

# 2008 Annual Report

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*To the*

Council of the District of Columbia

*on the Implementation of the*

## **Historic Landmark and Historic District Protection Act of 1978**



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*Mayor*

**Harriet Tregoning**  
*Director, Office of Planning*

**Tersh Boasberg**  
*Chairman, Historic Preservation Review Board*

**David Maloney**  
*State Historic Preservation Officer*

***May 2009***

# EXECUTIVE SUMMARY

Fiscal Year 2008 marked another successful year for the District of Columbia historic preservation program. Marked by a new structure and new staff, the program is poised to continue offering a high level of service and performance to the citizens of the District. The reorganization of the staff into teams, each with a team leader, will help the program produce quality work in an efficient manner. The revamping of the federal and District agency review process is well underway, with demonstrable compliance by our sister agencies.

The Historic Preservation Review Board (HPRB) and Historic Preservation Office (HPO) are pleased to report the following brief summary of FY 2008 accomplishments of the preservation program:

- Approved \$894,902 in grants for restoration activities for low to moderate income homeowners in the Anacostia Historic District pilot project, and opened the Historic Homeowner Grant program to all 12 eligible historic districts
- Hired four staff members in the positions of Senior Historic Preservation Specialist (two positions), Historic Preservation Specialist (two positions), and hired one staff member in the position of Administrative Assistant (shared with another OP division)
- Awarded community preservation grants totaling \$71,225 from the federal Historic Preservation Fund
- Released draft regulations for reviewing District government projects under the Historic Preservation Amendment Act of 2006
- Signed off on 4,537 construction and other permit applications
- Processed 94% of these permit applications administratively as an “over-the-counter” customer service
- Reviewed 133 Federal projects and 220 District of Columbia projects
- Facilitated rehabilitation tax credit projects totaling \$89.5 million in historic building reinvestment
- Designated 18 new historic sites and two historic districts
- Completed 946 inspections, posted 107 stop work orders, delivered 96 notices of violation, and issued 40 infraction notices
- Presented the sixth annual Mayor’s Awards for Historic Preservation

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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 2008 Annual Report to the Council of the District of Columbia is the thirtieth report and records the activities and accomplishments of the District's historic preservation program from October 1, 2007 to September 30, 2008. For further information, please call the Historic Preservation Office at (202) 442-8800.*

## **1. INTRODUCTION**

The Historic Landmark and Historic District Protection Act of 1978 is the cornerstone of the District of Columbia historic preservation program. For 30 years, this Act has been one of the most effective historic preservation laws in the nation, serving to protect the cultural heritage of the District of Columbia while promoting its economic and social value to city residents and agencies and the nation as a whole.

The District's historic preservation law established both the Historic Preservation Review Board (HPRB) and the Historic Preservation Office (HPO), located the Office of Planning. HPRB designates historic landmarks and districts, makes recommendations to the Mayor on projects affecting those properties, and serves as a forum for community involvement in the historic preservation process. The HPRB is comprised of professional members and private citizens appointed by the Mayor.

HPO serves as staff to HPRB and provides professional expertise in historic preservation at the Office of Planning. The HPO also functions as the District of Columbia State Historic Preservation Office (SHPO) pursuant to the National Historic Preservation Act of 1966. Responsibilities of the SHPO include planning for preservation, identifying and recording historic properties, reviewing federal agency projects that may affect historic properties, and facilitating federal tax incentives. These functions are supported by an annual appropriation from the National Park Service, U.S. Department of the Interior. Each year a portion of this grant is also used to support community outreach and education activities.

## **2. ADMINISTRATIVE ACHIEVEMENTS**

FY 2008 saw the hiring of five highly qualified individuals to fill open positions and add to the HPO staff. Andrew Lewis is the Senior Historic Preservation Specialist responsible for ensuring District and federal agency compliance with preservation laws. Eldra Walker and Amanda Molson, Preservation Specialists, work with homeowners on developing plans that meet HPRB regulations and guidance. Senior Historic Preservation Specialist, Michael Beidler, works primarily on the Historic Homeowner Grant program, and Joyetta Delaney is the Administrative Assistant.

The HPO continues to staff the Permit Center under a 2007 agreement with the Department of Consumer and Regulatory Affairs (DCRA). Initially, the HPO was able to staff only for half-days; however, with the increase in our staffing levels, a representative of this office is available at DCRA throughout regular business hours. This individual helps homeowners and business owners expedite their permit applications, offering a one-stop shop for permit applicants at DCRA.

The HPO has begun a major overhaul of its website, recognizing that many constituents use the internet as a primary source of information. The website will be redesigned in a more customer-friendly manner with substantially expanded information in the next year.

Finally, HPO has drafted new regulations for signage in historic districts. This detailed information assists owners and sign manufacturers in designing appropriate signs, awnings and canopies for historic buildings. The new regulations will also help the HPO and HPRB make consistent decisions regarding compatible sign placement and design in DC historic districts.

### **3. PRESERVATION PLANNING**

The HPO has printed and distributed the illustrated *Preserving Communities and Character: The Historic Preservation Plan for the District of Columbia 2008-2012*, establishing goals and objectives for the historic preservation program for five years. The HPO consulted with government agencies, civic groups, and the general public in preparing the plan, which allows HPO to qualify for annual funds from the National Park Service.

The provisions of *Preserving Communities and Character* are fully coordinated with the updated *Comprehensive Plan for the National Capital*, as well as the HPO annual work plan. Both the five-year plan and the 2008 annual work plan include the three primary goals of identifying and recognizing historic resources, protecting historic resources, and capitalizing on historic resources, with the latter document laying out specific priorities for the current fiscal year. The plans were made available for public comment, revised in response to community input, and were reviewed and approved by the Historic Preservation Review Board.

The HPO continues to develop the *Index of Places of Historic Interest*, an education and planning tool that identifies properties that may qualify for historic designation. When completed, the *Index* will serve as a valuable resource for both government agencies and the public in planning for preservation. The *Index* promotes greater awareness of potential historic properties and fosters a more predictable real estate development process. The draft *Index* is undergoing review and refinement and is expected to be released in FY 2009.

In addition to these major initiatives, HPO staff coordinated with colleagues at the Office of Planning, other District agencies, and community groups on a variety of local planning efforts in 2008, including the following:

- **Florida Avenue Market:** Provided preservation planning assistance to the Office of Planning for the revitalization of the Florida Avenue Market.
- **Georgia Avenue Small Area Plan:** Provided input into the development of Georgia Avenue planning initiatives, ensuring that historic resources in the Brightwood community were recognized and appropriate treatments encouraged. Provided design review assistance to Emory Beacon of Light Church in the proposed redevelopment of their 1920s church and of the Sheridan Theater and shops.

- **NOMA Implementation and Project Review:** Provided design review assistance for proposed projects in the North of Massachusetts (NoMA) area adjacent to or affecting historic resources in order to ensure high quality design and streetscape improvements.
- **Zoning Regulations Rewrite:** Participated in the Office of Planning's efforts to update the city's zoning regulations, responding to and evaluating the questions, concerns and recommendations posed by task force members and citizens on the potential impacts of zoning changes to historic properties and neighborhoods.
- **H Street Revitalization Plans:** Provided design review assistance to proposed planned urban development (PUD) projects in the H Street corridor to address community concerns and improve neighborhood compatibility.

#### 4. HISTORIC HOMEOWNER GRANTS

The Historic Homeowner Grant program is the District's first grant program to assist low-and moderate-income homeowners rehabilitate their homes in historic districts. The program was initiated in FY 2007 with a pilot demonstration in the Anacostia Historic District. After its tremendously successful debut, it was extended to 11 other historic districts this year, with applications coming from LeDroit Park, U Street, Mount Pleasant, and other historic districts. The maximum grant per household is \$25,000 in these districts and \$35,000 in Anacostia. Matching requirements are determined based on household income.

The awards committee, made up of DC officials and historic preservation specialists, awarded **53 homeowner grants totaling \$894,902.00 in restoration activities**. The selection criteria for grants include the urgency of preservation needs, consistency with preservation standards, potential benefit to the surrounding community, the quality of the application, and equitable geographic distribution.

The grants assist homeowners with exterior preservation and repair projects and may be used to restore missing historic features that have been removed over the years. The funds can also be used to make structural repairs. Throughout the year, HPO staff met frequently with homeowners to provide direct individualized assistance throughout the application and construction process.

#### 5. COMMUNITY PRESERVATION GRANTS

In FY 2008, the HPO awarded **\$46,725.00 in community preservation grants** to local organizations. In addition, the Office granted an additional **\$24,500.00 to support an ongoing cooperative agreement** for preservation outreach and activities. These grants fund local history and preservation organizations to further the mission of the District's preservation program through their own activities. The grants program is made possible through disbursements from the federal Historic Preservation Fund (HPF) managed by the National Park Service.

Eligible grant categories include preservation planning, survey and inventory, historic resource nominations, and public education and outreach. The funds may be used to subsidize a historic resource survey, document a historic property, produce brochures or educational materials, or prepare architectural plans, reports, or engineering studies needed to help preserve and maintain National Register properties or National Historic Landmarks.

Each year, the HPO solicits applications through a Request for Proposals (RFP) process. Applications are evaluated by a selection committee using a standardized rating and ranking system.

The following grant awards were selected by the 2008 Grants Committee:

Project: Community Heritage Project Grants Program  
Applicant: Humanities Council of Washington, DC  
Amount: \$35,000.00  
Description: Funded the DC Community Heritage Project for a series of educational symposia, small community education subgrants, and to update and maintain the web-based Resource Center.

Project: Symposium on New Construction in Historic Districts  
Applicant: Dupont Circle Conservancy  
Amount: \$1,725.00  
Description: For hosting a symposium focused on reviewing proposed new construction in designated historic districts.

Project: Revise and reprint Downtown Historic District Brochure  
Applicant: DC Preservation League  
Amount: \$10,000.00  
Description: For the preparation of an updated 16-20 page illustrated brochure describing the development and architecture of the Downtown Historic District.

Project: Cooperative Agreement  
Applicant: DC Preservation League  
Amount: \$24,500.00  
Description: For publication of the citywide quarterly newsletter, *Landmark*, and sponsorship of the annual District of Columbia Awards for Excellence in Historic Preservation.

## **6. NEIGHBORHOOD OUTREACH AND PUBLIC EDUCATION**

Neighborhood outreach and public education are vital components of the District's historic preservation program. Active public involvement is an integral part of the historic preservation process, and HPO seeks out opportunities to meet with the community to answer questions, explain preservation methodologies, and engage constituents. The HPO staff

includes a Community Outreach Coordinator who works closely with organizations citywide and sponsors informational events to increase citizen awareness of preservation programs and community heritage projects.

During FY 2008, HPO staff participated in a total of **131 community meetings, attended by more than 2,180 individuals**. A number of presentations were given to ANCs and community groups on potential historic districts and boundary increases in such neighborhoods as Anacostia, U Street, Lanier Heights, Chevy Chase, and Meridian Hill. The Community Outreach Coordinator served as facilitator of the DC Community Heritage Project symposia and participated in a roundtable presentation on preservation programs that address ethnic and racial diversity at the bi-annual National Association of Preservation Commissions conference.

Among the major education and outreach efforts for the year were the following:

- Assisting with research and production of a community architecture study by the Eastland Gardens Civic Association
- Working with the Woodridge Civic Association to produce a history trail brochure
- Successful nomination of Union Station as a recipient of the American Planning Association's Great Public Spaces Award
- Preparation of draft historic district design guidelines, and outreach assistance to the Chevy Chase neighborhood and Advisory Neighborhood Commission as the community considered a possible historic district
- Coordination with the District Department of Transportation, Department of Parks and Recreation, Councilmember Marion Barry's office, Washington Parks and People, the National Park Service, and the Oxon Run Community Alliance to discuss cultural heritage, rehabilitation, and environmental concerns at Oxon Run
- Continued coordination among the developers of the Strand Theater and the community
- Coordination and presentation of session on infill construction in historic districts for the annual conference of the National Organization of Minority Architects
- Outreach regarding specific historic sites such as Billy Simpson's House of Seafood and Steaks, Carroll Laundry, and the Emery Park Recreation Center.

## **7. DISTRICT AWARDS FOR HISTORIC PRESERVATION**

Each year the District of Columbia honors local preservation efforts with the District Awards for Excellence in Historic Preservation. 2008 marked the sixth year of the awards, which



were presented at the Carnegie Institution for Science. More than 350 preservationists, community leaders, and building industry representatives took part in this annual event, presided over by Office of Planning Director, Harriet Tregoning, and State Historic Preservation Officer, David Maloney. The evening was co-sponsored by Akridge, the Louis Berger Group, Inc., SmithGroup, and the DC Preservation League.

A committee representing the Committee of 100 on the Federal City, the Historic Districts Coalition, Advisory Neighborhood Commissions, the Office of Planning, and the Historic Preservation Office selected the award recipients as follows:

- **Individual Lifetime Achievement Award**
  - Charles J. Robertson, III
- **Excellence in Public Education**
  - Dr. Carroll R. Gibbs
  - “East of the River: Continuity and Change” exhibit - Smithsonian Anacostia Community Museum
- **Excellence in Archeology**
  - Rock Creek Park Archeological Study - National Park Service National Capital Region, Rock Creek Park, and The Louis Berger Group, Inc.
- **Excellence in Stewardship**
  - The William L. Slayton House, 3411 Ordway Street, NW - Dan Snyder and Thomas Breit
- **Excellence in Design – Restoration and Renovation**
  - 1441 Swann Street, NW - Susan Fulton, Hains Architects, Antezana Construction, Kelsey & Associates
  - The Lincoln Cottage and Visitor Education Center, 3700 N. Capitol Street, NW - The Christman Company, the National Trust for Historic Preservation, RMJM Hillier, Mona Electric Group, Oak Grove Restoration Company, Strickland Fire Protection
- **Excellence in Design – Restoration/Renovation and New Construction**
  - The Columbia Residences of Washington, DC, 2425 L Street, NW - Shalom Baranes Associates PC, Bovis Lend Lease, Trammell Crow Company, EHT Tracerics, Inc.
  - The Juniper Condominiums, 531 T Street, NW - Zahn Design Architects, T Street Associates LLC, Radwan Associates, G. Worsley Associates, FEN Enterprises, Rettler Corporation
  - Parker Flats at Gage School, 2035 Second Street, NW - Bonstra|Haresign Architects LLP, Urban Realty Advisors/Monument Realty, EHT Tracerics,

Inc., Oehrlein & Associates Architects, James G. Davis Construction, Howard University Community Association

- **Chairman's Award for Law and Public Policy**
  - Council Chairman ,Vincent C. Gray
  
- **State Historic Preservation Officer's Award**
  - Foxhall Historic District Designation - Foxhall Village Citizens Association

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

Historic resource surveys provide the primary means of identifying and documenting historic resources throughout the city. Advisory Neighborhood Commissions, civic organizations, preservation professionals, educational institutions, and volunteers may sponsor survey work and the compilation of neighborhood historical studies, often using federal matching grants. The HPO also conducts survey work directly. The following historic resource survey work took place in FY 2008:

### **Meridian Hill**

A survey of the Meridian Hill neighborhood was completed by the HPO and included general research into the history and development of the area and research on the 72 buildings within the survey boundaries. Intensive archival and on-site survey work was conducted on each of the buildings, and the information entered into the Integrated Preservation Software system. The survey culminated with the completion of a National Register nomination form.

### **Lanier Heights**

Work was completed on the Lanier Heights survey, which was funded by the HPO and carried out by the Kalorama Citizens Association. A survey report has been produced and disseminated.

### **U Street Historic District Expansion**

The HPO completed a survey of an expanded area around the existing U Street Historic District in FY 2008. The survey included 19 buildings with extensive research on each. The project included completion of a nomination to amend the National Register listing.

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

Work continued on a city-wide study of postwar architecture by Robinson & Associates, funded from a special grant program established by Monument Realty and supervised by an advisory group including the DC Preservation League, the National Trust for Historic Preservation, and the HPO.

## **9. HISTORIC LANDMARK AND HISTORIC DISTRICT DESIGNATION**

The Historic Preservation Review Board evaluates and designates properties for inclusion in the *D.C. Inventory of Historic Sites*. These properties are judged worthy of preservation for their contribution to the city's cultural and historic heritage, and are protected by the Historic Landmark and Historic District Protection Act. During the past year, HPRB designated **two historic districts and 17 sites**. The HPRB also denied one historic landmark nomination for the National Permanent Building at 1775 Pennsylvania Avenue, NW. In each case, the HPO worked with applicants and property owners to inform and facilitate the process prior to the designation hearings. *Only one designation was opposed by the property owner.*

The following are summaries of the designated properties for FY 2008:

### **Armed Forces Retirement Home, 3700 North Capitol Street, NW**

Also known over time as the Military Asylum, the Soldiers' Home, and the United States Soldiers' and Airmen's Home, the Armed Forces Retirement Home Historic District includes a collection of 19<sup>th</sup> and early 20<sup>th</sup> century buildings and extensive historic landscapes. The home was founded in 1851, the first national institution for retired and disabled veterans. The oldest buildings, including the Sherman Administrative Building and the Lincoln Cottage, comprise a National Historic Landmark and a National Monument.

### **Washington Navy Yard Historic District Expansion (Navy Yard Annex)**

The Washington Navy Yard Historic District was expanded to include the Washington Navy Yard Annex, reflecting the base's historic expansion westward to accommodate gun and ordnance manufacture. The Navy Yard experienced growth in bursts coinciding with major naval construction campaigns – the building of Theodore Roosevelt's "Great White Fleet" after the Spanish-American War, the arms race that culminated in World War I, and the Second World War. The industrial buildings within the Annex were erected between 1905 and 1941 and enclosed by a 1906 extension of the Navy Yard wall.

### **George M. Barker Company Warehouse, 1525 7<sup>th</sup> Street, NW**

The lumber warehouse of the George M. Barker Company was constructed in 1906 to supplement a 35-year-old location on the 600 block of New York Avenue. The commanding edifice is an excellent example of a Washington industrial building, an infrequent building type in the District, especially within a predominantly residential neighborhood. The two-story, brick and terra cotta building dominates the streetscape and, in the days before zoning, originally stood side by side with stores, rowhouses, and a theater.

### **First Baptist Church of Deanwood, 1008 45<sup>th</sup> Street, NE**

The First Baptist Church of Deanwood was constructed beginning in 1929. When it was completed in 1938, it was the only black church in the District to be unburdened by debt, a remarkable feat during the Depression. The original church building, designed in a modified Gothic style by African American architect Roscoe I. Vaughn, is a dominant presence on what historically has been Deanwood's main street. Reverends George Brent and Andrew Allen were long-term pastors and pillars of the local community.

### **Washington Hilton, 1919 Connecticut Avenue, NW**

Constructed in 1962-1965, the Hilton was hailed for its sinuous massing, its use of column and slab construction throughout, and its uniform, precast concrete, wall panels, all a sharp departure from traditional local architecture. Architect William B. Tabler created an important example of Modern design in Washington, innovative structurally, functionally and aesthetically.

### **Eldbrooke United Methodist Church, 4100 River Road, NW**

The Eldbrooke United Methodist Church is an important historical and architectural landmark of the Tenleytown neighborhood. Initially an independent settlement in Washington County, Tenleytown was just beginning to develop as a crossroads village on the road to the port at Georgetown when its Methodist congregation was founded in the early 1830s. The present 1926 church is the congregation's fourth building and its grandest. Designed by Howard W. Cutler, the Spanish Mission-style church features a stucco exterior, red tile roof, picturesque corner bell tower, and ornamental *bas-relief* sculptures.

### **Methodist Cemetery, Murdock Mill Road, NW**

The Methodist Cemetery is the only known community cemetery in what was Washington County and probably the best preserved rural burying ground in the city. It contains the burials of many of Tenleytown's earliest settlers and is as representative of the village's formation as its churches, schools, taverns and other businesses.

### **U.S. Department of Housing and Urban Development, 451 7<sup>th</sup> Street, SW**

Now known as the Robert C. Weaver Federal Building, the HUD headquarters was designed by world renowned architect Marcel Breuer and his associate Herbert Beckhard in 1963-68. Breuer used concrete in bold and innovative ways to create an Expressionist building with a sweeping, curved form. The HUD Building was the first government building to be constructed under the seminal "Guiding Principles for Federal Architecture." It also represents the first time a federal building used precast concrete as the structural and finish material.

### **Billy Simpson's House of Seafood and Steaks, 3815 Georgia Avenue, NW**

This unassuming two-story brick building was constructed in 1923 as part of a four-unit row housing commercial tenants on the first floor and residents above. During the transition from segregation to the era of Home Rule, William W. "Billy" Simpson met a demand for a fine dining venue in the African American community where luminaries of politics, government, and entertainment would meet, socialize, and strategize.

### **Old Engine House No. 10, 1341 Maryland Avenue, NE**

Engine House 10 was erected in 1894-95 to serve the Stanton Park neighborhood, the northern portion of Capitol Hill, and the emerging suburban subdivisions of Trinidad and Ivy City. One of a series of eight District firehouses designed by Leon Dessez, it was similar to his since-demolished Engine House 11 of 1895 and is probably the best and most characteristic example of a Victorian-era firehouse still owned by the District. It features the front pedestrian entrance between two vehicle bays that typified the post-Civil War stations and the limestone and terra cotta common to those built in the mid-1880s through mid-1890s.

**Third Church of Christ Scientist, 1601 I Street, NW, and Christian Science Monitor Building, 910 16<sup>th</sup> Street, NW**

The modernist church, office building, and plaza completed in 1971 were found to be an important work of the office of I.M. Pei & Partners and principal designer Araldo Cossutta. A European-trained protégé of the famous Swiss architect LeCorbusier, Cossutta was a visionary architect interested in exploring the possibilities of architectural concrete as an expressive and technologically innovative medium. This complex was among the last in the firm's progression of experimental concrete structures in Denver, Chicago, New York, Philadelphia, Boston, and Washington, and was directly inspired by Frank Lloyd Wright's concrete Unity Temple of 1905-06. As in these earlier structures, the Christian Science buildings employ concrete as an integral material that unifies structure with both interior and exterior finish. The church is bold and uncompromising in its geometric forms, set off by the brick plaza and broad ribbons of glass on the office facade. Also notable are the effects of natural light in elegant, unobstructed interior spaces separated from outside distractions.

**Webster Gardens Apartments (Petworth Gardens), 124-130 Webster Street, NW**

Originally called Petworth Gardens, this low-rise apartment complex represents an important development as the first example of garden apartments constructed in the District of Columbia. It is an early expression of the influences of housing reform and the Garden City movement on the development of multi-family housing construction and public housing planning.

**Robert Gould Shaw Junior High School (Asbury Dwellings; McKinley Manual Training School), 1616 Marion Street, NW**

Completed in 1902 and initially called McKinley Manual Training School, Shaw Junior High School reflects an important trend in educational philosophy of the period. Educators nationwide began to promote the idea of industrial education alongside a more traditional academic one that prepared high school students for college. After the manual training school moved in 1928, this building became home to Shaw. From the beginning, Shaw was overcrowded and in deteriorating condition. As conditions worsened, the building became emblematic of the city's underserved African American population. During the 1960s, the name of the school became associated with the surrounding neighborhood as part of the Shaw Urban Renewal area.

**The William L. Slayton House, 3411 Ordway Street, NW (includes interior)**

The Slayton House is one of only three houses known to have been designed by world renowned architect I.M. Pei. The house, designed in the International Style, is located in the Cleveland Park Historic District. It was completed in 1960 and features a triple-vault, poured-in-place concrete roof as its most distinguishing feature. The front and rear elevations are all glass, resulting in a house that is largely transparent and open in plan.

**The Strand Theater, 5129-31 Nannie Helen Burroughs Avenue, NE**

The Strand Theater is significant for its role in the development of the Deanwood neighborhood, a historically African-American community. The Strand was a center of community social life for over 40 years and reinforced the self-sufficiency of the

neighborhood. Erected in 1928, the Strand is designed in a stripped-down version of the Renaissance Revival style. The primary facades are characterized by balance and symmetry, as well as a restrained use of classical elements.

**Third Baptist Church, 1546 5<sup>th</sup> Street, NW**

Third Baptist Church is the most important surviving work of its architect Calvin T. S. Brent, who appears to have been the first African-American in Washington professionally trained as an architect and the first to support himself solely by his architectural practice. The church edifice has been a dominant presence in its neighborhood of small two story row houses since its construction in 1893.

**United States Tax Court, 400 2<sup>nd</sup> Street, NW**

Designed in 1966 and constructed in 1974, the Tax Court is a striking and highly sculptural example of mid-century Modernist architecture. Architect Victor Lundy has been hailed for his innovative and structurally advanced design. The Courthouse was one of four federal buildings to be constructed in the first years of implementation of a sweeping initiative introduced by President John F. Kennedy to improve the design of the country's federal buildings.

**The Waffle Shop, 522 10th Street, NW**

The interior and exterior of this diminutive 1950 restaurant were designed by Bernard Lyon Frishman Associates in a distinctive Moderne mode characteristic of diners of the era, and particularly of the restaurant's fellow Blue Bell chain locations. The glass front and large neon sign were architectural and promotional responses to the faster-paced automobile age.

**Western Union Telegraph Company Radio Terminal, 4623 41<sup>st</sup> Street, NW**

The terminal is a 73-foot-tall limestone tower with a metal turret and two-level, poured-in-place concrete battery room/engine room. The primary structure was constructed in 1945-1947 to serve as a transmission and receiving station in a microwave relay system between New York, Philadelphia, Washington and Pittsburgh. The system was an experimental one, intended to replace a century-old wire telegraphy network. It is an early and rare purpose-built, architect-designed transmission tower.

## **10. NATIONAL REGISTER DESIGNATIONS**

The National Register of Historic Places is the nation's official list of resources worthy of preservation and commemoration. The National Register is maintained by the National Park Service and includes districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. The purposes of the National Register are to identify, document, and foster the protection of historic and archeological resources.

The DC SHPO nominates properties for listing in the National Register, based on HPRB recommendations. As a general policy, the Board recommends nominating all *D.C. Inventory* landmarks and districts to the National Register. The HPO staff prepares National Register

nomination forms for individual properties and historic districts, and also prepares Multiple Property Documentation forms which establish thematic contexts under which individual properties, such as firehouses, apartment buildings, and public schools can be nominated.

Listings in 2008 included **two historic districts, one district amendment, and 27 individual properties.** In addition to the thirteen memorials nominated by the National Park Service and the seven federal buildings nominated by the General Services Administration, the listings include the following:

#### **Historic Districts**

Armed Forces Retirement Home Historic District  
Washington Navy Yard Historic District expansion (Washington Navy Yard Annex)  
Pennsylvania Avenue National Historic Site (amendment)

#### **Historic Landmarks**

Montrose Park  
Eldbrooke United Methodist Church  
Methodist Cemetery  
Howard Theater (amendment)  
First Baptist Church of Deanwood  
United States Tax Court  
United States Department of Housing and Urban Development  
George M. Barker Company Warehouse

#### **Memorials and Markers**

*Memorials in Washington Multiple Property Submission* - Asbury Memorial; Cuban Friendship Urn; Cardinal Gibbons statue; Samuel Gompers Memorial; Samuel Hahnemann Memorial; Henry Wadsworth Longfellow Memorial; Marconi Memorial; Newlands Fountain; Temperance Fountain; Titanic Memorial; Columbus Fountain; Daniel Webster Memorial; General Jose de San Martin Memorial

*Garden Club of America Markers Multiple Property Submission* - Chevy Chase Circle Entrance Markers; Georgia Avenue at Kalmia Street Entrance Marker; Westmoreland Circle Entrance Markers; Wisconsin Avenue Entrance Markers

## **11. PROTECTION AND ENHANCEMENT OF HISTORIC PROPERTIES**

The preservation review process established by the Historic Landmark and Historic District Protection Act protects designated properties from demolition and ensures that physical changes are compatible with their historic and architectural character. It also encourages the adaptation of historic properties for current use. Under this process, HPRB and HPO review all building and public space permits for historic property. Through administrative agreement, HPO also reviews subdivision and raze applications citywide.

Rehabilitation and construction activity continued to rise in the city's historic districts during FY 2008. The HPO and HPRB acted on **4,537 construction permits** and related applications. Of these, **94% were processed administratively** as an “over-the-counter” customer service for District homeowners and small contractors.

The District's preservation process is fully coordinated with the mandated reviews by the U.S. Commission of Fine Arts under the Old Georgetown Act and Shipstead-Luce Act. During FY 2008, the HPO staff coordinated with the Commission on the review and processing of nearly 900 cases, including more than 600 Georgetown projects.

A full table of all review cases listed by type of work and historic district is provided in Appendix A. Some of the larger cases requiring HPRB review are described below. These entailed extensive staff review and participation by Advisory Neighborhood Commissions and other civic groups.

- **Uline Arena, 1130 3rd Street, NE**  
HPRB reviewed and approved an innovative conceptual design for the conversion of an unusual industrial building—an ice production plant later converted to an auditorium and ice rink—into an office and retail complex.
- **National Cathedral School, 3609 Woodley Road, NW**  
The HPRB reviewed and approved a master plan for the renovation and redesign of three non-historic school buildings to improve their function and relationship with the National Cathedral and Cleveland Park historic districts.
- **1400-18 U Street and 1913-45 14th Street, NW**  
In a series of reviews that involved extensive community input and negotiation, the HPRB approved a project involving the renovation of 11 historic buildings and new construction for apartments and retail on this pivotal intersection in the U Street Historic District.
- **1200 block of W Street, SE**  
The HPRB supported a plan to subdivide lots to create 23 two-family dwellings and reconstruct a deteriorated historic building. A final concept has not yet been approved.
- **Federal-American National Bank, 615 14th Street, NW**  
This former bank building—one of only a few buildings in the city in which the interior is protected—received conceptual approval for a project that would convert it into a museum interpreting the Armenian Genocide.
- **Armed Forces Retirement Home, 3700 North Capitol Street, NW**  
The HPRB designated this property of over 200 acres as a historic district and supported a version of the master plan that protect its historic buildings, landscapes and views and limit private development to the southeastern and southwestern sections of the campus.



- **Wonderbread Bakery, 614 S Street, NW**  
The HPRB reviewed and approved a plan for renovating and adding a contemporary addition to this industrial food production facility and warehouse in the U Street Historic District. The rehabilitated complex is planned to accommodate office and retail uses supporting the Uptown Arts District.
- **Washington Hilton Hotel, 1919 Connecticut Avenue, NW**  
After designating this expressive 1970s Modern hotel a landmark, the HPRB approved a concept plan for construction of a new residential tower and rehabilitation of the grounds to improve the property's relationship to the surrounding community. Together with the Office of Planning and the Deputy Mayor's Office for Economic Development, a new plan for the facility's parking and loading was negotiated to address long-standing problems and mitigate negative impacts on the community.
- **Barker Lumber Warehouse, 1525 7th Street, NW**  
The HPRB reviewed and approved a whimsical and contemporary addition to this 19th century warehouse building to serve the growing outreach activities of Bread for the City, a community social services agency.
- **The Harrison (Canterbury), 704 3<sup>rd</sup> Street, NW**  
The concept design for a new 11-story office addition behind this landmark apartment building was approved.
- **Convent of Bon Secours, 4101 Yuma Street, NW**  
The HPRB approved in concept extensive additions to the landmark convent building to support expanded residential and educational uses.

## 12. FEDERAL PROJECT REVIEW

In its role as the State Historic Preservation Office, HPO **completed 137 federal agency reviews** under Section 106 of the National Historic Preservation Act. These include projects on federally owned land, as well as federally funded or licensed projects affecting historic and archaeological resources. The HPO works directly with the agencies, civic groups, and the general public to identify historic properties and to ensure that adverse effects to such properties are avoided, minimized, or properly mitigated. Reviews are conducted in close coordination with other review regulatory bodies such as the Advisory Council on Historic Preservation, the National Capital Planning Commission, U.S. Commission of Fine Arts, and the National Capital Memorials Advisory Commission.

A summary of all actions under Section 106 in FY 2008 can be found in Appendix B. The following are some of the significant projects reviewed:

- **Department of Defense** - Rehabilitation of buildings at Bolling Air Force Base, Fort McNair, and Walter Reed Army Medical Center

- **General Services Administration** - Archaeological and architectural assessment of construction activities at the Southeast Federal Center and ongoing consultation regarding Saint Elizabeths Hospital
- **National Park Service** – Ongoing reviews of the Potomac Park Levee Project and Dwight D. Eisenhower Memorial. Memorandum of Agreement executed for the Martin Luther King, Jr. Memorial
- **Smithsonian Institution** - Ongoing architectural and archaeological review of the National Museum of African American Culture and History on the Washington Monument grounds
- **Department of State** – Conclusion of a Memorandum of Agreement signed for modernization of the Harry S. Truman Building
- **Department of Veterans Affairs** – Restoration of cenotaphs and the Macomb Monument at Congressional Cemetery

### **13. DISTRICT OF COLUMBIA PROJECT REVIEW**

Under the Historic Landmark and Historic District Protection Act, District agencies are required to consult with SHPO before undertaking projects that could affect historic properties. Projects include roadway improvements, upgrading of recreation centers, public housing replacement, and housing rehabilitation assistance. In FY08, the office completed reviews of **216 District undertakings**.

A summary of the DC government projects reviewed by HPO is located in Appendix C. The following are some of the more significant projects reviewed:

- **Department of Transportation** – Pedestrian and traffic improvements at the historic Columbus Circle in front of Union Station and a hiker/biker trail in Rock Creek Park at Blagden Avenue. Programmatic Agreement executed to streamline the historic preservation review of “routine” transportation improvement projects
- **Department of Parks and Recreation** – Improvements to Stead, Emery, Mitchell, Kalorama, and Palisades Parks
- **Office of Property Management** – Continued consultation and building permit reviews for the rehabilitation of the fire-damaged Eastern Market and coordination on the Old Naval Hospital
- **District of Columbia Public Schools** – Review of more than 20 projects for the schools modernization program

## 14. PRESERVATION TAX INCENTIVES

In conjunction with the National Park Service, HPO reviews projects seeking to take advantage of federal preservation tax incentives. One incentive program provides a 20% tax credit for money expended on rehabilitating an income-producing property. The other offers a tax deduction for a charitable donation of a preservation easement to a qualified easement-holding organization.

The HPO reviews and forwards both types of applications to the National Park Service for final approval. In FY 2008, **51 tax incentive applications** were processed, the majority of which were easement certifications, as detailed in Appendix D.

HPO reviewed six rehabilitation projects that were initiated or completed in FY 2008, representing a total estimated **investment of \$89.5 million** in historic buildings. These projects were:

- Boilermaker's Shop, Southeast Federal Center  
Conversion of an industrial warehouse into a shopping center  
**\$24.5 million** in estimated rehabilitation costs
- Webster Gardens Apartments, 124-130 Webster Street, NW  
Rehabilitation of DC's oldest garden apartment complex  
**\$8.4 million** in estimated rehabilitation costs
- Woodward Building, 733 15<sup>th</sup> Street, NW  
Conversion of an office building to luxury apartments  
**\$52.8 million** in estimated rehabilitation costs
- Former Libyan Embassy, 2344 Massachusetts Avenue, NW  
Conversion to a rental residence  
**\$2 million** in estimated rehabilitation costs
- Rental house, 15 6<sup>th</sup> Street, SE  
**\$155,000** in estimated rehabilitation costs
- Woodward and Lothrop Building, 1025 F Street, NW  
Tenant fit-out for West Elm store  
**\$1.7 million** in estimated rehabilitation costs

## 15. INSPECTIONS AND ENFORCEMENT

The Historic Preservation Office's 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.

During FY 2008, the inspectors completed a total of **946 inspections, posted 107 Stop Work orders, delivered 96 notices of violation, and issued 40 infraction notices** (tickets). Upon issuance of a violation notice, HPO inspectors and staff work directly with the affected owner and contractor to encourage voluntary compliance with permit requirements. This effort is intended to help minimize administrative hearings and avoid the imposition of fines. If necessary, however, tickets may be issued with fines starting at \$2,000.00. The issuance of a ticket represents the first step in the legal process required by the Office of Administrative Hearings. A table of FY 2008 enforcement actions is located in Appendix E.

## **16. PUBLIC HEARINGS BY THE MAYOR’S AGENT**

When, in rare circumstances, the HPRB denies an application after a public hearing, applicants have the right to ask for a final decision by the Mayor’s Agent. For approval, the Mayor’s Agent must find that failure to issue a permit would result in unreasonable economic hardship to the owner, or that issuance of the permit is necessary in the public interest. 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.

Hearings before the Mayor’s Agent are also held under the following circumstances:

- 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);
- Upon request from an applicant who has received a recommendation for denial from the Historic Preservation Review Board or the Commission of Fine Arts; or
- In any other case deemed appropriate by the Mayor.

During the past year, the Mayor’s Agent issued orders or held hearings on the following four cases, none of which involved an economic hardship claim:

### **3401 Dent Place, NW (Georgetown Historic District)**

Permit request: Planter boxes, entry patio, fence, and window alterations; claimed as consistent with the Preservation Act

Status: Partially denied as inconsistent with the Preservation Act

This case was referred by the U.S. Commission of Fine Arts and involved an application for work that had already been completed at a corner single-family dwelling in Georgetown. The applicant did not appear at the hearing and the decision was made to deny the application for planter boxes and the entry patio in public space

and approve the application for appropriate window alterations, with direction to the applicant to resolve the issues in coordination with the HPO staff.

**Williams-Addison House, 1645 31<sup>st</sup> Street, NW (Historic Landmark, Georgetown Historic District)**

Permit request: Subdivision of a landmark property; claimed as consistent with the Preservation Act

Status: Denied as inconsistent with the Preservation Act

The aim of this subdivision request was to create two separate record lots to allow the construction of a second single-family dwelling. The applicant claimed the subdivision would retain and enhance the landmark through a conservation easement on portions of the property. The Mayor's Agent denied the application for subdivision, finding the proposed draft conservation easement insufficient protection for the open space, and that a change from the property's 1858 boundaries would compromise the character of one of the older homes in Georgetown Heights and that section's historic pattern of large lots and estates.

**Chesapeake & Potomac Telephone Company Warehouse and Repair Facility, 1111 North Capitol Street, NE (Historic Landmark)**

Permit request: Partial demolition in order to construct a project of special merit

Status: Approved as a project of special merit

The approved project offered significant social, cultural, and economic benefits that were judged to have a high priority for the NoMA community and the District of Columbia as a whole. The project retained a substantial portion of the building and all the major elevations, included a museum related to the historic use of the building and a community space, and incorporated a number of sustainable design and construction features. The project furthered a number of the objectives and policies set forth in the District's recently adopted Comprehensive Plan and the NoMA Small Area Plan. Subsequent to this approval, the property was sold to National Public Radio. NPR has redesigned the project and may request a modification of the Mayor's Agent's approval.

**3259 P Street, NW (Georgetown Historic District)**

Permit request: Underground addition; claimed as consistent with the Preservation Act

Status: Approved as consistent with the Preservation Act

This case was referred by the U.S. Commission of Fine Arts and involved a subterranean addition that would occupy the entire rear yard and connect the basement of the single-family dwelling to the garage, removing trees and providing little capacity to replace them in the future. The Mayor's Agent found that under the present law and regulations, the applicant's addition and the loss of the tree cover that was not otherwise noted for its particular significance could not be construed to be inconsistent with the purposes of the Act.



## APPENDIX A - PERMIT APPLICATIONS REVIEWED

### APPLICATIONS BY PERMIT TYPE

Permit Type	Number	% reviewed over-the-counter
Alteration <sup>1</sup>	3332	96%
Conceptual Review	159	83%
New Construction	27	0%
Public Space	257	99%
Raze	135	99%
Subdivision	215	100%
Other <sup>2</sup>	412	100%
<b>TOTAL</b>		
	<b>4537</b>	<b>94%</b>
FY 2007 TOTAL	4666	90%
FY 2006 TOTAL	4279	89%

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

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

## APPLICATIONS BY HISTORIC DISTRICT

Historic District	FY 2007		FY 2008	
	Number	%	Number	%
Anacostia	46	1	72	1.6
Blagden Alley/Naylor Court	17	0.4	11	0.2
Capitol Hill	905	19	851	19
Cleveland Park	168	4.7	164	3.6
Downtown	82	3.6	104	2.3
Dupont Circle	256	5.5	302	6.6
Fifteenth Street	29	0.6	31	0.7
Foggy Bottom	13	0.3	18	0.4
Fourteenth Street	148	3	148	3.2
Foxhall Village	1	0	27	0.6
Georgetown	622	13	575	13
Grant Road	1	0	1	0
Kalorama Triangle	59	1	51	1.1
Lafayette Square	3	0	4	0
LeDroit Park	70	1.5	59	1.3
Logan Circle	10	0	14	0.3
Massachusetts Avenue	39	0.8	25	0.5
Mount Pleasant	209	4.5	191	4.2
Mount Vernon Square	88	2	53	1.1
Mount Vernon Triangle	3	0	4	0
Pennsylvania Avenue	133	2.3	122	2.7
Shaw	82	1.8	67	1.5
Sheridan-Kalorama	95	2	57	1.2
Sixteenth Street	49	1	60	1.3
Strivers Section	51	1	48	1
Takoma Park	43	1	40	1
U Street	294	6	266	5.8
Washington Heights	41	1	62	1.3
Woodley Park	69	1.5	49	1
Historic Landmarks	230	5	193	4.2
Commission of Fine Arts	249	5	420	9.2
Non-historic	561	12	448	9.9
<b>TOTALS</b>	<b>4666</b>	<b>100%</b>	<b>4537</b>	<b>100%</b>



**APPENDIX B – FEDERAL AGENCY PROJECTS  
DETERMINATIONS OF EFFECT**

<b>Federal Department or Agency</b>	<b>No Effect</b>	<b>No Adverse Effect</b>	<b>Adverse Effect</b>	<b>Pending</b>	<b>Total</b>
Agriculture				1	1
Amtrak		3			3
Archives		1			1
Defense					
- Army		3			3
- Navy		3			3
- Air Force		1		1	2
- Marines		1			1
- Army Corps of Engineers	2			2	4
- National Guard		3			3
Commerce		1			1
Federal Communications Commission	5	15		2	22
Federal Reserve Board	1	2			3
General Services Administration	1	17	1	7	26
Health and Human Services	1			1	2
Homeland Security	1				1
Housing and Urban Development	2	5		2	9
Interior	4	12	5	7	28
Postal Service	1				1
Smithsonian Institution		3		1	4
State			1		1
Transportation	1	7	2	2	12
Veterans Affairs		2			2
WMATA	3			1	4
<b>2008 TOTALS</b>	<b>22</b>	<b>79</b>	<b>9</b>	<b>27</b>	<b>137</b>
2007 TOTALS	21	58	5	17	101

**APPENDIX C – DISTRICT GOVERNMENT PROJECTS  
DETERMINATIONS OF EFFECT**

<b>Deputy Mayor or Agency</b>	<b>No Effect</b>	<b>No Adverse Effect</b>	<b>Adverse Effect</b>	<b>Pending</b>	<b>Total</b>
Fire and EMS		2			2
Housing and Community Development	127	4		4	135
Mental Health		1			1
Parks and Recreation	1	1	2	11	15
Planning and Economic Development		1		3	4
Police		1			1
Property Management	1	2		2	5
Public Libraries	1			1	2
Public Schools	6	33		1	40
Surveyor		6		1	7
Transportation	1	1	2		4
<b>2008 TOTALS</b>	<b>137</b>	<b>51</b>	<b>4</b>	<b>24</b>	<b>216</b>
2007 TOTALS	0	4	0	2	6

## APPENDIX D – TAX CREDIT REVIEWS FOR EASEMENT DONATIONS

<b>Historic District</b>	<b>FY 2007</b>	<b>FY 2008</b>
Capitol Hill	29	13
Cleveland Park	2	2
Downtown	-	1
Dupont Circle	13	3
Foxhall Village	1	2
Fourteenth Street	6	3
Georgetown	13	8
Kalorama Triangle	2	1
LeDroit Park	-	1
Logan Circle	3	-
Massachusetts Avenue	1	-
Mount Pleasant	8	3
Mount Vernon Square	-	1
Shaw	1	1
Sheridan-Kalorama	1	2
Strivers Section	2	-
U Street	4	3
Washington Heights	6	2
Woodley Park	3	-
Landmark	2	2
Pending landmark	-	1
<b><u>TOTAL</u></b>	<b><u>97</u></b>	<b><u>49</u></b>

## APPENDIX E - INSPECTIONS AND ENFORCEMENT

Historic District	Inspections	Stop Work Orders	Violation Notices	Infraction Notices*
Anacostia	151	12	13	12
Blagden Alley/Naylor Court	3	-	-	-
Capitol Hill	165	31	16	3
Cleveland Park	12	-	2	-
Downtown	8	-	-	1
Dupont Circle	49	4	5	2
Fifteenth Street	-	-	-	-
Foggy Bottom	10	-	-	-
Fourteenth Street	42	7	7	-
Foxhall Village	5	3	-	-
Georgetown	148	7	25	9
Grant Road	-	-	-	-
Kalorama Triangle	4	2	-	-
Lafayette Square	-	-	-	-
LeDroit Park	37	4	5	-
Logan Circle	-	-	-	-
Massachusetts Avenue	2	1	-	-
Mount Pleasant	58	9	6	2
Mount Vernon Square	35	2	4	3
Mount Vernon Triangle	4	-	-	-
Pennsylvania Avenue	-	-	-	-
Shaw	40	9	3	3
Sheridan-Kalorama	5	1	-	-
Sixteenth Street	11	2	1	-
Strivers Section	5	1	-	-
Takoma Park	24	2	1	1
U Street	92	11	5	4
Washington Heights	9	1	3	1
Woodley Park	17	-	-	-
Historic Landmarks	10	-	-	-

<b>2008 TOTALS</b>	<b>946</b>	<b>107</b>	<b>96</b>	<b>40</b>
2007 TOTALS	757	161	109	49

\* Infraction notices are tickets with a minimum \$2,000 fine.

## APPENDIX F – HISTORIC LANDMARK-DISTRICT PROTECTION FUND

<b>Beginning Balance (10/1/07)</b>	<b>FY08 Revenues</b>	<b>FY08 Expenses</b>	<b>FY08 Activity Balance</b>	<b>Ending Fund Balance (9/30/08)</b>
\$47,123.00	\$35,039.00	\$8,366.59	\$26,672.41	\$73,795.41

FY08 expenditures from the fund were for videotaping and broadcast of HPRB meetings beginning in May 2008 (per an MOU with the Office of Zoning).