

2009 Annual Report

Historic Landmark and Historic District Protection Act



Harriet Tregoning
Director, Office of Planning

Tersh Boasberg
Chairman, Historic Preservation Review Board

David Maloney
State Historic Preservation Officer

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Executive Summary

The District of Columbia Historic Preservation Office and Office of Planning are pleased to report another successful year for the District's historic preservation program. The major accomplishments of the program during Fiscal Year 2009 are:

Supporting Communities

- Awarded \$800,000 to low- and moderate-income homeowners for restoration work under the Historic Homeowner Grant program
- Awarded \$82,000 from the federal Historic Preservation Fund to support neighborhood preservation and education projects, through community grants and cooperative agreements
- Used \$35,000 in OP-allocated capital funds to add informational markers at 20 new sites on the city's popular African-American Heritage Trail
- Pursued an active community outreach program, partnering with the Humanities Council of Washington to distribute nearly \$29,000 in small grants to local organizations through the DC Community Heritage Project
- Obtained designation as a Preserve America community, opening up the potential for federal funding of special preservation projects

Recognizing Our Heritage

- Designated four new historic landmarks honoring the architectural richness, history, and cultural diversity of the District of Columbia
- Listed 13 new properties in the National Register of Historic Places
- Continued progress toward completion of a comprehensive historic survey database for the District of Columbia, which now includes information on more than 145,000 properties
- Produced two educational brochures in a series on the District's architecture and neighborhood history
- Printed an updated *District of Columbia Inventory of Historic Sites*, and posted an online version that is searchable both alphabetically and thematically

Encouraging High Quality Reinvestment

- Reviewed and approved more than 3,600 permit applications for work compatible with historic properties, processing 97% as an expedited "over-the-counter" service
- Approved architectural plans for renovation of the Howard Theater, conversion of the Old Naval Hospital to the Hill Center, construction of three major projects on 14th Street NW, and other key development
- Reviewed more than 300 federal and District government projects to ensure appropriate treatment of historic buildings

- Helped guide preservation master plans for major federal campuses scheduled for redevelopment: Saint Elizabeths Hospital, the Armed Forces Retirement Home, and Walter Reed Army Medical Center
- Facilitated \$119 million in historic building reinvestment through certified rehabilitation projects qualifying for federal tax incentives

Protecting Historic Assets

- Completed nearly 700 construction inspections, posted more than 200 stop work orders and violation notices, and issued 44 fines
- Made significant progress in addressing long-standing cases of demolition by neglect
- Created a digitized archive of preservation agreement documents, archaeological reports, and National Register nomination forms—essential tools for ensuring that historic properties are fully recognized and protected
- Improved GIS mapping capabilities, particularly for identifying the location of potential archaeological sites

Rewarding Accomplishment

- Presented the seventh annual District of Columbia Awards for Excellence in Historic Preservation, attended by nearly 500 honorees and guests at the newly renovated DC Court of Appeals

Introduction

The Historic Landmark and Historic District Protection Act of 1978 is the cornerstone of the District of Columbia's historic preservation program. For thirty years since its enactment by the Council of the District of Columbia, this pioneering preservation law has been among the most effective of its kind in the nation. It has protected the cultural heritage of the District of Columbia while also promoting the economic and social advantages of historic preservation for the benefit of residents, visitors, and future generations.

The District's preservation law established both the Historic Preservation Review Board (HPRB) and the Historic Preservation Office (HPO), which has been a component of the Office of Planning (OP) since 2000. These bodies coordinate and share the various functions that collectively achieve the purposes of the preservation law.

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 historic preservation. HPRB is composed of professional members and private citizens appointed by the Mayor and approved by the Council. It also serves as the State Review Board for the District of Columbia, under the provisions of the National Historic Preservation Act of 1966.

The Historic Preservation Office acts as the staff to HPRB and provides professional expertise on historic preservation matters to other government agencies and the public. It also serves as the State Historic Preservation Office (SHPO) for the District of Columbia. SHPO responsibilities under federal law include planning for preservation, identifying and recording historic properties, promoting preservation awareness, reviewing government projects that may affect historic properties, and facilitating the use of federal preservation tax incentives. These functions are supported by an annual appropriation—currently about \$500,000—from the federal Historic Preservation Fund (HPF) administered by the National Park Service. A portion of each year's grant is also distributed to communities in order to support neighborhood preservation efforts and educational activities.

As the Mayor's Agent for historic preservation, the Director of OP also helps to implement the preservation law, by providing guidance and helping to balance preservation with other public goals. The HPO staff works closely with its OP planning colleagues to ensure that preservation is fully integrated with the city's overall planning programs. It also coordinates with other government agencies, community groups, and individuals to achieve the goals and benefits of historic preservation.

*Among its provisions, the Historic Landmark and Historic District Protection Act of 1978 provides for an Annual Report on the implementation of the city's preservation program. This **2009 Annual Report to the Council of the District of Columbia** is the thirty-first of these reports and records the activities and accomplishments of the District's historic preservation program from October 1, 2008 to September 30, 2009.*

For further information, see the Historic Preservation Office website at planning.dc.gov/preservation or call the Historic Preservation Office at (202) 442-8800.

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Supporting Communities

Historic Homeowner Grants

The Historic Homeowner Grants Program has brought a real change to DC historic preservation. Since 2007, this program has offered preservation grants to low- and moderate-income homeowners in twelve of the city's historic districts. These grants not only help owners with the cost of preservation, but also promote pride in homeownership, support local jobs, and strengthen the fabric of communities.

Grants may be used for structural repairs and exterior or site restoration. The grant limit is \$25,000 generally, with a higher limit of \$35,000 in historic Anacostia. Recipients in the middle and upper range of income eligibility must provide a progressively greater percentage of matching funds. Work is undertaken by District-licensed general contractors selected by the homeowners. More than 20 local contractors have worked in the program, and some participate in Department of Employment Services or ARCH construction training programs.

In FY 2009, HPO received 94 applications from all twelve eligible historic districts. Grants are awarded competitively on the basis of historic preservation value, need, and community impact. Last year the selection committee awarded 38 grants in two grant rounds, but because of a midyear government-wide budget adjustment, some projects had to be deferred until FY 2010 or 2011.

HISTORIC HOMEOWNER GRANTS	
Historic District	Amount
Anacostia (19 grants)	\$ 437,540
2130 13 th Street SE	23,800
2118 15 th Street SE	20,026
2230 Chester Street SE	20,000
2319 High Street SE	19,212
2326 High Street SE	18,800
1358 Maplevue Place SE	11,000
1233 U Street SE	20,000
1257 U Street SE	35,000
1312 U Street SE	33,400
1234 V Street SE	5,000
1328 V Street SE	29,325
1420 V Street SE	30,000
1512 V Street SE	20,500
1514 V Street SE	17,510
1317 Valley Place SE	13,075
1340 Valley Street SE	35,000
1310 W Street SE	29,240
1314 W Street SE	28,420
1316 W Street SE	28,232
Blagden Alley (1 grant)	\$ 15,700
1315 Naylor Court NW	
Capitol Hill (2 grants)	\$ 45,630
430 10 th Street NE	22,750
238 11 th Street NE	22,880

LeDroit Park (5 grants)	\$ 104,425
318 Elm Street NW	25,000
545 Florida Avenue NW	25,000
231 Rhode Island Avenue NW	17,625
235 Rhode Island Avenue NW	24,800
414 T Street NW	12,000
Mount Pleasant (3 grants)	\$ 56,288
1752 Irving Street NW	16,613
1736 Kilbourne Street NW	25,000
1736 Kilbourne Street NW	14,975
Mount Vernon Square (1 grant)	\$ 16,367
430 Ridge Street NW	
Shaw (1 grant)	\$ 20,000
1330 10 th Street NW	
Strivers' Section (1 grant)	\$ 24,250
1733 U Street NW	
U Street (6 grants)	\$ 84,175
1815 8 th Street NW	15,000
1808 9 th Street NW	19,275
1812 9 th Street NW	25,000
2208 12 th Street NW	6,800
2021 Vermont Avenue NW	18,100
Total FY 2009 (38 grants)	\$ 804,375
Total 2008 (58 grants)	\$ 894,902

Homeowner Grant Program



1317 U Street, SE

- Removed the front vinyl siding, vinyl windows, non-historic porch railings and balusters, 2 x 6 floor boards, rotted wood porch ceiling, and stair assembly
- Restored the front wood siding and installed new insulated wood windows matching the original configuration
- Repaired the porch roof framing and installed new metal roofing with an integrated gutter assembly
- Installed a new beaded board porch ceiling, tongue-and-groove porch floor, saw-cut balusters and handrail, porch steps, and porch skirt
- Replicated and replaced 2 porch posts and brackets to match the existing. Restored and painted all remaining historic elements
- Replaced chain link fence with a wrought iron fence
- Removed an invasive sucker tree and trimmed the front yard maple away from the house (not funded by the grant)



Government of the District of Columbia

Historic Preservation Office
Office of Planning
2000 14th Street, NW, 4 Floor
Washington, DC 20009
(202) 442-7600
www.planning.dc.gov



Neighborhood Outreach and Preservation Education

The Historic Preservation Office maintains an active program of neighborhood outreach and public education. The entire HPO staff participates in the preparation and distribution of informational materials, training opportunities, and direct dialogue with communities about preservation projects. To broaden citywide involvement in preservation, HPO's Community Outreach Coordinator helps neighborhood groups with local heritage projects, and uses semi-annual events to increase citizen familiarity with preservation programs.

As a complement to HPO staff activities, HPRB is the primary public forum for open discussion of neighborhood development issues involving historic preservation. Before each month's HPRB meeting, HPO staff members routinely coordinate with applicants, property owners, and community representatives considering the upcoming cases, whether landmark designations or development projects. Public notice of the meeting agenda is distributed broadly through multiple media, and anyone is welcome to participate without the need to sign up in advance. HPRB meetings are videocast live over the internet.

During FY 2009, HPO staff participated in **146 community meetings and events, attended by more than 1,900 individuals**. Among the year's major education and outreach efforts were:

Public Information

- Produced two new brochures, on DC Modernism and the Downtown Historic District
- Participated in a *Kojo Nnamdi Show* program on DC archaeology, featuring a live interview with the DC Archaeologist and questions from WAMU radio listeners
- Responded to 231 research inquiries from students, residents, consultants, and community groups

Public Involvement

- Prepared revisions to procedures for public involvement in the historic landmark and historic district designation process, and issued draft regulations for a 90-day public comment period
- Attended Advisory Neighborhood Commission meetings on a potential Lanier Heights Historic District, and met with both proponent and opponent organizations

Education and Training

- Presented a day-long series of seminars on historic preservation for students at Phelps Architecture, Construction and Engineering High School, sponsored by the Washington Chapter of the AIA
- Gave presentations on modernism and archaeology at a citywide preservation conference, and on preservation basics at a citywide realtors training course
- Held four public training sessions at Martin Luther King Library for more than 100 persons on how to use the HPO database of 145,000 historic building permits

Community Projects

- Partnered with the DC Humanities Council and its community advisory committee to implement the DC Community Heritage grants program and hold capacity-building symposia
- Partnered with the DC Preservation League to establish an African American preservation committee
- Advised community groups and property owners on preservation projects in emerging development areas like Upper Georgia Avenue (Emory Methodist Church and the Sheridan Theater), H Street NE Corridor (survey and demolition issues), and the Anacostia riverfront (Saint Paul AUMP Church)

Preserve America

- Obtained designation as a Preserve America community, linking the District to an important national preservation initiative and offering the potential for federal funding of major preservation initiatives

Preservation Partnerships

HPO advances the outreach and education goals of the preservation program through cooperative agreements with local non-profit organizations whose missions are similar. These agreements help to produce and maintain preservation websites, newsletters, symposia, conferences, historic site documentation, and an annual awards program. During FY 2009, HPO used disbursements from the federal Historic Preservation Fund (HPF) for partnership agreements with the DC Preservation League, Cultural Tourism DC, and the Humanities Council of Washington, DC. HPO also used OP-allocated District capital funds to help Cultural Tourism DC add 20 new sites to the District’s popular African American Heritage Trail.

COOPERATIVE AGREEMENTS		
Project	Grantee	Amount
African American Heritage Trail Signage	Cultural Tourism DC	35,000
African American Heritage Trail Database Maintenance	Cultural Tourism DC	2,000
Heritage Education Workshops and Community Heritage Grants	Humanities Council of Washington DC	25,000
Educational Events and Newsletters	DC Preservation League	17,000
Total		\$ 79,000

Community Grants

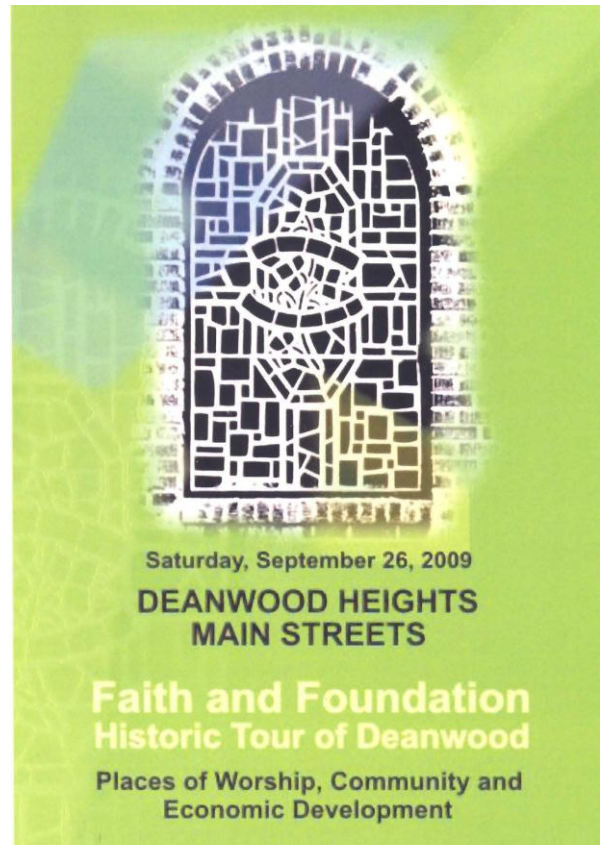
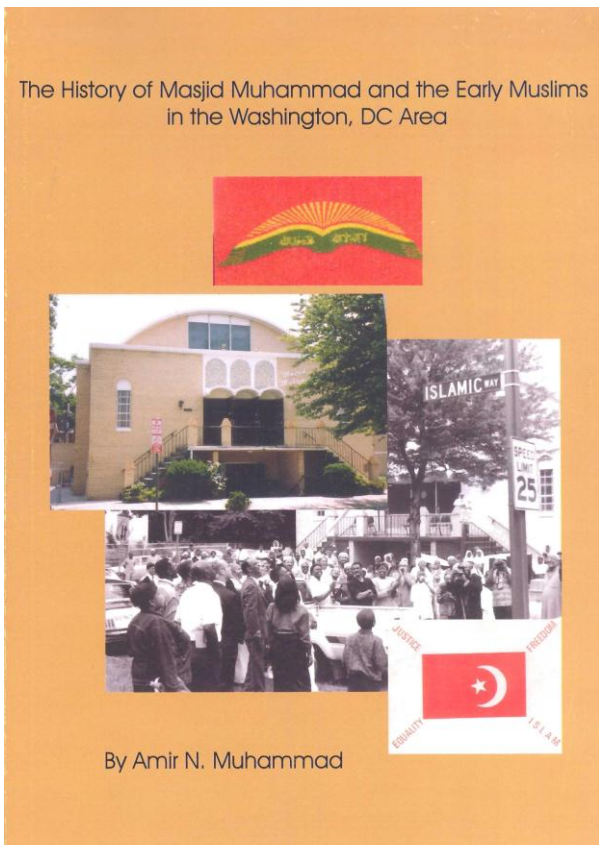
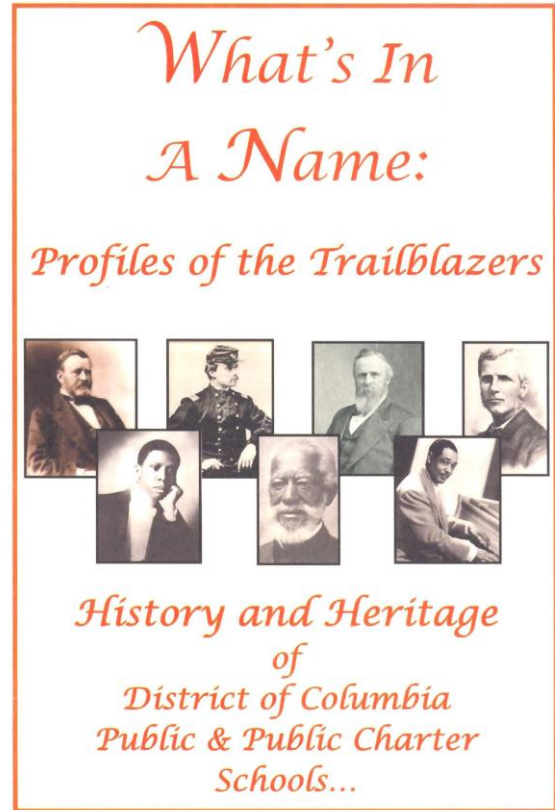
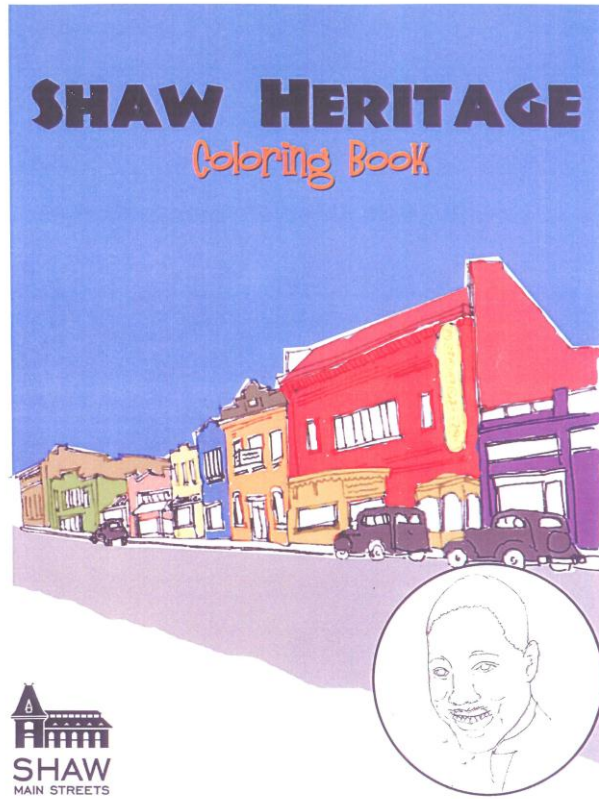
The SHPO awards grants to community organizations and scholars for historic survey, documentation, and public education activities. These grants fund history and survey projects prioritized in the HPO Annual Work Plan, as well as community initiatives that further the mission of the District’s preservation program. Each year, HPO allocates up to about 10% of its annual HPF funds for this purpose. Awardees are selected through a competitive Request for Proposal (RFP) process using a standardized rating and ranking system. In FY 2009, the SHPO awarded nearly **\$38,000 in community preservation grants** to local organizations and scholars.

COMMUNITY GRANT AWARDS		
Project	Grantee	Amount
Survey of Hill East	Capitol Hill Restoration Society ANC 6B	17,887
Study of DC Municipal Architects	Pamela Scott	5,000
History of Brightwood	Pamela Scott	15,000
History of National Churches in DC	Pamela Scott	5,000
Historic Adas Israel Synagogue Neighborhood Brochure and Walking Tour	Jewish Historical Society of Greater Washington	5,009
Total		\$ 37,896

DC Community Heritage Project

During FY 2009, HPO continued to support and guide the DC Community Heritage Project in its fifth year of partnership with the Humanities Council of Washington. This program presents two educational symposia each year, and distributes small grants to community sponsors as seed money to build consciousness of heritage and support for preservation. The emphasis is on grass-roots involvement in local history, and youth orientation. Experimental ideas are welcomed to push the envelope of traditional historic preservation concerns. This year, more than **\$28,000 was awarded in small grants to 16 local organizations.**

DC COMMUNITY HERITAGE PROJECT SMALL GRANT AWARDS			
Ward	Project	Grantee	Amount
1	Reconstructing Fourteenth Street	Association of Oldest Inhabitants	2,000
2	Al Wheeler and Georgetown: An Influential Man and His Community	Georgetown Kiwanis Foundation	2,000
2	Shaw Heritage Coloring Book (reprint)	Shaw Main Streets	2,000
2	Dupont and Its Residents: An Online History and Vintage Images	Historic Dupont Circle Main Streets	1,500
2	Exhibit of the History of the School Without Walls	School Without Walls Home and School Association	500
2	Saint Luke's Episcopal Church Oral History Project	Saint Luke's Episcopal Church	2,000
4	Preserving Takoma's Past: The Takoma History File	DC Public Library, Takoma Park Branch	475
4	Remembering the Past: A Zion Baptist Church Oral History	Zion Baptist Church History Commission	2,000
5	<i>What's In A Name</i> : History and Heritage of DC Public and Public Charter Schools	Women of the Dove Foundation	2,000
6	Road to Freedom	Second Baptist Church	2,000
6	Humanities Scholar Panel for Historic Synagogue Interpretation	Jewish Historical Society of Greater Washington	2,000
7	Master Builders in the Nation's Capital: African American Architects	Sign of the Times Workshop and Gallery	2,000
7	Tour Deanwood's Places of Worship: Faith and Foundation	Ward 7 Nonprofit Network	2,000
8	The History of Muslims in Washington, DC	Collections and Stories of American Muslims	2,000
8	Anacostia Community Museum Community Documentation Center	Smithsonian Institution's Anacostia Museum	2,000
8	Barry Farm: Past and Present	Helping Inner City Kids Succeed	2,000
Total			\$ 28,475



Recognizing Our Heritage

A primary function of the historic preservation program is to identify and document properties that are significant to the cultural heritage of the District of Columbia. Many historic properties are already recognized and protected through historic designation, but others are either not yet designated or not even understood because their former importance has been forgotten. Moreover, some significant properties cannot even be seen: archaeological evidence dating back thousands of years is scattered across every part of the District. These hidden artifacts are among the most difficult to retrieve and understand, but can also enlighten some of the most intriguing aspects of the city’s historical record.

Survey and Documentation

Historic resource surveys and scholarly research provide the primary means of identifying and documenting significant properties throughout the city. The HPO staff undertakes some survey and research work in-house, engages contractors for large projects, and offers grants to civic organizations, educational institutions, and scholars interested in pursuing initiatives consistent with the District’s adopted Historic Preservation Plan.

In FY 2009, HPO focused on projects providing comprehensive data and research tools usable throughout the city, as well as key neighborhood projects, including:

- **Building Permit Database:** Continued toward completion of a database of DC building permits issued from 1877 to 1960—now recording 145,000 buildings, of which 91,000 are confirmed extant
- **Architects Documentation:** Initiated compilation of a directory describing the careers and work of architects who were active in the District of Columbia, including the city’s Municipal Architects
- **Downtown Properties:** Documented significant downtown properties with the aim to complete historic designations in the core of the city
- **D.C. Inventory:** Printed an updated *District of Columbia Inventory of Historic Sites*, and posted an online version that is searchable both alphabetically and thematically

HISTORICAL RESEARCH AND SURVEY PROJECTS		
Ward	Project	Grantee or Contractor
all	Historic Building Permits	Brian Kraft (contractor)
all	DC Architects Directory (Phase I)	EHT Traceries, Inc. (contractor)
all	Study of DC Municipal Architects	Pamela Scott (grantee)
all	History of National Churches in DC	Pamela Scott (grantee)
2/6	Downtown Historic Properties	Kim Williams (contractor) Eli Pousson (intern)
2	L’Enfant Plan NHL nomination	EHT Traceries, Inc. (contractor)
4	History of Brightwood	Pamela Scott (grantee)
6	Survey of Hill East	Capitol Hill Restoration Society ANC 6B (grantees)

Designation of Historic Landmarks and Districts

The Historic Preservation Review Board designates historic properties after a public hearing on applications submitted by property owners, government bodies, community groups, and preservation organizations. In FY 2009, HPRB designated four historic landmarks for inclusion in the DC Inventory of Historic Sites:

Engine Company No. 19

2813 Pennsylvania Avenue, SE

Erected in 1910, Engine Company No. 19 was one of the first firehouses in Washington to be designed in one of the post-Victorian, European eclectic revival styles that became popular around World War I. A landmark in the Randle Highlands neighborhood, the station was designed with an asymmetrically placed hose tower, a massive roof, and rustic stone corner accents—suggesting quoins and voussoirs—on its stuccoed brick walls. *Nominated by the Capital Fire Museum*

The Euclid

1740 Euclid Street, NW

The elegant Euclid Apartments of 1919 typifies the mid-rise apartment buildings that became increasingly popular in streetcar suburbs of early-20th century Washington, especially after the city's exponential growth during World War I. Its architect was Claughton West, who designed more than 600 houses and 40 apartment buildings in his long career in the District. The six-story corner building displays classical Italianate facades of variegated brown brick with limestone trim and an elaborate modillioned cornice. *Nominated by Jubilee Housing*



Engine Company No. 19



The Euclid

Franklin Kameny House

5020 Cathedral Avenue, NW

Dr. Franklin E. Kameny, known to civil rights historians as “the father of gay activism,” led an activist group in the fledgling gay rights movement of the 1950s to 1970s. Historians consider him a landmark figure in articulating and achieving rights in federal employment, criminal law, and security clearance cases, and in reversing the medical community’s position classifying homosexuality as mental illness. This typical Colonial Revival house built in 1955 has been the home and office of Dr. Kameny since 1962. *Nominated by the Rainbow History Project*

John Philip Sousa Junior High School

3650 Ely Place, SE

Sousa Junior High School is nationally significant for its association with the civil rights battle to desegregate public schools. It was to the new, modern, and all-white Sousa that African-American student Spottswood Bolling went to enroll in 1950. The refusal to admit him led to the landmark 1954 U.S. Supreme Court case *Bolling v. Sharpe*, in which the court ruled that the federal government could

not maintain segregated schools, just as it ruled in the simultaneous *Brown v. Board of Education* decision that the states could not do so. Built from 1947 to 1950, Sousa was designed by Municipal Architect Merrel Coe in a postwar Modern style, spare in detail but sprawling over a large site with expansive ribbon windows and a dramatically rounded end. *Nominated by the Office of Public Education Facilities Modernization*



Franklin Kameny House



John Philip Sousa Junior High School

In FY 2009, HPRB also denied one historic landmark nomination, for a group of three commercial buildings known as Meads Row, at 1305-09-11 H Street, NE. No historic districts were considered.

HPRB uses written criteria of significance to evaluate nominations, but also encourages applicants to consult with affected property owners, and to strive for consensus whenever possible. As a result, the vast majority of designations occur without owner objection, as shown in designation statistics for the past 10 years.

HISTORIC LANDMARK DESIGNATIONS							
Fiscal Year	Applications Received	Landmarks Designated			Designations Denied		
		Number	Owner Objection	Rate	Number	Owner Objection	Rate
2009	10	4	-	0%	1	1	100%
2008	17	11	-	0%	1	1	100%
2007	33	28	2	7%	2	2	100%
2006	14	10	1	10%	1	1	100%
2005	13	8	-	0%	1	1	100%
2004	13	10	-	0%	3	1	33%
2003	15	4	1	25%	-	-	-
2002	31	15	-	0%	-	-	-
2001	7	7	1	14%	1	1	100%
2000	2	1	1	100%	-	-	-
Total	155	98	6	6%	10	8	80%

National Register Listings

The National Register of Historic Places is the nation’s official list of resources worthy of preservation and commemoration. Listing in the National Register affords a level of protection from federal government actions, including licensing actions, which might degrade the property’s historic characteristics or setting. It also makes properties eligible for federal preservation tax incentives and preferential consideration in federal leasing.

The State Historic Preservation Officer nominates properties to the National Register, which is maintained by the National Park Service. The SHPO routinely forwards designated historic landmarks and districts to the Register, since the listing criteria are substantially the same as for the DC Inventory of Historic Sites.

National Historic Landmarks, the nation’s most significant historic properties designated by the Secretary of the Interior, are also listed automatically in the National Register. With 74 NHLs, the District of Columbia has more of these properties than all but seven states.

In FY 2009, the National Register listed 13 District of Columbia properties nominated by the SHPO:

NATIONAL REGISTER LISTINGS		
Ward	Property	Address
1	Billy Simpson’s House of Seafood and Steaks First African New Church Gage School	3815 Georgia Avenue NW 2105-07 10 th Street NW 2035 2 nd Street NW
2	Shaw Junior High (McKinley Manual Training School)	1616 Marion Place NW
3	William L. Slayton House (and interior)	3411 Ordway Street NW
4	Webster Gardens Apartments (Petworth Gardens)	124-130 Webster Street NW
5	Third Baptist Church	1546 5 th Street NW
6	Bulletin Building Mary Surratt House Old Engine House No. 10 Old Naval Hospital (amendment) Randall Junior High School	717 6th Street NW 604 H Street NW 901 Pennsylvania Avenue SE 1341 Maryland Avenue NE 65 I Street SW
7	Strand Theater	5129-31 N.H. Burroughs Ave NE



Shaw Junior High School



Strand Theater



William Slayton House

Encouraging High Quality Reinvestment

Public Review of Major Projects

Under the District's preservation law, the Historic Preservation Review Board advises the Mayor's Agent to ensure that construction affecting historic landmarks and districts is consistent with their historic and architectural character. The law protects designated properties from demolition, promotes compatible alterations and additions, and also encourages the adaptation of historic properties for current use.

HPRB considers major projects while delegating to HPO the processing of more routine applications. Most HPRB reviews occur at the concept design stage, after an initial consultation with the HPO staff. Advisory Neighborhood Commissions and civic groups often review these projects at the same time, providing comments for HPRB consideration.

Some of the more important cases involving HPRB review during FY 2009 were:

- **Howard Theatre** (620 T Street, NW): HPRB approved renovation and expansion plans for the conversion of the Howard Theater into a flexible performing arts venue. The project includes a careful restoration of the exterior and an updated interior that incorporates modern sound and light technology. Use of the federal historic rehabilitation tax credit is expected.
- **Washington Hilton** (1919 Connecticut Avenue, NW): After designating this 1962 modern Expressionist building as a historic landmark, HPRB approved conceptual plans for upgraded hotel facilities and a construction of a new curved residential tower that complements the building's unusual wing-shaped design.



Washington Hilton renovation and addition (courtesy Beyer Blinder Belle Architects & Planners)

- **Old Naval Hospital** (901 Pennsylvania Avenue, SE): HPRB approved plans for a complete rehabilitation of this historic landmark for use as a Capitol Hill community center. Archaeology work was completed, and the project will also be eligible for the federal preservation tax credit.
- **Bread for the City** (1525 7th Street, NW): HPRB approved the concept and HPO approved final plans for construction of a contemporary two-story addition on the side of the former Barker lumber

warehouse, a 1906 historic landmark in the Shaw neighborhood. Currently under construction, the addition will house expanded medical facilities for the social services organization.

- **1400-1418 U Street, NW (U Street HD):** After several revisions, HPRB gave final conceptual approval to a residential and retail project that will add a seven- to nine-story apartment block behind a row of restored historic buildings at the heart of the U Street Historic District.



1400-1418 U Street showing proposed apartments behind (courtesy Eric Colbert & Associates Architects)

- **1800 14th Street, NW (U Street HD):** HPRB approved concept plans for restoration of a small-scale apartment and retail building, and construction of an adjoining seven story apartment building with ground floor shops. The project will include an interpretive commemoration of the site, which was the first permanent home of the Whitman-Walker Clinic.
- **1840 14th Street, NW (U Street HD):** Furniture retailer Room & Board obtained HPRB approval for the restoration and expansion of the former Taylor-Tally automobile showroom at 14th and T Streets. Their new store will include a one-story roof addition and patio display area.



Room & Board under construction at 14th and T Streets, NW

- **First Church of Christ, Scientist** (1770 Euclid Street, NW): HPRB approved the construction of a large, modern hotel to be added behind the 1912 church proposed for historic landmark designation. The form, materials, and entryway were revised for better compatibility with the church and Adams Morgan neighborhood. Use of the federal rehabilitation tax credit is expected.
- **3211 Wisconsin Avenue, NW** (Cleveland Park HD): HPRB recommended denial of a proposal to relocate a 1906 frame house to another location in the Cleveland Park Historic District, recommending instead that the owner rehabilitate the structure in its existing location.
- **1820-22 Jefferson Place, NW** (Dupont Circle HD): HPRB approved a concept proposal to add a five-story addition at the rear of two 1880s Victorian rowhouses, an unusual approach that was determined appropriate given the limited visibility and dense context of the properties.
- **308 9th Street, SE** (Capitol Hill HD): This vacant and long-neglected building had sustained severe structural damage and water infiltration from a large hole in the roof. After HPRB approved the project on the consent calendar, the developer worked closely with HPO staff to restore the front building and construct a rear addition.



308 9th Street in April 2009, before renovation



308 9th Street after being placed back into service

Public Hearings by the Mayor's Agent

A permit applicant may request a public hearing by the Mayor's Agent if HPRB recommends denial of the application. The Mayor's Agent also holds public hearings on other cases required by law, including demolition of a historic building, and subdivision that separates land from the site of a historic landmark.

Unlike HPRB, the Mayor's Agent may consider the economic impacts and other public benefits of a proposed project. 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, by virtue of exemplary architecture, specific features of land planning, or social and other high priority community service benefits.

During the past year, the Mayor’s Agent held hearings and issued orders in three cases:

- **Third Church of Christ, Scientist** (900 16th Street, NW): The Mayor’s Agent approved demolition of the church component of this Modernist historic landmark complex, based on unreasonable economic hardship to the congregation. Clearance of the permit was conditioned upon the issuance of a permit for a replacement church.
- **227 Pennsylvania Avenue, SE** (Capitol Hill Historic District): The Mayor’s Agent approved the issuance of a permit for a rooftop addition, finding it consistent with the purposes of the preservation law. The decision also considered the favorable recommendations of the Commission of Fine Arts and Advisory Neighborhood Commission.
- **Saint Elizabeths Hospital Historic District**: The Mayor’s Agent approved an application for an interim system of above-ground water pipes on the East Campus of the hospital grounds, finding it to constitute a project of special merit. The construction was necessary to obtain a certificate of occupancy for a new mental hospital building, and to provide fire protection to the hospital and vacant historic buildings as ordered by the Fire Marshal. While acknowledging the necessity of the installation and the likely grounds for approval in the public interest, HPRB found the visual intrusion not to be compatible with the character of the historic district. The issuance of the permit was uncontested at a brief hearing.

Permit Processing

The overwhelming majority of construction permits for work affecting historic property are processed on an expedited basis “over the counter” by the HPO staff, acting under delegation from HPRB. HPO also reviews subdivision and raze applications citywide. Under a cooperative agreement with DCRA, an HPO staff member is assigned to DCRA’s one-stop permit processing center during all business hours to ensure continuous customer service on a walk-in basis.



HPO permit review counter at the DCRA Permit Center

During FY 2009, **more than 3,600 construction permits** and related applications were submitted citywide for historic preservation review. Of these applications, **HPO reviewed 97% of the total** over the counter without requiring HPRB involvement—typically a turnaround time of a few minutes to a few days.

The total number of permit applications was down 20% from FY 2008, returning to approximately 2001-02 levels. This expected reduction reflects the nationwide downturn in construction, lending, and real estate development.

PERMIT REVIEWS BY TYPE							
Application Type	Reviewed by						Total
	HPO		HPRB		Mayor's Agent		
	Number	%	Number	%	Number	%	
Alteration	2818		C: 16 A: 8		1		2842
Concept Review	8		C: 44 A: 35		-		87
Preliminary Review	-		C: 1 A: 1		-		2
New Construction	3		C: 1 A: 1		1		6
Public Space	90		-		-		90
Raze	56		A: 1		1		57
Subdivision	153		A: 2		-		155
Other	369		-		-		369
TOTAL FY 2009	3498	97%	C: 62 A: 48	2% 1%	3	.001%	3608
TOTAL 2008	4265	94%	272	6%	4	.001%	4537
TOTAL 2007	4187	90%	479	10%	5	.001%	4666
TOTAL 2006	3809	89%	470	11%	6	.001%	4279
NOTES							
C: Consent Calendar							
A: Agenda							
Other: Change of use permits, permit revisions, temporary work, and work confirmed to be interior only							

PERMIT REVIEWS BY HISTORIC DISTRICT					
Ward	Historic District or Category	FY 2009		FY 2008	
		Number	%	Number	%
8	Anacostia	50	1.4	72	1.6
2	Blagden Alley/Naylor Court	16	0.4	11	0.2
6	Capitol Hill	712	19.7	851	19.0
3	Cleveland Park	118	3.3	164	3.6
2/6	Downtown	78	2.2	104	2.3
2	Dupont Circle	241	6.7	302	6.6
2	Fifteenth Street	17	0.5	31	0.7
2	Foggy Bottom	13	0.4	18	0.4
2	Fourteenth Street	103	2.9	148	3.2
3	Foxhall Village	20	0.6	27	0.6
2	Georgetown	376	10.5	575	13.0
3	Grant Road	3	0.1	1	0
1	Kalorama Triangle	43	1.2	51	1.1
2	Lafayette Square	2	0.1	4	0
1	LeDroit Park	60	1.7	59	1.3
2	Logan Circle	15	0.4	14	0.3
2/3	Massachusetts Avenue	39	1.1	25	0.5
1	Mount Pleasant	184	5.1	191	4.2
2/5/6	Mount Vernon Square	57	1.6	53	1.1
6	Mount Vernon Triangle	7	0.2	4	0
2/6	Pennsylvania Avenue	87	2.4	122	2.7
2	Shaw	76	2.1	67	1.5
2	Sheridan-Kalorama	51	1.4	57	1.2
1/2	Sixteenth Street	38	1.1	60	1.3
1/2	Strivers Section	41	1.1	48	1
4	Takoma Park	25	0.7	40	1
1/2	U Street	249	6.9	266	5.8
1	Washington Heights	79	2.2	62	1.3
1/3	Woodley Park	39	1.1	49	1
all	Historic Landmarks	155	4.3	193	4.2
all	DC Govt Properties	61	1.7	--	--
all	Commission of Fine Arts	325	9.0	420	9.2
all	Non-Historic Clearances	225	6.2	448	9.9
Total FY 2009		3608	100%		
Total 2008				4537	100%
Total 2007				4666	
Total 2006				4279	
Total 2005				4312	

District Government Projects

Like the federal government, the District of Columbia is one of the major owners of historic property in the city. When undertaking construction, District agencies are required to consult with the State Historic Preservation Officer at the concept design stage, and to take into account the effect of their projects on listed and eligible historic properties before expending funds.

The requirement for early SHPO consultation was enacted in 2006, and brings District practices in line with the standards of the federal government and most commercial developers. The SHPO review is coordinated with other mandatory reviews by the Commission of Fine Arts and National Capital Planning Commission, and helps to protect historic resources, ensure sound project planning, and promote efficient use of government funds.

District government projects involving designated historic landmarks or districts are also subject to the same requirements applicable to private property owners. Under these provisions of the preservation law, HPRB reviews major District projects and HPO reviews more routine work under delegated authority.

In FY 2009, the SHPO reviewed **123 District projects** undertaken by multiple agencies. Major project reviews included:

- **Public Schools:** HPO reviewed the comprehensive renovation of Eastern High School and nearby Eliot Junior High, as well as an addition to Brent Elementary in the Capitol Hill Historic District. HPO reviewed the proposed addition to Janney Elementary in anticipation of its designation as a historic landmark. The office also routinely cleared modernization plans for non-historic schools, including demolition of Woodson High.
- **Public Libraries:** HPO reviewed several initial design concepts for renovation and expansion of the Mount Pleasant Library in coordination with the Commission of Fine Arts. After further community involvement, HPRB approved the selected concept. Three libraries—Anacostia, Washington Highlands, and Francis Gregory—were also cleared for demolition and replacement.



The restored and expanded Mount Pleasant Library will retain its historic appearance on the street. At the rear, a light-filled atrium will connect to the new addition (renderings courtesy CORE architecture / design)

- **Surplus Properties:** HPO assisted the Deputy Mayor for Planning and Economic Development in reviewing development proposals for Stevens Elementary and the Hine Junior High School site.

New windows at Eastern High School (shown here in a test installation) will improve classroom conditions and help restore the grandeur of a landmark-eligible building



Before construction starts in Mitchell Park, HPO Archaeology Assistant Shagun Raina and DC Summer Youth Intern Paul Poston lay out an avoidance buffer to protect the Anthony Holmead archaeological site

- Recreation Facilities:** In three parks—Kalorama, Mitchell, and Walter C. Pierce—HPO monitored construction activity or conducted limited archaeological investigations before installation of fence posts, bioswales, and erosion remediation measures. All three parks contain archaeological resources either listed in or eligible for the National Register.

DISTRICT GOVERNMENT PROJECTS					
Lead Department or Agency	No Effect	No Adverse Effect	Adverse Effect	Under Review	Total
Courts	-	2	-	-	2
Housing Authority	2	-	-	-	2
Housing and Community Development	25	6	-	4	35
Mental Health	-	1	-	1	2
Parks and Recreation	2	2	-	-	4
Planning and Economic Development	-	6	-	3	9
Public Library	1	2	-	-	3
Public Schools and OPEFM	4	21	1	2	28
Real Estate Services	1	7	-	1	9
Surveyor	10	1	-	1	12
Transportation	-	9	-	5	14
Water and Sewer Authority	-	1	-	2	3
	-	-	-	-	-
Total FY 2009	45	58	1	19	123
TOTAL 2008	137	5	4	24	216
TOTAL 2007	0	4	0	2	6

- **Transportation:** HPO completed an expedited review of the K Street Transitway, DDOT reconstruction of 18th Street through the Washington Heights Historic District, and installation of bridges on the Anacostia Riverwalk Trail near Pennsylvania Avenue, SE.
- **Metropolitan Police Department:** HPO reviewed the renovation of the former Bowen Elementary School for the new First District police station. HPO staff also conducted a Phase I archaeological investigation at the location of the new MPD Evidence Facility at DC Village. Shovel test excavation verified that the area was highly disturbed, so no additional investigations were needed.
- **Main Streets:** For the Department of Small and Local Business Development, HPO conducted original research and provided historical background summaries of the commercial strips in Congress Heights, Deanwood Heights, Bloomingdale, and Brightwood.

Federal Government Projects

In its role as the State Historic Preservation Office for the District, HPO reviews federal government projects to ensure that historic and archaeological resources are adequately protected. This process under Section 106 of the National Historic Preservation Act also applies to projects on federal land, as well as federally funded or licensed projects.

Reviews are typically conducted in close coordination with other regulatory bodies such as the Advisory Council on Historic Preservation, National Capital Planning Commission, and U.S. Commission of Fine Arts. The public is also invited to participate, and civic groups are often included as consulting parties on major projects. The results of consultation are typically recorded in a binding Memorandum of Agreement (MOA) among the principal parties, or a Programmatic Agreement (PA) for a multi-year plan involving a sequence of separate construction projects.

During FY 2009, HPO completed **184 federal agency reviews**—an increase of 25% over FY 2008, in part reflecting federal economic stimulus spending of at least \$1.36 billion on District construction projects involving historic preservation review. Some of the more complex project reviews included:

- **Saint Elizabeths Hospital:** Intensive consultation continued toward a Programmatic Agreement to govern the implementation of a master plan for redevelopment of the West Campus and a portion of the East Campus as the headquarters for the Department of Homeland Security. The PA identifies preservation commitments, locations for new construction, and archaeological survey requirements for each development parcel.



The Victorian gatehouse at the main entrance to the West Campus of Saint Elizabeths Hospital will be restored to its historic appearance as part of the perimeter security project for the new Department of Homeland Security headquarters

FEDERAL GOVERNMENT PROJECTS					
Lead Department or Agency	No Effect	No Adverse Effect	Adverse Effect	Under Review	Total
Agriculture	-	1	-	-	1
Archives	-	1	-	1	2
Armed Forces Retirement Home	-	1	-	-	1
Defense					
Army	2	4	3	-	9
Navy	-	8	1	3	12
Air Force	1	4	-	4	9
Army Corps of Engineers	-	1	-	1	2
National Guard	1	3	-	-	4
Federal Communications Commission	19	41	-	2	62
Federal Reserve Board	1	5	-	1	7
General Services Administration	3	10	1	5	19
Health and Human Services	1	1	-	-	2
Homeland Security	-	2	-	-	2
Housing and Urban Development	3	3	-	-	6
Interior	3	17	-	6	26
National Capital Planning Commission	-	4	-	-	4
Postal Service	-	-	-	1	1
Smithsonian Institution	1	4	-	1	6
State	-	1	1	-	2
Transportation	-	1	1	1	3
Treasury	-	-	-	1	1
Veterans Affairs	-	1	-	1	2
WMATA	-	1	-	-	1
Total FY 2009	35	114	7	28	184
Total 2008	22	79	9	27	137
Total 2007	21	58	5	17	101

- **National Mall Plan:** HPO continued to consult with the National Park Service and a wide variety of agencies and groups interested in the voluminous National Mall Plan. An extended series of consultation meetings and planning document reviews were aimed at developing a draft Programmatic Agreement and alternatives that would avoid, minimize, or mitigate potential adverse effects to historic properties.
- **Potomac Park Levee:** HPO took the lead in preparing a Programmatic Agreement concluding more than a year of rigorous consultation among the National Park Service, Army Corps of Engineers, National Capital Planning Commission, Commission of Fine Arts, DDOT, and other interested parties. This critical flood control structure will span 17th Street near the Washington Monument. The PA provides for public interpretation of the levee structure, stabilization of the nearby historic Lockkeeper’s House, and archaeological investigations before construction.
- **National Museum of African American History and Culture:** Extensive consultation continued with the Smithsonian Institution and many other parties on the proposed design of the new museum on the Washington Monument grounds. Consultation included development of design principles and analysis of entries that were submitted for the design competition.



Winning concept design for National Museum of African American History and Culture (courtesy Freelon Adjaye Bond/Smith Group)

- **Southeast Federal Center (The Yards):** Although development slowed due to market conditions, plans for waterfront park construction and retail conversion of the historic Lumber Shed progressed. Three archaeological projects were completed along the Anacostia shoreline, and excavation was monitored in the vicinity of two previously identified sites. Artifacts from Columbia Pottery, a late 19th century factory, were collected in the waterfront park area.

Preservation Tax Incentives

The federal tax code offers two significant financial incentives for historic preservation. The rehabilitation tax incentive allows a 20% tax credit for construction and other development costs incurred in the substantial rehabilitation of an income-producing property listed in the National Register of Historic Places. To be eligible for the credit, all work must be executed in accordance with the Secretary of the Interior’s Standards for Rehabilitation, as certified by the SHPO and National Park Service. The value of the credit is critical to the economic feasibility of many historic preservation projects.

A second incentive allows the owner of a National Register property to deduct the value of a preservation easement as a charitable contribution for income tax purposes. If the property is in a Register-listed

historic district, the owner must obtain certification from the SHPO and National Park Service that the property contributes to the character of the district and is thus eligible for the tax deduction. The easement can then be donated to a private organization without further government involvement.

This past year, the SHPO reviewed seven rehabilitation projects for preliminary or final certification, representing an investment of **more than \$119 million in certified rehabilitation of historic buildings**. The SHPO also certified 34 properties as eligible for an easement donation, a slight decrease from 2008. The decrease is consistent with the substantial decline in easement donations since peaking in 2005.



1001 F Street, NW after completion



Cavalier Apartments after completion

CERTIFIED REHABILITATION PROJECTS		
Historic Property	Address	Amount
PRELIMINARY CERTIFICATION OF PROPOSED CONSTRUCTION		
Euclid Apartments	1740 Euclid Street, NW	7,400,000
Howard Theatre	620 T Street, NW	22,000,000
Total FY 2009		\$ 29,400,000
FINAL CERTIFICATION OF COMPLETED CONSTRUCTION		
Capitol Hill Historic District	15 6 th Street, NE	194,283
Carlton Hotel	923 16 th Street, NW	56,200,000
Cavalier Apartments	3500 14 th Street, NW	23,488,058
Downtown Historic District	1001 F Street, NW	2,600,000
Woodward & Lothrop	1025 F Street, NW	7,244,000
Total FY 2009		\$ 89,726,341
Total 2008		\$ 89,500,000
Total 2007		\$ 60,000,000
Total 2006		\$ 5,500,000

CERTIFICATIONS FOR EASEMENT DONATION						
Historic District	FY 2009	FY 2008	FY 2007	FY 2006	FY 2005	FY 2004
Blagden Alley	-	-	-	-	2	3
Capitol Hill	6	13	29	43	102	66
Cleveland Park	2	2	2	8	15	15
Downtown	2	1	-	2	-	2
Dupont Circle	-	3	13	15	38	36
Foggy Bottom	1	-	-	-	-	-
Foxhall Village	7	2	1	n/a	n/a	n/a
Fourteenth Street	1	3	6	8	23	25
Georgetown	5	8	13	30	68	60
Grant Road	-	-	-	-	-	1
Kalorama Triangle	-	1	2	3	11	4
LeDroit Park	-	1	-	1	6	2
Logan Circle	1	-	3	2	2	7
Massachusetts Avenue	-	-	1	2	1	1
Mount Pleasant	1	3	8	3	16	16
Mount Vernon Square	-	1	-	4	4	2
Shaw	1	1	1	8	15	5
Sheridan-Kalorama	1	2	1	7	7	23
Sixteenth Street	-	-	-	-	1	4
Strivers' Section	-	-	2	3	1	5
Takoma Park	-	-	-	1	-	-
U Street	2	3	4	19	21	20
Washington Heights	1	2	6	-	n/a	n/a
Woodley Park	2	-	3	1	4	9
Historic Landmarks	1	2	2	-	-	10
Total	34	49	97	160	347	299

Protecting Historic Assets

Data Management and Technology

HPO continues to upgrade and modernize its data management and information systems to ensure that the most accurate and reliable information is available to guide historic resource protection, planning, and economic development efforts. HPO administrative improvements for operational efficiency and effectiveness during FY 2009 included:

- Improved electronic processing of enforcement cases, better integrated with DCRA's Accela system for tracking permits and enforcement actions
- Significantly expanded GIS mapping capabilities, particularly for archaeological sites
- Creation of digitized archives for preservation agreements, archaeological reports, landmark designation files, and National Register nomination forms

Demolition by Neglect

Working cooperatively with DCRA and OAG, HPO made significant progress during FY 2009 in addressing cases of demolition by neglect. Major efforts included:

- **1326 Valley Place, SE** (Anacostia HD): OAG attorneys obtained an order from DC Superior Court allowing the government to make repairs and lien the property
- **2228, 2234, and 2238 Martin Luther King Jr. Avenue, SE** (Anacostia HD): HPO developed a stabilization scope of work and coordinated with the Board for the Condemnation of Insanitary Buildings to pursue action on one of the most visible blighted properties in the historic district.



1326 Valley Place SE, showing demolition by neglect, and the adjacent house at 1320, restored with a historic homeowner grant

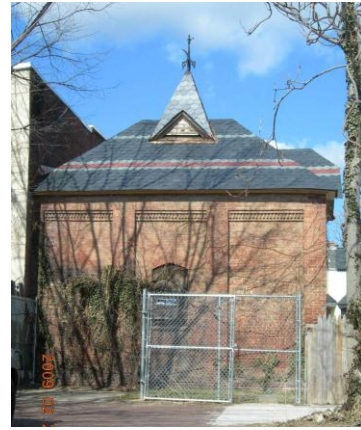


2234 Martin Luther King Jr Avenue SE

- **1841 16th Street, NW** (Sixteenth Street HD): After a partial collapse of this corner rowhouse, HPO worked successfully with DCRA, the owner, DC Preservation League, Dupont Circle Conservancy, and neighbors to rescue it from demolition through sale to a developer for stabilization and condominium conversion



1841 16th Street NW in June 2008, before stabilization



1922 3rd Street NW with restored roof

- **1922 3rd Street, NW** (LeDroit Park HD): Through coordination of its inspections officers and representative on the Board of Condemnation, HPO completed a successful enforcement action leading to the exterior restoration of a collapsing Victorian carriage house.

Demolition by neglect efforts did not require HPO to draw from the Historic Landmark-District Protection (HLP) Fund, the non-lapsing preservation revolving fund established under the DC preservation law. HLP funds were allocated as permitted to other preservation program needs.

HISTORIC LANDMARK-DISTRICT PROTECTION (HLP) FUND		
Beginning Balance (10/1/08)		\$ 73,795.41
Revenues	Assessments and collections	23,000.00
Expenses (to DC Office of Zoning)	HPRB meeting video broadcast agreement	21,465.00
Transferred out to DC General Fund	Government-wide budget reconciliation	47,123.00
Ending Balance (9/30/09)		\$ 28,207.41

Inspections and Enforcement

HPO works directly with owners and contractors to encourage voluntary compliance with permit requirements, thus avoiding the imposition of fines and minimizing administrative hearings. Nonetheless, enforcement remains an essential function. During FY 2009, HPO inspectors conducted **nearly 700 inspections**, and took **more than 250 enforcement actions**, as shown in the table opposite. The 20% decline in total enforcement activity from 2008 reflects a similar decline in the number of construction permits reviewed during the year.

Owners who come into compliance after receipt of a violation notice avoid further enforcement action. When necessary, however, HPO inspectors can stop work and issue a notice of infraction and fine, which is typically \$2,000.

The 44 tickets issued by HPO in FY 2009 resulted in a total assessment of \$114,000 in fines. Some fines are reduced or suspended through adjudication by the Office of Administrative Hearings. After these reductions, HPO collected \$20,060 in fines. Liens totaling \$38,000 have been placed on four properties as a last resort for non-payment of fines.

ENFORCEMENT ACTIONS					
Ward	Historic District	Inspections	Stop Work	Violations	Infractions
8	Anacostia	55	8	5	8
2	Blagden Alley/Naylor Court	2	2	1	-
6	Capitol Hill	131	31	18	9
3	Cleveland Park	10	3	-	1
2/6	Downtown	2	-	-	-
2	Dupont Circle	45	7	10	2
2	Fifteenth Street	-	-	-	-
2	Foggy Bottom	6	2	-	2
2	Fourteenth Street	37	2	2	-
3	Foxhall Village	12	4	3	-
2	Georgetown	150	14	36	8
3	Grant Road	-	-	-	-
1	Kalorama Triangle	2	-	-	-
2	Lafayette Square	-	-	-	-
1	LeDroit Park	33	3	8	2
2	Logan Circle	7	2	-	-
2/3	Massachusetts Avenue	2	2	-	-
1	Mount Pleasant	39	3	5	1
2/5/6	Mount Vernon Square	18	1	2	-
6	Mount Vernon Triangle	-	-	-	-
2/6	Pennsylvania Avenue	1	-	-	-
2	Shaw	34	6	2	7
2	Sheridan-Kalorama	3	-	-	1
1/2	Sixteenth Street	9	1	-	-
1/2	Strivers Section	3	5	-	-
4	Takoma Park	2	-	-	-
1/2	U Street	52	8	6	2
1	Washington Heights	26	1	4	-
1/3	Woodley Park	3	1	1	-
all	Historic Landmark	7	-	-	2
Total FY 2009		694	106	103	44
Total 2008		946	107	96	40
Total 2007		757	161	109	49
Total 2006		1141	203	139	38
Total 2005		969	201	138	12

Rewarding Accomplishments

Historic Preservation Awards

Each year the District of Columbia historic preservation program presents a program of preservation awards to honor distinguished achievement in historic preservation. Awards are selected by a nine-member advisory committee representing the preservation program, government agencies, community preservation groups, and Advisory Neighborhood Commissions.

This past year, the seventh annual District of Columbia Awards for Excellence in Historic Preservation took place at the District's first City Hall and Courthouse, a National Historic Landmark newly renovated as the home of the District of Columbia Court of Appeals. The award recipients were:

Colden Florance, FAIA, LEED AP
Individual Lifetime Achievement Award

Andrea C. Ferster, Esq.
HPRB Chairman's Award for Law and Public Policy

Old DC Courthouse (DC Court of Appeals)
State Historic Preservation Officer's Award

Beyer Blinder Belle Architects & Planners
District of Columbia Courts
Charron Consulting
Hensel Phelps Construction Company

District of Columbia Neighborhood Heritage Trails
For Excellence in Public Education

Cultural Tourism DC
District Department of Transportation
Adams Morgan Heritage Trail
Brightwood Heritage Trail
Deanwood Heritage Trail
Mount Pleasant Heritage Trail
Shaw Heritage Trail

Shaw Main Streets, Inc.
For Excellence in Community Involvement

The Northumberland Apartments
For Excellence in Stewardship

Board of Trustees, Northumberland Co-operative
Apartments

Dumblane
For Excellence in Stewardship

Elizabeth Nottingham and the late R. Kendall Nottingham
Tenleytown Historical Society



Colden Florance



DC Court of Appeals



Neighborhood Heritage Trails

Lost in Time: The Boy in the Iron Coffin

For Excellence in Archeology

Department of Anthropology, National Museum of Natural History, Smithsonian Institution



Boy in the Iron Coffin

Chinese Community Church

For Excellence in Design (Restoration and Renovation)

Rippeteau Architects, PC
Chinese Community Church Congregation
Worcester Eisenbrandt
Robert Silman Associates
Gould Property Company
EHT Tracerics, Inc.



Chinese Community Church

1155 F Street, NW

For Excellence in Design (Restoration, Renovation and New Construction)

Shalom Baranes Associates
Douglas Development Corporation
HKS, Inc.
EHT Tracerics
Tadger Cohen Edelson & Associates
James G. Davis Construction Company
Pei Cobb Freed & Partners Architects

Ford's Theatre

For Excellence in Design (Restoration and Renovation)

Forrester Construction
National Park Service, Department of the Interior
ASD
Integral



Congressional Cemetery Monuments

Historic Monuments at Congressional Cemetery

For Excellence in Design (Restoration and Renovation)

National Cemetery Administration, Department of Veterans Affairs
Historic Preservation Training Center, National Park Service
Association for the Preservation of Historic Congressional Cemetery
Department of Anthropology, National Museum of Natural History, Smithsonian Institution
National Center for Preservation Technology and Training, National Park Service

Takoma Park Library

For Excellence in Design (Restoration and Renovation)

District of Columbia Public Library
Martinez + Johnson Architecture
Forrester Construction



Takoma Park Library



Historic Preservation Review Board

Tersh Boasberg	<i>Chairman</i>
Elinor Bacon	<i>Citizen Member</i>
Catherine Buell	<i>Citizen Member</i>
Maria Casarella	<i>Architect</i>
James S. Kane	<i>Historian</i>
Christopher Landis	<i>Architect</i>
Pamela Scott	<i>Architectural Historian</i>
Robert Sonderman	<i>Archaeologist</i>
Joseph E. Taylor	<i>Architect</i>



Office of Planning

Harriet Tregoning
Jennifer Steingasser

Director
Deputy Director for Development Review and Historic Preservation

Historic Preservation Office

David Maloney	<i>State Historic Preservation Officer</i>
Stephen Callcott	<i>Deputy State Historic Preservation Officer</i>
Michael Lee Beidler	<i>Senior Historic Preservation Specialist/Enforcement Officer</i>
Anne Brockett	<i>Architectural Historian</i>
Toni Williams Cherry	<i>Senior Enforcement Officer</i>
Joyetta Delaney	<i>Administrative Assistant</i>
Timothy Dennée	<i>Architectural Historian</i>
Patsy Fletcher	<i>Community Outreach Coordinator</i>
Johanna Hernandez	<i>Administrative Assistant</i>
Keith Lambert	<i>Enforcement Officer</i>
C. Andrew Lewis	<i>Senior Historic Preservation Specialist</i>
J. Brendan Meyer	<i>Historic Preservation Specialist</i>
Amanda Molson	<i>Historic Preservation Specialist</i>
Eli Pousson	<i>Intern</i>
Shagun Raina	<i>Archaeology Assistant</i>
Ruth Troccoli	<i>Archaeologist</i>
Eldra D. Walker	<i>Historic Preservation Specialist</i>
Kim Prothro Williams	<i>Architectural Historian</i>
Bruce Yarnall	<i>Operations and Grants Manager</i>

