for neighborhood improvements. In 1964, the church participated in early testing of the federal Head Start program. It would later be considered the model for all of the District's Head Start centers. *Nominated by Historic Washington Architecture and designated on June 26, 2014*



PARK VIEW CHRISTIAN CHURCH

Ward 4

Walter Reed Army Medical Center

Bounded by Georgia Avenue, Aspen Street, 16th Street, Alaska Avenue, and Fern Street NW

Significant for its role in treating sick and injured members of the armed forces and U.S. presidents and for its advances in medical training and in the study, treatment and prevention of disease, the medical center opened in 1909. The site is also significant as the primary Confederate position opposite Fort Stevens during the 1864 Battle of Fort Stevens, the Civil War's only battle within the District of Columbia. *Nominated separately by the DC Preservation League and US Army, and designated on April 24, 2014 (designation effective June 22, 2014)*

Hebrew Home for the Aged and Jewish Social Service Agency

1125 and 1131 Spring Road NW

The Moorish Revival style building was constructed between 1925 and 1953 and initially served the elderly population with housing and health care, but grew to include an array of social services available to young and old. *Nominated by Historic Washington Architecture and designated on June 26, 2014*



HEBREW HOME FOR THE AGED



WALTER REED ARMY MEDICAL CENTER

RECOGNIZING OUR HERITAGE

Ward 5

Metropolitan Apartments

200-210 Rhode Island Avenue, NE

Constructed in 1936-37, the Metropolitan's Elizabethan-inflected Art Deco design was the work of George T. Santmyers, the most prolific architect in Washington history. His best apartments rank among Washington's finest and the Metropolitan was his first fully Deco apartment building. *Nominated by the property owner and designated on May 22, 2014*



METROPOLITAN APARTMENTS

Ward 6

District of Columbia Pound

820 South Capitol Street SW and 91 (Eye) Street SW

Completed in 1917, this rare type of municipal building, with its stable and later garage, was said to be "one of the best equipped institutions of its kind in the country." The pound was constructed after decades of makeshift approaches to animal control in the District and operated as an impoundment facility until 1966. *Nominated by the Southwest Neighborhood Assembly and designated on June 26, 2014*



DISTRICT OF COLUMBIA POUND

Capitol Park Apartments

301 G Street SW

Capitol Park Towers is a nine-story, Modernist apartment building constructed in 1962. Designed by Chloethiel Woodard Smith, one of Washington's most prominent architects of the era, the building was an important component of the Southwest Urban Renewal Area and was one of the first apartment buildings in Washington to be formally open to residents of all races. *Nominated by the Southwest Neighborhood Assembly and designated on July 10, 2014*



CAPITOL PARK APARTMENTS

Terminal Refrigerating and Warehousing Company

300 D Street SW

The 1923 building was designed in the neoclassical style by prominent Washington architect Appleton P. Clark, Jr. An unusual and monumental example of an urban cold-storage warehouse and ice plant, the structure is a rare surviving specimen of a particular type of industrial building that became central to the social and economic function of the twentieth-century city. *Nominated by the property owner and designated on July 24, 2014*



TERMINAL REFRIGERATING AND WAREHOUSING COMPANY



National Register Listings

The National Register of Historic Places is the nation's official list of resources worthy of preservation and commemoration. Listing in the National Register recognizes the historic significance of a property and ensures review of federal government undertakings that might affect its historic character or setting. It also makes the property eligible for federal preservation tax incentives and preferential consideration in federal leasing.

In FY 2014, the National Register listed twelve historic landmarks and three historic districts nominated by the DC State Historic Preservation Officer.

About National Register and NHL listing

The State Historic Preservation Officer nominates properties to the National Register, which is maintained by the National Park Service. In DC, the SHPO routinely forwards properties that have been designated in the DC Inventory of Historic Sites to the Register, since the listing criteria are substantially the same.

National Historic Landmarks (NHL), the nation's most significant historic properties, are designated by the Secretary of the Interior and are automatically listed in the National Register. With 75 NHLs, the District of Columbia has more of these highly significant properties than all but seven states.

NATIONAL REGISTER LISTINGS

Ward	Property	Address
1	General Baking Company	2146 Georgia Avenue NW
	WRECO Garage	2112 Georgia Avenue NW
	Park View Playground and Field House	693 Otis Place NW
	Meridian Hill HD	
	Standard Material Co/ Gyro Motor Company	770-74 Girard Street NW
2	DC War Memorial	Independence Ave SW
3	Immaculata Seminary HD	4340 Nebraska Avenue NW
4	George M Lightfoot House	1329 Missouri Avenue NW
	Marjorie Webster Junior College HD	1638-40 Kalmia Road NW
5	Chapman Coal Company	57 N Street NW
	Bunker Hill Elementary	1401 Michigan Avenue NE
	Spingarn High School	2500 Benning Road NE
6	Metropolitan Apartments	200-210 Rhode Island Ave NE
	Town Center East	1001 and 1101 3rd Street SW
	District of Columbia Pound	820 South Capitol Street SW



SPINGARN SENIOR HIGH SCHOOL

ENCOURAGING GOOD STEWARDSHIP

District Government Projects

The District of Columbia is one of the major owners and stewards of historic property in Washington. Under the DC preservation law, the SHPO advises District agencies on historic preservation concerns related to their properties and projects. This process aligns with the practices of the federal government and commercial developers. It not only protects historic resources, but also promotes sound facilities planning and efficient use of government funds.

In FY 2014, the SHPO reviewed 305 District projects, a one-third decrease from the number considered in the previous fiscal year. Major reviews included:

Saint Elizabeths Hospital Historic District

The staff reviewed the rehabilitation of Saint Elizabeths Hospital's 1957 chapel, one of the visual landmarks of Martin Luther King Jr. Avenue. The renovated space now houses the R.I.S.E. Demonstration Center, a computer lab, tech-training facility and innovation marketplace. Also underway is a landscaped walkway to connect the center to the Congress Heights Metro station.

HPRB also endorsed plans to expedite the long-awaited water tower on the East Campus by clearing construction of the basic tower, while deferring final review of a possible architectural embellishment. DC Water will continue to consult with the public on this or other appropriate ways to mitigate the visual impact of the tower on the surrounding National Historic Landmark campus.

DC Public Schools

The final preservation review of Duke Ellington School continued after a "special merit" finding by the Mayor's Agent, and ongoing refinements to the concept design.

General agreement was also reached on the rehabilitation plans for Roosevelt High School, including restoration of the rediscovered 1934 murals, which will be reinstalled and interpreted in the school's new atrium vestibule for the enjoyment of students and visitors.

Historic preservation reviews also progressed for many other schools including Hyde-Addison, Lafayette, Langdon, Stanton and others.

Review of DC Government Projects

To help preserve the city's historic assets, District agencies are required to consult with the State Historic Preservation Officer before designing or seeking permits for their construction projects, and to take into account the effect of their projects on listed and eligible historic properties. This requirement is met through consultation on facilities planning and concept design review, in coordination with other mandatory reviews of DC projects by the Commission of Fine Arts and National Capital Planning Commission.



EARLY CONCEPT FOR SAINT ELIZABETHS WATER TOWER



WESTERN HIGH SCHOOL (DUKE ELLINGTON SCHOOL OF THE ARTS)



Martin Luther King Junior Memorial Library

After the DC Public Library announced the winner of a design competition in February 2014, HPO staff began consultation with the library and project team on the plans to transform the Martin Luther King Jr Memorial Library into a 21st century facility.

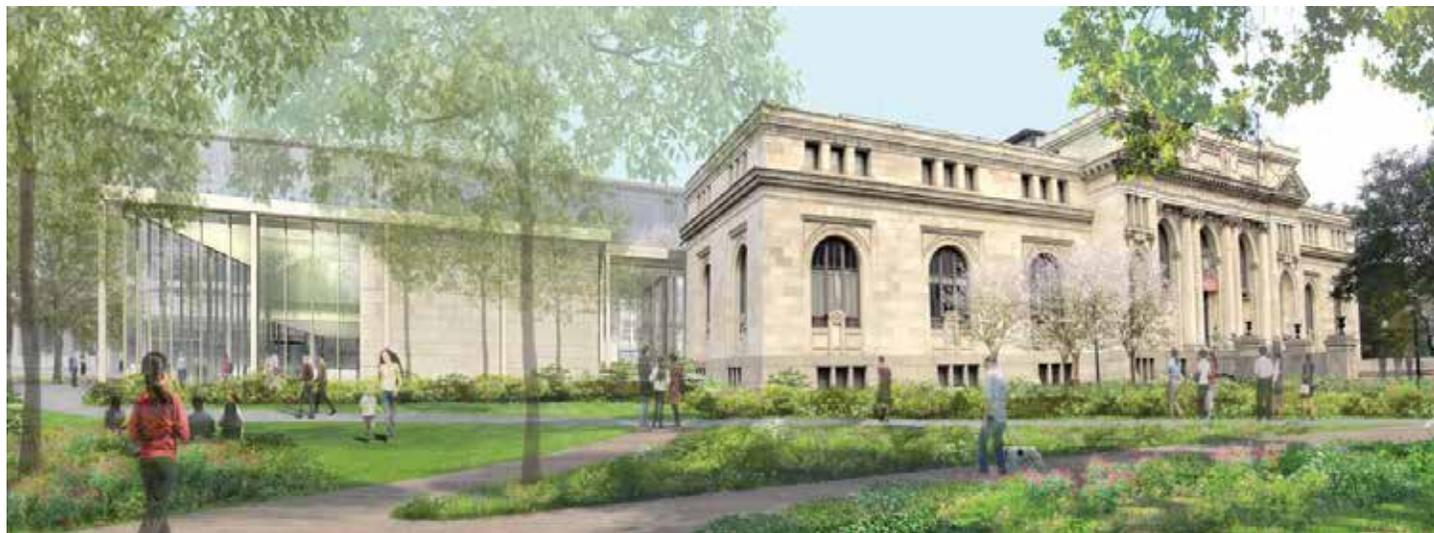
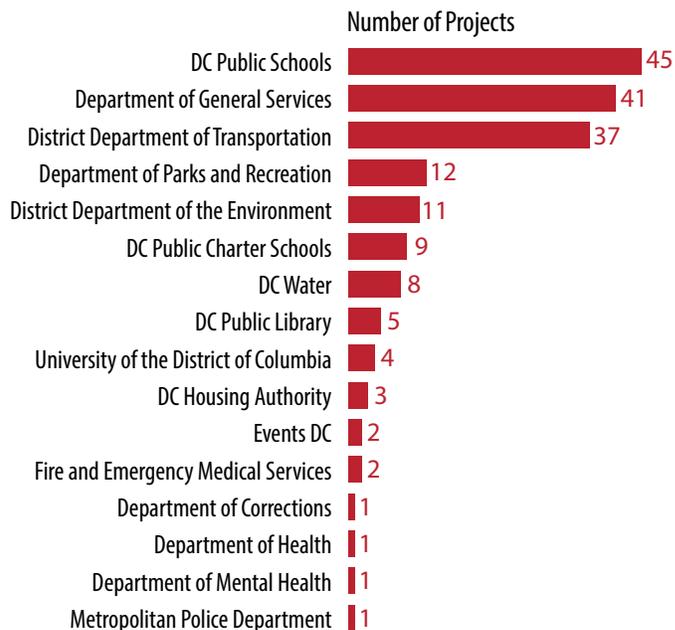
The primary challenge for the architectural team was to design building improvements, including a potential roof addition, that will revitalize the library while respecting its role as a public memorial and its architectural significance as the city’s only historic landmark by the mid-century master architect Mies van der Rohe. The design process continued into 2015.

Central Public Library (Carnegie Library)

HPO staff worked closely with Events DC, project architects, and federal review agencies on a series of design concepts for a permanent new home for the Spy Museum at the Carnegie Library. The proposal envisioned doubling the amount of space in the building by constructing both a large below-grade museum space as well as above-grade pavilions.

Many public participants in the federal preservation review process voiced opinions about the project. After several reviews, HPRB advised that the revised concept, while improved, was still not compatible in scale with the historic library. The project was subsequently withdrawn.

District Government Project Reviews



CENTRAL PUBLIC LIBRARY

ENCOURAGING GOOD STEWARDSHIP

Federal Government Projects

In its role as the State Historic Preservation Office (SHPO) for the District, HPO reviews federal government projects to ensure that historic and archaeological resources are adequately protected. This process under Section 106 of the National Historic Preservation Act also applies to projects on federal land, as well as federally funded or licensed projects.

During FY 2014, HPO completed 389 federal agency reviews, continuing the decline in the number of federal projects that began in 2013. Some of the more complex projects included:

Union Station

The SHPO continued consultation with the Union Station Redevelopment Corporation and interested public organizations on several ongoing efforts at Union Station. These projects included ceiling restoration and retail modifications to the magnificent Main Hall, as well as development of a historic preservation plan to guide expansion and further restoration of for the entire facility.

Franklin Park

Consultation on the rehabilitation of Franklin Park began at the onset of the fiscal year, and continued as several design schemes were developed and evaluated in meetings with agency and public consulting parties. The selection of a preferred design alternative and completion of a preservaton agreement are anticipated in FY 2015.

Virginia Avenue Tunnel

Public consultation on the proposal by CSX to reconstruct the Virginia Avenue railroad tunnel was concluded with the execution of a Memorandum of Agreement. To help address the effects of the project, CSX agreed to record, salvage and reuse the portal stones of the 110-year-old tunnel, to rehabilitate and document the last remaining railroad switching tower in the District for possible historic designation, and to establish a \$200,000 preservation fund for nearby historic properties.

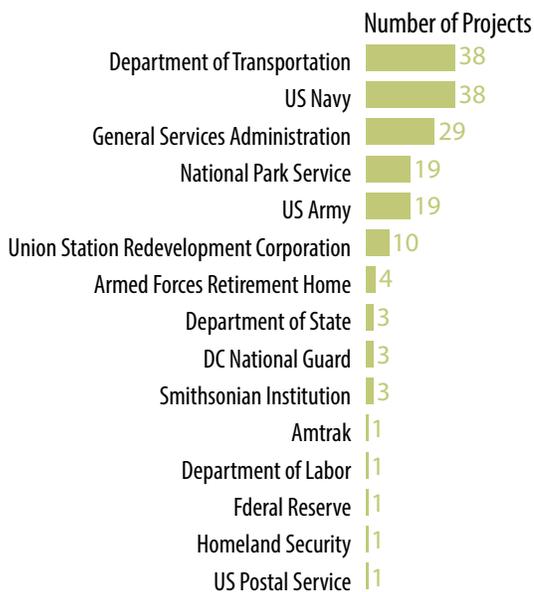
While the project is in progress, CSX will also conduct specific monitoring of construction activities to ensure historic properties are not inadvertently damaged.



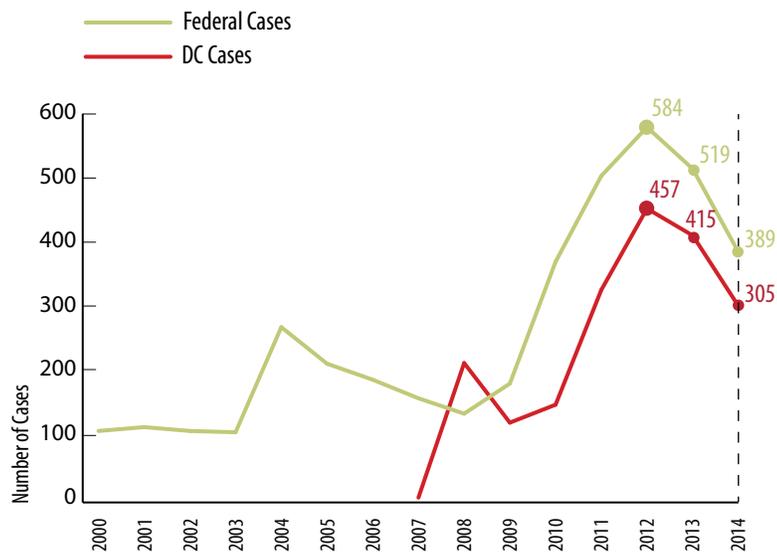
UNION STATION



Federal Government Project Reviews



Federal and DC Government Projects



Reviews of Agency-Funded and Licensed Projects



About Section 106 Review

Section 106 project reviews are typically conducted in close coordination with other regulatory bodies such as the Advisory Council on Historic Preservation, National Capital Planning Commission, and Commission of Fine Arts. The public is also invited to participate, and civic groups are often included as consulting parties on major projects. The results of consultation are typically recorded in a binding Memorandum of Agreement (MOA) among the principal parties, or a Programmatic Agreement (PA) for a multi-year plan involving a sequence of separate construction projects.

PROMOTING HIGH QUALITY REINVESTMENT

HPRB Design Review

As one of its major duties, the Historic Preservation Review Board advises the Mayor's Agent on the compatibility of new development with the character of historic landmarks and districts. The DC preservation law protects designated properties from demolition, promotes compatible alterations and additions, and encourages the adaptation of historic properties for current use.

HPRB considers major projects while delegating to HPO the processing of more routine applications. Most HPRB reviews occur at the concept design stage, after an initial consultation with the HPO staff. Advisory Neighborhood Commissions and civic groups often review these projects at the same time, providing comments for HPRB consideration.

In FY 2014, the Board held 22 public meetings, reviewing 123 projects on the agenda, 87 cases on the consent calendar, and five on the denial calendar. Among the more notable cases were:

Ward 1

1921-23 14th Street and 1351 Wallach Place (U Street Historic District)

Following several conceptual reviews, HPRB approved a project for construction of a nine-story residential building that incorporated two renovated historic buildings in the U Street Historic District.

Meridian Hill Baptist Church (3146 16th Street NW)

The Board approved a project to repurpose a former church in Mount Pleasant for residential use, with construction of a new apartment building behind.

Park View Christian Church (625-31 Park Road NW)

HPRB approved a plan to restore this early church structure in Park View for conversion to residential units in both the original structure and a connected apartment wing.



1921 14TH STREET AND 1351 WALLACH PLACE NW



Ward 2

Patterson House

The Board approved a plan to remove a 1950s wing to this landmark McKim Mead and White designed house on Dupont Circle and replace it with a compatible six-story contemporary addition.

610-624 Eye Street and 609-619 H Street NW (Downtown Historic District)

The Board reviewed iterations of a conceptual proposal for a nine-story new construction project involving ten historic buildings in the Chinatown section of the Downtown Historic District. The Board found demolition of several alley buildings and construction of the building over the alleys to be incompatible with the character of the district, and provided direction on improving the design of the residential towers to better relate to the scale of the neighborhood.

1212 9th Street and 917 M Street NW

The Board approved the construction of two multi-unit residential buildings in the Shaw Historic District and which back up to Blagden Alley. The project will include an unusual bridge connection over the historic alley.

901 L Street NW (Shaw Historic District)

The Board conducted several reviews of a project that incorporates nine historic buildings into a new hotel opposite the Washington Convention Center. The review process ensured that the historic buildings were being appropriately renovated, that they would be activated for public uses along 9th Street, and that the new construction would be compatible with the Shaw Historic District.

Ward 3

3211 Wisconsin Avenue, NW

The Board approved a project in Cleveland Park that relocates a dilapidated 1906 house forward on its lot as part a proposal to renovate the building and construct an apartment building behind that is compatible with its context.



PATTERSON HOUSE

PROMOTING HIGH QUALITY REINVESTMENT

Ward 5

Hecht Company Warehouse

The Board approved a proposal for the rehabilitation and conversion of a 1937 Art Moderne warehouse into a residential and retail complex.

McMillan Reservoir Sand Filtration Site

The Board held several hearings and provided on-going guidance in the preparation of a master plan and new construction for the rehabilitation and redevelopment of a former sand filtration site. The project will include retention and restoration of the site's above-grade features, recreation of the Olmsted perimeter walk, retention of two of the site's below-grade cells, an eight acre public park, and a visually coordinated series of new buildings to reinforce the site's unique sense of place.



HECHT COMPANY WAREHOUSE



MCMILLAN RESERVOIR SAND FILTRATION SITE - SOUTH END



Ward 6

Capitol Hill Hospital (700 Constitution Avenue NE)

The Board approved final plans for the renovation of the former Capitol Hill Hospital for residential use. The project will retain the original 1920s portions of the building and add new construction in the rear courtyard.

Town Center East (1001 and 1011 3rd Street SW)

The Board approved a project for new residential buildings on the open parking lots next to two 1960s towers designed by architect I.M. Pei. The project was refined to retain the mid-century modern character of the original buildings and their surrounding landscape.

Terminal Refrigerating Warehouse (300 D Street SW)

The Board provided design guidance on the conversion of a historic warehouse to the Museum of the Bible. The project will include full restoration of the historic facades, and a sculptural roof addition.



TERMINAL REFRIGERATING WAREHOUSE

Ward 8

“Big K” Liquor Site (Anacostia Historic District)

HPRB considered several iterations of a project involving relocation and rehabilitation of two dilapidated frame houses in the Anacostia Historic District, and construction of a five-story retail and residential building on the site. The Board ultimately did not find the proposal compatible with the historic district and referred it to the Mayor’s Agent.

Infill Housing (Anacostia Historic District)

The Board approved concept plans for several infill houses at 2221-25 Chester Street and 1616-22 U Street SE.



FRONT ELEVATION

1616 U STREET SE

The design review process at HPRB

HPRB considers major projects while delegating to HPO the processing of more routine applications. Most HPRB reviews occur at the concept design stage, after an initial consultation with the HPO staff. Advisory Neighborhood Commissions and civic groups often review these projects at the same time, providing comments for HPRB consideration.

PROMOTING HIGH QUALITY REINVESTMENT

Public Hearings by the Mayor's Agent

If the Historic Preservation Review Board recommends denial of a permit application, the applicant may request a public hearing by the Mayor's Agent. The Mayor's Agent also holds public hearings on any proposed demolition of a historic building or subdivision that segments property from the site of a historic landmark. These hearings give the Mayor an opportunity to weigh the public interest in not just the historic preservation issues evaluated by HPRB, but also economic considerations and the city's other planning and community development goals.

During FY 2014, the Mayor's Agent held hearings on the following six cases:

3101 M Street, NW (Georgetown Historic District)

Application for window replacements was denied as not consistent with the purposes of the preservation act.

Hearing held October 21, 2013; order issued February 21, 2014

2422 Tracy Place, NW (Sheridan-Kalorama Historic District)

Application for roof replacement was denied as not consistent with the purposes of the preservation act.

Hearing held January 9, 2014; order issued August 29, 2014

Randall Junior High School, 65 I Street, SW

Demolition of secondary wings of the historic landmark was approved as necessary to construct a project of special merit.

Hearing held March 31, 2014; order issued April 4, 2014

"Big K" Liquor Site, 2226-2252 Martin Luther King Jr Avenue SE (Anacostia Historic District)

Applications to relocate two historic buildings approved as necessary to construct a project of special merit.

Hearings held May 12 and 30, 2014; order issued October 28, 2014

Western High School (Duke Ellington School of the Arts)

Demolition of the auditorium and other sections of the historic landmark was approved as necessary to construct a project of special merit.

Hearing held June 30, 2014; order issued August 18, 2014

1901-03 Martin Luther King Jr Avenue SE (Anacostia Historic District)

After an application to demolish a one-story historic building was considered at a hearing, the applicant agreed to repair the structure because it was clear the proposal did not meet any of the tests for approval.

Hearing held August 4, 2014



2234 MLK JR. AVENUE - BIG K SITE

About the Mayor's Agent

Unlike HPRB, the Mayor's Agent may consider the economic impacts and other public benefits of a proposed project. For approval, the Mayor's Agent must find that failure to issue a permit would result in unreasonable economic hardship to the owner, or that issuance of the permit is necessary in the public interest, by virtue of exemplary architecture, specific features of land planning, or social and other high priority community service benefits.



Building Permit Reviews

While HPRB considers major projects, HPO reviews more routine applications under delegated authority. The overwhelming majority of construction permits for work affecting historic property are processed "over the counter" by the HPO staff. HPO also reviews subdivision and raze applications citywide. To expedite reviews and ensure continuous customer service on a walk-in basis, an HPO staff member is assigned to DCRA's one-stop permit processing center during all business hours.

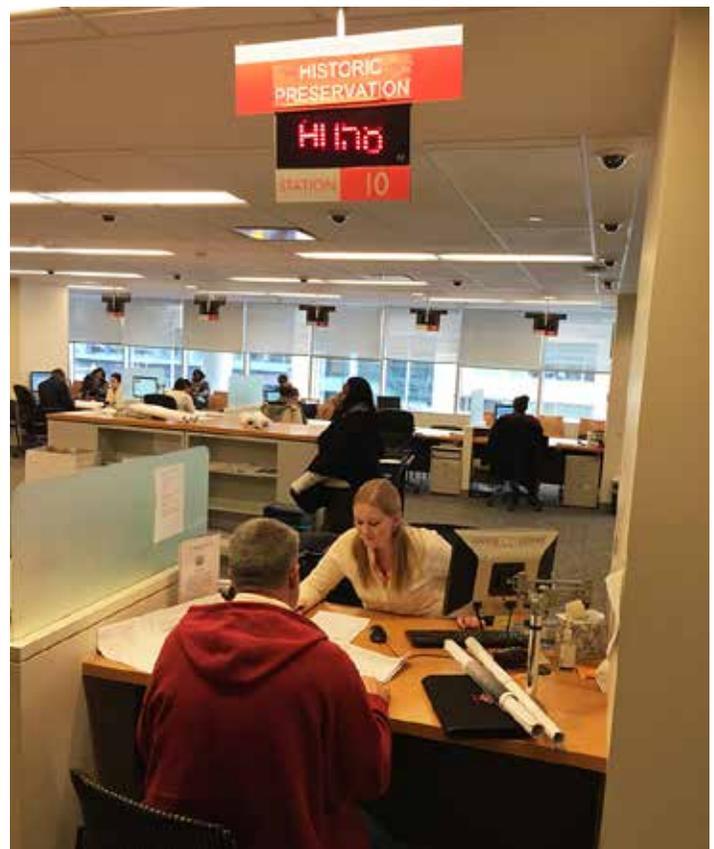
During FY 2014, HPO reviewed more than 5,000 permits and related applications. Of this total, 95% were reviewed on an expedited basis, typically with a turnaround time of a few minutes to a few days. Compared to FY 2013, this is a 7% increase in the number of permits reviewed.

PERMIT REVIEWS BY TYPE

Application Type	HPO	HPRB	Mayor's Agent
Alteration (includes additions)	2528	C: 162 A: 9	2
New Construction	38	C: 42 A: 2	2
Public Space	9	C: 0 A: 0	0
Demolition/Raze	140	C: 11 A: 9	3
Subdivision	187	C: 4 A: 1	0
Other *	2132	C: 0 A: 0	0
TOTAL FY 2014	5034 (95%)	240	6
FY 2013	4708 (96%)	203	1
FY 2012	4941 (96%)	158	4
FY 2011	4327 (97%)	117	0
FY 2010	4253 (98%)	102	4
FY 2009	3498 (97%)	110	3
FY 2008	4265 (94%)	272	4
FY 2007	4187 (90%)	479	5

C = Consent Calendar A = Agenda

* Change of use permits, permit revisions, temporary work, and work confirmed to be interior only



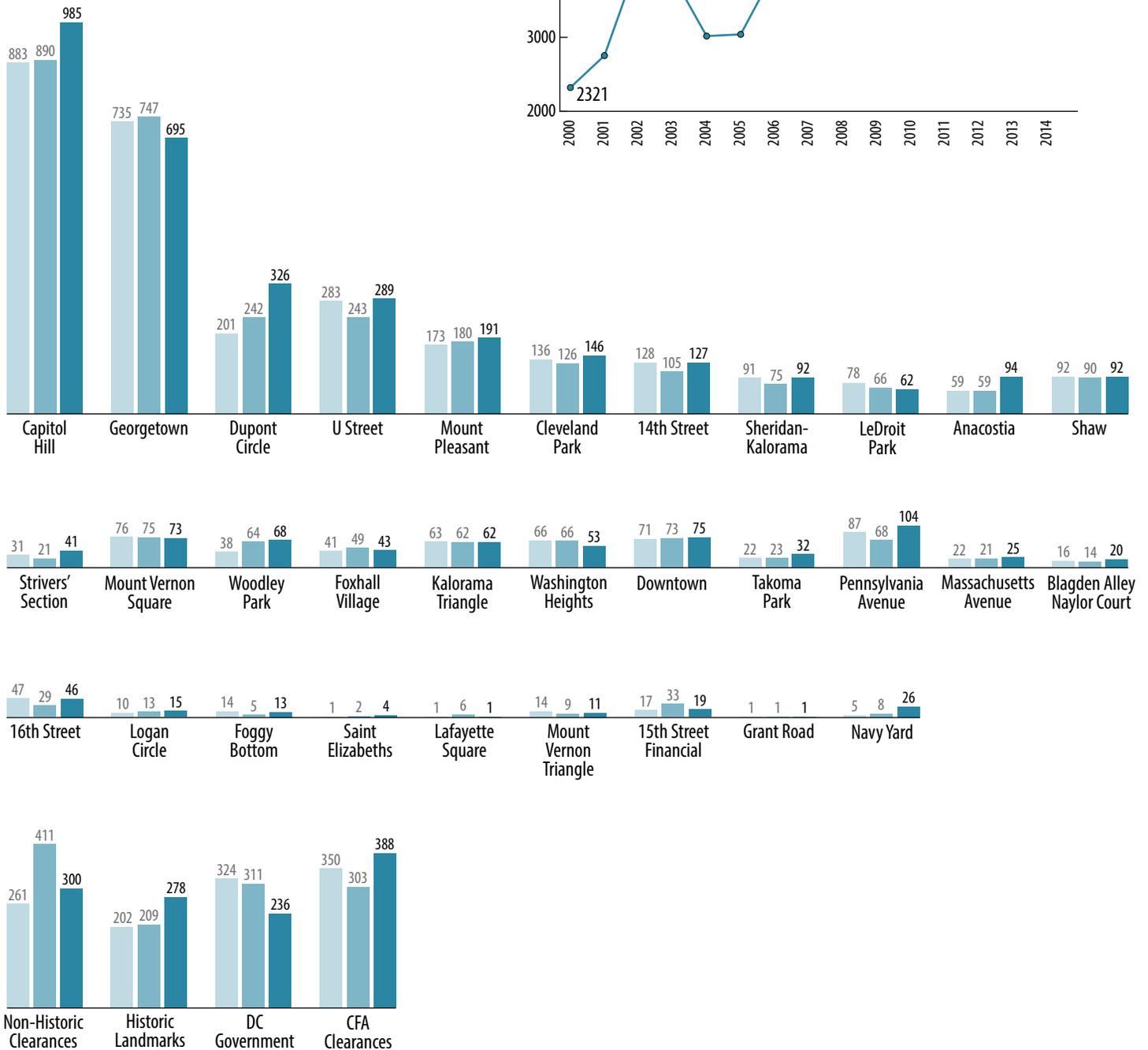
HISTORIC PRESERVATION REVIEW AT DCRA

PROMOTING HIGH QUALITY REINVESTMENT

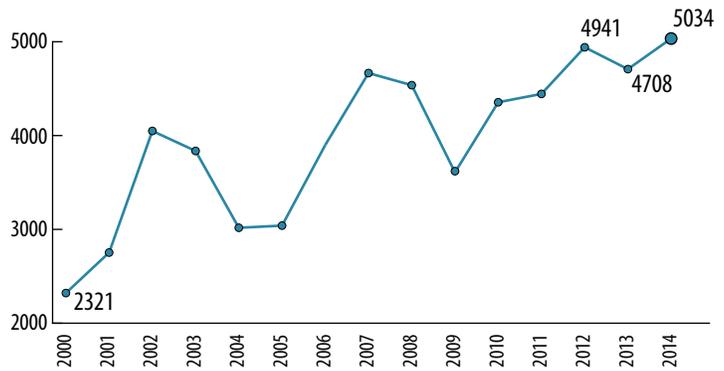
Number of Permits per Historic District

Districts are listed from largest to smallest according to the number of contributing buildings

2012 2013 2014



HPO and HPRB Permit and Conceptual Design Reviews





Preservation Tax Incentives

Federal preservation tax credits remain an important incentive for local reinvestment in historic buildings. The SHPO promotes the use of these credits by helping property owners to obtain the required National Register listing and National Park Service approval for their rehabilitation plans.

During FY 2014, the SHPO received three new preliminary certification applications, including the proposed \$160-million rehabilitation of the Old Post Office. Two completed projects received final certification from the National Park Service.

The SHPO also recommended three properties as eligible for an easement donation or rehabilitation credits.

PROPOSED CERTIFIED REHABILITATION PROJECTS

Preliminary Certification of Construction		
Old Post Office	1100 Pennsylvania Ave NW	\$ 160,000,000
Concord Apartments	5807-5825 14th Street NW	\$ 7,730,377
McCormick Apartments	1785 Massachusetts Ave NW	\$ 37,100,000

COMPLETED PROJECTS RECEIVING FINAL CERTIFICATION

FINAL CERTIFICATION OF COMPLETED CONSTRUCTION		
MM Washington School	27 O Street NW	\$ 18,500,000
Whitelaw Hotel	1838 13th Street NW	\$ 5,802,242
Total FY 2014		\$ 24,302,000
Total FY 2013		\$ 36,553,000
Total FY 2012		\$ 14,846,000
Total FY 2011		\$ 17,363,000
Total FY 2010		\$ 40,827,000
Total FY 2009		\$ 89,700,000
Total FY 2008		\$ 89,500,000

Federal preservation tax incentives

The federal tax code offers two financial incentives for historic preservation. The rehabilitation tax incentive allows a 20% tax credit for construction and other development costs incurred in the substantial rehabilitation of an income-producing property listed in the National Register of Historic Places. To be eligible, all work must be executed in accordance with the Secretary of the Interior's Standards for Rehabilitation, as reviewed by the SHPO and certified by the National Park Service. The value of the credit is critical to the economic feasibility of many preservation projects, and represents a federal subsidy of local development.



HISTORIC TAX CREDITS WORKSHOP

Preservation Easements

A second federal incentive allows the owner of a National Register property to deduct the value of a preservation easement as a charitable contribution for income tax purposes. If the property is in a Register-listed historic district, the owner must obtain review by the SHPO and certification by the National Park Service that the property contributes to the character of the district and is thus eligible for the tax deduction. The easement can then be donated to a private organization without further government involvement.

PROMOTING HIGH QUALITY REINVESTMENT

Affordable Housing

The District's large supply of older and historic residential buildings constitutes an important renewable resource in a city struggling to provide adequate housing for its working population. Increasingly, affordable housing providers are combining federal preservation tax credits with other incentive programs to upgrade these buildings to help meet the city's housing needs. Over the past ten years, such projects have become the major beneficiaries of the federal historic preservation credits in the District.

During FY 2014, 64 affordable housing units were under rehabilitation and 188 net new affordable units were being created using the 20% federal preservation tax credit. Most of these buildings were designated as historic at the request of developers seeking to use the credits.

Since 2003, historic building renovations have leveraged more than \$41 million in federal support through the use of these credits.



THE HISTORIC MM WASHINGTON SCHOOL, NOW THE HOUSE OF LEBANON, WITH 78 AFFORDABLE UNITS FOR SENIORS

AFFORDABLE HOUSING PROJECTS

FY Certified	Project	Location	Rehabilitated Affordable Units	Net New Affordable Units	Certified Costs (million \$)	Other Costs (million \$)	Federal 20% Subsidy (million \$)
Active	Concord Apartments	Brightwood		79			
Active	The Vizcaya	Brightwood		16			
Active	The Valencia	Brightwood		31			
Active	Monsignor Romero Apts	Mount Pleasant	0	63			
Active	The Maycroft	Columbia Heights	64	(1)			
2014	MM Washington School	Mid North Capitol	0	78	18,500,000		3,700,000
2014	Whitelaw Hotel	U Street	35	0	3,280,000		656,000
2013	Dahlgreen Courts	Brookland	0	96	14,170,000		2,834,000
2013	Mayfair Mansions (Phase II)	Kenilworth	160	0	21,450,000		4,290,000
2012	Saint Dennis Apartments	Mount Pleasant	0	32	5,306,000		1,061,200
2011	Webster Gardens	Petworth	0	47	7,700,000		1,540,000
2011	Fort Stevens Apartments	Brightwood	0	62	8,800,000		1,760,000
2011	The Euclid	Adams Morgan	47	(12)	9,779,000		1,955,800
2011	The Sorrento	Adams Morgan	23	(8)	7,585,000		1,517,000
2010	Mayfair Mansions (Phase I)	Mayfair/Parkside	409	2	40,636,000		8,127,200
2009	The Cavalier	Columbia Heights	0	230	23,488,000		4,697,600
2009	Wardman Row	Fourteenth Street	124	0	9,723,000		1,944,600
2005	The Olympia	Columbia Heights	54	26	14,039,000		2,807,800
2004	Clifton Terrace	Columbia Heights	152	32	30,695,000		6,139,000
2004	Trinity Towers	Columbia Heights	122	0	9,427,000		1,885,400
2003	Meridian Manor	Columbia Heights	0	34	3,922,000		784,400
Total			1,190	681	206,720,000		41,344,000

PROTECTING HISTORIC ASSETS

Property Maintenance

The city's historic preservation program supports healthy communities by monitoring major property deterioration before it turns to blight. HPO works directly with ANCs and neighborhood groups to identify these situations, and to encourage property owners to comply voluntarily with the property maintenance standards in the building code.

HPO inspectors can also respond with enforcement action when necessary. For egregious cases of neglect, HPO joins in coordinated enforcement action with the Department of Consumer and Regulatory Affairs and the Board for the Condemnation of Insanitary Buildings.

Two notable cases from FY 2014 are illustrated here. In the Anacostia Historic District, enforcement efforts led to the sale of a long-neglected house facing Anacostia's old Market House Square, which DDOT restored as a park in 2011. This was the first property purchased by the L'Enfant Trust under its new Historic Properties Redevelopment Program. It was restored and sold to a new owner in 2014.

In the Dupont Circle Historic District, successful enforcement efforts produced nine renovated condominiums in a building that had been vacant for at least a decade.



2142 O STREET NW - BEFORE AND AFTER

2010 14TH STREET SE BEFORE AND AFTER

PROTECTING HISTORIC ASSETS

Inspections and Compliance

The Historic Preservation Office works directly with owners and contractors to encourage voluntary compliance with the preservation law and permit requirements. HPO also maintains an inspections and enforcement function in cooperation with the Department of Consumer and Regulatory Affairs. Owners who come into compliance after receipt of a violation notice avoid further enforcement action.

During FY 2014, HPO inspectors conducted 503 inspections and took 208 enforcement actions. This represents a 19% increase in inspections and 43% increase in enforcement actions compared with FY 2013.

When necessary, HPO inspectors can stop work and issue a notice of infraction and fine, which is typically \$2,000. The 133 tickets and stop work orders issued by HPO in FY 2014 resulted in a total of \$185,500 in fines. After suspension, reduction, or compounding of fines through adjudication by the Office of Administrative Hearings, the total fine amount for FY 2014 was reduced to \$156,170. Eleven liens totaling \$65,000 were placed on properties for non-payment of fines,

During FY 2014, HPO collected \$98,470 in fines and lien payments from the current and previous years. A total of \$23,210 in delinquent liens were paid and the liens discharged. These funds were deposited into the Historic Landmark and District Protection (HLP) Fund.

Demolition by Neglect

If serious building deterioration occurs when a property owner fails to maintain historic property, the Historic Preservation Office can pursue progressive enforcement measures through both administrative systems and the courts. Most cases can be resolved through violation notices and fines, or through additional action by the Board for the Condemnation of Insanitary Buildings, which includes an HPO representative. The classification of deteriorated property as blighted, and consequent increase in the property tax rate, is also a very effective tool for encouraging owners to make repairs.

When repeated efforts to obtain voluntary compliance fail, HPO and the Office of the Attorney General may pursue a court order to compel compliance under the demolition by neglect provisions of the preservation law. It was not necessary to use this action of last resort during FY 2014, nor was it necessary to draw from the Historic Landmark and District Protection (HLP) Fund to abate unsafe building conditions. HLP funds were allocated as permitted to other preservation program needs.



1310 EAST CAPITOL STREET NE, BEFORE REPAIR AND AFTER ENFORCEMENT

HISTORIC LANDMARK AND DISTRICT PROTECTION FUND

Beginning Balance (10/1/13)	Service	\$ 164,687
Revenues	Assessments and collections	109,175
Expense (to HPRB members)	Meeting stipends	(22,006)
Expense (to DC Office of Zoning)	Video broadcast of HPRB meetings	(22,224)
Expense (to Court Reporters)	HPRB and Mayor's Agent transcripts	(26,923)
Expense (to Mayor's Agent Hearing Officer)	Mayor's Agent Hearing Officer services	(5,000)
Expense (to National Conference of SHPOs)	SHPO dues	(4,128)
Ending Balance (9/30/14)		\$ 193,580

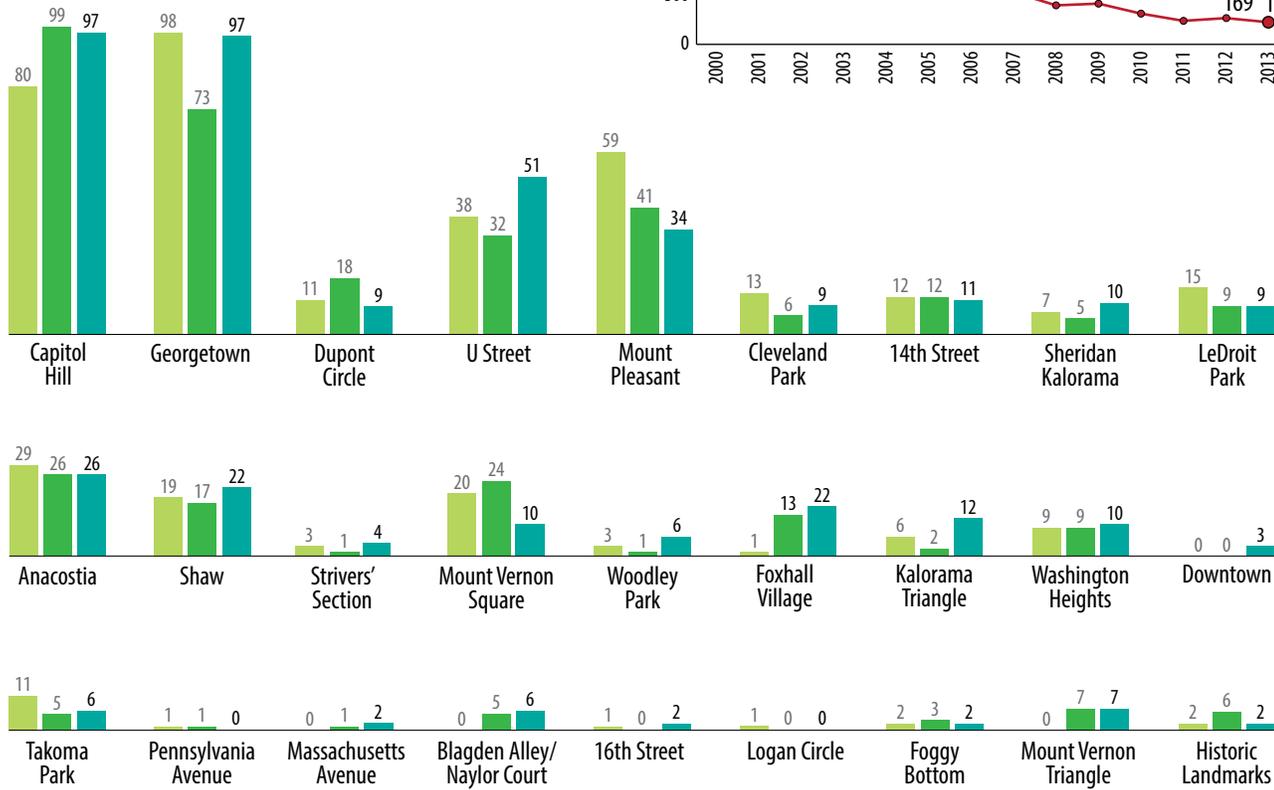


Number of Inspections per Historic District

Districts are listed from largest to smallest according to the number of contributing buildings

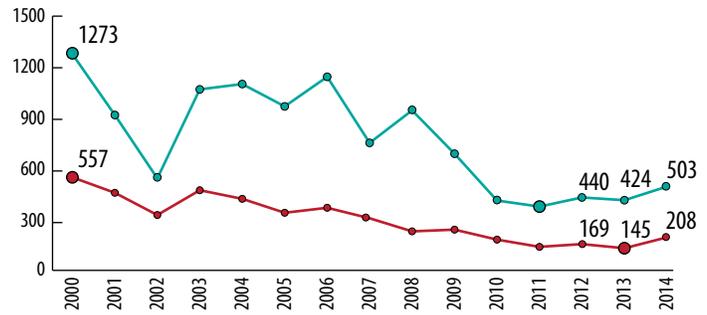
2012 2013 2014

Historic Districts not listed had no inspections in the last three years



Number of Inspections and Enforcement Actions by Year

Total Inspections
Enforcement Actions



RECOGNIZING EXCELLENCE

Historic Preservation Awards

Each year the District of Columbia honors distinguished achievement in historic preservation at an awards program, presented in partnership with the DC Preservation League. After a public solicitation of nominees, award recipients are selected by an advisory committee representing the historic preservation program, government agencies, the business community, and District residents.

The 11th annual District of Columbia Awards for Excellence in Historic Preservation took place in May 2014, at DAR Constitution Hall. The Mayor and 400 guests joined in celebrating the achievement awards to the following recipients:

Douglas Jemal

Individual Lifetime Achievement Award

Francis L. Cardozo High School

Historic Preservation Review Board Chairman's Award

DC Department of General Services
Hartman-Cox Architects
Grimm + Parker Architects
GCS-Sigal, LLC

Sherman Building Earthquake Recovery

State Historic Preservation Officer's Award

Armed Forces Retirement Home - Washington
Quinn Evans Architects
The Christman Company
R. Bratti Associates
Hayles & Howe
Keast & Hood Company
Oak Grove Restoration Company
PRESERVE/scapes Consulting

Archaeology and Education

Saint Elizabeths Hospital Campus

US General Services Administration
Stantec
Thomas Otto
The Louis Berger Group



DOUGLAS JEMAL WITH GRETCHEN PFAEHLER (HPRB CHAIR);
STEVE CALLCOTT (HPO); PAUL MILLSTEIN (DOUGLAS DEVELOPMENT)
AND ELLEN MCCARTHY (DCOP)



CARDOZO HIGH SCHOOL



SHERMAN BUILDING, ARMED FORCES RETIREMENT HOME

Design and Construction Awards

1925 6th Street, NW

Rebecca Westcott

Arch Square, 801 7th Street NW

Douglas Development Corporation
McCaffrey Interests
R2L:Architects
Antunovich Associates
Winmar Construction
EHT Traceries

Le Diplomate Restaurant

Starr Restaurants
Stokes Architecture
Shawn Housman Design
Brian Orter Lighting Design

Northern Exchange

P.N. Hoffman & Associates
Eric Colbert & Associates
Trevor Costa, Project Architect
EHT Traceries

DAR Library Reading Room Lay Light Restoration

Daughters of the American Revolution
Quinn Evans Architects
The Christman Company
Femenella & Associates
Hutchinson United Rigging

Yuma Study Center/Convent of Bon Secours

Yuma Study Center
Quinn Evans Architects
Forrester Construction Company
AtSite, Inc.
Tenleytown Historical Society

Meridian Public Charter School/Harrison School

Meridian Public Charter School
Bowie Gridley Architects
Forrester Construction Company
Brailsford & Dunlavy



LE DIPLOMATE



DAR LIBRARY LAY LIGHTS



MERIDIAN PUBLIC CHARTER SCHOOL



YUMA STUDY CENTER/CONVENT OF BON SECOURS

RECOGNIZING EXCELLENCE

Muriel Bowser, Mayor of Washington, DC



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DAR LIBRARY LAYLIGHTS RESTORATION

The mission of the Office of Planning is to guide development of the District of Columbia, including the preservation and revitalization of our distinctive neighborhoods, by informing the city's investment decisions, advancing the city's strategic goals, encouraging the highest quality development outcomes, and engaging citizens. OP plans for historic preservation, neighborhoods, transit and walkability, public facilities, parks and open spaces, commercial corridors, districts, and individual development sites.

OP uses a range of tools to accomplish this work including land use and economic analyses, urban design, GIS mapping and analysis and zoning review. OP also engages in community visioning, research on and the protection of historic resources in the District, and the analysis and dissemination of US Census data.



District of Columbia
Office of Planning



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