

23rd Annual Report

D.C. Historic Landmark and
Historic District Protection Act

MARCH 2002

TWENTY-THIRD ANNUAL REPORT
to the Council of the District of Columbia
on Implementation of the
HISTORIC LANDMARK AND HISTORIC DISTRICT PROTECTION ACT OF 1978

March 2002



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Among its provisions, the D.C. Historic Landmark and Historic District Protection Act of 1978 provides for an Annual Report on the implementation of the city's preservation program. This Twenty-Third Annual Report to the Council of the District of Columbia records the activities and accomplishments of the District's historic preservation program from October 1, 2000 to September 30, 2001. For further information, please call the Historic Preservation Office at (202) 442-8800 or 8818

Historic Preservation in Washington, D.C.:

Planning a Future for Our Past

Historic preservation helps to keep Washington a beautiful and thriving community. It strengthens neighborhoods rich with individuality and architectural character, and promotes the economic vitality of the District of Columbia. It protects the city's unique historic environment, helping to preserve the humane scale and intrinsic visual appeal that make Washington both a national treasure and an incomparable place to live.

Rediscovery and reinvestment in Washington's historic landmarks and districts continues at a vigorous pace. Hundreds of millions of dollars are pumped into the city's economy each year through the rehabilitation of historic buildings—and more than a billion dollars in new construction cleared through historic preservation review is currently under way. Thousands of apartment units are under construction or under review—both restoration of existing buildings and infill of vacant lots in historic districts. And hundreds of building permits cleared through the preservation office each year are for the everyday improvements by homeowners, businesses, and new entrepreneurs whose small but incremental efforts add up to a true urban renaissance.

The strength of this physical and economic revival is supported by a broadly shared confidence in the city's historic preservation program. As leaders of this program, we vigorously protect the city's historic assets through diligent pursuit of the public policies established by the Historic Landmark and Historic District Protection Act. But with equal vigor, we also promote successful business endeavors by working with building owners to adapt landmarks to their changing needs. We give personal attention and prompt assistance to homeowners. We engage in continual dialogue and consensus-building both downtown and in the neighborhoods. And we provide a fair and equitable historic preservation review process, efficiently administered to provide certainty and predictability.

But there is much more to be done. In a city rich in history and proud of its diversity, with a physical environment that has evolved over two centuries, there is great potential for a brighter future for preservation. In many neighborhoods, this potential has yet to be realized. But the promise of historic preservation can do much to reinforce the strength and pride of the city's diverse communities. We believe that the future of the city will, in large measure, be determined by our ability to promote the successful regeneration of each one of these communities by capitalizing on their own unique assets of the past.

HISTORIC PRESERVATION PROGRAM YEAR 2001 ACCOMPLISHMENTS AND CHALLENGES

The past year has seen both significant accomplishments and challenges for the District of Columbia historic preservation program. The Historic Preservation Office (HPO) has derived enormous benefit from its incorporation into the Office of Planning (OP), and the program has expanded its involvement in the city's comprehensive planning. It continues to handle an unprecedented volume of work resulting from the city's vibrant economy, and plays a key role in the development of new housing in the neighborhoods. It has forged new relationships to support the modernization of DC Public Schools. Along with these successes, however, the program has identified a number of weaknesses that limit the full effectiveness of the program, and will require further attention in upcoming years.

Merger with the Office of Planning

This year marks the one-year milestone in the relocation of the HPO into the Office of Planning, and the experience of the past year has confirmed the high expectations that surrounded this move. Both the HPO and OP have taken advantage of the opportunity to lend mutual support and to forge the new working relationships that are critical to establishing an organization that is unified more than just in name. The merger has not only enhanced the quality and coordination of the city's comprehensive planning process, but also allowed for a truly coordinated planning approach to major development projects.

Record Number of Reviews

At the same time that the preservation and planning staff have adjusted to their new relationship, the HPO has continued to conduct a record number of project reviews in response to an unprecedented volume of construction throughout the city's 25 neighborhood historic districts. This impressive output has included:

- The HPO conducted 2753 permit reviews in FY01, an almost 20% increase over the number reviewed last year and a 70% increase over 1999 levels.
- Historic preservation enforcement entailed more than 900 project inspections, and 467 infraction and violation notices in FY01. The enforcement presence has significantly increased the effectiveness of the city's historic preservation law, and has promoted public awareness and voluntary compliance.
- In support of projects applying for the federal preservation tax credit, the HPO forwarded to the National Park Service 25 certifications for proposed rehabilitation, 3 certifications of completed work, and 97 easement certifications. The completed projects represented a total investment of more than \$31.5 million in certified rehabilitation and related development costs.
- The HPO made 121 determinations of eligibility and conducted 110 reviews of federal projects under the "Section 106" federal preservation review process.

Neighborhood Revitalization: Housing and Public Schools

Historic preservation has increasingly become a vital component of many of the city's highest priority economic development and planning strategies. During the past year, a major portion of the preservation program effort was devoted to both new housing and public schools construction. Preservation review helps to achieve sensitive, high-quality development and to promote communication between developers and neighborhoods, with the Historic Preservation Review Board (HRPB) serving as an important forum for resolving development issues.

- The HPO and HPRB have played an important role in the explosion of new housing construction, particularly in the neighborhoods within walking distance of downtown. These included several thousand new apartment units, in both rehabilitation and new construction, concentrated in the 14th Street, U

Street, Shaw, Logan Circle, Capitol Hill, and Columbia Heights neighborhoods. The HPO also reviewed more than 100 scattered site housing rehabilitations sponsored by DHCD, putting vacant properties back into service while also ensuring appropriate treatment of historic buildings.

- The HPO consulted with DC Public Schools and the Army Corps of Engineers on the rehabilitation or replacement of more than 20 school buildings throughout the city. In order to continue this successful relationship, DCPS has asked the HPO to join in developing a Memorandum of Agreement that will establish a comprehensive process for identifying historic schools and developing appropriate rehabilitation treatments.

Program Challenges

Despite the many accomplishments of the HPO during the past year, the relocation into the Office of Planning has spotlighted a number of program weaknesses:

- First, the program has operated without a permanent program manager for many months and needs a strengthened management structure.
- Second, while internal coordination is clearly beneficial to both preservation and planning, it also represents a 10-20% increase in workload for the key HPO professional staff, not counting the increase in the number of permit applications under review. Recent legislative enactments related to the city's housing initiatives will expand these duties further.
- Third, there is a need for substantial improvement in administrative support and grants administration, as identified in a recent internal audit.
- And fourth, with the relocation from DCRA to OP, the preservation processes that are interlinked with permit processing and enforcement at DCRA need significant attention in order to maintain the working relationships and systems needed for critical service delivery.

FEDERAL SUPPORT FROM THE HISTORIC PRESERVATION FUND

All State Historic Preservation Offices (SHPOs) must satisfy uniform national performance standards in order to maintain certification as "approved state programs" under the National Historic Preservation Act. Approved programs receive federal grant assistance from the Historic Preservation Fund administered by the National Park Service, U.S. Department of the Interior. The D.C. SHPO continues to enjoy a fully certified state program status with reduced program oversight by the National Park Service.

In fiscal year 2001, the D.C. SHPO expended \$322,150 from the Historic Preservation Fund to advance historic preservation citywide. This total was matched by \$402,000 in salaries from DC appropriations and \$127,306 in cash and services generated by grantees. All funds available to the preservation program have been obligated. This federal grant is used primarily to conduct community-based survey and documentation of historic properties, to increase public awareness, and to promote investment in historic buildings. About \$262,000 of this money was expended through subgrants to community organizations and non-profit groups undertaking eligible preservation activities.

PROGRAM MISSION AND GOALS

The State Historic Preservation Officer, Historic Preservation Review Board, and Historic Preservation Office jointly pursue the following mission for historic preservation in the District of Columbia:

- *to preserve the important historic features of the city while encouraging new development that is compatible with those features;*
- *to increase awareness of and access to those historic resources; and*
- *to ensure designation, protection, and conservation of the resources through a predictable and reliable regulatory framework.*

In furtherance of this mission, the historic preservation program targets three basic long-range program goals:

- *to complete the cultural resources survey of the city;*
- *to expand historic preservation programs to engage new users; and,*
- *to ensure effective protection of historic properties.*

PRESERVATION PLANNING

The historic preservation planning process establishes a vision, identifies goals and objectives, involves the public, and sets priorities for the city's historic preservation program. These are laid out in the D.C. Historic Preservation Plan, which aligns with and complements the Historic Features Element of the D.C. Comprehensive Plan. Preservation planning activities also include the management of survey data, preparation of aids to research, and documentation to establish thematic "historic contexts." Context studies provide the background historical information needed to evaluate potentially significant properties. During the past year, major preservation planning efforts included:

COMPLETED IN FY01

DC Historic Preservation Plan 2000

Final printing of the city's first comprehensive historic preservation plan, developed after a city-wide preservation planning summit in the summer of 2000 (\$7,700 to the D.C. Preservation League)

Directory of Architects (Phase II)

Preparation of a database of architects in the District of Columbia operating between 1822 and 1960, with biographical data, for use in researching building permits and evaluating architectural significance of historic properties (\$20,000 to Pamela Scott)

Digitized Historic and Topographic Research Maps

Preparation of digitized versions of a series of historic maps showing topography, land grants, land patents, and historic structures in the District (3 projects totaling \$59,000 to the D.C. Preservation League)

FUNDED IN FY01 FOR COMPLETION IN FY02

Near Northeast/Capitol Hill Historical Study

Historical research and a neighborhood outreach program in the Near Northeast and Stanton Park neighborhoods, coordinated closely with neighborhood leaders to ensure full community input and support (\$30,000 to Near Northeast Citizens Against Crime and Drugs)

Directory of Builders

Preparation of a database of builders in the District of Columbia operating between 1877 and 1922, vital for researching building permits and researching the development and growth of the city (\$13,000 to Pamela Scott)

SURVEY AND INVENTORY OF HISTORIC PROPERTIES

The SHPO uses federal grant funds for survey and inventory of historic resources in all parts of the city. Community sponsors and participants include Advisory Neighborhood Commissions, non-profit organizations, preservation professionals, and educational institutions. Historic resource surveys undertaken during the past year included:

COMPLETED IN FY01

Columbia Heights Historic Resources Survey (Phase II)

Updating and augmentation of the 1989 survey of approximately 3,000 buildings in Columbia Heights, and preparation of additional documentation on the area's cultural resources (\$30,000 to the D.C. Preservation League)

DC Public Schools Survey (Phase III)

Augmentation of the 1989 and 1998 survey phases to complete historical and architectural documentation of DC public schools through the integration period, 1945-1960 (\$30,000 to the Sumner Museum and Archives)

Barracks Row Historic Resources Survey

Survey of the area along 8th Street SE from the Navy Yard to Pennsylvania Avenue (\$22,000 to the Barracks Row Business Alliance)

Places of Worship Survey (Phase II)

Archival and building permit research to create a directory of the city's places of worship—approximately 900 places of worship documented (\$22,000 to Pamela Scott)

Brookland Historic Resources Survey

Updating and augmentation of the 1987 survey of approximately 2,400 buildings in Brookland, including additional historical research documenting the significance of the neighborhood (\$20,000 to the Brookland CDC)

FUNDED IN FY01 FOR COMPLETION IN FY02

Eastern Shaw Historic District Survey

In-depth survey of the area east of 7th Street, west of New Jersey Avenue, south of U Street and north of the Mount Vernon Square Historic District (\$27,000 to Kelsey Associates)

Places of Worship Survey (Phase III)

Final phase in the comprehensive documentation project, to include a complete photographic survey of the city's places of worship (\$25,000 to Pamela Scott)

McMillan Water Treatment Plant

Survey and research of the Frederick Law Olmsted landscape design for the city-owned portion of the McMillan Water Treatment facility, for comparison with current conditions at the site (\$16,500 to Parsons Engineering)

Takoma Park Historic District Expansion Survey

Survey of buildings located immediately to the south and east of the current historic district, to study the possibility of historic district expansion (\$9,000 to Historic Takoma, Inc.)

HISTORIC LANDMARK AND HISTORIC DISTRICT DESIGNATION

The Historic Preservation Review Board evaluates and designates properties worthy of preservation for their contribution to the city's cultural heritage. During the past year, the HPRB designated seven historic landmarks for inclusion in the D.C. Inventory of Historic Sites. The newly designated properties are:

Owl's Nest

3031 Gates Road, NW

Owl's Nest, a handsome and imposing Shingle-style residence, is a rare artifact from the beginnings of suburban development on the fringe between Washington's earliest inner suburbs and its rural hinterlands. Built as a rural country house, Owl's Nest and its exceptional wooded grounds illustrate the gradual transition of the former Washington County from farmsteads to scattered suburban country houses on large lots, to more dense suburbs on a planned system of gridded streets. Designed by Appleton P. Clark, Jr., a significant native architect, it is one of the city's best examples of this style, exhibiting the complex asymmetrical massing, wide sheltering roofs, massive stone walls, and contrasting wood-shingled surfaces that characterize the style. Built in 1897, the house and its hilltop setting above the old Grant Road have been remarkably little changed. Designated April 26, 2001.

Strong John Thomson School

1200 L Street, NW

Strong John Thompson School was built in 1910 by Marsh & Peter, one of the city's most prominent architectural firms during the first two decades of the twentieth century. It highlights the firm's significant contribution to the design of public schools. Upon its construction, it was cited as a model school for elementary education in the District of Columbia. The school was built in direct response to the 1908 *Report of the Schoolhouse Commission* that addressed a two-year study of schoolhouse construction across the country and made recommendations for modernizing the D.C. Public School system. This building showcased the latest trends in technology and educational planning. Designated July 26, 2001.

Hilleary T. Burrows House

4520 River Road, NW

This 1897 Queen Anne style house is one of the original structures in American University Park, situated on an ample lot next to Fort Bayard Park at the River Road entrance to the city. An exemplar of the middle-class residences erected in the new metropolitan Washington suburbs in the mid 1890s, it remains one of the best-preserved and most visible homes in the area. It was built according to a design by H. Galloway Ten Eyck, a prominent Newark, New Jersey architect who published two editions of residential designs, and is perhaps the only documented example of a Victorian pattern book house in Washington, D.C. Designated August 23, 2001.

Clifton Terrace

1308, 1312 and 1350 Clifton Street, NW

Built by Harry Wardman in 1914-15, Clifton Terrace is a significant example of the noted Washington builder's work, as well as the apartment building designs of architects Frank Russell White and A.M. Schneider. Inspired by the ideals of the garden city movement, Clifton Terrace is a large, three-building complex of Classical Revival buildings sited on one of the city's most important streetcar thoroughfares. In conjunction with other apartment buildings along 14th Street, Clifton Terrace helped formed an impressive corridor of modestly appointed apartment buildings that had enormous appeal to Washington's expanding federal and middle income workforce in the early 1900s. Designated September 26, 2001.

Meridian Manor

1424 Chapin Street, NW

Meridian Manor was designed in the Colonial Revival style by George T. Santmyers, one of Washington D.C.'s most prolific apartment house architects. It is a significant example of the speculative middle class apartment buildings constructed in the 1910s and 1920s adjacent to the 14th Street streetcar line. The building's design and architectural vocabulary characterized the work of developers and architects who attempted to capitalize on the proximity to the streetcar line in meeting the demand for solid, modestly appointed middle class apartment buildings. Designated September 26, 2001.

Trinity Towers

3023 14th Street, NW

Trinity Towers, built in 1928, is a significant example of noted Washington architect Harvey Warwick's Gothic Moderne style apartment building designs. It was planned as a large, urban apartment building and sited on the 14th Street streetcar line. Along with the many other apartment buildings along 14th Street, Trinity Towers helped form an impressive corridor of modestly appointed apartment building that appealed to Washington's expanding federal and middle income workforce in the first decades of the twentieth century. Designated September 26, 2001.

Tudor Hall (Henley Park Hotel)

926 Massachusetts Avenue, NW

Tudor Hall reflects the urban transformation wrought by an enormous influx of workers into the capital—and a consequent housing shortage—during World War I. Built in 1918 and located just on the edge of downtown, the building is one of many answering the demand for modest apartments in buildings that were nonetheless distinguished by a handsome façade and impressive lobby. Designed by local architect Walter Granville Guss, Tudor Hall is a skillful interpretation of the Tudor Revival style, a particularly apt choice not only for its evocation of the pleasant domesticity of English village life, but also for its dissociation with the more grandiose luxury apartments of the prewar era. Designated September 26, 2001.

NOMINATIONS TO THE NATIONAL REGISTER OF HISTORIC PLACES

The State Historic Preservation Officer nominates properties for listing in the National Register of Historic Places, based on the recommendations of the Historic Preservation Review Board. During the past year, the SHPO did not nominate any new properties for National Register listing, due to work prioritization with limited staff. However, the SHPO did obtain listing for the **Downtown Historic District** after polling all property owners in the district and determining that a majority no longer objected to listing. The Downtown Historic District (designated in 1982 and determined eligible for listing in 1984) was listed in the National Register on September 22, 2001.

The HPRB and SHPO also comment on federal agency nominations of U.S. government property, as well as proposed National Historic Landmark designations by the Secretary of the Interior. In the past year, the Secretary of the Interior made several important National Historic Landmark and National Monument designations, two of which resulted from the Racial Desegregation in Public Education Theme Study. These following properties were found to possess national significance in the history of the United States:

President Lincoln and Soldier's Home National Monument (Anderson Cottage)

Soldiers' Home Grounds, Rock Creek Church Road & Upshur Street, NW

Anderson Cottage, built in 1843 as a summer residence for prominent Washington banker George W. Riggs, Jr., was purchased by the United States Army in 1851 for use as its first home for disabled and retired veterans. From 1862 to 1864 it served as President Lincoln's summer retreat. Of most importance however, Anderson Cottage is the site where in July of 1862, President Lincoln made his second draft of the Emancipation Proclamation. Few alterations have been made to the Gothic Revival style building since the time of Lincoln's residence, although a portion of the cottage currently serves as office space for the U.S.

Soldiers' and Airmen's Home. Included as part of the Soldier's Home National Historic Landmark since 1973, the property was designated a National Monument on July 7, 2000.

Andrew Rankin Memorial Chapel, Frederick Douglass Memorial Hall, and Founders Library (Howard University)

2365 6th Street, NW; 2441 6th Street, NW; and 500 Howard Place, NW

These three buildings on Howard University's main yard are nationally significant as the setting for the institution's role in the legal establishment of racially desegregated public education, and for its association with two nationally recognized leaders of that fight—Charles Hamilton Houston and Thurgood Marshall—as well as many others. Through Houston's vision, beginning in 1929 Howard Law School became an educational training ground for activist lawyers dedicated to securing the civil rights of all people of color. In 1936, the nation's first legal course in Civil Rights was established there. Howard University also provided critical support to Marshall and the Legal Defense Fund and Educational Fund of the National Association for the Advancement of Colored People (NAACP) as they developed the legal strategy that culminated in the historic Supreme Court decisions in *Brown v. Board of Education*, thus ending segregation in public education. Designated January 3, 2001.

Founders Library: Completed in 1939, Founders Library was designed in the Colonial Revival style by architects Cassell and Willinston. One of Albert I. Cassell's primary design architects, Louis E. Fry, Sr., who had a significant hand in the design of the library, once commented on its resemblance to Philadelphia's Independence Hall, stating "since the Library was dedicated to liberty, there was no more appropriate design for Howard University's major building to emulate."

Frederick Douglass Memorial Hall: Completed in 1935, this Neoclassical building was also built under the direction of Albert Cassell. It housed classrooms and offices for the Departments of Education, History, and Psychology, as well as the Deans of the College of Liberal Arts and the Graduate School.

Andrew Rankin Memorial Chapel: Completed in 1894, the chapel was dedicated to the brother of Jeremiah C. Rankin, president of the university from 1890-1903. Eclectic and asymmetrical in design, it is set picturesquely into the hillside. It continues to be used for religious activities and as an auditorium.

Carnegie Building: Designed by Henry Whitfield and completed in 1910, this building housed the principal library and School of Religion until 1945. Although not fully documented with respect to NHL criteria, the building is included as a structure that contributes to the setting of the site.

The Yard: Howard's upper quadrangle provides the setting for these and five other academic buildings. The Yard became the university's symbolic heart as the campus evolved, and it remains the center of campus life. The design is by landscape architect David A. Willinston.

John Philip Sousa Junior High School

3650 Ely Place, SE

John Philip Sousa Junior High (now Middle) School, built in 1950, stands as a symbol of the lengthy conflict over the desegregation of public schools and the beginning of the modern civil rights movement. The school is nationally significant for its role in the U.S. Supreme Court case *Bolling v. Sharpe*, which was decided the same day as the four public school desegregation cases combined in *Brown v. Board of Education*. The case originated in September 1950, when in a move orchestrated by civil rights lawyers, Spottswood Bolling and other black children were denied enrollment in the new all-white school. While the Court's ruling in *Brown* established that the states could not maintain segregated public schools, its simultaneous ruling in *Bolling* made such schools also unconstitutional if maintained by the federal government. Drawing moral authority from the heart of the nation's capital, the ruling reinforced the absolute magnitude of the decisions striking

down the “separate but equal” doctrine. Designated August 7, 2001.

This past year, the Secretary of the Interior also made an important designation commemorating the Underground Railroad. In 1990, Congress enacted the National Network to Freedom Underground Railroad Act, which directed the Secretary of the Interior through the National Park Service to conduct a study of alternatives for commemorating and interpreting the Underground Railroad. One of the objectives outlined in the directive was the designation of related sites. In May 2001, the Secretary included the Frederick Douglass National Historic Site in the National Underground Railroad Network to Freedom, by virtue of its significant contribution to the understanding of the Underground Railroad in American history.

Frederick Douglass National Historic Site

14th & W Streets, SE

The Frederick Douglass home, built in 1855-1859, was purchased by the famous abolitionist and statesman in 1877 and served as his residence until his death in 1895. Douglass made several alterations to the building while living there, including two wing additions and a number of outbuildings. The home is located within the Anacostia Historic District, and was included as part of the National Underground Railroad Network on May 17, 2001.

PROTECTION AND ENHANCEMENT OF HISTORIC PROPERTIES

The Historic Landmark and Historic District Protection Act is the primary tool for protection of the city's privately owned historic resources. It ensures review of demolition, alteration, new construction, and land subdivision affecting designated properties.

During the past year, the Historic Preservation Office and Historic Preservation Review Board acted on 2753 construction permit applications affecting historic properties. Of the total, HPO staff processed 2099 cases (or 76%) on an expedited basis under delegation from the HPRB. Most of these cases involved alterations to residential and commercial buildings in the city's 25 neighborhood historic districts. A significant number of applications resulted from compliance activity by the new historic preservation building inspector.

With the continued robust economy, there has been a sustained high level of both rehabilitation and new construction in the city's historic districts, including a surge in new residential construction. *The Historic Preservation Office registered an almost 20% increase in the number of permits reviewed compared to last year, and an almost 70% increase over the number in 1999.* The HPO reviewed hundreds of home improvements as a day-to-day customer service for average homeowners. In addition, major cases entailed extensive staff review and significant citizen participation. Notable projects included the following:

DOWNTOWN PROJECTS

Carroll Square (921-41 F Street, NW)

Conceptual plans were approved for the partial preservation and redevelopment project pursuant to an OP-sponsored mediation among the Akridge Company, DC Preservation League, and Downtown Artists Coalition

Woodward & Lothrop

Conceptual plans were approved for façade restoration, interior rehabilitation, and a rooftop addition to the historic department store at 11th & F Streets, NW

Hecht's Department Store

Revised final plans were approved for the conversion to office and retail use, and construction of a new apartment building incorporating the restored façade of the May Building and two smaller buildings on E Street

International Spy Museum (800 Block of F Street, NW)

Final plans were approved for the Spy Museum component of the mixed-use retail, residential, and office project occupying five buildings

National Union Building

Restoration plans were approved for the historic landmark at 918 F Street, consistent with an easement held by the National Trust for Historic Preservation

910-16 F Street, NW

Conceptual plans were reviewed for a new apartment building incorporating three historic rowhouses

Calvary Baptist Church (8th & G Streets, NW)

Conceptual plans were reviewed for a new office building on the church property, and approved by the Mayor's Agent as a project of special merit, based on the reconstruction of the church spire and other missing architectural features

City Museum

Alterations to old Central Public Library and its Mount Vernon Square site were approved in conjunction with the conversion for the Historical Society of Washington

Bowen Building

Revised conceptual plans were approved for expansion of the Bowen Building, keeping the historic facades and the adjacent Liberty National Bank at 15th & I Streets, NW

NEIGHBORHOOD PROJECTS

Tivoli Theater

HPO staff worked successfully to save more of the theater interior in the context of the selected development proposal

U Street Revitalization

Designs were reviewed for seven new apartment buildings and numerous commercial and residential rehabilitations along the U Street corridor

Intown Apartment Buildings

Compatible designs were ensured for eleven major new apartment buildings and numerous commercial, retail and residential rehabs concentrated in the Logan Circle, Greater 14th Street and Shaw neighborhoods, involving a combination of historic building renovation, demolition, and new construction

Casualty Hospital (MedLink) Site

Development plans to convert the old Casualty Hospital buildings into 275 apartments, and construct 18 new single-family houses (with rehabilitation of the Louise Apartments) on the adjacent block—involved extensive community participation from four community organizations

Bryan School (Independence and South Carolina Avenues, SE)

Revised site plan was developed in coordination with the developer and community, and conceptual plans were approved for conversion of the school into 35 condominiums, along with construction of 43 townhouses around a landscaped public lawn at the center of the site

Lenox School (5th & G Streets, SE) and Lovejoy School (10th & D Streets, NE)

Conceptual plans were reviewed for sensitive rehabilitation of both historic schools into condominiums, with additional construction on the old playgrounds

Germuiller Row (Massachusetts Avenue, 3rd & 4th Streets, NW)

Revised plans were developed in consultation with the developer, Office of the Deputy Mayor for Economic Development, and the Commission of Fine Arts, involving a fast-track alley closing in support of a new 300-unit apartment project incorporating a restored 1880s vintage corner pharmacy

455 New York Avenue

Conceptual plans were approved for a nine-story apartment building at the edge of the Mt. Vernon Square Historic District, in the emerging Mount Vernon Triangle neighborhood

4200 Military Road, NW

HPO sponsored a mediation agreement between Chase Builders and the Tenleytown Historical Society in the hopes of finding a buyer to restore a 1910 house; while ultimately unsuccessful, the demolition was mitigated through design review of the new townhouses

SECTION 106 REVIEW

The SHPO reviews federal agency projects affecting designated or potential historic resources under Section 106 of the National Historic Preservation Act. During the past year, the HPO reviewed 110 projects involving housing rehabilitation, alterations to federal buildings, memorials construction, and transportation improvements. There were also more than 121 determinations of eligibility or non-eligibility for historic designation. Most reviews were resolved through direct consultation, with any project conditions included in letter agreements. Five of the more complex projects were concluded with negotiated Memoranda of Agreement (MOAs) with specific conditions to mitigate adverse effects on historic properties.

Unlike the DC preservation law, Section 106 also protects archaeological resources, and as a result several intensive archaeological investigations took place during the past year. Most importantly, the original Eastern Market was uncovered at 6th and K Streets SE, prior to the construction of a new Marine Barracks building. Major Section 106 projects included reviews of the following:

FEDERAL PROPERTIES

Federal Building Security Enhancements

The HPO was involved in a variety of task forces and commissions regarding increased security measures, working to encourage attractive, pedestrian-friendly designs for monuments and public buildings, including GSA Headquarters, Postal Square Building, and Main IRS

Prettyman Courthouse Addition

Exterior and interior changes to the E.Barrett Prettyman Courthouse were reviewed in coordination with GSA, CFA, and NCPC

New Marine Barracks

Consultation with the Department of the Navy and USMC regarding impacts of the new Marine Barracks project led to a major archaeological excavation of the extensive remains of the original 1802 Eastern Market building that once stood on the site, and a Memorandum of Agreement to mitigate effects on the L'Enfant Plan

Washington Navy Yard

The HPO worked closely with the Navy on the renovation of nine buildings retrofitted for modern office use at the Navy Yard, and on completion of two important resource management documents—an Integrated Cultural Resource Management Survey and an Intensive Level Architectural Survey that resulted in new determinations of eligibility

Walter Reed Army Medical Center

HPO staff coordinated with the Army on the renovation of two historic buildings on the campus, and continued consultation on demolition of another building

Memorials and Museums Master Plan

HPO participated on the Joint Task Force on Memorials, which completed a Memorials and Museums Master Plan (review of memorials is ongoing with the Task Force and National Park Service)

National Park Improvements

HPO staff coordinated with the National Park Service on repairs to C&O Canal stone wall, lighting on the Capital Crescent Trail bridge, and Theodore Roosevelt Island pedestrian bridge

NEIGHBORHOOD PROJECTS

DC Public Schools

Eighteen rehabilitation school projects and two new school projects in historic districts were reviewed (in coordination with DCPS and the US Army Corps of Engineers), and the parties have established an on-going consultation process to identify historically significant schools throughout the city, and to review rehabilitation, expansion, and replacement projects

Affected schools were Bell/Lincoln Multicultural, Cleveland, and Garnet-Patterson (in Ward 1), Strong John Thomson (in Ward 2), Wilson High (in Ward 3), Barnard (in Ward 4), Noyes and McKinley High (in Ward 5), Webb/Miner (in Ward 6), Randle Highlands and Kelly Miller (in Ward 7), and Birney and Patterson (in Ward 8)

Tivoli Theater

HPO sponsored extensive on-going consultation on the proposed redevelopment of Tivoli Theater and adjacent new construction, to mitigate adverse effects to the historic landmark and neighborhood

Neighborhood Housing Rehabilitations

More than 100 DHCD-sponsored scattered site housing rehabilitations were reviewed, putting vacant properties back into service while also ensuring appropriate treatment of buildings in historic neighborhoods

Unified Communications Center

Review of conceptual plans for the city's state-of-the-art UCC on the east campus of St. Elizabeth's Hospital was initiated, in coordination with both zoning and revitalization planners at OP

Washington Convention Center Fund

HPO continued to participate on community-based committee to distribute \$1 million grant and loan fund to businesses and residents in the Shaw neighborhood for preservation projects, streetscape improvements and public art; the first grant was awarded to make emergency roof repairs to the Carter G. Woodson House

Brentwood Road Retail Development

Subsequent to the transfer of USPS property from federal to local ownership, the HPO archaeologist monitored construction for possible remains of an old cemetery on the site

Florida Avenue Metro Station

WMATA and the SHPO developed a Memorandum of Agreement for the recovery of archaeological resources affected by construction of the new Metrorail Station on Florida and New York Avenues

Bloomington Flooding

After extraordinary flooding in August 2001, FEMA consulted with the HPO on an emergency basis about repairs to potential historic buildings

Cellular Telephone Antennas

Reviews were performed for more than 50 antenna and monopole installations citywide; the visual effects of several monopoles higher than 150 feet were reviewed and mitigated in coordination with OP zoning review staff

Rock Creek Fish Passage Restoration

The HPO archaeologist coordinated with NPS on the restoration of fish passages in Rock Creek Park (as mitigation for the Woodrow Wilson Bridge reconstruction)

PRESERVATION TAX INCENTIVES

The SHPO encourages property owners to take advantage of the federal tax incentive for rehabilitation of income-producing historic properties. There is also a lesser federal incentive for donation of easements on historic property. During the past year, the SHPO reviewed and forwarded to the National Park Service 97 certifications for easements, 25 certifications for rehabilitation, and 3 certifications for completed work under this program. Projects approved for final certification represented a total investment of more than \$31.5 million in rehabilitation and related development costs. Major tax certification projects included:

Columbia Heights Apartment Buildings

Complete renovation of six apartment buildings in Columbia Heights, designated as historic landmarks at the owners' request in order to qualify for the rehabilitation tax credit

Alban Towers

Elaborate restoration and rehabilitation of the massive apartment building at Massachusetts and Wisconsin Avenues

United Mine Workers

Conversion of the old labor union headquarters on McPherson Square to residential use

General Post Office (Tariff Commission)

Conversion of the National Historic Landmark building at 7th & F Streets into a luxury hotel

Certification applications were also approved for the following properties:

Historic Landmarks

Alban Towers, 3700 Massachusetts Avenue, NW
Clifton Terrace, 1308, 1312, 1350 Clifton Terrace, NW
General Post Office, 7th & F Streets, NW
Hay-Adams Hotel, 800 16th Street, NW
Meridian Manor, 1424 Chapin Street, NW
Trinity Towers, 3023 14th Street, NW
United Mine Workers Building, 900 15th Street, NW
Warder-Totten House, 2633 16th Street, NW
Washington Loan and Trust, 900 F Street, NW

Historic Districts

ANACOSTIA HISTORIC DISTRICT

Masonic Temple, 2010 MLK Avenue, SE

CAPITOL HILL HISTORIC DISTRICT

515 7th Street, SE

244 8th Street, SE

208 11th Street, SE

214 11th Street, SE

715 A Street, SE

636 C Street, NE

638 C Street, NE

315 C Street, SE

1250 D Street, SE

630 E Street, NE

813 East Capitol Street, SE

1114 East Capitol Street, NE

1235 Independence Avenue, SE

1007 Massachusetts Avenue, NE

1009 Massachusetts Avenue, NE

1332 Massachusetts Avenue, SE

1000 North Carolina Avenue, SE

645 South Carolina Avenue, SE

CLEVELAND PARK HISTORIC DISTRICT

3411 33rd Place, NW

3815 35th Street, NW

3432 Ashley Terrace, NW

3113 Macomb Street, NW

2950 Newark Street, NW

3025 Newark Street, NW

3034 Newark Street, NW

3035 Newark Street, NW

3216 Newark Street, NW

3241 Newark Street, NW

3322 Newark Street, NW

3409 Newark Street, NW

3011 Ordway Street, NW

3130 Ordway Street, NW

3407 Rodman Street, NW

3313 Ross Place, NW

3314 Ross Place, NW

3315 Ross Place, NW

DUPONT CIRCLE HISTORIC DISTRICT

1527 17th Street, NW

1753 18th Street, NW

1340 21st Street, NW

1711 P Street, NW

2015 Q Street, NW

1763 R Street, NW

2033 R Street, NW

1728 Corcoran Street, NW

1826 Corcoran Street, NW

2021 Hillyer Place, NW

2139 Newport Place, NW

1819 Riggs Place, NW

FIFTEENTH STREET HISTORIC DISTRICT

725 15th Street, NW

FOURTEENTH STREET HISTORIC DISTRICT

1657 15th Street, NW

1411 N Street, NW

1307 R Street, NW

1311 S Street, NW

GEORGETOWN HISTORIC DISTRICT

1341 27th Street, NW

1359 28th Street, NW

1351 28th Street, NW

1302 30th Street, NW

1518 31st Street, NW

1310 33rd Street, NW

1627 33rd Street, NW

1629 33rd Street, NW

1511 34th Street, NW

1527 35th Street, NW

3233-35 M Street, NW

2722 N Street, NW

3308 N Street, NW

3331 N Street, NW

2810 P Street, NW

2816 P Street, NW

3013 P Street, NW

3134 P Street, NW

3154 P Street, NW

3210 P Street, NW

3315 Q Street, NW

3317 Q Street, NW

3402 Q Street, NW

3033 Cambridge Place, NW

3340 Reservoir Road, NW

KALORAMA TRIANGLE HISTORIC DISTRICT

1956 Biltmore Street, NW

MOUNT PLEASANT HISTORIC DISTRICT

1657 Hobart Street, NW

1630 Irving Street, NW
1611 Park Road, NW
1673 Park Road, NW

SCHNEIDER TRIANGLE
1002 22nd Street, NW

SHAW HISTORIC DISTRICT
1422 9th Street, NW
1424 9th Street, NW
1426 9th Street, NW

SHERIDAN-KALORAMA HISTORIC DISTRICT
2127 R Street, NW
2121 Bancroft Place, NW

2123 Bancroft Place, NW
2125 Bancroft Place, NW
2475 Kalorama Road, NW
2323 Tracy Place, NW

SIXTEENTH STREET HISTORIC DISTRICT
2101 16th Street, NW (Roosevelt Apartments)

STRIVERS' SECTION HISTORIC DISTRICT
1762 T Street, NW
1768-74 U Street, NW

U STREET HISTORIC DISTRICT
1341 Vermont Avenue, NW

DEVELOPMENT GRANTS AND COVENANTS

The SHPO monitors preservation covenants on historic landmarks rehabilitated in prior years with federal Historic Preservation Fund (HPF) grants. During the past year, the covenant on the Old Gym at Gallaudet University expired. Protection of other formerly covenanted properties, including the Old City Hall and Eastern Market, is maintained through enforcement of the D.C. Historic Protection Act. The remaining covenanted property is the Central Public Library (Carnegie Library) at Mount Vernon Square

NEIGHBORHOOD OUTREACH AND PUBLIC EDUCATION

Public involvement is actively encouraged as an integral part of the historic preservation process. There is extensive public participation by Advisory Neighborhood Commissions, preservation groups, and private citizens in meetings of the Historic Preservation Review Board. The Historic Preservation Office also maintains regular direct contact with community organizations in historic neighborhoods, and sponsors public education and information efforts aimed at encouraging citizen awareness of preservation programs. Major efforts this year included:

COMPLETED IN FY01

City-Wide Archaeology Education

Summer camp program featuring archaeological excavation at the Sidwell Friends School (completing its 3rd year), for participants from all parts of the region, including youth from the Hearst Recreation Center

Professional Scholarship in Archaeology

Research papers and talks on D.C. archaeology, given regularly at the Historical Society of Washington and at professional conferences including the Society for Historical Archaeology, the American Association for State and Local History, and the Middle Atlantic Archaeological Conference; research paper on the archaeology of D.C.'s alley dwellings and the lives of alley residents included in a volume to be published by Cambridge University Press

Historic District Brochure (Cleveland Park)

Latest in a continuing series of public information brochures on the city's historic districts (\$18,000 to the DC Preservation League)

FUNDED IN FY01 FOR COMPLETION IN FY02

African-American Heritage Site Survey and Identification

Survey and identification of a projected 200 sites related in some significant way to the history of African-Americans in the District of Columbia, in preparation for the development of a city-wide signage program for marking significant African-American historical sites (\$73,000 to the DC Heritage Tourism Coalition)

Historic District Signage

Development of a street signage system in coordination with District Division of Transportation, intended to mark and raise awareness of the city's historic districts and sites (\$19,000 to the DC Heritage Tourism Coalition)

Historic District Brochures

Historic district brochures for the Shaw, U Street, Mount Vernon Square, and Foggy Bottom Historic Districts (\$65,000 to the D.C. Preservation League)

Anacostia Neighborhood History

Update of the original *Anacostia Story* published by the Smithsonian's Anacostia Museum, involving many of the community's older residents and documenting their memories of the neighborhood in *The Story of Hillsdale, 1930-2000* (\$30,000 to Frederick Douglass Gardens)

PERMIT APPLICATIONS REVIEWED UNDER THE HISTORIC PROTECTION ACT

From October 1, 2000 to September 30, 2001, the Mayor's Agent, Historic Preservation Review Board, and Historic Preservation Office reviewed the following construction permit applications affecting historic properties:

	<u>ALTERATION</u>	<u>NEW CONSTRUCTION</u>	<u>DEMOLITION</u>	<u>SUBDIVISION</u>	<u>CONCEPT</u>	<u>OTHER</u>	<u>TOTAL</u>
Historic Landmarks	27	-	1	2	2	67	99
Historic Districts							
Anacostia	12	-	1	1	-	4	18
Blagden Alley	3	1	-	-	1	6	11
Capitol Hill	360	22	4	5	26	201	618
Cleveland Park	76	-	1	-	24	37	138
Downtown	18	-	6	1	11	33	69
Dupont Circle	77	1	2	1	29	100	210
Fifteenth Street	2	-	-	-	2	10	14
Foggy Bottom	6	-	2	1	2	5	16
Fourteenth Street	45	-	-	1	9	38	93
Georgetown	240	-	-	3	82	179	504
Kalorama Triangle	20	-	1	-	-	8	29
Lafayette Square	-	-	-	-	-	1	1
LeDroit Park	21	-	1	-	-	18	40
Logan Circle	6	-	-	-	1	3	10
Massachusetts Avenue	7	-	-	-	1	15	23
Mount Pleasant	108	-	-	-	5	45	158
Mount Vernon Square	19	7	-	-	5	14	45
Pennsylvania Avenue	13	-	-	-	1	75	89
Shaw	36	4	-	-	6	26	72
Sheridan-Kalorama	38	-	-	-	2	28	68
Sixteenth Street	14	-	-	-	2	11	27
Strivers' Section	17	-	-	-	3	6	26
Takoma Park	10	-	-	-	-	8	18
U Street	82	1	1	1	11	64	160
Woodley Park	24	-	-	-	2	11	37
Other Properties	17	-	12	18	-	114	161
Total	1298	36	32	34	227	1126	2753

Note: Other category includes permits for in-kind repair, temporary work, clearance of interior work, and determinations of eligibility for zoning waivers applicable to historic properties. Demolition includes partial demolitions and razes.

INSPECTIONS AND ENFORCEMENT OF PRESERVATION LAW VIOLATIONS

Since August 1999, the Historic Preservation Office has included a staff inspector responsible for monitoring construction work affecting historic properties. The inspector canvasses historic areas to identify work being undertaken without appropriate permits, and monitors work in progress under approved permits in order to ensure completion in accordance with the conditions of the permit.

<u>ACTION BY INSPECTOR</u>	<u>NUMBER OF CASES</u>
Total Inspections	919
Total Enforcement Actions	467
Stop Work Orders.....	168
Violation Notices.....	98
Notices of Infraction (\$500 Ticket)	84
Review of Cases Filed after Enforcement	117
Total Revenue from Enforcement fines	\$11,916
(Out of 89 tickets totaling \$70,000.00)	
Total Hearings Attended	75

PUBLIC HEARINGS BY THE MAYOR'S AGENT

Under the Historic Landmark and Historic District Protection Act, the Mayor's Agent is required to hold a public hearing on a permit application in the following instances:

- for demolition of a historic landmark or building contributing to the character of a historic district;
- for subdivision of a historic landmark property (including division or assembly of land);
- in cases where the applicant claims unreasonable economic hardship or proposes to construct a "project of special merit;"
- upon request of an applicant having received a recommendation for denial from the Historic Preservation Review Board or Commission of Fine Arts; and,
- in any other case deemed appropriate by the Mayor.

For a permit to be issued after the public hearing, the Mayor's Agent must find that failure to issue the permit would result in unreasonable economic hardship to the owner, or that issuance of the permit is necessary in the public interest. "Necessary in the public interest" is defined to mean consistent with the purposes of the Historic Protection Act, or necessary to allow the construction of a project of special merit. A "project of special merit" means "a plan or building having significant benefits to the District of Columbia or to the community by virtue of exemplary architecture, specific features of land planning, or social or other benefits having a high priority for community services."

During the past year, the Mayor's Agent issued orders or held hearings on the following cases:

1613 Hobart Street, NW

Hearing date: 8/7/01
Nature of permit request: Alteration (new vinyl windows)
Reason for hearing: Denial recommended by HPRB
Claim of economic hardship? Yes
Status: Permit denied

300 Massachusetts Avenue, NW

Hearing date: 8/7/01
Nature of permit request: Subdivision (combination of lots)
Reason for hearing: Statutory requirement
Claim of economic hardship? No
Status: Subdivision approved

241 Massachusetts Avenue, NE

Hearing date: 8/9/01
Nature of permit request: Alteration (cur cut and use of public space for parking)
Reason for hearing: Denial recommended by HPRB
Claim of economic hardship? Yes
Status: Permit denied

Calvary Baptist Church (711-733 Eighth Street, NW)

Hearing date: 3/6/01
Nature of permit request: Subdivision (combination of lots) and partial demolition
Reason for hearing: Partial demolition inconsistent with purposes of the Act
Claim of economic hardship? No
Status: Approved as necessary to construct a project of special merit

Webster School (940 H Street, NW)

Hearing date: 9/20/00, 10/3/00, 11/6/00
Nature of permit request: Partial demolition
Reason for hearing: Denial recommended by HPRB
Claim of economic hardship? No
Status: Permit denied