

Chapter 10 Historic Preservation Element





Historic Preservation Element

Overview ¹⁰⁰⁰

THE HISTORIC PRESERVATION ELEMENT GUIDES THE PROTECTION, revitalization and preservation of the Washington, DC's valuable historic assets. It defines the District's role in exercising preservation leadership, promoting awareness of Washington, DC history, identifying and preserving historic resources, and ensuring compatible design in historic neighborhoods. The element recognizes historic preservation as an important responsibility at all levels of government and as a valuable planning tool that provides an opportunity for community input, development collaboration, partnerships, and education. Historic preservation offers a sustainable urban development model that fosters a sense of community well-being and an appreciation of the multifaceted achievements of past Washingtonians. ^{1000.1}

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

- Welcoming new growth in the District while preserving its historic character;
- Advancing cultural heritage planning that supports active use and appreciation of the District's distinctive places;
- Commemorating the sites of significant events and the places associated with individuals significant in District history;
- Identifying appropriate means to preserve the historic character of District neighborhoods;
- Expanding the reuse of historic buildings for affordable housing;
- Increasing public access to information about historic properties and development plans in historic areas;
- Developing more detailed and area-specific design guidelines that apply to historic buildings and sites;
- Enforcing preservation laws; and
- Increasing public education and awareness of the District's heritage and the lasting contributions of District residents to its history. ^{1000.2}

Washington, DC is both the nation's capital and one of the world's great planned cities. These conditions have profoundly influenced the course of Washington, DC's development, shaping its culture and physical character.

^{1000.3}

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 ring of hills interlaced with broad rivers and streams. Native Americans had inhabited this land for thousands of years, and for nearly two centuries it was an agricultural landscape. By the mid-1700s, as the District began developing, both Georgetown and Alexandria were its trading centers. ^{1000.4}

The natural terrain and early trading centers enabled the creation of a brilliant geometric plan whose array of civic buildings would give the capital



city its symbolic profile. The 1791 Plan of the City of Washington, drawn up by the French engineer Pierre Charles L'Enfant, envisioned a majestic seat of government embedded in a city of trade, commerce, and thriving communities. This intermixing of national landmarks with commercial buildings and new apartments still gives Washington, DC a distinctive historic character. ^{1000.5}



How long this experimental District—or nation—would last was unclear. Amid the turmoil of Civil War, as Abraham Lincoln made completion of the new Capitol dome a symbolic goal, disruption laid waste to the District's greenery and few public adornments. Soldiers and freedmen streaming into Washington, DC burdened its limited resources. It was not until the massive public works program of the Reconstruction era that Washington, DC began to assume a civic dignity befitting its ambitions. As part of the beautification effort, District leaders created a system of privately maintained green space and regulated building projections that would enable sculptural building fronts and a continuous landscape along L'Enfant's wide thoroughfares. This system is still in effect and continues to shape the design character of the District's row house neighborhoods. ^{1000.6}



The thirst for civic embellishment and picturesque settings prevailed in the capital through the end of the 19th century. National monuments rose in ornate parks, complementing the sculpted facades and tree-lined lawns along the District avenues. New parkland and a curvilinear tidal basin emerged from the Potomac River mudflats. As metal frame construction and elevators pushed buildings into the skyline, District leaders adopted the first height limits in 1894. In incremental steps, Victorian Washington, DC became a more comfortable, pleasant, and beautiful District. This legacy remains strong in the ring of neighborhoods around downtown. ^{1000.7}

The District began to grow beyond its original boundaries, but after the first few subdivisions were platted in haphazard fashion, District leaders stepped in to ensure that this expansion would be consistent with the District's planning traditions. Congress set aside the Rock Creek valley for a zoological park and nature preserve, and mandated a plan to extend the spirit of L'Enfant's geometry into the new suburbs. Realized in 1893 as the Permanent System of Highways, commonly known as the Highway Plan, this network of streets and avenues establishes the fundamental character of the District's outlying neighborhoods. ^{1000.8}

As the nation entered a new century with growing global confidence, the McMillan Commission Plan of 1901 envisioned an even greater city and capital. The plan's authors reclaimed the legacy of L'Enfant while reinterpreting his vision on a more magnificent scale. The expanded seat of government became a civic precinct, less intermingled with the daily life of the city. The National Mall gained formal majesty, but with a loss of intimate ambience. This vast rearrangement took more than a half century to bring

The L'Enfant Plan, national monuments, and Rock Creek Park embody the evolution of the city plan.

about, slowly evolving through two world wars and the Great Depression. It created the now-familiar heart of historic monumental Washington, DC.

^{1000.9}

Often less recognized are other enduring urban design legacies of this era. The McMillan Plan converted the Civil War Defenses of Washington, DC to a ring of parks, known as the Fort Circle Parks, linking outlying neighborhoods. New playgrounds improved neighborhoods, and sewage-filled mudflats along the Anacostia were filled in for parkland. The architecture of classicism filtered through Washington, DC in houses of commerce downtown and homes with wide front porches in new neighborhoods. Lavish mansions of the social elite began to define elegant boulevards. Social reformers sought to provide better homes for low-income residents in modest housing. ^{1000.10}

As the Great Depression brought many newcomers into Washington, DC, New Deal housing programs introduced garden city planning and better homes to relieve crowded housing, even as the New Dealers themselves sought the charms of living in old Georgetown. Recollection of the colonial past was meant to inspire a nation in hardship. It dominated the District's civic architecture and home building, even as a heroic Public Works Administration (PWA) modern sensibility began to permeate the new federal buildings framing the National Mall. ^{1000.11}

After World War II, growing suburbs, urban renewal, and modernist design ideas overtook the McMillan Plan as the main influences on Washington, DC's development. Attractive residential neighborhoods spilled out far beyond the District's boundaries, while modernist renewal destroyed most of the old Southwest neighborhood. New highways cut into Washington, DC's fabric with little regard for its architectural beauty or historic plans. Resident activism in response made historic preservation a force in the District's development. ^{1000.12}

Home Rule in 1973 gave District residents more say in their daily lives and turned attention to long-neglected inequities. New civic projects brought an era of hope and opportunity, and more inclusive planning. Civic leaders created a living downtown vision for a mixed-use District center guided by traditional urbanism. They also enacted one of the nation's strongest historic preservation laws. Starting along Pennsylvania Avenue NW, more than three decades of reinvestment have proven the wisdom of those decisions, as revival has spread well beyond the historic downtown, bringing new life to neighborhoods across Washington, DC. With the new century, that District-wide revival has been propelled by widespread renovation of historic landmarks and ambitious modernization of public schools and community facilities in every neighborhood. ^{1000.13}



The National Building Museum served as the headquarters for the U.S. Pension Bureau from 1887 through 1921.

The District's recent growth by 100,000 residents in a single decade parallels earlier booms during wartime and the Great Depression, when newcomers flocked to Washington, DC seeking jobs and opportunity. Each of these spurts led to innovation and expansion, but also the challenge of providing adequate housing and services for new residents. ^{1000.14}

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 Washington, DC. Reinvestment has built new homes and businesses, and adaptive reuse has put many older buildings back into productive use. Continuing use of historic building stock can advance sustainability goals, while thoughtful design helps new technologies fit within the context of historic communities. Washington's historic districts offer distinctive character that provides context for new development and elevates the quality of public spaces. The policies in this element aim to lead preservation forward as an effective tool in achieving those goals. ^{1000.15}

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

- The preservation, protection, enhancement, and enjoyment of historic properties are established benefits to the public welfare. The District's historic character distinguishes it and shapes its cultural heritage and identity.
- Historic properties cannot be replaced if they are destroyed.
- Protections should focus on what merits preservation, as measured by demonstrated significance under official designation criteria.
- Historic properties were built for continued use, and a primary goal of preservation is to support Washington, DC's vitality by adapting historic properties for modern needs.
- Historic preservation can be an effective driver of economic development and growth. Preservation conserves usable resources, stimulates tourism and investment in the local economy, creates jobs, and enhances the value of the civic environment.
- Preservation standards should be reasonable and flexible enough in their application to accommodate different circumstances and community needs.
- With thoughtful planning and development, growth and changing conditions can occur without degrading historic character.
- Preservation benefits and educates everyone, honoring and celebrating history. ^{1000.16}

Historic Preservation Goal¹⁰⁰¹

The overarching goal for historic preservation is to preserve and enhance the unique cultural heritage, beauty, and identity of Washington, DC by respecting the historic physical form of the District and the enduring value of its historic structures and places, sharing responsibility for their protection and stewardship, and perpetuating them for the benefit of the residents of the District and the nation. ^{1001.1}

Policies and Actions

HP-1 Planning for Historic Properties¹⁰⁰²

Washington, DC is fortunate in its historic assets and unique planning legacy: a wealth of historic buildings and neighborhoods, rich social history, a protected landscape setting, the national civic center, and a continuous urban fabric with relatively little disruption by freeways and industrial brownfields. These advantages set Washington, DC apart from most other cities in the United States. ^{1002.1}

The District's preservation planning should safeguard this inheritance by providing:

- Vision and guidance through a comprehensive historic preservation plan;
- Continuing surveys and research to identify and evaluate potential historic properties;
- Effective mechanisms to preserve historic properties through recognition, official designation, development review, and enforcement; and
- Public education and engagement that encourages community participation and support. ^{1002.2}

Recent accomplishments have transformed the District's preservation planning efforts. Immediate access to photographs and historical information on most buildings is available on the internet. An explosion of local history programs, websites, and publications boosted public interest. New and more engaging preservation plans and heritage guides have been created. The 2007 requirement for preservation review of District government projects has brought about better stewardship of the District's public facilities. Every neighborhood can now enjoy civic architecture that exhibits high design quality and sensitivity to historic heritage. ^{1002.3}

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State Historic Preservation Office

SHPO carries out preservation programs established by the National Historic Preservation Act so that historic properties are considered at all levels of planning and development. Working with government, private organizations, and the public, the SHPO conducts historic resource surveys and nominates eligible properties to the National Register of Historic Places (NRHP). The SHPO also administers federal grants, provides technical information, sponsors education and training, and assists government agencies in carrying out their preservation duties. ^{1003.2a}

HP-1.1 Preservation Planning ¹⁰⁰³

The District's State Historic Preservation Office (SHPO) plans for historic properties in coordination with other agencies and the public. The SHPO maintains a comprehensive historic preservation plan, designed to engage residents and inspire District communities, organizations, and individuals to action. The plan provides guidance for historic preservation policy and decision-making, and remains current through periodic updates that evaluate the status of historic resources and new preservation challenges. ^{1003.1}

As part of the Office of Planning (OP), the SHPO contributes expertise to District-wide and neighborhood planning initiatives, and integrates preservation with the District's comprehensive planning efforts. Through the District's historic preservation plan, the SHPO seeks to ensure that the needs and concerns of residents and businesses, and Washington, DC's goals for a vibrant and inclusive District, are not superseded by federal interests or an overemphasis on federal monumentality. ^{1003.2}

SHPO also assists federal agencies in carrying out their preservation planning duties. Each federal agency is responsible for preservation and appropriate management of historic properties under its ownership or control, consistent with an agency preservation program. The agency's historic preservation officer ensures that agency preservation activities are carried out in consultation with the SHPO, other government agencies, and the private sector. SHPO coordination on major initiatives with the National Capital Planning Commission (NCPC), Advisory Council on Historic Preservation (ACHP), and other federal agencies is another mechanism for preserving the District's interest in historic federal properties. ^{1003.3}

Policy HP-1.1.1: District of Columbia Historic Preservation Plan

Maintain and periodically update the District of Columbia Historic Preservation Plan according to the standards required by the National Park Service (NPS) for approved state historic preservation plans. Ensure that the Historic Preservation Plan remain consistent and coordinated with the Comprehensive Plan as both are updated. Keep the plan readily available to the public.

^{1003.4}

Advisory Council on Historic Preservation

The 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. ^{1003.3a}

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Policy HP-1.1.2: Planning by Ward

Maintain and periodically update Ward Heritage Guides to complement the Historic Preservation Plan with information and analysis that supports preservation planning and awareness at the ward level. ^{1003.5}

Policy HP-1.1.3: 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 SHPO at the earliest possible stage of planning and continue coordination throughout. Involve Advisory Neighborhood Commissions (ANCs) and community preservation groups in planning matters affecting preservation. ^{1003.6}

Policy HP-1.1.4: Preservation Master Plans

Support public agency facility plans and campus plans as an opportunity to evaluate potential historic resources, identify eligible properties, promote their designation, and develop management plans for their protection and use. Establish preservation goals in those plans for designated and eligible properties. Identify specific historic preservation concerns through consultation with the SHPO at an early planning stage. ^{1003.7}

Policy HP-1.1.5: Planning for Historic Federal Properties

Coordinate with federal agencies and citizen groups so that local planning initiatives and preservation goals are considered in federal project design and historic preservation planning. ^{1003.8}

Action HP-1.1.A: Inclusive Preservation Planning

Integrate historic preservation in the preparation and review of proposed facility master plans, Small Area Plans, campus master plans, relevant 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 SHPO as an integral member of the planning team. ^{1003.9}

Action HP-1.1.B: Local Significance of Historic Federal Properties

Recognize that the District's historic federal properties define Washington, DC's center for residents and are important for local history. Locally significant characteristics or qualities should be maintained. ^{1003.10}



Walter Reed campus master plan and its original General Hospital building

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

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. ^{1004.3a}

HP-1.2 The District's Historic Preservation Program ¹⁰⁰⁴

The mission of the District's historic preservation program is to foster 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 Washington, DC's historic environment. ^{1004.1}

The District's preservation efforts benefit from the combination of local and state functions in a unified and comprehensive preservation program. With this integration, the SHPO also serves as the District's local Historic Preservation Office (HPO). ^{1004.2}

The foundation of the District's local preservation program is the Historic Landmark and Historic District Protection Act of 1978 (see text box Purposes of the Historic Landmark and Historic District Protection Act of 1978). This law established the District's preservation review process and its major players, including the Mayor's agent, Historic Preservation Review Board (HPRB), and HPO. ^{1004.3}

The HPRB has responsibility for the designation of historic landmarks and districts, and for advising the Mayor's agent on construction activities affecting historic properties. Through its regular monthly meetings, HPRB also serves an important role as a public forum for community and resident participation in the historic preservation process. ^{1004.4}

In some situations, notably in Georgetown, reviews under the preservation law are conducted by the U.S. Commission of Fine Arts (CFA). Both HPRB and CFA make their recommendations to the Mayor's agent for final action. In this role, the director of the OP oversees public hearings on demolition and, when necessary, balances preservation with other public goals. ^{1004.5}

Policy HP-1.2.1: District Historic Preservation Program

Maintain a combined District historic preservation program that meets both the federal requirements for state programs and the requirements under the District's historic preservation law. Federal and local preservation programs should be coordinated under the HPO and HPRB. ^{1004.6}

Policy HP-1.2.2: Interagency Cooperation

Develop and strengthen supportive working relationships between the HPO and other District agencies. Maintain the role of the HPO as an integral component of OP and as a resource to assist other District agencies in evaluating the effect of their undertakings on historic properties. ^{1004.7}

Policy HP-1.2.3: 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, including the NCPC, CFA, NPS, and others involved in the stewardship of historic properties. ^{1004.8}

Action HP-1.2.A: Governmental Coordination

Strengthen collaborative working relationships with federal agencies, including the CFA, NCPC, ACHP, NPS, and others involved in the stewardship of historic properties. Reinforce coordination between the HPO and other District agencies, and establish new relationships as needed to address historic preservation concerns. ^{1004.9}

Historic Preservation Review Board

The HPRB is a group of private residents 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.

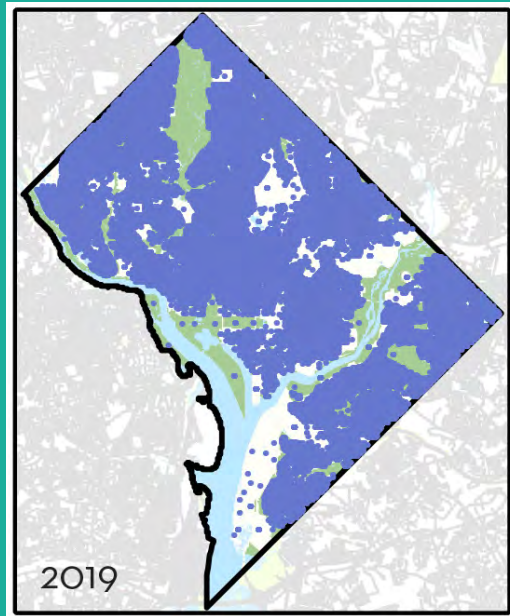
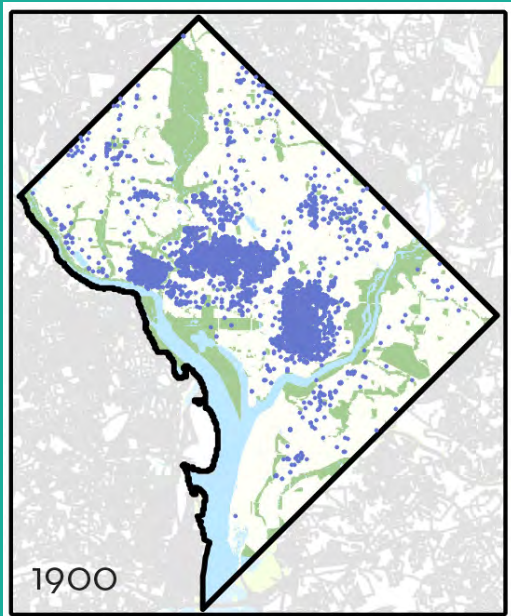
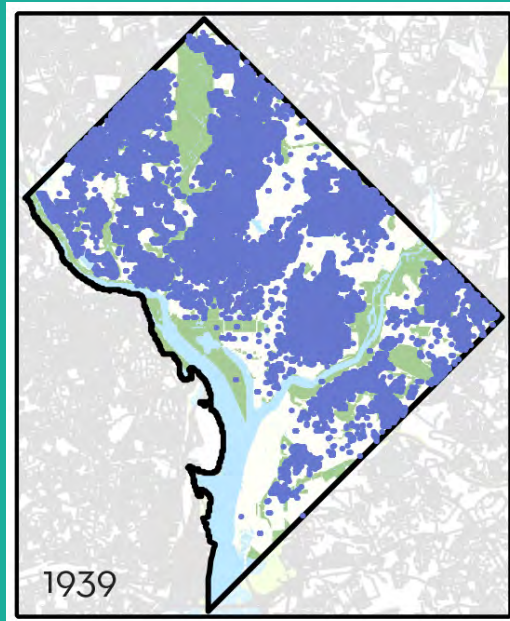
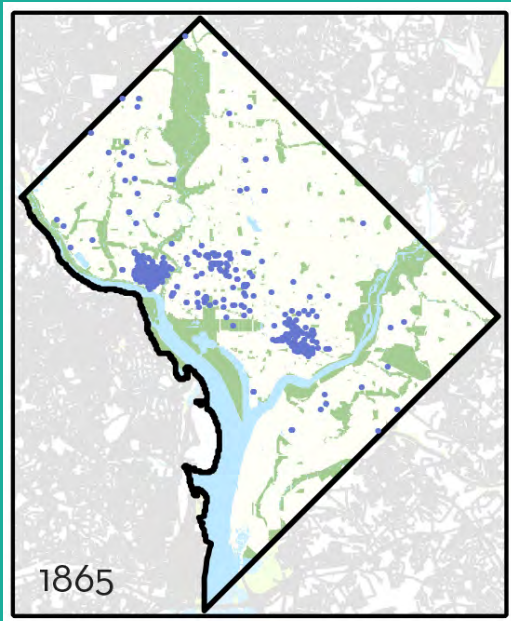
^{1004.4a}**U.S. Commission of Fine Arts**

Congress established the CFA 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 Georgetown Historic District (under the Old Georgetown Act), and properties owned by the District government. ^{1004.5a}

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Figure 10.1:

Structures by Year of Construction. 1004.10



The maps above show the structures still remaining in the District today by their year of construction. 1004.11

HP-1.3 Identifying Potential Historic Properties ¹⁰⁰⁵

The completion of a comprehensive survey to identify historic resources in Washington, DC has been a continuing long-range goal of the historic preservation program. Since the mid-1980s, community sponsors and professional consultants have surveyed many of the District's older neighborhoods and property types with support from the District's preservation program. Since 2000, HPO has taken a more direct role in survey projects, as new technology and data have transformed traditional surveys. Complete photographs of District buildings and streetscapes are now immediately accessible on the internet. HPO contractors and staff have compiled information from historic permits and other sources on most of Washington, DC's 168,000 buildings, and that resource is available on the internet. Now the primary survey task is to use information already at hand to identify properties that should be evaluated further for historic significance. ^{1005.1}

Policy HP-1.3.1: Historic Resource Surveys

Identify properties and sites meriting designation as historic landmarks and districts by analyzing existing data, with support from scholarly research and continuing thematic and area surveys that document the broad diversity of the District's prehistory and history. ^{1005.2}

Policy HP-1.3.2: Survey Leadership

Undertake HPO-sponsored surveys or provide professional guidance and financial support to assist government agencies and local communities in conducting their own historic resource surveys. ^{1005.3}

Policy HP-1.3.3: Coordinated Survey Plan

Organize surveys and data analysis by historical theme or by neighborhood so that survey efforts proceed according to a logical plan with clear priorities. ^{1005.4}

Policy HP-1.3.4: Inclusiveness of Surveys

Surveys and data analyses should seek out not just buildings, but all types of potential historic properties, including sites of cultural significance, historic landscapes, and archaeological resources. ^{1005.5}

Policy HP-1.3.5: Community Participation in Surveys

Encourage property owners, preservation organizations, ANCs, and community and neighborhood associations to participate in the survey process. ^{1005.6}

Evaluations of historic significance should encompass all areas and aspects of Washington, DC's history and evolution. Historic resources remain from prehistoric to modern times, and from many cultures and facets of life. Thus, a wide range of sites may be considered historically or culturally significant for very different reasons.

Policy HP-1.3.6: Survey Priorities

Give priority to the survey and analysis of endangered resources and those located in active redevelopment areas, such as Future Planning Analysis Areas, downtown and near Metro stations. As factors in setting priorities, consider the surpassing significance of some properties, the underrepresentation of others, and the responsibility of the government to recognize its own historic properties. Make survey results and the identification of eligible properties readily available to the public. ^{1005.7}

Policy HP-1.3.7: 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. ^{1005.8}

Action HP-1.3.A: Database of Building Permits

Expand HistoryQuest DC, the HPO digital database of information from the archive of 19th and 20th century District building permits to include major alteration permits and permits issued after 1949. Update internet access to this information as new data is compiled. ^{1005.9}

Action HP-1.3.B: 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. ^{1005.10}

HP-1.4 Evaluating Historic Significance ¹⁰⁰⁶

Evaluations of historic significance should encompass all areas and aspects of Washington, DC's history and evolution. Historic resources remain from prehistoric to modern times, and from many cultures and facets of life. Thus, a wide range of sites may be considered historically or culturally significant for very different reasons. ^{1006.1}

In any community, some historic properties are more significant than others. Properties that meet the basic test of significance should be considered for designation under the preservation law, according to preservation planning priorities. Such priorities should not exclude attention to properties of more modest or localized value. ^{1006.2}

Historic preservation also needs to 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 preserve the historic properties of the future. History is not static; part of looking forward is continuously redefining what was most significant about the past. ^{1006.3}

Policy HP-1.4.1: Interpreting Significance Broadly

Adopt an encompassing approach to historic significance. Recognize the District's social history as well as its architectural history, its neighborhoods and its individual buildings, its natural landscape and built environment, and its characteristic and exceptional living history. ^{1006.4}

Policy HP-1.4.2: Cultural Inclusiveness

Celebrate a diversity of histories, tracing the many roots of the District and the many cultures that have shaped its development. Affirm the importance of local cultural identity and traditions and recognize the role that cultural recognition plays in supporting civic engagement and community enrichment. Recognize a diversity of culture and identity to support a more equitable understanding of the District's heritage. ^{1006.5}

Policy HP-1.4.3: The Recent Past

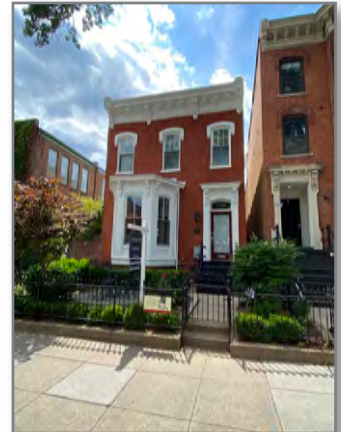
Anticipate the need to preserve the record of the recent past. Undertake scholarly research and documentation to inform evaluation of the recent past and expedite efforts to establish an objective historic context for structures and settings from the second half of the 20th century as communities grow and the District's built environment continues to change. ^{1006.6}

Action HP-1.4.A: District of Columbia Inventory of Historic Sites

Expand the District of Columbia Inventory of Historic Sites to achieve a more comprehensive and balanced listing that represents all aspects of the District's history, culture, and aesthetic heritage. ^{1006.7}

HP-1.5 Designating Historic Landmarks and Districts ¹⁰⁰⁷

Historic properties are recognized through designation as historic landmarks or historic districts in the District of Columbia Inventory of Historic Sites, Washington, DC's official list of historic properties. Listing in the NRHP 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. Washington, DC's historic districts are highlighted in Map 10.1, and its historic landmarks are highlighted in Map 10.2. Historic landmarks and districts in Central Washington are shown in Map 10.3. ^{1007.1}



Celebrating a diversity of histories and cultures; Alma Thomas House, Saint Luke's Episcopal Church, and Charles Sumner School.

Figure 10.2:

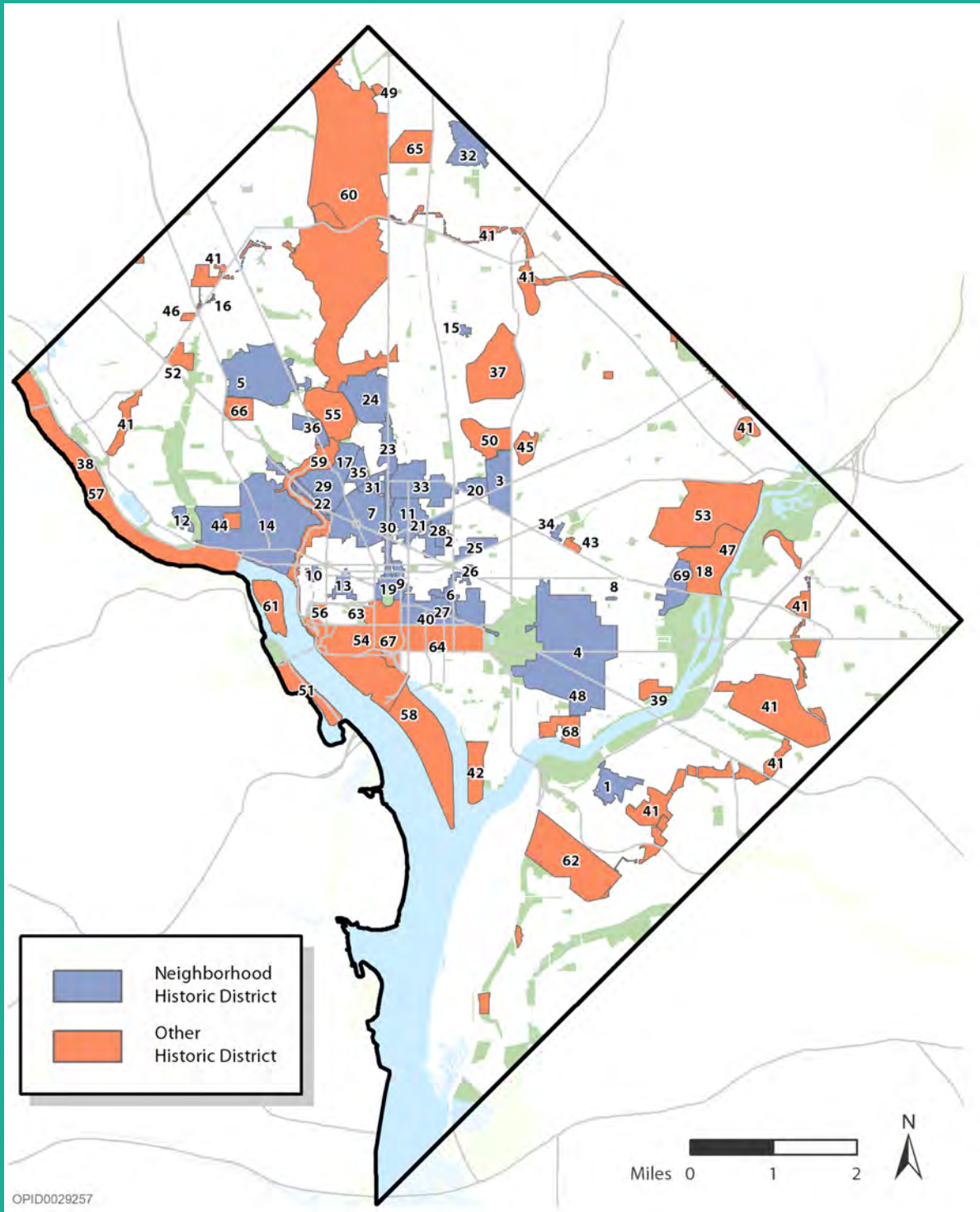
List of Historic Districts ^{1007.2}

ID	NEIGHBORHOOD DISTRICTS	ID	OTHER DISTRICTS
1	Anacostia	37	Armed Forces Retirement Home
2	Blagden Alley/Naylor Court	38	Chesapeake and Ohio Canal
3	Bloomingdale	39	Congressional Cemetery
4	Capitol Hill	40	Federal Triangle
5	Cleveland Park	41	Fort Circle Parks
6	Downtown	42	Fort McNair
7	Dupont Circle	43	Gallaudet College
8	Emerald Street	44	Georgetown Visitation
9	Financial	45	Glenwood Cemetery
10	Foggy Bottom	46	Immaculata Seminary
11	Fourteenth Street	47	Langston Golf Course
12	Foxhall Village	48	Marine Barracks
13	George Washington University/Old West End	49	Marjorie Webster Junior College
14	Georgetown	50	McMillan Park Reservoir
15	Grant Circle	51	Mount Vernon Memorial Highway
16	Grant Road	52	Mount Vernon Seminary
17	Kalorama Triangle	53	National Arboretum
18	Kingman Park	54	National Mall
19	Lafayette Square	55	National Zoological Park
20	LeDroit Park	56	Observatory Hill
21	Logan Circle	57	Potomac Gorge
22	Massachusetts Avenue	58	Potomac Park (East and West)
23	Meridian Hill	59	Rock Creek and Potomac Parkway
24	Mount Pleasant	60	Rock Creek Park
25	Mount Vernon Square	61	Roosevelt Island
26	Mount Vernon Triangle	62	Saint Elizabeths Hospital
27	Pennsylvania Avenue	63	Seventeenth Street
28	Shaw	64	Smithsonian Quadrangle
29	Sheridan-Kalorama	65	Walter Reed Army Medical Center
30	Sixteenth Street	66	Washington Cathedral and Close
31	Strivers' Section	67	Washington Monument Grounds
32	Takoma Park	68	Washington Navy Yard
33	U Street	69	Young Browne Phelps Spingarn Education Center
34	Union Market		
35	Washington Heights		
36	Woodley Park		

Map 10.1:

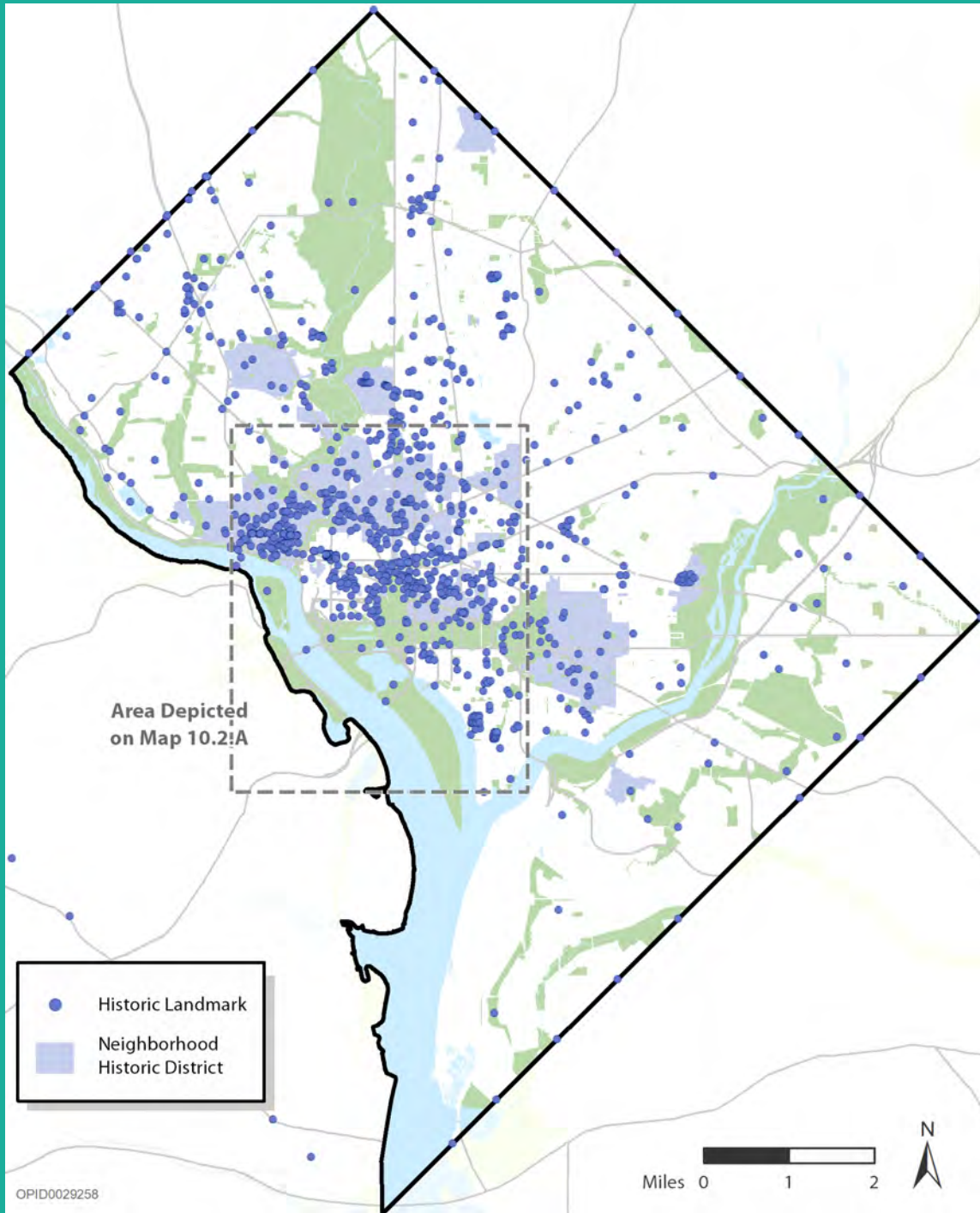
Historic Districts*

1007.3



Map 10.2:

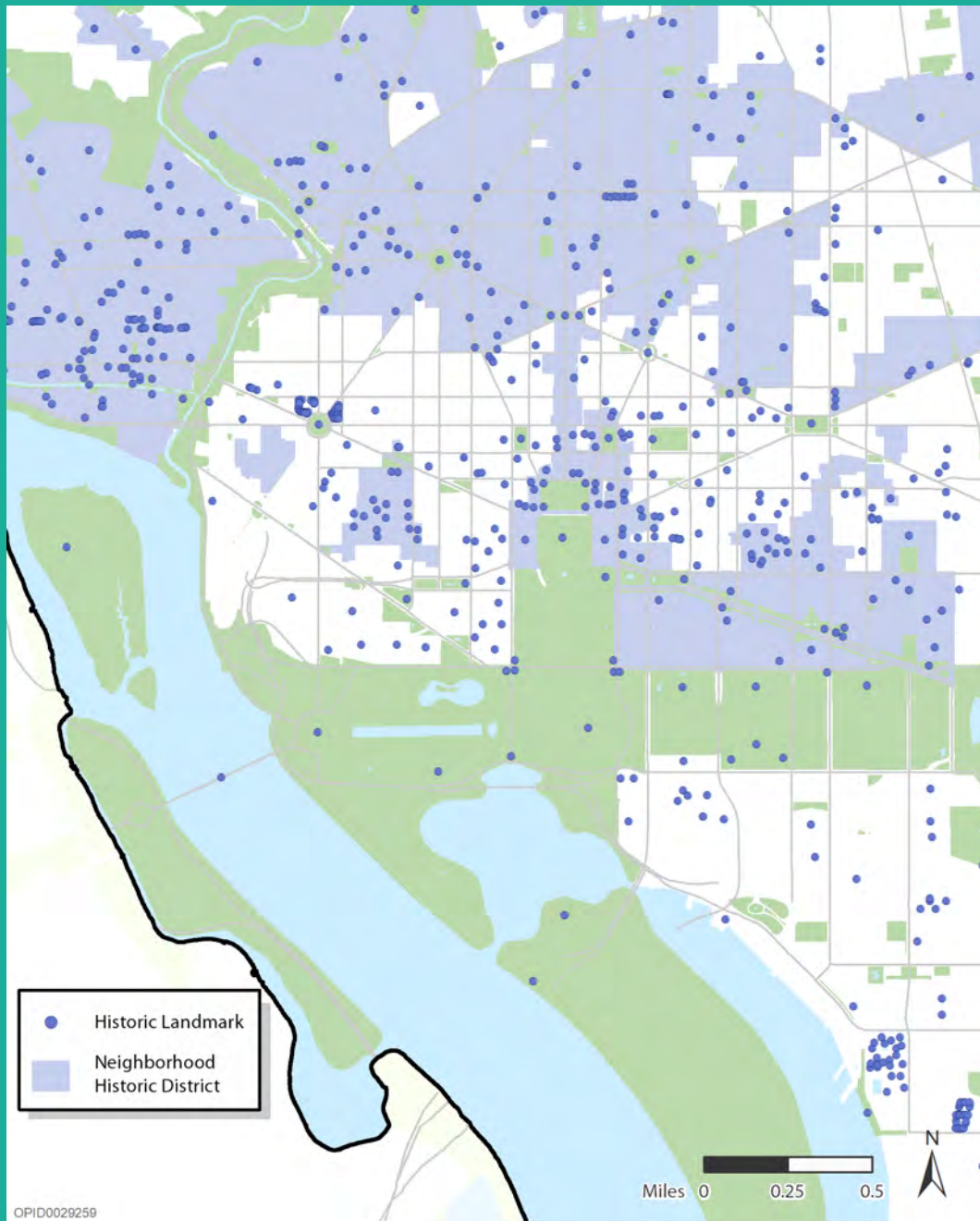
Historic Structures (see next page for inset area) 1007.4



Map 10.3:

Inset Map of Existing Landmark Structures and Sites

1007.5



Today, Washington, DC has more than 700 historic landmarks and nearly 70 historic districts, about half of which are local neighborhoods. In all, about 30,000 properties are protected by historic designation. Historic landmarks include the iconic monuments and symbolic commemorative places that define Washington, DC as the nation's capital, but they also include retail and commercial centers, residences, and the places of worship and leisure of thousands of residents who call the District home. ^{1007.6}

Policy HP-1.5.1: 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.

^{1007.7}

Policy HP-1.5.2: Evaluation Criteria

Maintain officially adopted written criteria for listing in the District of Columbia Inventory of Historic Sites and apply them consistently so that properties meet objective standards of significance to qualify for designation (see Figure 10.2). Use the criteria to evaluate the potential eligibility of properties for historic preservation planning purposes, as well as for designation. Apply the federal criteria of evaluation for listing in the NRHP when applicable. ^{1007.8}

Policy HP-1.5.3: 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, ANCs, and community groups. ^{1007.9}

Policy HP-1.5.4: Voluntary Preservation

Engage property owners and communities in designation efforts, and encourage voluntary preservation. Seek consensus on designations when possible, and apply designation criteria with sensitivity to the rights of property owners and the interests of affected communities. ^{1007.10}

Policy HP-1.5.5: 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 ANCs, neighborhood organizations, property owners, businesses, and residents. 1007.11

Policy HP-1.5.6: Consulting the Public on Designation

Ensure that the views of property owners, ANCs, neighborhood organizations, and the general public are solicited and carefully considered in the designation process. 1007.12

Policy HP-1.5.7: Updating Designations

Evaluate existing historic landmark designations periodically, and, when appropriate, 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. 1007.13

Action HP-1.5.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. 1007.14

Action HP-1.5.B: Nomination of National Register Properties

Nominate for historic landmark or historic district designation any National Register properties not yet listed in the District of Columbia Inventory of Historic Sites. 1007.15



Moving Adas Israel Synagogue to a new site



Bloomingdale Historic District showing contributing buildings

Designation Criteria for Historic Landmarks and Districts ^{1007.15a}

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:

- **Events:** They are the site of events that contributed significantly to the heritage, culture, or development of Washington, DC or the nation.
- **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 Washington, DC or the nation.
- **Individuals:** They are associated with the lives of persons significant to the history of Washington, DC or the nation.
- **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 Washington, DC or the nation.
- **Artistry:** They possess high artistic or aesthetic values that contribute significantly to the heritage and appearance of Washington, DC or the nation.
- **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 Washington, DC or the nation.
- **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. ^{1007.15a}

Additionally, to qualify for designation, they shall 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. ^{1007.15b}

Action HP-1.5.C: Nomination of Federal Properties

Encourage federal agencies to nominate their eligible properties for listing in the NRHP and to sponsor concurrent nomination of these properties to the District of Columbia Inventory of Historic Sites. When appropriate, seek other sponsors to nominate eligible federal properties to the District of Columbia Inventory of Historic Sites. ^{1007.16}

Action HP-1.5.D: Inclusiveness in the District of Columbia Inventory of Historic Sites

Nominate properties to the District of Columbia Inventory of Historic Sites that recognize the significance of underrepresented District communities and all aspects of local history. ^{1007.17}

HP-1.6 The Image of Washington, DC ¹⁰⁰⁸

The treasured image of Washington, DC 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 District's neighborhoods. The natural beauty of Washington, DC is also an inseparable part of the District's historic image. This is a landscape whose inherent attractiveness made it a place of settlement even before it was the nation's capital. ^{1008.1}

After two centuries of growth, the image of Washington, DC remains strong and distinctive. The District's

historic urban design, federal institutions, and national monuments largely define this vision, but the District spreads far beyond its monumental core. The District's business center is endowed with historic commercial architecture and a carefully maintained mid-rise scale. Washington, DC is a mosaic of distinctive neighborhoods that create the setting for the District's social and cultural life. These aspects of Washington, DC's heritage also have a role in shaping the capital's historic image. ^{1008.2}

Policy HP-1.6.1: Washington, DC's Historic Image

Washington, DC's historic plans and wealth of historic federal buildings, monuments, and precincts are significant to the District and the nation. Of equal importance are the historic landmarks and districts, and heritage of the residents and businesses, contributing to Washington, DC's image. The District of Columbia takes seriously its stewardship responsibilities to all of these resources and to preserve the fundamental historic character and image of Washington, DC as the District develops. ^{1008.3}

Policy HP-1.6.2: Preserving the District's Historic Character

Protect and enhance the views and vistas, both natural and designed, that are an integral part of Washington, DC's historic image. Preserve the historic skyline formed by the region's natural features and topography, and its historically significant buildings and monuments. Avoid intrusions, such as communication antennas and water towers. As the District benefits from new growth, preserve the historic scale and character established by its building height limits, including the 1910 Height of Buildings Act. ^{1008.4}

Policy HP-1.6.3: Enhancing the District's Historic Character

Encourage new architectural contributions that complement and enrich the District's design heritage and historic character. ^{1008.5}

Policy HP-1.6.4: Downtown and Neighborhood Character

Recognize the distinctive character of Washington DC's historic downtown and varied neighborhoods as one of the District's prime attractions and competitive strengths. As Washington, DC grows, encourage compatible new development that enlivens downtown and enhances the character and distinction of its neighborhoods. ^{1008.6}

Policy HP-1.6.5: Commercial Signage

Control commercial signage to avoid vacant and underused billboards and intrusion upon the District's monumental grandeur and residential neighborhoods. Support the District's economic vitality and quality of life through carefully considered policies and regulations for commercial signage in designated entertainment areas. ^{1008.7}



National Savings and Trust Company is one of the many historic commercial buildings in the downtown core.



Policy HP-1.6.6: Transportation Infrastructure

Transportation infrastructure should be compatible with the character of the Plan of the City of Washington and the District’s historic properties. ^{1008.8}

See the Urban Design Element for additional policies and actions related to the District’s image and character.



HP-2 Protecting and Enhancing Historic Properties ¹⁰⁰⁹

Protection of historic properties is inherent in the District’s community planning, economic development, and construction permitting processes. Preservation protections help to ensure that building renovations and new development respect the architectural character of historic landmarks and districts. Because the District’s preservation law specifically encourages enhancement of historic properties and adapting them for current use, preservation review procedures also promote high-quality new construction that improves the condition and setting of historic properties and neighborhoods. ^{1009.1}



Preservation begins with sensitive land use planning and zoning that limits conflict between development rights and preservation policies. More direct protections include controls on building demolition and disturbance of archaeological sites. Standards for renovation and new construction in historic areas preserve historic integrity and character, and policies that encourage adaptation to changing needs preserve historic properties by keeping them in continued use. Fair and effective enforcement applied throughout the District encourages consistent compliance with property maintenance and preservation laws. ^{1009.2}



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.

Historic properties are protected under both District and federal law. Under the Historic Landmark and Historic District Protection Act of 1978, proposals for exterior alteration to a historic property must be submitted to the HPRB (or in some cases, notably in Georgetown, to the CFA) for a review to determine whether the proposed work is compatible with the character of the historic property. Similar reviews are required for demolition or subdivision of historic property and for new construction in historic areas. 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. ^{1009.3}

Protections also apply to government projects. Under District law, projects on District-owned land involve a consultation with the SHPO during the planning phase. Under Section 106 of the National Historic Preservation Act, federal agencies must consider the effect of their projects on designated

or eligible historic properties, in consultation with the SHPO. The same consultation is required for private projects funded or licensed by a federal agency. These reviews are designed to ensure that work is consistent with the historic character of affected historic properties and involves public participation commensurate with the nature of the undertaking. 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. ^{1009.4}

HP-2.1 The District's Historic Plans ¹⁰¹⁰

Preservation of historic properties in Washington, DC begins with its historic plans. The L'Enfant Plan, drawn by Pierre L'Enfant in 1791, has served as an enduring symbol and armature for growth of the national capital, but the District's character has also been shaped by many other contributors over more than two centuries. Generations of civil engineers, architects, and artists contributed buildings, landscapes, public works and monuments that define the District's built form. In the 1870s, municipal planners devised rules that created a unified landscape on District streets, known as public parking, comprised of green front yards and small federal park reservations. In the 1890s, city planners extended L'Enfant's pattern of grid streets and avenues to fill the entirety of Washington, DC. ^{1010.1}

After its first hundred years, the plan was reinvigorated according to City Beautiful principles in the McMillan Plan of 1901. Regulated building heights, first introduced by the District in 1894, further supported its enhancement and embellishment. The CFA and NCPC were created to oversee those improvements and to guide the continued development of federal buildings and parkland. ^{1010.2}

The District's Office of the Municipal Architect dates from this same era, and for the next half century it gave cohesion to the District through consistent design of local public buildings. With these many influences on its character, the Plan of the City of Washington is now protected as a historic landmark in the District of Columbia Inventory of Historic Sites and the National Register. Current planning reaffirms its historic significance and seeks to repair eroded sections of its fabric. ^{1010.3}

Policy HP-2.1.1: The Plan of the City of Washington

Preserve the defining features of the Plan of the City of 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 plan. Preserve the historic pattern of streets, associated minor reservations, and landscape features. Protect these historic rights-of-way from incompatible incursions and intrusions ^{1010.4}

Plan of the City of Washington ^{1010.2a}

The L'Enfant and McMillan Plans established a design framework for the national capital that remains one of the world's great examples of urban planning. Collectively, these plans and related 19th century refinements are known as the *Plan of the City of Washington*. ^{1010.2a}

Policy HP-2.1.2: Spatial and Landscape 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. Reinforce the spatial definition of the historic street plan by aligning main building facades along the street right-of-way lines and applying traditional rules for building projections. Support public and private efforts to provide and maintain street trees and continuous front yard landscaping to help frame axial views and reinforce the District's historic landscape character. ^{1010.5}

Policy HP-2.1.3: Public Space Design in the Plan of the City of Washington

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 Plan parks, and where appropriate, extend this tradition with new civic art and landscape enhancements of the public reservations. ^{1010.6}

Policy HP-2.1.4: Enhancing Washington, DC's Urban Design Legacy

Adhere to the design principles of the Plan of the City of Washington in any improvements or alterations to the street plan. Where intrusions and disruptions have damaged the character of the historic plan, promote restoration of the plan through coordinated redevelopment and improvement of the transportation network and public space. At the earliest opportunity, restore or rehabilitate historic streets and reservations that were inappropriately disrupted, or closed, to their original right-of-way configuration. ^{1010.7}

Policy-HP-2.1.5: Extensions of the Plan of the City of Washington

Preserve, rehabilitate, and enhance the character of the extensions of the original street plan and the pattern of reservations throughout the District created by the 1893 Permanent System of Highways. ^{1010.8}

Action HP-2.1.A: Designation of the Plan

Complete the documentation and designation of the Plan of the City of Washington as a National Historic Landmark. ^{1010.9}

Action HP-2.1.B: Extensions of the Historic Plan

Complete the documentation and evaluation of the significant features of the 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. ^{1010.10}

Action HP-2.1.C: Review of Alterations to the Historic Plan of Washington

Ensure early consultation with the HPRB and other preservation officials whenever master plans or proposed redevelopment projects envision alterations to features of the Plan of the City of Washington. ^{1010.11}

Action HP-2.1.D: Review of Public Improvements

An appropriate level of consultation with the SHPO should occur before undertaking the design and construction of public space improvements in the Plan of the City of Washington. ^{1010.12}

See the Urban Design Element for additional policies and actions on the historic planning legacy of Washington, DC.

HP-2.2 Historic Landscapes and Open Space ¹⁰¹¹

The natural beauty of Washington, DC creates an exceptional setting for the nation's capital. Nature permeates the District, helping to define its historic character. A long planning legacy has also endowed Washington, DC with a unique cultural landscape. L'Enfant's urban parks, broad avenues, and wide streets bring openness into the District. In the 19th century, visionaries converted the Potomac mudflats to parkland and reserved Rock Creek valley as open park space. The McMillan Plan shaped the monumental greenswards of the Mall and drew the riverfront and stream valley parks and the open spaces of fort sites, cemeteries, and campuses into a green network for the District. ^{1011.1}

Other significant landscape features of the District are the legacy of 19th-century engineers, planners, and developers who extended the L'Enfant Plan beyond the original borders. Tree-lined streets and landscaped front yards unite many historic neighborhoods, and small green oases are scattered throughout the District. Some are publicly owned, and others are private. Institutional campuses and private estates, many now owned by embassies, also contribute to the preservation of open space. Many provide the setting for historic buildings, creating a balance between the natural and built environment that unifies the District. ^{1011.2}

Policy HP-2.2.1: The Natural Setting of Washington, DC

Preserve the historic natural setting of Washington, DC 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, DC, 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 District. ^{1011.3}



Adaptive reuse of the historic Chapman Coal Company Garage and Stables for housing

L'Enfant's urban parks, broad avenues, and wide streets bring openness into the District. Other significant landscape features of the District are the legacy of 19th-century engineers, planners, and developers who extended the L'Enfant Plan beyond the original borders. Tree-lined streets and landscaped front yards unite many historic neighborhoods, and small green oases are scattered throughout the District.



Landscaped front yards in public space

Policy HP-2.2.2: Historic Landscapes

Recognize and preserve the District's significant landscapes as historic features in their own right or as contributing features of historic landmarks and districts. Preserve the distinguishing qualities of the District's historic landscapes, both natural and designed. Protect public building and monument grounds, recognized historic vistas, parks and parkway systems, government and institutional campuses, gardens, cemeteries, and other historic landscapes from deterioration and incompatible development. ^{1011.4}

Policy HP-2.2.3: Public Campuses

Recognize the landscape value of government campuses as the setting for public facilities and as open green space for the entire District. Balance any new development on these campuses against the public interest in retaining green space and protect them from incompatible development. ^{1011.5}

Policy HP-2.2.4: Landscaped Yards in Public Space

Preserve the continuous and open green quality of landscaped front and side yards in public space and beyond building restriction lines. 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. ^{1011.6}

Policy HP-2.2.5: Streetscape Design in Historic Districts

Ensure that new public works such as streetlights, street furniture, and sidewalks within historic landscapes and historic districts are compatible with the historic context. Emphasize good design whether contemporary or traditional. ^{1011.7}

Policy HP-2.2.6: Historic Open Space

Retain landscaped yards, gardens, estate grounds, and other significant 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. ^{1011.8}

Action HP-2.2.A: Preserving Historic Landscapes

Increase appreciation of historic landscapes through documentation, recognition in designations, and public education. Work cooperatively with government and landowners to preserve historic landscapes as integral components of historic landmarks and districts and to make new construction compatible with their historic character. ^{1011.9}

Action HP-2.2.B: Preserving the Natural Escarpment

Protect views of and from the natural escarpment around central Washington, DC. Work with government and landholders to encourage new development at St. Elizabeths Hospital, the Armed Forces Retirement Home, McMillan Reservoir, and similar large sites that is harmonious with the natural topography and preserves important vistas over the District. ^{1011.10}

Action HP-2.2.C: Preserving Rights-Of-Way

Preserve 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. ^{1011.11}

Action HP-2.2.D: Historic Avenue Landscapes

Identify and document historic landscape plans for avenues and major streets in the L'Enfant City and beyond. Encourage the restoration of intended landscape treatments, including the planting of double rows of trees in public space to restore shaded sidewalk allées and designed sidewalk views along major avenues. ^{1011.12}

See the Urban Design and Parks, Recreation and Open Space Elements for additional policies and actions related to historic landscapes and the natural setting of Washington, DC.



Historic landscapes: Smithsonian Gardens and the Georgetown Canal towpath

HP-2.3 District Government Stewardship ¹⁰¹²

The District government should set the standard for historic preservation in Washington, DC, through both committed leadership and exemplary treatment of its own historic properties. The following policies promote District government stewardship in preservation. ^{1012.1}

Policy HP-2.3.1: 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 to accommodate government activities and promote innovative new design. Ensure that rehabilitation work adheres to the highest preservation standards. Properly maintain both designated and eligible historic properties and protect them from deterioration and inappropriate alteration. ^{1012.2}

Policy HP-2.3.2: 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. ^{1012.3}



Preservation of District-owned properties, Franklin School and Central Library

Action HP-2.3.A: Protection of District-Owned Properties

Strengthen procedures to ensure historic preservation review of District actions at the earliest possible stage of project planning. Apply standards for District construction consistent with the standards applied to historic properties by federal agencies. ^{1012.4}

Action HP-2.3.B: Enhancing Civic Assets

Make exemplary preservation of District municipal buildings—including public schools, libraries, fire stations, and recreational facilities—a model to encourage private investment in Washington, DC’s historic properties and neighborhoods. Rehabilitate these civic assets and enhance their inherent value with new construction or renovation that sustains the District’s tradition of high-quality municipal design. ^{1012.5}

Action HP-2.3.C: Preserving 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 districts. These guidelines should ensure that such spaces are quickly and accurately restored after invasive work by utilities or District agencies. ^{1012.6}

HP-2.4 Zoning Compatibility ¹⁰¹³

The District’s zoning regulations adopted in 2016 (ZR16) improve consistency between zoning and existing building conditions in Washington, DC’s historic districts and older neighborhoods. The regulations also include incentives for retention and adaptive use of older buildings in the downtown development zone. As these new regulations are implemented, monitoring and refinement of individual provisions, as needed, will help to ensure that the rules are working consistently with their intended purpose. ^{1013.1}

Policy HP-2.4.1: 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. Monitor the effectiveness of zoning controls intended to preserve characteristic features of older neighborhoods not protected by historic designation. 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. ^{1013.2}

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

Identify areas within historic districts where zoning regulations may need adjustment based on the scale and height of contributing buildings, while considering District-wide needs for housing and affordable housing.

Following neighborhood planning and public participation, pursue rezoning of such areas with more appropriate designations. ^{1013.3}

HP-2.5 Review of Rehabilitation and New Construction ¹⁰¹⁴

Historic properties have generated record levels of rehabilitation and construction activity in Washington, DC 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, 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. They also recognize that solutions need to be practical and affordable, and the review process responsive and efficient. At the same time, more work needs to be done to ensure that these requirements do not unduly burden property owners, especially resident homeowners. Better access to more specific design guidelines for common home alterations, identifying a range of appropriate treatments, would improve the management of this process. ^{1014.1}

The District's historic preservation law is the basis for review of most preservation projects. The key purposes of the law are to retain and enhance historic properties, and to encourage their adaptation for current use. It encourages the restoration of historic landmarks and protection of designated archaeological sites. It also establishes that the test for alterations, additions, and new construction in historic districts is compatible with the character of the district. ^{1014.2}

The HPRB conducts the design review of most major projects involving historic properties, with some exceptions. The CFA reviews most projects in certain areas fronting on federal properties and in Georgetown, with the assistance of its Old Georgetown Board. There is also a different procedure under the Foreign Missions Act for some embassy projects. ^{1014.3}

The Section 106 process governs the review of federal projects not subject to the District's preservation law. For major projects, sponsoring agencies must consult with the SHPO, interested parties, and the public. Such consultations often involve the CFA, NCPC, NPS, and ACHP. ^{1014.4}

District and federal preservation standards guide rehabilitation and architectural design based on the premise of compatibility with the historic context. Compatibility does not require matching or copying the attributes of historic buildings, but rather means that additions and new construction 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

District and federal preservation standards guide rehabilitation and architectural design based on the premise of compatibility with the historic context. Compatible additions and new construction should achieve harmony with the historic surroundings through basic good design and close attention to the characteristics and design principles of the historic environment.

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context; in fact, it is necessary in an evolving and dynamic District and is welcomed as an expression of contemporary times. ^{1014.5}

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. Fine-grained historic environments like a residential street call for design restraint at a uniform scale, while historic commercial and industrial environments can often sustain stronger design statements and more striking juxtapositions of scale. ^{1014.6}

Policy HP-2.5.1: 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. ^{1014.7}

Policy HP-2.5.2: Adaptation of Historic Properties for Current Use

Maintain historic properties in their original use when possible. If this is no longer feasible, encourage appropriate adaptive uses consistent with the character of the property. Recognize the value and necessary function of special-purpose structures, such as utility buildings, and allow structural modifications and other alterations compatible with historic character when needed for the property to continue functioning in its original use. ^{1014.8}

Policy HP-2.5.3: Compatible Development

Preserve the important historic features of the District while permitting compatible new infill development. Within historic districts, respect the established form of development as evidenced by lot coverage limitations, height limits, open space requirements, and other standards that contribute to the character and attractiveness of those areas. Ensure that new construction, building additions, and exterior changes are in scale with and respect their historic context through sensitive siting and design, and the appropriate use of materials and architectural detail. ^{1014.9}

Policy HP-2.5.4: Suitability to the Historic Context

Apply design standards in a manner that accounts for different levels of historic significance and 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, such as non-residential zones and areas without a significant design pattern. ^{1014.10}

Policy HP-2.5.5: 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 no alternative for preservation is feasible, 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. ^{1014.11}

Policy HP-2.5.6: Review Process for Local Projects

Maintain a fair and efficient preservation review process that handles applications according to clearly established procedures and timelines, consistent with applicable public notice requirements, laws, and regulations. Apply historic preservation standards and guidelines consistently, thoughtfully, and appropriately to the circumstances and practical constraints of specific situations. ^{1014.12}

Policy HP-2.5.7: Reconciliation of Multiple Public Goals

Use the mayor's agent's public hearing process to reconcile preservation concerns and other public goals when necessary. Apply the legal standards for consistently and appropriately determining what is necessary in the public interest to the circumstances of the specific situation based on conclusions supported by the hearing record. Clearly record any applicant commitments and conditions of approval in an official written order. ^{1014.13}

Policy HP-2.5.8: Review Process for Federal Projects

Work cooperatively with federal agencies and consulting parties in the Section 106 process to ensure that federal construction is compatible with the qualities and character of historic buildings and their settings, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for Rehabilitating Historic Buildings. ^{1014.14}

Action HP-2.5.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 this process by committing sufficient resources and appointing highly qualified professionals to the HPRB. 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. ^{1014.15}



Compatible additions to historic landmarks: NPR Headquarters building



The restored Howard Theater protects the historic building's integrity



Hirshhorn Museum re-cladding

Action 2.5.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. These tools should address appropriate treatment of characteristics specific to particular historic districts. Disseminate these tools widely and make them available on the internet. ^{1014.16}

Action HP-2.5.C: Design Review of Federal Projects

Work cooperatively with federal agencies to ensure that federal projects do not detract from the character of historic properties that are significant to the District, and are compatible with the surrounding context. When appropriate, involve the HPRB for its expert advice and as a forum for public comment. ^{1014.17}

Action HP-2.5.D: Accessibility Guidelines for Aging in Place

Analyze common barriers to accessibility in older homes, and develop guidelines on how older adults can modify such homes in ways that are compatible with their historic character while making them visitable and safer to live in. ^{1014.18}

HP-2.6 Archaeological Resources ¹⁰¹⁵

Washington, DC has been the home of successive generations stretching far back in time. The artifacts and human-made features uncovered through archaeological investigation are important evidence of the District'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 help connect residents to the lives of those who preceded them. ^{1015.1}

Policy HP-2.6.1: Protection of Archaeological Sites

Retain archaeological 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. ^{1015.2}

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. ^{1015.3}

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. ^{1015.4}

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. Ensure public access to these materials, and promote research using the collections and records. ^{1015.5}

Action HP-2.6.B: Archaeological Surveys and Inventories

Increase surveys, inventories, and other efforts to identify and protect significant archaeological resources. Surveys and inventories should be directed by qualified professionals and adhere to the standards in the Guidelines for Archaeological Investigations in the District. ^{1015.6}

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. ^{1015.7}

HP-2.7 Enforcement ¹⁰¹⁶

Enforcement programs are necessary to encourage consistent compliance with District property maintenance codes, as well as with historic preservation laws, permits, and approvals. Inspections and enforcement programs require cooperation among building code officials in the Department of Consumer and Regulatory Affairs, the HPO, and the Board for the Condemnation of Insanitary Buildings (BCIB). Active engagement by residents and neighborhood groups also helps to support these programs.

^{1016.1}**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. ^{1016.2}

Policy HP-2.7.2: Maintenance of Historic Property

Historic properties shall be maintained in a manner consistent with the District property maintenance codes applicable to all properties. Encourage voluntary compliance by property owners, but when necessary for serious violations, take enforcement action to compel remedial action. ^{1016.3}



Archaeology site work screening excavated soil at the Shotgun House Public Archaeology Project

Policy HP-2.7.3: 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. ^{1016.4}

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. Ensure that protections remain in place during any public health emergency. ^{1016.5}

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 necessary action taken to collect fines. ^{1016.6}

HP-2.8 Hazard Protection for Historic Properties ¹⁰¹⁷

While preservation planning is a well-established function in Washington, DC, more work needs to be done to effectively integrate the District's preservation and resilience programs. This should include greater consideration of how natural hazards and the effects of climate change threaten the District's ability to preserve its historic and culturally significant properties using traditional means. ^{1017.1}

Strong resilience policies will enable the District to go beyond ordinary emergency preparedness plans. They can also help owners of historic properties to plan for and either avoid or reduce major property damage from flooding and other hazards. Such policies and implementation tools need to be in place before an unexpected hazard event or disaster forces an urgent need for widespread repair and restoration. ^{1017.2}

The following policies and actions are intended to increase resilience and adaptive capacity in ways that can help ensure the long-term preservation of historic resources, despite challenging future conditions. They are also meant to enhance coordination between the SHPO and the District's State hazard mitigation officer in the Homeland Security and Emergency Management Agency (HSEMA) on the development and administration of flexible, integrated resilience programs that work together before and after disaster strikes. ^{1017.3}

Policy HP-2.8.1: Resilient Design for Historic Properties

Develop resilient design principles for historic and cultural resources, with guidance on resilience planning and project implementation. Encourage owners of at-risk historic properties, both public and private, to assess their vulnerability to current and projected hazards, and to implement reasonable adaptation measures. ^{1017.4}

Policy HP-2.8.2: Coordinated Resilience Planning

Integrate consideration of historic and cultural resources into hazard mitigation and climate adaptation planning. Develop resilience strategies and implement related initiatives through a coordinated effort involving the SHPO and the District's Hazard Mitigation Officer. Address both preventive improvements for historic properties and post-disaster preservation procedures. ^{1017.5}

Policy HP-2.8.3: Disaster Recovery for Historic Properties

Involve both the SHPO and the District's Hazard Mitigation Officer in preparing and implementing flexible, coordinated policies that work effectively to enable swift protection and emergency repair of cultural and historic resources during disaster recovery. ^{1017.6}

Action HP-2.8.A: Preservation and Climate Change

Complete an inventory of historic and culturally significant sites threatened by climate change. Give priority to these at-risk sites in developing hazard mitigation plans. Coordinate with key stakeholders to maximize use of available funding for mitigation and disaster response projects. ^{1017.7}

Action HP-2.8.B: Historic Properties Strategy in the District's Hazard Mitigation Plan

Incorporate a strategy for historic and cultural resources into the District Hazard Mitigation Plan. Identify key hazard areas, assess the vulnerability of historic properties to disasters and climate change, propose adaptation alternatives for resources at risk, and identify capability limitations that need to be addressed. ^{1017.8}

Action HP-2.8.C: Guidelines for Post-Disaster Rehabilitation of Historic Properties

Develop guidelines to enable expeditious stabilization, repair, and rehabilitation of historic properties following disaster events or hazard impacts. Include procedures to streamline permitting, such as expedited design review and reduced fees for post-disaster repairs, while adhering to the applicable requirements under the District's historic preservation law.

^{1017.9}

Effectively integrating the District's preservation and resilience programs should include greater consideration of how natural hazards and the effects of climate change threaten the District's ability to preserve its historic and culturally significant properties using traditional means.

Broad public awareness of historic properties and cultural resources is vital to a vibrant historic preservation program. The District's cultural heritage should be a source of inspiration that engages residents and communities and supports the cultural economy.

HP-3 Expanding Preservation Knowledge ¹⁰¹⁸

Broad public awareness of historic properties and cultural resources is vital to a vibrant historic preservation program. It promotes understanding and appreciation of the District's heritage, allowing communities to take pride in their past and residents to value the history of their homes. ^{1018.1}

The District's cultural heritage should be a source of inspiration that engages residents and communities and supports the cultural economy. Strong partnerships among communities, nonprofit organizations, and the District's preservation program can help residents appreciate local history and heritage, and use that knowledge to strengthen cultural understanding and a more inclusive community life. Public events, placemaking and educational activities, oral history programs, and creative arts projects in neighborhood cultural spaces can all be used to expand appreciation of the role that heritage can play in drawing diverse communities together. ^{1018.2}

Preservation also needs strong advocates to promote the importance of historic resources and cultural heritage among the host of priorities facing community leaders. Preservation draws strength by forging effective partnerships and developing preservation leaders for the future. ^{1018.3}

HP-3.1 Access to Information About Historic Properties ¹⁰¹⁹

District residents may first encounter the practice of preservation through a home improvement project. Communities may have the same experience when a new building or a historic district is proposed. For developers, it may be when a historic landmark application is filed. In each case, they deserve ready access to clear information. The government's rules for the preservation process should be easily obtained and understandable. ^{1019.1}

The repository of records from decades of historic surveys, documentation efforts, and historic designations is an important resource for public education. Better access to this information about potential historic properties also provides greater certainty to property developers contemplating major investment decisions, thus lessening the potential for conflict over demolition and redevelopment. ^{1019.2}

Policy HP-3.1.1: Dissemination of Historic Information

Make information about local history and historic resources widely available to the public on the internet and through both traditional and new media. Widely distribute educational materials, expand public access to survey and landmark files, publicize new information, and provide assistance with public inquiries. Create online archaeological exhibits, display archaeological artifacts, and make information from excavations available to the public through educational programs. ^{1019.3}

Policy HP-3.1.2: Publication of the District of Columbia Inventory of Historic Sites

Maintain the District of Columbia Inventory of Historic Sites and maps depicting the location of historic landmarks and districts. Keep them current and readily available to the public both in print and on the internet.

1019.4

Policy HP-3.1.3: 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. 1019.5

Action HP-3.1.A: Internet Access to Survey Data and Designations

Increase internet access to documentation of historic properties—including historic landmark and historic district designation forms and National Register nomination forms—and determinations of eligibility for designation. Expand and improve HistoryQuest DC, the geographic information system-based interactive internet map that provides basic historical documentation on individual properties throughout the District.

1019.6

Action HP-3.1.B: Enhancement of the District of Columbia Inventory and Map

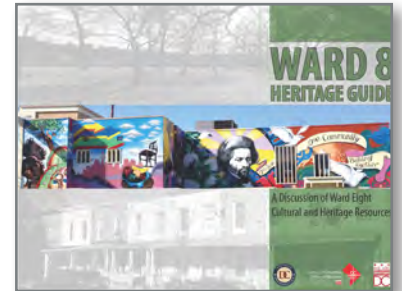
Improve the value and effectiveness of the District of Columbia Inventory of Historic Sites as an educational tool by presenting it in a more engaging format with maps and illustrations. Organize it to give context and meaning to individual designations and make it available both on the internet and in print. Keep the map of historic landmarks and districts current in an interactive GIS-based version accessible to the public on the internet. 1019.7

Action HP-3.1.C: Listings of Eligibility

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, especially in areas near Metro stations. Include both properties that have been formally determined to be eligible and those considered eligible based on available information. Make this information widely available in public documents, such as Ward Heritage Guides, and on the internet. 1019.8

HP-3.2 Public Awareness of Historic Properties 1020

Washington, DC's most important historic features are widely familiar and officially recognized through historic designation. The District's monuments are world-famous, and some of its neighborhoods are well-known to people



Ward Cultural Heritage Guides



HistoryQuest DC

across the globe. But the District of Columbia Inventory of Historic Sites includes hundreds of historic landmarks and dozens of historic districts, and many of these are likely to be unfamiliar even to native Washingtonians. Longtime residents and institutions serve as guardians of memory about such sites. These places and stories should become more vivid and accessible as a means to appreciate the District's history. ^{1020.1}

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 because of lack of reference or information. It is equally important to publicize the value of potential historic properties while actively seeking official recognition, and thus the benefits of legal protection. ^{1020.2}

Many local organizations actively pursue outreach programs aimed at raising public awareness and appreciation of Washington DC's cultural heritage. Public response to these activities has been strong, but more coordinated efforts could have a greater impact on a wider audience. The District also needs to raise the profile of its archaeological programs and make Washington, DC's artifact collections available for research and public enjoyment. ^{1020.3}

Policy HP-3.2.1: Public Education

Promote public education in the values of historic preservation and the processes for preserving historic properties. ^{1020.4}

Policy HP-3.2.2: Community Awareness

Foster broad community participation in efforts to identify, designate, and publicize historic properties. ^{1020.5}

Policy HP-3.2.3: Ward Heritage Guides

Make Heritage Guides for each ward available to the public on the internet and in print. Periodically update the guides as needed. ^{1020.6}

Policy HP-3.2.4: 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. ^{1020.7}

Policy HP-3.2.5: 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 among diverse groups. ^{1020.8}

Policy HP-3.2.6: Notice to Owners of Historic Property

Maintain an appropriate method of periodic notification to owners of historic property, informing them of the benefits and responsibilities of their stewardship. ^{1020.9}

Action HP-3.2.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. ^{1020.10}

Action HP-3.2.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, DC. Use education to promote the value of historic preservation as a community activity. ^{1020.11}

Action HP-3.2.C: Historic District Signage

Complete implementation of the District-wide program for street signs identifying historic districts. ^{1020.12}

Action HP-3.2.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. ^{1020.13}

Action HP-3.2.E: 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. ^{1020.14}

Action HP-3.2.F: Heritage Tourism

Identify heritage tourism opportunities and strategies that integrate District programs with those of organizations like Cultural Tourism DC, EventsDC, and others oriented to visitors. Use these programs to promote and enhance the integrity and authenticity of historic resources. ^{1020.15}

Action HP-3.2.G: Neighborhood Tourism

Enhance existing heritage tourism programs by celebrating the cultural history of District neighborhoods, especially those not recognized as visitor destinations, through local history tours and programs engaging a diverse audience. ^{1020.16}



Heritage Trail markers, Historic District signage, and Landmark plaques identify cultural history and designated districts and properties.

Action HP-3.2.H: Appreciating Cemeteries

Collaborate with cemetery administrators to reconnect burial grounds to their surrounding neighborhoods for greater public access. Promote cemeteries for purposes of tourism and low-impact recreation, such as walking. Create online guides of distinguished monuments and notable Washingtonians buried in local cemeteries. ^{1020.17}

See the Arts and Culture Element for additional policies and actions related to cultural heritage.

HP-3.3 Preservation Partnerships and Advocacy ¹⁰²¹

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 should be established and advanced through education and outreach. ^{1021.1}

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. ^{1021.2}

Policy HP-3.3.2: Preservation Advocacy

Encourage public participation in historic preservation through strong community partnerships. Promote communication and collaboration among the District'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. ^{1021.3}

Policy HP-3.3.3: 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. ^{1021.4}

Action HP-3.3.A: Coordinated Preservation Advocacy

Encourage and facilitate interaction between preservation and economic development interests. Strengthen working relationships among the HPO, HPRB, ANCs, and preservation organizations. Establish special task forces or advisory groups as appropriate to support preservation programs and advocacy for historic preservation. ^{1021.5}

Action HP-3.3.B: 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. Involve the HPO and preservation groups 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. ^{1021.6}

HP-4 Investing in Historic Assets ¹⁰²²

Historic preservation is fundamental to the growth and development of District neighborhoods. It is a proven catalyst for neighborhood investment and improvement, whose financial impact on Washington, DC is well documented. Preservation has revitalized neighborhoods, increased real estate values, strengthened the District's tourism industry, and attracted new residents to Washington, DC. Looking to the future, preservation will become even more closely integrated with urban design, neighborhood conservation, housing, sustainability, economic development, tourism, and planning strategies. ^{1022.1}

As growth continues, so does the debate about the course of change in many older neighborhoods that are eligible for but not protected by historic designation. While these communities are benefiting from new development, concerns about preserving their traditional character have been widespread. Similar issues have arisen with anticipated redevelopment of large sites throughout the District that contain historic properties or will affect established communities nearby. Development throughout the District should be guided by respectful stewardship of Washington, DC's heritage, even where it may not be recognized by official designation. Designers and builders should plan with preservation in mind and actively engage with community leadership and residents to create projects that are economically, architecturally compatible, and welcomed as an enhancement to community life. ^{1022.2}

Preservation of existing affordable housing is among the District's highest priorities, and many of these units are located in the District's older housing stock, including historic buildings. Historic preservation can help to retain and enhance this building stock as an important resource for Washington, DC. At the same time, as older neighborhoods become more attractive to new residents and developers, values rise, generating increases in property taxes. Maintenance and upkeep of these older buildings is necessary, and both taxes and repair costs affect lower-income residents most severely. Appropriate flexibility in the application of preservation standards within historic districts can mitigate this problem, but financial assistance programs and incentives are also necessary to keep as much of this building supply as possible affordable. ^{1022.3}

Historic preservation is fundamental to the growth and development of District neighborhoods. It is a proven catalyst for neighborhood investment and improvement, whose financial impact on Washington, DC is well documented.

HP-4.1 Preservation and Economic Development ¹⁰²³

Investment in historic preservation has been a source of economic development for Washington, DC. Continual investment in the District’s architectural heritage supports stable property values and keeps neighborhoods vibrant for residents and businesses. Historic districts promote healthy and diverse communities by giving residents a voice in guiding new development that respects and enhances the existing neighborhood fabric. Older buildings provide space to incubate new businesses. The quality of life in historic neighborhoods benefits residents and helps to attract newcomers. ^{1023.1}

In recent years, the District’s preservation program has reviewed more than 500 government projects and 5,000 private project applications annually. The magnitude of this effort testifies equally to the extent of ongoing repair and rehabilitation of historic buildings, the value of historic assets as generators of economic activity, and the importance of the HPRB review process in supporting high-quality new development in the District. ^{1023.2}

While historic preservation has supported the revitalization and enhancement of downtown and many neighborhoods in recent decades, the District currently faces a new challenge of providing adequate housing for a population that has increased by more than 100,000 people since the 2010 Census. Some of this housing will need to be provided in Washington, DC’s historic districts, whether existing or new. More study of the relationship between changing neighborhoods, historic preservation, and the cost and availability of housing is needed to support an understanding and consensus about how these new needs can best be managed. ^{1023.3}

Policy HP-4.1.1: Preservation and Community Development

Promote historic preservation as a tool for economic and community development. ^{1023.4}

Policy HP-4.1.2: Preservation and Neighborhood Identity

Recognize the potential for historic preservation programs to protect and enhance the distinct identity and unique attractions of District neighborhoods. ^{1023.5}

Policy HP-4.1.3: Neighborhood Revitalization

Use historic preservation programs and incentives to encourage historic preservation as a revitalization strategy for neighborhoods and neighborhood business districts. ^{1023.6}

Policy HP-4.1.4: Historic Preservation and Housing

Study and evaluate data on the interaction between historic preservation and housing costs, and use this information to develop mechanisms to support the District's housing production goals while preserving its historic character. ^{1023.7}

Policy HP-4.1.5: Affordable Housing in Older and Historic Buildings

Recognize the importance of preserving affordable housing in the District's existing older and historic buildings. Undertake programs to preserve the supply of subsidized rental units and low-cost market rate units in these buildings. ^{1023.8}

Policy HP-4.1.6: Grant Programs and Tax Relief

Maintain grant programs and tax relief measures for low-income homeowners and low-income senior homeowners faced with rising assessments and the cost of maintaining older and historic homes. ^{1023.9}

Action HP-4.1.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, NPS, and others. Make full use of the programs available through the National Main Street Center, Preserve America, Save America's Treasures, and other programs and funds designed for the recognition of diverse cultural heritage and the preservation and promotion of historic landmarks and districts. ^{1023.10}

Action HP-4.1.B: Historic Homeowner Grants

Implement and promote the District's targeted homeowner grants 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. Consider expanding the



Historic Homeowner Grant project before and after



Historic Tax Credit project, Glenn Arms Apartments

program to income-eligible homeowners residing in any historic landmark or district. ^{1023.11}

Action HP-4.1.C: Preservation and Housing Affordability

Examine the effects of historic preservation on housing affordability, as documented in existing studies and through analysis of available District data. Consider the findings of these studies and investigate how to manage preservation tools in ways that support housing affordability. ^{1023.12}

Action HP-4.1.D: Workforce Development in Preservation Craftsmanship

Support initiatives for workforce development in artisan trades and traditional construction crafts that support preservation and repair of historic architecture. Work in partnership with local educational institutions to promote skills in masonry, carpentry, metalwork, glass arts, and other crafts that have contributed to the District's historic fabric and character.

^{1023.13}

See the Urban Design Element for additional policies and actions related to development and community identity and the Housing Element for additional policies on conservation and maintenance of existing housing.

HP-4.2 Preservation Incentives ¹⁰²⁴

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, Low-Income Housing Tax Credits, and New Market Tax Credits. District programs include the Targeted Historic Homeowner Grants. Private nonprofits have also created programs and funds to support historic preservation work. ^{1024.1}

The OP's 2015 report on Pairing Historic Tax Credits with Low-Income Housing Tax Credits in DC, prepared jointly with the Coalition for Nonprofit Housing and Economic Development, is among the recent analytical studies highlighting the value of state and local incentive programs that piggyback on federal historic tax credits, thus leveraging federal resources for local development. Since 2003, at least 25 projects in the District have used these federal tax credits to help finance the production or renovation of more than 2,100 affordable housing units in historic buildings. This demonstrates significant potential for using these credits to create affordable housing. ^{1024.2}

Policy HP-4.2.1: 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. Encourage private sector initiatives, such as revolving funds and targeted financing programs, to support rehabilitation of historic properties, especially those in severe disrepair. ^{1024.3}

Policy HP-4.2.2: 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. ^{1024.4}

Action HP-4.2.A: Transfer of Development Rights Benefits for Preservation

Monitor the effectiveness of transfer of development rights (TDR) programs included in the ZR16 zoning regulations and consider any appropriate revisions to enhance their utility for preservation. ^{1024.5}

Action HP-4.2.B: Tax Credits for Affordable Housing in Historic Buildings

Encourage the coordinated use of multiple tax credits to support rehabilitation of existing affordable housing in historic buildings and to create new affordable units in historic buildings. Support such projects through historic designation of buildings meeting the eligibility criteria. ^{1024.6}

Action HP-4.2.C: Coordination of District Programs

Evaluate the secondary preservation impacts of District policies and programs that support affordable housing, aging in place, and maintenance of homes in good repair. Identify and implement any improvements that could encourage use of these programs for projects involving historic buildings. ^{1024.7}

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

