

District of Columbia Historic Preservation Office Annual Work Plan

Under the National Historic Preservation Act, the DC State Historic Preservation Office (SHPO) is responsible for administering a certified historic preservation program in the District of Columbia. These state responsibilities complement the District's local preservation program under the DC Historic Landmark and Historic District Protection Act. The combined preservation program is administered by the DC Historic Preservation Office (HPO), a component of the DC Office of Planning.

To carry out its preservation programs and operations, the SHPO receives funds annually from the National Park Service's Historic Preservation Fund. In Fiscal Year 2009, the SHPO expects to receive approximately \$477,000 from this fund.

Under its obligations to the National Park Service, the SHPO must prepare an Annual Work Plan for the federal programs it administers. This work plan sets goals and objectives for historic preservation, and guides the SHPO in meeting federal program responsibilities.

Goals of the annual Work Plan are consistent with the HPO's five-year Historic Preservation Plan, *Preserving Communities and Character: The Historic Preservation Plan for the District of Columbia 2008-2012*.

The major goals identified in the Historic Preservation Plan are to:

- Increase the Identification and Recognition of Historic Properties,
- Protect Historic Properties, and
- Capitalize on Historic Properties and Heritage Preservation.

The Annual Work Plan and five-year Historic Preservation Plan work in conjunction to encourage the preservation of the District's historic and archaeological resources.

Goal 1: Increase the Identification and Recognition of Historic Properties

1.1 Survey and Inventory

The SHPO plans to conduct architectural and archaeological survey projects, including community survey projects assisted with grant funds. The organization of existing survey information will be improved to make it more readily available for public use. The HPO will continue to maintain open public access to its survey files and to involve the public in survey program activities.

2009 survey and inventory priorities

- 1) Continue the development of a comprehensive survey database of DC buildings. Tasks include conversion of the old computer database (IPS) to a new GIS-compatible database, and continuing refinement and expansion of the DC archive of construction permits (1877-1949) through the Building Permit Historical Data Maintenance Project.
- 2) Initiate a DC Historical Studies Project with a first phase to include research and narrative documentation on extensions of the Plan of the City of Washington.
- 3) Support community survey and inventory work in areas adjacent to existing historic districts, such as Anacostia and Capitol Hill, or in neighborhoods like Eckington that are responding to development pressure.
- 4) Continue a partnership with the DC Department of Small and Local Business Development (Office of Commercial Revitalization/DC Main Streets) to document neighborhood commercial corridors and properties. Support preservation awareness by other DC agencies through research to identify and document significant DC-owned properties.
- 5) Continue to increase HPO's GIS coverage of the District's historic and archaeological resources. Create an archaeological site polygon layer, update existing site forms, and update existing GIS data with surveys and newly-identified resources as they occur.
- 6) Continue the Archaeological Collections Initiative to pursue establishment of a federally-compliant curation facility for the District's archaeological artifact collections. Tasks include linking the collections data to the archaeology GIS.
- 7) Complete documentation of the historic cemeteries in Walter C. Pierce Community Park, working cooperatively with community partners. Anticipated documentation includes a formal summary report of the archaeological surveys in the park and a National Register of Historic Places nomination for the park.

1.2 Historic Landmark and District Designation

DC Index of Historic Sites: The HPO expects to review and submit nominations to the Historic Preservation Review Board for designation of historic landmarks and historic districts at the same pace as in recent years. In addition, the HPO may prepare nominations for SHPO or HPRB sponsorship, as appropriate. The HPO will continue its policy of working directly with property owners and community groups to seek support for designations before scheduling a public hearing.

National Register: The SHPO expects to review, prepare, and submit nominations to the National Register of Historic Places as recommended by HPRB, acting as the State Review Board. The

HPO will continue to respond to requests for National Register information and present information at community meetings.

2009 designation priorities

- 1) Review and act on historic landmark nominations currently on file and as they are submitted. The list of pending nominations is on the HPO website at www.planning.dc.gov. Recent historic landmark nominations include the Sheridan Theater, Hemingway Temple AME Church, St. Paul's AUMP Church, and public schools such as Bundy, Congress Heights, Shaw, Slater, and Langston.
- 2) Finalize research and documentation necessary to complete the nomination of the L'Enfant Plan as a National Historic Landmark.
- 3) Consider historic district nominations for Meridian Hill, U Street East (as an expansion of the Greater U Street Historic District), Barney Circle, and George Washington University.
- 4) Prepare and consider historic landmark and district nominations for key unprotected properties identified as eligible in the DC Index, particularly in the downtown area.
- 5) Continue community outreach for proposed historic districts in Chevy Chase and Lanier Heights, and review nominations if submitted.
- 6) Adopt regulations for owner objection to historic district designation.
- 7) Forward all new DC designations to the National Register of Historic Places and continue to prepare and nominate DC Inventory properties not already listed in the Register.
- 8) Establish as standard procedure an assessment of archaeological potential for all nominations submitted to HPRB for DC Inventory and National Register listing.

Goal 2: Protect Historic Properties

2.1 Project Review and Compliance

DC Preservation Law Review: Review construction projects under the DC Historic Landmark and Historic District Protection Act of 1978 and corresponding regulations. To consult the historic preservation regulations (10 DCMR Title 10A), see the HPO website at www.planning.dc.gov.

Federal Project (Section 106) Review: Review federal undertakings for compliance with Section 106 of the National Historic Preservation Act and applicable guidelines such as *The Secretary of the Interior's Standards for Rehabilitation*. Assess the National Register eligibility of affected and potentially affected properties and require cultural resource or archaeological assessment reports where appropriate. Review development plans, consult on effects to all resource types including landscape and archaeological features, and develop appropriate preservation treatments or mitigation measures. Draft, review and monitor Memoranda of Agreement and Programmatic Agreements as needed.

DC Government Project Review: Continue efforts to establish standardized review procedures and systems in coordination with DC agencies. Identify designated and eligible historic properties under DC ownership, and review proposed DC agency projects for compatibility with designated

or eligible historic properties. Promote interagency coordination by means of agency master plans identifying capital projects for the upcoming year.

Enforcement: Maintain an effective enforcement program to ensure compliance with the provisions of the DC preservation law.

Standards and Guidelines: Continue efforts to expand, update, and improve upon the existing design standards and guidelines included in the DC Historic Preservation Regulations and other adopted documents. Develop, circulate, and adopt additional standards and guidelines to address specific preservation and design concerns.

2009 project review and compliance priorities are:

- 1) Review an estimated 4,000 building permit applications and conceptual reviews for private construction subject to the DC preservation law.
- 2) Complete an estimated 100 federal Section 106 reviews, comprising a major component of the work of the HPO review staff. Major projects under review in FY 2009 are expected to include St. Elizabeths Hospital, Armed Forces Retirement Home, National Museum of African-American History and Culture, Southeast Federal Center (The Yards), Potomac River Levee Project, MLK Memorial, and multiple federal building rehabilitation and security projects.
- 3) Continue implementation of the DC agency preservation review process enacted in 2007 (Section 9B of the DC preservation law, as amended). Finalize draft regulations implementing the process, in consultation with other DC agencies. Follow standardized review procedures to facilitate project reviews with DC agencies, specifically targeting major stakeholders including DC Public Schools, Department of Parks and Recreation, Public Libraries, Fire and Emergency Medical Services, Office of Property Management, and District Department of Transportation.
- 4) Emphasize coordination on key DC projects, such as the DCPS facilities master plan, public school and library upgrades, recreational facilities, and transportation improvements such as South Capitol Street and extension of Minnesota Avenue NE. Assist DDOT in completing archaeological documentation requirements under previous consultation for the Barney Circle Freeway.
- 5) Assist DC DPR in incorporating cultural resources into the DPR Comprehensive Plan and managing historic and archaeological resources on District lands. Key projects include a cultural resources management plan for Walter Pierce Park, evaluation of upcoming DC DPR projects for impacts to historic resources, and assisting in creation of public outreach materials using historic properties or archaeological collections as appropriate.
- 6) Fully implement HPO counter operations at DCRA, and review permit transmittal and coordination issues, including permit procedures for work in public space, including mechanical and electrical permits for meter and other installations.
- 7) Undertake an estimated 1,000 building inspections and pursue enforcement action including stop work orders, violation notices, and notices of infraction as appropriate. Evaluate the current enforcement program and identify needed program improvements. Update written enforcement policies to promote public understanding of the enforcement process.
- 8) Circulate and finalize regulations addressing the following topics to be included in DC preservation regulations (10 DCMR Title 10A): Special Considerations for Accessibility;

Standards for Signs, Awnings, Canopies, and Marquees; Demolition by Neglect; and revised standards for window repair and replacement (Window Standards).

- 9) Circulate and finalize neighborhood guidelines specific to the Foxhall Village Historic District, and if designated, the proposed Chevy Chase Historic District. Issue more specific policy guidance on building setbacks and information required for applications involving construction above or behind historic buildings.
- 10) Update the "Guidelines for Archaeological Investigations in the District of Columbia," last updated in 1998.
- 11) Continue participation in the Office of Planning review of DC Zoning Regulations with specific attention to minimizing conflicts between zoning and preservation standards.

2.2 Preservation Incentives

Federal Preservation Incentives: Review projects submitted under the federal Rehabilitation Tax Credit program and the related preservation easement program, and provide technical assistance in response to informational requests.

DC Preservation Incentives: Continue implementation of the preservation grant provisions of the DC Targeted Historic Preservation Assistance Amendment Act 2006, and expand its availability to all eligible historic districts. To supplement the federal Rehabilitation Tax Credit program, develop a local tax incentive program for historic properties for consideration by the DC Council. Incorporate features supporting sustainable development practices.

Easements and Covenants: Maintain and make publicly available a current database of known preservation easements held by qualifying nonprofit organizations in the District of Columbia. A list of current easements in effect may be found on the HPO website at www.planning.dc.gov. Accept and monitor historic preservation easements required for federal grants from the Save America's Treasures program administered by the National Park Service or the Preserve America program administered by the Advisory Council on Historic Preservation. Monitor covenants on landmark property secured under the Real Property Tax adjustment provisions for historic preservation (D.C. Official Code §§ 47-842 to 47-844).

Development and Acquisition Grants: No development grant awards are projected or anticipated.

2009 preservation incentive priorities are:

- 1) Award a projected \$900,000 in grants to homeowners for approved historic preservation work in the twelve targeted historic districts. Additional information may be accessed on the agency website at www.planning.dc.gov.
- 2) Review and coordinate with the National Park Service on federal rehabilitation tax credit applications for projects including The Yards (Southeast Federal Center) and Hotel Washington.
- 3) Record easements as grant projects are completed at the current Save America's Treasures projects. Possible easement properties include Anderson Cottage at the Armed Forces Retirement Home, Mary Church Terrell House, Octagon House, Stephen Decatur House, and Tudor Place.
- 4) Develop and propose a D.C. preservation tax incentive program to supplement federal tax incentives.

Goal 3: Capitalize on Historic Properties and Heritage Preservation

3.1 Planning

Historic Preservation Planning: Solicit input from District constituents on federal historic preservation programs for use in updating and revising the annual statewide historic preservation plan. Complete historic context documents and other planning studies to support survey and evaluation of potential historic properties.

2009 planning priorities are:

- 1) Prepare, print, and distribute copies of the completed five-year Historic Preservation Plan for the District of Columbia.
- 2) Update and refine the District of Columbia Index of Places of Historic Interest an education and planning tool listing places that may qualify for recognition as historic landmarks or for inclusion within historic districts. Make the information accessible in GIS format and on the HPO website.
- 3) Complete the final report on Mid-Century Modernism in the District of Columbia. Begin to identify properties that may represent significant examples of modernism worthy of recognition and protection.
- 4) Initiate thematic studies on topics such as historic cemeteries in the District of Columbia, early settlement areas beyond Washington City, places of worship, DC government buildings, road-related architecture, the work of concrete pioneer John Joseph Earley, or alley and other affordable dwelling types.
- 5) Launch a partnership with the National Trust for Historic Preservation that aligns with NTHP's Sustainability Initiative. Programs might include the development of a model historic house retrofit prototype, green renovation demonstration project, or job training opportunity related to retrofitting historic buildings.

3.2 Education and Outreach

Outreach: Through the coordinated efforts of the Community Outreach Coordinator and other HPO staff, develop and promote preservation awareness in general and specialized media through workshops, publications, presentations, and events. Assist with technical assistance through publications, web-based information, individual consultations, and on-site visits.

Maintain the HPO section of the Office of Planning's website. Provide outreach to DC residents through periodic newsletters and development of educational brochures. Strengthen communication with Advisory Neighborhood Commissions and community preservation organizations through periodic consultation meetings.

Specific 2009 education and outreach priorities are:

- 1) Continue to provide technical, design and research assistance on preservation projects to the DC Department of Small and Local Business Development (Office of Commercial Revitalization/DC Main Streets), and community partners such as Cultural Tourism DC and the Humanities Council of Washington, DC. Continuing efforts include development of the African American Heritage Trail and website, and the DC Community Heritage Project. New efforts include using preservation as a revitalization tool in DC's neighborhood commercial districts.

- 2) Implement a coordinated program of outreach to underserved DC communities like Deanwood, Shaw East, Anacostia, H Street NE corridor, Barney Circle, and others.
- 3) Upgrade and expand the HPO section of the OP website, including reformatting where needed, and new sections to include documents related to pending applications as well as historical information of general interest.
- 4) Develop and provide historic preservation education seminars targeted to Advisory Neighborhood Commissioners.
- 5) Write, produce and distribute the HPO quarterly newsletter *Landmarks*, including insertion in the DC Preservation League newsletter.
- 6) Develop a new web-based format for the DC Inventory of Historic Sites and initiate production of a fully revised and updated version.
- 7) Produce the 6th Annual Mayor's Awards for Excellence in Historic Preservation cooperatively with the DC Preservation League. Solicit and review nominations for the 7th Annual Awards.
- 8) Schedule a database training session and share with consultants and partners the Building Permits Database (1877-1949) and electronic copies of all DC National Register and National Historic Landmark nominations.