

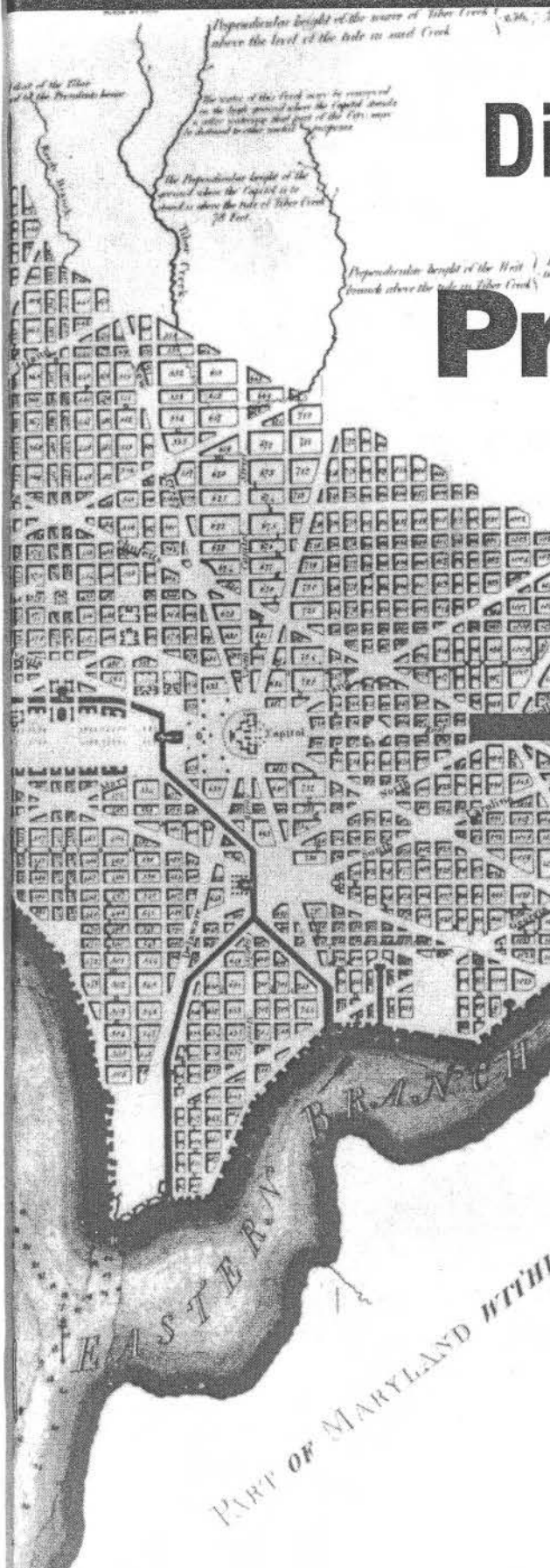
# District of Columbia Historic Preservation Plan 2000

of the  
created by the States of  
United States of America,  
and by them established  
SEAT of their GOVERNMENT  
after the Year  
MDCCC.

## Breadth of the Streets.

THE grand avenues, and such Streets as lead immediately to public places, are from 120 to 160 feet wide, and may be conveniently divided into foot ways, walks of trees, and a carriage way. The other Streets are from 90 to 110 feet wide.

IN order to execute this plan, Mr. ELIOTY drew a true Meridian line by celestial observation, which passes through the town into what is the Capitol, this line he crossed by another due East and West, which passes through the same town. These lines were accurately measured and made the basis on which the whole plan was executed. He measured the lines by a transit instrument, and determined the true heights by actual measurement, and by



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# Historic Preservation Policies

The following policies are set forth in the Comprehensive Plan for the National Capital, with recommended additions and revisions noted in italic text:

## Declaration of Major Policies

- The unique importance of the physical appearance of the National Capital and the significance of its history to the entire nation have long been recognized.
- *The National Capital encompasses both the monumental city and the rich diversity of neighborhoods that constitute the District of Columbia;*
- *The important historic features of the District include historic landmarks and districts, the natural and designed landscape, archaeological sites and artifacts, the urban design framework, and places of cultural or commemorative significance.*
- *The historic design framework of the District is derived from the continuity of earlier planning efforts, notably the L'Enfant and McMillan Plans, and the tradition of municipal embellishment established in the decades after the Civil War.*

## The Physical Character of the District

- *Native Americans inhabited this land for thousands of years prior to the design and construction of the National Capital. These were the first people to recognize the special nature of this place. Prehistoric sites have been found in all parts of the District, revealing the features that sustained both ordinary and ceremonial life. The remains of colonial settlement have also been identified and excavated. Policies in this Historic Preservation Plan aim to preserve this history by protecting such hidden resources and educating the public about their historical value.*
- The site selected for the National Capital was characterized by a very special topography of hills interlaced with broad rivers and streams. This topography allowed for the construction of a special collection of buildings which give the District a unique profile. Over the years the profile has been protected by local and national ordinances. Policies in this Historic Preservation Plan will further protect and enhance this character.
- After two centuries of building, the nation's Capital is still remarkable, enhanced by the far-sighted and imaginative L'Enfant Plan which determined the placement of its major public buildings, monuments, plazas, squares, and parks. Today, trees, flowers, grass, and shrubs line the District's streets, parks and memorials, homes, and public buildings.
- The National Capital contains many buildings and collections of buildings, which contribute to its beauty and fabric, as well as affording a picture of its history. Over the years, individual buildings and collections of buildings have been protected through historic preservation laws. This Historic Preservation Plan recognizes the importance of historical Washington and provides policies to nurture this historic urban center.
- *The buildings that contribute to the beauty of the Capital also record the lives and even retain the scattered artifacts of the people who occupied them. The history of the diverse groups of people who lived their lives in the District is inseparable from the buildings and the physical artifacts they left behind. The Historic Preservation Plan*

*encourages an understanding of historic properties within the context of the city's cultural and social history, and a recognition of the full breadth of historic properties both seen and unseen.*

## Identification of Historic Properties

- Properties meriting designation as historic landmarks and historic districts or listing in the National Register of Historic Places should be identified through comprehensive surveys that cover every aspect of the prehistory and history of the National Capital.
- Priorities for surveys should reflect the transcendent importance of some resources such as the L'Enfant and McMillan Plans, the endangered status of others, the fundamental responsibility of government to recognize and protect its own historic properties, and the need to encourage private preservation efforts.
- Completed *architectural and archaeological* surveys should be reevaluated periodically because properties that did not appear significant at the time of the original survey may, over time, be perceived to merit designation.
- Owners, appropriate private organizations, and community and neighborhood associations are encouraged to participate in the survey process.

## Designation of Historic Properties

- Historic and prehistoric buildings, building interiors, structures, monuments, works of art or other similar objects, areas, places, sites, neighborhoods, networks, and cultural landscapes should be designated as historic landmarks or historic districts if they meet the following criteria:

### Designation Criteria for Historic Landmarks and Districts

- A: They possess sufficient integrity to convey, represent, or contain the values and qualities for which they are judged significant;
- B: Sufficient time has passed since they achieved significance or were constructed to permit professional evaluation of them in their historical context; and
- C: They possess one or more of the following values or qualities:
  - They are sites of significant events or are associated with persons, groups, institutions, or movements that contributed significantly to the heritage, culture, or development of the National Capital or the nation;
  - They exemplify the significant or unique military, social, political, economic, scientific, technical, educational, historical, engineering, archeological, architectural, or artistic heritage of the National Capital or the nation;
  - They embody the distinguishing characteristics of architectural styles; building types; types or methods of construction; landscape architecture; urban design; or other architectural, aesthetic, or engineering designs or expressions significant to the appearance and development of the National Capital or the nation;
  - They have been identified as notable works of craftsmen, artists, sculptors, architects, landscape architects, urban planners,

engineers, builders, or developers who have influenced the evolution of their fields of endeavor, or the development of the National Capital or the nation;

- They contain information about or evidence of historic or prehistoric events, processes, institutions, design, construction, settlement patterns, or other facets of earlier cultures known or established to be important to knowledge or understanding of those cultures; or
  - They represent a significant and distinguishable entity whose components may lack individual distinction.
- Each historic property now listed in the Inventory of Historic Sites maintained by the Historic Preservation Review Board meets the designation criteria for historic landmarks and historic districts and is so designated unless it is subsequently determined that it does not meet the criteria in the same manner as provided for by formal designation.
  - All of those properties that appear to meet the criteria established by the Secretary of the Interior should be nominated to the National Register of Historic Places.
  - Each historic property that meets the designation criteria for historic landmarks and historic districts is considered to meet the criteria for listing in the National Register of Historic Places unless the Secretary of the Interior subsequently determines that it does not meet those criteria. This finding is based on the observation that the designation criteria are generally consistent with those applied by the National Register.

## Protection and Enhancement of Historic Properties

The Federal and District governments should cooperatively do each of the following:

### LEADERSHIP AND STEWARDSHIP

- Provide leadership in the protection and enhancement of the important historic resources of the National Capital;
- Establish and sustain exemplary standards of property stewardship, design, and maintenance of all historic property under their ownership or control;
- Use, to the maximum extent feasible, historic properties available to them when acquiring, constructing, or leasing space for carrying out government responsibilities;
- Undertake whatever measures are necessary before disposing of historic properties to ensure their continued preservation;
- Increase their efforts to protect significant archeological resources *and to identify, evaluate, and document archeological sites*;

### ADMINISTRATION

- Provide sufficient administrative flexibility in building codes and other related codes and regulations to permit maximum preservation and protection of historic resources while still ensuring the health and safety of the public;
- Ensure that records relating to the construction, alteration, and demolition of historic properties or potential historic properties are retained for future use and reference;

- *Ensure that archaeological collections and records are appropriately conserved in a manner that provides permanent preservation, allows public access, and promotes research using the collections and records;*

### REVIEW AND COORDINATION

- Ensure that actions that affect historic properties are reviewed for historic preservation impacts;
- Coordinate their plans and programs that affect historic resources of the National Capital;
- Coordinate with affected local jurisdictions regarding historic resources at or near the boundaries of the District or that border on historic resources on federal lands in the region to ensure that mutual concerns are recognized and protection objectives are accomplished;

### TOOLS AND STANDARDS

- Develop standards and guidelines for the treatment and alteration of historic properties, as well as for the design of new buildings in the vicinity of those properties;
- Continue to protect the historic horizontal character of the National Capital by limiting building heights in accordance with the 1910 Height of Buildings Act;
- Adopt development controls and design review criteria that, for particular historic districts, reflect the existing valuable characteristics of all or part of the particular historic district;
- Encourage direct private sector participation and initiatives in historic preservation by promoting existing preservation tools, identifying and eliminating any regulatory disincentives to preservation, and developing new and effective preservation programs;

### PUBLIC PARTICIPATION

- Foster broad community participation in the effort to protect and enhance historic properties in the National Capital and give maximum encouragement to organizations and individuals undertaking preservation by private means, particularly the financially disadvantaged; and
- Promote public education in the value of, and process for, preserving historic resources.

## Standards of Treatment for Historic Property

### COMPATIBLE USES

- Every effort should be made to provide for the continued, appropriate use of all historic properties.
- If the original use or a reasonable intensification of the original use is no longer feasible, appropriate adaptive uses consistent with applicable land use regulations should be encouraged.

### CHARACTER OF SETTING

- The distinguishing qualities or character of historic landscapes should be protected and enhanced.
- Every effort should be made to minimize the adverse visual, physical, and noise impacts of motorized vehicles on historic property.



### CHARACTER OF STREETS

- Within historic districts and particularly within the L'Enfant City, original street patterns should be preserved by maintaining public rights-of-way.
- Where alleys continue to provide adequate off-street service and transportation functions, they should be retained.
- The squares, circles, and reservations, both large and small, in street space throughout the L'Enfant City should be retained and nurtured generally as green landscaped areas, providing oases for pedestrians, podiums for statuary, and viewing platforms for the major vistas down L'Enfant streets and avenues.
- The landscaped green space on publicly owned, privately maintained front and side yards in historic districts and on historic landmarks should be preserved. Special care should be taken to protect these historic green areas from being paved over for vehicular access and parking.

### CHARACTER OF OPEN SPACES

- Publicly owned historic landscaped and historic open spaces, such as monument grounds, public building grounds, gardens, battlefields, forts, cemeteries, reservations, parks, and park systems, should be protected from unrelated and unnecessary construction that would adversely affect their integrity.
- Open space traditionally associated with privately owned historic properties, such as yards, gardens, and large estate grounds, should be retained whenever possible. If additional development is permitted, sufficient open space should be retained to protect the essential integrity of the particular historic property and its sense of setting.
- In historic districts the established form of development, as evidenced by the regulated building density, pattern of front, side, and rear yards, tree canopy, and other qualities of landscape and open space, contributes to the character of those districts, and should be protected.

### DEMOLITION

- Applications for the demolition of buildings or structures that do not contribute to historic properties should be routinely approved.
- Demolition of buildings or structures that contribute to historic properties should be permitted only in full compliance with the procedures and requirements established under the D.C. Historic Protection Act.
- The integrity of historic properties should be protected from demolition by neglect, purpose, or design through the use of appropriate enforcement tools.
- When possible, deteriorated historic landmarks or buildings that contribute to historic districts should be repaired rather than demolished.
- *Archaeological resources should be protected during demolition, or archaeological investigation should be conducted prior to demolition to retrieve significant artifacts and information.*

### SITE INTEGRITY

- Historic buildings, whose significance is embodied in their sites and settings as well as in the buildings themselves, should be moved only when there is no feasible alternative for preservation. If an historic building must be moved, its new setting should complement its historic orientation and previous sense of place and integrity. If the relocated building is established on a new site that itself possesses historic significance, its presence should not adversely affect the significance of the new location. *Archaeological research should be conducted at the old and new locations should a move occur.*

### PHYSICAL INTEGRITY

- The distinguishing original quality or character of historic properties should be protected. The removal or alteration of any historically valuable material or distinctive architectural features should be avoided when possible and kept to a minimum when required for continued use. The design of additions should be compatible and sympathetic with the height, scale, materials, color, texture, and character of the historic property.

### DESIGN INTEGRITY

- New construction on historic landmarks or in historic districts should be compatible with the historical architectural character and cultural heritage of the landmark or district. In design, height, proportion, mass, configuration, building materials, texture, color, and location, new construction should complement these valuable features of the landmark or district, particularly features in the immediate vicinity to which the new construction will be visually related.

### ARCHAEOLOGICAL INTEGRITY

- *Significant archeological resources should be retained intact. If full preservation in place is not feasible, then in most cases excavation is justified. Findings should be documented according to the specifications set forth in the "Guidelines for Archaeological Investigations in the District of Columbia."*

## Goals and Objectives

The following goals, originally set forth in the Comprehensive Plan for the National Capital, have been revised and amended to reflect current goals and objectives established after public consultation:

### Major Goals

- **Protection and Enhancement:** To preserve and enhance the important historic features of the District while permitting new development that is compatible with those features.
- **Public Education and Outreach:** To increase awareness of, and access to, historic facilities, places, activities, and archaeological sites on behalf of both residents and visitors.
- **Preservation Leadership:** To provide sustained regulatory, enforcement, and financial leadership that will ensure the designation, protection, and enhancement of historic resources.

### Objectives in Support of Major Goals

- **Survey and Designation:** Identifying and designating historic properties in the District of Columbia in order to ensure their protection and enhancement;
- **Public and Private Involvement:** Encouraging public and private involvement in the preservation of such historic properties;
- **Intergovernmental Coordination:** Supporting coordinated Federal and district programs for preserving the important historic features and cultural heritage of the District of Columbia;
- **Preservation Enforcement:** Strengthening enforcement of the preservation law through full staffing for inspections and adjudication, and adoption of statutory provisions to control demolition by neglect;
- **Preservation Awareness:** Improving public awareness of the benefits and responsibilities associated with ownership of property in a historic district;
- **Financial Incentives:** Developing financial incentives to assist owners with rehabilitation costs and to encourage proper maintenance of historic property;
- **Education and Outreach:** Implementing programs to broaden public support for preservation and archaeology, and to develop preservation consciousness throughout the city;
- **Protection of the L'Enfant Plan:** Preserving and enhancing the urban spaces, circles, squares, and plazas generated by the L'Enfant Plan and McMillan Plan and the unique views and vistas of the District of Columbia;
- **Protection of the Historic Environment:** Promoting continuity in the planning of the historic design framework of the District of Columbia as generated by the L'Enfant and McMillan Plans, and protecting their important qualities such as the setting, system of streets, and intended character of development;
- **Protection of the Historic Urban Scale:** Protecting and enhancing the generally horizontal character of the skyline at a scale traditionally associated with the central monumental and historic areas of the District of Columbia.
- **Protection of Archaeological Resources:** Recognizing and protecting the District's archaeological resources, providing for the recovery of resources impacted by development, and encouraging public and private participation in archaeological programs.

## Recommended Actions

### PLANNING

- **Master Plans:** In the preparation of master plans and project plans for public facilities and improvements, Federal and District agencies should ensure that these plans are consistent with the goals and policies in this Plan.
- **Public Facilities Planning:** In planning for public facilities and other major development projects, Federal and District agencies should ensure the protection of streets, vistas, and other features of the L'Enfant Plan.
- **Campus Planning:** Campus planning procedures should accommodate consultation with public and private preservation groups.
- **Redevelopment Sites:** During the earliest possible planning stages, District agencies and community development organizations should give full consideration to preservation concerns on sites targeted for redevelopment or subject to development pressure;
- **Archaeological Resources:** In planning for major development projects, Federal and District agencies should recognize the important record of the past contained in archaeological sites, and should arrange for their proper treatment;

### SURVEY

- **SHPO Leadership:** The D.C. SHPO, in cooperation with other appropriate Federal and District agencies, should provide leadership and guidance in undertaking a systematic and comprehensive citywide historic resources survey program.
- **Government Agencies:** Federal and District agencies should survey and evaluate all properties under their ownership or control, and nominate those which appear to be eligible for historic designation.
- **Archaeological Resources:** The D.C. SHPO, in cooperation with other appropriate Federal and District agencies, should prepare a comprehensive survey to identify the archaeological resources of the District of Columbia. A program should be initiated to provide greater public awareness of archaeological resources in the city, to identify survey and research needs, and to develop means to protect significant archaeological resources.
- **Comprehensive Historic Resource Surveys:** The D.C. SHPO should encourage professional quality historic resource surveys by private organizations and individuals.

### DESIGNATION

- **Historic Landmark and Historic District Designation:** The HPRB should encourage the nomination of properties eligible for historic designation, and sustain expeditious consideration of applications for historic designation;
- **Historic District Boundaries:** The HPRB should support periodic re-examination of historic district boundaries, and should work with community and preservation groups to adjust boundaries where appropriate;
- **National Register Nomination:** Nominations for listing in the National Register of Historic Places should be prepared and forwarded to the Register as properties are designated under the city's historic preservation statute.

PROTECTION AND ENHANCEMENT

- **Preservation Leadership:** Federal and District agencies should display exemplary stewardship by ensuring that historic properties under their control are properly maintained and protected from deterioration.
- **Government-Wide Expertise:** Federal and District agencies should develop additional expertise in the objectives and practices of historic preservation by staff members at all levels who are involved in the management, acquisition, rehabilitation, construction, or disposal of properties.
- **Documentation:** Federal agencies and the District should develop programs which provide for the professional documentation and recording of historic buildings to be demolished.
- **Salvage:** Federal agencies and the District should develop programs which ensure that building materials and details of buildings to be demolished are salvaged for possible future use in the repair or maintenance of historic buildings of similar style and type.
- **Building Codes:** Federal agencies and the District should ensure that their property regulations and building codes are sufficiently flexible to permit maximum preservation and protection of historic resources.
- **Demolition by Neglect:** Federal agencies and the District should establish legal mechanisms and programs for preventing the demolition of historic properties by neglect, purpose, or design.
- **Enforcement:** The District should strengthen enforcement of the historic preservation law through full staffing for inspections, effective documentation of violations, and a fair but supportive adjudication process;
- **Accountability:** District agencies should hold both property owners and contractors accountable for violations of historic preservation laws or regulations, and should ensure that outstanding violations are corrected before issuing permits for additional work.
- **Design Review:** In the review of alterations and new construction affecting historic property, the Historic Preservation Office and Historic Preservation Review Board should set high standards of design quality, apply design guidelines without stifling creativity, and strive for an appropriate balance between full restoration and practicality.
- **Historic Landscapes and Open Space:** District agencies should cooperate to protect and maintain historic parks and landscapes, and to preserve open space from overdevelopment.
- **Archaeological Resource Protection:** District agencies should increase efforts to incorporate consideration of archaeological resources, particularly in plans for new development.
- **Curation of Artifacts:** The District should locate all archaeological collections and records, assess their condition, and provide the necessary conservation to ensure long-term preservation of and access to these materials.
- **Transportation and Utility Impacts:** District agencies should fully enforce regulations governing the impact of transportation and utility improvements on historic properties, and should coordinate with utility companies to develop methods to avoid adverse impacts of such work;

PRESERVATION INCENTIVES

- **Federal Preservation Incentives:** The District and Federal governments should assist persons seeking to take advantage of the tax incentives provided by the Federal government.
- **Local Incentives:** The District government should consider the adoption of more broadly available financial incentives similar to those that supplement Federal incentives in nearby states and municipalities.

- **Archaeological Incentives:** The District should seek ways to provide incentives to encourage developers to conduct archaeological investigation when appropriate.
- **Technical Assistance:** The Historic Preservation Office should provide technical assistance to owners who desire to rehabilitate historic properties pursuant to Federal tax incentives.

PUBLIC INFORMATION

- **Inventory of Historic Sites:** The Historic Preservation Office should periodically update and make available to the public an Inventory of Historic Sites and a map depicting the location of historic landmarks and districts;
- **Notification of Designations:** The Historic Preservation Office and applicants for historic district designation should increase efforts to provide ample notice to property owners when a new district is proposed.
- **Design Guidelines:** The Historic Preservation Office should maintain, improve, and ensure broad distribution of design guidelines for construction affecting historic properties.
- **Educational Materials:** The Historic Preservation Office should ensure better dissemination to the public of historical, archaeological, and other types of cultural context information.
- **Archaeological Research:** The District should undertake, facilitate, and promote research using archaeological collections and records to better understand the past.
- **Information Network:** The Historic Preservation Office should enhance its public information effort through development of an expanded distribution network including periodic preservation conferences, presentations to civic organizations, newsletters, and an interactive Internet site.

PUBLIC EDUCATION AND OUTREACH

- **Public-Private Partnerships:** The District government should capitalize on the strength of its citizenry by enhancing preservation partnerships with existing preservation-related organizations.
- **Cultural Resource Awareness:** The District government should strive to broaden public understanding of the full breadth of historic assets, including archaeological remains of past inhabitants, and sites significant for their cultural association, as well as architecture and buildings.
- **Archaeological Resources:** Federal agencies and the District government should encourage support for archaeology through public education and interpretation of archaeological sites and research.
- **Public School Programs:** The District should promote the establishment of public school educational programs in archaeology, the built environment, and historic preservation.
- **Volunteer Programs:** The District should engage the public in historic preservation and archaeology through professionally directed volunteer programs.
- **Research Potential:** The Historic Preservation Office should undertake, facilitate, and promote research using collections and records in order to better understand the past.
- **Cultural Diversity:** The District should honor the diversity of cultural expression inherent in its rich history, and should solicit and consider the views of diverse cultural groups when interpreting the past.

## Immediate Action Items

### PROGRAM ADMINISTRATION

- **Program Reorganization:** The Office of Planning and Department of Consumer and Regulatory Affairs should fully implement the integration of the Historic Preservation Office into the Office of Planning, while maintaining its essential role in the building permit review process.
- **State Historic Preservation Office:** The Office of Planning should increase its historic preservation staff to support the federally mandated State Historic Preservation Office functions that have been jeopardized by inadequate staff resources.
- **Procedural Reform:** The Council of the District of Columbia should fully evaluate the revised provisions of the Historic Protection Act relating to hearing procedures and decision deadlines, and if appropriate, provide remedies to recent ad hoc changes to the law.

### SURVEY AND PLANNING

- **Archaeological Survey Program:** The Historic Preservation Office and City Museum should jointly develop a public volunteer program to increase public awareness of archaeological resources in the city and to help provide research and survey needs.
- **City-Wide Survey:** The Historic Preservation Office should develop a long-range comprehensive survey plan and substantially increase efforts to complete the survey of the District.

### PROTECTION AND ENHANCEMENT

- **Enforcement:** The Office of Planning, Corporation Counsel, and Department of Consumer and Regulatory Affairs should ensure that recent efforts to improve enforcement of the preservation law are consolidated and sustained through further improvements, including a designated Mayor's Agent, dedicated preservation attorney, and full staffing for inspections and adjudication.
- **Demolition by Neglect:** The District of Columbia Council should proceed with consideration of pending legislation to establish "demolition by neglect" provisions in the historic preservation law.
- **Public Schools:** The Office of Planning, D.C. Public Schools, and other affected District agencies should cooperatively explore adaptive use strategies for historic school buildings.
- **Smart Codes:** The Department of Consumer and Regulatory Affairs should explore the adoption of additional "smart code" provisions to permit maximum preservation and promote reinvestment in historic buildings.
- **Clean Hands Permitting:** The Council of the District of Columbia and the Department of Consumer and Regulatory Affairs should authorize and adopt regulations to extend "clean hands" provisions to cover building permit activity.
- **Financial Incentives:** The Council of the District of Columbia should proceed with consideration of pending legislation to establish city-wide tax credits for historic preservation.

- **Archaeological Protection:** The Council of the District of Columbia should consider an amendment to the Historic Protection Act to encompass archaeological resources within the definition of historic landmarks and districts.
- **Design Standards:** The Historic Preservation Office and Historic Preservation Review Board should develop, adopt, and enforce uniform and specific standards for window repair and replacement, signage, and other rehabilitation issues.

### CONSERVATION OF ARCHAEOLOGICAL COLLECTIONS AND RECORDS

- **Curation Facility:** The Historic Preservation Office should establish an archaeological curation facility in partnership with the Museum of the City of Washington to ensure the proper storage and curation of the District's archaeological collections.
- **Assembly of Collections:** The Historic Preservation Office should locate and assess the condition of all collections, identify actions needed to ensure long-term care of and access to collections and records, and conserve appropriately.

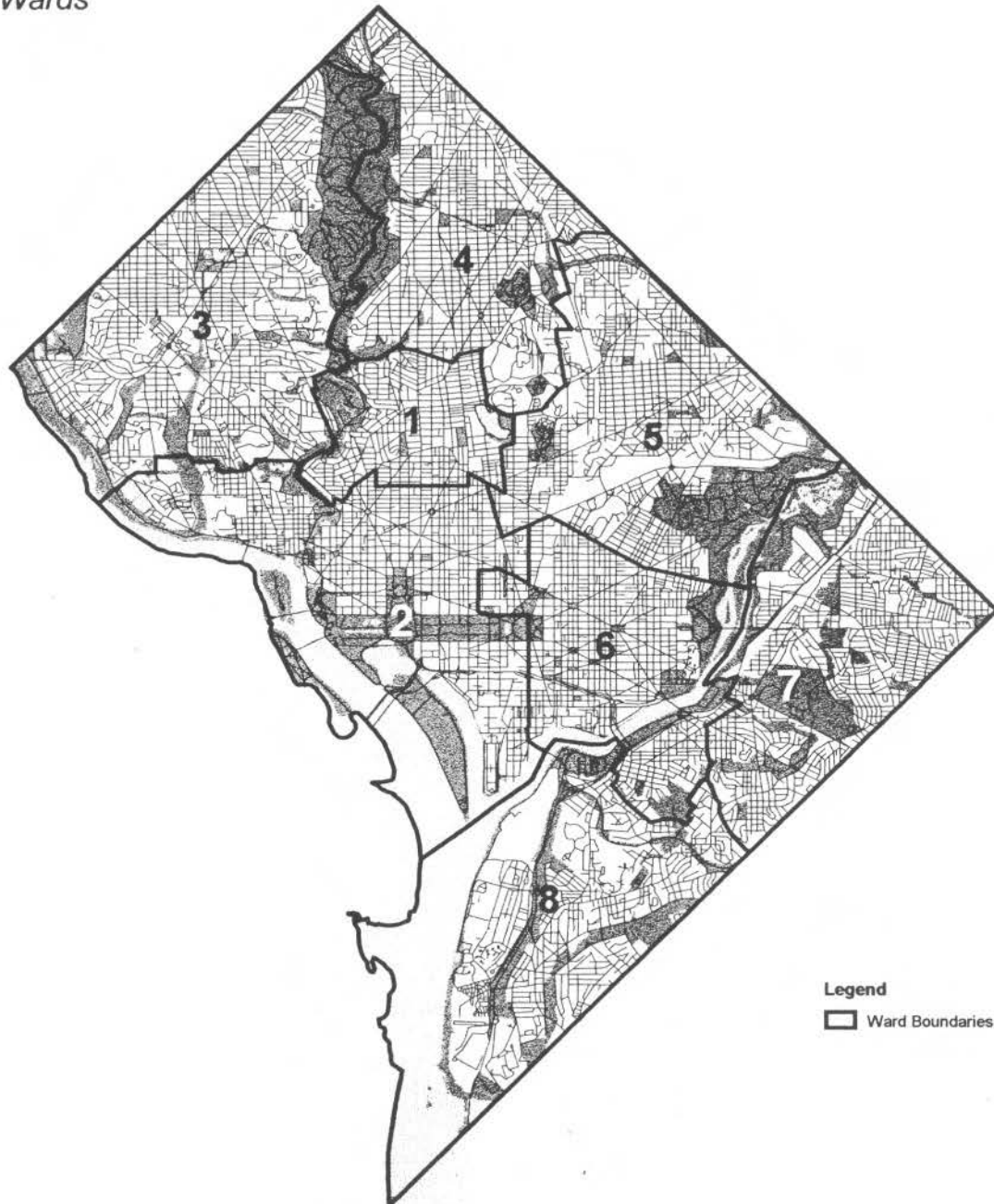
### PRESERVATION AWARENESS

- **Annual Planning Conference:** The Historic Preservation Office should sponsor an annual or periodic planning conferences to support broad public involvement in the preservation program, and to provide a forum to discuss such issues as facadism and open space preservation.
- **Survey and Designation:** The Historic Preservation Office should increase efforts to survey and designate properties with broad popular appeal, including public schools, places of worship, sites associated with African-American cultural history, archaeological sites, and the oldest buildings in outlying wards.
- **Property Owner Notification:** The Historic Preservation Office should work with other District agencies or private organizations to develop an appropriate method of periodic notification to owners of historic property.
- **Economic Benefits Study:** The Office of Planning should undertake a study assessing the economic and planning benefits of historic preservation, including effects on tax revenue, employment, and neighborhood stability.
- **Street Signage:** The Office of Planning and Department of Public Works should cooperate to develop and implement a citywide program for street signs identifying historic districts.
- **Cultural Heritage Tourism:** The Historic Preservation Office should coordinate with and support other District agencies and private organizations working to promote cultural heritage tourism in all of the city's neighborhoods.



# Ward Plans

## District of Columbia Wards



Source: D.C. Government, Office of Planning, Design Technology and Information Services Center, June 1999



## Ward 1\*

Ward 1 lies just within and beyond the boundary of the old Federal City, in the geographical center of the District of Columbia. The ward includes the northernmost section of the original city, which was laid out on the flat lowlands, and the adjacent neighborhoods situated on the escarpment defining the city's original boundary.

Like most of the District, this area evolved from its rural beginnings as the city expanded. Two of the city's first streetcar lines, established along 7th and 14th Streets during the Civil War, ended at Boundary Street (now Florida Avenue), and by the late 19th century, rowhouse neighborhoods reached the city's northern edge. By the 1870s, LeDroit Park was already being developed by James McGill as a planned, architecturally unified early suburb.

Photo Credit:  
Wanda Bubriski for the D.C. Preservation League



Because sites on the escarpment were felt to have healthier air, cooler in summertime, it was one of the first areas outside the original city limits to be subdivided for suburban development. At first the area was devoted to estates and summer homes, but by the 1890s, streetcar extensions along 7th, 14th, and 18th Streets led to more concentrated development. Mrs. John Henderson, the wife of a Missouri senator, was instrumental in establishing Meridian Hill Park and in developing 16th Street as the "Avenue of the Presidents," lined with mansions and embassies. Similar development occurred along Massachusetts Avenue.

By the early 20th century, major corridors like Connecticut Avenue, 14th Street, 16th Street, and Columbia Road were lined with mansions, apartments, and commercial buildings, and nearby neighborhoods, such as Columbia Heights, Mount Pleasant, and Kalorama, were being developed as prestigious suburban enclaves. Two major landmark bridges linked the developing city across the ravine of Rock Creek.

Ward 1 is rich in cultural history—as a home to famous national figures, presidents, Supreme Court justices, and congressmen, and as a major focus of African-American life. Early black scholars, writers, and artists performed, worked, and lived in and around LeDroit Park, U Street, and other midcity areas in the days of segregation. Howard University has long been an important seat of learning and a home for scholars.

### HOWARD THEATRE 620 T Street N.W.

*Located in the vibrant U Street Historic District, the 1910 Howard Theater—along with several other historic theaters—was a center of African-American social life. The theater currently sits vacant.*

### Issues and Opportunities

Ward 1 is small, with less vacant land than any other ward. Since the ward developed mostly in the late 19th and early 20th century prior to the establishment of a unified street plan and zoning regulations, much of the built environment is unusually dense and sometimes disorganized. Land use is predominantly residential, but there are commercial strips throughout the ward.

A primary preservation objective is to conserve the quality of the ward's stable neighborhoods, while enhancing communities in need of stabilization. The housing stock is virtually all row houses and apartments, and much of it either lies within existing historic districts, or appears eligible for designation. East of 14th Street, housing deterioration is a problem in some areas. West of 14th Street, there are development pressures on rowhouses zoned for apartments or commercial use. These are major issues for the ward.

The commercial areas of the ward tend to be small business strips with little space for parking and loading, and usually adjacent to residential neighborhoods. A major preservation concern is to retain and improve needed services while respecting the character of historic neighborhoods. Another major goal is revitalization of the 14th and U Street corridors and neighboring communities. A carefully coordinated plan and strategy is needed to encourage redevelopment that will protect small businesses, adjacent neighborhoods, and historic properties.

Completion of the Metrorail Green Line has already begun to generate revitalization on U Street and in Columbia Heights. At 10th and U Streets, a new memorial honoring African-American Civil War veterans, and a related genealogical research or "heritage" center, is expected to become a focal point for this historically significant area.

On 14th Street, the Tivoli Theater presents a prime opportunity to make preservation a centerpiece of development.

Other objectives are to encourage active and effective Community Development Corporations and other neighborhood-based economic development groups, and to focus government attention on Neighborhood Revitalization Areas through various forms of assistance. Neighborhoods are also concerned that redevelopment activities and government planning efforts should work in harmony with the basic purposes of the preservation law.

*\*Graphic and verbal descriptions of Wards reflect their configuration before redistricting based on the year 2000 census.*

## Recommended Actions for Ward 1

### SURVEY AND DESIGNATION

- **Historic Resources Survey:** Survey potential landmarks and historic areas in Ward 1;
- **Archaeological Resources Survey:** Conduct an intensive survey for possible archaeological resources and sites;
- **Designation:** Recommend designation of historic landmarks, districts, and archaeological sites as appropriate; and
- **Historic District Boundaries:** Consider the possibility of expanding certain existing historic districts, including LeDroit Park (several blocks), Kalorama Triangle (to include Washington Heights and Walter C. Pierce Park), and 16th Street (northward to Spring Road).

### PUBLIC EDUCATION AND OUTREACH

- **Community Participation:** Foster broad community participation in historic preservation and increase awareness of the ward's historic, architectural, and archaeological resources;
- **Public Notification:** Develop a formal mechanism for notifying new historic district residents of the implications of living in an historic district;
- **Technical Assistance:** Encourage awareness of tax credits, facade easements, and other forms of assistance for adaptive reuse and rehabilitation of commercial structures;
- **Education and Outreach:** Develop education and outreach programs for both new and old residents, involving neighborhood organizations and churches; and
- **Main Street:** Promote the "Main Street" program as a means to enhance Ward 1's commercial centers.

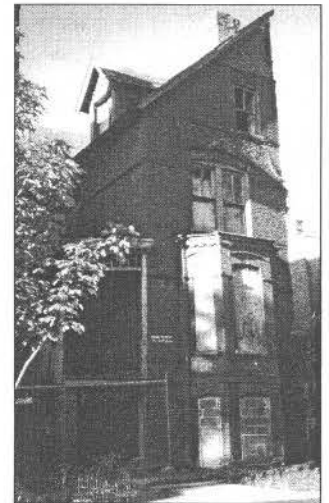
### PROTECTION AND ENHANCEMENT

- **Enforcement:** Strengthen enforcement of existing historic preservation laws prohibiting demolition and exterior alteration of historic properties without approval by HPRB;
- **Design Guidelines:** Maintain and improve existing design guidelines for rehabilitation and new construction in historic districts, and develop accompanying policies reflecting specific considerations important to each district;
- **Balanced Development:** Strive for a balance between promoting tourism and retaining livability, with specific attention to the impact of new development on historic neighborhoods;
- **Citizen Liaison:** Identify an appropriate person or persons from the community to serve as liaison with HPRB and other city agencies in the review of development projects;
- **Demolition by Neglect:** Seek to prevent demolition by neglect of historic landmarks or contributing buildings in historic districts by applying existing programs and creating additional legislative remedies;
- **Financial Incentives:** Develop financial incentives to assist residents, particularly low-income residents, with maintenance costs;
- **Historic Vistas:** Protect vistas within the L'Enfant Plan city and views over the city from the escarpment above Florida Avenue;
- **Historic Parks:** Preserve and enhance historic parks, including Meridian Hill Park;
- **Landscape and Open Space:** Retain the significant grounds and open spaces around historic properties to protect their landscape setting and potential archaeological resources;
- **Archaeological Heritage:** Ensure that archaeological resources are considered in ward planning; and
- **Parklets:** Support community efforts to "adopt" and refurbish L'Enfant Plan reservations and other parklets.

## Immediate Action Items for Ward 1

- **Enforcement:** Continue to strengthen enforcement of existing historic preservation laws, with specific attention to diplomatic properties;
- **Meridian Hill Area:** Protect the Meridian Hill area through historic designation;
- **Columbia Heights:** Update the historic resources survey and evaluate historic district potential in conjunction with community groups;
- **Public Schools:** Encourage designation of eligible public schools to help ensure their protection and re-use;
- **Tivoli Theater:** Ensure rehabilitation of the Tivoli Theater building in conjunction with new development;
- **Holt House:** Reinforce efforts to protect Holt House on the National Zoo grounds from demolition by neglect;
- **McMillan Park:** Initiate efforts to restore the McMillan Fountain and adjust the reservoir fencing to make the fountain area accessible to the public; and
- **Streetscape:** Preserve historic streetscapes through the re-use of cast iron call boxes for signage and replacement in kind of broken Washington standard street lamps.

Photo Credit:  
E. Renee Ingram for the D.C. Preservation League



MARY CHURCH  
TERRELL HOUSE  
326 T Street N.W.

*Former home of Mary Church Terrell, the distinguished educator as well as suffrage and civil rights activist, this Howard University-owned landmark is vacant and severely deteriorated.*

## Ward 1 Historic Features

### MAJOR HISTORIC LANDMARKS

- **African-American History**  
Bowen YMCA, Howard Hall,  
Lincoln Theater, Prince Hall Masonic  
Temple, True Reformer Building,  
Whitelaw Hotel
- **Apartment Buildings**  
Meridian Mansions, Northumberland,  
Park Tower, Woodward, Wyoming
- **Commercial Buildings**  
Riggs-Tompkins Building,  
Manhattan Laundry
- **Houses**  
Mary Ann Shadd Cary, Evans-Tibbs,  
Samuel Gompers, Frances Perkins,  
Mary Church Terrell, Warder-Totten,  
David White, Woodrow Wilson
- **Mansions & Embassies**  
Holt House, Ingleside, Lothrop  
Mansion, Old French Embassy, Pink  
Palace, Embassy Row
- **Places of Worship**  
All Souls Unitarian, Jesus Christ LDS,  
National Baptist Memorial, Sacred  
Heart, Friends Meeting
- **Public Schools & Public  
Buildings**  
Cardozo High School, Miner Building,  
Tenth Precinct Station House

- **Theaters**  
Lincoln, Tivoli
- **Other Structures**  
Taft & Ellington Bridges

### HISTORIC DISTRICTS

- **Neighborhoods**  
Greater U Street  
Kalorama Triangle  
LeDroit Park  
Massachusetts Avenue  
Mount Pleasant  
Sheridan-Kalorama  
Sixteenth Street  
Strivers' Section  
Woodley Park
- **Federal Properties**  
McMillan Reservoir  
National Zoological Park  
Rock Creek Park  
Piney Branch Parkway  
Rock Creek & Potomac Parkway

### HISTORIC PARKS AND PLACES

- **Parks**  
McMillan Park  
Meridian Hill Park  
National Zoological Park
- **Parkways**  
Rock Creek & Potomac Parkway  
Piney Branch Parkway
- **Recreation Centers**  
Banneker Recreation Center
- **Archaeological Sites**  
Anthony Holmead Site

## Ward 1 Historic Resources Survey

### HISTORIC POTENTIAL IDENTIFIED

- **Neighborhoods**  
Meridian Hill area  
Columbia Heights  
Lanier Heights  
Washington Heights
- **Archaeological Sites**  
Kalorama Playground
- **Banks**  
Northwest Savings (18th & Columbia)  
Prudential Bank (715-17 Florida)
- **Fire Houses**  
Fire Alarm Headquarters  
Engine No. 21
- **Public Schools**  
Banneker, Bruce, Cooke, Gage, Park  
View, Wilson Teacher's College
- **Other Structures**  
Police District Station (Georgia & Park)

### AREAS SURVEYED

- **Neighborhoods**  
Adams-Morgan (partial survey)  
Columbia Heights  
Kalorama Triangle  
Mount Pleasant (partial survey)  
Northern Shaw  
Sheridan-Kalorama  
Strivers' Section
- **Building Types**  
Apartments  
Banks  
Fire Houses  
Places of Worship (preliminary)  
Public Schools  
Recreation Centers  
Streetcar System

### SURVEY PRIORITIES

- **Neighborhoods**  
Meridian Hill area
- **Building Types**  
Embassies  
Places of Worship
- **Campuses**  
Howard University
- **Archaeological Sites**  
Intensive site surveys



## Ward 2\*

Ward 2 occupies the central section of the city, including the monumental core, business district, and adjacent neighborhoods from the foot of Capitol Hill to the heights beyond Georgetown. This is the oldest area of the city, including the first federal government buildings, residential neighborhoods, and commercial development.

Native Americans occupied this area for thousands of years, as documented by a major ceremonial site recently uncovered near the mouth of Rock Creek. Georgetown was established in 1751, and was already a flourishing port when the Federal City was laid out on the broad flatlands at the confluence of the Potomac and Anacostia Rivers. Georgetown retained a separate identity for much of the 19th century, and still possesses a unique character today. Many of the city's oldest remaining structures are located in Georgetown.

In downtown, most of the early city has long since disappeared, but some scattered early buildings remain and much archaeological evidence of the past is as yet uninvestigated. Successive generations of commercial, government, and institutional construction have made the heart of the city especially rich in landmark buildings and districts. The legacy of the L'Enfant Street plan provides a fabric of broad avenues, squares, circles, and other open spaces.

Surrounding downtown are some of the city's most distinctive and varied older residential neighborhoods. Many pre-Civil War buildings survive near Mount Vernon Square and in Shaw. Logan Circle is a unique high Victorian enclave, while Dupont Circle, 16th Street, and Massachusetts Avenue are dominated by late-19th and early 20th century row houses and mansions. Foggy Bottom and Blagden Alley represent neighborhoods of a different economic level. Along 14th Street is a unique commercial strip lined with early 20th century auto showrooms.

### Issues and Opportunities

A wide variety of government and private activities contribute to historic preservation in Ward 2. City agencies affect historic property through the preservation law, housing programs, capital improvements, and zoning actions. Because of its large presence, the Federal government also has a major role in protecting and enhancing the area's historic environment. Many neighborhood and citizens groups also play a vital role. The D.C. Preservation League, the city's umbrella preservation organization, has been particularly active downtown, and there are strong neighborhood groups in Georgetown, Foggy Bottom, Dupont Circle, Logan Circle, Blagden Alley, and Shaw.

While Ward 2 has the largest number of historic landmarks and districts of any ward, some resources have not been fully assessed, and additional designations may be warranted. Better survey information on buildings in historic districts like Dupont Circle and Georgetown is also needed. Archaeological resources also deserve much greater attention. Excavations in the ward have uncovered early lime kilns, a planing mill, brewery, pottery, brothels, and numerous residences. Such resources provide a wealth of artifacts and unique insight into living standards, diet, health, hygiene, and many other aspects of everyday life in the city's past. They can also serve to stimulate public interest in historic preservation and to promote appreciation of a common cultural heritage.

Ward 2 has been the focus of a number of preservation struggles and many preservation victories. Despite the major preservation presence in the ward, there is still concern about the protection and enhancement of historic resources. This concern focuses on the preservation of landmarks, human scale, and the streetscape of the historic districts.

Preservation of historic streets and open spaces has also generated considerable controversy, most recently with major projects like the MCI Center and Convention Center. The streets and parks in most of the ward are designated as part of the L'Enfant Plan. Georgetown has its own unique, more intimate street pattern, and some historic districts like Foggy Bottom and Blagden Alley are enhanced by alley networks. These public spaces establish the special character and image of Washington as a city and the nation's capital. Elimination of streets, obstruction of views and movement, and insensitive design of sidewalk uses can detract from the character of the historic setting.

Community support for preservation in Ward 2 seems likely to remain strong. Downtown has seen a vigorous revitalization, bringing with it a wave of housing construction. Such trends are likely to continue, especially in Shaw and areas east of Mount Vernon Square. This will bring much-needed revitalization to some areas, but rising land values will also mean new development and preservation conflicts. In addition, there is concern among many residents that this influx of activity may result in displacement and unwelcome change. Preservation agreements like those negotiated before construction of the new Convention Center will help ameliorate such effects.

Photo Credit:  
Jerry Maronek for the D.C. Preservation League



COMMERCIAL  
BUILDINGS  
921-941 F Street N.W.

*The Roman Catholic Archdiocese, owns this block of buildings, one of the last remaining intact rows of commercial buildings in downtown Washington. Local preservationists are in negotiations with the owner and the project developer to preserve portions of the buildings.*

*\*Graphic and verbal descriptions of Wards reflect their configuration before redistricting based on the year 2000 census.*

## Recommended Actions for Ward 2

### SURVEY AND DESIGNATION

- **Historic Resources Survey:** Complete comprehensive surveys of Ward 2, including additional surveys of Shaw and existing historic districts that are not fully documented;
- **Archaeological Resources Survey:** Conduct an intensive survey for possible archaeological resources and sites;
- **Designation:** Complete the process of designating additional landmarks, historic districts, and archaeological sites in Ward 2; and
- **Historic District Boundaries:** Examine existing historic district boundaries for possible reconfiguration.

### PUBLIC EDUCATION AND OUTREACH

- **Heritage Tourism:** Seek to increase awareness of and access to facilities, places and activities in order that residents and visitors may gain a fuller understanding of their culture and history;
- **Public Awareness:** Develop and implement a public education program to broaden awareness of the rights and responsibilities of residents and businesses in historic districts, with emphasis on new historic districts; and
- **University Programs:** Encourage universities to enrich their educational mission through opportunities for archaeological and preservation education in conjunction with campus planning and construction activities.

### PROTECTION AND ENHANCEMENT

- **Design Guidelines:** Ensure uniform design and preservation guidelines for all historic districts in the ward;
- **Financial Assistance:** Implement programs to assist the preservation of buildings for low-and moderate-income residents;
- **Demolition by Neglect:** Encourage passage of the demolition by neglect legislation currently before the Council, and ensure that adequate resources are made available to address cases in a timely manner;
- **Landscape and Open Space:** Retain the significant grounds and open spaces around historic properties to protect their landscape setting and potential archaeological resources;
- **Sidewalk Cafes:** Ensure appropriate design and character of sidewalk cafes affecting historic properties;
- **Historic Parks:** Rehabilitate historic parks throughout the ward, including parklets in the L'Enfant Plan;
- **ANC Review:** Upon request of the affected ANC, review any permit application subject to HPRB review at a public meeting, providing full ANC participation;
- **L'Enfant Plan:** Protect the historic features of the L'Enfant Plan, including realization of unimproved features in master planning for areas such as the Buzzard Point waterfront;
- **Campus Planning:** Work with communities to ensure that university campus plans are consistent with the Historic Features element of the Comprehensive Plan;
- **Historic Streetscape:** Ensure that the character of historic districts is not eroded by transportation improvements that increase parking, curb cuts, and traffic;
- **Permit Procedures:** Ensure that appropriate procedures are followed for permit issuance in historic districts; and
- **Subdivision:** Ensure that community organizations are notified and given an appropriate opportunity to comment on proposed subdivisions.

## Immediate Action Items for Ward 2

- **Enforcement:** Expand and strengthen the enforcement program to include capability for periodic monitoring of activity in historic districts in addition to addressing complaints of illegal work;
- **Design Standards:** Upgrade existing design guidelines to standards for frequently proposed types of rehabilitation work;
- **Convention Center Area:** Fully implement the provisions of the Washington Convention Center preservation agreement, including distribution of the historic preservation fund and establishment of the special planning controls to protect and enhance the adjacent historic neighborhoods;
- **Public Schools:** Protect historic school buildings and promote adaptive uses of surplus buildings that will preserve their historic character;
- **Public Education:** Develop a public education program to disseminate information on previous archaeological work in Ward 2, and to encourage support for additional archaeological work;
- **Owner Objections:** Pursue elimination of the owner objections to National Register listing of the Downtown and Fifteenth Street Historic Districts, in order to make property owners eligible for the rehabilitation tax credits; and
- **L'Enfant Plan:** Complete the National Historic Landmark designation of the full L'Enfant Plan.

Photo Credit: Jerry Maronek for the D.C. Preservation League



CARTER G. WOODSON  
HOUSE  
1538 9th Street N.W.

*This 1870-74 National Register listed property was home to noted educator, publisher, and historian Carter G. Woodson from 1895-1950. Woodson, who served as Dean of the School of Liberal Arts at Howard University, was responsible for instituting Negro History week. (now Black History Month).*

## Ward 2 Historic Features

### MAJOR HISTORIC

#### LANDMARKS

- **Government Buildings**  
White House, Treasury, Old Executive Office, Old Patent Office, General Post Office, Old Post Office, District Building, Federal Triangle, many others
- **Apartment Buildings**  
Bachelor, Cairo, Champlain, Harrison, Luzon, Plymouth, others
- **Banks**  
AS&T, Commercial National, Federal-American, Mercantile Savings, National Bank of Washington, NS&T, Union Trust, others
- **Clubs & Fraternal Halls**  
Almas, Masonic, Scottish Rite Temples; Cosmos, Metropolitan, Army-Navy Clubs
- **Commercial Buildings**  
Woodward & Lothrop, Garfinckel's, Arden, Demonet, Yale Laundry
- **Fire Houses**  
Engine No. 3, Old Engine No. 6
- **Hotels**  
Willard, Washington, Mayflower
- **Houses**  
Dumbarton Oaks, Hillandale, Tudor Place, many Georgetown houses
- **Institutional Buildings**  
Pan American Union, Constitution Hall, Red Cross, National Academy of Sciences

- **Labor Unions**  
AF of L, United Mine Workers
- **Monuments and Memorials**  
Washington, Lincoln, Jefferson
- **Museums**  
Smithsonian, Corcoran, Freer, Renwick, National Gallery
- **Office Buildings**  
Atlantic, Colorado, McLachlen, National Union, Sun, Victor, others
- **Places of Worship**  
Adas Israel, Ascension & St. Agnes, Epiphany, Luther Place, Metropolitan AME, National City Christian, St. John's, St. Luke's, St. Matthew's, Washington Hebrew, many others
- **Public Buildings**  
Carnegie Library, O Street Market
- **Public Schools**  
Franklin, Sumner, Stevens, Syphax, Thomson, Webster
- **Theaters**  
Arena Stage, Dunbar, Ford's, Howard, Lisner, Warner
- **University Campuses**  
Corcoran, Stockton, Strong Halls (GW); Old North, Healy, Observatory (GU)
- **Other Structures**  
Arlington, Key, Dumbarton Bridges

### HISTORIC DISTRICTS

- **Downtown**  
Downtown, 15th Street Financial, Lafayette Square, Pennsylvania Avenue
- **Neighborhoods**  
Blagden Alley, Dupont Circle, Foggy Bottom, Georgetown, Greater 14th Street, Logan Circle, Massachusetts Avenue, Mount Vernon Square, Shaw, 16th Street, Strivers' Section
- **Federal Properties**  
National Mall  
Fort McNair  
Potomac Annex/E Street Complex

### HISTORIC PARKS &

#### PLACES

- **L'Enfant Plan**  
National Mall  
Ellipse, Monument Grounds  
Squares, circles, parks, parklets, avenues, streets & other elements
- **Archaeological Sites**  
Palisades Archaeological Site
- **Cemeteries**  
Mount Zion, Oak Hill
- **Potomac River Parks**  
East & West Potomac Parks  
Tidal Basin  
Roosevelt Island
- **Other Places**  
Chesapeake & Ohio Canal

## Ward 2 Historic Resources Study

### HISTORIC POTENTIAL

#### IDENTIFIED

- **Districts**  
Lower 16th Street, McPherson Square
- **Archaeological Sites**  
Downtown\*, Whitehurst Freeway
- **Banks**  
Oriental Building Association, 7th Street Savings
- **Fire Houses**  
Nos. 16, 23
- **Office Buildings**  
Acacia, Barr, Carpenters, Columbia Title, Commonwealth, Continental Trust, Editors, International, Washington Gas, Westory
- **Public Schools**  
Bowen, Ellington, Francis, Grant, Hardy, Jefferson, Randall, Shaw,
- **Other**  
Dorsch's Bakery (637 S)

### AREAS SURVEYED

- **Downtown**  
Downtown  
Midtown  
East End (NoMa)
- **Neighborhoods**  
Foggy Bottom  
Georgetown (preliminary)  
Logan Circle  
Mount Vernon Square  
Shaw (partial)  
Southwest
- **Building Types**  
Apartments, Banks, Fire Houses, Office Buildings, Places of Worship, Public Schools, Recreation Centers, Streetcar System, Warehouses
- **Archaeological Sites**  
Southwest, Fort McNair, Syphax School

### SURVEY PRIORITIES

- **Neighborhoods**  
Eastern Shaw  
Dupont Circle  
Georgetown (Phase II)  
New York Avenue corridor
- **Building Types**  
Places of Worship  
Housing Complexes (James Creek)
- **Archaeological Sites**  
Intensive site surveys

\*Excavated downtown sites include Federal Triangle, 3rd & F, 5th & I, 6th & E, 7th & G, 8th & I, 9th & E, 11th & E Streets

## Ward 3\*

Photo Credit:  
Jerry Maronek for the D.C. Preservation League



**ROSEDALE**  
3501 Newark Street N.W.

*General Uriah Forrest, a friend of George Washington and a U.S. Congressman from Maryland, kept a townhouse in Georgetown and built this country house about 1793-94, on a hill above the newly planned federal city. The frame building is a simple vernacular farmhouse typical of its period. Rosedale's setting remains today much as it was at the end of the eighteenth century.*

Ward 3 occupies the far northwest section of the city, between Rock Creek Park, the Potomac River, and Montgomery County. By the late 18th century, farming dominated the area, and there were a number of mills and small settlements along the roads leading to the port of Georgetown. One of the first clustered around a toll station at the juncture of Georgetown Pike (now Wisconsin Avenue) and River Road. About 1790, John Tennally opened a tavern at the intersection, giving his name to the area now called Tenleytown.

Early development also followed the C & O Canal, which was completed from Georgetown to Harper's Ferry by 1843. Construction of Conduit Road (now MacArthur Boulevard) atop the city's Civil War era water supply line from the intake near Great Falls stimulated the gradual development of residential estates along the palisades.

During the Civil War, Forts Reno, Bayard, and DeRussy were constructed as part of the defenses of Washington. After the war, the area just north of Tenleytown and adjacent to Fort Reno was occupied primarily by former slaves who came north in search of homes and land. Known as Reno City, it remained a predominantly black community until 1928, when the National Park Service bought the land around Fort Reno for a new water reservoir. In the 1930s, most of the houses were razed for construction of Deal Junior High and Wilson Senior High School.

Rock Creek Park became one of the nation's largest urban parks in 1890. In the same year, Senators William Steward and Francis Newlands founded the Chevy Chase Land Company, named after the estate of early land owner Colonel Joseph Belt. The company was responsible for extending Connecticut Avenue, building a trolley line into Montgomery County, and developing Chevy Chase into a residential community.

After the turn of the century, new bridges over the Rock Creek valley encouraged more rapid suburban development. Real estate companies developed mostly detached houses, with stores and apartments along Connecticut and Wisconsin Avenues. Government and private institutions acquired large parcels of land. A number of private estates remained adjacent to major parks, and several of these have subsequently been subdivided and redeveloped.

### Issues and Opportunities

Ward 3 is characterized by a predominantly low-density built environment of stable neighborhoods, with an abundance of greenery and landscaped open space. Although the ward's communities retain distinctive identities, a shared concern is one of pride in, and commitment to, neighborhood and home. Residents seek to maintain stability, and express great concern about unrestrained development diminishing the quality of life. Such concerns are focused on Connecticut and Wisconsin Avenues, which have witnessed major redevelopment in recent years.

Most of Ward 3 is relatively new compared to the older parts of the city, but there are numerous old and historic structures, as well as districts and classes of structures such as apartment houses or bridges, that have been designated or present possibilities for designation. At Sidwell Friends Middle School, recognition of the resource potential of preserved open space has led to an archaeological program giving students from many D.C. schools the opportunity to learn about local history, to participate in an active excavation, and to learn the importance of preservation.

The primary development issue in Ward 3 is how to channel the existing momentum of growth, while protecting and enhancing the neighborhoods. The combination of development pressure and environmental awareness has led to an increased appreciation of the ward's natural and cultural resources. The loss of open space and natural areas is an important concern, as are institutional expansion and the potential disposal of land owned by the Federal government. Development on or near park borders is another potential threat to the ward's resources. Along Connecticut Avenue, where many of the apartment buildings were built with great swaths of green space in front, or large interior open spaces, there has also been pressure to redevelop these spaces for new housing.

Preservation of the ward's historic resources strengthens the historic integrity of the ward, maintains the ward's existing character, and preserves Ward 3 as an attractive and desirable part of the city in which to live. Coordinated public and private efforts can effectively respond to historic preservation issues in ways that will assure the continuity of the ward's architectural and cultural history and the protection of those properties that contribute to the historic value of the area. Both the public sector (including the District government and ANC's) and private sector (including historical societies, business, and civic groups) should jointly protect and enhance the architectural qualities and historic character of Ward 3.

*\*Graphic and verbal descriptions of Wards reflect their configuration before redistricting based on the year 2000 census.*



## Recommended Actions for Ward 3

### SURVEY AND DESIGNATION

- **Historic Resources Survey:** Conduct a comprehensive survey of Ward 3 historic resources as a basis on which to expand historic preservation efforts and initiate appropriate actions to strengthen the historic integrity of the ward;
- **Archaeological Survey:** Conduct an intensive survey for possible archaeological resources and sites; and,
- **Designation:** Ensure the identification and designation of Ward 3's historic resources, including landmarks, districts, and archaeological sites.

### PUBLIC EDUCATION AND OUTREACH

- **Community Participation:** Foster broad community participation in historic preservation and increase awareness of the ward's history and historic resources;
- **Public Notification:** Develop a mechanism to inform property owners when they are located within an historic district, and to explain the resulting benefits and responsibilities;
- **Archaeological Programs:** Generate interest in historic preservation through the development of public archaeology programs at significant sites such as Sidwell Friends School and Fort Reno; and,
- **Main Street:** Promote the "Main Street" program as a means to enhance Ward 3's local and multi-neighborhood commercial centers.

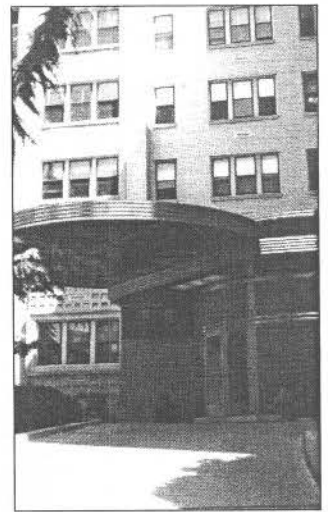
### PROTECTION AND ENHANCEMENT

- **Resource Protection:** Protect Ward 3's existing historic features from incompatible development;
- **Enforcement:** Improve enforcement of preservation laws through increased inspections, the imposition of fines and, where warranted, prosecution, and an increase in penalties;
- **Rehabilitation Activity:** Monitor new construction and alteration of structures and the use, modification, or proposed demolition of landmarks, to ensure preservation and compatibility with historic resources in Ward 3;
- **Compatible Design:** Ensure compatible design of new development in historic districts through the appropriate use of materials, building scale, architectural detail, and other design characteristics;
- **Financial Assistance:** Develop and publicize assistance programs and techniques to help lower- and fixed-income residents (especially the ward's significant elderly population) maintain their property in accordance with historic district guidelines and standards;
- **Zoning Variances:** Consider the effects of pending rezoning or zoning variance applications on the ward's historic properties, and consider any negative effects to constitute an adverse or detrimental impact;
- **Commercial Areas:** Retain neighborhood commercial character in redevelopment plans;
- **Landscape and Open Space:** Retain the significant grounds and open spaces around historic properties, including apartment buildings, to protect their landscape setting and potential archaeological resources;
- **Historic Parks:** Restrict development adjacent to historic parks or as necessary to protect park ecology, minimize intrusion on views, and promote a green buffer between the built environment and these natural settings;
- **Historic Estates:** Discourage development upon, or redevelopment of the historic estates in Ward 3, and ensure (through both public and private action) that the use of these properties protects their historic integrity; and
- **Historic Bridges:** Maintain the ward's historic bridges, including special design features like statuary, railings, lighting, and materials that characterize these structures.

## Immediate Action Items for Ward 3

- **Survey and Designation:** Expand efforts to identify historic properties, including early buildings and clusters like Tenleytown, as a basis for designation and protection;
- **Public Awareness:** Develop literature and activities, both in the public schools and through community organizations, to increase public awareness and encourage organizations and individuals to appreciate preservation values;
- **Infill Development:** Strengthen review of development proposals affecting historic properties to ensure that new development is compatible with affected historic properties;
- **Public Schools:** Identify schools eligible for historic designation on the basis of the public schools survey;
- **Apartment Buildings:** Utilize the existing apartment building survey and multiple resource documentation as a basis for the designation of apartment buildings on Connecticut and Wisconsin Avenues; and
- **Public Education:** Publicize the archaeological work at Sidwell Friends School so residents may observe or volunteer to work on the site.

Photo Credit: Carol Hooper for the D.C. Preservation League



APARTMENT BUILDING  
4801 Connecticut Avenue N.W.

*This 1938 Art Deco building, designed by Stern and Abel, is one of the many unprotected apartment buildings along Connecticut and Wisconsin Avenues. Many Ward 3 residents support historic landmark status for the variety of apartment buildings located along these corridors.*

## Ward 3 Historic Features

### MAJOR HISTORIC LANDMARKS

- **Apartment House**  
Alban Towers, Cathedral Mansions,  
3901 Connecticut, Kennedy-Warren  
Ponce de Leon, Wardman Park
- **Commercial Buildings**  
Chevy Chase Arcade, Sears Department  
Store, Spring Valley Shopping Center
- **Estates**  
Greystone, Highlands, Twin Oaks,  
Tregaron, Rosedale, Woodley
- **Farmsteads & Early Houses**  
Pierce Mill & Pierce farmstead houses,  
The Rest, Springland
- **Institutional Buildings**  
Carnegie Geophysical Laboratory
- **Places of Worship**  
Washington Cathedral & Close
- **Public Schools**  
Conduit Road Schoolhouse
- **Theaters**  
Chevy Chase (Avalon), MacArthur
- **Other Structures**  
Glover, Taft, Ellington Bridges;  
Washington Aqueduct, D.C. Boundary  
Stones

### HISTORIC DISTRICTS

- **Neighborhoods**  
Cleveland Park  
Massachusetts Avenue  
Woodley Park
- **Federal Properties**  
Naval Observatory  
Old Mount Vernon College  
Rock Creek Park

### HISTORIC PARKS AND PLACES

- **Parks**  
Rock Creek Park  
Glover-Archbold Park  
Potomac Palisades
- **Fort Circle Park System**  
Fort Bayard  
Fort DeRussy  
Fort Reno  
Battery Kemble
- **Other Structures**  
Chesapeake & Ohio Canal

## Ward 3 Historic Resources Survey

### HISTORIC POTENTIAL IDENTIFIED

- **Neighborhoods**  
Massachusetts Avenue extension,  
Woodley Park Annex (English Village)
- **Apartments**  
Connecticut Avenue apartments
- **Banks**  
Chevy Chase Savings  
First National Calvert Branch  
Riggs Friendship Branch
- **Commercial Buildings**  
Chevy Chase Savings Bank
- **Farmsteads & Early Houses**  
Reno City Archaeological Sites
- **Fire Houses**  
Engine Nos. 20, 29, 31
- **Institutional Buildings**  
Carnegie Terrestrial Magnetism Lab
- **Public Schools**  
Chain Bridge Road, Hearst, Janney,  
Lafayette, Mann, Murch, Rose,  
Stoddert, Deal Jr. High, Wilson High
- **Recreation Centers**  
Hearst/Nourse Cottage, Guy Mason

### AREAS SURVEYED

- **Neighborhoods**  
Cleveland Park (partial)  
Woodley Park
- **Building Types**  
Apartments  
Banks  
Fire Houses  
Places of Worship (preliminary)  
Public Schools  
Recreation Centers  
Streetcar System

### SURVEY PRIORITIES

- **Neighborhoods**  
Chevy Chase  
Tenleytown  
Cathedral Area
- **Apartment Houses**  
Connecticut & Wisconsin Avenues
- **Archeological Sites**  
Intensive site surveys
- **Building Types**  
Farmhouses, Early Frame Buildings
- **Other Structures**  
Parks, Landscapes

## Ward 4\*

Ward 4 occupies the northern central segment of the city east of Rock Creek Park. Native Americans used quarries along Piney Branch, and during the colonial period the area became farmland. Rock Creek Church, established in 1719, was one of the earliest buildings. By 1819, Brightwood Turnpike (now Georgia Avenue) was built as an important artery leading from the old city boundary to outlying agricultural areas.

Early development clustered near a water source called Crystal Springs, later to be known as Brightwood. This area grew slowly until horse racing emerged as a major recreational activity in the mid-1800s, with patrons of the races traveling to the area along the turnpike. The U.S. Soldier's Home, established in 1851 near Rock Creek Church Road, also contributed to the development of the area.

During the Civil War, Forts Totten, Slocum, and Stevens were established on the heights near Crystal Springs, and freedmen's settlements clustered near the forts. More farmhouses, estates, and summer homes were built after the war, especially along Brightwood Turnpike and the Military Road which connected to the docks in Georgetown.

In 1883, Benjamin Gilbert founded Takoma Park, one of the city's first railroad suburbs, around the station at Fourth Street and Blair Road. By 1889, a streetcar line was opened along the turnpike, and soon Brightwood was subdivided into the suburban neighborhoods known today as Petworth, Brightwood Park, Brightwood, and Lamond.

Residential and commercial development expanded greatly as transportation became more convenient. In 1906-07, the streetcar was extended north along 14th Street to the new Decatur Street Car Barn, and by 1910 there was a streetcar from there along Kennedy Street to Takoma Park. The 16th Street bridge over Piney Branch was also completed by 1910. Walter Reed Army Hospital, established in 1909, further sparked development in the area.

The ward's 20th century development is characterized by a variety of housing types. Row houses typify the Petworth and Brightwood Park neighborhoods, while bungalows and frame houses are common in Brightwood and Takoma Park, and large stone and brick houses in Crestwood, Colonial Village, and along 16th Street.

### Issues and Opportunities

Ward 4 is largely residential, with shopping areas, churches, schools, and a number of major medical centers. Housing is generally in good condition, accommodating a range of incomes, with some apartments near the major streets. Ward 4 has many well-known, stable neighborhoods, with good environments where community spirit and cooperation are strong.

Ward 4 also has a number of important local and national historic features, including Fort Stevens, where President Lincoln observed combat during a confederate attack on the capital, and the Battleground National Cemetery, where those who died at Fort Stevens are buried.

Because Ward 4 is primarily a stable residential area, few major changes are anticipated in its overall character. The planning vision for the ward underscores ensuring that the ward's existing qualities are protected and enhanced and that the ward continues to be an attractive and secure place to live and work.

Neighborhoods like Crestwood, Brightwood, Colonial Estates, and Petworth have a strong sense of community and visual identity. These and other neighborhoods in the ward would be well served by improved commercial and industrial centers. Neighborhood commercial areas already have a strong presence in the ward. Georgia Avenue and Kennedy Street, the primary commercial areas, should be developed with strengthened commercial nodes, sufficient parking, and facade and streetscape improvements. The Metro Green Line stations at Fort Totten and Petworth provide focal points for retail services, offices, and community activities.

Extensive redevelopment and revitalization efforts are underway or being proposed for Georgia Avenue, the longest retail corridor in the city. Potential historic properties need to be identified and protected, especially those that might be threatened by demolition or insensitive modification, as a result of revitalization efforts after completion of Metro's Green Line. In Takoma Park, where Metro has begun to stimulate revitalization of the commercial district, a possible expansion of the Takoma Historic District boundary also needs to be fully explored.

Photo Credit: U.S. Soldiers' and Airmen's Home



PRESIDENT LINCOLN  
AND SOLDIERS' HOME  
NATIONAL MONUMENT  
3700 North Capitol Street N.W.

*Located on the grounds of the US Soldiers' and Airmen's Home, this 1842-43 cottage is an early example of the Gothic Revival Style. Originally built as a principal family home for George Washington Riggs, it served as Lincoln's summer home during the Civil War.*

*\*Graphic and verbal descriptions of Wards reflect their configuration before redistricting based on the year 2000 census.*

## Recommended Actions for Ward 4

### SURVEY AND DESIGNATION

- **Historic Resources Survey:** Conduct comprehensive historical surveys to identify potential historic buildings and districts in Ward 4;
- **Archaeological Resources Survey:** Conduct an intensive survey for possible archaeological resources and sites;
- **Designation:** Identify properties and neighborhoods in Ward 4 meriting designation or listing in the National Register as historic landmarks, historic districts, or archaeological sites;
- **Neighborhood Survey:** As interest is generated, undertake neighborhood surveys with community participation, of neighborhoods like Petworth, Crestwood, Brightwood, Shepherd Park, North Portal Estates, and Colonial Village;
- **Historic District Boundaries:** Investigate expansion of the Takoma Park Historic District through survey or re-evaluation of adjacent areas of potential historic significance; and
- **Historic Landmarks:** Consider potential historic landmark designation for the Takoma Theatre, Takoma Branch Library, and Trinity Church and Rectory.

Photo Credit: Carol Hooper for the D.C. Preservation League



**PARKING SHOPS**  
7700 Block of Georgia Avenue N.W.

*Designed by Arthur Starr in 1936 for the Central Realty Corporation, Parking Shops is a notable element of the diverse Georgia Avenue commercial corridor and there is considerable interest on the part of Ward 4 preservationists in seeing it surveyed.*

### PUBLIC EDUCATION AND OUTREACH

- **Preservation Awareness:** Increase public awareness of facilities and places of historic and archaeological significance in Ward 4;
- **Public Notification:** Expand the public notification system to inform the Ward 4 community about pending District government actions that would affect historic resources; and
- **Heritage Tourism:** Develop methods to highlight historic landmarks in the ward, including the Fort Circle Parks, the Lucinda Cady House, the Takoma Historic District, and the designated gateways into the city.

### PROTECTION AND ENHANCEMENT

- **Enforcement:** Enhance and protect historic resources through effective regulatory enforcement;
- **Financial Incentives:** Establish effective means of providing technical and financial assistance for maintenance of historic buildings;
- **Civil War Fort Sites:** Encourage the National Park Service to upgrade the forts that were used to protect the capital city during the Civil War;
- **Landscape and Open Space:** Retain the significant grounds and open spaces around historic properties to protect their landscape setting and potential archaeological resources; and
- **Main Street:** Explore the use of the National Trust for Historic Preservation's "Main Street" programs as a means of helping to revitalize ward neighborhood and multi-neighborhood commercial centers.

## Immediate Action Items for Ward 4

- **Resource Analysis:** Conduct an initial windshield survey of the ward to identify potential resources, develop survey priorities, and establish community awareness and involvement;
- **Public Awareness:** Develop a variety of outreach and preservation awareness initiatives oriented to children, residents, businesses, and property owners;
- **Technical and Financial Assistance:** Support the establishment of a city-wide program of technical and financial assistance for maintenance of historic buildings, targeted to those with low and fixed incomes, particularly the elderly;
- **Takoma Park Metro:** Monitor development at the Takoma Park Metro site;
- **Landmark Designations:** Seek the designation of selected important buildings, such as churches, based on the findings of the windshield survey; and
- **Sixteenth Street:** Explore the possibility of extending the 16th Street Historic District.



## Ward 4 Historic Features

### MAJOR HISTORIC

#### LANDMARKS

- **Apartment Buildings**  
Hampshire Gardens
- **Civil War History**  
Anderson Cottage
- **Houses**  
Lucinda Cady House
- **Places of Worship**  
Rock Creek Church
- **Public Schools**  
Military Road School
- **Other Structures**  
Adams Memorial  
D.C. Boundary Stones

### HISTORIC DISTRICTS

- **Neighborhoods**  
Takoma Park
- **Federal Properties**  
Rock Creek Park  
Piney Branch Parkway & Bridge  
Walter Reed Hospital  
U.S. Soldiers' Home

### HISTORIC PARKS AND

#### PLACES

- **Cemeteries**  
Battleground National Cemetery  
Rock Creek Church Yard & Cemetery  
Soldiers' National Cemetery
- **Fort Circle Parks**  
Fort Slocum  
Fort Stevens  
Fort Totten

## Ward 4 Historic Resources Survey

### HISTORIC POTENTIAL

#### IDENTIFIED

- **Neighborhoods**  
Upper 16th Street
- **Banks**  
Bank of Brightwood
- **Commercial Buildings**  
Georgia Avenue Parking Shops,  
Georgia Avenue Telephone Exchange
- **Fire Houses**  
Engine Nos. 14, 22
- **Places of Worship**  
Emory Chapel, Simpson-Hamline,  
6th Presbyterian, Tifereth Israel, Talmud  
Torah, 19th Street Baptist, St. Gabriel's,  
Christ Lutheran, Petworth United  
Methodist, National Shrine, many others
- **Public Schools**  
Barnard, Brightwood, Coolidge, Keene,  
Paul, Roosevelt, Emery, Shepherd,  
Truesdell, LaSalle
- **Parks & Recreation Centers**  
Carter Barron Amphitheater
- **Transportation Facilities**  
14th & Decatur Car Barn

### AREAS SURVEYED

- **Neighborhoods**  
Upper 16th Street
- **Building Types**  
Apartments  
Banks  
Fire Houses  
Places of Worship (preliminary)  
Public Schools  
Railroads  
Recreation Centers  
Streetcar System

### SURVEY PRIORITIES

- **Neighborhoods**  
Takoma Park expansion
- **Archaeological Sites**  
Intensive site surveys
- **Campuses**  
Augustinian, Marist Colleges
- **Commercial Buildings**  
Georgia Avenue corridor
- **Places of Worship**

## Ward 5\*

Ward 5 encompasses most of the city's northeast quadrant north of the original city and the Anacostia River. The area lies at the edge of the coastal plain, with a rolling topography rising from the river to ridges at Brookland and Catholic University. This landscape supported a long prehistoric American Indian occupation.

The first colonial settlement occurred before 1700, and during the colonial period the area was largely open countryside, forest, meadows, and farmland. Upon the establishment of Washington, routes such as Bladensburg, Brentwood, Lincoln, and Bunker Hill Roads developed as connections from the city to nearby towns and agricultural areas. One of the oldest buildings in the ward, Brooks Mansion, was built about 1840 on a 134-acre farm estate.

Photo Credit: Jerry Maronek for the D.C. Preservation League



### LANGSTON TERRACE

21st Street and Benning Road N.E.

*Prominent African-American architect Hillyard Robinson designed this pioneering public housing project, which was developed as garden apartments instead of a high-rise, the standard public housing type. Langston Terrace included unusual design elements and amenities, including bas-relief sculptural elements and a sculpture garden.*

During the Civil War, Forts Slemmer, Bunker Hill, Saratoga, and Lincoln were constructed as part of the series of forts and armed batteries encircling Washington. The area began to be subdivided for suburban development soon after the war. One of the first subdivisions became the campus of Gallaudet College. Ivy City was established in 1872 and thrived as a brick manufacturing center contributing significantly to Washington's construction boom.

In 1887 the Brooks estate was subdivided to form the community of Brookland. Both Brookland and Bladensburg experienced rapid growth as trolley lines extended outward from the expanding city. By the end of the century, Catholic University had been established, and it soon became the focus of a complex of religious colleges.

Extensive residential growth occurred during the early 20th century. Eckington and Brookland grew along Rhode Island Avenue, a major trolley line and commuter route between the District and Maryland. Between the two World Wars, major industrial and commercial enterprises developed, and major institutions such as the National Arboretum were established. Brentwood Village and Riggs Park were also developed during this period.

Few large tracts of developable land remained after World War II. Smaller-scaled residential development occurred from the end of the war until the late 1950s in the Lamond and Fort Totten areas. There was also major industrial development along the B&O and Pennsylvania Railroad tracks, particularly along the New York Avenue corridor.

### Issues and Opportunities

Ward 5 is predominantly residential, although it includes the District's major industrial corridor. This area, along New York Avenue and two railroad lines, remains the primary focus of efforts to expand and attract light industry and high-technology firms to the city. Aside from this area, growth has slowed in Ward 5, and businesses have suffered from the competition of nearby suburban shopping centers. Commerce has shifted away from Ivy City as industrial firms have sought to expand in cheaper outlying areas in the suburbs.

The ward's neighborhoods are, for the most part, well-maintained with structurally sound housing. Some areas of the ward, however, require some measure of assistance to achieve comparable stability and vitality, and the housing stock in these areas needs upgrading.

Although preservation consciousness is not strong, there have been successful initiatives to recognize and protect significant historic features in the ward. Both public and private organizations have worked with citizens to accomplish the goal of protecting the ward's historic heritage and enhancing the community's identity. Most recently, Armstrong High School was accorded historic landmark status, an application was filed to designate Crummell School, and attention has been directed to the historic value of McKinley High School and the Brookland neighborhood. A detailed study and inventory is needed to identify other properties that may have historic significance. Community groups also need technical assistance to develop preservation programs.

The McMillan Reservoir site is one of the largest parcels owned by the city and holds significant future development potential. The McMillan sand filtration plant provided clean drinking water for much of the city until 1985, when it was abandoned and replaced with new technology. The old facility was then declared surplus and the District acquired it for community development. Care should be taken to protect the important historic elements of the site as part of future development.

\*Graphic and verbal descriptions of Wards reflect their configuration before redistricting based on the year 2000 census.

## Recommended Actions for Ward 5

### SURVEY AND DESIGNATION

- **Historic Resources Survey:** Undertake a comprehensive historic survey of the ward in conjunction with the ANCs and the community;
- **Archaeological Resources Survey:** Conduct an intensive survey for possible archaeological resources and sites;
- **Designation:** Collaborate with the ANCs and the community to identify areas of potential historic significance in the ward, and to consider appropriate structures, archaeological sites, and places for historic designation;
- **Brookland:** Pursue historic district designation for Brookland if supported by survey findings and the community;
- **Public Schools:** Consider historic landmark designation for eligible public schools, including McKinley, Taft and Brentwood; and
- **Catholic University Area:** Work with the affected institutions to develop a survey plan for the campuses of Catholic University and the surrounding colleges and seminaries.

### PUBLIC EDUCATION AND OUTREACH

- **Public Awareness:** Inform and educate ward residents about the ward's historic resources and ways to protect and enhance them;
- **Public Outreach:** Provide information to the Advisory Neighborhood Commissions (ANCs) and the community on the city's procedures for making application for specific properties and sites for historic designation;
- **Technical Assistance:** Make information about the benefits of historic preservation more widely available to residents of the community;
- **Main Street and Community Partners:** Increase awareness and use of the National Trust for Historic Preservation's resources for revitalizing historical residential, commercial, and other areas in the ward; and
- **Heritage Tourism:** Develop methods to highlight historic landmarks in the ward, including the Fort Circle Parks and the Brooks Mansion.

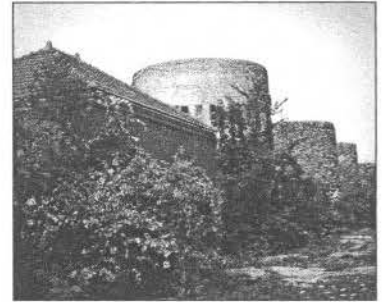
### PROTECTION AND ENHANCEMENT

- **Community Vision:** Establish a vision and desired pattern for parks and open space that the community can use to influence area development;
- **Community Identity:** Maintain the traditional character and walkable scale of the ward, including low density development with green space, and small neighborhood shopping areas, schools, and institutions;
- **Landscape and Open Space:** Retain the significant grounds and open spaces around historic properties to protect their landscape setting and potential archaeological resources;
- **Arboretum:** Protect and enhance the Arboretum as a valuable community resource; and
- **Civil War Forts:** Focus greater attention on the preservation of Bunker Hill and other Civil War Forts, while identifying opportunities to increase their availability for community use.

## Immediate Action Items for Ward 5

- **Public Education and Outreach:** Enhance efforts to engage community residents in identification, documentation, and protection of the cultural resources in the area;
- **McMillan Reservoir:** Complete and distribute a neighborhood plan for McMillan Reservoir, based on the results of the community summit held in May 1999;
- **McMillan Sand Filtration Plant:** Ensure that plans for the McMillan sand filtration site are prepared in consultation with the community, and adequately preserve and protect the historic character of the filtration plant;
- **McKinley High School:** Pursue historic landmark designation for McKinley High School, in order to ensure that the architectural integrity of the school is protected as it is converted to a technology high school; and
- **Brookland:** Undertake a revision and upgrading of the 1987 historic resources survey as a basis for evaluating the potential significance of Brookland as an historic district.

Photo Credit:  
Wanda Bubriski for the D.C. Preservation League



**McMILLAN RESERVOIR**  
North Capitol Street and  
Michigan Avenue N.E.

*This 25-acre site contains an innovative system of water purification that was a public health milestone in 1905. The site is now deteriorated, and Ward 5 residents call for refurbishment of the site.*

## Ward 5 Historic Features

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### MAJOR HISTORIC LANDMARKS

- **Apartment Buildings**  
Langston Terrace Dwellings
- **Houses**  
Brooks Mansion  
Ralph Bunche House  
Samuel Gompers House
- **Institutions**  
Hospital for Sick Children
- **Places of Worship**  
Franciscan Monastery  
Glenwood Cemetery Chapel
- **Public Schools**  
Armstrong High School
- **Universities**  
Chapel Hall, President's House  
(Gallaudet)
- **Warehouses**  
Hecht Company Warehouse
- **Other Structures**  
D.C. Boundary Stones  
McMillan Reservoir & Filtration Plant

### HISTORIC DISTRICTS

- **Neighborhoods**  
Mount Vernon Square
- **Campuses**  
Gallaudet University
- **Federal Properties**  
National Arboretum

### HISTORIC PARKS AND PLACES

- **Fort Circle Park System**  
Fort Bunker Hill  
Fort Lincoln  
Fort Totten
- **Archaeological Sites**  
Brooks Mansion Site
- **Recreation Centers**  
Langston Golf Course

## Ward 5 Historic Resources Survey

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### HISTORIC POTENTIAL IDENTIFIED

- **Neighborhoods**  
Brookland, Bloomingdale, Eckington
- **Archaeological Sites**  
Arboretum (excavated)
- **Banks**  
Woodridge-Langdon Bank
- **Campuses**  
Catholic University  
Trinity College
- **Fire Houses**  
Engine Nos. 10, 26  
Old Engine Nos. 12, 26  
Truck Company 4
- **Public Schools**  
Brentwood, Brookland, Cook,  
Crummell, Langston, McKinley, Slater,  
Taft, Wheatley, Woodridge Schools
- **Warehouses**  
Judd & Detweiler Printing Company  
Merkle Press  
Sanitary Grocery Warehouses  
Urthlein Bottling Works

### AREAS SURVEYED

- **Neighborhoods**  
Brookland
- **Archaeological Sites**  
Overview survey
- **Building Types**  
Apartments  
Banks  
Fire Houses  
Places of Worship (preliminary)  
Public Schools  
Railroads  
Recreation Centers  
Streetcar System  
Warehouses

### SURVEY PRIORITIES

- **Neighborhoods**  
Bloomingdale, Eckington, Edgewood,  
Woodridge, Ivy City, Brentwood,  
Trinidad, Michigan Park, Riggs Park
- **Archaeological Sites**  
Intensive site surveys
- **Campuses**  
Catholic University  
Capuchin, Holy Cross, Holy Redeemer,  
Immaculate Conception, Marist, Trinity,  
St. Paul's Colleges  
St. Mary's, Sulpician Seminaries
- **Cemeteries**  
Glenwood, Mount Olivet, Prospect Hill
- **Commercial Buildings**  
Brentwood Village, Stanton Art Theater  
Rhode Island Avenue
- **Places of Worship**



## Ward 6\*

Ward 6 includes the eastern section of the original city, from Judiciary Square to the Anacostia River, as well as the adjacent area on the east side of the Anacostia River. Native American occupation of this area has been documented along the Anacostia River. After establishment of the city, this was one of the first areas to develop, with rowhouses, commercial buildings, hotels, and boarding houses clustered near the Capitol. The Washington Navy Yard, one of the city's few industrial facilities, was also an important employment center which spurred development as early as 1800.

Capitol Hill developed along the L'Enfant street plan, with an extensive alley system and large inner courts which now characterize the area. Connected to the city by a wooden bridge across the Anacostia River, Uniontown was one of the city's first suburbs, founded in 1854. Residents included shipmakers and tradesmen employed by the Navy Yard. The suburban location and inexpensive land allowed the construction of detached houses in Anacostia, many of them of wood. Cedar Hill, the home of Frederick Douglass from 1877 to 1895, remains an important landmark.

As did much of the city, Ward 6 developed slowly until after the Civil War, when real estate speculation, a booming population, and new streetcar lines and utilities led to widespread growth. Much of the area's building stock dates from between 1870 and 1920, when speculative developers constructed rows of brick houses for the middle and working classes. Important commercial corridors emerged along the streetcar lines on Pennsylvania Avenue S.E., 8th Street S.E., and H Street N.E. In Anacostia, Nichols (now Martin Luther King) Avenue and Good Hope Road developed similarly.

By the early 20th century, several industrial areas had developed in the Ward 6 area. In addition to the Navy Yard, which was a center of military construction during both world wars, industrial and warehousing uses clustered around railroad lines and sidings in southeast and around the Union Station yards in northeast.

### Issues and Opportunities

Ward 6 is predominantly characterized by moderate-density residential and commercial land use. Much of the ward's distinctive physical character is bestowed by the existence of two large historic districts, covering nearly forty percent of the ward's land area. The Capitol Hill Historic District is the largest historic district on the National Register, with nearly 8,000 structures. The Anacostia Historic District encompasses approximately 25 blocks surrounding the Frederick Douglass House, a National Historic Site.

Historic preservation is a dominant issue in Ward 6. Even with its large historic districts, however, little of the ward has been surveyed. A major priority of the preservation community is to conduct comprehensive building-by-building surveys of both unprotected areas and the existing historic districts. Stronger enforcement of the preservation law, and better notification to owners of historic property, are also primary concerns.

Since there is little vacant property available for development in the ward, growth opportunities lie almost exclusively in rehabilitation and infill development. Objectives for the ward are to promote economic development consistent with the historic character and respective needs of the various neighborhoods, and to encourage sensitive development that will upgrade commercial areas, particularly along corridors such as Martin Luther King Avenue and Good Hope Road S.E., and H Street N.E.

Although rowhouses constitute most of the ward's housing, there are also large public housing projects and neighborhoods of detached single-family homes. Most housing is well maintained, but in parts of the ward, including the Anacostia Historic District, many houses require substantial renovation, and demolition by neglect has been a persistent problem. In the historic neighborhoods there are also many incompatible intrusions that are suitable for appropriate redevelopment.

Overall objectives for housing are to maintain and strengthen the quality of housing in the various neighborhoods throughout the ward, to ensure compatible infill development, and to stimulate production of new and rehabilitated housing, particularly in the Anacostia Historic District and other neighborhoods.

There is a detailed plan for economic and related development in Anacostia, developed by the Anacostia Coordinating Council. Included in the development concept plan are basic land use plans, development controls for key sites, provisions for streetscape, traffic and parking improvements, and historic preservation objectives.

Photo Credit: Friends of the Old Naval Hospital



**OLD NAVAL HOSPITAL**  
921 Pennsylvania Avenue S.E.

*Built as a hospital in 1866, this brick building became the Hospital Corps School of Instruction in 1907, and from 1922 to 1963 it served as the Temporary Home for Soldiers and Sailors. While deteriorated, the building's Italianate, Greek Revival, and Second Empire detailing, as well as its carriage house and the landscape elements of its prominent site, remain largely intact.*

*\*Graphic and verbal descriptions of Wards reflect their configuration before redistricting based on the year 2000 census.*

## Recommended Actions for Ward 6

### SURVEY AND DESIGNATION

- **Historic Resources Survey:** Undertake comprehensive historic resource surveys of the ward, including the designated historic districts;
- **Archaeological Resources Survey:** Conduct an intensive survey for possible archaeological resources and sites;
- **Capitol Hill Historic District:** Survey the areas north, east, and south of the district;
- **Anacostia Historic District:** Survey the area south of the district to Suitland Parkway;
- **Historic District Boundaries:** Consider adjustment of existing historic district boundaries to eliminate boundaries running down the center of streets; and
- **Designation:** Review buildings, archaeological sites, and areas of potential historic significance, and pursue historic designations where appropriate.

### PUBLIC EDUCATION AND OUTREACH

- **Public Awareness:** Develop programs and materials to help educate the residents of historic districts as to the meaning and reasons for such districts and what their obligations are as residents of such districts; and
- **Historic District Identification:** Include historic district indicators on street signs, and on land use and other widely available maps.

### PROTECTION AND ENHANCEMENT

- **Design Compatibility:** Ensure that rehabilitation and new development respects the character of adjacent historic properties through appropriate use of materials, building scale, and architectural design;
- **Design Guidelines:** Develop and implement guidelines and standards for all historic districts;
- **Enforcement:** Monitor and stringently enforce rehabilitation, new construction, and public space use to assure compliance with historic district guidelines;
- **Adjudication:** Ensure that appropriate fines are levied and collected at the adjudication level in order not to undercut enforcement efforts;
- **Development Regulations:** Support appropriate changes in zoning or other regulations to ensure that development is compatible with and reinforces the character of historic districts;
- **Public Properties:** Ensure that the District government follows all laws, standards, and guidelines in maintenance and construction activity affecting historic properties;
- **Landscape and Open Space:** Retain the significant grounds and open spaces around historic properties to protect their landscape setting and potential archaeological resources;
- **Public Space:** Monitor and stringently enforce public space regulations, including the disallowance of public parking and dumpsters in the public space;
- **Tax Incentives:** Develop technical and financial assistance in the Ward 6 area to property owners in the historic districts to encourage rehabilitation;
- **Financial Assistance:** Develop assistance techniques to assist lower income residents in maintaining their property in accordance with historic district guidelines and standards;
- **Major Corridors:** Devote special attention to preserving and enhancing the historic character of East Capitol Street, Massachusetts Avenue, Pennsylvania Avenue, 8th Street S.E., and the Eastern Market area; and
- **Parks and Parklets:** Protect and enhance the ward's rich endowment of L'Enfant plan parks and parklets, with emphasis on improving those reservations in need of appropriate landscaping and street furniture.

## Immediate Action Items for Ward 6

- **Historic Resources Survey:** Focus primary efforts on survey, particularly of the designated historic districts;
- **H Street N.E. Corridor:** Give high priority to a survey of the H Street N.E. commercial corridor;
- **Demolition by Neglect:** Support passage of the demolition by neglect legislation currently under consideration by the Council, and reinforce efforts to protect the Anacostia Historic District from gradual erosion through neglect;
- **Enforcement:** Vigorously pursue enforcement efforts, including contractor liability and "clean hands" enforcement where there are outstanding violations of the historic preservation law;
- **Public Notification:** Identify means to ensure public notification of property ownership in a historic district, either through inclusion of the information on tax bills or as part of required disclosures by real estate agents.
- **Capitol Hill Hospital:** Ensure compatible redevelopment of the Capitol Hill Hospital property; and
- **Barracks Row:** Support the Barracks Row initiative through full implementation of the Main Street program, public space improvements, and designation where appropriate of historic resources south to the Navy Yard gate.

Photo Credit: Mary Farrell



BEUCHERT'S SALOON  
700 Block of H Street N.E.

*This 1874 Italianate commercial building was destroyed, along with three adjacent buildings, in the summer of 1999. They were a particularly interesting group of buildings that demonstrated the continuum of commercial building design during the 1870s and 1880s. There are other fine commercial buildings in the H Street N.E. corridor that remain undesignated and unprotected.*

## Ward 6 Historic Features

### MAJOR HISTORIC LANDMARKS

- **Federal Buildings**  
US Capitol  
Library of Congress  
Supreme Court  
Pension Building  
Old City Hall  
City Post Office
- **Archaeological Site**  
Reservation 13
- **Fire Houses**  
Engine House No. 3
- **Institutions**  
Folger Library
- **Houses**  
Frederick Douglass House,  
Friendship House
- **Markets**  
Eastern Market
- **Military Buildings**  
Old Naval Hospital
- **Transportation**  
East Capitol Street Car Barn  
Union Station
- **Warehouses**  
Woodward & Lothrop

### HISTORIC DISTRICTS

- **Neighborhoods**  
Anacostia  
Capitol Hill
- **Federal Properties**  
Marine Barracks  
Washington Navy Yard  
Washington Navy Yard Annex

### HISTORIC PARKS AND PLACES

- **L'Enfant Plan**  
U.S. Capitol Grounds  
Judiciary Square  
Avenues, parks, parklets, streets & other  
elements
- **Cemeteries**  
Congressional Cemetery
- **Fort Circle Park System**  
Fort Stanton  
Battery Ricketts
- **Parks**  
Anacostia Park

## Ward 6 Historic Resources Survey

### HISTORIC POTENTIAL IDENTIFIED

- **Neighborhoods**  
Capitol Hill expansion
- **Archaeological Sites**  
Barney Circle (excavated)  
Southeast Federal Center
- **Banks**  
American Security (722 H St. NE)  
Northeast Savings (800 H St. NE)
- **Fire Houses**  
Engine No. 10
- **Public Schools**  
Buchanan, Gales, Hayes, Webb,  
Eastern High
- **Warehouses**  
Columbia, GPO, C&P

### AREAS SURVEYED

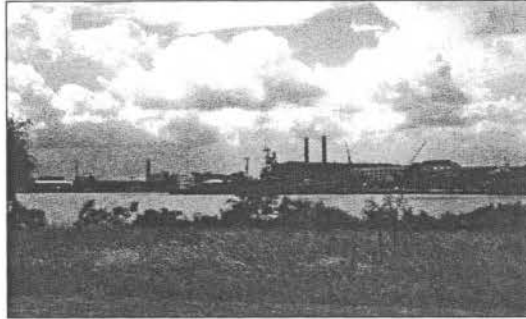
- **Neighborhoods**  
Anacostia (preliminary)  
Lower Southeast
- **Building Types**  
Apartments  
Banks  
Fire Houses  
Places of Worship (preliminary)  
Public Schools  
Railroads  
Recreation Centers  
Streetcar System  
Warehouses

### SURVEY PRIORITIES

- **Neighborhoods**  
Capitol Hill extended  
(to L'Enfant Plan Boundaries)  
Anacostia extended  
(to Suitland Parkway)
- **Archeological Sites**  
Intensive site surveys
- **Commercial Buildings**  
H Street N.E. corridor

## Ward 7\*

Photo Credit:  
Jerry Maronek for the D.C. Preservation League



### THE ANACOSTIA RIVER BASIN

Bounded by the District Line, New York Avenue N.E. and Greenleaf Point S.W.

*The banks of Washington's "other" waterway encompass a rich array of natural and cultural resources. Local and national landmarks, such as the Kenilworth Aquatic gardens, Seafarers Yacht Club, and Poplar Point are some of the River's assets. The D.C. Preservation League and the city's Anacostia Waterfront Initiative promote restoration and incorporation rather than eradication of these resources.*

*\*Graphic and verbal descriptions of Wards reflect their configuration before redistricting based on the year 2000 census.*

Ward 7 occupies the eastern corner of the city, between the Anacostia River and Prince Georges County. The first inhabitants of this area were the Nacotchtank Indians, an agricultural people who settled along river flatlands. Soon after contact with Europeans in the early 1600s, the Indians disappeared from the banks of the Anacostia.

By the time Washington was established, some rural settlement of the area had already begun. Among the earliest settlements was the crossroads community of Good Hope, developed in the 1820s on the hilltop at the intersection of the present Naylor Road and Alabama Avenue. Another early settlement was Benning Heights, named for the landowner who helped finance a wooden bridge built in 1797 on the site of the present-day Benning Road Bridge.

Fort Dupont was one of the forts that provided a protective ring around the city during the Civil War. After the war ended, freed blacks began to move northeast into the still largely unsettled area. Among the new settlements were DePriest Village (Capital View), Burrville, Bloomingdale, and Lincoln. For most of the 19th century, however, much of the area remained countryside. In 1895, a large parcel of land was purchased for Woodlawn Cemetery. At that time, very few cemeteries would accept black burials, and Woodlawn met this need.

Notable among early communities is Deanwood, which originated in 1871 from the subdivision of the Sheriff farm into three subdivisions—Whittingham, Burrville, and Lincoln (today known as Lincoln Heights)—loosely tied by the name Deanwood. Deanwood grew slowly, but by the 20th century, its black community was large enough to require its own public school. Another educational institution came to

the Lincoln section of Deanwood in 1909, when Nannie Helen Burroughs founded the National Trade and Professional School for Women and Girls. Deanwood had a stable nucleus of blue- and white-collar black families, as well as laborers and skilled craftsmen in the building trades. These residents built numerous houses in the area and enhanced a strong sense of economic self-reliance.

It was not until the 1920s that widespread land development came to the large open areas in the ward. Among the developing neighborhoods was Summit Park, now called Hillcrest. Benning Heights and Marshall Heights appeared in the 1920s, but did not fill out until the 1940s, with the job growth during World War II. Commercial areas grew along Alabama and Pennsylvania Avenues, and garden apartment complexes like the Parklands Apartments, Mayfair Mansion, Fairfax Village, and Naylor Gardens were built.

### Issues and Opportunities

Ward 7 is largely residential, with shopping areas, churches, schools, recreational facilities, and many parks including Anacostia Park, Kenilworth Aquatic Gardens, Fort Dupont Park, and other parts of the Fort Circle system. Detached and semi-detached housing is distributed throughout the ward, but town houses and garden apartments have dominated more recent residential development. Major commercial areas are located at Minnesota Avenue and Benning Road, Alabama Avenue and Naylor Road, and along Pennsylvania Avenue. Industrial areas include the Kenilworth Industrial Park and Pepco power plant on the Anacostia River.

Economic development in Ward 7 remains a major priority in an area that has experienced little growth in recent years. Historic preservation has also not been perceived as a significant tool for community revitalization. Major development activities with potential impacts on historic resources include joint development at the Minnesota Avenue Metrorail station, and projects of the Marshall Heights Community Development Organization.

Ward 7 contains a number of significant historic resources. The 400-acre Fort Dupont Park on the community's western boundary is second only to Rock Creek Park in size. Also notable is the Woodlawn Cemetery, which is the burial site for many locally and nationally famous African-Americans, including U.S. Senator Blanche K. Bruce, John Mercer Langston, and a son of Frederick Douglass. While there are not a large number of designated historic resources in Ward 7, surveys have documented some areas of potential historic significance, including Deanwood.

Properties within Ward 7 that might be eligible for historic designation include the Antioch Baptist Church, Shrimp Boat Restaurant, Strand Theater, and Pennsylvania Avenue Firehouse. Other areas include garden apartment complexes, the Pennsylvania Avenue strip between Minnesota and Alabama Avenues (which includes numerous small-scale commercial and residential art-deco buildings), Hillcrest, Deanwood (with its older frame houses and commercial buildings that typify Washington's once-pervasive "small Southern town" character), and the Burrville neighborhood.



## Recommended Actions for Ward 7

### SURVEY AND DESIGNATION

- **Historic Resource Surveys:** Conduct historical surveys to identify historic buildings, areas, and sites associated with important individuals in the ward;
- **Archaeological Resources Survey:** Conduct an intensive survey for possible archaeological resources and sites;
- **Designation:** Review buildings and areas of potential historic significance identified in the Ward 7 community, and pursue historic designations where appropriate; and
- **Community Participation:** Ensure community participation in the evaluation of possible historic places, and incorporate the community's recommendations in the survey and nomination process.

### PUBLIC EDUCATION AND OUTREACH

- **Public Awareness:** Increase awareness and access to historically significant facilities, places, and activities in Ward 7;
- **Public Education:** Ensure that residents are educated about the ward's historic resources and ways to protect and enhance them; and
- **Technical Assistance:** Make available public information about historic preservation loans and grants.

### PROTECTION AND ENHANCEMENT

- **Compatible Development:** Promote economic development that preserves and is compatible with historic features;
- **Protection:** Ensure the protection and enhancement of Ward 7's historic resources;
- **Demolition Alternatives:** Pursue all avenues for preservation before demolishing or altering historic properties in Ward 7;
- **Main Street:** Explore use of the National Trust for Historic Preservation's "Main Street" program to help revitalize local historic neighborhoods and multi-neighborhood commercial centers; and
- **Public Facilities:** To the maximum extent feasible, use available historic properties when acquiring, constructing, or leasing space for carrying out government responsibilities;
- **Landscape and Open Space:** Retain the significant grounds and open spaces around historic properties to protect their landscape setting and potential archaeological resources; and
- **Historic Parks:** Enhance and improve public access to historic parks in the ward, including Fort Dupont Park, Anacostia Park, and the Kenilworth Aquatic Gardens.

## Immediate Action Items for Ward 7

- **Community Organization:** Identify potential preservation leadership in the ward, and develop community consciousness of the potential benefits of preservation partnerships;
- **African-American History:** Research and survey sites significant in African-American history, and prepare brochures and other educational materials that can be distributed to the community;
- **Sousa Junior High:** Support National Historic Landmark designation for Sousa Junior High School as a nationally significant site in the history of public school integration;
- **Fire Houses:** Pursue historic landmark designation for Engine Houses No. 19 and 27;
- **Heritage Tourism:** Develop heritage tourism programs for historic resources including Civil War forts, African-American history, and Native American history; and
- **Anacostia Park:** Increase efforts to protect and enhance the Anacostia River waterfront, including the Kenilworth Aquatic Gardens and Anacostia Park.

Photo Credit:  
Carol Hooper for the D.C. Preservation League



### DEANWOOD

A neighborhood east of Kenilworth toward the Maryland line.

*A cultural resource survey was conducted in Deanwood in 1986. The neighborhood represents early 20th century African-American suburban development. The building stock is primarily one- and two-story houses built between 1907 and 1927. These houses reflect the neighborhood's strong network of African-American professionals and craftsmen in the construction field. Lewis Giles, a notable architect who lived in the Deanwood vicinity, designed more than two dozen buildings in Deanwood.*

## Ward 7 Historic Features

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### MAJOR HISTORIC LANDMARKS

- **African-American History**
  - Mayfair Mansions
  - Nannie Helen Burroughs School
- **Commercial Buildings**
  - Senator Theater
- **Other Structures**
  - D.C. Boundary Stones

### HISTORIC DISTRICTS

### HISTORIC PARKS AND PLACES

- **Cemeteries**
  - Woodlawn Cemetery
- **Fort Circle Park System**
  - Fort Chaplin
  - Fort Davis
  - Fort Dupont & Fort Dupont Park
  - Fort Mahan
- **Parks**
  - Anacostia Park
  - Kenilworth Aquatic Gardens

## Ward 7 Historic Resources Survey

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### HISTORIC POTENTIAL IDENTIFIED

- **Archaeological Sites**
  - Ridge Recreational Center
- **Civil Rights History**
  - Sousa Junior High School
- **Commercial Buildings**
  - Shrimp Boat
  - Strand Theater
- **Fire Houses**
  - Engine Nos. 19, 27
- **Houses**
  - Arthur Randle House
  - 2911 W Street SE
- **Housing Complexes**
  - Eastland Gardens
  - Fairfax Village
  - Naylor Gardens
- **Places of Worship**
  - Antioch Baptist Church
- **Public Schools**
  - Randle Highlands,
  - Smothers

### SURVEYED AREAS

- **Neighborhoods**
  - Deanwood
- **Archaeological Sites**
  - Overview survey
- **Building Types**
  - Apartments
  - Banks
  - Fire Houses
  - Places of Worship (preliminary)
  - Public Schools
  - Railroads
  - Recreation Centers
  - Streetcar System
  - Warehouses

### SURVEY PRIORITIES

- **Neighborhoods**
  - Burrville
  - Westover Drive
- **Archaeological Sites**
  - Intensive site surveys
- **Commercial Buildings**
  - Shrimp Boat restaurant
  - Neighborhood shopping centers
- **Places of Worship**
  - Antioch Baptist Church

## Ward 8\*

Ward 8 occupies the southern corner of the District between the Potomac and Anacostia Rivers and Prince Georges County. Although the ward is the youngest in terms of urban settlement trends, its tradition as a place of human settlement dates back some 2,000 years to the initial establishment of Native American trading posts and hunting and fishing settlements along the Potomac and Anacostia shorelines. European settlers began to displace the native Nacotchtank tribe during the 1700s, as Native American settlements gave way to farm homesteads and tobacco plantations. This pattern of development was essentially maintained until the early part of the 19th century.

The establishment of institutional and "nuisance" uses in the area began with the building of Saint Elizabeths Hospital in 1852. After the Civil War, various industrial uses began to locate along the river shorelines on landfill. In the 20th century, however, large defense installations, including Bolling Air Force Base, the Anacostia Naval Air Station, and Naval Research Laboratory displaced most of the industrial uses.

Early residential development in Ward 8 clustered along major roads in small settlements like Congress Heights. Significant residential and commercial development did not begin in Ward 8 until the early 1940s. In 1940, the ward's population totaled only a small percentage of the city's total. More than one third of these were residents of Saint Elizabeths, which had become the Federal government's largest psychiatric treatment facility.

With the onset of World War II and the rapid expansion of Federal agencies and employment, residential development boomed in Ward 8. This development was particularly evident south of Saint Elizabeths in the neighborhoods of Congress Heights, Bellview, and Washington Highlands. Most of this construction was in the form of garden apartments, although some detached and semi-detached houses were built. During the 1950s and 1960s, urban renewal activity in other parts of the city, combined with the systematic construction of moderate-cost housing east of the Anacostia River led thousands of low- to middle-income black households to relocate to the ward.

### Issues and Opportunities

Much of the land area in Ward 8 is occupied by other public facilities. These include the military installations along the river shorelines, Saint Elizabeths Hospital, Anacostia Park, and Oxon Run Parkway. Nearly all of the remaining land is in residential use. Commercial services are limited to several neighborhood-scale clusters of shops and scattered corner stores, located primarily along Martin Luther King, Jr. Avenue and South Capitol Street.

Ward 8's wooded slopes and expansive open spaces serve to clearly delineate its distinctive and somewhat contrasting neighborhoods. These neighborhoods each possess a distinctive architectural character that is shaped as much by topographic and other natural features as by historic development trends. Notable examples include Barry Farm, Congress Heights, and Bellview.

Ward 8 contains a number of designated and other potential historic sites and neighborhoods within its borders. These include Saint Elizabeths Hospital, several Civil War fort sites (part of the city's Fort Circle Park system), Nichols Avenue School (the first public school built for African-American children in the area), and Congress Heights (a former "streetcar suburb" developed to house employees of Saint Elizabeths). There are potentially significant archaeological sites at Barry's Farms (the first freedmen's community built in the city after the Civil War), Camp Simms (site of the Tobias Henson Estate purchased by a former slave), and along roads dating back to colonial and revolutionary times. While there are few designated historic resources in Ward 8, surveys have documented Saint Elizabeths Hospital and other potentially significant areas, including Congress Heights.

The underutilized campus of Saint Elizabeths Hospital represents the major development and historic preservation opportunity in Ward 8. An appropriate adaptive re-use of the east campus could form the centerpiece of economic revitalization in the ward. Other development activities with potential impacts on historic resources include Metrorail construction, establishment of East of the River Development Zones, redevelopment at Camp Simms, and construction on military bases.

Photo Credit:  
Jerry Maronek for the D.C. Preservation League



Hitchcock Hall, St.  
Elizabeths Hospital.

*The historic theater in Hitchcock Hall is one of the many exceptional features of St. Elizabeths Hospital. The hospital campus is protected under Federal law, but there is concern among Ward 8 residents about its deteriorated condition and future use.*

*\*Graphic and verbal descriptions of Wards reflect their configuration before redistricting based on the year 2000 census.*

## Recommended Actions for Ward 8

### SURVEY AND DESIGNATION

- **Historic Resource Surveys:** Collaborate with Ward 8 neighborhood groups to conduct historic resource surveys of Ward 8 neighborhoods, to identify and catalog the historic buildings or areas in Ward 8;
- **Archaeological Resources Survey:** Conduct an intensive survey for possible archaeological resources and sites;
- **Designation:** Identify areas within Ward 8 that might be eligible for historic landmark or district status, based on historic resource surveys;
- **Thematic Organization:** Identify historical elements for the historic resources survey through distinct timelines, such as pre-colonial, colonial, and Civil War times;
- **Places of Worship:** Conduct surveys of the ward's churches, which include numerous buildings more than 100 years old;
- **Significant Individuals:** Research sites associated with significant individuals such as Frederick Douglass, Charles Howard, Solomon Brown, and Douglas Patterson;
- **Community Facilities:** Conduct surveys of neighborhood recreation and shopping areas; and
- **Community Participation:** Ensure community participation in the evaluation of possible historic places, and incorporate the community's recommendations in the survey and nomination process.

### PUBLIC EDUCATION AND OUTREACH

- **Preservation Awareness:** Increase local awareness of the ward's historic resources among residents and visitors; and
- **Heritage Tourism:** Develop heritage tourism programs for Civil War forts, African-American history, and Native American history.

### PROTECTION AND ENHANCEMENT

- **Technical and Financial Assistance:** Seek ways to provide regulatory, technical, and financial assistance to owners to ensure the retention of historic properties and sites;
- **Public-Private Partnerships:** Identify potential partnerships with the National Park Service and military installations, and sources of private or federal funds to help with historic preservation activities in Ward 8;
- **Tax Incentives:** Develop a set of proposed preservation tax incentives (including tax credits for rehabilitation of historic structures) that can be enacted by the Council of the District of Columbia;
- **Homeowner Assistance:** Enact preservation tax incentives that will encourage the restoration and preservation of privately owned historic properties in the District, including Ward 8;
- **Economic Development:** Incorporate the results of the historic resource studies of Ward 8 neighborhoods into the East of the River Development Zone marketing efforts;
- **Main Street:** Explore using the National Trust for Historic Preservation's "Main Street" program as a means of revitalizing local historic neighborhood and multi-neighborhood commercial centers;
- **Landscape and Open Space:** Retain the significant grounds and open spaces around historic properties to protect their landscape setting and potential archaeological resources; and
- **Compatible Design:** Ensure that single-family and multi-family residential facade restorations are compatible with Ward 8's distinctive architectural character.

## Immediate Action Items for Ward 8

- **Saint Elizabeths Hospital:** Vigorously support efforts to protect Saint Elizabeths Hospital, and to develop in conjunction with the community a master plan for re-use of the campus, while preserving its historic character and integrity;
- **Congress Heights School:** Develop an appropriate adaptive reuse plan for the Old Congress Heights School;
- **Fire Houses:** Pursue historic landmark designation for Engine House No. 25;
- **African-American and Native American History:** Research and survey sites significant in Native American, African-American, and civil rights history, and prepare brochures and other educational materials that can be distributed to the community;
- **Archaeological Sites:** Devote special attention to protection, and investigation when appropriate, of the ward's high concentration of potential archaeological sites; and
- **Waterfront:** Restore and protect Anacostia Park and the Anacostia and Potomac waterfronts.

Photo Credit:  
Carol Hooper for the D.C. Preservation League



**CONGRESS HEIGHTS  
SCHOOL**  
Martin Luther King, Jr. Avenue S.E.

*The Congress Heights neighborhood was platted in 1890 by Arthur Randall. The Congress Heights School was built in 1897 by the Office of the Building Inspector and is one of the most notable public buildings. In 1913-14 the school was enlarged under the direction of the notable Municipal Architect Snowden Ashford.*



## Ward 8 Historic Features

### MAJOR HISTORIC LANDMARKS

- **Structures**  
D.C. Boundary Stones

### HISTORIC DISTRICTS

- **Federal Properties**  
Saint Elizabeths Hospital  
Bolling Air Force Base (part)  
U.S. Naval Station, Anacostia (part)

### HISTORIC PARKS AND PLACES

- **Fort Circle Park System**  
Fort Carroll  
Fort Greble
- **Parks**  
Anacostia
- **Parkways**  
Suitland Parkway

## Ward 8 Historic Resources Survey

### HISTORIC POTENTIAL IDENTIFIED

- **Neighborhoods**  
Congress Heights
- **Federal Properties**  
Poplar Point Greenhouse
- **Archeological Sites**  
Camp Simms  
Barry's Farms (excavated)  
Jenkins Farm (excavated)
- **Cemeteries**  
Adas Israel  
Washington Hebrew
- **Fire Houses**  
Engine No. 25
- **Public Schools**  
Congress Heights, Garfield, Nichols  
Avenue, Birney, Junior Village
- **Theaters**  
Atlantic, Carver

### AREAS SURVEYED

- **Neighborhoods**  
Congress Heights
- **Federal Properties**  
Bolling Air Force Base  
U.S. Naval Station Anacostia  
Saint Elizabeths Hospital (west campus)
- **Building Types**  
Apartments  
Banks  
Fire Houses  
Places of Worship (preliminary)  
Public Schools  
Railroads  
Recreation Centers  
Streetcar System  
Warehouses

### SURVEY PRIORITIES

- **Neighborhoods**  
Bellevue  
Washington Highlands
- **African-American History**  
Underground Railroad sites  
Civil War sites & commemorative sites  
Civil Rights & integration history
- **Archeological Sites**  
Intensive site surveys  
Native American sites  
Revolutionary War & War of 1812  
Sayles House
- **Building Types**  
Sears Houses,  
World War II housing
- **Commercial Buildings**  
Neighborhood shopping areas
- **Parkways**  
Oxon Run Parkway
- **Public Facilities**  
Blue Plains Sewage Treatment Plant

## D.C. Preservation Programs

The District of Columbia's historic preservation program is unique in the nation, since it combines both state and local mandates into a single unified program. Under the National Historic Preservation Act, the D.C. State Historic Preservation Officer (SHPO) implements preservation activities related to planning, and the identification, registration, and protection of historic resources as specified by the National Park Service. Under the D.C. Historic Landmark and Historic District Protection Act, the District also administers an extensive local preservation program. The Historic Preservation Review Board (HPRB) designates historic property, and both HPRB and the Mayor's Agent review rehabilitation, demolition, and new construction affecting historic property. Staff support for the SHPO, HPRB, and Mayor's Agent comes from the D.C. Historic Preservation Office, a component of the Office of Planning.

The following outline describes the major elements of the District's preservation program. These activities reflect the program mandates under Federal and District laws, and community preservation priorities as expressed the Historic Preservation Plan and other public forums.

### Program Priorities

The three long-term priorities supporting implementation of the Historic Preservation Plan are:

#### Preservation Program Priorities

- I. Complete the cultural resources survey of the city;
- II. Expand historic preservation programs to serve new users; and
- III. Ensure effective protection of historic properties.

#### Priority I: Complete the Cultural Resources Survey of the City

Identification of historic resources is fundamental to an effective preservation program. Comprehensive surveys provide a critical planning tool and promote understanding and appreciation of the city's cultural heritage.

The SHPO sponsors both thematic and neighborhood surveys in furtherance of this effort. The office maintains survey standards and provides financial and technical assistance to organizations conducting the resource documentation. Survey information is managed on a computerized database, currently containing data on about 30,000 buildings and sites.

#### Priority II: Expand Historic Preservation Programs to Serve New Users.

Vigorous public support is the life blood of a successful preservation program. Many citizens are already actively involved in the preservation program, but a primary goal is to broaden the scope of public involvement, thereby strengthening preservation consciousness in all parts of the city. Through public outreach, education, and involvement, the SHPO is committed to serving communities that have not yet taken full advantage of the preservation program.

The SHPO provides a variety of services to constituent groups and the general public. These include informational and educational materials, technical assistance with rehabilitation projects, and financial support for community preservation efforts. The SHPO also sponsors a regular planning conference and special projects to increase awareness of preservation and to direct attention to overlooked resources.

#### Priority III: Ensure Effective Protection of Historic Properties

Historic resources enrich the quality of life and afford an appreciation of history. The nation's capital is enriched by a unique physical environment of buildings, landscapes, and cultural resources. These assets have been protected for many years by both local and national historic preservation laws.

The SHPO devotes a substantial proportion of its effort to protection of these resources through the day-to-day process of reviewing plans for rehabilitation and new development. The essential tools for this effort are in place, but improvements can always be made to increase their effectiveness in practical application. The preservation office is committed to strengthening enforcement of the laws in managing the effects of economic growth and change in the historic environment.

### Planning

Preservation planning provides an orderly guide for other preservation program activities. Consistent with National Park Service guidelines, the SHPO's planning effort focuses on implementation of a comprehensive historic preservation plan and the development of "historic contexts," which help in assessing resources in relation to broad historical themes. Major planning objectives are:

- **Develop and implement the comprehensive Historic Preservation Plan.** The Historic Preservation Plan is maintained and amended in coordination with the Historic Preservation Review Board, Advisory Neighborhood Commissions, and the interested public. The SHPO sponsors regular conferences as part of this effort.
- **Prepare an annual operating plan for SHPO activities.** This plan describes annual program targets and is also distributed to the HPRB and ANCs for review.
- **Develop selected historic contexts.** Fully developed historic contexts establish an accurate basis for understanding information about individual properties, and help organize efforts to identify and protect historic resources. Priority contexts include:

#### DEVELOPED OR PARTLY DEVELOPED HISTORIC CONTEXTS

Apartment Buildings  
Banks and Financial Institutions  
Blacks in the Arts  
D.C. Fire Houses  
D.C. Public Schools  
D.C. Recreation Centers  
Office Buildings  
Streetcar System  
Warehouses and Industrial Buildings

**TARGETED HISTORIC CONTEXTS**

African -American Historic Sites  
 African-American Architects and Builders  
 Native American Cultures  
 Public Utilities and Infrastructure  
 Places of Worship  
 Sixteenth Street/Avenue of the Presidents  
 Transportation Resources

- **Maintain and upgrade the computerized database of survey information.** Major tasks include creation of baseline records on all historic properties in the city, comprehensive recordation of D.C. building permit data, development of geographic information system (GIS) capability, and integration with a series of topographic and historical maps.

**Survey and Inventory**

Historic resource surveys provide the basic information needed to support other preservation activities. The SHPO selects survey projects based on priorities established in the Historic Preservation Plan, demonstrated public commitment, and potential threat to historic properties. Major survey priorities are:

- **Conduct survey projects supporting the development of targeted historic contexts.** In order to promote most efficient use of survey resources, the SHPO gives priority to comprehensive surveys providing documentation sufficient to establish an understanding of specific historic contexts.
- **Complete research and documentation of major networks influencing the city's overall development.** Study of transportation systems, public facilities, and other elements of the city's infrastructure serves both to identify potential resources related to these systems, and to provide a base of knowledge for communities to use in conducting neighborhood surveys.
- **Conduct intensive survey of archaeological sites.** These surveys provide both a predictive model for the presence of archaeological resources, and historical information supporting the survey of built resources. Priority will be given to completing surveys in the center of the city and in areas due for substantial development.
- **Undertake the comprehensive transfer of D.C. building permit data.** The complete record of building permits dating from 1877 comprises the most significant archive for research on historic buildings in the District. Comprehensive collection of this data will improve the quality of information and support survey efforts.
- **Complete the survey of under-documented historic districts and the L'Enfant city.** Building-by-building documentation is not available for all of the L'Enfant city, including several of the city's oldest historic districts. Better documentation of these districts will improve both public awareness and protection efforts. The SHPO expects to complete survey of most of this central area before beginning extensive survey efforts in outlying neighborhoods.

**Historic Designation**

Listing in the D.C. Inventory of Historic Sites and National Register of Historic Places provides official recognition and protection of properties worthy of preservation. Designation applications are derived from survey projects as well as community initiative in response to potential threats to eligible properties.

Major priorities for designation are:

- **Support the identification and documentation of eligible properties through survey efforts.** The District provides primary support for designation through financial assistance for survey and documentation projects. This helps to focus attention on eligible properties and provides sponsors of nominations with the information needed to support designation. Current and upcoming survey projects are expected to generate nominations for:  
 Sixteenth Street/Meridian Hill Area  
 DC Public Schools  
 DC Fire Houses
- **Encourage designation of eligible properties through a full and open public hearing process.** Applications for listing in the D.C. Inventory originate from property owners and community groups, rather than the HPRB. The HPRB acts promptly on designation applications and gives full consideration to all views in fully noticed public hearings.
- **Sustain a rate of National Register nomination consistent with D.C. Inventory designation.** The SHPO coordinates National Register listing with D.C. Inventory designation. This policy provides substantial benefits by ensuring both consistent recognition and maximum protection for all properties.

**Protection and Enhancement**

Resource protection is the ultimate preservation goal, and the basis of public support. The SHPO reviews federal agency undertakings under Section 106 of the National Historic Preservation Act, and construction permit applications under the D.C. Historic Protection Act. Major priorities for protection are:

- **Maintain inter-agency coordination and systematic review of Section 106 cases, emphasizing major Federal undertakings.** Many of these cases (about 100 annually) involve construction projects affecting nationally significant resources like the L'Enfant Plan, National Mall, or Federal Triangle. Others involve economic development priorities like rehabilitation of affordable housing. Major agencies and projects are:

**Federal Communications Commission:** Siting and installation of telecommunications equipment

**Federal Highway Administration:** Road, bridge, and highway reconstruction

**General Services Administration:** Rehabilitation of historic government buildings

**Housing and Urban Development:** Renovation of historic buildings for affordable housing

**Military Agencies:** Military base consolidation and adaptive reuse  
**Monuments and Memorials Commission:** Location and design of new memorials

**National Park Service:** Master planning and improvement of the L'Enfant-McMillan park network

**Washington Metropolitan Area Transit Authority:**  
 Construction of new station on Metro Red Line

- **Sustain full protection and community involvement under the D.C. preservation law.** Extensive building activity in historic neighborhoods is anticipated to continue, generating major public interest in the review of an average of up to 3000 applications annually.
- **Implement design guidelines for use with reviews under D.C. law.** To assist with building permit reviews, HPRB plans to expand its design guidelines for property owners by instituting regulatory standards for common work items such as window replacement, fences, signs, and awnings.
- **Enhance the effectiveness of the D.C. preservation law.** The SHPO expects to reinforce efforts to strengthen enforcement of the D.C. preservation law. The office also supports efforts to develop an archaeological protection component of the preservation law, similar to such provisions in nearby jurisdictions.

### Preservation Incentives

Federal preservation tax incentives remain the primary financial inducement available for preservation. While there are limited incentives under D.C. law, more effective local mechanisms could be put in place to assist property owners with preservation. Major priorities for incentives are:

- **Encourage the use of existing incentives and provide individualized technical guidance to applicants.** The SHPO promotes use of the incentives through informational materials and direct technical advice. The SHPO expects to process about a dozen certified rehabilitations and up to 100 certifications for easement donation annually.
- **Support the development of local financial incentives to assist preservation.** Legislation introduced in the D.C. Council would institute a program of local financial incentives for preservation. Support for such incentives is a recurring theme in the city's preservation planning conferences.

### Development and Covenants

Preservation covenants are designed to ensure continued maintenance and protection of properties rehabilitated with grant assistance. Development and pre-development planning grants are available on a limited basis for qualified rehabilitation projects involving historic properties. Major priorities in the development grants area are:

- **Monitor current development grant covenants.** The SHPO monitors five current preservation covenants on major historic landmarks, including major D.C.-owned properties.
- **Consider development assistance when appropriate to community-based historic rehabilitation projects.** To the extent that Federal funds and staff resources permit, the SHPO will consider either pre-development planning or development assistance to eligible community-based projects.

### Public Education and Outreach

The SHPO encourages participation in all historic preservation activities, whether by individuals or community organizations and Advisory Neighborhood Commissions (ANCs). Many neighborhoods groups routinely participate and mobilize public support for preservation. The office encourages these

relationships and sponsors outreach and educational programs designed to foster similar preservation awareness in all communities. Major priorities are:

- **Strengthen contact with the ANCs and other community preservation organizations.** The SHPO enlists community participation through regular public notice and planning efforts. The SHPO advertises the availability of grant funds semi-annually, and solicits community participation in survey, planning, and other activities.
- **Expand public outreach projects designed to foster preservation awareness and broaden the constituency.** The SHPO sponsors city-wide planning conferences and other educational projects to broaden community awareness of preservation issues. In the next few years, the SHPO expects to develop a much stronger public outreach effort in coordination with community groups and the ward planners in the Office of Planning.
- **Foster partnerships with the public schools and other educational institutions.** The SHPO continues to sponsor internships and support development of programs that will promote awareness of the built environment and historic preservation among D.C. youth.
- **Develop better public notice to property owners in historic districts.** There is an acknowledged need to implement better means of ensuring that residents and businesses know when they are located within an historic district, and informing them of the accompanying benefits and responsibilities.
- **Maintain, update, and distribute primary informational publications.** The SHPO distributes to the public numerous technical materials provided by the National Park Service. Core preservation program documents produced and maintained by the SHPO office include:
  - D.C. Inventory of Historic Sites and Historic District Map
  - D.C. Historic Preservation Plan
  - Historic Contexts for the District of Columbia
- **Prepare new informational and technical assistance materials for public distribution.** Current priorities are:
  - Historic District Informational Brochures

### Program Administration

The SHPO's administrative standards are designed to ensure an effective program in full compliance with both Federal and District mandates. Major administrative priorities are:

- **Administer local and Federal programs in accordance with applicable laws, regulations, and standards.** The SHPO ensures compliance with D.C. and Federal regulations in all of its program activities. There is open solicitation for subgrants, and competitive selection for contracts and services. The SHPO provides equal opportunity and prohibits discrimination in all program activities.
- **Ensure full and effective utilization of all grant funds.** Annual utilization of the full available Federal grant allotment is a priority. These funds are used for subgrants to organizations, hardware and supplies, and contracts for consultant services. SHPO staff provides technical support and administrative oversight of all subgrants.



- **Promote maximum public participation in grant-assisted activities.** Public participation is facilitated primarily through coordination with the HPRB and ANC's, and annual planning conferences. The SHPO provides regular notice of program activities, and disseminates copies of its annual program plan to the ANC's for public review and comment. The SHPO also distributes requests for subgrant proposals and abstracts of subgrant applications to the ANC's for review and comment.
- **Conduct subgrant solicitation and awards so as to provide a broad range of applicants the opportunity to undertake successful projects.** During the first quarter of each fiscal year, the SHPO establishes and disseminates a schedule for the annual subgrant program. The schedule and announcement of the open project selection process are publicized through local media, the D.C. Register, and in the Grants Manual mailed to all ANC's.

- **Maintain adequate qualified professional staff and administrative resources.** The program expects a modest increase in staff in order to address an increased demand for services and to effectuate the merger with the Office of Planning.
- **Establish an archaeological curation facility.** Establishment of an archaeological curation facility is critical to the development of a public archaeology program, and has been a pressing need for many years. The SHPO expects to reach agreement with the Historical Society of Washington, D.C. to house the curation facility and coordinate the program at the city museum now under development at the old Central Public Library.

## The Preservation Planning Process

The District of Columbia strives to achieve a full integration of historic preservation planning and comprehensive planning. As an indication of the commitment to this effort, on October 1, 2000, the D.C. Historic Preservation Office was merged with the Office of Planning. This administrative reorganization reaffirms the central importance of historic preservation in the city, offers improved coordination between preservation and planning, and provides opportunities for a more vigorous and expanded historic preservation program.

The Office of Planning and the National Capital Planning Commission (NCPC) jointly implement the Comprehensive Plan for the National Capital. The SHPO participates in review and revision of the District elements of the Plan through direct internal coordination at the Office of Planning; review of Federal elements is coordinated with NCPC.

To support implementation of the Comprehensive Plan, the SHPO conducts additional preservation planning activities pursuant to the National Historic Preservation Act. The Historic Preservation Plan for the District of Columbia is the primary product of this effort. Active citizen participation is sustained through the periodic revision of this plan. In addition, the SHPO produces an annual management plan outlining short-term objectives for program activities, and providing an opportunity for interested parties to comment on program activities for the fiscal year. The Annual Report to the City Council reports on program accomplishments under both local and Federal preservation laws.

The combined result of all of these activities is a three-tiered preservation planning framework, including:

- **Comprehensive Planning**, in which historic preservation is considered along with other factors such as land use, economic development, transportation, housing, and environmental protection in developing the overall plan for the city;
- **Preservation Planning**, which focuses specifically on issues related to historic preservation, providing a vehicle for public and professional

involvement and establishing a vision for preservation in the District; and,

- **Program Planning**, which establishes concrete short-term targets for the operation of the historic preservation program and provides an accountable measure of program performance.

### THE THREE LEVELS OF PLANNING FOR HISTORIC RESOURCES IN THE DISTRICT OF COLUMBIA

#### COMPREHENSIVE PLANNING



technical support

#### PRESERVATION PLANNING



policy guidance

#### PROGRAM PLANNING

As the central element in the planning framework, preservation planning provides the primary vehicle for identifying preservation issues and establishing city-wide priorities for the treatment of historic resources. Preservation planning supports development of the comprehensive plan and guides development of management plans for the preservation program.

### Comprehensive Plan

The Preservation and Historic Features Element (Title VIII) of the Comprehensive Plan articulates policies in support of historic preservation and provides recommendations for implementing and enhancing historic protections. The Plan also includes preservation sections in each of the eight Ward Plans, with specific recommendations for individual neighborhoods and historic resources.

## Comprehensive Planning Cycle

The Comprehensive Plan is subject to review and amendment every four years. This process is conducted by the D.C. Office of Planning with participation by the public. The SHPO participates directly through the Office of Planning.

Proposed amendments to the Comprehensive Plan are submitted to the Council of the District of Columbia for public hearings and deliberation, after which the Council transmits adopted revisions to the Mayor and NCPC. In alternate years, the Office of Planning prepares an Implementation Report on the progress made in realizing the Plan. The Council holds public hearings on the report and transmits to the Mayor its findings and comments for consideration in the next planning cycle.

## Historic Preservation Plan

The Historic Preservation Plan, first adopted in 1996, aligns closely with the Comprehensive Plan. Its purposes are:

- to establish a vision for historic preservation in the District of Columbia;
- to support implementation and review of the Historic Features Element of the Comprehensive Plan;
- to guide effective decision-making on a general level;
- to communicate preservation policy, goals, and values to the District's preservation constituency, decision-makers, and interested and affected parties; and,
- to help coordinate the District's preservation programs and activities.

also coordinated with the comprehensive planning process, so that the preservation planning effort precedes and supports revisions to the Comprehensive Plan. The schedule for the coordinated planning process is shown below:

The first revision cycle for the Historic Preservation Plan was completed in 2000-01. In June 2000, the D.C. Historic Preservation Office and D.C. Preservation League sponsored a joint planning conference, *Planning a Future for Our Past: New Directions for Historic Preservation in Washington, D.C.* Preparation for the conference included a concerted outreach effort that achieved broad participation from preservation groups, community organizations, and interested citizens citywide. There was significant representation from seven of eight wards. The 1996 Preservation Plan was circulated to all participants prior to the conference, and sessions were held to discuss current preservation issues in each ward and to solicit specific recommendations for changes to the Plan. A copy of the conference report is available from the Historic Preservation Office.

Based on the results of the conference, as well as the 1998 conference on *Strengthening Preservation Enforcement in the District of Columbia*, the Historic Preservation Office drafted revisions to the Plan text, and in January 2001, the Historic Preservation Review Board held a public hearing to receive comments on the 2000 Preservation Plan. After final revisions, including review by the National Park Service, the Plan was adopted by the SHPO and released.

## Historic Preservation Planning Cycle and the Revised Plan for 2000

The Historic Preservation Plan is reviewed and amended on a four-year planning cycle, with primary input from periodic preservation planning conferences and workshops sponsored by the SHPO. The amendment cycle is

	Comprehensive Plan	Preservation Plan	Program Plan
<b>Fall 2000</b>		Revised Plan Adopted by SHPO	End-of-Year Report Prepared Annual Plan Prepared
<b>Spring 2001</b>	Amendment Cycle Begins		
<b>Summer/Fall 2001</b>	Solicitation of Amendments	Annual Planning Conference	End-of-Year Report Prepared Annual Plan Prepared
<b>Spring 2002</b>	Mayor Proposes Amendments to Council		
<b>Summer/Fall 2002</b>	Council Hearings and Adoption	Annual Planning Conference	End-of-Year Report Prepared Annual Plan Prepared
<b>Spring 2003</b>			
<b>Summer/Fall 2003</b>	Implementation Report Cycle Begins	Annual Planning Conference	End-of-Year Report Prepared Annual Plan Prepared
<b>Spring 2004</b>		Revision Cycle Begins	
<b>Summer/Fall 2004</b>		Annual Planning Conference End-of-Year Report Prepared	Revised Plan Adopted by SHPO Annual Plan Prepared

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## Historic Resource Survey

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Anacostia (1996; conditions assessment)  
Apartment Buildings (1986-87)  
Banks (1991-92)  
Blacks in the Arts (1988)  
Blagden Alley (1989; including archaeological resources)  
Brookland (1987)  
Cleveland Park (1984, partial survey)  
Columbia Heights (1988-89; including archaeological resources)  
Congress Heights (1987-88; including archaeological resources)  
Deanwood (1987)  
Downtown (1979-80)  
East End (1994)  
Firehouses (1988; 1992)  
Foggy Bottom (1982-84)  
Georgetown (1992-93; including archaeological resources)  
Kalorama Triangle (1984)  
L'Enfant Plan (1990-92)  
Landscapes (1991-92)  
Logan Circle/Shaw (1990-92)  
Midtown (1993)  
Mount Pleasant (1980, preliminary survey)  
Mount Vernon East (1983-84)  
Northeast Archaeological Survey (1993)  
Northern Shaw (1992-93)  
Office Buildings (1991-92)  
Public Libraries (1997)  
Public Schools (1989; 1998)  
Recreation Centers (1984)  
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Southwest/Lower Southeast (1994-96)

Southwest Quadrant Archaeology (1992)  
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*The D.C. Preservation League coordinated the production of the Preservation Plan.*

*Copies of the Preservation Plan are available to all interested persons and organizations, and public participation in the preservation planning process is both welcomed and encouraged. To obtain copies or to be included on the SHPO mailing list, contact the Historic Preservation Office at (202) 442-8800, see our web site at [www.dchistoric.org](http://www.dchistoric.org), or visit us at 801 North Capitol Street, NE, Room 3000, Washington, D.C. 20002.*

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