

# ***26th Annual Report***

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## **To the Council of the District of Columbia on the Implementation of the D.C. Historic Landmark and Historic District Protection Act of 1978**

*May 2005*

“Preserving buildings isn’t just about retaining architecture. It’s about preserving our history, our culture, our way of life and our spirit of community.”

*Mayor Anthony Williams*



**Anthony A. Williams**  
*Mayor*

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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-Sixth 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, 2003 to September 30, 2004. For further information, please call the Historic Preservation Office at (202) 442-8800 or 8818.*

## INTRODUCTION

The primary responsibilities of the District of Columbia Historic Preservation Office (HPO) are to ensure compliance with the Historic Landmark and Historic District Protection Act of 1978 and, as part of the Office of Planning, to provide professional expertise to the Office on matters affecting DC's historic buildings, sites, and districts.

The HPO also functions as the District of Columbia's State Historic Preservation Office for the purposes of complying with the National Historic Preservation Act. The State Historic Preservation Officer (SHPO) for the District of Columbia is responsible for protecting the District's unique historical, archaeological, architectural, and cultural resources. This responsibility is shared with each federal agency that administers properties or undertakes construction activities in Washington, DC. Each year the SHPO prepares an Action Plan to meet the District's long-term historic preservation goals.

The Historic Preservation Review Board (HPRB) is a group of private citizens appointed by the Mayor to represent professional and community viewpoints in the historic preservation process. The HPRB meets monthly to review and approve projects affecting DC's many historic buildings, districts, and sites.

The HPO staff, which supports the functions of both the State Historic Preservation Office and the HPRB, had one of its busiest years in 2004. As detailed in this report, the HPO engaged in preservation planning activities, community outreach and education, survey and inventory projects, enforcement activities, Mayor's Agent hearings and monthly HPRB public hearings.

## PRESERVATION PLANNING

Goals and priorities for the historic preservation program are established in the *D.C. Historic Preservation Plan*, which is periodically updated in consultation with government agencies, civic groups, and the general public. Planning activities also include the development of tools to support survey and documentation of historic properties such as database management, preparation of aids to research, and historic context studies providing the background historical information needed to evaluate the significance of individual properties.

Throughout FY 2004, the HPO participated in updating the District's **Comprehensive Plan**. HPO was instrumental in shaping the 2004-2005 work program for the Plan update, ensuring that the revisions to the Historic Preservation Plan and Comprehensive Plan are fully coordinated.

**Second Annual Mayor's Awards for Excellence  
in Historic Preservation**

*An overflow crowd was on hand at the historic Brewmaster's Castle – the Christian Heurich House Museum – on New Hampshire Avenue, NW on Friday, October 29 for the second annual Mayor's Awards for Excellence in Historic Preservation. Mayor Anthony Williams handed out awards for the following projects and achievements:*

***Lifetime Achievement:*** Charles Atherton,  
*Former Secretary of the Commission of Fine Arts*

***Chairman's Award:*** District of Columbia  
Council Chairman Linda Cropp

***State Historic Preservation Officer's Award:***  
*District of Columbia Fire and Emergency  
Medical Services*

***Stewardship:*** *the Heurich House and the Adas  
Israel Synagogue Project*

***Community Involvement:*** *Park Street  
Facade Restoration Project and Washington  
Convention Center Authority Historic  
Preservation Fund*

***Communications:*** *Georgetown University Law  
Center Historic Preservation Website*

***Heritage Education:*** *African-American Heritage  
Trail Guide and Database*

***Public Archaeology:*** *The Louis Berger Group,  
for its contributions to archaeological projects*

***Design:*** *Bluemercury, Inc. for the restoration of  
1619 Connecticut Avenue, NW; Stanton  
Development Corporation for the restoration of  
300 Independence Avenue, SE; Thomas E.  
Johnson for the Alban Towers restoration;  
Abdo Development for the Bryan School Lofts;  
Mary Oehrlein for Terrell Place  
Offices/Residences at Terrell Place*

HPO staff coordinated with the D.C. Office of Planning on a variety of planning efforts in 2004, including the following:

- **The American Planning Association annual conference**, with HPO staff leading a tour of recent preservation and development projects in the Gallery Place area.
- Preparation of ***DUKE*, a preservation-sensitive development framework plan** for a cultural destination district within the U Street/Shaw neighborhood.
- Preparation of the ***Convention Center Area Strategic Development Plan***, establishing a guide for a diverse, mixed-use neighborhood in Shaw that embraces historic resources.
- Development of a Request for Proposals for the **McMillan Reservoir site**. The RFP was designed to include historic preservation in future development plans.
- Creation of a framework plan for the reuse and redevelopment of the historic **Saint Elizabeths Hospital** campus and review of the General Service Administration's stabilization plan for the vacant West Campus structures pending reuse.
- Representation on the **Anacostia Technical Advisory Committee**, which has been coordinating transportation, planning, and preservation efforts in historic Anacostia and its environs.
- Preparation of historic preservation recommendations for the Office of Planning's **Upper Wisconsin Avenue Corridor Study**.

## **SURVEY AND INVENTORY OF HISTORIC PROPERTIES**

Historic resource surveys provide the primary means of documenting historic resources throughout the city. Advisory Neighborhood Commissions, civic organizations, preservation professionals, educational institutions, and volunteers may sponsor survey and inventory work using federal matching HPF grant funds. The following historic resource surveys were initiated in FY 2004:

### **Intensive level survey of Washington Heights**

The Kalorama Citizens Association is sponsoring a survey of the Washington Heights neighborhood. The survey area is bordered by Florida Avenue, 18th Street, Columbia Road, and Connecticut Avenue. The survey includes approximately 380 buildings, structures, objects, and sites, which will be inventoried electronically.

### **Photographic survey of Capitol Hill Historic District**

The Capitol Hill Restoration Society is conducting a photographic survey, taking both black and white and digital images, of a quarter of the Capitol Hill Historic District (about fifty squares).

### **Historic Context Study for Mid-Century Modernism**

Robinson & Associates is conducting a historic context study of postwar architecture in Washington. This study is being undertaken with funds from a special grant program established by Monument Realty and an advisory group including D.C. Preservation League, the National Trust for Historic Preservation, and the D.C. SHPO.

### **Dupont Circle Historic District Expansion**

With the Dupont Circle Conservancy, the HPO co-sponsored the expansion the boundaries of the Dupont Circle Historic District to include more 20th-century commercial buildings, support facilities, and modest residential buildings that were home to the working class members of the neighborhood.

### **Deanwood, Woodridge, and Palisades Neighborhoods**

Community groups made preliminary efforts to begin the process of updating or initiating historic resources surveys. The HPO Community Liaison facilitated partnerships and access to funding for neighborhood organizations interested in the survey process.

### **Historic Permits Database**

The HPO continued its multi-year effort to compile a database of key historical data from the archive of D.C. Building Permits (1871-1945).

## **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 Review Board **designated 11 historic landmarks** for inclusion in the *D.C. Inventory of*

*Historic Sites.* In each case, the HPO worked with applicants and property owners to resolve potential opposition prior to the designation hearings. The newly designated properties are:

**Rutherford B. Hayes Elementary School, 5th & K Streets, NE**  
**Sponsored by District of Columbia Office on Aging**

Rutherford B. Hayes School was designed in the Italianate style by Charles E. Burden and completed in 1897. It is significant historically for representing the development of the city's educational heritage. Architecturally, it embodies the school building type and exemplifies the distinguishing characteristics of the Italianate style as designed by a private architect for the city.

**Oriental Building Association, 600 F Street, NW**  
**Sponsored by The Committee of 100 on the Federal City**

The 1909 Oriental Building Association headquarters was designed by German-American architect Albert Goenner. As part of a larger fraternal organization, the association allowed individuals and small businesses in this German dominated neighborhood to pool resources and offer credit. The OBA exemplifies the historical importance of the District's immigrant self-help organizations and business relationships.

**Convent of Bon Secours, 4101 Yuma Street, NW**  
**Sponsored by Tenleytown Historical Society**

The 2\_-story buff brick Convent of Bon Secours was erected in 1927-1928 as the chapter house for the Sisters of Bon Secours. The design by Maurice F. Moore clearly articulates its residential and religious aspects, with a hip-roofed main dormitory block, side chapel, diminutive arcaded tower, and rear loggias suggesting a Renaissance cloister. The convent helps document the history of women's occupations, and reflects the importance of religious orders in the provision of outpatient health care.

**Kling Valley Bridge, Connecticut Avenue NW over Kling Valley**  
**Sponsored by District of Columbia Department of Transportation**

Erected in 1931-1932, the Kling Valley Bridge was designed by renowned bridge engineer Ralph Modjeski and architect Paul Cret. Its design represents the last phase of the City Beautiful Movement during which bridges were designed for both functional reasons and as works of art. The ends of this bridge serve as focal points, with their huge, illuminated stone and bronze lanterns.

**Friendship Baptist Church, 734 1st Street, SW**  
**Sponsored by Square 643 Associates, LLC**

This handsome late-19th century church is one of few buildings that survived the Southwest Washington urban renewal program of the 1950s and 1960s. Built in 1886-87, the structure is a good representative example of eclectic Victorian design, displaying Romanesque, Gothic Revival, and Queen Anne motifs in its turreted façade. Additions include a 1930 choir loft and 1952 parish hall.

**Engine Company 10 (Trinidad Firehouse), 1342 Florida Avenue, NE**  
**Sponsored by the Capitol Fire Museum**

This firehouse was built in 1925 as a simple but elegant brick building featuring a central hose tower flanked by arched apparatus doors and blind arches continuing along the building sides. Municipal Architect Albert Harris supervised the design, attributed to local architects Parks and Baxter. The building was erected for Truck Company 13, and has housed Engine Company 10 since 1940.

**Old Engine Company 11 (Old Columbia Heights Firehouse), 1338 Park Road, NW**  
**Sponsored by the Capitol Fire Museum**

Built in 1900 to serve the emerging neighborhood of Columbia Heights, this superb Italian Renaissance Revival design by local architect Leon Dessez is executed with a high degree of finish and formality, using Roman brick and glazed terra cotta detail. The rear stable, similar in design, also remains. Originally built for Truck Company F, the building was removed from active duty when Engine Company 11 relocated in 1982.

**Engine Company No. 17 (Brookland Firehouse), 1227 Monroe Street, NE**  
**Sponsored by the Capitol Fire Museum**

This firehouse, designed in the Romanesque Revival style, has been a visual landmark of the Brookland neighborhood since it was built in 1902. Its unusual asymmetrical design is probably the work of Municipal Architect John B. Brady. This building housed one of the first “chemical companies,” serving the outlying parts of the District where municipal water service was not fully reliable for firefighting. It was built for Chemical Company 4, but by 1905, it had become Engine Company No. 17.

**Engine Company No. 29 (Palisades Firehouse), 4811 MacArthur Boulevard, NW**  
**Sponsored by the Capitol Fire Museum**

The Palisades firehouse was the city’s first one-story firehouse, built in 1925, the year the fire department completed its conversion to all-motorized apparatus. The design is among the most successful of Municipal Architect Albert Harris and follows neo-Georgian principles. A majestic four-story hose tower rises at the rear, balancing the design and creating a conspicuous neighborhood landmark.

**Chemical Engine No. 5 (Congress Heights Firehouse), 3203 Martin Luther King Jr. Boulevard, SE. Sponsored by the Capitol Fire Museum**

The Congress Heights firehouse was the city's largest and most innovative of its time and has been a visual landmark of its neighborhood since its construction in 1902. The building exemplifies the eclectic, high-style firehouses of the City Beautiful era. It is one of the first municipal designs by newly installed Building Inspector Snowden Ashford.

**Nathaniel Parker Gage School, 2035 2nd Street, NW  
Sponsored by LeDroit Park Preservation Society and D.C. Preservation League**

The Gage School was designed by Lemuel W. Norris and constructed in 1904-1905. The 1908 addition, designed by Municipal Architect Snowden Ashford, is complementary in its design to the original high-style Colonial Revival building. The school was attended by students in the neighborhoods of LeDroit Park, Bloomingdale, and Eckington and served as an important community meeting and recreation venue.

**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 FY 2004, the HPO committed grant funds towards this goal by employing an architectural historian to prepare and forward nominations to the National Park Service, which manages the National Register program.

This year, **seven individual properties and one historic district** were forwarded to the National Register as follows:

**Grant Road Historic District, 4400-4500 blocks of Grant Road, NW**

This two-block district containing 13 dwellings is a visible reminder of the rural village origins of Tenleytown. Grant Road is narrow and meandering with no sidewalks and the frame houses are individually sited at varying setbacks and angles, reinforcing the area's rural historic character.

**Second Baptist Church, 816 3rd Street, NW**

This Gothic Revival style church was designed by architect Appleton P. Clark and built in 1894 on the site of the original 1856 church building. The church was established in 1848 as the city's second oldest African American Baptist congregation.

**Dumbarton Oaks Park and Montrose Park, R Street, NW between 30th and 31st Streets (amendment)**

Dumbarton Oaks Park is a significant and rare example of a planned landscape using the "wild garden" approach to landscape design. It is the work of Beatrix Jones Farrand, a pioneer woman landscape architect of national importance.



**Mott Motors/Plymouth Theater, 1365 H Street, NE**

Built in 1928 as an automobile showroom and repair shop, the Mott Motors building was located on the city's "Automobile Row." In 1942, the Romanesque Revival building was converted to a 400-seat theatre to serve the neighborhood's African American movie patrons.

**The Oriental Building Association, 600 F Street, NW**

This 1909 building was the headquarters of the Oriental Building Association, a fraternal organization that assisted residents and small businesses in this predominantly German neighborhood. The OBA exemplifies the historical importance of the District's immigrant self-help organizations and business relationships.

**Convent of Bon Secours, 4101 Yuma Street, NW**

The 2-story buff brick Convent of Bon Secours was erected in 1927-1928 as the chapter house for the Sisters of Bon Secours. The Renaissance revival convent is significant architecturally and demonstrates the importance of religious orders in the provision of outpatient health care.

**Klinge Valley Bridge, Connecticut Avenue NW over Klinge Valley**

Erected in 1931-1932, the Klinge Valley Bridge represents the last phase of the City Beautiful Movement during which bridges were designed for both function and as works of art. The ends of this bridge serve as focal points, with their huge, illuminated stone and bronze lanterns.

**Friendship Baptist Church, 734 1st Street, SW**

This handsome late-19th century church is one of the few buildings that survived the Southwest Washington urban renewal program. Built in 1886-87, the building is a representative example of eclectic Victorian design, displaying Romanesque, Gothic Revival, and Queen Anne motifs in its turreted façade. Additions include a 1930 choir loft and 1952 parish hall.

**PROTECTION AND ENHANCEMENT OF HISTORIC PROPERTIES**

The Historic Landmark and Historic District Protection Act protects properties from demolition and mandates a review to ensure that physical changes to designated properties are compatible with their historic and architectural character. All building and public space permits in historic districts, as well as subdivision and raze applications citywide, are reviewed by HPO.

Rehabilitation and construction activity continued to rise in the city's historic districts during the past year. The HPO and HPRB acted on **4,313 construction permits and related applications**. The application reviews break down as follows:

Exterior Alterations	1,805	Public Space	381
Interior Alteration	1,059	Raze	138
Conceptual Reviews	125	Revisions to Existing Permit	123
In-kind repair/replacement	153	Subdivision	295
New construction	31	Other	203

**TOTAL PERMIT REVIEWS 4,313**

A full table of all review cases listed by historic district is provided in Appendix A. Of the 4,313 reviews, **HPO staff processed approximately 87% on an expedited basis** as a customer service for District homeowners and small contractors. Major cases considered by the HPRB entailed extensive staff review and participation by Advisory Neighborhood Commissions and other civic groups. Notable projects included the following:

**Landmarks**

- **The Highlands, 3825 Wisconsin Avenue, NW:** The Sidwell Friends School proposed constructing a new meeting house immediately adjacent to the historic country estate known as The Highlands. The HPRB concluded that the proximity of the meeting house to the historic estate was incompatible with the landmark, and encouraged the school to explore alternative locations.
- **First African New Church, 2105 10th Street NW:** The HPRB reviewed and approved a proposal for rehabilitation of this vacant and deteriorated 1896 church and the design for adjacent new construction for residential use.
- **Columbia Hospital for Women, 2425 L Street, NW:** The HPRB completed its review of the conversion to residential and retail use. In addition to a thorough interior rehabilitation and exterior restoration, large wings will be added and the former belvedere reconstructed.
- **Rutherford B. Hayes School, 1035 5th Street, NE:** The D.C. Office on Aging received approval for an addition and rehabilitation of the building for use as a senior wellness center.
- **Friendship Baptist Church, 7341 1st Street, SW:** One of two surviving historic churches in Southwest, Friendship Baptist will be rehabilitated, with the addition of a sizable residential building wrapping its north side and rear.

**Downtown Projects**

- **Old City Hall:** The D.C. Court of Appeals obtained HPRB approval for the rehabilitation and expansion of the District's first City Hall, which will house the

city's highest court. The modernization will include a new glass entry pavilion facing the heart of Judiciary Square.

- **505 9th Street, NW:** The HPRB reviewed concept plans for a new ten-story office building with a theater venue and ground floor retail space. The structure will replace one of the last remaining open parking lots downtown.

## **Neighborhood Projects**

### **Anacostia**

- **2024 Martin Luther King Avenue, SE:** Addition to and reconstruction of this commercial building as well as rehabilitation of the adjoining building at 2022.
- **1241 Good Hope Road, 1508 W Street, SE:** Rear additions.

### **Capitol Hill**

- **201 F Street, NE:** Restoration of a historic luncheonette for use as a coffee shop with a two-story addition for offices for a nearby church.
- **1333 Constitution Avenue, NE:** Construction of a three-story brick apartment building in place of a non-contributing 1950s one-story commercial building.
- **925 North Carolina Avenue, SE:** Addition to the side of a two-story freestanding frame house constructed in the 1860s.
- **1218 Potomac Avenue, NE:** Demolition of a non-contributing side addition and restoration and addition to a 1880s brick rowhouse.

### **Cleveland Park**

- **3530 Newark Street, NW:** Construction of a new house on a vacant lot located across the street from the Rosedale landmark.
- **3607 Newark Street, NW:** Substantial rear addition to an 1894 Queen Anne-style house believed to be the first single-family house constructed as part of Cleveland Park's residential subdivision.
- **3415 36th Street, NW:** Renovation and addition to the 1937 Waldron Faulkner House, designed by nationally-significant architect Waldron Faulkner as his private home.
- **Tregaron, 3100 Macomb Street, NW:** Development of a conceptual master plan for limited residential development on the grounds of a 1912 country house with a

rare designed landscape, which would result in restoration of the grounds and allow for public access to the site.

### **Dupont Circle**

- **1824-1830 Jefferson Place, NW:** Restoration of four Queen Anne 1880s row houses and construction of a large rear addition for residential use.

### **Foggy Bottom**

- **Hughes Mews, NW:** Proposed construction of a three-story, contemporary, single-family residence to the rear of 935 26th Street, NW.

### **Fourteenth Street and Logan Circle**

- **14th & R Streets, 1515 14th Street, 1600 14th Street, NW:** Construction of three new seven-story contemporary condominium buildings with ground level retail spaces.

### **LeDroit Park**

- **Morningstar Baptist Church at 531 T Street, NW:** Conversion of the former church to multi-family residential use, including a substantial rear addition.
- **511U Street, 519 Florida Avenue, 317 T Street, 1901 6th Street, and 437 Elm Street, NW:** Additions and alterations.

### **Georgetown**

The HPO staff participated in the Commission of Fine Arts review of **approximately 400 cases** involving exterior work in the Georgetown Historic District in 2004. The HPRB reviewed three exterior alteration or addition cases independently because the projects were not visible from public space. The HPRB took up the review of one additional alteration case that was ultimately decided by the Mayor's Agent.

- **2550 Q Street, NW:** Adaptive reuse of the former Sheridan Garage as condominium residences with the addition of wings and a second story.
- **1247 Wisconsin Avenue, NW:** Rehabilitation and expansion of this commercial building for mixed retail and residential use.
- **Book Hill Park:** Re-installation of the old cast iron reservoir fencing and new signage for this park surrounding the Georgetown branch of the public library.
- **Hyde and Addison Schools** on the 3200 block of O and P Streets: Alterations and repairs, ADA accessibility, and landscape alterations were reviewed for both.

### **Greater U Street**

- **901 U Street, NW:** Renovation and additions to a deteriorated vacant building for office and retail use at an important gateway site along U Street.
- **1939 12th Street, NW:** Conceptual design approval was granted for a long-vacant site adjacent to True Reformer Building for retail, office, and residential use.

### **Mount Pleasant**

- **1626 Newton Street, NW:** Subdivision of a lot containing a historic detached dwelling to permit the construction of a rowhouse.
- **3423 Brown Street, 1636 Irving Street, 1644 Hobart Street, and 1813 Kenyon Street, NW:** Substantial additions were approved.

### **Shaw and Mount Vernon Square**

- **1117 M Street, 910 M Street, and 1125 11th Street:** Development of three large new apartment buildings with designs compatible with the character of the Shaw Historic District.

### **Takoma Park**

- **235 Carroll Avenue, NW:** Conceptual review of a contemporary, four-story, mixed-use building including the demolition of two non-contributing structures and the consolidation of two lots.

### **Woodley Park**

- **2655 Connecticut Avenue, NW:** Construction of a three-story addition atop a former retail/restaurant building and connection to the former apartment building at **2661** for Stanford University's "Stanford in Washington" program.
- **2647 Woodley Road, NW:** Expansion of the Woodley Park Guest House with a two-story rear addition.

## **INSPECTIONS AND ENFORCEMENT**

HPO's two Historic Preservation Building Inspectors respond to public complaints and routinely canvass historic districts to identify work being undertaken without appropriate permits. Inspectors also monitor work in progress under approved permits in order to ensure completion in accordance with the permit conditions.

Upon issuance of violation notices, HPO inspectors work directly with owners and contractors to encourage voluntary compliance with permit requirements. This effort is intended to help minimize administrative hearings and avoid the imposition of fines.

During FY 2004, a total of **1,099 inspections** were completed, **224 stop work orders** issued, **134 violation notices** delivered, and the inspectors attended **56 Adjudication Hearings**. A complete list of enforcement actions by district appears in Appendix B. FY 2004 fines were issued as follows:

<b>Fines issued by Inspectors</b>	<b>\$45,500.00</b>
<b>Fines assessed by Judges</b>	<b>\$10,333.00</b>
<b>Revenue Collected</b>	<b>\$1,880.00</b>

Inspections increased over the past year by 3% and Stop Work Orders remained virtually the same. However, Violation Notices decreased by nearly 16% and Notices of Infraction decreased by 24%, due primarily to the transition of DCRA's Office of Adjudication to the Office of Administrative Hearing.

## NEIGHBORHOOD OUTREACH AND PUBLIC EDUCATION

### Successful Citywide Historic Preservation Conference Staged

On March 10, the Mayor welcomed over 450 local preservationists, housing program staff, and real estate agents to the first Citywide Historic Preservation Conference. The ***Building Futures: Housing Design and Development in Washington, D.C.'s Historic Districts*** conference was a collaborative effort between the Historic Preservation Office, D.C. Board of Real Estate, reSTORE D.C., D.C. Preservation League, Committee of 100 on the Federal City, National Trust for Historic Preservation, the National Housing & Rehabilitation Association, Cultural Tourism D.C., Howard University Community Association, and 14th and U Main Street. Conference sessions took place at the historic True Reformer Building and Lincoln Theatre on U Street, NW.

Active public involvement is an integral part of the historic preservation process. There is extensive public participation by Advisory Neighborhood Commissions, preservation groups, and private citizens in HPRB meetings and other forums. The HPO also maintains regular contact with community organizations citywide, and sponsors public education and information events that encourage citizen awareness of preservation programs. During FY 2004, the community outreach and education efforts included the following:

- The HPO's Community Liaison attended over **70 meetings with community and business groups** including civic and citizen's associations, Main Streets, and neighborhood history committees.

Formal and informal presentations were made on topics such as the pros and cons of preservation, completing landmark applications, and the role of historic preservation in planning.

- The HPO printed and distributed an **informational brochure** on the responsibilities and activities of the historic preservation program.

- The office participated in the **Shaw/Greater U Street roundtable initiative** sponsored by Cultural Tourism DC to represent preservation and heritage perspectives in the development of Shaw and U Street as an uptown destination.
- The Historic Preservation Office funded a consultant to draft **Commercial Area Design Guidelines** to assist historic Main Street commercial corridors.
- The HPO began work with the Historical Society of Washington, D.C. to create an **archaeology lab** open to students and the public to study archaeological artifacts excavated in the District. This state-of-the-art facility will provide hands-on education about field excavation, artifact cleaning, identification, cataloging, and curation.
- Over the past two years, the HPO has worked with the DC Heritage Tourism Coalition, a professional graphic designer, a panel of community representatives, and the Department of Transportation to develop a **prototype sign for marking historic districts**. This year, utilizing a grant of \$35,000 from the Washington Convention Center Authority Preservation Fund, approximately 120 signs were installed at street intersections in the Shaw, Blagden Alley and Mount Vernon Square Historic Districts.
- The Office continued its series of printing free historic district brochures with the publication of the **Woodley Park Historic District Brochure**.
- The HPO continued publication and distribution of **Landmarks, a quarterly newsletter** on citywide preservation issues and activities.

#### **Special Tours Highlighting Historic Preservation Projects**

On October 30, 2003, the HPO teamed with the National Park Service to lead a **tour of Rehabilitation Tax Credit projects** in the District. Tour highlights included the Old General Post Office/Hotel Monaco, the Woodward and Lothrop Building, and projects demonstrating the positive economic impact of the tax credit on Logan Circle, Greater 14th Street, U Street, and Sixteenth Street.

This tour was followed in November by the “**Tour of Tax Credit Projects Uptown**” for representatives of the President’s Advisory Council on Historic Preservation. The tour covered projects in the Logan Circle, Greater U Street, Mt. Pleasant, Strivers Section and 16th Street historic districts. Stops included the Olympia and Parkfair Apartments along with drive-bys of Clifton Terrace, The Roosevelt, and Chastleton apartment complexes.

In February, State Historic Preservation Officers and staff members from throughout the nation were tour guests of the HPO on a **walking tour titled “Historic Preservation in the District of Columbia,”** which explored the multi-level approach the city takes on preserving its historic downtown sites. The tour profiled new construction, rehabilitation tax credit projects, facadism, and issues of housing and historic preservation.

## **FEDERAL PROJECT REVIEW**

Under Section 106 of the National Historic Preservation

Act, the HPO, in its role as the State Historic Preservation Office reviews federal agency projects and federally sponsored or licensed projects affecting designated or potential historic and archaeological resources. The HPO works directly with sponsoring agencies, civic groups, and the general public to ensure that adverse effects on historic properties

are avoided or properly mitigated. Reviews are also conducted in close coordination with other review bodies such as the Advisory Council on Historic Preservation, National Capital Planning Commission, U.S. Commission of Fine Arts, and National Capital Memorials Commission.

As seen in Appendices C and D, the HPO **reviewed 272 projects** involving alterations to federal buildings, memorials construction, transportation improvements, housing rehabilitation, and placement of telecommunications equipment.

Significant projects reviewed under Section 106 are listed below by agency.

### **General Services Administration**

- The HPO reviewed the GSA's plan to mothball historic buildings on the West Campus of Saint Elizabeths Hospital, pending their reuse. There will be additional mothballing and stabilization work, as well as an ongoing effort to plan for the reuse and redevelopment of the entire campus.
- While excavating for security fencing at the General Accounting Office headquarters, workers found the foundation of an old building on the site. The HPO archaeologist determined that no further archaeological work needed to be done and the excavation continued with no delays.
- The HPO participated in consultation agreeing in concept on a Programmatic Agreement to govern development of the Southeast Federal Center. It is anticipated the agreement will be signed in FY 2005.
- Remnants of the Washington Canal were uncovered during construction of the new Department of Transportation headquarters at the Southeast Federal Center. The remains were photographed and measured drawings prepared since they will be destroyed by the construction of the new DOT building.
- GSA served as lead federal agency for review with the HPO of an underground parking garage serving the courts in Judiciary Square. This is the first of several interrelated projects for building rehabilitation and public space improvements in the square.

### **Department of Defense**

- The HPO reviewed plans to construct a new center for the treatment of amputees at Walter Reed Army Medical Center.
- The HPO and the National Trust for Historic Preservation reviewed plans by the Armed Forces Retirement Home (AFRH) to restore the Lincoln Cottage, constructed in the 1840s as a country estate and later used as the summer retreat



of President Abraham Lincoln. The cottage and monument, managed by the Trust, will eventually open for public visitation.

- During FY 2004, the AFRH also sold a 49-acre parcel that made up most of the former Harewood estate to the Catholic University of America. The transfer occurred without initiating the Section 106 review process, thereby foreclosing comment by the HPO, the Advisory Council on Historic Preservation, and the general public.
- The HPO entered into a Nationwide Programmatic Agreement with the Army regarding Readiness Centers.

### **Smithsonian Institution**

- The Smithsonian Institution, National Capital Planning Commission (NCPC), Commission of Fine Arts and the HPO, working with Beyer Blinder Belle Architects, developed and reviewed a concept plan for sensitively designed security measures for museums on the National Mall.
- The HPO coordinated with the Smithsonian and NCPC the development of a perimeter security plan for the National Air and Space Museum that will utilize existing planters and minimize the introduction of additional bollards. A crash-proof, thematically appropriate sculpture will be added at the primary entrance for security while enhancing the public experience of the museum.

### **Department of Transportation**

- In consultation with the National Park Service (NPS) and the Federal Highway Administration (FHWA), a plan was developed for the replacement of unsafe pedestrian and vehicular bridges over the C & O Canal in Georgetown.
- The HPO developed a plan in consultation with the FHWA and Commission of Fine Arts to widen and replicate the distinctive “camelback” stone bridge on the George Washington Parkway to improve safety and alleviate traffic congestion.

### **National Park Service**

- The HPO consulted with NPS, NCPC, and the Commission of Fine Arts on perimeter security plans for the Lincoln and Jefferson Memorials. Consideration of various design options will continue through 2005.
- HPO staff worked with NPS and the developer of the Atlantic Building project to accommodate space for a major expansion of Ford’s Theatre. The expanded facilities will include a new lobby, rehearsal space, restrooms, and offices for the theater. New elevators will provide universal access to all parts of the theater.

## **National Capital Planning Commission**

- NCPC served as the lead federal agency for consultation among the HPO, D.C. Courts, and others on the rehabilitation and expansion of the Old City Hall at Judiciary Square for the new home of the D.C. Court of Appeals.

## **DISTRICT OF COLUMBIA PROJECT REVIEW**

Many District of Columbia projects are subject to Section 106 review because of federal grant funding, management support, or licensing. Such projects include bridge rehabilitation, roadway improvements, upgrading of recreation centers, public housing replacement, and housing rehabilitation assistance. The HPO staff works closely with other D.C. Agencies in the review of these projects. Major efforts during the last year involved the following:

### **Office on Aging**

- Rutherford B. Hayes School alterations and addition for adaptive use as a multi-purpose senior wellness center.

### **Public Schools**

- The HPO consulted on the renovation and expansion of the former Nichols Avenue School as the Thurgood Marshall Academy and reviewed the Military Road School rehabilitation for the Latin-American Montessori Bilingual Public Charter School. The staff also reviewed rehabilitation and improvements at Addison Elementary School, Hyde Elementary School, and MacFarland Middle School.

### **Department of Mental Health, Office of the Chief Technology Officer**

- The HPO staff is supervising the District's efforts to preserve the former agricultural zone on the East Campus of Saint Elizabeths Hospital.

### **Fire and Emergency Medical Services Department**

- The HPO reviewed improvements to seven historic firehouses.

### **Department of Transportation**

- Preliminary discussions regarding the rehabilitation of the Theodore Roosevelt Bridge included identification of archaeological resources on Theodore Roosevelt Island that could be impacted by new construction on the island.

- The HPO coordinated with DDOT on repair and replacement of distinctive brick alleys in several historic districts, including Mount Pleasant, Shaw, U Street, and Blagden Alley and Naylor Court.
- In launching the city's Historic District Sign program, the HPO worked with DDOT to obtain their services in installing approximately 120 historic district signs in the Blagden Alley, Shaw, and Mount Vernon Square historic districts.

### **Department of Housing and Community Development**

- In consultation with the Department of Housing and Community Development, the HPO developed a Memorandum of Agreement to allow for expedited review of lead abatement projects.

### **PRESERVATION TAX INCENTIVES**

The HPO 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. In FY 2004, the DC HPO reviewed and forwarded **a total of 316 tax applications** to the National Park Service. Of these, 299 were certifications for easements, 12 were certifications for rehabilitation, and 10 were certifications for completed rehabilitation work under this program.

Major tax certification projects included Clifton Terrace, Olympia Apartments, the Woodward and Lothrop Building, and the Hotel Monaco/Tariff Building. The completed projects represent a **total private investment of over \$110 million** in rehabilitating historic properties.

Easement certifications were granted as follows:

Individual Landmarks	10
Blagden Alley	3
Capitol Hill	66
Cleveland Park	15
Downtown	2
Dupont Circle	36
Fourteenth Street	25
Georgetown	60

Grant Road	1
Kalorama Triangle	4
LeDroit Park	2
Logan Circle	7
Massachusetts Avenue	1
Mount Pleasant	16
Mount Vernon Square	2
Shaw	5
Sheridan-Kalorama	23
Sixteenth Street	4
Strivers' Section	5
U Street	20
Woodley Park	9

**TOTAL EASEMENT**  
**CERTIFICATIONS**                      **299**

## COVENANTS AND EASEMENTS

The HPO monitors preservation covenants on selected historic properties, including landmarks rehabilitated with federal funds, or qualifying for property tax relief under the D.C. Official Code. In some cases involving District-owned property rehabilitated with federal assistance, protection in lieu of a covenant is ensured through enforcement of the D.C. preservation law. These properties include the Old City Hall, Eastern Market, and Central Public Library (Carnegie Library) at Mount Vernon Square.

Important conservation easement projects during FY 2004 include the following:

- **Boat House**
- **Cape Verde**
- **Congressional Cemetery**

## Historic Housing Tax Credits Program

The HPO commissioned a comprehensive analysis of historic housing rehabilitation strategies for the District of Columbia. As a result of this study, amendments have been proposed to the Housing Act of 2002 to make the DC Historic Housing Tax Credits Program simpler and more effective. The proposal does the following:

- Targets 11 established historic districts: Anacostia, Blagden Alley/Naylor Court, Capitol Hill, Greater 14th Street, Greater U Street, Le Droit Park, Mount Pleasant, Mount Vernon Square, Shaw, Strivers Section, and Takoma Park.
- Recommends grants for low-income homeowners, those with less than 50% of median family income with a maximum grant of \$25,000.
- Provides proper staffing of the program targeted towards outreach, education and counseling of lower income households to achieve critical success
- Provides tax credits for moderate and upper income homeowners who are likely to be more motivated by an income tax credit and have the necessary cash on hand to fund repairs.

It is anticipated that the proposed legislation will be enacted during FY 2005 and will cover applicable rehabilitation expenses incurred after December 31, 2004.

## PUBLIC HEARINGS HELD 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 Landmark and Historic District 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:

**American Institute of Pharmacy, 2215 Constitution Avenue NW (03-286)**

Historic District:	Individually listed
Reason for Hearing:	Subdivision (consolidation of lots)
Status:	Granted 10/14/03 as consistent with the purposes of the Act

**Bowie-Sevier House, 1515-1517 32nd Street NW (03-480, 03-481)**

Historic District:	Individually listed and Georgetown Historic District
Reason for Hearing:	New Construction
Status:	Granted as consistent with the purposes of the Act

**Babcock-Macomb House, 3415 Massachusetts Avenue NW (03-586)**

Historic District:	Individually listed
Reason for Hearing:	Subdivision
Status:	Granted, provided that recordation of the no-build zone is made

**1817 10th Street NW (01-023 and 01-516)**

Historic District:	Greater U Street
Reason for Hearing:	Economic hardship for window replacement
Status:	Denied with requirement that vinyl windows be replaced

**Gales School, 65 Massachusetts Avenue, NW (03-313, 03-334, 03-390)**

Historic District: Individually listed  
Reason for Hearing: Demolition as consistent with the Act/project of special merit  
Status: Conditionally granted as necessary in the public interest in order to construct a project of special merit

**Tivoli Theater, 3301-3325 14th Street, NW (04-092)**

Historic District: Individually listed  
Reason for Hearing: Subdivision  
Status: Granted as consistent with the purposes of the Act

**2022 14th Street SE (04-123)**

Historic District: Anacostia  
Reason for Hearing: Economic hardship claim for window replacement  
Status: Denied with requirement that vinyl windows and steel door be replaced

**1425 W Street, NW (03-155)**

Historic District: Anacostia  
Reason for Hearing: Economic hardship for window replacement  
Status: Denied with requirement that vinyl windows be replaced

# **TECHNICAL APPENDICES**

## APPENDIX A - PERMIT APPLICATIONS REVIEWED

	Alteration <sup>1</sup>	New Construction	Demolition	Subdivision	Concept	Public Space	Other <sup>2</sup>	Total
<b>Historic Landmarks</b>	112	3	0	5	4	22	18	<b>164</b>
<b>Historic Districts</b>								
Anacostia	29	0	1	3	0	5	2	<b>40</b>
Blagden Alley	6	0	0	0	0	2	0	<b>8</b>
Capitol Hill	648	3	8	17	14	73	45	<b>808</b>
Cleveland Park	124	3	0	6	11	16	2	<b>162</b>
Downtown	57	3	3	2	1	13	13	<b>92</b>
Dupont Circle	218	0	0	2	3	33	14	<b>270</b>
Fifteenth Street	20	0	0	0	0	5	3	<b>28</b>
Foggy Bottom	15	0	0	3	0	1	0	<b>19</b>
Fourteenth Street	103	0	2	3	4	18	25	<b>155</b>
Georgetown	398	6	0	16	57	30	48	<b>555</b>
Kalorama Triangle	62	0	0	1	2	10	3	<b>78</b>
LeDroit Park	59	0	0	0	0	8	4	<b>71</b>
Logan Circle	15	0	0	0	0	3	3	<b>21</b>
Massachusetts Avenue	10	0	0	0	1	2	2	<b>15</b>
Mount Pleasant	164	0	0	2	5	16	11	<b>198</b>
Mount Vernon Square	55	7	0	5	3	9	4	<b>83</b>
Pennsylvania Avenue	84	0	0	2	3	11	12	<b>112</b>
Shaw	97	2	0	4	3	19	9	<b>134</b>
Sheridan-Kalorama	89	0	0	6	0	13	5	<b>113</b>
Sixteenth Street	31	0	0	0	0	4	6	<b>41</b>
Striver's Section	29	0	0	0	1	3	0	<b>33</b>
Takoma Park	24	0	1	0	1	7	4	<b>37</b>
U Street	231	1	1	4	6	27	26	<b>296</b>
Woodley Park	41	0	0	0	2	2	6	<b>51</b>
<b>Other Properties<sup>3</sup></b>	296	3	122	214	4	29	61	<b>729</b>
<b>Totals</b>	<b>3,017</b>	<b>31</b>	<b>138</b>	<b>295</b>	<b>125</b>	<b>381</b>	<b>326</b>	<b>4,313</b>

<sup>1</sup> Alterations include exterior and interior work, in-kind repair and replacement, and partial demolitions.

<sup>2</sup> Other includes change of use permits, revisions to existing permits, temporary work, and projects deemed not historic.

<sup>3</sup> "Other Properties" include: those under the jurisdiction of the Commission of Fine Arts and those outside of historic districts.



## APPENDIX B - 2004 INSPECTIONS AND ENFORCEMENT

	INSPECTIONS	STOP WORK ORDERS	VIOLATION NOTICES	NOTICES OF INFRACTION
<b>HISTORIC LANDMARKS</b>	2	-	-	-
<b>HISTORIC DISTRICTS</b>				
Anacostia	68	9	5	2
Blagden Alley	2	-	-	-
Capitol Hill	319	80	41	14
Cleveland Park	23	1	-	-
Downtown	14	-	3	3
Dupont Circle	49	6	5	8
Fifteenth Street	1	-	-	-
Foggy Bottom	4	-	-	2
Fourteenth Street	35	6	2	1
Georgetown	131	14	26	11
Grant Road	-	-	-	-
Kalorama Triangle	16	7	-	-
Lafayette Square	-	-	-	-
LeDroit Park	48	11	2	5
Logan Circle	7	1	-	-
Massachusetts Avenue	2	-	-	-
Mount Pleasant	101	29	11	3
Mount Vernon Square	20	5	2	2
Pennsylvania Avenue	-	-	-	-
Shaw	112	13	11	4
Sheridan-Kalorama	21	5	2	-
Sixteenth Street	6	2	1	-
Strivers' Section	14	4	-	-
Takoma Park	6	2	-	-
U Street	79	26	18	17
Woodley Park	19	3	4	1
<b>TOTALS</b>	<b>1,099</b>	<b>224</b>	<b>134</b>	<b>74</b>
<b>Total Inspections</b>				<b>1,099</b>
<b>Stop Work Orders</b>				<b>224</b>
<b>Violation Notices</b>				<b>134</b>
<b>Notices of Infraction (tickets)</b>				<b>74</b>
<b>Cases filed for review</b>				<b>26</b>
<b>Total</b>				<b>458</b>

## APPENDIX C - SECTION 106 DETERMINATIONS OF EFFECT

<b>Federal Agency</b>	<b>No Effect</b>	<b>No Adverse Effect</b>	<b>Adverse Effect</b>	<b>Total</b>
Department of Agriculture	1	8	2	11
Department of Defense				
- Armed Forces Retirement Home		2		2
- Air Force			1	1
- Army		4		4
- Navy	3	6	2	11
Department of Health and Human Services		1		1
Department of Housing and Urban Dev.	4			4
Department of the Interior (NPS)	3	5		8
Department of State		1		1
Department of Transportation		1	2	3
Federal Communications Commission	24	52	2	78
Federal Deposit Insurance Corporation	2	1		3
Federal Emergency Management Agency	2			2
Federal Highway Administration	2	2		4
Federal Reserve Board			1	1
Federal Trade Commission		1		1
General Accounting Office		1	1	2
General Services Administration	1	8	2	11
Kennedy Center		1		1
National Capitol Planning Commission		1		1
PEPCO	1			1
Smithsonian Institution		2	1	3
US Postal Service		1		1
US Redevelopment Corporation		1		1
WMATA	1	2		3
<b>District Agency</b>				
DC Department of Parks and Recreation	1			1
DC Housing Authority	1			1
DC Office of Property Management			1	1
DC Department of Housing & Community Development	20	10		30
DC Department of Transportation		2		2
<b>TOTALS</b>	<b>66</b>	<b>113</b>	<b>15</b>	<b>194</b>

**APPENDIX D - SECTION 106 DETERMINATIONS OF ELIGIBILITY**

<b>Federal Agency</b>	<b>Eligible</b>	<b>Not Eligible</b>	<b>Total</b>
HUD (through DHCD)	11	61	<b>72</b>
Defense (Navy)	-	2	<b>2</b>
FCC	1	-	<b>1</b>
FDIC	1	1	<b>2</b>
GSA	1	-	<b>1</b>
<b>TOTAL</b>	<b>14</b>	<b>64</b>	<b>78</b>