

[2016]

**District of Columbia
Historic Preservation Plan**

Enriching Our Heritage





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Enriching our heritage

Introduction

Now almost 225 years old, the District of Columbia is uncommonly fortunate in its cultural, historical, and architectural legacy. It is a heritage that is rich and varied, manifesting itself in the city's majestic museums and monuments, cohesive neighborhoods, diverse places of work and worship, and scenic parks and landscapes. Its layers of history extend well beyond the built environment, to the stories of people, communities, and institutions that have contributed to the making of this place.

This legacy survives not just by chance. It is the result of the concerted efforts of citizens, organizations, business leaders, and government officials advocating for the value of the city's historic resources. Fifty years ago, when an organized approach to preservation first began in the District, the population was declining and traditional urbanism was losing favor. Advocates for history fought not just the random demolition of "obsolete" structures for parking lots, but massive renewal schemes that could destabilize whole neighborhoods. They advanced an alternative vision that our communities are irreplaceable assets, and most of their fabric can be sustained and renewed rather than replaced.

During the past 50 years, preservation of our heritage has become an inseparable part of the District's revitalization. Tens of thousands of historic buildings have been protected and adapted to meet modern needs. There has not always been agreement in every case, but the general goal of respecting the city's historic buildings and character enjoys widespread support.

Now, with a strong economy, surging population, and rising land and housing costs, the pressure for redevelopment in the District has intensified. Smart growth and sustainability are important policy goals, and must be accommodated along with preservation. New residents bring vitality, but perhaps different expectations about the city they now live in. And they may not share the same understanding or awareness of local heritage as long-time District residents.

In this changing environment, we cannot rely on the same assumptions and the past approaches to preservation alone. We can sustain and improve upon tools that work well, but we must also look for new strategies to ensure that the methods of preservation keep pace in a changing city. This plan aims to start down that road in order to ensure that our historic heritage remains a vital and valued part of our daily lives.

A Path Forward to 2016

This plan is a guide to a broad range of historic preservation efforts through 2016. It lays out a manageable list of goals and suggests the actions the HPO, city agencies, federal partners, cultural organizations, preservation non-profits, and other partners can take collectively in the near term to help achieve a long-range vision. It strives to include a wide range of activities and be responsive to many opinions, while also setting priorities that will allow us to focus on the most pressing of our needs.

Several major themes weave through this plan and underlie many of its recommendations. They reflect a critical assessment of where preservation stands now, based upon the public comments received and a thoughtful look at what the city's preservation community is doing well and not so well.

These five themes are:

- 1** *Preservation should get back to basics.* Preservation should concentrate on what most people understand is valuable.
- 2** *We should build from an understanding of history.* Telling the story of our communities is the way to foster civic pride in the accomplishments of the past.
- 3** *Preservationists should work together.* Partnerships are essential to draw on all available talents and resources, communicate effectively, and make progress toward common goals.
- 4** *We should celebrate our achievements.* Our historic environment is in remarkable condition overall, and preservationists can take credit for decades of solid accomplishment.
- 5** *Preservation should consider new possibilities.* A changing city presents new opportunities, but new tools and approaches are also needed to address the challenges we face.

A Guide for Everyone

This plan is intended for everyone in the District of Columbia. ***It is not merely a program plan for the operations of the DC Historic Preservation Office.*** On its most basic level, preservation is a group activity. It is property owners—whether government agencies, businesses, or homeowners—who actually preserve the District's historic resources. Community organizations and volunteers foster pride in our history and advocate for the benefits of preservation through the democratic process. Schools, cultural institutions, and a multitude of congregations preserve and pass on our heritage to the next generation. Everyone enjoys our civic spaces and draws inspiration from the life of our city.

Inevitably, most of the goals in this plan involve the Historic Preservation Office (HPO) and Historic Preservation Review Board (HPRB), the government bodies responsible for implementing preservation laws. But government officials cannot fulfill the purposes of these laws without the participation and support of the community at large. Government relies on the commitment and contributions of many partners working for the common good of the city.

Plan Organization

The plan is organized in seven chapters:

- First, it portrays images for a common vision, and reviews our history and heritage — **Chapters 1 and 2.**
- Then it assesses our strengths and challenges, and proposes the goals we should set and actions we should take to reinforce our strengths and confront our challenges — **Chapters 3, 4, and 5.**
- In **Chapter 6**, it looks in depth at our goals and charts how to respond over the next four years to the preservation mandates of the District's Comprehensive Plan.
- And finally, in **Chapter 7**, it includes a list of planning resources and describes how to give critical feedback throughout the life of this plan. Your thoughts, suggestions, observations, and participation are needed as we move forward together.



Duplex McGill House in LeDroit Park

Plan Methodology

This document is unlike, and we hope better than, any previous plan produced by the DC Historic Preservation Office. With it we begin a new chapter in how we as a community plan cooperatively for the District's cultural resources, and how we communicate with each other about preservation in the city.

In 2000, HPO became a part of the DC Office of Planning. That merger came from the recognition that protection of the city's cultural heritage was more of a planning function than one of reviewing construction permits when plans reached the implementation stage—in other words, once the train was already leaving the station.

Some were initially skeptical about what that move might mean for the integrity of the city's historic preservation program. In the dozen years since that merger, however, the city's planning and preservation efforts have intermeshed in unforeseen ways that have strengthened both. We now function as inseparable parts of a more inclusive planning process that is helping to propel the growth of the city by building on its natural strengths and competitive advantages. We can now focus on attracting the kind of new economic engines that thrive in the cultural and physical environment that the District of Columbia provides in abundance.

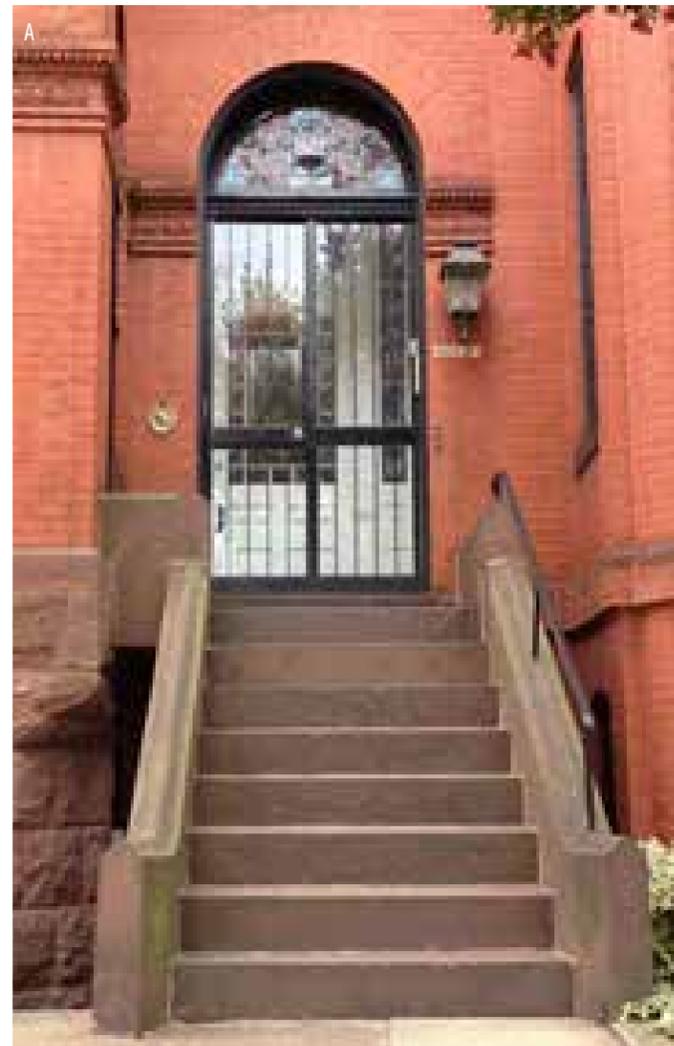
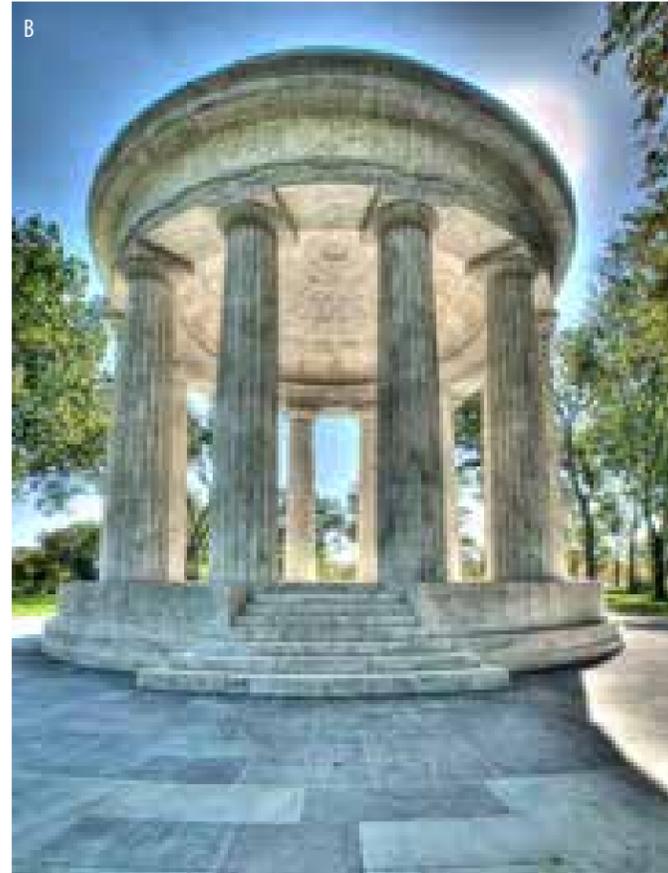
What progress has been made in the past dozen years?

At the halfway mark, the District rewrote its Comprehensive Plan, for the first time with historic preservationists as colleagues and equal members of the planning team. Soon after, the Historic Features Element of the new Comp Plan, with modest additions, served double duty as *Preserving Communities and Character: The Historic Preservation Plan for the District of Columbia, 2008-2012*. And now with that foundation in place, we take the next step toward realizing a sustainable preservation planning function that sets interim goals and allows us to measure our progress in manageable four-year increments. We view this plan as the beginning of an engagement and dialogue that will continue with more vigor in the upcoming years.

Connections to Long-Range Planning

This plan builds on the broad vision outlined in the District's Comprehensive Plan, *Growing An Inclusive City: From Vision to Reality*, which serves as the framework document for all planning efforts in the city. The DC Council adopted the Comprehensive Plan in 2006 after substantial review by the community at large—and for the Historic Features Element, by the preservation community in particular.

Since this Historic Preservation Plan fulfills the District's requirement for the State Historic Preservation Office to prepare and periodically update a state historic preservation plan, it has also been informed by National Park Service guidelines for preservation planning. Preparation of the plan has been further supported by a review of the recent Annual Reports submitted to the Council of the District of Columbia, describing achievements in implementing the DC historic preservation law. Recent accomplishments are summarized in an Implementation Report that accompanies this plan.



Seeking Public Views

Planning for this document began in earnest in early 2012. To help us with the effort, HPO convened a steering committee of local preservation leaders and stakeholders. The committee met twice in the summer of 2012 to review the previous plan, discuss the strengths and weaknesses of local preservation efforts, and provide guidance on priorities for the future. A public working session was convened at the Sumner School Museum and Archives on September 13, 2012, open to all and attended by about 50 city residents. Participants at the public meeting discussed ideas and recommendations in a series of small-group sessions.

The first draft of this plan was released for public comment in early 2013. This led to another round of revision and consultation, described further in Chapter 4

We continue to welcome public comments about the 2016 DC Historic Preservation Plan, and yours are welcome: see Chapter 7 for how to share your thoughts.



Dupont Circle Row House A
DC War Memorial B
McMillan Reservoir Sand Filtration site C
Masonry detail, Foggy Bottom neighborhood D
Architectural detail on U Street E

The district of columbia's vision for historic preservation

The Comprehensive Plan adopted by the Council of the District of Columbia in 2006 establishes a collective vision for the stewardship of our heritage. The Comprehensive Plan describes that vision in the words below:

Historic Preservation Goal

The overarching goal for historic preservation is to preserve and enhance the unique cultural heritage, beauty, and identity of the District of Columbia by respecting the historic physical form of the city and the enduring value of its historic structures and places, recognizing their importance to the citizens of the District and the nation, and sharing mutual responsibilities for their protection and stewardship of a cultural heritage that is important to both Washingtonians and Americans across the nation.

(Comprehensive Plan, Section 1001.1)

- A National Building Museum
- B The Smithsonian
- C The Jefferson Memorial and Tidal Basin



A Diversity of Plans and Ideas

Washington is unique not only because it is the Nation's Capital, but also because it is the great planned city of the United States. Pierre L'Enfant's famous 1791 Plan for the city has been largely followed and respected over the past two centuries, and was reinforced and amplified by the 1901 McMillan Plan. The city's grand plans were implemented slowly and fitfully, and perfected through a shared passion for civic embellishment that took root as the city matured. These plans were brought to life through the personal stories of a multitude of citizens who contributed their own dreams to the city. Washington is the capital of a democracy. In its wealth of different ideas, its rich and its poor, its messy vitality and its evident compromises, it reflects that fact in a multitude of ways its founders could never have predicted. *(Comprehensive Plan, Section 1000.3)*

Washington in Our Imagination

The treasured image of Washington and its wealth of historic buildings and neighborhoods is matched by few other cities in the United States. These assets include the grand and monumental legacies of the L'Enfant and McMillan Plans as well as the social story that is embodied in each of the city's neighborhoods. The natural beauty of the District of Columbia is also an inseparable part of the city's historic image. *(Comprehensive Plan, Section 1002.1)*

The most common image of Washington may be the sweeping vista of colonnaded government buildings seen across a tree-lined greensward. For many tourists the marble monuments, rows of museums, and flowering cherry trees define the city. These images are also cherished by the city's residents, but they are not the only view of historic Washington. *(Comprehensive Plan, Section 1007.1)*

Most of the city spreads far beyond its monumental core and out to the boundaries of the District of Columbia. The city's business center is richly endowed with lively commercial architecture and defined by its unique midrise scale. Local Washington is a mosaic of neighborhoods—some filled with turreted Victorian rowhouses, some with modest bungalows intermixed with apartments, and others lined block after block with broad turn-of-the-century front porches. Washington's architecture is an eclectic mix that belies the dignified uniformity of the tourist postcards. And much of the historic city is still intact. This is a prime source of the city's charm and an inheritance that should make all Washingtonians proud. *(Comprehensive Plan, Section 1007.2)*



Changing Views and Values

Images of Washington have also changed, as have ideas about what to preserve from its past. Old Georgetown was rediscovered and protected by 1950, and in 1964 the national monuments ranked high on the city's first list of landmarks worth saving. By the end of the 1960s, the Old Post Office and other Victorian treasures returned to favor as the rallying point for a new generation of preservationists. With Home Rule in the 1970s, the landmarks of the city's African-American heritage finally gained the attention they deserved. (*Comprehensive Plan, Section 1000.4*)

In the District of Columbia today, there are more than 600 [now 650] historic landmarks and more than 40 [now 50] historic districts, half of which are local neighborhoods. In all, nearly 25,000 [27,000] properties are protected by historic designation. Historic landmarks include the iconic monuments and the symbolic commemorative places that define Washington, DC as the Nation's Capital, but they also include retail and commercial centers, residences, and places of worship and leisure of thousands of ordinary citizens who call "DC" home. (*Comprehensive Plan, Section 1000.5*)

A



Rowhouses in Dupont Circle A
The Big Chair in Anacostia B
Basilica of the National Shrine C
Eastern Market D

B



C



D

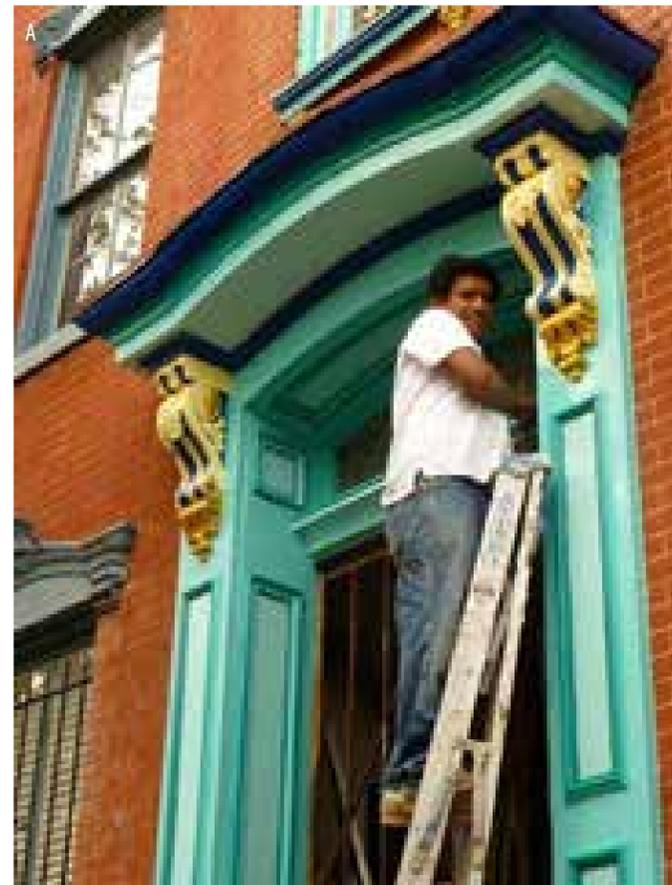


A Revitalization Strategy

For a city like Washington, DC, protection of historic resources is an integral part of the community planning, economic development, and construction permitting processes. Historic preservation is an important local government function as well as an economic development strategy. *(Comprehensive Plan, Section 1015.1)*

Historic preservation is also fundamental to the growth and development of District neighborhoods. Recent building permit and development activity in the city confirms that historic preservation is a proven catalyst for neighborhood investment and stabilization. The financial impact of preservation on the city is also well documented. Preservation has increased real estate values, strengthened the city's tourism industry, and revitalized neighborhood shopping districts like Barracks Row and U Street. Looking to the future, historic preservation will become even more closely integrated with urban design, neighborhood conservation, housing, economic development, tourism, and planning strategies. *(Comprehensive Plan, Section 1015.2)*

Restoration at 301 M Street NW A
 Tivoli Theater, Columbia Heights B
 Union Row on 14th Street NW C
 Georgetown O and P Street Project D
 Peirce Mill, new flume reconstruction E



Advocacy and Leadership

Whether as an economic opportunity or a set of new challenges, historic preservation relies on strong advocates to promote its importance among the host of priorities facing community leaders. Preservation draws strength by forging effective partnerships and ensuring the development of preservation leaders for the future.

(Comprehensive Plan, Section 1015.4)

Challenges and Opportunities

Preservation needs in the city are constantly changing. Fifty years ago, the biggest challenge was to prevent the demolition of entire neighborhoods for freeways and “urban renewal.” Today’s challenges include unprecedented pressure for new growth, soaring property values, and escalating construction costs. Gentrification is the issue in some historic neighborhoods, but in others it is decay. Unprecedented security considerations, tourism management, and the preservation of buildings from the recent past are high on the preservation agenda.

(Comprehensive Plan, Section 1000.6)

With these challenges come new opportunities. This is an era of revitalized historic neighborhoods, vibrant new design ideas, and a more sophisticated appreciation of the role that preservation can play in rejuvenating the city. Collaboration and consensus about preservation are largely replacing the antagonistic battles of the past.

(Comprehensive Plan, Section 1000.7)

Humanities Council Showcase A
Historic Preservation Plan Advisory Committee B
Adams Morgan Day C
Ben’s Chili Bowl, U Street D
School Without Walls, Foggy Bottom E





People and progress

The first step in planning for our heritage is to promote awareness of the past and the legacy we share as a community. Anyone can find it rewarding to reflect upon the lives of distinguished Washingtonians, learn about historical events, or try to understand why the city looks the way it does today. The more we can establish a collective appreciation of our past, the more we can speak a common language about the value it holds in our everyday lives.

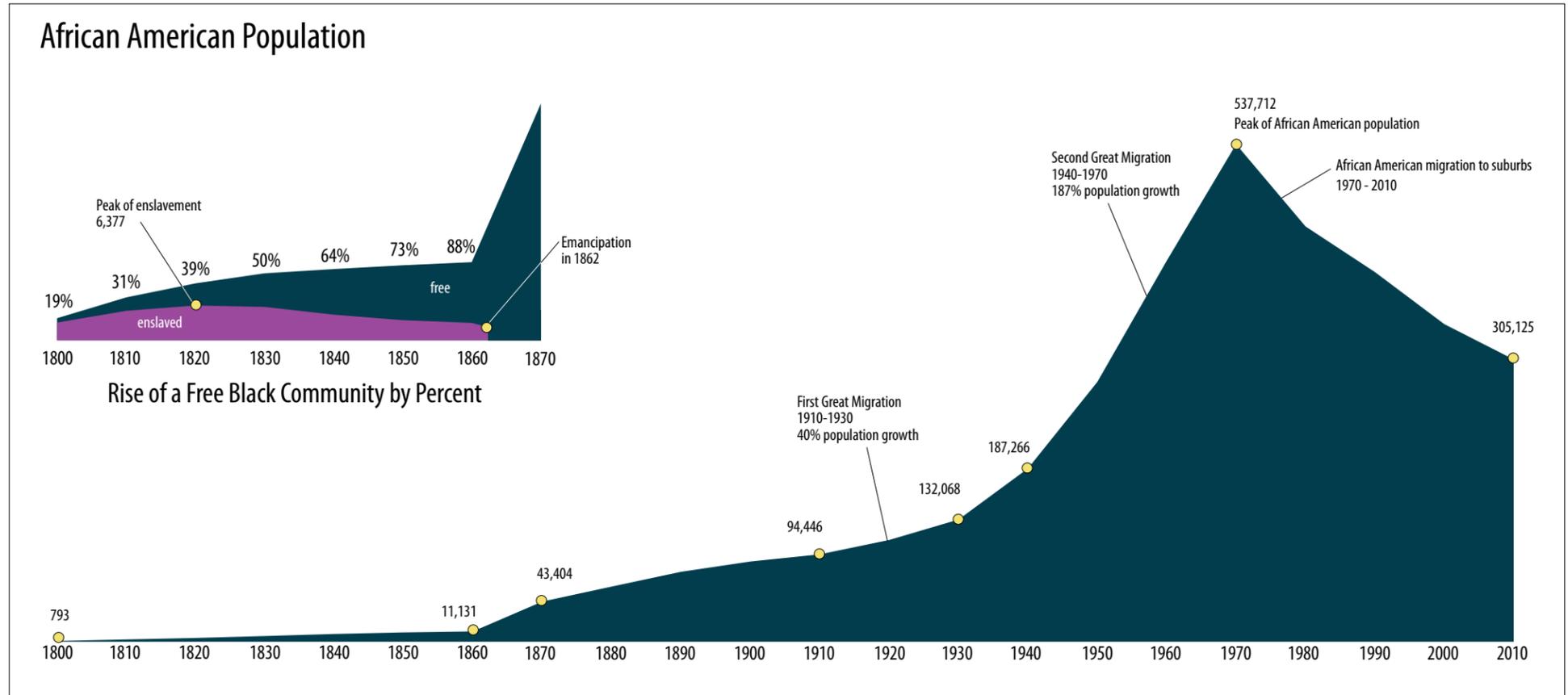
This chapter gives an overview of DC history and the city's development from the colonial era to the present day. It looks at a 400-year timeline in four ways, zooming in from a broad overview to brief essays about shorter time periods.

1 People and Progress charts the waves of men, women, and families who shaped the history of our area, whether they arrived in bondage, sought refuge or jobs during wartime, or moved in search of a better life. They tell a story of the quest for liberty and equality.

2 A Legacy of Visionary Plans takes a brief look at how four centuries of plans led to the creation of modern Washington. The graphics of these first two timelines are true to scale, showing the actual length of the colonial period relative to our modern era.

3 Landmarks and Milestones is a more detailed timeline introducing thematic periods and major accomplishments in DC history. The scale of this timeline stretches twice, after the city's founding and the Civil War, adjusting to a faster pace of change.

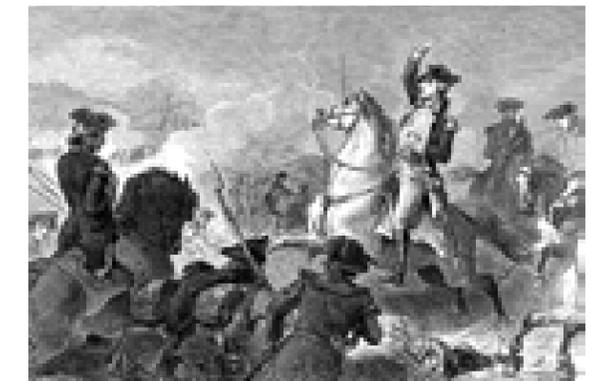
4 A Succession of Eras discusses historical themes and the major concerns of different periods in the city's development, showing how the patterns of local history relate to major events. These essays align with the periods of the second timeline.



Captain John Smith before Powhatan, 1608



Slaves working in 17th-century Virginia, 1670



Revolutionary War, 1775-1783



1800

The Federal City

1835

Capital of a Nation Divided

1870

The City Expands

1885

Seeking Country Air

1900

American Empire

1915

Boom and Bust

1930

New Deal

1945

Post War Years

1960

Turbulent Times

1975

Home Rule

1990

New Confidence

2005

A Growing City

2020



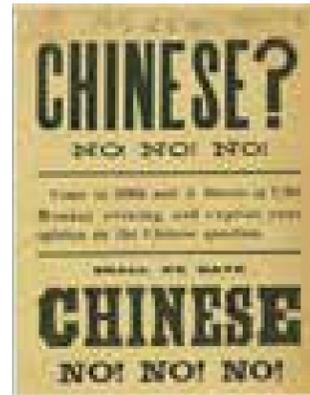
Seneca Falls Convention, 1848



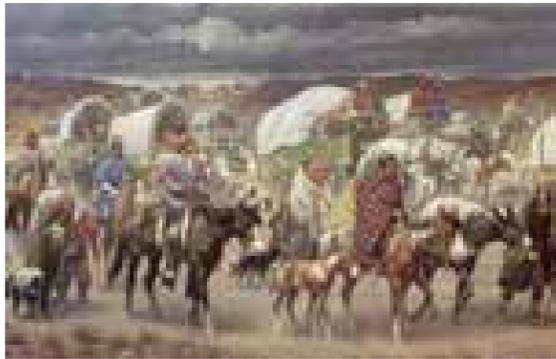
Abraham Lincoln, 1863



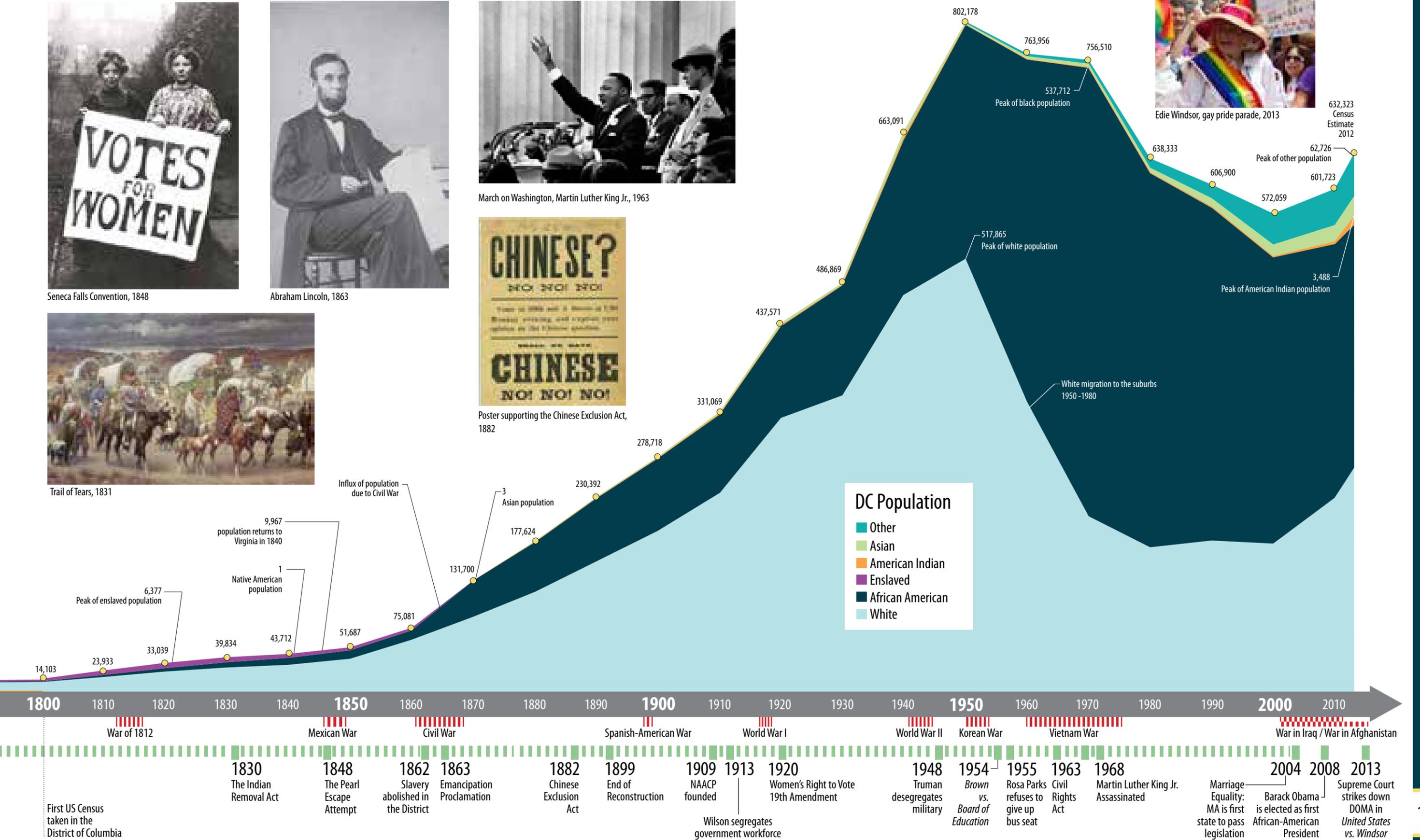
March on Washington, Martin Luther King Jr., 1963



Poster supporting the Chinese Exclusion Act, 1882



Trail of Tears, 1831



Edie Windsor, gay pride parade, 2013

First US Census taken in the District of Columbia

1830 The Indian Removal Act

1848 The Pearl Escape Attempt

1862 Slavery abolished in the District

1863 Emancipation Proclamation

1882 Chinese Exclusion Act

1899 End of Reconstruction

1909 NAACP founded

Wilson segregates government workforce

1913

1920 Women's Right to Vote 19th Amendment

1948 Truman desegregates military

1954 Brown vs. Board of Education

1955 Rosa Parks refuses to give up bus seat

1963 Civil Rights Act

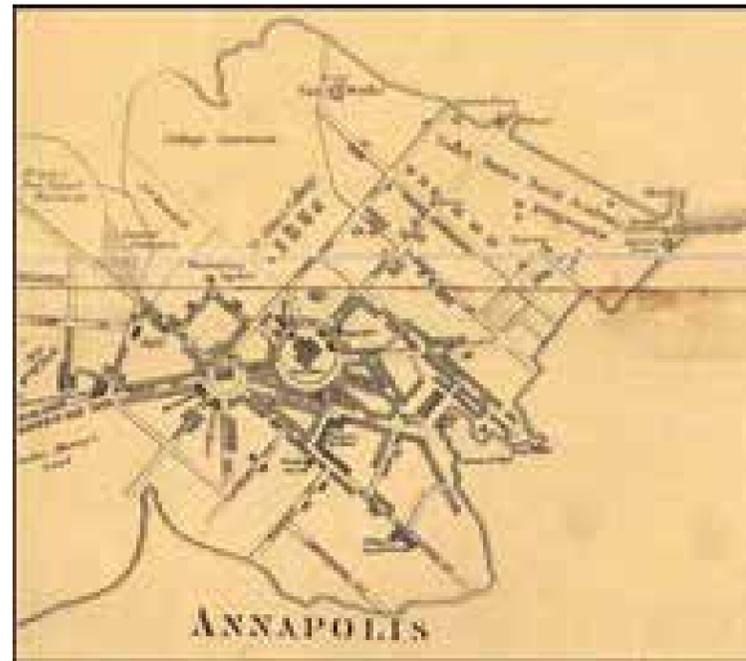
1968 Martin Luther King Jr. Assassinated

2004 Marriage Equality: MA is first state to pass legislation

2008 Barack Obama is elected as first African-American President

2013 Supreme Court strikes down DOMA in United States vs. Windsor

A legacy of visionary plans



Annapolis town plan
1696



Andrew Ellicott map - first printed version of L'Enfant's plan
1792



1612
Captain John Smith's map of Virginia



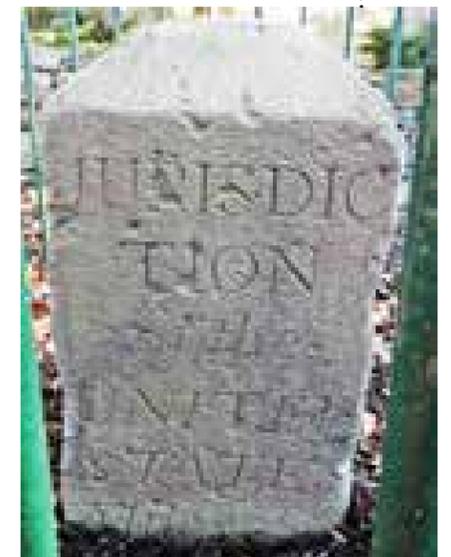
Future DC

1699
Williamsburg town plan

1751
Georgetown established and platted



1791
Pierre Charles L'Enfant designs the plan of Washington
Andrew Ellicott and Benjamin Banneker survey the District, placing boundary stones at every mile



1800

The Federal City

1835

Capital of a Nation Divided

1870

The City Expands

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Seeking Country Air

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American Empire

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A Growing City

2020

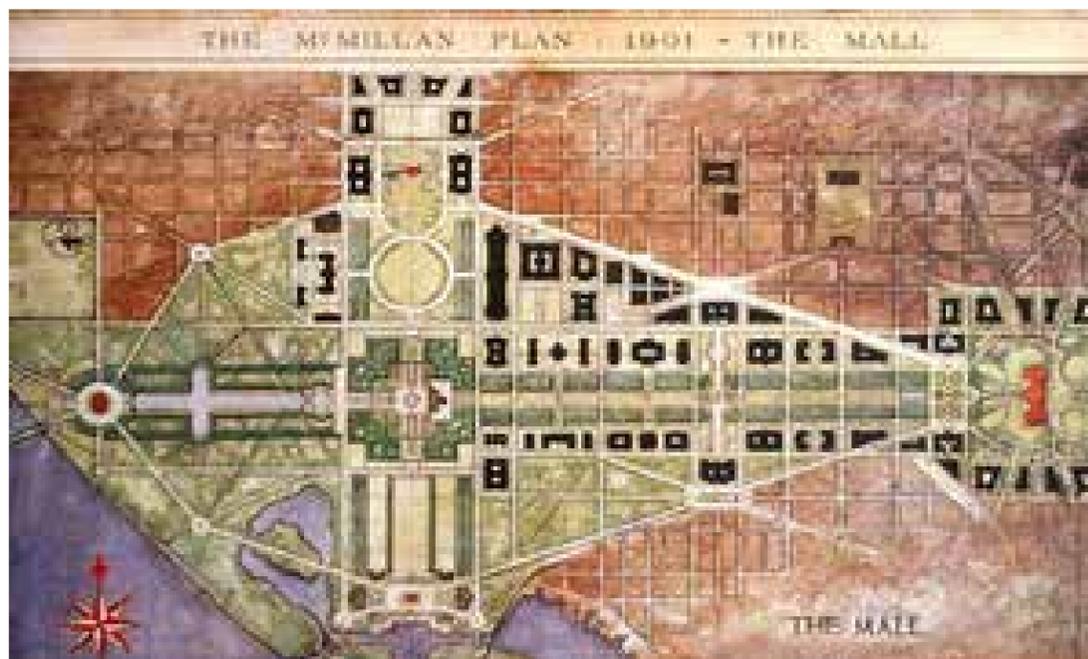


Andrew Jackson Downing's plan for the Mall

1851

The Boschke Map - first to show every building, public and private

1857



McMillan Plan provides "City Beautiful" vision for future development of Washington

1901



The Pennsylvania Avenue Plan

1974

NCPC Legacy Plan

1997

1800

1810

1820

1830

1840

1850

1860

1870

1880

1890

1900

1910

1920

1930

1940

1950

1960

1970

1980

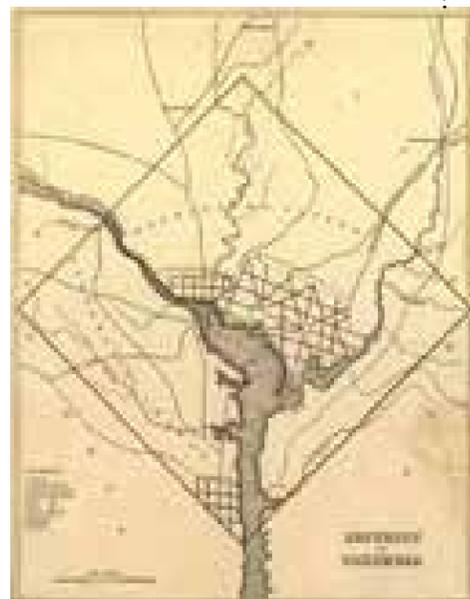
1990

2000

2010

1846

Congress returns Alexandria County to Virginia

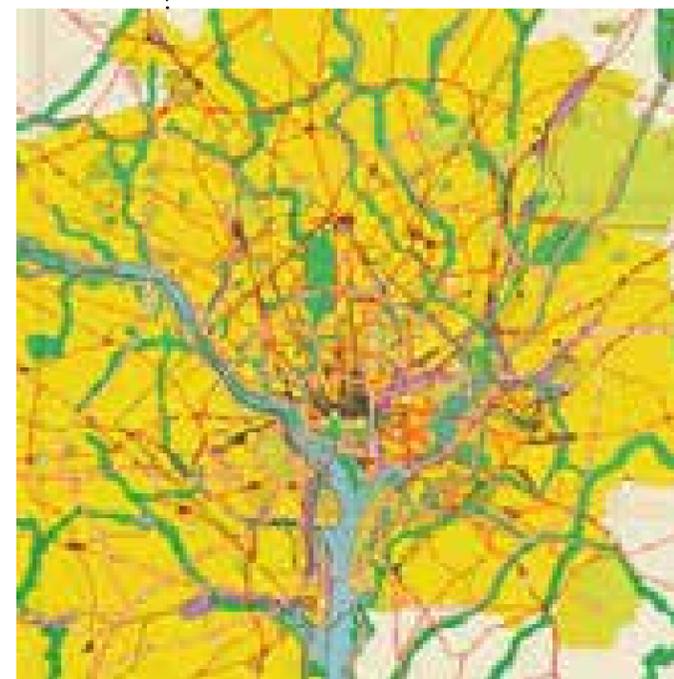


1881

Congress directs the Army Corps of Engineers to control flooding by reshaping the Potomac riverfront



National Capital Planning Commission (NCPC) Comprehensive Regional Plan



2009

NCPC Framework Plan

Landmarks and milestones

1590-1700:
Living on the Native Land
page 32



English parliament decrees the transportation of sentenced criminals to the colonies
1597

Captain John Smith sails up the Potomac and finds a native settlement at Nacotchtanke
1608

King Charles I grants Cecil Calvert, the second Lord Baltimore, a charter for Maryland
1632

English Catholic settlers found Saint Mary's City, Maryland
1634

The College of William and Mary is founded - the second-oldest institution of higher education in the US
1693

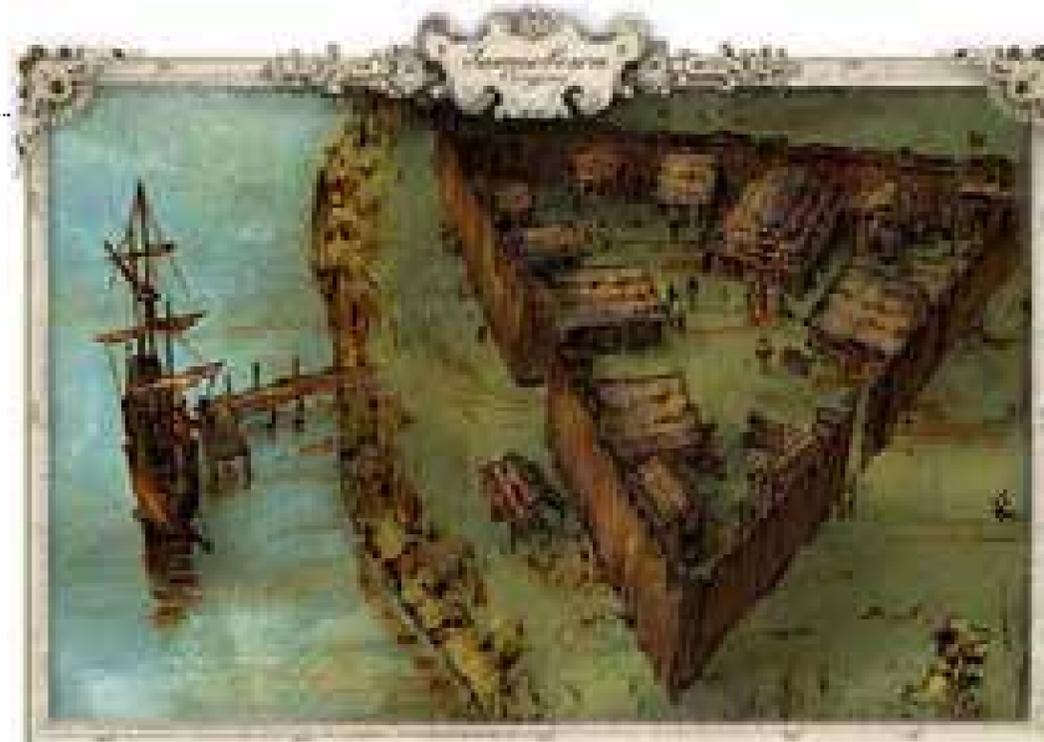


War on the Susquehannocks

1606
King James grants the Virginia Charter and establishes the Virginia Company for colonial settlement



1607
Jamestown, the first English settlement in America

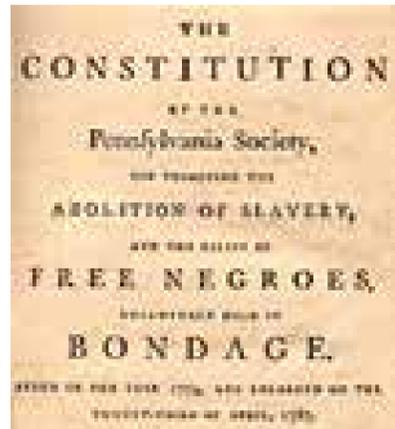


1663
George Thompson receives land patents for Saint Elizabeths and Duddington on the Anacostia



1667
Settlers and Native Americans of the Potomac area conclude a peace treaty

1695
Maryland capital moves to Annapolis



Prince George's County is established
1696

Quakers demand the abolition of slavery
1727

Baltimore founded
1729

Maryland Tobacco Inspection Act tries to match Virginia's trade advantage
1747

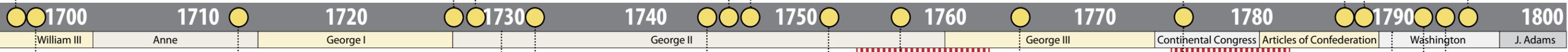
Frederick County divided from Prince George's County
1748

Montgomery County divided from Frederick County
1776

US Constitution permits creation of a federal district "not exceeding ten miles square"
1788

Major L'Enfant offers to design the capital
1789

Construction begun on the Capitol
1793



1699 Virginia capital moves to Williamsburg

1713 Virginia requires warehouses to inspect tobacco exports

1730 Virginia Tobacco Inspection Act improves quality and increases demand

1732 George Washington born in Westmoreland County, Virginia

1745 Tobacco inspection house on Potomac at Rock Creek

1751 Georgetown established

1757 Construction of Mount Vernon begun

1765 Stamp Act taxes the colonies
Old Stone House constructed, considered the oldest house in Georgetown

1776 Declaration of Independence

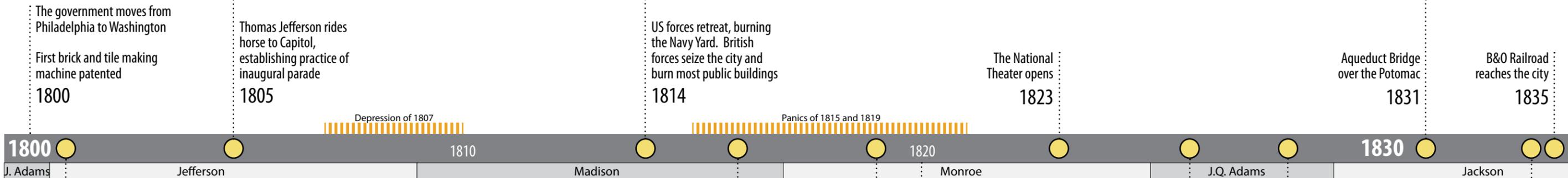
1790 District of Columbia established

1791 First sale of lots in the City of Washington

1792 Construction begun on the White House



1700-1800:
Vision for a New Capital
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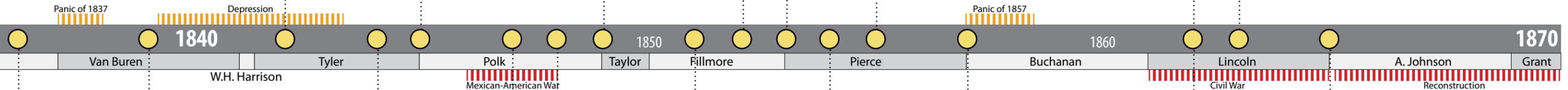
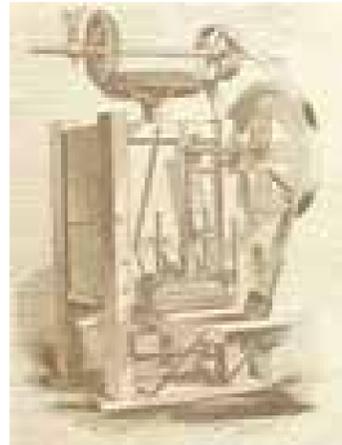
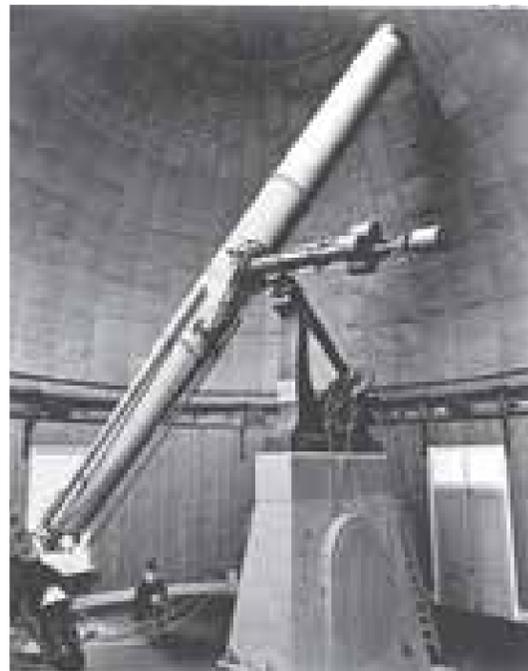


1800-1835:
The Federal City
page 35



1835-1870
A Capital of a Nation Divided
page 36

The Civil War
and its Aftermath
page 37



1836
Treasury Department begun; first section completed in 1842 with gas lighting

Patent Office begun; first section completed in 1840

1839
General Post Office begun; first section completed in 1844

1844
Samuel Morse sends first telegraph message from Washington to Baltimore

1847
Smithsonian Institution begun; completed 1855

1848
Washington Monument begun

1851
Extension of the Capitol begun, with skylit House and Senate chambers in the new wings

1854
Uniontown, the city's first suburb, is incorporated across the Anacostia River from the Navy Yard

1857
Gallaudet College established as the Columbia Institution for the Deaf, Dumb, and Blind

1862
DC's first horse-drawn streetcar lines built, serving both civic and military uses

1865
Howard University chartered by Congress
Trial of Lincoln conspirators at Washington Penitentiary

US Naval Observatory built in Foggy Bottom
1842

First public telegraph office in the US opens in the General Post Office on 7th Street
1845

Reinforced concrete is invented
1849

Steam-powered brick making machine invented by Richard Ver Valen
1852

Mount Vernon Ladies Association founded to protect Mount Vernon: a beginning for historic preservation
1853

Government Hospital for the Insane (Saint Elizabeths) opens
1855

Slavery abolished in the District
1862

US Capitol dome completed
1863





State, War, and Navy Building (now the Eisenhower Executive Office Building) is built
1871-88



Patent Office fire burns the north and west wings, destroying 114,000 models
1877



Pension Building begun, using mass-produced materials and innovative light and ventilation
1882



1st skyscraper built: Home Insurance Office Building, Chicago
1884

1870

1880



1871

Center Market opens (razed in 1931)

1872

Yellowstone established as first National Park

1873

Adolf Cluss appointed to Board of Public Works

LeDroit Park founded

Adas Israel, the city's first synagogue

1875

LeDroit Building, showing the new fashion for cast iron facades

1879-81

National Museum built to house collections from the Philadelphia Centennial Exposition

1883

Takoma Park established as a railroad suburb

1884

Washington Monument completed

1870-1885:
The City Expands
page 38





1885-1900:
Seeking the Country Air
page 39

Baltimore Sun Building,
one of the first elevator
buildings in Washington
1885

First electric
streetcar system
put into service
1888

Old Post Office begun
(completed in 1899); first
steel frame building in DC
1891

World's Columbian Exposition
in Chicago
1893

Massive new Government
Printing Office Building begun
(completed 1904)
1899



1888
National Geographic
Society formed

1889
National Zoo
founded

Columbia Historical Society
founded, now Historical Society
of Washington DC

Rock Creek Park is established

1894
DC's first height limit imposed after
the Cairo Apartments was built to 160'

1898
The Evening Star newspaper
building is completed



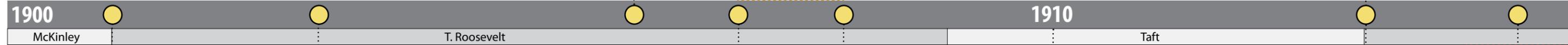
1900-1915:
Capital of an American Empire
page 40



The District Building opened
(now John A. Wilson Building)
1906

Howard Theater, the city's
first for African Americans,
opens on "Black Broadway"

Women's suffrage
parade on
Pennsylvania Avenue
1913



Panic of 1907

1901
McMillan Plan provides
"City Beautiful" vision
for the future
development of
Washington

New Willard Hotel
opens

1903
President Roosevelt
and Andrew Carnegie
dedicate the Central
Public Library

1907
DC requires registration
for the city's 2,200 autos

Construction of
Washington Cathedral
begun

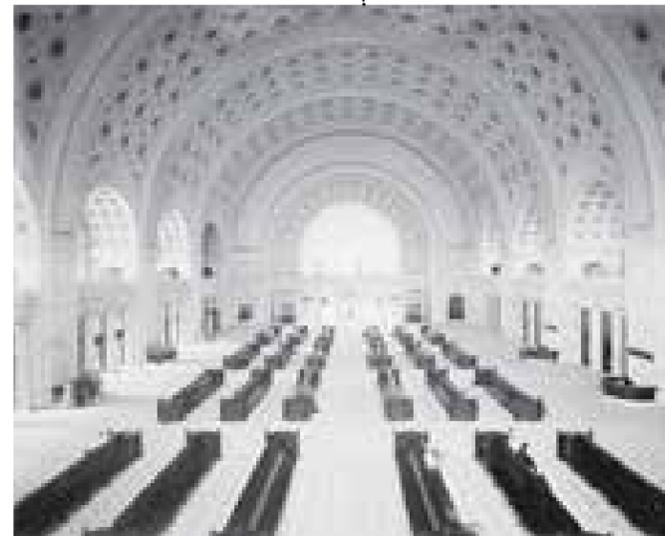
1908
Walter Reed General
Hospital opens

Union Station is
completed

US Commission of
Fine Arts established

1913
US income tax
established

1915
Cornerstone laid
for the Lincoln
Memorial





Construction of Washington Cathedral suspended during the war
1917



Mayflower Hotel opens on Connecticut Avenue

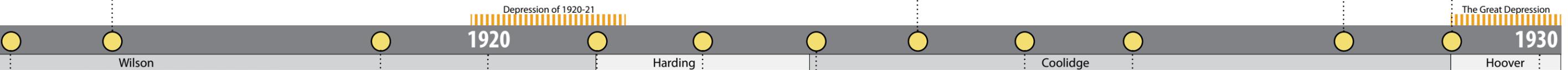
National Capital Park Commission (later NCPC) created by Congress

Tivoli Theater begins construction on the city's main uptown streetcar line
1924



The Strand, first movie theater built east of the Anacostia for African American patrons
1928

Stock Market crash, beginning the Great Depression
1929



1916
The "national labor temple" built by the American Federation of Labor and its head, Samuel Gompers



1919
Beginning of Prohibition
The Whitelaw Hotel - the city's first luxury hotel for African Americans opens



Women gain right to vote
Washington is one of the first US cities to adopt land use zoning

1921
Lincoln Theater opens on U Street

1922
Lincoln Memorial dedicated

1923-1926
Rock Creek and Potomac Parkway built



1925
Construction of Foxhall Village begins, evoking English country life

1926
Congress funds construction of the Federal Triangle

Congress passes the Shipstead-Luce Act, giving the Commission of Fine Arts authority to review private construction in the monumental core

1915-1930:
Boom and Bust
page 41



**1930-1945:
The New Deal
page 42**

National Archives begun (completed 1937) with major advances in mechanical air conditioning
1932

Alley Dwelling Authority created by Congress, charged with eliminating alley housing by 1944
1934

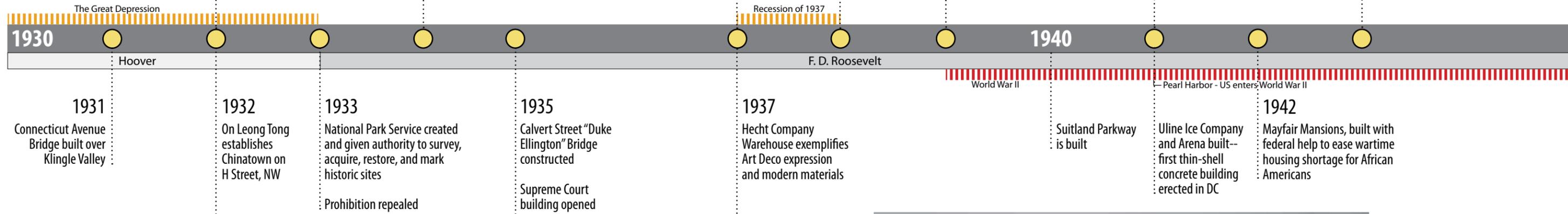
Blair House recognized as a site of national historic significance
1937

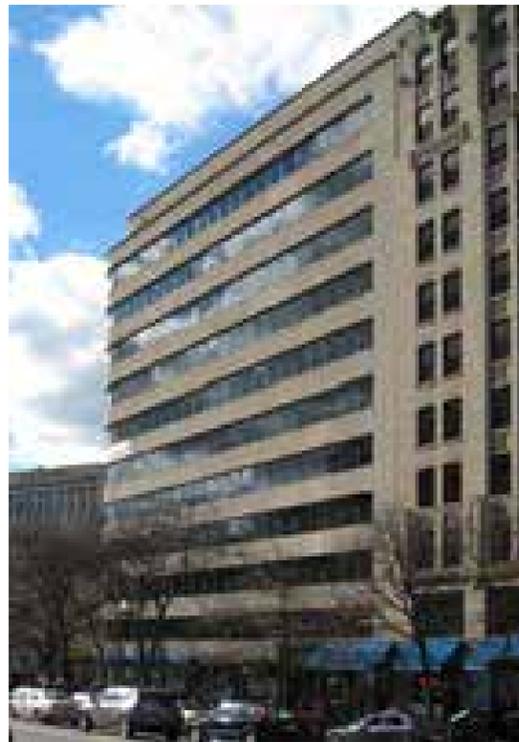
Zoning Act of 1938 introduces the idea of comprehensive plans for the city
1938

The John Adams Building, annex to the Library of Congress opens
1939

National Gallery of Art opens - at the time the largest marble structure in the world
1941

Jefferson Memorial dedicated
1943





The Wire Building is completed, the first modern office building on K Street
1949



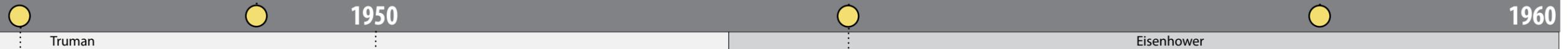
Two Inner Loop freeways proposed to cut through DC neighborhoods



Chloethiel Woodward Smith designs the Capitol Park Apartments as part of the SW urban renewal plan
1958

1945-1960:
The Post-War Years
page 43

GSA emphasizes economics, simplicity, and comfort in public architecture
1954



1947
Whitehurst Freeway construction begins



1950
Congress designates Georgetown as DC's first historic district, with buildings protected through design review by the Commission of Fine Arts

1954
DC public schools and recreation facilities desegregated





March on Washington for Jobs and Freedom

Assassination of John F. Kennedy
1963



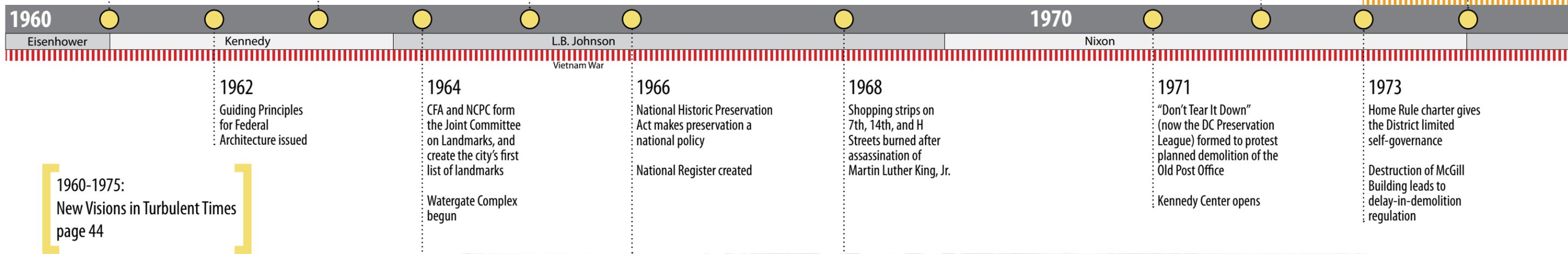
Housing and Urban Development Building constructed
1965



Logan Circle becomes first neighborhood historic district after Georgetown

MLK Library dedicated
1972

Hirshhorn Museum opens
1974





1975-1990:
Home Rule and Downtown Revival
page 45

Dunbar High School
demolished
All unbuilt DC interstate
highways canceled
1977

National Gallery of Art -
East Wing constructed
1978

1979 Energy Crisis

Union Station
rehabilitation
begun
Vietnam Memorial
dedicated
1982

Reeves Center
opens at 14th and
U Streets
1986

1001 Pennsylvania
Avenue introduces
new approach to
contextual design
1987



1976
First segment of Metro
opens between Farragut
North and Rhode Island
Avenue

1978
DC Historic Landmark
and Historic District
Protection Act

1979
Preservation law saves
Keith-Albee Building
facades, but Rhodes Tavern
is demolished

1981
US Tax Court Building and Plaza
spanning Interstate 395 is
completed

1984
Techworld project intrudes
into the historic street vista of
the Patent Office

1986
Gallery Row project
begins 7th Street
revitalization

1989
Market Square project
creates new civic plaza at
Navy Memorial



1990-2005:
Toward a New Confidence
page 46



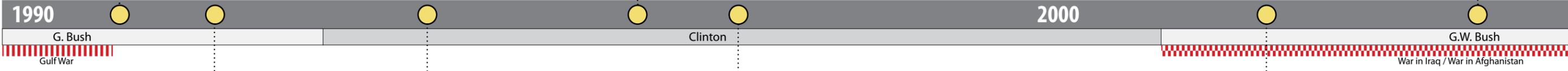
Post-modernism reaches its height with AARP building
1991



Italian Chancery is completed
1996



Museum of the American Indian opens on the Mall
2004



1990
G. Bush
Gulf War

1992
Thurgood Marshall Federal Judiciary Building is completed, named after the first African-American Supreme Court Justice



1994
Finnish Embassy constructed; becomes first LEED-certified embassy in DC in 2010



1997
World Bank Headquarters completed



2003
14th Street revitalization takes off with reinvention of old auto showrooms





New Arena Stage opens in SW



Martin Luther King Jr. Memorial opens on the Mall

2005-2020:
A Growing and Vital City
page 47



2010

Obama

2005
Tivoli Theater reopened in Columbia Heights



2008
Construction of Nationals Stadium, first major-league stadium in US to be LEED-certified

2009
Historic DC Courthouse reopens



A series of new public libraries opens across the city

2011
Construction begins on City Center encompassing five city blocks

2012
DC Historic Preservation Award for public schools modernization
Groundbreaking for the National Museum of African American History and Culture



A succession of eras

Living on the Native Land

1600 1730

The land that became the District of Columbia lies at the edge of the Atlantic coastal plain, where a rolling topography of uplands and ridges gives way as watercourses descend to tidal estuaries and gentle flatlands. This native landscape remains, not just in our historic parklands and panoramic views, but also in the commanding placement of landmarks, like the Capitol, Washington Cathedral, and Saint Elizabeths Hospital.

Much of this land has been preserved for public enjoyment. The beauty of the Potomac gorge was recognized from the city's beginnings and remains protected in its natural state. The valleys of Rock Creek and other Potomac tributaries were set aside as wooded park landscapes beginning in 1890. The banks of the meandering Anacostia were molded by engineers, as were some streams like Oxon Run, but these also have been reserved as parkland.

Our native landscape supported long prehistoric American Indian occupation. As early as 14,000 years ago, this area was an important economic location for Native Americans. Hunting, fishing, and gathering sustained the population. Native people preserved vast quantities of fish during annual shad runs. Upland ridges became transportation routes, and stream valleys provided the raw materials for



stone tool manufacture. Ancient quarries remain along Piney Branch, and the presence of inhabitants in the Rock Creek valley has been shown at many locations. Recently, a major ceremonial site was unearthed near the mouth of the creek.

Native American occupation is documented all along the Potomac and Anacostia rivers. The first inhabitants recorded by history were the Nacotchtanke or Nacostan Indians, whose ancestors established trading sites and hunting and fishing settlements on the shorelines as much as 2,000 years ago. English explorer John Smith encountered these people in 1608, when they were settled in a large village on river flats. The Anacostia was named for this settlement, and the Potomac was similarly named after another Algonkian group, the Patowomeke.

Scores of prehistoric archaeological sites have been identified in the District, mainly on the banks and bluffs along rivers and streams. But sites are present throughout the city, discovered by archaeologists knowledgeable about the ways of survival centuries ago. There are remnants of houses, fire pits, and hearths. Recovered artifacts—cooking pots, fishing gear, tools—reveal the culture and life patterns of early people. They also show how they made use of natural objects: cobblestones from streambeds were fashioned into tools, and soapstone quarried near Rock Creek was carved to make bowls.

England Creates Colonies

The arrival of Europeans and Africans in the region after 1600 set off a century of contact and conflict between two incompatible cultures, one gradually displacing the other. In 1622, a group of Jamestown settlers and their Native American allies plundered and burned the settlement at Nacotchtanke. Retaliation against European trading parties soon followed, and it was not until the 1670s that a peace treaty was concluded between the settlers and the natives. By the end of the century the native population had almost completely disappeared, as the effects of war, disease, and displacement destroyed their way of life.

Today's District of Columbia was carved out of the English colony of Maryland, which was itself severed from the domain of the Virginia Company, under a 1632 charter granted by King Charles I to Cecil Calvert, the second Lord Baltimore. Settlers began arriving immediately along the Potomac estuary, and by the 1660s, land as far upriver as the Anacostia was being divided into land patents for



A Algonkian Native Americans, 1585
B East Branch of Potomac River, Washington August Kollner, 1839

farm homesteads and tobacco plantations. Initially, indentured servants provided most of the labor to work these plantations, which were the mainstay of the economy for the next 200 years. But tobacco production came at a great human cost: in 1663, the Maryland Assembly officially authorized race-based chattel slavery, and it became widespread by 1700.

Before 1750, the area of the present District was still the frontier of Maryland, although the Maryland proprietor had fully disposed of the area in grants to landholders by the 1720s. The area was largely open countryside, forest, meadows, marsh and fields. Native American footpaths evolved into a network of primitive country lanes across the farmland. Many of these became rolling roads for transporting hogsheads of tobacco to the rivers for export. Former country lanes now known as Good Hope Road, Alabama Avenue, Foxhall Road, Rock Creek Church Road, Blair Road and Wisconsin Avenue still serve their transportation purpose.

Archaeological evidence of colonial life is scattered across the District, but few buildings or even fragments survive from the time. One rare example is the Rock Creek parish church, where parts of the early Saint Paul's from about 1719 remain in the structure rebuilt about 1768-1775 and 1921-22. Another colonial survivor is Rosedale in Cleveland Park, which grew from a rubble-stone cottage built about 1740.

Even where structures no longer stand, the sites of farms, plantations, and taverns can still tell us much about colonial life. Of particular value are artifacts that add to what little we know about the undocumented lives of enslaved African Americans who constituted as much as 90% of the settler population.

From Farms and Plantations to a City Plan

1730 1800

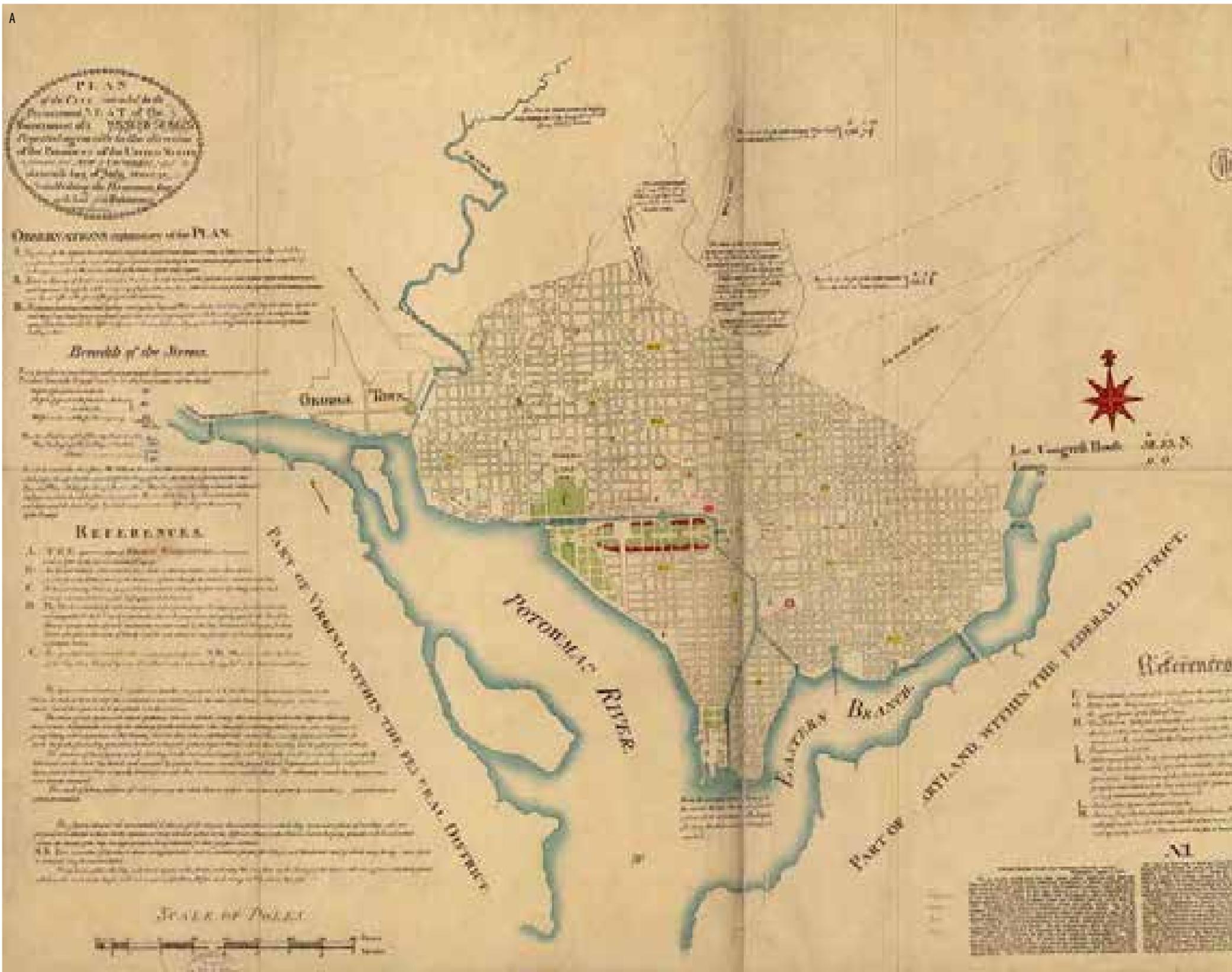
By the mid-18th century, towns were established to meet the needs of commerce: Bladensburg in 1742, Alexandria in 1749, and Georgetown in 1751, each serving as a tobacco inspection port. These trade centers were flourishing when the Federal City was created, but Hamburg and Carrollsburg, platted in the 1770s, never materialized.

Like Alexandria, Georgetown originated as a tobacco trading station in the 1730s. It became the site of an official tobacco inspection warehouse in 1745, before receiving a town charter from the Maryland colony. The two Potomac River towns were ultimately incorporated into the District of Columbia, the permanent seat of the national government of the United States. For a time, both exceeded the population and productivity of the new Washington City.



Construction of the Chesapeake & Ohio Canal reinvigorated Georgetown as a flour-milling center and a transshipment point for Maryland coal and lumber, but its growth as a commercial and manufacturing center slowed after the Civil War. The municipal corporation was dissolved in 1871, and its responsibilities folded into a unified government for the entire District. These pre-Revolutionary towns still reflect their early beginnings, although they are much changed today. Georgetown's and Alexandria's grid plans and narrow streets seem quaint beside the grandeur of L'Enfant's capital. Georgetown's 18th-century buildings impart an antique character, and remind us of a hardscrabble way of life. The Old Stone House from 1765, for example, is built of blue granite from a local quarry, mixed with native fieldstone and perhaps ballast from merchant ships. Much more evidence of daily life awaits discovery in Georgetown and elsewhere.

- A Andrew Ellicott's Ten Mile Square Map showing the City of Washington and the topography of Alexandria and Washington counties, 1794
- B Aqueduct Bridge and Georgetown, 1855
- C Old Stone House, 1765
- D Wisconsin Avenue Bridge, over Chesapeake & Ohio Canal, 1829



Vision for a New Capital

In the quest for a national capital, the lands around Georgetown and Alexandria held several advantages. Situated at the head of ship navigation, the area offered waterpower from the Potomac falls, tributaries leading to fertile hinterlands, and access to the world's oceans. The location was a compromise between North and South, and was only a few miles upriver from Mount Vernon, George Washington's beloved home.

President Washington proclaimed the site of the federal district in 1791. Only three months after arriving to survey the ground, Charles Peter L'Enfant sited the major public buildings and sketched out the new federal city around them. Like the prehistoric villages before it, the new city occupied the easily settled flat land of the coastal plain. It was fitted to the terrain and surrounded by ridges of woodland and farms that gradually became the uptown neighborhoods and suburbs we know today.

L'Enfant's grand civic spaces, roundabouts, and broad, radial avenues came from European urbanism of the Baroque era. These he superimposed on a grid of streets that was the form favored by Thomas Jefferson. Brilliant in its conception, the Plan of the City of Washington expressed the aspirations and structure of the new republic in its civic spaces, and made provision for a thriving commercial and social life in its everyday fabric.



1887 reprint of Pierre Charles L'Enfant plan, Washington DC, 1791 A
 Pierre Charles L'Enfant, painting by Bryan Leister, 1992 B

The Federal City

1800 1835

Although Pierre L'Enfant envisioned a majestic rival to the capitals of Europe, for decades the Federal City was just a struggling town or, more accurately, a series of hamlets. In 1800, the government arrived to occupy a handful of incomplete government buildings. Clusters of houses and commercial establishments fronted unpaved streets, although hotels and boarding houses made something more of Pennsylvania Avenue. Well-established Georgetown was prosperous in comparison. But as Washington grew, streets filled up around the public buildings and markets. Communities arose around the Navy Yard and the along the arteries of commerce—the roads, canals, and later, railroads—bringing goods and travelers. By 1860, the city's more than 60,000 residents far exceeded the fewer than 9,000 in Georgetown, and about 5,000 in the farmlands of Washington County.

The White House (begun 1792) and Capitol (begun 1793) are the city's oldest public buildings, built largely by immigrant masons and enslaved African American laborers. Navy Yard and Marine Barracks buildings date from as early as 1800, and the City Hall from 1820. Reconstruction of the White House, Capitol, Treasury and other public and private buildings followed the British invasion of 1814. A new Treasury, Patent Office, and General Post Office were begun in 1830s.

Impressive stone construction gave most of the federal government buildings a feeling of permanence, but for the rest of the city, unassuming brick and frame structures were the norm. Initial regulations requiring masonry construction of private buildings were soon abandoned.

Although outnumbered by detached residences, the rowhouse form was adopted very early—as at Wheat Row on 4th Street SW—and would predominate in inner-city neighborhoods. Houses evolved into a typical side-hall plan, often taking on the characteristics of the successive Federal, Greek Revival, and Italianate styles, and with roof pitches flattening as new technology produced better materials. Many pre-Civil War houses and commercial buildings survive in Georgetown and on Capitol Hill, but most of the early city, especially its more modest architecture, has virtually disappeared. Scattered remnants can be found downtown, mostly near Judiciary Square and the White House, but early buildings also remain in Southwest, the Mount Vernon Square neighborhood, and Shaw.

Across the Potomac and beyond the city boundary at today's Florida Avenue, agriculture continued to dominate Alexandria and Washington counties. Farmsteads and houses sat on country lanes, mills operated creek-side,

ferries crossed the rivers, and ports handled goods.

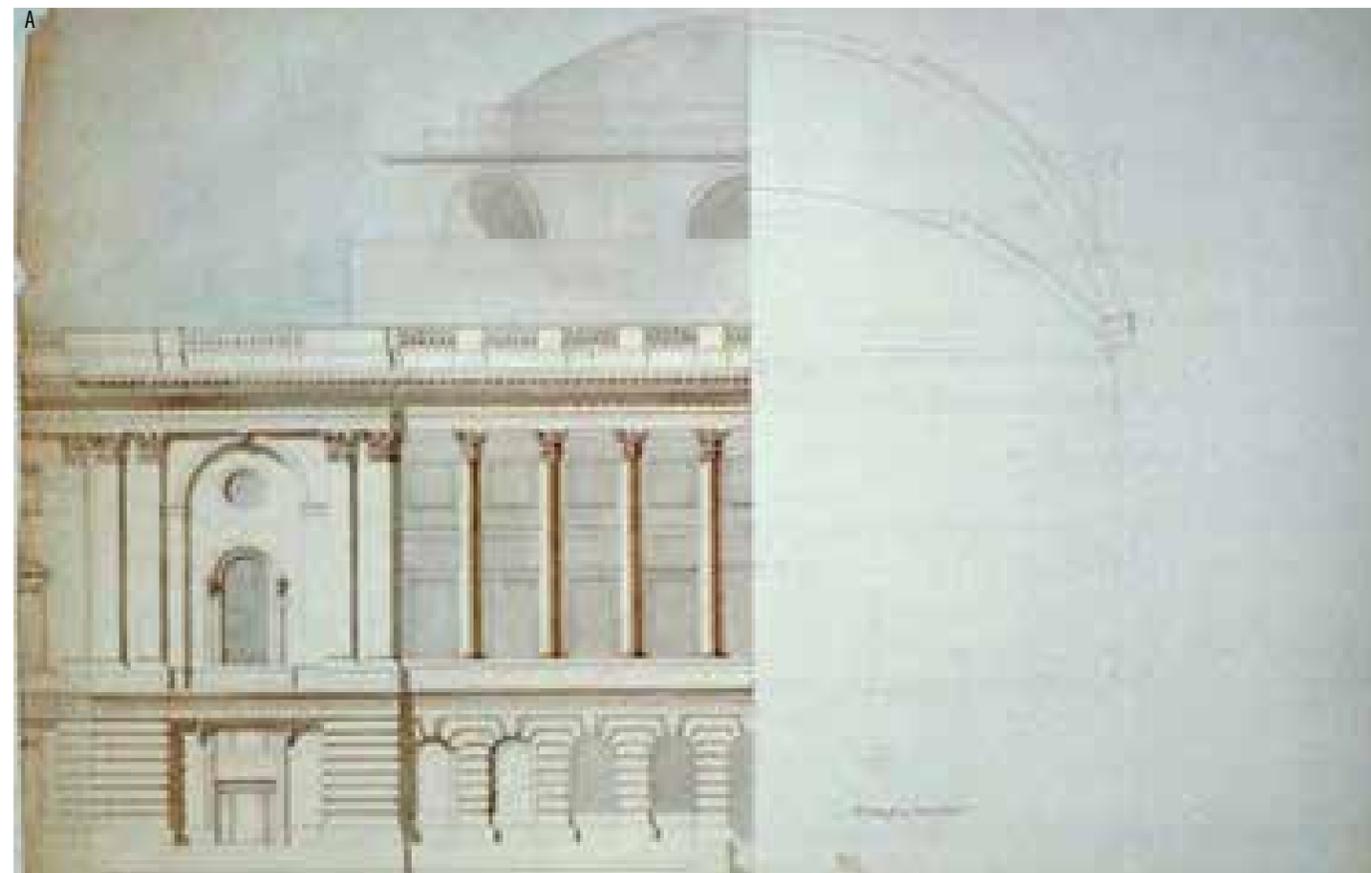
Established routes like Bladensburg Road and Georgetown Pike (now Wisconsin Avenue) led travelers to towns beyond. Today, only traces of that life remain. The District's farm and country houses and outbuildings are extremely rare, and many of these are now recognized as landmarks. Among them are Rosedale (about 1793), Woodley (about 1805), and Peirce Mill (1820).

As new turnpikes opened to serve the city, their toll stations and crossroads were the seeds of country settlements. Tenleytown originated about 1790 when John Tennally opened his tavern by the toll house at Georgetown Pike and River Road. Brightwood arose after 1819, where the turnpike to Rockville (now Georgia Avenue) crossed the ford road to Rock Creek. Across the Anacostia, Good Hope developed in the 1820s at the hilltop intersection of today's Naylor Road and Alabama Avenue. Another settlement was Benning Heights, named for the landowner who helped finance the 1797 wooden bridge where Benning Road crosses the Anacostia today.

Congress's unwillingness to fund improvements on the Virginia side of the Potomac and the possibility of gaining pro-slavery representation in the House of Representatives led the people of Alexandria and Alexandria County to seek the retrocession of their portion from the District, which was accepted by Virginia in 1847. As a result, the District lost about 10,000 residents, about a third of them African American.

Turnpikes were important for travel and communications, and for the transport of local farm goods into the city, but they could not handle long-distance transportation or the high volumes of bulky cargo that would be needed for the nation's westward expansion. Canals were the first solution, as George Washington had realized when his Potowmack Company made canal improvements along the Potomac as early as 1785. But it was New Yorkers who first achieved success with the Erie Canal, built from 1817 to 1825. The Erie dramatically cut the cost of transporting goods to and from the new western states and helped make New York City the nation's major port.

Not wanting to miss an opportunity, Washington entrepreneurs converted the Potowmack Company into a larger venture to reach the Ohio River. The Chesapeake and Ohio Canal handled products like coal and grain, stimulating industry in Georgetown and along Rock Creek. It began construction in 1828, and reached Harper's Ferry in 1833, but before reaching Cumberland it was rendered obsolete by the arrival of a newer technology. The Baltimore and Ohio Railroad, first chartered in 1827, gave Baltimore the edge in commerce and western trade. By 1835, Washington was connected by a branch line to the B & O, with a terminal at New Jersey Avenue and D Street, NW, just blocks from the Capitol.



A US Capitol - West façade, 1803
B The White House plan



Capital of a Nation Divided

1835 1870

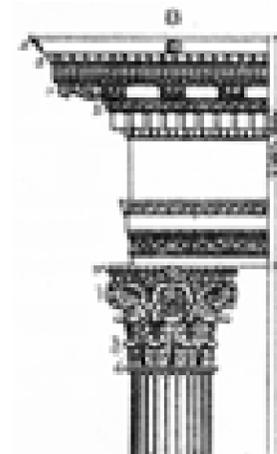
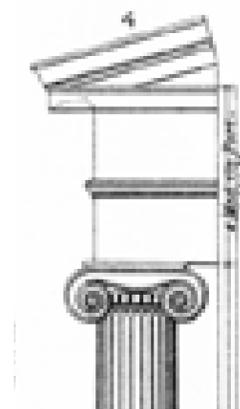
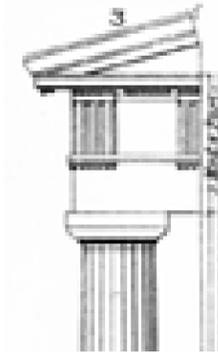
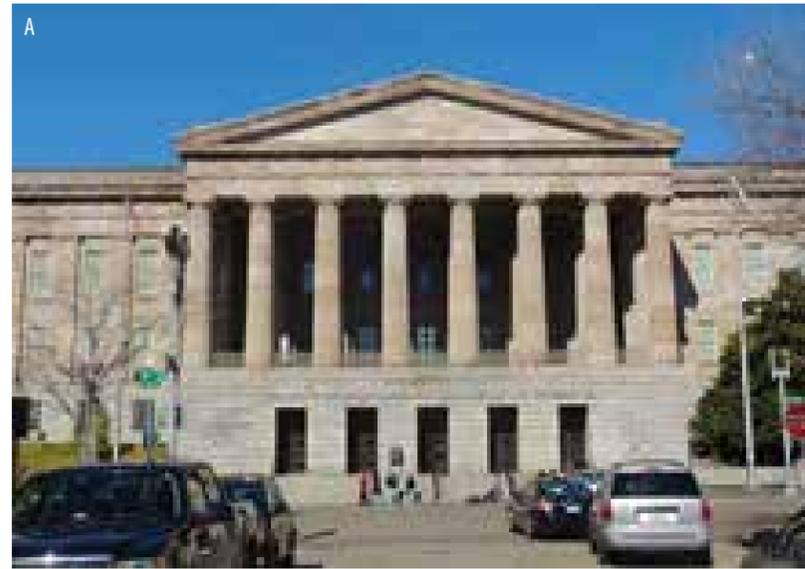
The Antebellum Era

By mid-century, Washington County was an important locale for institutions seeking respite from the city. In 1851, the United States Military Asylum (to be renamed the Soldier's Home) began to care for aged veterans in a healthful country setting off Rock Creek Church Road. In 1855, the Government Hospital for the Insane (now Saint Elizabeths Hospital) opened on the Anacostia heights to provide "the most humane care and enlightened curative treatment." In 1857, the Columbia Institution for the Instruction of the Deaf and Dumb and Blind, now Gallaudet University, began on land donated by Postmaster General Amos Kendall.

Across the river federal neglect of Alexandria led to its retrocession to Virginia in the 1840s, and the silting of the Potomac River at Georgetown diminished its role as a seaport.

Country suburbs arose at the same time. William Holmead subdivided the former racetrack parcel on Meridian Hill in 1845, and Amos Kendall's donation of the Gallaudet land began as a modestly successful development of two-acre "villa" sites. But Uniontown (now the Anacostia Historic District) was the first large and permanent suburb, platted by the Union Land Company in 1854. It was connected to the city by a wooden bridge across the Anacostia River, making its narrow and affordable lots an attractive home for Navy Yard shipwrights and tradesmen. Still, the development only came into its own in the 1880s, with most of the modest frame dwellings dating to the turn of the century.

New cemeteries, now being designed in a picturesque landscape style, were required to locate beyond the city limits. The same Romantic landscape ethic was applied to the National Mall by Andrew Jackson Downing.



robert mills

Most famous for designing the Washington Monument, Robert Mills had a greater initial impact on the character of Washington when engaged as the architect of public buildings. After fires devastated the US Treasury, Patent Office and General Post Office, Mills was to design and simultaneously superintend the construction of their grander replacements. Planned in the most up-to-date Greek Revival style, the beautiful edifices are illustrative exercises in the classical orders: the Patent Office (1836-1840) is Doric, the Treasury's (1836-1842) Ionic columns, and the slender Corinthian colonnade of the General Post Office (1839-1842).



Buildings by Robert Mills:
 Patent Office Building, 1867 (Doric) A
 Treasury, 1842 (Ionic) B
 General Post Office, 1842 (Corinthian) C
 Robert Mills, Architect D
 Slave House of J.W. Neal & Co., 1836 E

The Civil War and its Aftermath

With the outbreak of the Civil War, Washington stood on the frontier of rebellion and still within slave-holding territory. Suddenly vulnerable, the government set the Union army to the task of constructing a ring of defenses to protect the capital. This huge undertaking brought devastation to the lands around the city as vast areas of woodland were cut to clear sightlines and fields of fire, and scores of buildings and fences were pulled down to deprive attackers of potential cover. But the traumatic years of the war transformed even more dramatically the urbanized areas of the city and its culture.

Washington more than doubled its population during the course of the war. As the conflict intensified, government expansion brought newcomers from the North, and many Southern sympathizers departed. Thousands of soldiers encamped in the city, supporting hundreds of new bars, brothels, and gambling houses. Government workers and entrepreneurs filled boarding houses.

Also arriving by war's end were an estimated 40,000 self-emancipated refugees from enslavement—termed “contraband” by the government—seeking both freedom and employment. These freedpeople crowded into alley dwellings and hastily built frame structures. They set up camps near the forts, sometimes expanding established free-black communities, as in Brightwood or “the Ridge”. These were settlements in the countryside, but much later they grew into neighborhoods and subdivisions at places like DePriest Village (Capital View), Chain Bridge Road, Burrville, Bloomingdale, and Lincoln. At times the toll of battle could swell the city by as many as 20,000 wounded, brought in by train, wagon, or ship for treatment in makeshift hospitals across town, or in tent camps thrown up on suburban estates.

The war accelerated modernization of the city and its infrastructure. In 1862, horse-drawn streetcars replaced the old omnibus services along the main business streets—from Georgetown along Pennsylvania Avenue to the Navy Yard, and from the wharves on the Potomac northward up 7th and 14th Streets. Aside from easing daily commerce, these conveyances helped deploy troops within the capital. Less benevolently, they also presented some of the first instances of racial segregation of public accommodations.

City sanitation was still primitive, but by 1864, the aqueduct begun twelve years earlier by the Army Corps of Engineers finally flowed into Georgetown and Washington. Advances in public health and medicine would be realized in years to come, but largely because the demands that war placed on the office of the Surgeon General and pioneers like Clara Barton, known as the Angel of the Battlefield.

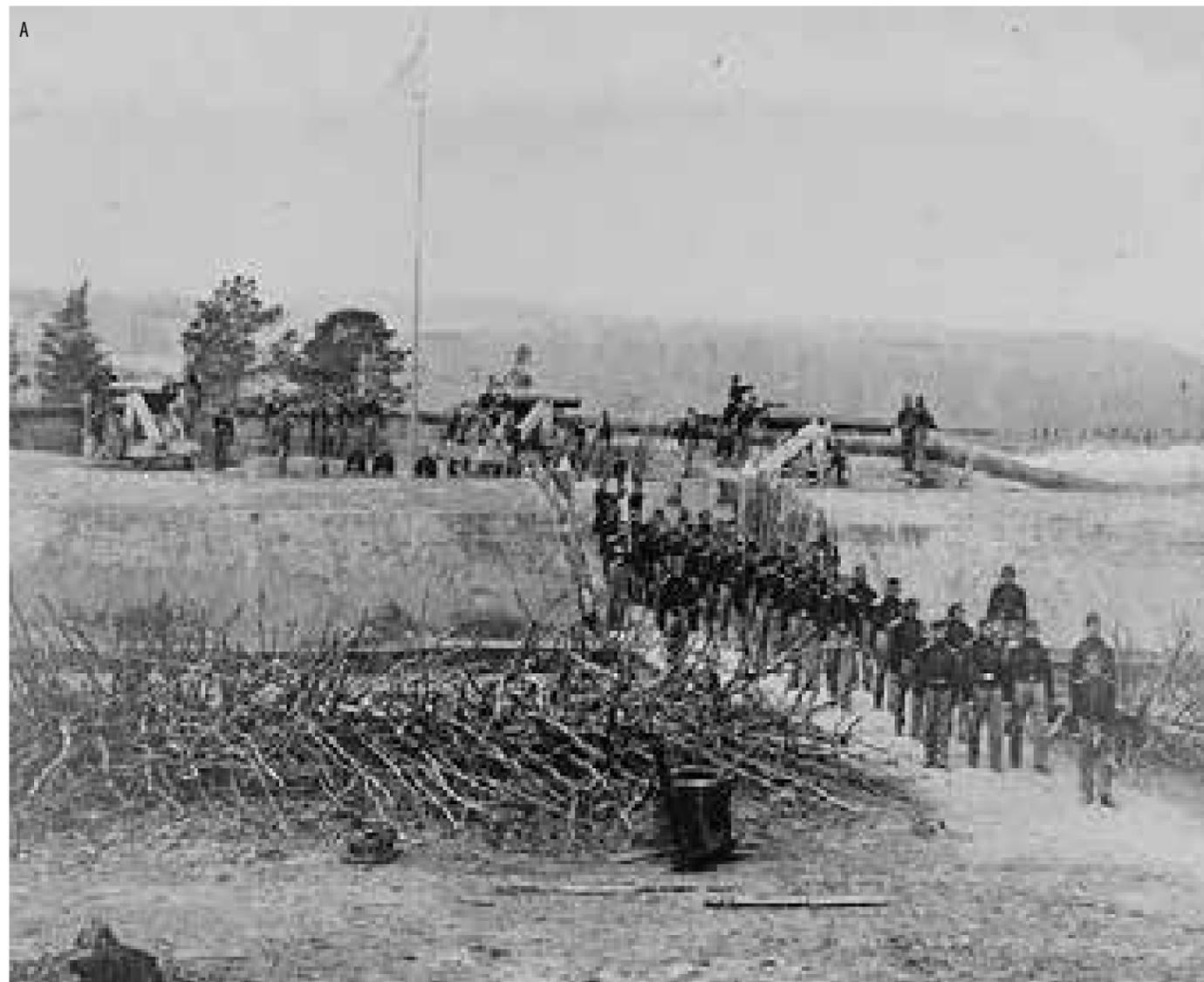
In contrast to the upheaval of society, the war years left relatively little direct imprint on Washington's architecture. Much of what was built was temporary, and dismantled at war's end. The overall effects included higher rents and a denser development pattern; in Georgetown, for instance, many of the front yards disappeared as properties were redeveloped or even received front additions. One innovation was a major residential subdivision of modest homes created by and for African American refugees of the war. In 1867, the Freedmen's Bureau purchased the 375-acre Barry Farm as an experiment in resettlement of former slaves on their own one-acre plots bought on time. Renamed Potomac City and then Hillside, it later became a thriving neighborhood with its own churches, schools and businesses.

Even as the nation's resources were devoted to the conflict, President Lincoln decreed that one symbolic effort would continue: the completion of the Capitol's iron dome. In the winter of 1863, this task was accomplished as the statue of Freedom was hoisted to its crown. A sadder tribute to that ideal can be found in the rows of gravestones at the city's military cemeteries, the largest of which lies across the Potomac at Arlington.

Washington did inherit a lasting legacy of history in the sites that witnessed the national ordeal. President Lincoln finished the Emancipation Proclamation while in summer residence at the Gothic Revival cottage now restored on the grounds of the Soldier's Home. Clara Barton organized aid from 7th Street rooms unused since her departure; Walt Whitman nursed the wounded at the Patent Office;

Matthew Brady's sky-lit studio still remains on Pennsylvania Avenue. Ford's Theatre and the house where Lincoln died will always be places of national pilgrimage.

As the war ended, Washington was the most heavily fortified city in the world. Its defensive ring included 68 forts, nearly 100 detached batteries, and miles of rifle trenches and military roads. Once their purpose was served, their more lasting effect lay in the communities of refugees who settled near the forts, making new lives and changing the city's cultural landscape for decades to come. The Civil War set Washington's course for the rest of the century. Newly confident and reordered around an expanded federal bureaucracy, the city was destined to prosper under President Grant as the government set out to ensure that it would remain a permanent and fitting symbol of the nation's unity.



A Fort Stevens, Detachment of Company K, 1865
B Street cars on Pennsylvania Avenue, 1862
C Lincoln Cottage, 1842

The City Expands

1870 1885

After the Civil War, a booming population, real estate speculation, and lavish public works spurred widespread development of new neighborhoods in the confident capital. Indeed, much of the old city's housing stock dates from this period, when speculative developers built rows of brick houses for the middle and working classes.

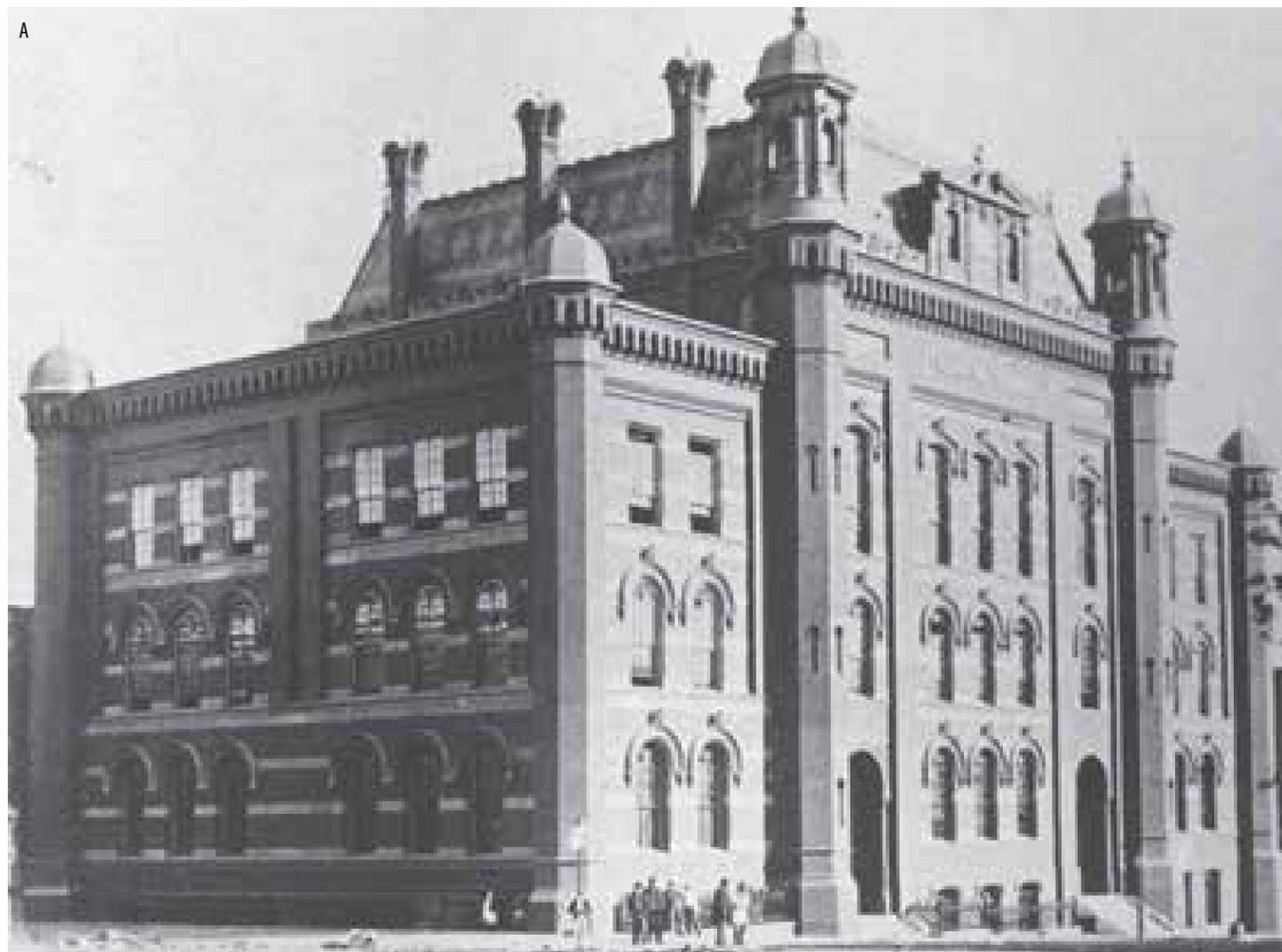
Gradually the city repaired the destructive wear and tear from the war years. Commercial corridors emerged along the streetcar lines reaching north along 7th and 14th Streets, and outward from Capitol Hill. The fetid Washington Canal was removed from the Mall, making way for a new Center Market and a Pennsylvania Railroad terminal at 6th Street.

Finally released from doubt about whether Washington would survive as a capital, the government set about the task of making the city worthy of its status. Frederick Law Olmsted gave the Capitol its majestic terraces, and planned the magnificent landscaping of the grounds over a period of 15 years. By the White House, the flamboyant State, War, and Navy Building began to rise in the fashionable French style, taking 17 years to construct and becoming the nation's largest building when completed in 1888. Erection of the Washington Monument also resumed, topping out in the same year.

Congress sought to make District government more efficient by revoking the charters of Washington City and Georgetown, discarding the outmoded Levy Court of Washington County, and instituting a unified territorial government under an appointed governor. The Organic Act of 1871 set the precedent for appointed government which persisted for a century.

The new system's most immediate effect was felt through its Board of Public Works. Board member and then governor Alexander Robey Shepherd, a real estate speculator himself, expended huge sums in a frenzy of public works. Very rapidly, paved streets, sewers, ornamental parks, and modern schools appeared, concentrated in the northwest quadrant where well-connected investors were developing land. These improvements made possible much of the Victorian city, best exemplified by Logan Circle and the neighborhoods around 14th Street. Credited for modernizing Washington, the Board's campaign also plunged the city into insolvency and led Congress to abolish the new government.

Efficient to construct and relatively affordable, rowhouses quickly became the city's predominant building type. To adapt to this greater density, the District enacted its first



substantial building code and a requirement for building permits in 1877. New fire limits restricted frame buildings to the suburbs beyond the original city and Georgetown. Just as the streetcars spurred growth within the city, they also promoted the creation of suburbs. At the terminus of the 7th Street line, LeDroit Park was established in 1873 as an architecturally unified suburb of picturesque villas and cottages. Deanwood originated in 1871 from the carving up of the Sheriff farm into subdivisions that coalesced after a streetcar connection.

Suburbs also popped up along the railroad branches of the Baltimore & Ohio, some springing from industrial operations. Ivy City, for instance, was platted in 1872 and thrived as a brick manufacturing center supporting the city's construction boom. Others were pure suburbs, promising rural beauty and quiet and with speedy access to the city. When Benjamin Gilbert founded Takoma Park in 1883, it became clear that the suburbs would grow as far out as the District boundary.



A Benjamin Franklin School,
Architect Adolf Cluss, 1869
B Adolf Cluss
C Center Market,
Architect Adolf Cluss, 1871, razed 1931

Seeking the Country Air

1885 1900

The end of the 19th century was a time of continuing prosperity in Washington, with the city growing at a steady pace slackened only by the economic recession of 1893. Soon the character of the entire District began to change, as a denser city spilled beyond its original boundaries and developers platted subdivisions far out into what was once countryside. Tall buildings appeared in the downtown business district, made possible by reliable elevators and improved construction using wrought iron and steel. Apartment houses appeared and gradually became an accepted alternative to rowhouse living.

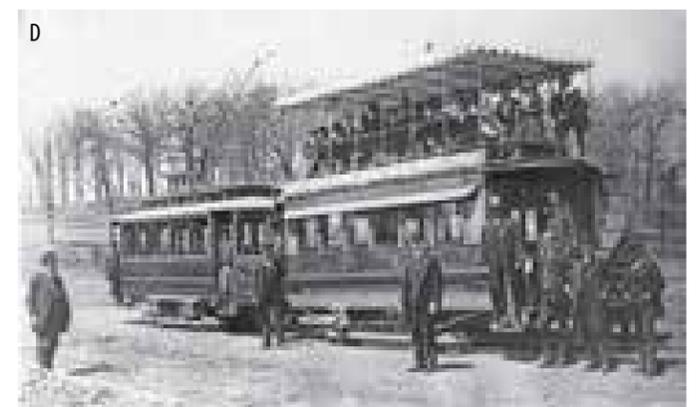
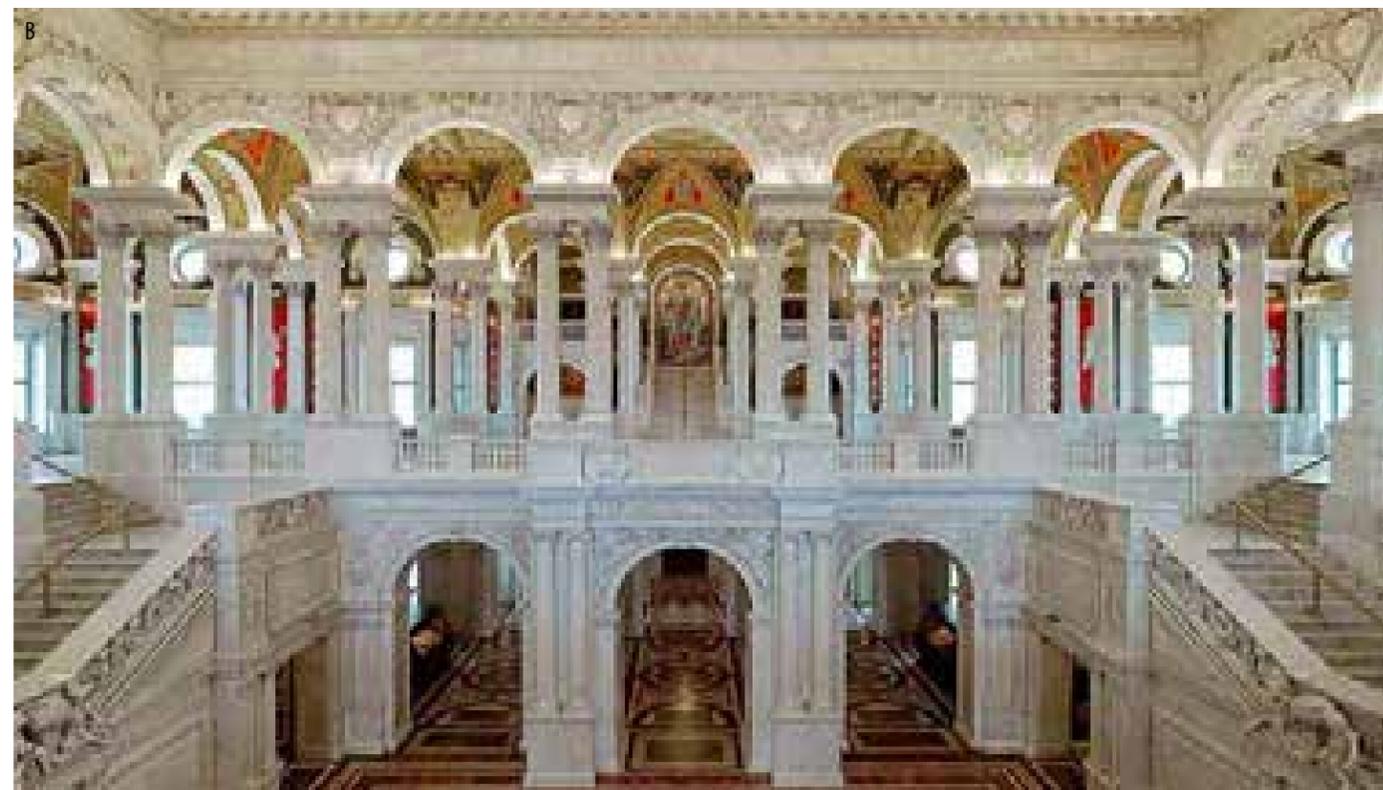
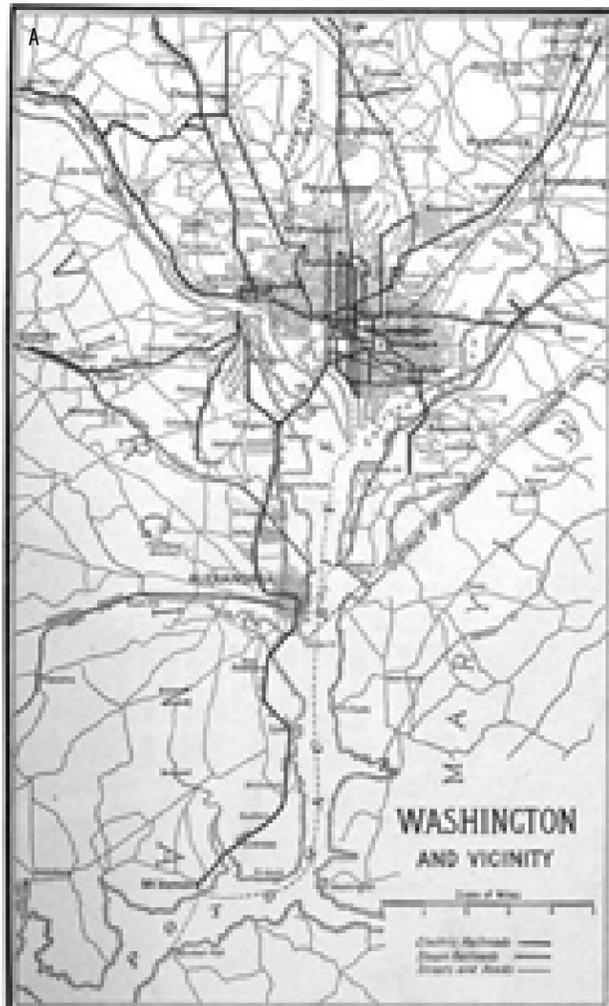
The government continued to build on a grand scale. The Pension Building took five years to build, the Library of Congress eleven, and the Post Office eight—long enough for it to be considered old-fashioned when completed. But an increasingly sooty coal-heated city forced the Navy to escape its Foggy Bottom location for a gleaming new observatory in the clear air of the hills north of Georgetown.

Summer breezes also attracted suburban development to the highlands around the city. Estates and summer homes were at first common here, but streetcar extensions soon led to more concentrated development as subdivisions just beyond the original city boundary followed in rapid succession. Brookland was platted in 1887 on the old Jehiel Brooks estate; the 1889 streetcar line along the Seventh Street Turnpike prompted the subdivisions of Petworth and Brightwood; and in 1890, Senators William Stewart and Francis Newlands founded the Chevy Chase Land Company to extend Connecticut Avenue and a trolley to their suburban venture. Educational campuses also claimed tracts of suburban land—Columbian College (now GWU) in Columbia Heights, Catholic University of America (1887) in Brookland, and American University (1893) in Wesley Heights.

In the rush to develop new suburbs, there was at first no plan like the one that guided Washington City from its beginning. Residential subdivisions were haphazard in location and often ill-connected to each other. The Highway Act of 1893 directed the Commissioners to plan a suburban street network that conformed to the original city. Thus the Highway Plan—really multiple plans—extended the broad, radial avenues as well as the grid of secondary streets, with a few adjustments for topography. Preparation of the plan delayed further subdivision for a few years, but ultimately removed much uncertainty for landholders and developers.

Though land was plentiful, early conservationists feared that the city's most beautiful spots might soon be occupied by private homes. They sought to establish a huge public park, along the lines of New York's Central Park, in the valley of Rock Creek, then still in agricultural and industrial use. Congress responded by establishing the National Zoo in 1889 and the park in 1890, forever preserving the land for recreation. Similarly, Congress created Potomac Park in 1897, ensuring that the land reclaimed from the Potomac flats would be used for park purposes.

The city's height limit is another legacy of this era. It was first adopted in 1894 in response to construction of the 156-foot, steel-framed Cairo apartments in a neighborhood of rowhouses. Its architect, Thomas Franklin Schneider, had just returned from a trip to the 1893 World's Columbian Exposition in Chicago, where he had been inspired by that city's new skyscrapers. But ironically, it was an entirely different model from that fair that was about to capture the city's imagination. Another Washington architect, Glenn Brown, had long been inspired by the US Capitol and L'Enfant's vision for the federal city. As secretary of the American Institute of Architects, he was about to make the AIA's 1900 convention in Washington an opportunity to celebrate the city's centennial by renewing its founder's vision.



A Street Car map, Rand McNally & Co., 1904
B Library of Congress, interior, 1897
C Rock Creek Park
D Eckington Street Car

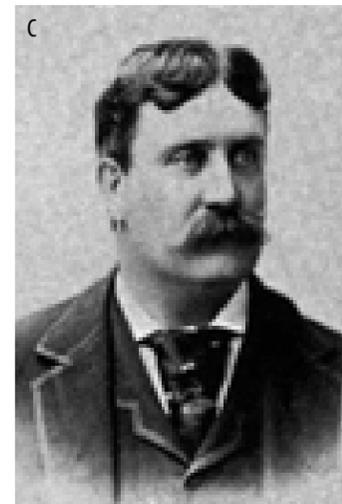
Capital of an American Empire

1900 1915

With the turn of the twentieth century came the triumph of the City Beautiful movement, a reform philosophy meant to transform the disordered industrial city into a place of beauty and order, inspiring harmony and civic virtue among the populace. Inspired by the “White City” fairgrounds of the 1893 Chicago exposition, cities across America embraced the grandeur of classical architecture, formal civic centers, and majestic systems of boulevards and parks.

Once presented at the 1900 AIA convention, these ideals persuaded the US Senate to establish what came to be known as the McMillan Commission—led by the renowned architects Daniel Burnham and Charles McKim, landscape architect Frederick Law Olmsted, Jr., and sculptor Augustus Saint-Gaudens—and no city embraced the movement more fervently than the nation’s capital.

The commissioners’ plan for Washington was completed in 1901 after inspirational visits to European capitals. It sought to revitalize and expand Washington’s government center to suit a prosperous and mature country with imperial ambitions fueled by victory in the Spanish-American War. While reaffirming L’Enfant’s original conception, it also magnified its monumentality by ringing the Capitol, White House, and National Mall with a vast classical unity of government buildings and memorials. The Mall was extended out into the parkland reclaimed from the Potomac in the 1880s and 1890s, new memorials were placed astride L’Enfant’s open vistas, and the city fabric receded from discrete government precincts.



A Union Station, Architect Daniel Burnham, 1908
 B Meridian Hill mansions at 15th Street
 C Daniel Burnham
 D Mary Foote Henderson

The McMillan Plan looked beyond the original city to encompass the entire District of Columbia. An interlocking system of greenways and parks linked riverfronts to the hilltop sites of Civil War fortifications, and new facilities for sanitation and health: a huge modern water purification plant at the City Reservoir, greenswards reclaimed from the Anacostia’s malarial flats, and recreation centers across the city.

So that fulfillment of the McMillan Plan would not be left to the vagaries of politics or commerce, Congress established in 1910 the US Commission of Fine Arts, to advise on the siting and design of public buildings and guide the city’s architectural development. Members of the McMillan

Commission were among its first appointees. Two years later, the position of Municipal Architect was created for the District of Columbia, so that local facilities would also be developed in sympathy with the plan.

Washington’s business elite responded in kind, with lavish commercial buildings in classical dress. Mary Foote Henderson, the influential wife of a wealthy Missouri senator, guided the creation of Meridian Hill Park and began developing 16th Street as the “Avenue of the Presidents,” lined with mansions and embassies. Massachusetts Avenue became a fashionable address for the wealthy. Apartment buildings became grander, with more resident services. New suburban communities like Mount Pleasant, Park View, and Petworth cast off the bay-fronted red brick model of the old city in favor of a new fashion for classically proportioned buff brick houses with open front porches.

In an era full of optimism for some, racial struggle and discrimination also influenced the cityscape. “Jim Crow” laws and customs led to an increasingly segregated city. New housing developments were usually intended for whites, leaving African Americans to purchase or rent old housing stock. A son of the South, Woodrow Wilson increased segregation in the federal government.

In reaction to these exclusionary practices, U Street began to develop as a commercial and social center for black Washington. The True Reformer Building, Howard Theatre, Anthony Bowen YMCA, and Industrial Savings Bank all date from this era. Alley housing was still the only option for many, but the first attempts to produce decent affordable housing began with Washington Sanitary Housing Commission projects on Bates Street NW and Carrollsburg Place SW.

Boom and Bust

1915 1930

A more sober era followed the heady enthusiasm during the peak of the City Beautiful Movement after the turn of the century. Industrial abuses, war in Europe, and the repercussions of economic crisis—including the establishment of income tax in 1913—led to an era focused more on progressive reforms than urban ostentation. The federal government had expanded greatly since 1900, but without keeping pace in building new offices. With America's entry into World War I, the shortage became a crisis as wartime workers flocked to the city. Sprawling temporary buildings were erected, many on the National Mall, as the Navy Yard, airfields, and defense plants expanded along the river.

The war's end released a pent-up demand for more housing. Apartment construction boomed in the 1920s, outpacing single-family homes, and giving the city a proportion of apartment dwellers comparable to that in New York and Chicago. Rising automobile ownership and lower land costs promoted subdivisions of bungalows and middle-class homes in Brightwood, Tenleytown, Congress Heights, Good Hope, Deanwood, and other once-distant hamlets and villages.

The city's social and geographic segregation continued, but if there was any positive consequence, it was the self-sufficiency of a flourishing African American community. Outstanding black teachers led black schools. Black entrepreneurs founded businesses, financial institutions and fraternal organizations. Black artists headed bands, troupes, and art schools. Next-door to Howard University, LeDroit Park thrived as the home of the black intelligentsia and civic leadership. The U Street corridor attracted banks, fraternal organizations, and stores run by and for African Americans. These were among the most important and well-known black neighborhoods in the country, celebrated today for cultural achievements including the theaters and clubs that attracted the greatest African American musical and stage talents—and racially and culturally diverse audiences to appreciate them.

Prosperity favored ambitious plans for Washington. In 1927, the government broke ground for the Federal Triangle, the lavish ensemble that finally addressed the need to house an expanded federal workforce. The Triangle was a magnificent realization of the McMillan Plan. The work went ahead even as the stock market crashed, but it could not escape the changing times that would ultimately prevent its completion.



- A Temporary War Buildings on the Mall, 1918
- B Federal Triangle area/Pennsylvania Avenue
- C Lincoln Theater, U Street, 1921
- D Woodward Building, 15th and H Streets, 1911
- E Model T Car Showroom, 14th Street NW, 1919

The New Deal

1930 1945

In many ways the 1930s were contradictory times for Washington. Private construction slowed dramatically, but building after building arose in the Federal Triangle. Banks failed, but government agencies grew by leaps and bounds. Even in the midst of the Depression, the city prospered as workers flocked to the capital in search of government jobs. Luxuries still existed, but times were bleak for the city's neediest residents, particularly African Americans, until New Deal housing programs provided some relief.

A suddenly larger bureaucracy generated great demand for housing. Federal workers filled homes and apartments and entire suburbs within the District, wiping out agricultural land. Even the surrounding counties began changing from villages and farms to bedroom communities. Modernism arrived, although it was slow to catch on in architecturally conservative Washington. Government housing programs helped introduce the new style, as President Roosevelt and his advisers sought new ideas to lift the nation from its despair. Indeed, the International Style apartment complex Langston Terrace (1935-38), by African American architect Hilyard Robinson, may be the District's first example of truly modern architecture.

Far more common in Washington was Stripped Classicism, traditional in aura and outline but pared down and flattened in detail. After such early examples as Garfinckel's (1930),

the Pepco headquarters (1930), and Folger Library (1932), the style flourished in government buildings from the Justice Department (1931-35) to the Federal Reserve (1937) and Social Security Administration (1939-40), the latter buildings forming part of two more massive civic complexes modeled on the Federal Triangle.

As the population grew toward its wartime peak, it continued to be divided by race and class. Restrictive covenants, most targeting African Americans and Jews, were common in new developments. There were exceptions, like the rowhouse neighborhood of Kingman Park, which encouraged African American ownership, and Eastland Gardens, which was largely designed, built, and occupied by African Americans. But most of the neighborhoods that were rapidly filling out the city were restricted to whites. Even the earliest public housing projects, like Langston Terrace Dwellings, were racially segregated. This practice continued in wartime housing projects: the garden-apartment complexes of Fairfax Village and Naylor Gardens were for whites, while Mayfair Mansions and Parklands Apartments were for blacks.

Private construction in the city came to a virtual halt in 1941 as materials rationing began in preparation for World War II. The government embarked on another huge building campaign, best symbolized by the wartime construction of the Pentagon, the largest office building in the world, to house the Department of Defense.



A Garfinckel's Department Store, 14th and F NW, 1929
B Folger Library, Capitol Hill, 1929
C Langston Terrace Dwellings, 1937
D War Department, Architect Gilbert Stanley Underwood and William Dewey Foster, 1941

The Post War Years

1945 1960

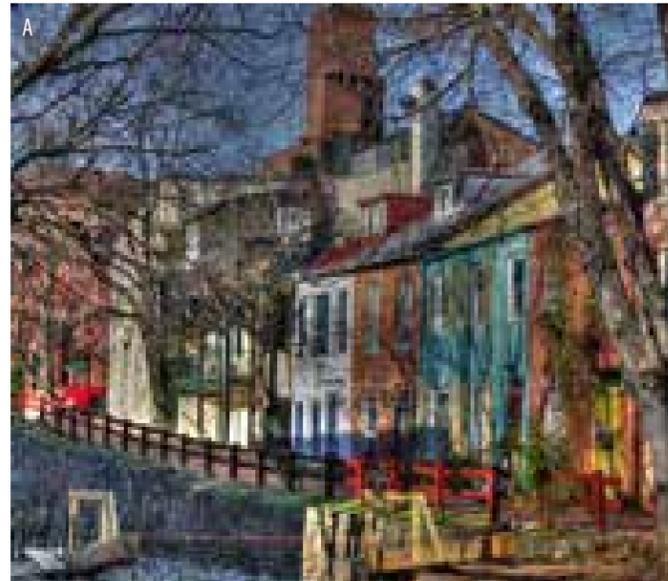
The years after World War II have long been defined by the great mass migration to the suburbs. By the tens of thousands, urban dwellers left congested cities for a new lifestyle made possible by affordable automobiles, highway subsidies, lower land costs, and cheaper mortgages. In Washington as elsewhere, there was also a racial impetus, as prejudice or fear of desegregation led many to abandon the city centers they saw as dominated by African Americans who were unable to live anywhere else.

The erosion of Washington's traditional fabric could be measured in a myriad of ways: roadways widened, gas stations and repair garages built, buildings demolished for parking, shopping districts dispersed, and entire neighborhoods threatened by highway and urban renewal plans. Civic leaders embraced the new future as swaths of the city were sacrificed and the streetcar system met its demise. Greater speed of travel even influenced the way that buildings were designed and perceived, with streamlining and simplified details and larger, lighted signage.

The most momentous redevelopment project of the time arose from a campaign against alley dwellings and neighborhoods characterized as "slums" by planners, reformers, politicians, and developers. On this debatable premise, much of Southwest was leveled wholesale for new superblocks of high-rise apartments and townhouses. Most of the largely African American residents were displaced, with many families moving to apartments east of the Anacostia River, where poorly planned overbuilding led to a concentration of poverty. Workers were separated from jobs, consumers from shopping, and thousands of residents from the social network of their previous communities.

The postwar years were a time of transition in Washington architecture. Recognition of Georgetown as the city's first historic district in 1950 probably perpetuated the popularity of Colonial Revival traditions. Residential construction remained largely conservative, as did the design of many churches built in mostly outlying neighborhoods. In contrast, synagogues were almost uniformly modern in style, and commercial facades became opportunities for flashy advertising using the latest graphics.

Classicism continued to reverberate through attempts at modernism, especially in government buildings of the late 1940s and early 1950s. But aside from style, massive buildings like the General Accounting Office (1949-51) and US Courthouse (1949-52) were more influenced by changes in building technology, as air conditioning and reliance on artificial lighting freed designers from constraints that had long determined building size and shape. By the end of the decade, new building materials and techniques—in metal, glass, and concrete—finally brought about a clear break with tradition.



Georgetown rowhouses along the canal A
Adas Israel Synagogue, Cleveland Park, 1951 B
General Accounting Office, 1949 C
SW Urban Renewal, 1960 D

New Visions in Turbulent Times

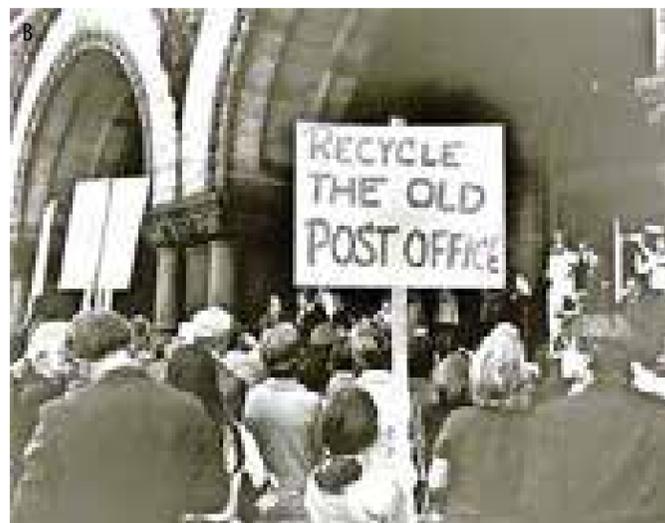
1960 1975

The 1960s began with a spirit of optimism about the future. The youthful enthusiasm of the Kennedy administration brought progressive ideas for tackling urban problems and new attention to the arts. The growing need for federal facilities and the shabby condition of Pennsylvania Avenue motivated the new president to seek expert advice in two areas that would greatly influence Washington's future: improving the quality of federal architecture and rejuvenating the nation's Main Street.

The commission on federal office space tendered its report in 1962, proposing three basic tenets for federal architecture: government buildings should embody the finest contemporary American architectural thought, the government should not dictate an official style, and buildings should be appropriately sited with careful relation to their urban context. The President's Council on Pennsylvania Avenue unveiled its vision in 1963: lining the avenue's north side with a phalanx of government offices, and carving out a gigantic National Square at its western end. While neither report brought immediate change, both had a profound influence on federal government building and planning in the city.

Largely in reaction to the destruction wrought by such urban plans, the 1960s also witnessed the rise of the historic preservation movement. In 1961, Jacqueline Kennedy stepped in to rescue the 19th-century houses on Lafayette Square, showing how redevelopment could benefit by keeping older buildings. The National Capital Planning Commission and Commission of Fine Arts established a Joint Committee on Landmarks in 1963, to create the first list of District buildings significant for their history and architecture. And in 1966, the National Historic Preservation Act placed the federal government squarely in the forefront of historic preservation, proclaiming that the "spirit and direction of the Nation" are embodied in its historic heritage.

But federal preservation law did not establish local protections. Washington's historic fabric continued to disappear as a new office precinct arose northwest of the White House and apartments encroached into Victorian neighborhoods. Modern construction methods and rising labor costs often cheapened building materials and details, in stark departure from the handcrafted charm of older buildings. Residents began mobilizing against these assaults, and also in the grassroots fight against freeway proposals for the city.



Among an increasingly African American citizenry lacking self-government, these tensions would only worsen, and explode after the assassination of Dr. Martin Luther King. The destruction of neighborhood commercial centers along the old streetcar routes on 7th, 14th, and H Streets was a tragic result that would not be repaired for decades.

The first visible product of the new federal architectural standards was the HUD building (1965-68), a dramatic modernist statement located symbolically in the Southwest urban renewal area. The plan for Pennsylvania Avenue led to the gargantuan and controversial FBI building (1974), followed by the establishment of the Pennsylvania Avenue Development Corporation. But it was the proposed demolition of the Old Post Office that may have had the greatest impact, by galvanizing local preservation efforts through a newly formed activist group known as Don't Tear It Down, which would evolve into the DC Preservation League and become the city's leading advocate for preservation in the coming decades.

Indeed times had changed. Rising from despair, the city opened its memorial library to Martin Luther King in 1972, housed in a building by Mies van der Rohe, one of the international giants of Modernism. Home Rule arrived in 1973, Metro opened in 1975, and there was renewed optimism that the citizens of Washington could chart a better future for their city.



Aftermath of King assassination, 1968 A
 "Don't Tear It Down" rally at the Old Post Office B
 Model of Completed 8th Street Axis from the Report of the President's Temporary Commission on Pennsylvania Avenue, 1969 C
 Department of Housing and Urban Development, Architect Marcel Breuer, 1968 D
 Hirshhorn Museum and Sculpture Garden, Architect Gordon Bunshaft, 1974 E

Home Rule and Downtown Revival

1975 1990

With local self-government, the District's priorities began slowly to change, with an emphasis on jobs, community development, and the social and housing needs of the city's most disadvantaged residents. In its public projects, the local government sought to establish a new image for the city, progressive in outlook, and for the first time with African American architects and civic leaders guiding its formulation.

The role of historic preservation was also among the first policy questions addressed by the Home Rule government. DC agencies supported the creation of historic districts in Anacostia and LeDroit Park, both to honor African American cultural sites and to generate support for their renewal. But with continued white flight to the suburbs, the downtown business district declined and older buildings were left to decay or be demolished in efforts at revitalization.

Under pressure from activists, the city adopted a delay-in-demolition regulation in 1976 that established for the first time at least some protection for historic buildings. One of the cases considered was the demolition of Dunbar High School to make room for an athletic field for the new modern high-rise Dunbar. The emotional debate about legacy and progress pitted alumni of the illustrious school against younger leadership in the African American community.

Motivated by the loss of Dunbar, the McGill Building, and other architectural treasures, Don't Tear It Down joined with DC Councilmember John A. Wilson to push for greater protections in DC law. Enacted in 1978, the Historic Landmark and Historic District Protection Act gave the District one of the nation's strongest municipal preservation laws. At the same time, preservation activists redoubled their efforts to identify and designate historic landmarks and districts. Successful campaigns protected not just

Dupont Circle, Downtown, and the Financial District, but also Takoma Park, Strivers' Section, and the landmarks of African American culture on U Street.

Even as grass-roots preservation was emerging as a stronger force, the Pennsylvania Avenue Development Corporation was charged by Congress with implementing the grand plans for the nation's Main Street. Competing visions for downtown brought conflict between PADC and preservationists, but ultimately both sides of the debate achieved some of their goals. PADC's parks and public improvements, and its coordinated assembly of key sites for development, made reinvestment in the old downtown possible at a time when it had been virtually written off. As confidence in the area revived, civic and business leaders turned their attention to creating a "living downtown" with apartments, an arts community, and a vibrant street scene. Saving downtown's architectural legacy became part of that vision.

Another landmark of the era, completed in 1978, helped downtown return to favor: I.M. Pei's East Building for the National Gallery of Art. A stunning addition to the Mall, it was the perfect foil to John Russell Pope's 1941 masterpiece of late classicism—fully its equal in elegant materials, craftsmanship, and finesse, and just as uncompromising in its stylistic conviction. While raw concrete Brutalism could be off-putting, the East Wing's accessible refinement helped Washingtonians understand how high-style Modernism could coexist with the city's architectural traditions.

In experiments with façadism and historicism, architects struggled to find a balance between preservation and late 20th-century building realities. Results were not always successful, but the best became lessons in how to adjust huge buildings to the scale of 19th century streetscapes. Some community revitalization efforts, like the construction of the Reeves Center (1986) at 14th and U Streets, challenged conventional assumptions about what was possible, but it would take many years to realize the full potential of these brave beginnings.

By the end of the 1980s, the goal of a living downtown did move closer to reality as civic leaders, the business community, and preservationists worked together on the Joint Project to Preserve Small Downtown Buildings (1988). This cooperative effort established a strategy to build housing, promote retail, and accommodate both preservation and new development as the old downtown revitalized. It led to the adoption of zoning protections and incentives for preservation, retail, arts, and housing in the Downtown Development Zone (1991), and ultimately helped set the stage for the impressive results to come.



A DC Metro
B National Gallery of Art, West Wing, 1941
C National Gallery of Art, East Wing, 1978
D F Street historic buildings with new construction

Toward a New Confidence

1990 2005

The downtown revival begun in the 1970s continued to strengthen with the approaching millennium, and the reviving fortunes of downtown helped to burnish the city's image overall. Toward the end of the century, rising property costs in the suburbs, a lack of nearby amenities, and disillusionment with commuting began to make Washington comparatively attractive for some. New immigrants from Latin America, Asia, and Africa also arrived, and began establishing community ties in relatively affordable DC neighborhoods. At the same time many African Americans, too, sought the dream of the suburbs and better educational choices for their children.

The District's changing demographics registered strongly in the 1990 US Census. For the first time in 40 years, the white population rose by a modest amount, and although still relatively small, both the Asian and Latino populations nearly doubled. In contrast, 50,000 African American residents, more than 10 percent of their number, had moved to the suburbs in the 1980s, and that was in addition to the 90,000 who had relocated in the 70s.

Gentrification was both a cause and a result of these demographic trends. It had begun as far back as the 1930s when professionals moving to Washington with Roosevelt's New Deal administration rediscovered the charm of historic Georgetown. It continued in Foggy Bottom in the 1960s, in Dupont Circle and Capitol Hill in the 1970s, Mount Pleasant in the 1980s, and many more neighborhoods at the turn of the century.

With a declining population, the building fabric in many DC neighborhoods had not changed much since the city's peak in the 1950s, although in-town communities saw more demolition and rebuilding as downtown and the Capitol complex expanded. Certainly nothing approached the scale of urban renewal in Southwest. Elsewhere, new architectural ideas were mostly on display at a modest scale: glassy Modernist houses scattered along the fringes of Rock Creek Park, warehouse adaptations in Georgetown, and a handful of innovative office buildings near Dupont Circle.

By the 1990s, creative infill projects responding to Capitol Hill's exuberant Victorian architecture caught the public eye. The exciting cultural mix of Adams Morgan drew weekend crowds from across the region, Eastern Market was no longer just a neighborhood gem, and new galleries lured art patrons to 7th Street downtown. In 1991, a downtown neighborhood began to take root as the first apartment buildings in PADC's housing program opened, at Lansburgh's and Market Square. The Warner Theatre reopened in 1993, and the Lincoln Theatre in 1994. Each of

these milestones showed the kind of accomplishments that would be needed to revive other city neighborhoods.

The architectural trend known as Post-Modernism flourished in these years. In part a backlash against Modernism for its association with the destruction of urban character and human scale, it also helped architects confront the question of how to place new buildings within a historic context. Market Square (1990) is perhaps the most prominent example, with its colossal columns of solid limestone responding to the National Archives, and embracing facades creating a plaza for the Navy Memorial. Massive classical columns appeared on other buildings as well, as did picturesque towers, decorated facades, and other more conscious efforts to evoke historic architecture. The best of these projects could display a lively architectural wit, but the worst could descend into hollow pastiche.

The experiment with Post-Modernism was not long lived, but it did help bring about a more self-assured contextual architecture reflecting the particular challenges of building in Washington. For many years, the city's height limits, development pressures, and conservative traditions had been a recipe for humdrum buildings. But a new, more inventive, architecture was now being created—more adept at blending into historic streetscapes and less concerned about rigid rules of traditional or modern design. The turn of the millennium brought a proliferation of fresh ideas to the cityscape—cadenced bays on Massachusetts Avenue apartments, buildings as glass sculptures on improbable sites, and invigorating internationalism in a spate of new embassies.



Lincoln Theatre restored, U Street NW
United States Storage Company (1909) with Pennsylvania Avenue development, 1987

A Growing and Vital City

2005 2020

Washington has entered a new phase in its history as it becomes once again a growing city. After a half century of decline from its 1950 peak, the District registered an increase in population in the 2010 US Census. That growth continues at a rate that now brings the city more than a thousand residents each month.

This new vitality is changing the face of Washington. It is reflected in the apartment buildings rising in Mount Vernon Triangle, in NoMa, and in Southwest; in the new Woodson and Dunbar high schools, and the reincarnations of Eastern and Wilson; in the bustling center of Columbia Heights and the signs of new growth along Georgia Avenue. H Street is alive with new businesses and new buildings. Commercial development is finally arriving at Fort Lincoln, Brookland, and Skyland; new homes are under construction west of the park, east of the park, and east of the river. A visit to almost any DC neighborhood will show home remodeling in progress.



The District government is modernizing not just its schools, but other public facilities as well. New libraries and recreation centers are opening, and fire houses are being renovated. A massive project is under way to improve water quality and improve the city's antiquated sewer system. New bridges are being built, a network of bike lanes is expanding, and ambitious plans are moving forward to return streetcars to the streets. Car-share and bike-share are realities, and temporary urbanism is no longer an untested idea.

With a faster pace of development, the city is also struggling with negative consequences. Strong demand for market rate housing is reducing the supply of affordable housing, and despite new zoning requirements, the production of new affordable units lags demand. High land prices have squeezed construction budgets, and made more common the compressed "design-build" schedules and "stick-built" construction techniques that can lower the architectural quality of new buildings. Over-scaled and poorly designed projects have brought complaints from residents concerned about neighborhood character.

Washington's recent architectural past has been much discussed in recent years. Landmark designation of the Third Church of Christ Scientist was highly controversial, but other modernist buildings have been widely accepted as worthy of protection. Residents of Southwest have promoted recognition of their modernist apartment complexes, while an improved town center and plans for a revitalized waterfront promise to infuse new life into the neighborhood. Planners and the community are also beginning to work on a framework for bringing complementary new development with street-oriented shops, better connectivity, a wider mix of uses, and improved amenities to the area.

New ideas from creative non-profits are also changing the city. Cultural heritage trails are bringing a new appreciation of the historic environment. Grass-roots education projects are documenting the history of Ivy City, Deanwood, Eastland Gardens, and Barry Farm. Urban art projects are offering new perspectives in unexpected places. Even the internet revolution has begun to influence city life, as mobile phone apps help people navigate the city and keep track of everything from groceries to restaurants and transit schedules to parking meters.

Even more ambitious redevelopment projects are just getting off the ground: Saint Elizabeths, McMillan Sand Filtration site, the Southwest Waterfront, and Walter Reed. To varying degrees, each of these will restore historic resources and bring new life to parts of the city that are hoping for new investment. Other projects like Capital Crossing over Interstate 395 and the Southwest Ecodistrict will begin to reconnect city street life across old scars in the historic L'Enfant Plan street network. Redevelopment of the FBI site promises to bring new life to Pennsylvania Avenue. With these projects and more to come, Washington will continue to grow and transform itself in ways that sustain and enrich our living historic heritage.



- A City Center, Foster + Partners, Shalom Baranes, construction begun 2011
- B FBI Building, Architect Charles F. Murphy and Associates, 1975
- C Howard Theater, Architect J. Edward Storck, 1910
- D Howard Theater, Abandoned from 1970-2012
- E Howard Theater, Restored and Reopened April 9, 2012



What works about preservation in dc

Historic preservation is thriving in the District of Columbia. More than ever, the city's historic and cultural assets are being recognized as a key element of the city's potential. Washington is a confident city finding renewed inspiration in its unique physical character and heritage.

This has not occurred by accident, but through the sustained efforts of civic leaders and an informed citizenry over the past several decades. This section looks at ten factors that make preservation work well in DC.

1 Pride in our heritage

Washington's national heritage and welcoming environment are treasured not just by Americans across the country, but by the local business community and residents of the District of Columbia and its environs. There is a renewed sense of civic pride in the unique texture of a culturally diverse city: its majestic monuments, historic downtown, thriving neighborhoods, and visible reminders of history.



A Navy Ceremony at Market Square

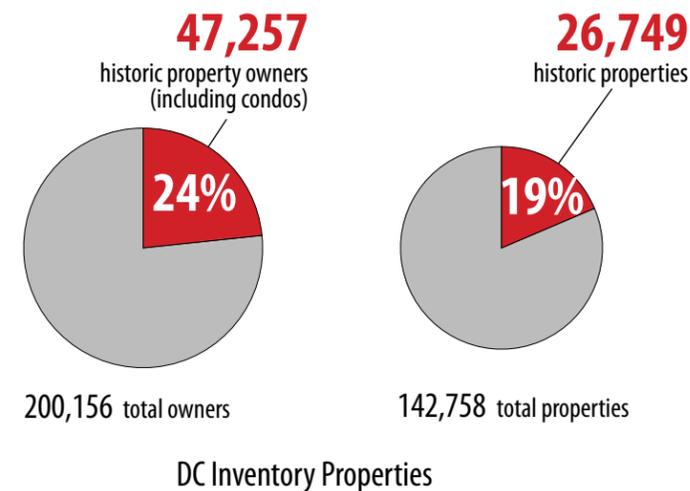
2 Protected historic properties

Washington benefits from a wealth of historic landmarks and districts. Since the creation of the Georgetown Historic District in 1950, the city's inventory of has grown steadily to encompass thousands of properties representing all aspects of the city's history and culture.

Under the DC preservation law, applications for historic designation may be made by property owners, government agencies, Advisory Neighborhood Commissions, and community historic preservation organizations. This encourages broad public participation in the process of recognizing significant parts of our heritage, and is ultimately reflected in the diversity of the DC Inventory of Historic Sites.

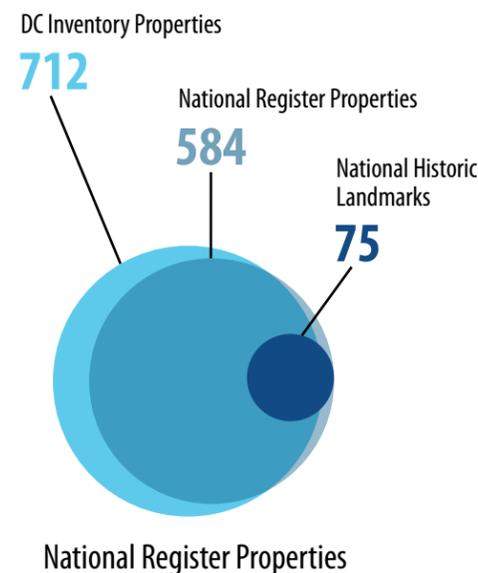
DC Inventory of Historic Sites

The DC Inventory is the city's official list of historic landmarks and districts. With more than 650 historic landmarks and 25,000 contributing buildings in historic districts, Washington has one of the nation's largest inventories of protected historic properties.



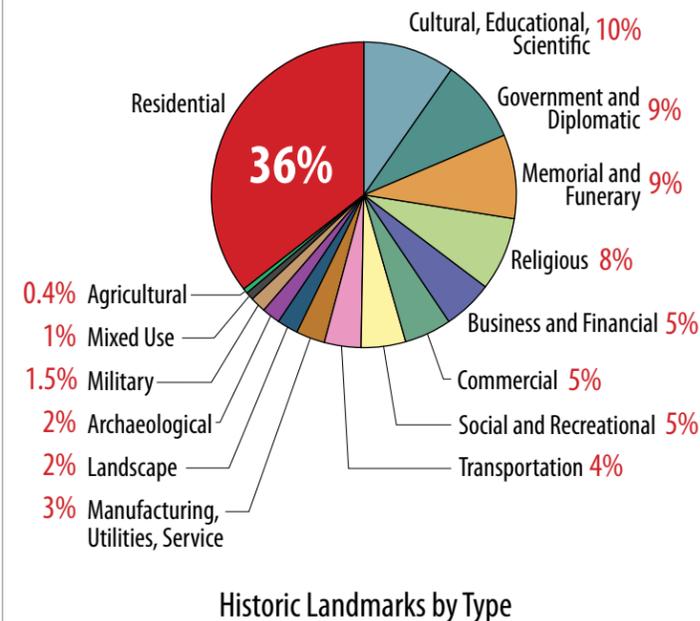
National Register of Historic Places

Three-fourths of the properties in the DC Inventory are also listed in the National Register of Historic Places, and more than 10% are National Historic Landmarks. The District of Columbia has more National Historic Landmarks than all but seven states.



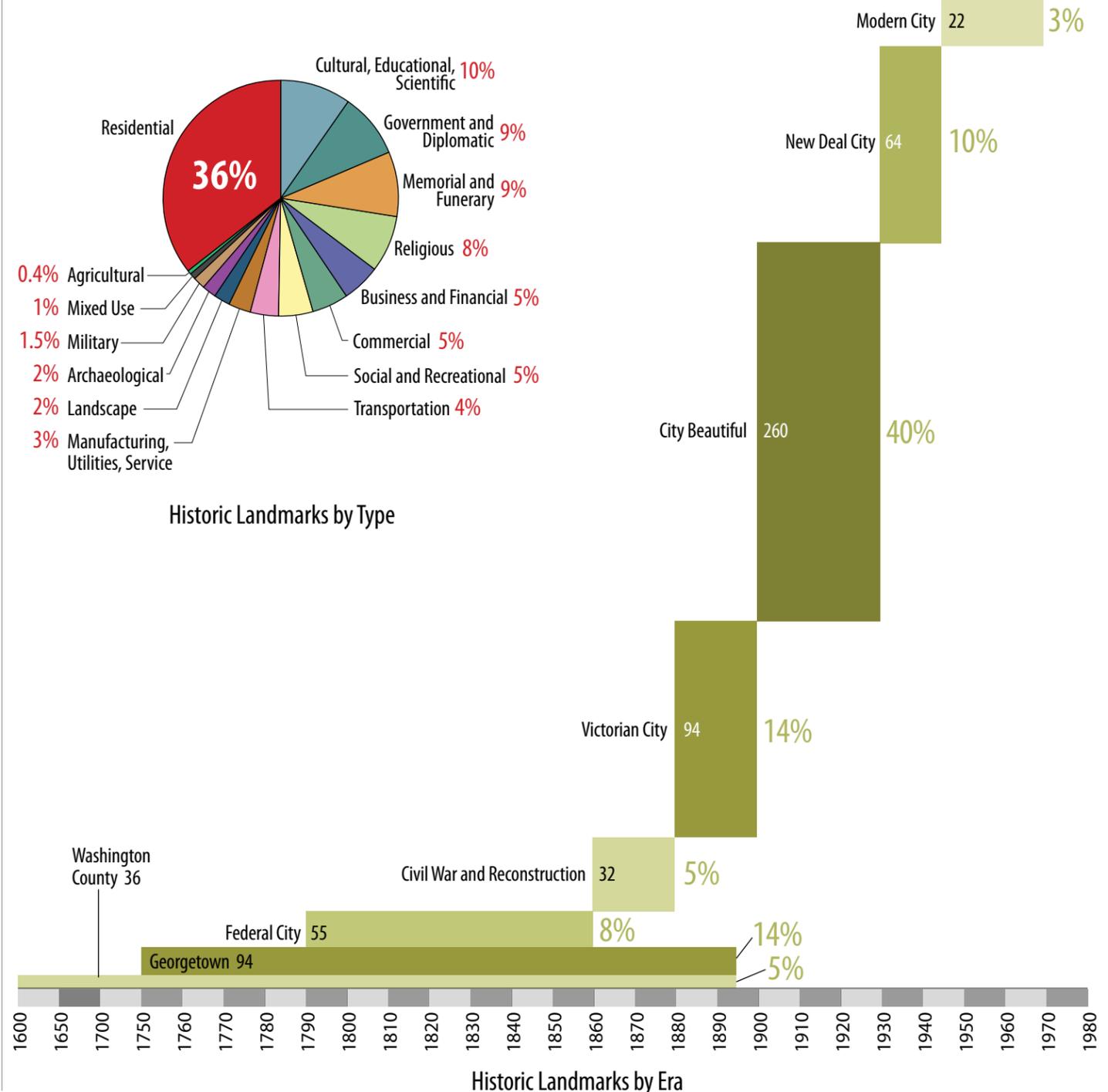
DC Historic Landmarks

All kinds of properties are DC historic landmarks. More than a third are houses and apartment buildings, but there are many other types of buildings, memorials, landscapes, engineering structures, and archaeological sites. DC landmarks also document all eras of the city's history, architecture, and social heritage from prehistoric to modern times.



55 historic districts total: 712

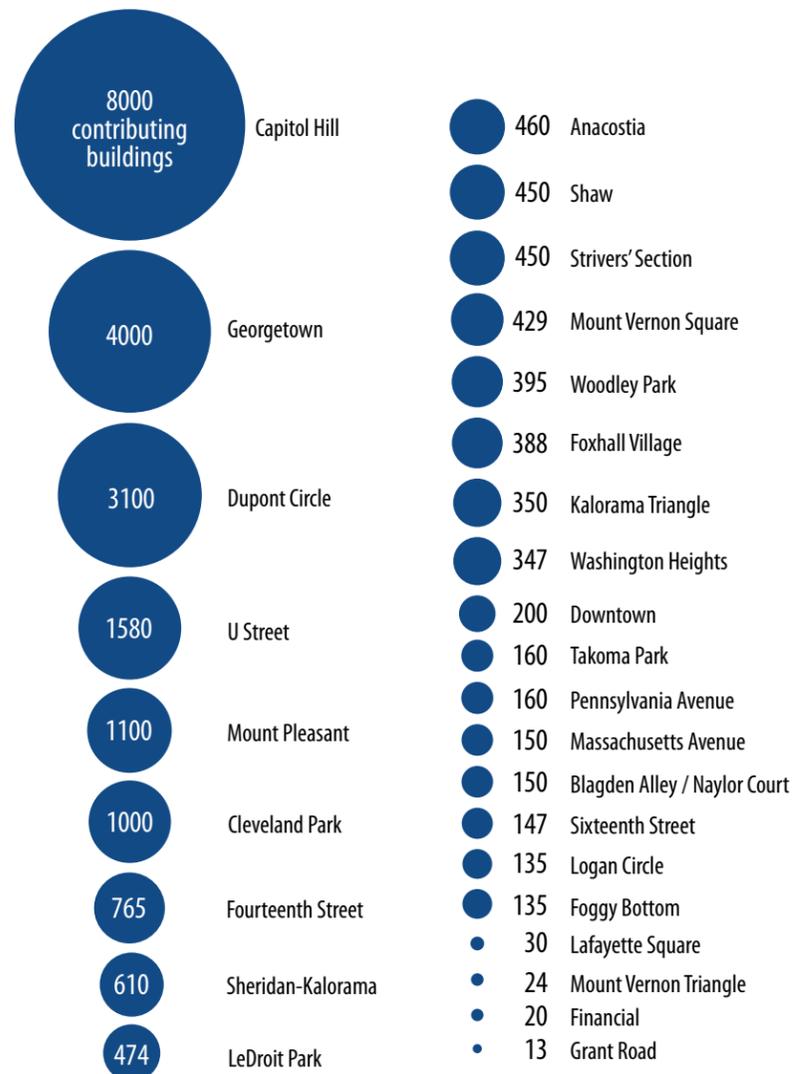
657 historic landmarks



DC Historic Districts

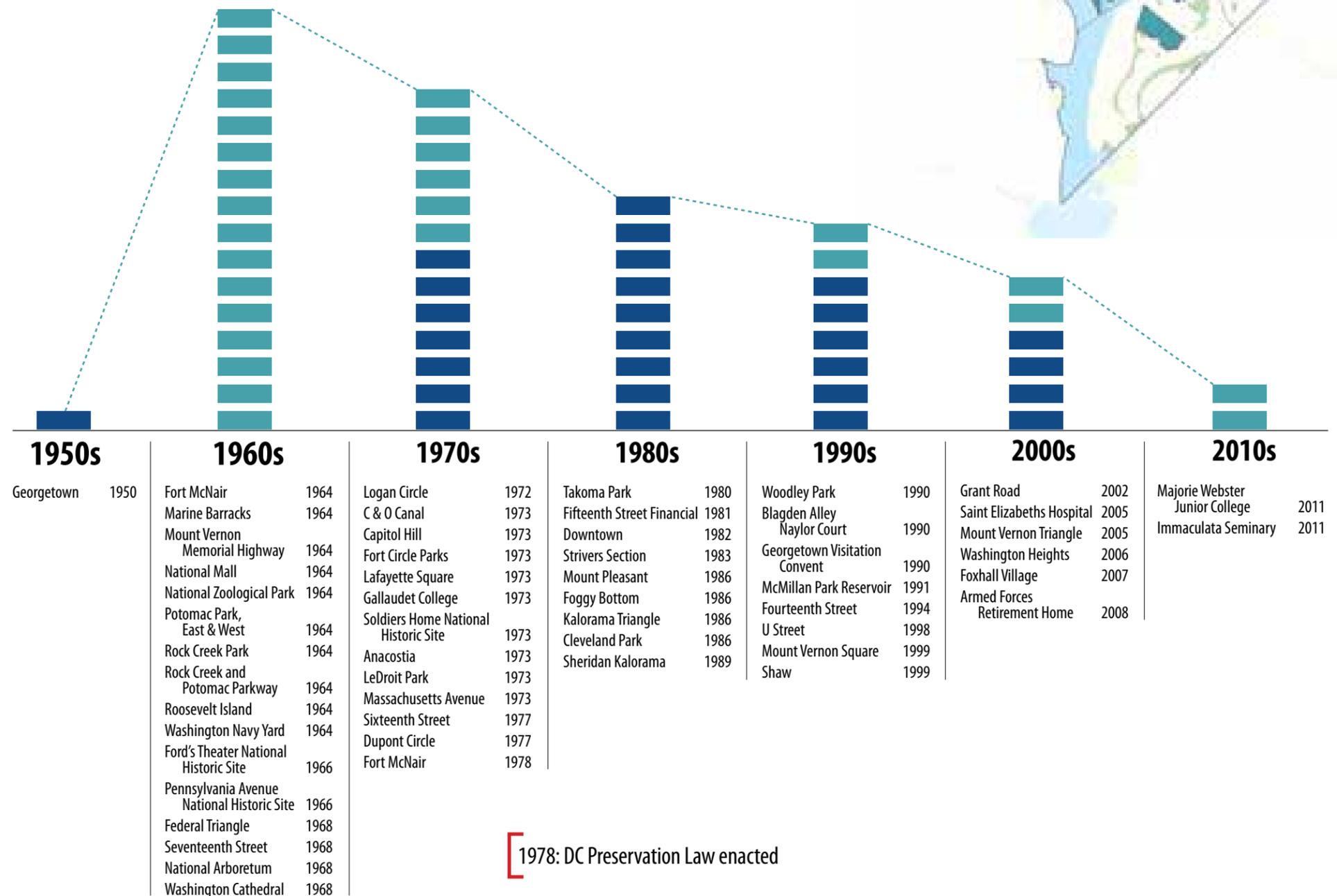
Washington is a city of neighborhoods as well as grand planning. Both of these qualities are reflected in its many historic districts established over the past half century. The Old Georgetown Act of 1950 established the city's first historic district long before the city had home rule or a local historic preservation program. During the 1960s, with attempts to itemize the built heritage of the national capital, the city's most iconic public spaces and groups of buildings were first recognized as what we now call historic districts.

Designation of neighborhood historic districts began in earnest in the 1970s, and many were created over the next two decades. Fewer neighborhood districts have been established since 2000, but community leaders continue to express interest in some neighborhoods. More recent designations have also recognized the importance of the planned campuses that are scattered across the city.

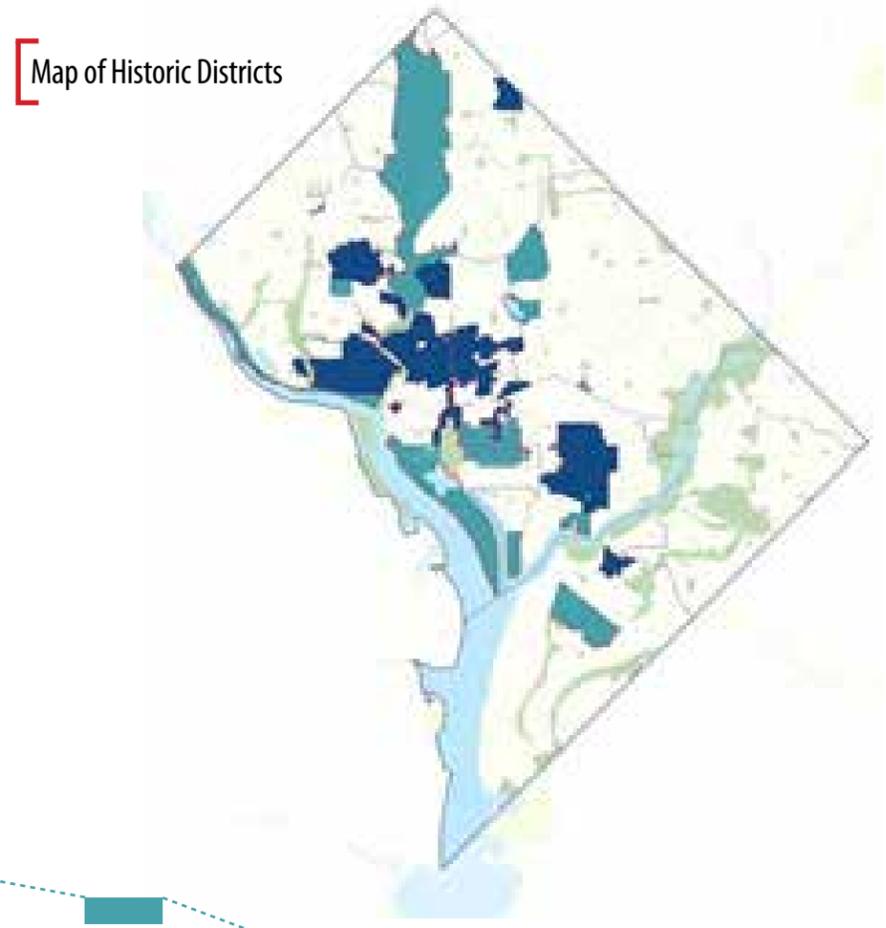


Historic Districts by Size

55 Historic Districts
27 Neighborhood Historic Districts
28 Other Historic Districts (Parks, Campuses, Military)



1978: DC Preservation Law enacted



Map of Historic Districts

What works about preservation in dc

3 Strong preservation laws

Strong national and local historic preservation laws protect Washington's heritage. These laws ensure that each year, thousands of construction projects are evaluated for compatibility with the city's historic environment. These reviews protect historic properties from demolition and inappropriate alteration, and encourage high standards of design and construction in much of the city.

National Historic Preservation Act

The National Historic Preservation Act of 1966 commits the federal government to protecting the nation's irreplaceable cultural heritage. Federal laws and policies play a key role in the outstanding quality of preservation in Washington, especially in the city's monumental precincts. The national preservation standards adopted under NHPA authority promote exemplary preservation of federal buildings and encourage high standards for local preservation efforts.

section 106 review

Before undertaking, approving, or licensing a construction project, federal agencies must take into account the effect on recognized or potential historic properties, and must provide the State Historic Preservation Officer a reasonable opportunity to comment.

dc government project review

Before starting a construction project, DC agencies must take into account the effect on recognized or potential historic properties, and must provide the State Historic Preservation Officer a reasonable opportunity to comment. This process is similar to Section 106 Review.

hprb review of private construction

Before the city issues a permit for work on a historic landmark or property in a historic district, or for new construction, the Historic Preservation Review Board must advise on whether the work is compatible with the historic character of the property, and on its adaptation for current use.

DC Landmark and Historic District Protection Act

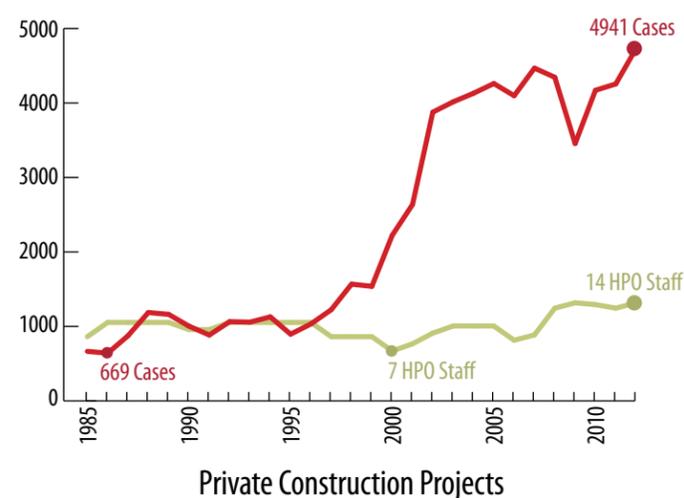
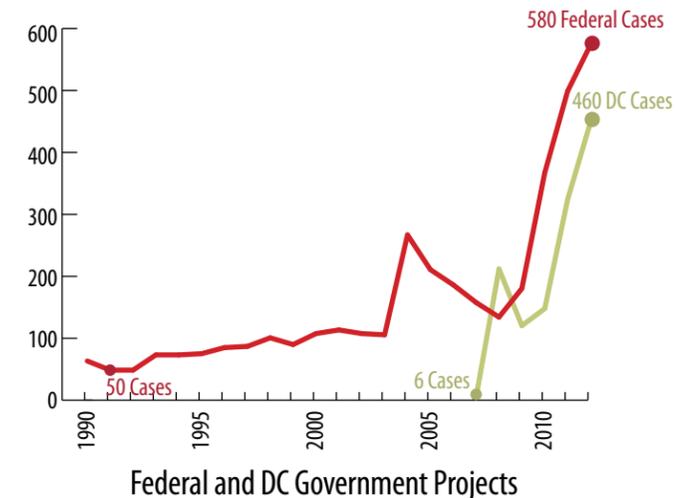
The District of Columbia Historic Landmark and Historic District Protection Act has been equally important in protecting the historic character of the city since 1979. It is widely recognized as one of the strongest municipal preservation laws in the nation. Since its enactment, the law has been strengthened to include property maintenance standards, enforcement provisions, protections for archaeological resources, and a preservation review before construction of District government projects.

4 Responsible civic stewardship

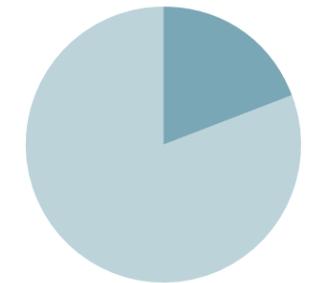
The federal government has traditionally set a high standard of responsible preservation stewardship in Washington. On the local level, civic leaders in both government and the private sector have supported protection of historic heritage while allowing for economic growth. Foreign governments and international institutions also contribute as stewards of prominent historic properties in the city. The excellent condition of much of the city's historic environment is due in large part to the responsible stewardship of these civic leaders.

Government Properties

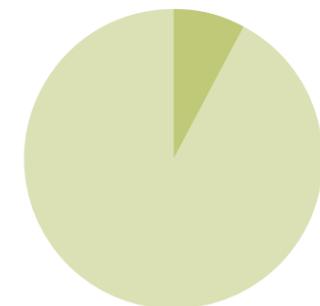
The United States and District governments are major landowners in the District of Columbia. The US government owns more than one fifth of the city's area, including large areas of historic parkland. The District government owns more than 3,000 properties, several hundred of which are historic. Foreign governments are also important owners of DC historic property, including many historic mansions along Massachusetts Avenue's Embassy Row.



Federal Government: 2793 properties
19.4% Historic



DC Government: 3358 properties
8.0% Historic



Embassies and International Organizations: 209 properties
80.4% Historic



Government Properties by Type

- A Old Executive Office Building
- B Bryant Street Pumping Station
- C Islamic Center

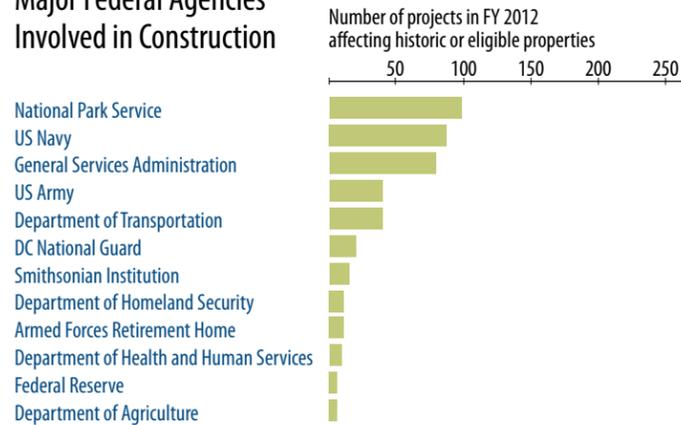
Federal Government Stewardship

Federal government leadership in historic preservation has had a strong influence in Washington since so many federal agencies are housed in the city. Federal agencies are required to treat historic preservation as a fundamental part of their mission, to establish agency preservation programs, to identify and nominate eligible properties to the National Register of Historic Places, and to assume responsibility for protection of their historic properties. These requirements have played a key role in the outstanding quality of preservation in Washington.

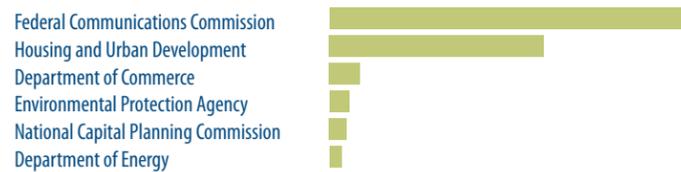
The healthy state of federal agency preservation programs was evident during the preparation of this plan. Even when HPO contacted agencies directly to identify concerns, few if any issues surfaced for consideration. The routine contact between SHPO and federal agency staff throughout the year helps to resolve those issues. Particularly notable is the standard practice for the staff of the SHPO, Commission of Fine Arts, and National Capital Planning Commission to meet jointly with agencies during project design. The Advisory Council on Historic Preservation and the public also participate routinely in review meetings with key agencies like the National Park Service, General Services Administration, and Smithsonian Institution.



Major Federal Agencies Involved in Construction



Major Federal Licensing Agencies



A Union Station
B Kennedy Center proposed addition
C DC War Memorial

DC Government Stewardship

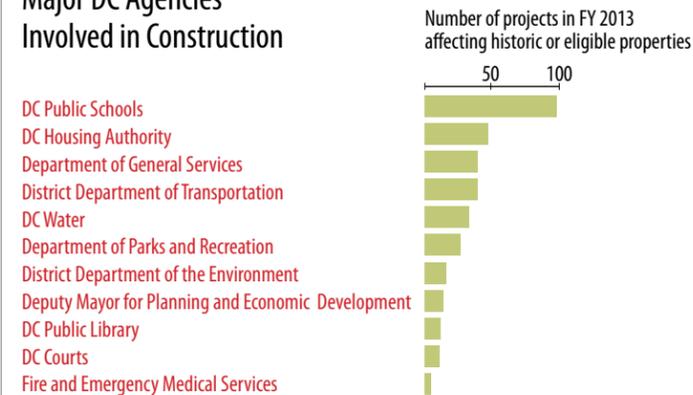
District agencies have also become leaders in historic preservation, albeit more recently. The 2006 amendments to the DC historic preservation law have meant that District agencies now plan for historic properties at the beginning of project development, when preservation concerns can be addressed most effectively. The most striking evidence of this change is the remarkable modernization of the city's public schools and libraries. Top quality projects by these agencies, the DC Housing Authority, and the District Department of Transportation have all won historic preservation awards within the last four years.

The Department of Consumer and Regulatory Affairs and District Department of Transportation also play a key role in ensuring that government permits and licenses are issued in accordance with preservation laws. DCRA's role is particularly important in managing permit applications and addressing vacant and blighted properties.

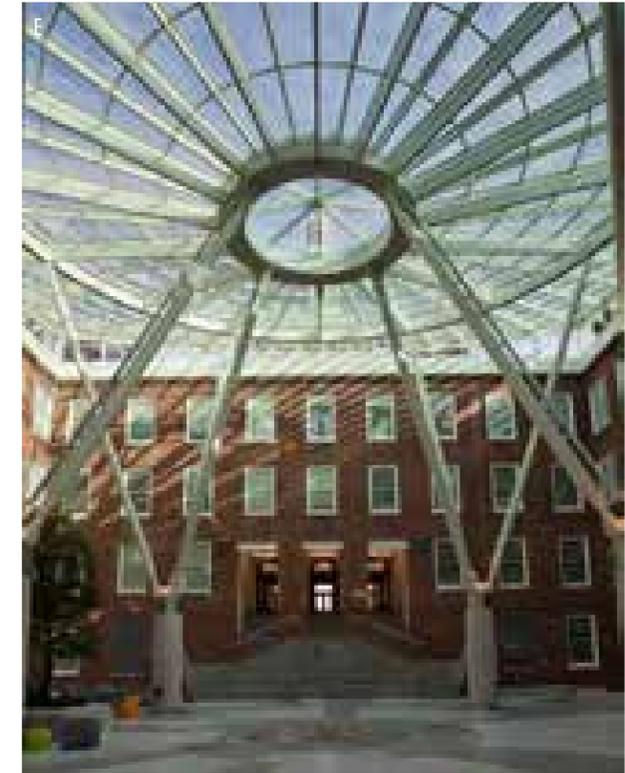
As with federal agencies, daily working relationships between the SHPO and DC agencies are productive, and the new project review system has tended to resolve issues that might have arisen for this plan. With Office of Planning colleagues, HPO is also now engaged in joint facilities planning efforts with the Department of Recreation and Department of General Services. As a result, only a few concerns have been identified in this plan, largely related to stronger advance planning, training, and coordinated enforcement of property maintenance standards.



Major DC Agencies Involved in Construction



Other DC Agencies



D Eastern High School
E Wilson High School
F School Without Walls (historic Ulysses S. Grant School)

What works about preservation in dc

5 Effective preservation programs

Preservation laws would not attain their potential without the achievements of dedicated government workers who implement their mandates. These civil servants are guided by the panels of distinguished appointees who represent their respective professions and the public at large. Through careful deliberation and collective wisdom, expert advisers chart the course of preservation programs and move projects forward in a way that meets the public interest. The District's review boards and agency staff consistently earn high marks for their competence and achievement.

Historic Preservation Review Board (HPRB)

The Historic Preservation Review Board is the official body of advisors appointed by the Mayor and confirmed by the Council to guide the government and public on preservation matters in the District of Columbia. As the State Review Board, HPRB also assists with the implementation of federal preservation programs and the review of federal projects in the District of Columbia.

MEMBERS: **9** ESTABLISHED: **1984**

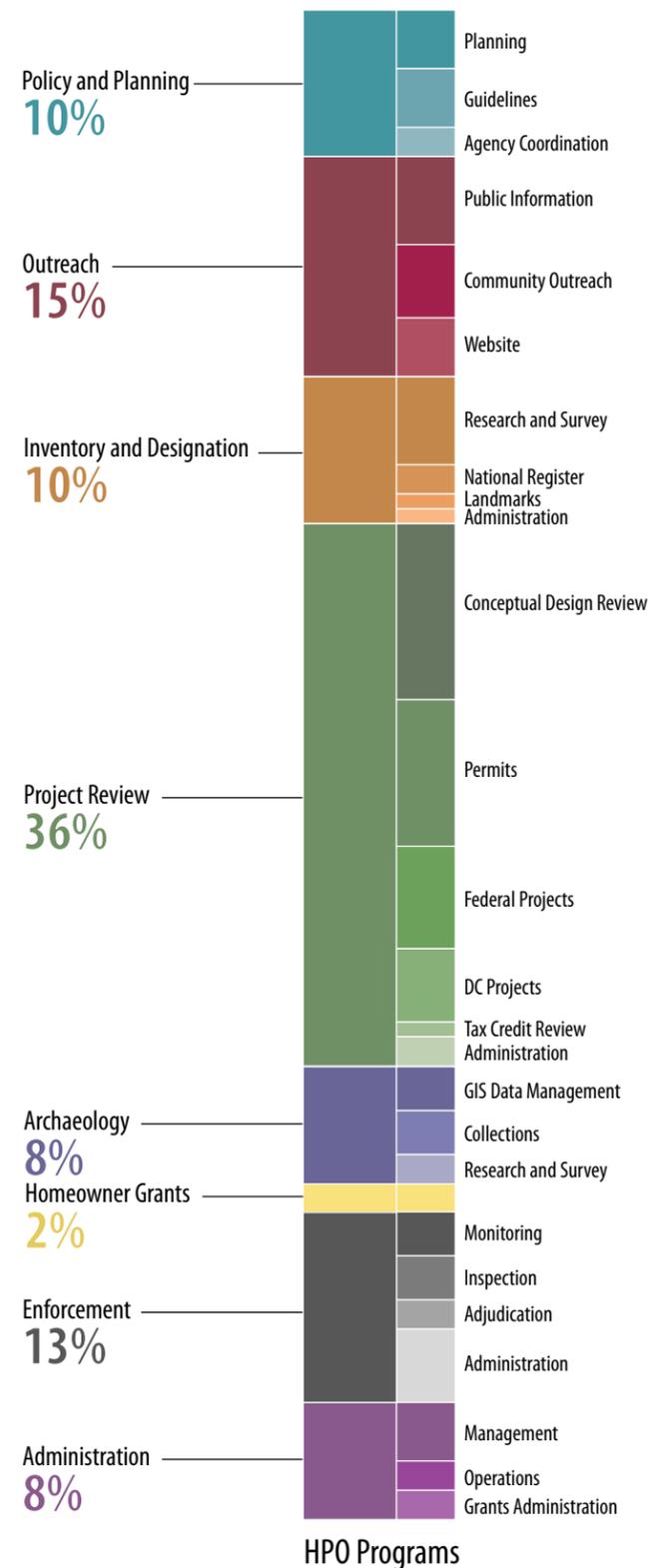
DC Historic Preservation Office (HPO)

The Historic Preservation Office promotes stewardship of the District of Columbia's historic and cultural resources through planning, protection, and public education. HPO is part of the Office of Planning and serves as the staff for the Historic Preservation Review Board and Mayor's Agent for historic preservation. HPO also implements federal historic preservation programs as the State Historic Preservation Office for the District of Columbia.

STAFF: **17** ESTABLISHED: **1979**



DC Historic Preservation Office



US Commission of Fine Arts

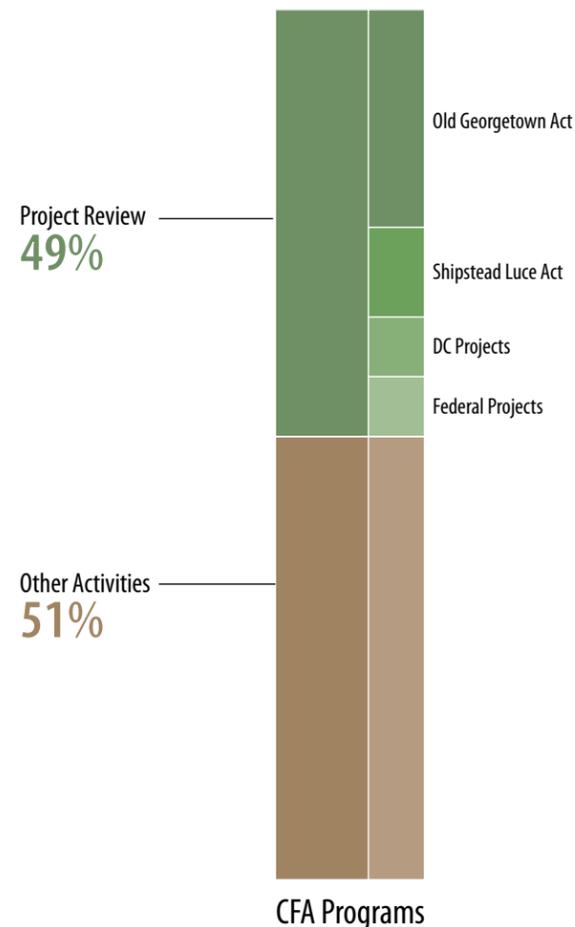


Gives expert advice to the President, Congress, and agencies of the federal and DC governments on matters of design and aesthetics, as they affect the federal interest and preserve the dignity of the nation's capital.

STAFF: **10** ESTABLISHED: **1910**

cfa role in preservation

CFA reviews both government and private projects affecting historic property. CFA's Old Georgetown Board reviews most exterior construction in Georgetown, greatly easing the workload of HPRB and HPO.



Other Partners

National Park Service



The National Park Service develops historic preservation policy, standards, and guidance, maintains the National Register, administers federal tax incentives, and funds heritage education and state preservation programs.

STAFF: **20,000** ESTABLISHED: **1933**

National Capital Planning Commission



Acts as the central planning agency for federal land and buildings in the National Capital Region, with an advisory role to the District for certain land use decisions.

STAFF: **39** ESTABLISHED: **1924**

Advisory Council on Historic Preservation



Promotes preservation, enhancement, and productive use of our nation's historic resources; advises the President and Congress on national historic preservation policy.

STAFF: **38** ESTABLISHED: **1966**

National Conference of State Historic Preservation Officers



Coordinates state government officials who carry out the national historic preservation program as delegates of the Secretary of the Interior pursuant to the National Historic Preservation Act of 1966.

National Association of Preservation Commissions



The only national nonprofit organization dedicated to supporting local historic preservation commissions and the historic resources they help protect.

National Trust for Historic Preservation



Takes direct, on-the-ground action to preserve historic buildings and sites, and advocates on Capitol Hill and in statehouses and town halls nationwide for legislation that protects historic properties.

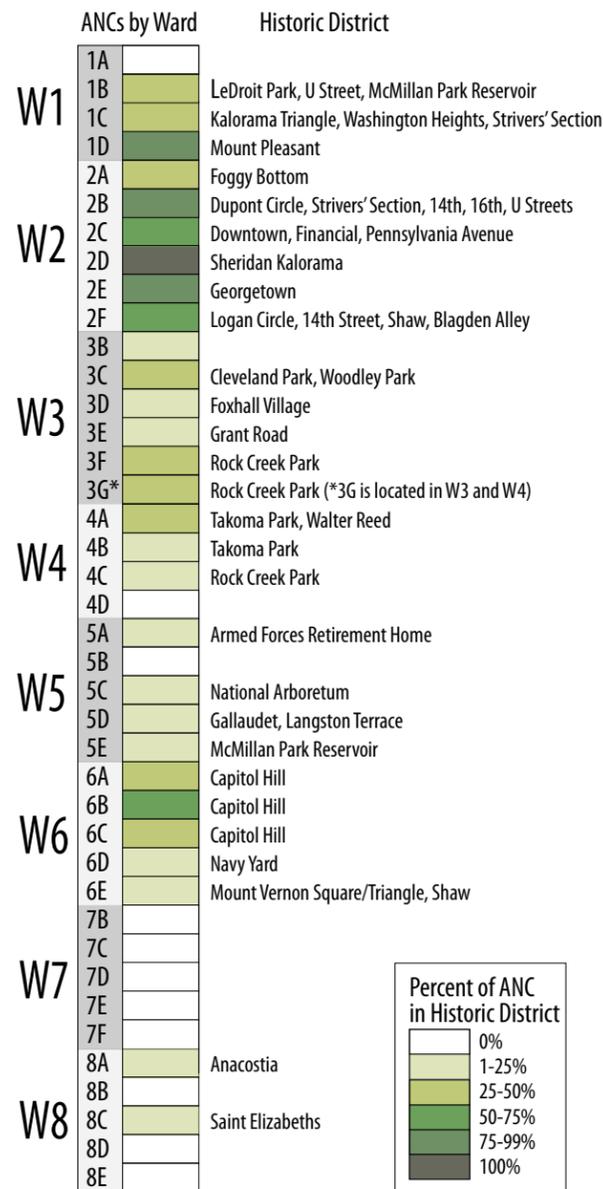
Preservation Action



Serves as the national non-profit grassroots lobby for historic preservation.

6 Non-profits and volunteers

Government programs alone cannot accomplish the work of preservation. Agencies rely on the support and advice of elected community representatives and partnerships with non-profit and volunteer organizations. These are the groups and individuals who envision educational programs, research landmark applications, and build appreciation for neighborhood heritage. Their imagination has brought local history to our streets and inspired both young and old to become part of the projects that breathe life into DC communities.



Historic District Concentration by ANC and Ward

Advisory Neighborhood Commissions

ANCs advise the District government on matters of public policy including decisions regarding planning, streets, recreation, social services programs, education, health, safety, budget, and sanitation in that neighborhood commission area. ANC Commissioners are elected to two-year terms and serve as volunteers representing approximately 2,000 residents.

Citywide Partnership Organizations

DC Preservation League



Preserves, protects, and enhances the historic built environment of DC through advocacy and education.

STAFF: 2 ESTABLISHED: 1971

Humanities Council



Provides grant support for community programs that enrich the lives of DC citizens through the humanities disciplines.

STAFF: 8 ESTABLISHED: 1980

Cultural Tourism DC



Develops, delivers, and celebrates experiences that are authentic to DC; and serves as a leading advocate and broker of local, national, and international culture and heritage.

STAFF: 15 ESTABLISHED: 1996

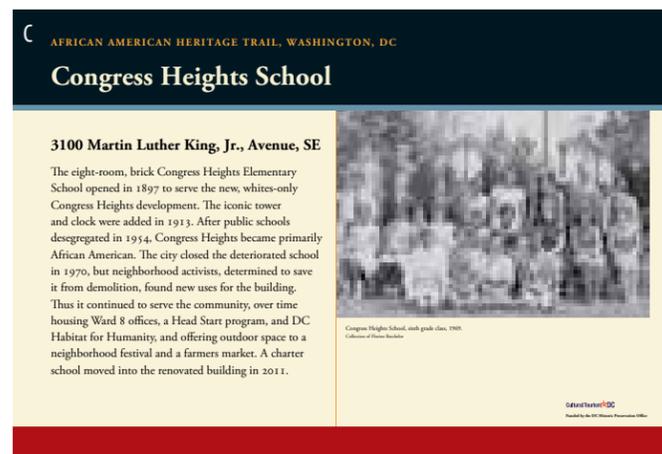
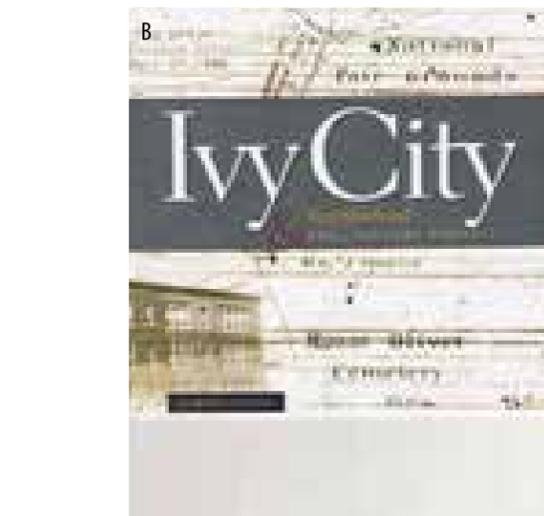
partnership projects by the numbers

DC Preservation League **102** Designations sponsored

Humanities Council **78** Community Heritage Projects

Cultural Tourism DC **14** Neighborhood Heritage Trails

Cultural Tourism DC **100** African American Trail sites



A Old Post Office, 1100 Pennsylvania Avenue NW
 B Ivy City Neighborhood and Oral History Project
 C African American Heritage Trail sign

Professional and Non-Profit Organizations

- American Institute of Architects, DC Chapter
- American Society of Landscape Architects, DC Chapter
- Archaeology Institute of America, DC Chapter
- Archaeology in the Community
- Art Deco Society of Washington
- Association for Preservation Technology, Washington Chapter
- Association of the Oldest Inhabitants of DC
- Citizens Planning Coalition
- Committee of 100 on the Federal City
- Historic Districts Coalition
- Historical Society of Washington, DC
- Society of Architectural Historians, Latrobe Chapter
- Washington Architectural Foundation

Neighborhood Organizations

- Capitol Hill Restoration Society
- Citizens Association of Georgetown
- Cleveland Park Historical Society
- Dupont Circle Citizens Association
- Dupont Circle Conservancy
- Foggy Bottom Historic District Conservancy
- Foxhall Village Community Citizens Association
- Historic Anacostia Block Association
- Historic Chevy Chase DC
- Historic Mount Pleasant
- Historic Takoma
- Kalorama Citizens Association
- LeDroit Park Civic Association
- Logan Circle Community Association
- Sheridan-Kalorama Historical Association
- Southwest Neighborhood Assembly
- Takoma DC Neighborhood Association
- Tenleytown Historical Society
- Woodley Park Historical Society

Preservation Easement Holders

- American Easement Foundation
- Capitol Historic Trust
- Foundation for Historic Georgetown
- L'Enfant Trust
- National Trust for Historic Preservation

Conservation Organizations

- Alliance to Preserve the Civil War Defenses of Washington
- Dumbarton Oaks Conservancy
- Restore Massachusetts Avenue
- Rosedale Conservancy
- Tregaron Conservancy
- Trust for the National Mall

What works about preservation in dc

7 Preservation advocates

Sometimes hard-working professionals and volunteers aren't enough. A more forceful voice may be needed when ill-conceived plans threatened to damage communities. The massive urban renewal and highway programs of the 1950s, 60s, and 70s are one example. But the District has been fortunate to have grass-roots leaders who have stood up and fought back, and their foresight should be remembered and honored.

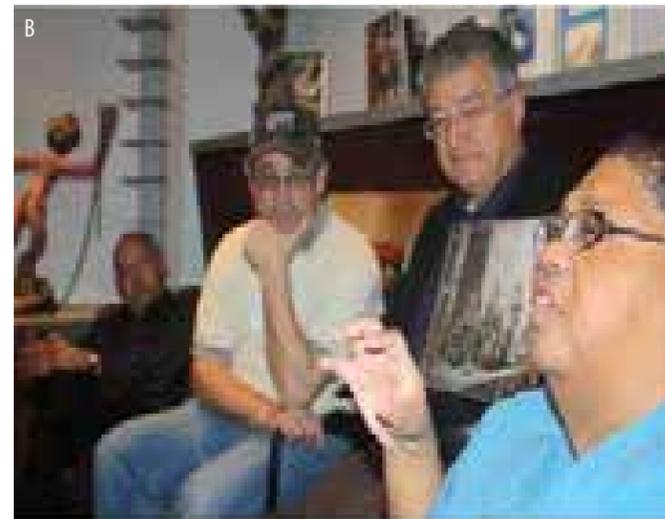
historic preservation lifetime achievement award

"I think there's a complacency today about the world around us, that we just assume things are going to continue to be like they are now. You move into a new condo in a neighborhood, and you think, 'Well, I like this place.' It never occurred to them that it was a battle royal for them to be able to live here at all."

-- Ann Hughes Hargrove

8 New and old residents

Young and old, people are coming to Washington—40,000 new residents within the past three years alone. Whether empty nesters from the suburbs, seekers of a first big job, or immigrants from abroad, these residents are adding a new dynamism to our neighborhoods. They come just as older generations did before them, seeking to benefit from what the nation's capital has to offer, and ready to contribute their talents and energies to the civic life of the District of Columbia.

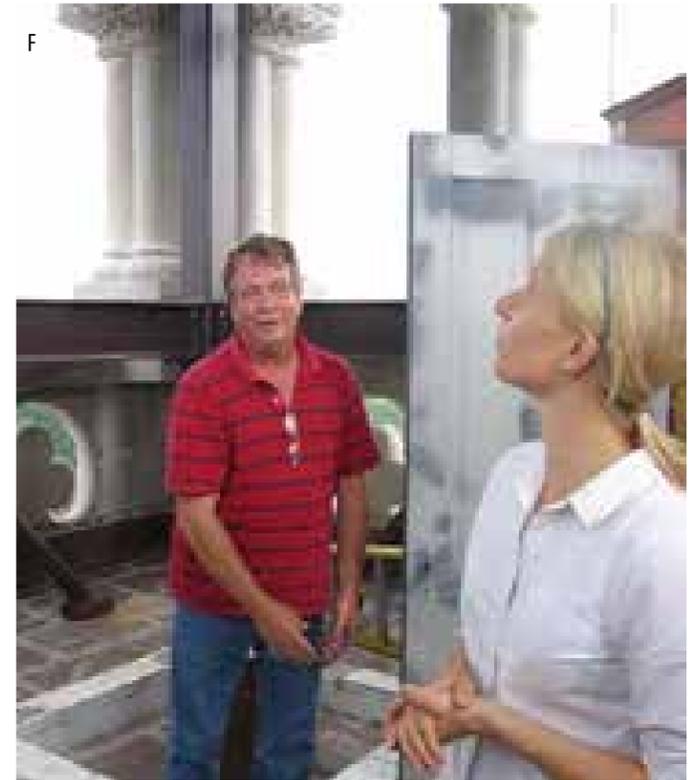


A Ann Hargrove with Mayor Vincent Gray and OP Director Harriet Tregoning at the 2013 Historic Preservation Awards
 B Dr. Gail Lowe, Anacostia Museum
 C Columbia Heights Community Marketplace
 D Archaeology volunteer for War of 1812 site, Bladensburg Road NE
 E Volunteer restoring Methodist Cemetery gate
 F Earthquake repair at Armed Forces Retirement Home
 G Surveying ceiling damage at Union Station
 H O and P Street restoration

9 Committed owners and workers

No matter how effective preservation programs or organizations may be, the actual work of preservation is accomplished by property owners and their many agents: the architects, architectural historians, researchers, landscape architects, archaeologists, attorneys, engineers, developers, financial backers, contractors, builders, and construction workers whose expertise brings projects to fruition and whose craftsmanship restores and enhances the physical fabric of our historic environment.

Washington is extremely fortunate that thousands of property owners are passionate about preserving their properties, dozens of developers embrace the challenge of preservation, and hundreds of professionals commit their talents and energies to the cause.



10 Results on the street

The stone and glass results of Washington's commitment to preservation can be seen throughout the city, in restored monuments and rejuvenated landscapes, and creative new architecture that brings another layer of artistic vision to the city.

People and places matter just as much: a vibrant historic downtown pulsating with crowds on weekday nights, festivals in the parks and on the avenues, and block after block of lovingly maintained homes in neighborhoods throughout the city. Front porches and local hangouts remain the places where communities are built.

Historic preservation in Washington is a system that does not lose sight of achieves positive results—to the lasting benefit of the District of Columbia, its residents, and the enrichment of our heritage.



A Formstone removal from 1890s house, LeDroit Park neighborhood
 B Brownley Building restored façade, F Street NW
 C New Dunbar High School, 2013
 D Restored storefronts, 7th Street, Shaw neighborhood
 E Archaeology excavation of 20th century glass milk bottles at Fort Lincoln
 F African American Heritage Trail ribbon cutting
 G NPR Headquarters, North Capitol Street
 H The Boiler Maker building at the Yards

preservation challenges [4]



Constituents talk about preservation

In listening to constituents talk about preservation, the Historic Preservation Office heard many ideas that helped develop this plan. Chapter 1 describes how HPO sought community views about the challenges we face.

HPO heard a consistent appreciation of Washington's historic character, and widespread support for the city's preservation programs. But HPO also heard complaints about what isn't working, and constructive criticism about how to address concerns in a way that benefits both current citizens and our legacy for the future.

Limited financial and human resources

All activities operate within resource constraints, and preservation is no different. As a city, Washington must deal with the structural and resource constraints of its unique political status. While the city is growing and diversifying its economy, it does not have the deep pockets and corporate presence that have allowed some cities to develop a long tradition of public philanthropy.

Non-profit leaders and volunteer organizations face a constant struggle for adequate resources to run their programs. Some worry about future membership, or how to organize and operate effectively to support their missions. HPO resources have been stable, but the office suffered from two staff departures in lean budget times, leading to year-long rehiring delays. Vacancies also reduced the Historic Preservation Review Board's capacity until a full slate was reappointed in 2012.

Inadequate communications and information

The internet has transformed expectations about access to information, and there were many complaints about not having enough of it. Ineffective communication was also seen as a problem.

Observers cited poor communications among community groups and residents, between government and ANCs, and among government agencies. Another frustration is not having ready access to information about how the preservation process works. The cumbersome HPO website and lack of interactive web resources—with photographs and more detailed material—were cited as specific deficiencies. So was lack of access to archaeological artifacts for study.

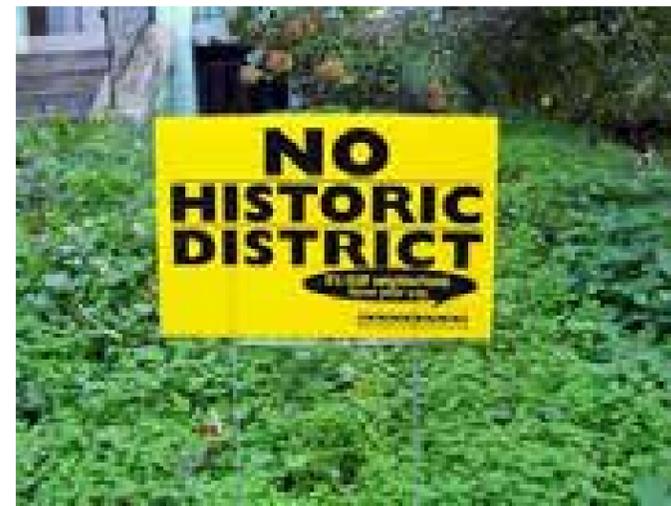
More design guidelines and information about the practical impact of being in a historic district were frequent requests.

Poor understanding of preservation

Many people said that inadequate communications have led to a lack of understanding about preservation in some communities, or a misunderstanding of how the process works at a practical level. Promoting awareness of neighborhood history was seen as a first step, and there were calls for basic community education on "what is preservation." For areas already designated or considering designation, many felt that more information on the practical "how to" would be helpful. There was a general feeling that public attitudes about preservation were being formed on the basis of wrong information, or through misunderstanding for lack of access to information.

Negative attitudes about preservation

While acknowledging there is much appreciation of the city's heritage, most observers admitted that there are negative attitudes about historic preservation, especially in some DC communities. One speaker was blunt, saying preservation has a perception problem.



The most pessimistic assessment was that preservation seems arbitrary, elitist, and stuck in a rut—concentrated on a few core neighborhoods and constrained by the same old processes. One person observed that a lot of people are scared of preservation, especially East of the River. Another pointed out a general perception that the review process is seen as impediment for individual homeowners. There are surely many causes of negative attitudes, but whether formed by firm conviction, bad press, or listserv banter, the consensus was that they make it hard for preservation advocates to convey a convincing message.

Opposition to historic districts

The link between negative perceptions and opposition to historic districts has been obvious to all. The failure of recent proposals for historic districts in Barney Circle, Chevy Chase, and Lanier Heights was cited repeatedly.

Threatened resources

HPO heard much about the threat to historic resources where protections do not exist. Subsequent events highlight the basis for those fears. Tear-downs of usable buildings continue, as shown by recent raze applications. The V Street "pop-up" (beginning to rise on the previous page) has become notorious. In Lanier Heights, a last-ditch attempt at landmark designation aimed to forestall demolition of one of the neighborhood's oldest houses, which would have been protected by the proposed historic district.

Insensitive development

Many complained that the city lacks tools to control unwanted development, leaving communities without a voice when faced with insensitive proposals. "Pop-ups" and out-of-place buildings were cited as more common and troublesome. Barney Circle has seen its first modest example, and Chevy Chase now confronts an all-glass apartment block planned for the neighborhood's largest open lot.

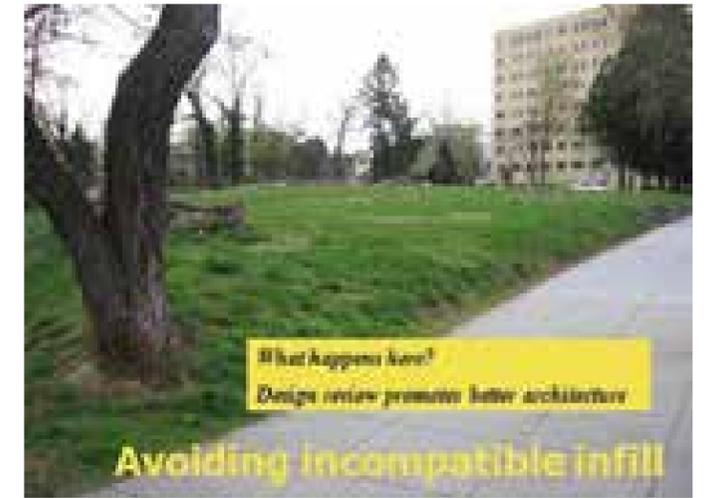
Need for new tools

Many people felt that a wider range of preservation options are needed, including tools beyond historic district designation. Some suggested that we should designate small, interested areas as a first step to larger historic districts. The need for DC historic tax credits or other financial incentives was cited frequently, as were stronger tools to address vacant properties and demolition by neglect.

Need for better services

Identifying a wish list is usually easy, and HPO heard no shortage of ideas. Stronger enforcement topped some lists, as did better access to information, stronger advocacy, or marking and interpretation of historic sites. Public education was a constant theme, whether about local history, as a means to engage children and youth, or to prepare workers for jobs in rehabilitation trades. Some said more historic resource surveys were needed, and others felt that some

neighborhoods or property types were not getting enough attention: outlying areas, modernism, landscapes and vistas, cemeteries, archaeological heritage, and cultural artifacts were all given as examples.



Preservation program enhancements

Many of these public comments reinforce conclusions that HPO and the Historic Preservation Review Board had already begun to reach about the challenges facing the District's preservation program.

There is clearly a need to establish a stronger basis for making and explaining determinations about compatible changes to historic properties. There is agreement that communications should improve. There is also a recognition that more timely and transparent identification of eligible historic properties would benefit the community at large.

HPO and HPRB also recognize that it is important to promote thoughtful strategies for dealing with architectural modernism as part of the city's historic legacy. Renewal of modernist buildings will continue as they age. Careful planning can help identify the most significant structures as well as sites where replacement with new development is appropriate.

Some of these initiatives have already begun, and are addressed in the next chapter along with other new ideas.



Another round of public dialogue

The Historic Preservation Office received many written comments after releasing the first draft of this plan in February and March of 2013 for a 45-day review. More comments were provided in testimony at a meeting of the Historic Preservation Review Board in April 2013.

There was praise for the ambition and scope of the plan, but also constructive criticism. Some people took issue with the plan's assessment of the current context, while others raised new ideas for consideration.

HPO posted on its website a chart of written comments organized by topic, and extended the public comment period for another 45 days to get a further exchange of views on the plan and ideas from the public. Written comments were accepted through July 2013. During this period, HPO also consulted directly with government colleagues in the most active federal and District agencies, but few concerns were raised in these conversations.

Public comments were critical in preparing a final plan. A few suggestions were beyond the scope of the plan, but most resulted in revisions that focus the document on major priorities. Both substantive and editorial comments helped ensure that the plan's message is clear.

Refining a program of action

As expected, many people expressed views on the plan's proposed goals. Some thought there were too many goals and actions, with unclear priorities, while others suggested more issues needing attention. Those concerns are addressed in Chapter 6.

It was rightly pointed out that a campaign of public relations is no substitute for real improvements. It was also pointed out that a lack of resources has caused improvements and initiatives to be deferred. New action items address these concerns as well.

During the summer of 2013, HPO took another hard look at the goals and actions proposed in the plan. HPO also met separately with non-profit partner organizations to discuss priorities, resources, and opportunities for collaboration over the next few years. These meetings helped to focus on the critical role that partnerships will play in reaching the goals of the plan. The enthusiasm for new projects was high, and led to a major new initiative for 2015.

The plan's goals still reflect high expectations for the District's preservation program from diverse constituent groups. Recommended objectives and actions, however,

have been reorganized to express clearer priorities and to emphasize the partnerships that will accomplish many actions. Annual targets help suggest a clear sequence and a way to measure progress.

Commenting organizations

Advisory Neighborhood Commission 2B
 Advisory Neighborhood Commission 6B
 Capitol Hill Restoration Society
 Citizens Planning Coalition
 Committee of 100 on the Federal City
 DC Preservation League
 Dupont Circle Conservancy
 Greater Greater Washington
 Historic Anacostia Design Review Committee
 Historic Districts Coalition
 Holland and Knight
 Kalorama Citizens Association
 National Capital Planning Commission
 Southwest Neighborhood Association
 Tenleytown Historical Society

Partner organizations consulted

Annual Conference on DC Historical Studies
 Cultural Tourism DC
 DC Preservation League
 DC Public Library, Washingtoniana Division
 H-DC, H-Net on the History of the District of Columbia
 Historical Society of Washington, DC
 Humanities Council of Washington, DC
 L'Enfant Trust
 National Park Service, Heritage Education Services
 National Trust for Historic Preservation

More detailed response to comments

A more detailed response to public comments from organizations and individuals is part of HPO's public record on this plan. The summary chart of comments and responses is posted on the HPO website. Also posted on the website is the implementation report on the 2008-2012 preservation plan. Copies are available upon request.

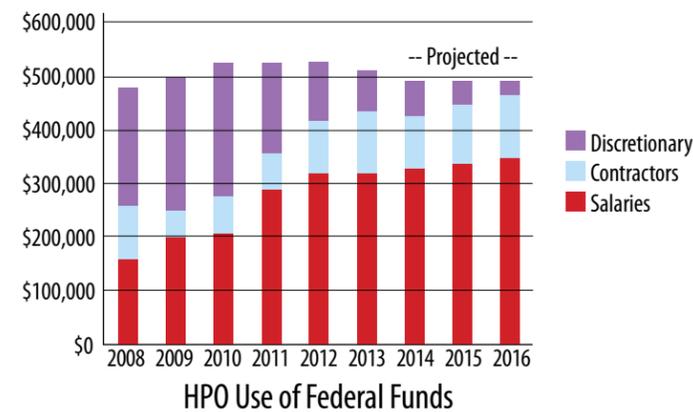
Evaluating government resources

To be realistic, the program of action outlined in this plan cannot exceed the resources available to accomplish it. Many of the proposed activities will be led by the Historic Preservation Office, so an accurate projection of HPO staff resources and the discretionary funds available for HPO initiatives has been essential for sound planning. This will mean more local support as federal allocations decline.

Federal funding

Two announcements during the spring of 2013 will have a significant impact on HPO's discretionary resources through 2016. The final federal budget for Fiscal Year 2013 reduced Historic Preservation Fund (HPF) assistance to HPO by 3% in 2013. Level funding anticipated in 2014 would reduce HPO's federal allocation by nearly 8% compared to 2012.

At the same time, HPO salaries drawn from these federal funds will begin to rise. New labor agreements concluded in 2013 include the first pay raises in as many as seven years for DC employees, and these increases will total 13% over four years. Assuming level federal funding after 2014, the combined effect by 2016 is a reduction of about 20% in the federal funds available for HPO discretionary activities.



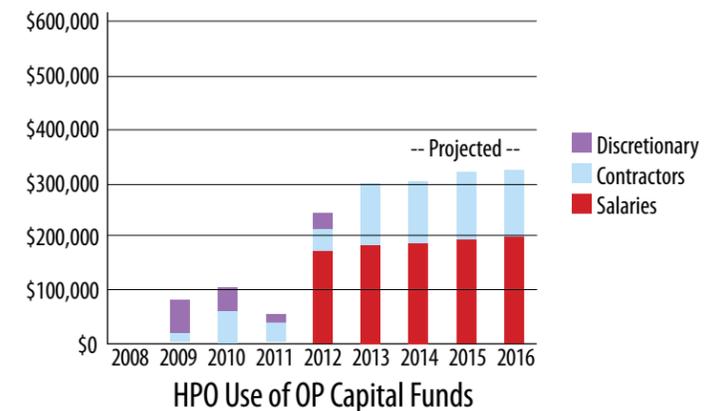
Local funding

The forecast for federal funding is at least partly offset at the local level. Announcements in early 2013 of continued population growth and a larger-than-expected FY 2012 budget surplus brighten the more pessimistic picture that prevailed when public discussion of this plan began.

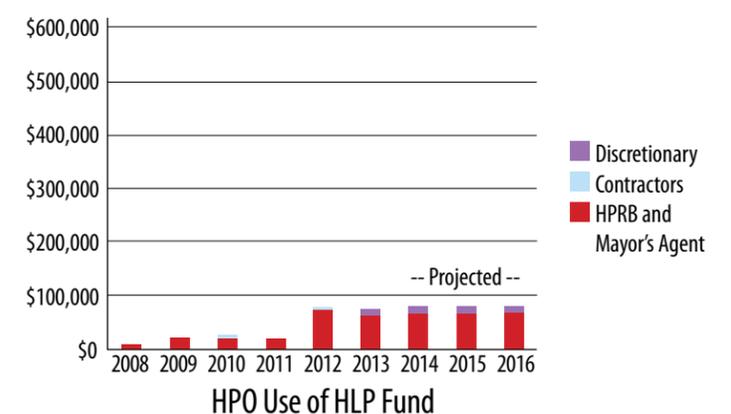
Most HPO salaries and ordinary expenses are paid from Office of Planning operating funds. As HPO salaries for federally mandated programs have taken up more of the HPF grant, OP has sustained preservation activities by using

two other sources of funding: District capital funds and the Historic Landmark-District Protection (HLP) Fund created by the DC preservation law.

With more planning projects and preservation reviews of District government projects, some HPO salaries are now drawn from District capital funds. Initiatives like the development of GIS documentation for historic buildings have also been paid for with capital funds.



Expenses for the Historic Preservation Review Board and Mayor's Agent functions under District law—videocast of meetings, transcripts, and stipends—are now drawn from the HLP Fund, which should remain an adequate source.



Historic homeowner grants are drawn from a separate annual appropriation. The program is limited more by HPO administrative capacity than the availability of funds, which is expected to be adequate over the next four years.

In summary, District revenue recovers from the recent recession, and federal funding declines, local support will become more important for the preservation program.

New opportunities for a growing city

During the year of intensive work on this plan, the effects of rapid change in the city have become increasingly apparent. The District's population has grown by more than 40,000 in three years, bringing both new vitality and new tax revenue. If this trend continues, there may be stronger opportunities ahead for preservation. But the rapid influx of newcomers has also meant a new and more challenging dynamic in how some DC communities view preservation—as clearly reflected in the constituent concerns already discussed.

Preservation in the District of Columbia faces a sort of paradox. In some ways, preservation in DC has never been stronger. The number of recognized and protected properties continues to grow, and historic neighborhoods are thriving. Federal and District agencies are achieving higher standards for adaptive use and civic architecture. Private developers and businesses have made historic 14th Street NW and H Street NE the subject of glowing news reports. The working relationships that made these achievements possible are expected to remain strong.

On the other hand, the preservation program is not serving the needs of some communities as well as it could. While residents express concern about incompatible development in their neighborhoods, many are also unhappy with what has been the single choice of historic districts without financial incentives. This has perpetuated the frustrating cycle illustrated in this Chapter's diagram. If this cycle continues unabated, it could become the most serious threat historic resources in District neighborhoods.

This plan seeks to sustain and improve what is working well, while setting more ambitious targets to engage residents with new inspiration and new tools.

A new dialogue: Celebrating our heritage

The plan first proposes a new initiative in partnership with the non-profit organizations that can best help respond to this community challenge. It calls for a symposium of DC heritage organizations in 2014, to compare notes and seek opportunities for collaboration. The aim is a stronger relationship among partners sharing a common interest.

A second reason for this symposium is to plan for a specific occasion. On July 16, 1790, President George Washington signed the Residence Act establishing the District of Columbia. The 225th anniversary of that date will fall in the summer of 2015—the quasiquibicentennial (!) of the District's creation. Even with a simpler name, this milestone presents an opportunity to reflect upon and broaden appreciation of our living heritage.

The plan proposes to celebrate this anniversary with a series of events focused on DC history and cultural heritage. By forging a stronger coalition of heritage organizations in 2014, and through concerted planning, we can aim to bring about renewed pride in the legacy of this great city.

A new tool: Conservation districts

One effect of the city's population growth is increased construction in older DC neighborhoods. Many of these projects have been welcomed, but some have been seen as incompatible with existing community character.

Most residents support reinvestment in their community, but are opposed to insensitive changes that damage the human scale and character that make their neighborhoods attractive. This concern is reflected in sustained calls for a tool other than traditional historic districts, that would help control the effects of undesirable change by focusing only on major projects and impacts. The Comprehensive Plan recommends further study of conservation districts, and public interest has been heard most recently in planning efforts for the established neighborhoods of Mid-City East.

Creation of a conservation district or similar planning tool would require legislation and new regulations. Its implementation would involve a significant commitment of

government and community resources. The effectiveness of conservation districts and their potential impacts are untested here in Washington, but continued public appeals have made it more urgent to address the possibility.

The preservation plan now recommends exploration of conservation districts as a pilot project. It is projected that the first district could be established by FY 2015, and if successful, the program might expand by FY 2016.

conservation districts

In the DC Comprehensive Plan, a conservation district is an area designated to recognize its particular design and architectural qualities and encourage their protection and maintenance for the benefit of the entire city.

A new possibility: Preservation incentives

An open question about conservation districts is the effect they may have on potential historic districts. In the absence of any financial incentive offered by the District, many homeowners do not see the advantage of new historic districts even if they support measures to protect the character of the neighborhoods where they live. In several communities this has led divisive debates when historic districts have been proposed.

A Bloomingdale rowhouses



Many other jurisdictions offer some state or local benefit for properties in historic districts. Maryland, Virginia, and nearly 30 other states offer state financial incentives for preservation. Baltimore, Wilmington, and other cities offer local property tax incentives for preservation. These measures assist homeowners and small businesses with the cost of maintaining and adapting historic properties to preservation standards, while also protecting the economic value of historic communities and Main Streets.

Given the District's positive financial outlook, the prospect for adoption of a DC financial incentive may also improve over the next few years. The preservation plan encourages serious consideration of proposals to support both homeowners and small businesses.

A city priority: Affordable housing

Another effect of the city's population growth is more expensive housing. The city's urgent need for affordable housing places it at the top of the list of policy priorities. In 2013, the Mayor proposed and the DC Council approved a \$100 million fund for the production of affordable housing.

In a city with scarce open land, it is less expensive to retain existing affordable housing than to construct it anew. Much of the city's affordable housing effort must therefore be concentrated on existing buildings. Many of these buildings are either located in historic districts, or are eligible for historic designation.

From 2003 to mid-2013, DC affordable housing providers renovated more than 1,800 affordable housing units—one third of them new affordable units—in historic buildings. These projects leveraged nearly \$40 million in federal subsidy using the preservation tax credit. Sustained production of affordable historic housing at this rate represents a 10% contribution to the city's goal of 10,000 new and 8,000 preserved affordable units in the next ten years.

The District's comprehensive housing strategy released in 2013 proposes to study the feasibility of creating a District Low Income Housing Tax Credit (DC-LIHTC) to provide additional equity for housing production. Just months before the release of the housing report, two financial analysts from DC's Office of Tax and Revenue released an independent study showing that having a state historic tax credit helps to increase the number of projects using the federal historic credit.

For historic preservation efforts in DC, this means that there may be new approaches in the offing for rehabilitation of historic buildings for affordable housing. The preservation plan encourages this to happen.

Setting shared goals

This chapter lays out thirteen goals to be pursued as the District moves toward “Enriching Our Heritage.” These goals align with the overarching principles of the Historic Features Element of the District’s Comprehensive Plan and its vision for historic preservation as outlined in Chapter 1.

The thirteen goals are grouped into four thematic sections:

- Recognizing Historic Resources
- Appreciating Our History
- Protecting Historic Properties
- Planning for Our Heritage

These four sections coincide with the major elements of the District’s preservation program: identification, engagement, protection, and planning. The four elements are all equally important historic preservation activities.

For each of the thirteen goals, there is a short description of the context for the goal, a single objective, and from four to six action items, as shown below.

goals, objectives, and actions

A1 Statement of the goal

A brief description explains the planning context and the reason for setting the goal

OBJECTIVE

The objective states the outcome to be accomplished

ACTIONS

The identified groups should accomplish:

- Priority actions shown by an orange dot
- Other actions that follow
- From four to six in total

Different Kinds of Goals

What kind of goals does this plan set? All of the goals describe a desired outcome in general terms, but not all goals operate the same way. Some goals describe a condition that can be achieved, but likely well into the future. These goals help to set interim targets to strive for. Other goals describe an ideal that may never be fully achieved. These goals require constant action toward reaching the ideal.

More Detailed Objectives

For each of the plan’s goals, there is a more detailed objective that supports accomplishment of the goal. These objectives describe measurable activities that are necessary to achieve the goal. While goals often reflect aspirations, objectives are typically attainable within the plan’s time span.

Targeted Actions

More specific actions describe how the plan’s objectives will be attained. Some actions are concrete tasks like creating a specific product for an existing program. The task can be defined, resources can be allocated, and the work can be finished. The product can then serve a useful life for many years.

Another type of action sustains or improves a priority activity. The task may involve assigning resources to meet service needs that cannot be fully quantified in advance. Or the task may be to improve a system to achieve better service delivery for constituents. The product is either an effective program or an improved procedure, but the outcome typically needs to be sustained indefinitely through continued attention.

Some actions call for the establishment of a new service or activity. Once the service is established, the initial task is complete.

Finally, a few actions are intended to create a sense of urgency for a high-priority goal. It may be unclear whether the task can be completed within four years, but the action still sets a target that we may be able to meet. If all goes well, the task will be completed, but if not, there will at least be measurable progress toward its accomplishment.

preservation plan goals

Recognizing Historic Resources

- A1** Complete the city survey
- A2** Make local history more accessible
- A3** Map what’s important

Appreciating Our History

- B1** Tell community stories across the city
- B2** Speak out about preservation
- B3** Make archaeology visible

Protecting Historic Properties

- C1** Designate significant properties
- C2** Communicate more clearly
- C3** Act before it’s too late

Planning for Our Heritage

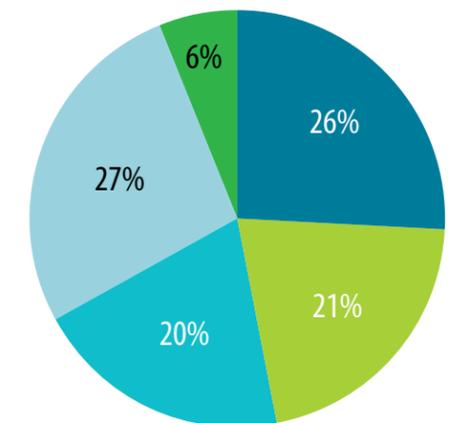
- D1** Practice sustainable urbanism
- D2** Improve DC’s review procedures
- D3** Enhance campuses and landscapes
- D4** Invest in affordable housing



A National Academy of Sciences, Constitution Avenue NW

Different Kinds of Actions

- Finish a task for an existing program
- Continue a priority activity
- Improve a priority activity
- Establish a new service or activity
- Set an aspirational target



Percentage of each task type

Taking action together

In thinking about what the Historic Preservation Office heard from constituents, it seems that our preservation challenges are interrelated, one leading to another in what can be seen as a self-perpetuating cycle. How can we break that cycle?

Some challenges are relatively easy to address with the actions proposed in this plan. Better design guidelines can be written, communications can be improved, and getting information can be made easier. HPO and District agencies can meet these challenges directly.

Other challenges are harder to address, and require more cooperative approaches. Even if the city's revenue picture continues to improve, both government and non-profit programs will face limited budget dollars, especially from federal sources. A bumper crop of preservation volunteers will not suddenly appear. But through teamwork and successful advocacy, we can begin by making a few critical investments in the future.

We cannot stop demolition of buildings or discordant development, but we can influence the conditions that promote them. We cannot change perceptions overnight, but we can equip ourselves to respond persuasively with new solutions and better answers.

Negative perceptions about historic preservation are symptoms caused not just by a lack of understanding, but by underlying issues. The way to change them is by fostering better understanding and by addressing the issues. We must begin to meet those challenges by working together.



A District Architecture Center, Penn Quarter neighborhood

Tasks for Everyone

WHAT WE CAN DO

The Historic Preservation Review Board and Historic Preservation Office will take the lead in many of the actions proposed in this plan. Here is what we can do:

- Improve our communications
- Create a more informative website
- Explain our procedures more clearly
- Issue more helpful guidelines
- Strengthen our enforcement efforts
- Identify eligible properties faster
- Give more support to our fellow agencies
- Plan more systematically
- Help build consensus
- Recognize achievement

WHAT YOU CAN DO

While the District government can lead, everyone should take part in the preservation of our city's cultural heritage. Here is only some of what you can do:

Political Leaders

- Enact a rehabilitation credit for affordable housing
- Create incentives for historic Main Streets

District Agencies

- Work with the SHPO to identify historic properties
- Engage OP in a facilities planning effort

Federal Agencies

- Partner with the SHPO to streamline procedures

Planners

- Promote preservation as a revitalization strategy
- Make zoning more preservation-friendly

Advisory Neighborhood Commissions

- Identify the places your community values most
- Start a planning and land use committee

Non-Profit Organizations

- Extend your reach with a network of websites
- Take on a new partnership project

Community Historical Societies

- Produce a brochure with a DC heritage grant
- Do an exhibit with your community library

Neighborhood Activists

- Photograph the effects of unwanted change
- Participate in the Historic Districts Coalition

Journalists

- Write a story about a successful rehab project
- Interview a local preservationist

Bloggers and Tweeters

- Speak out for respecting our heritage
- Start challenging preconceptions

Preservationists

- Don't oppose change—help guide it
- Make preservation a tool for smart growth

Smart Growth Advocates

- Embrace preservation as a revitalization strategy
- Do a vision plan with a preservation group

Sustainability Experts

- Help make the case: the greenest building is already built

Environmentalists

- Replant the green canopy on a historic street
- Join a conservancy and help restore a park

Landscape Architects

- Create an agenda of landscapes to preserve

Developers

- Make preservation a part of due diligence
- Take advantage of the federal tax credits

Business Groups

- Market preservation as an asset, not a constraint

Small Businesses

- Apply for a storefront rehabilitation grant
- Join forces with a Main Street organization

Architects

- Design creatively, but think about context
- Support the District Architecture Center

Architectural Historians

- Form an advocacy group for modernism
- Sign up to guide a local walking tour

Historians

- Share your insights at a local history conference

Archaeologists

- Explain artifacts to kids at Archaeology Day
- Advocate for a curation facility

Religious Congregations

- Preserve and share your historical archives
- Write a history of your congregation and building

Universities

- Promote your campus heritage
- Start working on a campus preservation plan

Schoolteachers

- Be creative with a Humanities Council grant
- Schedule an archaeologist with a teaching trunk

DC High Schools

- Engage students in a community planning project

College Students

- Do an internship with a local non-profit, OP, or HPO
- Research a neighborhood landmark

Homeowners

- Get advice from HPO on a home renovation
- Look into your house's history

Moms and Dads

- Go on a heritage trail for a Sunday bike ride
- Take your kids to the National Building Museum

DC Residents

- Think about why you value your neighborhood
- Support what we share as a historic community

Recognizing historic resources

The thirteen goals in this chapter are designed to address the historic preservation challenges the District now faces. For each goal, there is a major objective followed by suggested actions that a wide range of players can take to help achieve the objective. Priority actions are shown at the top of each list.

A1 Complete the city survey

Without awareness of the community history around us, we will be unable to appreciate its value or plan for its preservation. The first step toward understanding is to identify the heritage we enjoy.

More than 100,000 buildings in the District are now documented in historic resource surveys. Comprehensive photographic records of the city are also available on both commercial and government websites. This vast archive can be used by everyone from scholars doing research to residents just curious about their homes.

OBJECTIVE

Complete a comprehensive source of basic historical information on all of the city's buildings.

ACTIONS

HPO and preservation partners should:

- Document all primary buildings in DC's historic districts, with data sufficient to evaluate their relative significance.
- Complete a comprehensive survey and evaluation of the city's oldest buildings.
- Survey the outlying parts of the city—the area once known as Washington County—to identify rare farmhouses and country homes.
- Conduct a phased alley survey to identify and document alley resources including dwellings, service buildings, and other structures.
- Survey and evaluate downtown architectural heritage between 30 and 50 years old.
- Document all primary buildings in DC's outlying wards beyond the original city and Georgetown.



A Burrows Farmhouse, Verplanck Street NW
 B Naylor Court alley building NW
 C Porch fronts in Petworth

A2 Make local history more accessible

The course of history can be traced in a multitude of places that reveal it. These places exist in every District neighborhood, and can become a source of pride for residents all across the city.

A remarkable amount of information has already been gathered to document these historic sites. Unfortunately that information is often not widely available to the public, even though it represents an important pathway to understanding local heritage. These stories should become more vivid and accessible to DC residents. They can also be tied more directly to neighborhood history, so that residents become engaged in the heritage closest to home.

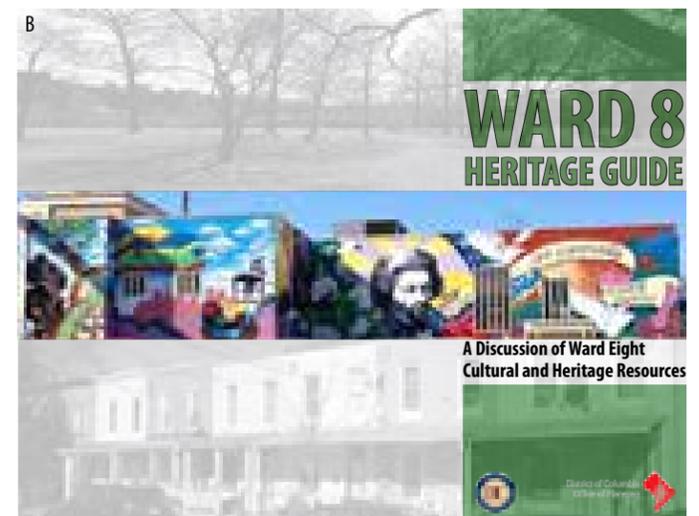
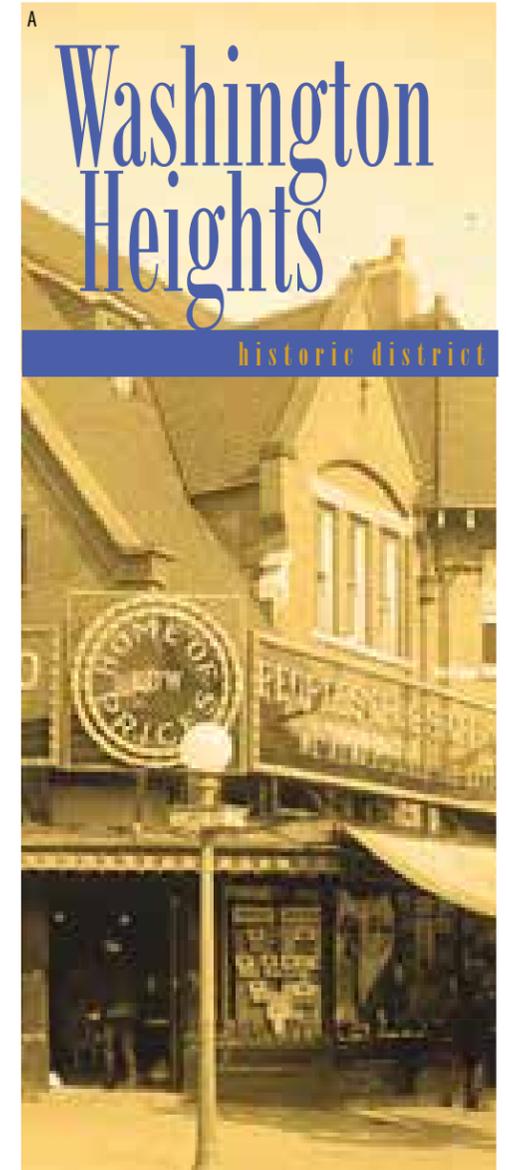
OBJECTIVE

Present local history to a wide audience through public events and more engaging print and website materials.

ACTIONS

Researchers, scholars, HPO, and preservation partners should:

- Create an interactive website for the DC Inventory to promote awareness of historic landmarks and districts.
- Work together to prepare Community Heritage Guides identifying important resources and preservation concerns in each of DC's wards.
- Launch an illustrated DC Timeline as an educational tool to promote understanding of DC history.
- Celebrate DC neighborhoods through a stronger partnership to bring community history to a citywide audience.
- Expand access to DC heritage resources through improved website portals and mobile phone applications.
- Preserve historical collections in secure archival facilities, both public and private, and improve public access to these records.



D Historic District brochure
 E Ward 8 Heritage Guide

A3 Map what's important

Online maps are increasingly becoming a primary tool for distributing public information in a visual format. Maps can turn tedious data into visible information.

Boundary maps of the District's designated historic properties are available, but the citywide map is outdated and out of print. Much better informational and analytical maps would open new perspectives on the city's heritage of buildings, landscapes, archaeological sites, and places of cultural importance.

OBJECTIVE

Make information maps of historic properties routinely available to professionals and the public.

ACTIONS

HPO and preservation partners should:

- Enhance the District's geographic information system (GIS) to create a series of ready-made analytical maps showing various building attributes for each of the city's neighborhood historic districts.
- Map all properties eligible for historic designation within the original L'Enfant Plan city boundaries.
- Produce a sequence of ward maps showing how DC communities developed.
- Enhance GIS data layers to support identification and analysis of potential archaeological sites.
- Produce a new citywide map of historic landmarks and districts.

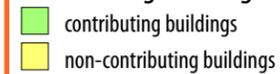
LeDroit Park Historic District



Date of Construction



Contributing Buildings



Architects



Builders



Appreciating our history

B1 Tell community stories across the city

Residents all across the city have stories about people and places they find significant to their lives. The Humanities Council of Washington DC records these stories. Cultural Tourism DC has made walking trails a new way to rediscover community heritage. Local groups both large and small host lectures, house tours, archaeology days, and other events.

Joint projects are a great way to showcase local history. The 2012 Conference on DC Historical Studies, for example, had eleven sponsors including the Association of Oldest Inhabitants, Summer School Museum and Archives, Friends of Washingtoniana Division, H-DC Washington DC History, Moorland-Spingarn Research Center, and Rainbow History Project. We should use this teamwork as a model.

OBJECTIVE

Strengthen partnerships that promote local history and grass-roots heritage projects in DC communities.

ACTIONS

Community leaders, funding organizations, non-profits, and preservation advocates should:

- Strengthen established and effective history programs like the Annual Conference on DC Historical Studies and the journal *Washington History*.
- Strengthen the DC Community Heritage Project as an innovative opportunity to engage DC residents in exploring their own history.
- Establish a partnership between the Historical Society of Washington DC and HPO to support DC history and heritage programs.
- Enhance DC's cultural heritage trail system with new trails, updated trail guides, and interconnections among cultural and recreational trails.
- Promote recognition and appreciation of landmarks of African American history.
- Develop a stronger partnership to take full advantage of National Park Service educational and youth programs.



A Neighborhood Heritage Trail sign
B Deanwood Neighborhood History program

B2 Speak out about preservation

Preservation works best when it engages community support. Many local organizations actively pursue outreach programs aimed at raising public awareness and appreciation of Washington's cultural heritage. Public response to these activities has been strong, but more coordinated efforts could have a greater impact on a wider audience.

Preservation advocates and neighborhood preservation organizations also play a vital role in promoting the value of the city's heritage. In recent years, however, preservation advocacy has not kept pace with the proliferation of blogs, listservs, and ways of communicating that now grab people's attention. Preservationists need to make their voices heard more clearly in this new dialogue.

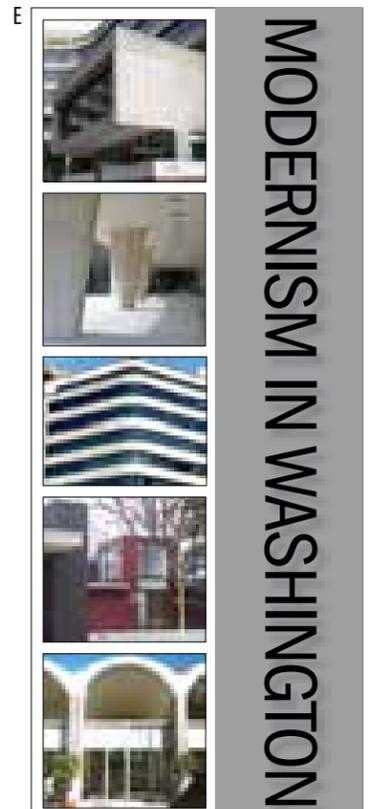
OBJECTIVE

Strengthen public advocacy for historic preservation and heritage programs.

ACTIONS

Preservation advocates and activists, with the support of professionals and non-profit organizations, should:

- Develop a more effective advocacy network and strategy to promote the benefits of heritage and historic preservation programs as a key District asset.
- Promote appreciation of DC heritage through preservation awards and expanded coverage in print, online, broadcast, and social media.
- Make greater use of the Historic Districts Coalition as a collective voice for residents across the city, and as a mentor for new community preservation groups.
- Establish an advocacy group for DC Modernism and undertake a program of activities.
- Promote tools to achieve development that protects community character and authenticity.
- Respond to misinformation with understandable explanations and factual information about preservation rules and procedures.



C 39th Annual DC Studies Conference
D Community Planning Meeting
E HPO Modernism Brochure

B3 Make archaeology visible

Washington's landscape has been a place of human occupation for thousands of years, and the physical evidence of this history is both fascinating and important to our heritage. Unfortunately, archaeological artifacts too easily go unnoticed when they are underground or conserved in collections.

DC needs to take better care of its archaeological inheritance. There has been substantial progress toward making the wealth of local archaeology more accessible, more routinely investigated, and better understood as a public resource, but much more needs to be done.

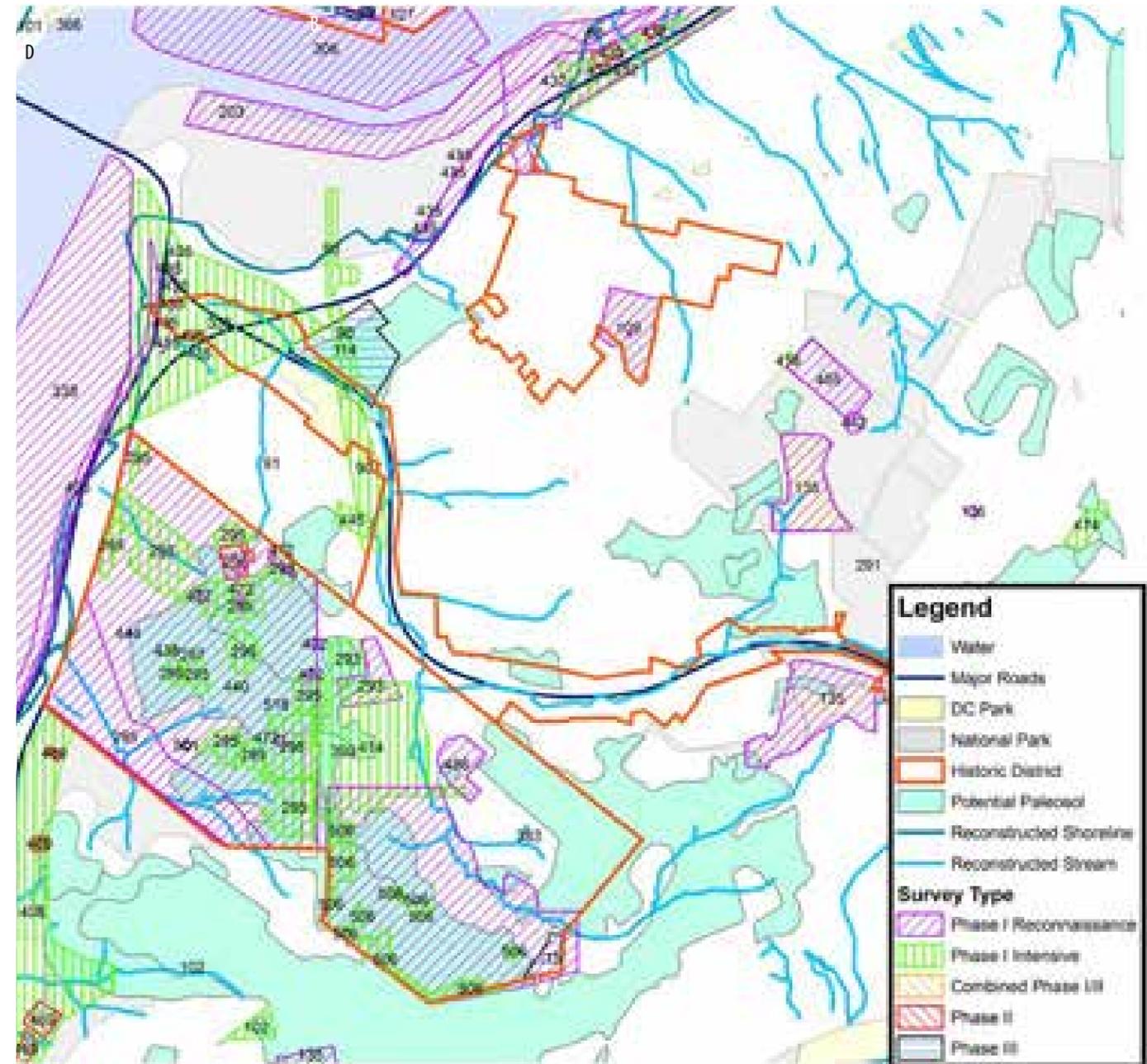
OBJECTIVE

Raise the profile of DC archaeological programs and make DC artifact collections available for research and public enjoyment.

ACTIONS

The SHPO, DC government, archaeological community, and institutional partners should:

- Establish an archaeological curation facility for the protection and study of DC artifacts.
- Produce online exhibits of artifacts to create a public window into DC archaeological collections.
- Prepare DC archaeological collections for curation according to national professional standards.
- Complete the transfer of data on all DC artifact collections into a consolidated computer database.
- Increase awareness and appreciation of archaeology through public events, youth education programs, and other activities.



A Taking fabric and tissue samples for analysis of Iron Coffin burial in Columbia Heights
 B Archaeology Day 2013
 C DC Archaeological Collections database
 D Archaeological survey map of Anacostia and Saint Elizabeths Hospital

the three phases of archaeological investigation

Phase I – Site Identification

Archaeologists conduct systematic survey including excavating small test pits and surface walk-overs to identify sensitive areas and find sites.

Phase II– Site Evaluation

Archaeologists do more extensive excavation to determine the size and to assess the significance of the site.

Phase III – Mitigation/Data Recovery

Archaeologists excavate larger units to sample and salvage portions of a significant site before it is destroyed if a project cannot avoid it.

Protecting historic properties

C1 Designate significant properties

Washington's heritage is protected through the public process of designating historic landmarks and districts. This system must be fair to the interests of property owners, preservation advocates, and the city at large. Anticipating likely designations helps to keep preservation and economic development coordinated as the city grows.

Ample information exists to identify many properties eligible for designation. While perspectives will always be evolving on the record of history, priorities for designation should emphasize properties that are highly significant or most likely to be at risk.

OBJECTIVE

Promote an understandable designation process with clear priorities and advance information about known eligible properties.

ACTIONS

HPRB, HPO, community leaders, planners, and property owners should:

- Complete designation of the Meridian Hill and George Washington/West End historic districts.
- Complete historic landmark and historic district designations in the old downtown.
- Identify eligible historic properties as a way to inform the public and guide designation efforts.
- Pursue determinations of eligibility and nominations to the National Register under federal preservation responsibilities, with simultaneous nominations to the DC Inventory.



Friendship Arch, Chinatown A
Embassy of Mexico, 16th Street B
BF Saul and Colonial Mortgage Buildings C

C2 Communicate more clearly

District residents may first encounter the practice of preservation through a home improvement project. Communities may have the same experience when a new building or a historic district is proposed. For developers, it may be when a historic landmark application is filed. In each case, they deserve ready access to clear information.

The government's rules for the preservation process should be understandable and easily obtained. Information on the implications of historic designation should be presented in a straightforward way. Progress has been made to improve design guidelines, but more work needs to be done. HPO's website is also confusing and some of its informational materials are outdated and inadequate.

OBJECTIVE

Develop better public information materials and guidelines for the preservation review process.

ACTIONS

HPRB, HPO, and technical advisors, working with community partners should:

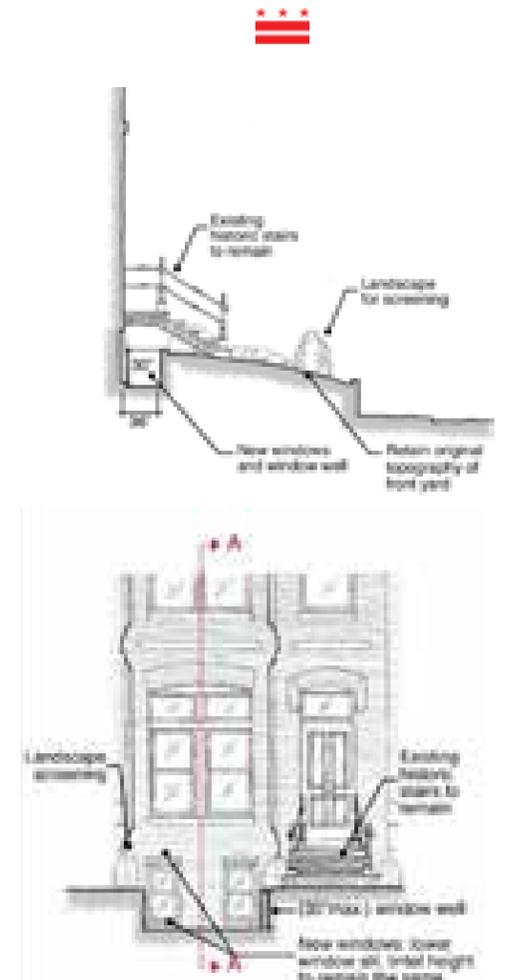
- Improve the HPO website using the new DC standards established by the Office of the Chief Technology Officer.
- Update and improve HPO informational materials so that they cover a full range of topics in a user-friendly manner.
- Issue more detailed guidelines on additions and alterations to historic properties.
- Develop a way to address different building types and the relative significance of properties, so that guidelines are suitable to a variety of existing conditions.
- Develop guidelines that address the different issues and sensitivities of specific neighborhoods or historic districts.
- Prepare and apply guidelines for major development at historic campuses and landmarks.



PRESERVATION AND DESIGN GUIDELINES FOR BASEMENT ENTRANCES AND WINDOWS



D.C. HISTORIC PRESERVATION REVIEW BOARD



HPO Preservation and Design Guidelines for Basement Entrances and Windows D

C3 Act before it's too late

Whether deliberate or the result of neglect, demolition erodes the fabric of neighborhoods. Crude “pop-ups” and overscaled intrusions disrupt once harmonious streets. Construction violations and unpermitted work undermine property values and the character of entire communities.

The remedy for this kind of needless destruction and disfigurement is to take preventive action before the damage is irreversible. Stronger enforcement and new tools are needed if we are to protect the quality of life that DC residents treasure so highly.

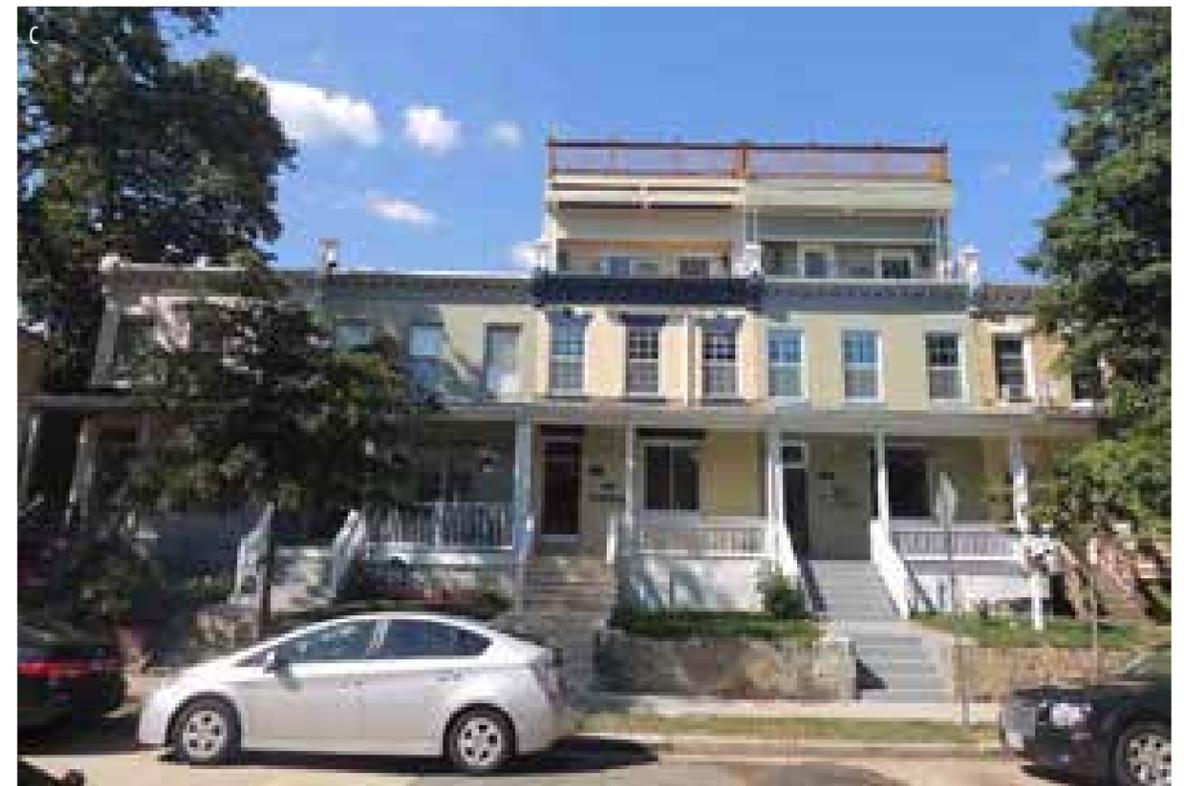
OBJECTIVE

Combat neglect of historic properties and develop better tools to control incompatible development in DC neighborhoods.

ACTIONS

Public officials, preservationists, ANCs, developers, and communities should:

- Adopt fine schedules and other regulations needed to enforce the property maintenance and demolition by neglect provisions of the DC preservation law.
- Investigate conservation districts and other tools to control over-scaled and incompatible development in neighborhoods.
- Take coordinated action to bring blighted and deteriorated properties into compliance through enforcement of property maintenance standards.
- Work together to identify and address deteriorated historic properties, illegal construction, and other community enforcement concerns.
- Draw public attention to the unusual cost and importance of restoring damaged or neglected landmarks.



A Mount Pleasant mansion rescued from neglect
B Restored commercial storefront, 1508 14th Street NW
C Pop-up pair in Eckington neighborhood
D National Cathedral earthquake damage, 2011

Planning for our heritage

D1 Practice sustainable urbanism

Preservation represents the best of environmentally responsible urbanism. Reinvestment in the city's existing building stock, public transportation systems, and neighborhood Main Streets helps to conserve renewable historic resources and the fabric of communities. Sustainable urbanism also supports economic growth: adapted buildings mean both resources saved and local jobs created.

By promoting this message and living by its principles, we can strengthen the case for protecting our heritage.

OBJECTIVE

Support preservation as a sustainable economic growth strategy through public policies and incentives.

ACTIONS

Architects, planners, environmentalists, sustainability advocates, preservationists, developers, public officials, and property owners should:

- Develop a preservation strategy to support DC's Main Street and Great Streets programs.
- Promote walkable development by strengthening historic street patterns, supporting streetcar development, capturing alley potential, and other strategies.
- Develop zoning mechanisms and financial incentives to promote preservation and adaptation of existing buildings.
- Develop sustainability guidelines to promote compatible adaptations for energy efficiency.
- Recycle industrial buildings as a sustainable way to protect DC's heritage and reimagine unique architectural spaces.
- Invest in the restoration, revitalization, and enhancement of Union Station, Metro, and other historic public transportation facilities.



A Capital Bikeshare Station
 B Historic 1919 Lumber Shed at The Yards Park on the Anacostia
 C Lumber Shed adapted for shops and cafes, 2013

D2 Improve DC's review procedures

The District government is both a major steward of historic property, and the monitor of private construction that affects the city's historic assets. Following the long-standing practice of the federal government, the District now plans ahead to consider the effects of its own construction on known or potential historic properties. Key District agencies are working to improve coordination on these reviews, but more work can be done.

Similarly, the District's procedures for reviewing private construction can also be improved. The system manages an ever-increasing number of cases, but periodic tuning will help ensure smooth operation of a system that businesses, residents, and communities rely on.

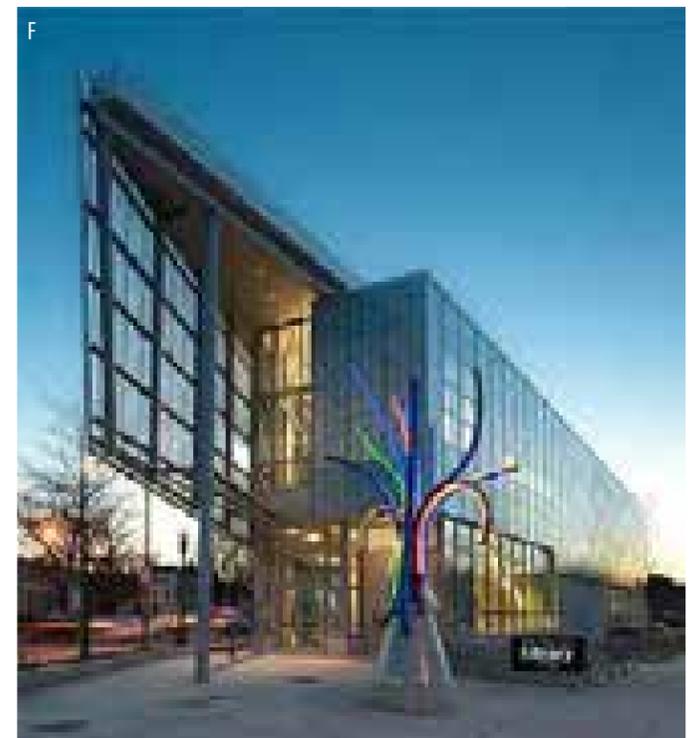
OBJECTIVE

Promote open and effective preservation reviews of construction in historic neighborhoods and on DC government property.

ACTIONS

District agencies, together with the SHPO, CFA, ANCs and the public should:

- Revise notice requirements to ensure broad public awareness of major project proposals and a reasonable opportunity to comment.
- Promote early consultation among the Department of General Services, SHPO, and public on DC construction projects.
- Evaluate DC government properties to identify potential historic buildings, landscapes, and archaeological sites.
- Protect DC historic assets by eliminating the loophole for charter school projects on DC government property.
- Avoid last-minute preservation conflicts by integrating historic preservation concerns into capital improvements planning for DC public facilities.
- Develop plans to ensure preparedness for possible disaster or emergencies affecting historic properties.



D Restored Takoma Park Library
 E Historic photo of Martin Luther King, Jr. Memorial Library
 F Award-winning Watha T. Daniel / Shaw Library and art installation

D3 Enhance campuses and landscapes

The District's historic landscapes include majestic parks, miniature green triangles, cemeteries, historic markers, and green front yards in public space. These features should be recognized, maintained and protected as the city grows.

As new development and new users arrive on established campuses, preservation routinely arises as a factor whether anticipated or not. Prudent planning should assess historic features before development plans are formulated. It will protect campus heritage and promote efforts to meet both institutional and community goals.

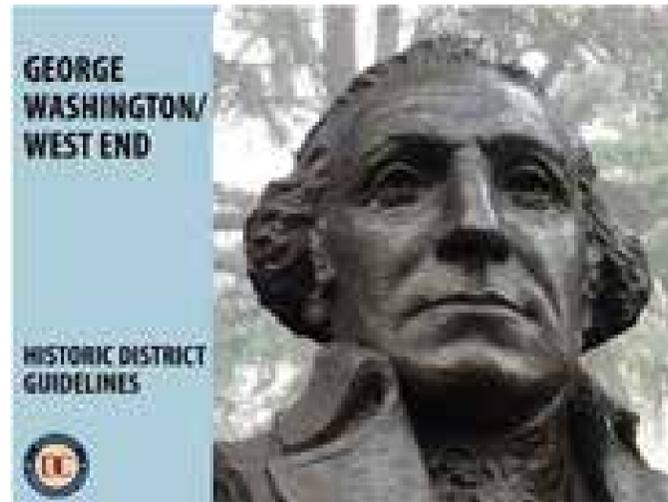
OBJECTIVE

Promote awareness of DC's campus and landscape heritage, and make preservation an essential part of campus planning.

ACTIONS

Institutional and government campus owners, along with planners, preservationists and technical advisers, should:

- Identify campus historic resources as the first step toward routine consideration of preservation in campus planning.
- Sponsor and support designation of significant campus buildings, landscapes, and archaeological sites.
- Promote historic properties as important assets in the campus experience by providing information about historic heritage on university websites.
- Follow exemplary preservation standards as development proceeds at the McMillan Sand Filters, Saint Elizabeths, Walter Reed, and the Hill East Waterfront.
- Increase recognition and protection of significant DC parks, cemeteries, landscapes, and green areas in public space.
- Repair the District's 1791 DC boundary stones and their protective fences installed in 1915-16.



A George Washington University Historic District Guidelines
 B George Washington University residence hall project
 C George Washington University University Yard

D4 Invest in affordable housing

Washington is fortunate in its vast resource of modest but usable older buildings. Neighborhoods thrive where this fabric is intact and in use. Yet hundreds of buildings are decaying or outmoded even as they are most critically needed.

The federal tax credit has helped spur the renovation of more than 1,500 affordable DC homes over the past ten years, but other jurisdictions leverage even better results with supplemental local support. The District's financial incentives for reinvestment in historic buildings are few—the successful historic homeowner grant program is one—and we lag behind comparable jurisdictions both locally and nationally.

OBJECTIVE

Increase adaptation of historic buildings for affordable housing to help address the city's urgent housing needs.

ACTIONS

- Political leaders, planners, government housing officials, and partners in affordable housing, working with HPO and HPRB, should:
- Adopt a local financial incentive to support the rehabilitation of historic buildings for affordable housing.
 - Document the history and development of affordable housing in Washington.
 - Increase rehabilitation of older buildings for affordable housing through the use of federal preservation tax credits.
 - Refine selection criteria and streamline application procedures for DC housing programs to support more affordable housing in historic buildings.
 - Provide historic homeowner grants to help limited-income homeowners and strengthen historic neighborhoods.
 - Establish a revolving loan fund for non-profit rehabilitation of historic buildings.



D Fort View Apartments in Brightwood
 E Webster Gardens in Petworth
 F Hubbard Place (The Cavalier) in Columbia Heights



Achieving our goals

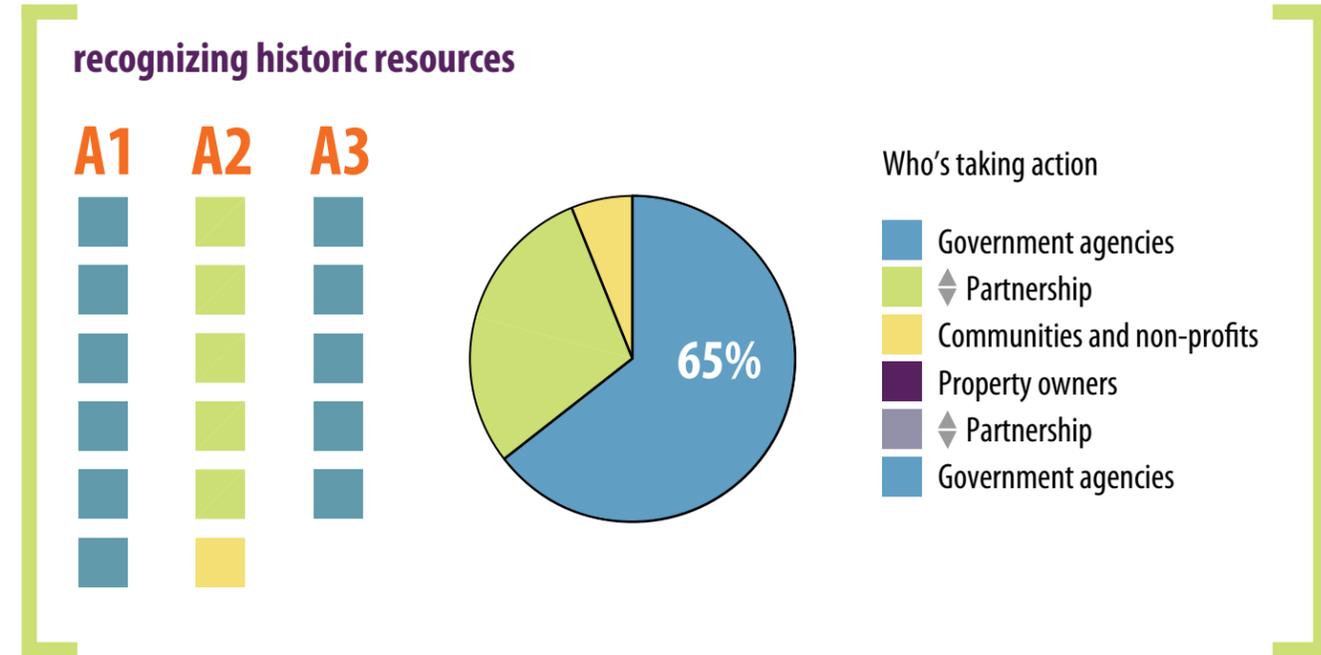
This chapter lays out a more detailed action plan with targets for each year. How will we accomplish the goals of this plan? And who will take the lead in carrying out the action items that are identified? This is an ambitious agenda requiring coordinated efforts.

City preservation officials will be responsible for a large share of the more than 70 tasks proposed in this plan. But this is not a program plan for the DC Historic Preservation Office, and many other groups and individuals will also be involved. Communities, non-profit organizations, and property owners are just as important in accomplishing the goals of this plan.

Also critical are the formal and informal partnerships that achieve shared goals. Joint efforts will vary, depending on the nature of each goal.

Recognizing Historic Resources

HPO is best equipped to sustain the effort to complete the city survey, and to create the technical capacity to display survey information on maps. Much of this work will be done with the expertise of specialized contractors. But partnerships are essential for making history more accessible to residents in all parts of the city.



Goal	Action Agent	Objective or Action	Target for 2013	Target for 2014	Target for 2015	Target for 2016
A1	Complete the City Survey					
	Complete a comprehensive source of basic historical information on all of the city's buildings.					
●	HPO and contractors	Document all primary buildings in DC's historic districts, with data sufficient to evaluate their relative significance.	Complete documentation of eight districts in downtown and the Shaw/Mount Vernon Square area.	Complete documentation of the remaining 19 neighborhood historic districts.		
●	HPO and contractors	Complete a comprehensive survey and evaluation of the city's oldest buildings.	Complete identification and dating of buildings in the original city (except the Capitol Hill Historic District).	Complete identification and dating of buildings in Georgetown, Capitol Hill, and all historic districts outside the original city.	Create and post on the HPO website a preliminary list of DC's pre-Civil War buildings.	Evaluate the preliminary list of buildings to identify those eligible for historic designation.
	HPO, interns, and volunteers	Survey the outlying parts of the city—the area once known as Washington County—to identify rare farmhouses and country homes.	Complete a reconnaissance survey of the old Washington County (mostly Wards 1, 3, 4, 5, 7, and 8).	Conduct research on selected buildings from the 65 identified to document properties that may be eligible for designation.	Conduct archaeological assessments on selected properties. Draft an informational brochure for public distribution.	Finalize brochure and begin work on a multiple property nomination addressing built and archaeological resources.
	HPO, interns, and volunteers	Conduct a phased alley survey to identify and document alley resources including dwellings, service buildings, and other structures.	Complete the survey of the original city and Georgetown, and compile a preliminary survey report on an estimated 1,000 buildings.	Establish a survey plan for neighborhoods outside the original city and Georgetown. Begin work on a preservation plan for alleys.	Survey alley buildings in the rowhouse neighborhoods just north of Florida Avenue.	Survey alley buildings in historic districts outside the original city.
	HPO and contractors	Survey and evaluate downtown architectural heritage between 30 and 50 years old.	Complete a windshield survey of downtown modern buildings.	Prepare and distribute information on the results of the survey.	Complete evaluation of downtown modern buildings.	Identify preservation priorities for modern buildings downtown.
	HPO and contractors	Document all primary buildings in DC's outlying wards beyond the original city and Georgetown.			Engage a contractor and complete basic documentation of the rowhouse neighborhoods north of Florida Avenue.	Complete basic documentation of outer neighborhoods dominated by single-family housing.

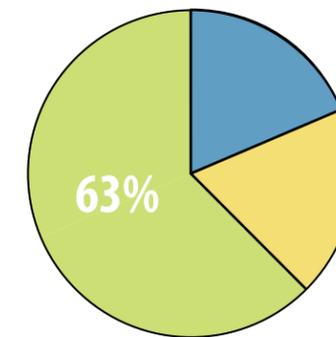
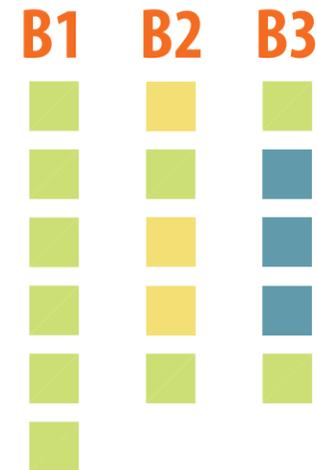
Goal	Action Agent	Objective or Action	Target for 2013	Target for 2014	Target for 2015	Target for 2016
A2 Make DC History More Accessible						
Present DC history to a wide audience through public events and more engaging print and website materials.						
●	HPO and DC Preservation League	Create an interactive website for the DC Inventory to promote awareness of historic landmarks and districts.	Launch a test version of the website with basic information and search capability. Create a graphic format for new landmark announcements.	Evaluate the website and identify priority enhancements. Release an illustrated flyer after each landmark designation.	Add new features to the website. Prepare a new historic district or thematic brochure for the HPO brochure series.	Consider options for assembling the HPO historic district and thematic brochures into a book-type library format.
●	HPO and preservation partners	Work together to prepare Community Heritage Guides identifying important resources and preservation concerns in each of DC's wards.	Post Ward 8 and Ward 7 guides on the HPO website, and prepare a Ward 5 guide.	Complete the Ward 5 guide and begin guides for Wards 1 and 4.	Complete the Ward 1 and 4 guides and begin guides for Wards 3 and 6.	Complete the Ward 3 and 6 guides and prepare the guide for Ward 2.
	HPO and partners	Launch an illustrated DC Timeline as an educational tool to promote understanding of DC history.	Include the DC Timeline and a DC history narrative in the 2016 Preservation Plan.	Make the timeline and DC history narrative available as a stand-alone educational tool.	Develop the timeline and history in partnership with preservation partners, educators, and scholars.	Complete a more developed timeline for the 2020 DC Historic Preservation Plan.
	DC Public Library, HPO, and partners	Celebrate DC neighborhoods through a stronger partnership to bring community history to a citywide audience.	Launch a series of <i>Know Your Neighborhood</i> talks at DC libraries. Develop <i>dcbythebook.org</i> as a fun way to link readers to real DC sites.	Expand the series of <i>Know Your Neighborhood</i> talks and house history workshops. Develop online access to historic building permits.	Hold coordinated events to celebrate the 225th anniversary of DC's establishment.	Sustain the momentum of the 225th with continued programming on DC neighborhoods and heritage.
	Non-profit organizations and institutions	Expand access to DC heritage resources through improved website portals and mobile phone applications.	Explore new technologies to expand access to the H-DC discussion forum on the H-Net history network.	Plan a DC History Portal to promote easy access to online community history collections held by libraries and archives.	Apply for a planning grant to create the website portal. Start developing a mobile phone application giving information on historic landmarks.	Launch the DC History Portal as a new tool for public engagement and access to local history resources.
	DC Archives, DC Public Library and private repositories	Preserve historical collections in secure archival facilities, both public and private, and improve public access to these records.	Begin to implement planned improvements to the Moorland-Spingarn Research Center at Howard University.	Begin digitization projects to aid researchers at the Historical Society archives. Begin a program to post DC Library digital collections online.	Continue digitization projects at the Historical Society and DC Library. Begin in-depth planning for a new DC Archives building.	Expand online access to collections on DC neighborhoods and the city's built environment.
A3 Map What's Important						
Make informational maps of historic properties routinely available to professionals and the public.						
●	HPO and contractors	Enhance the District's geographic information system (GIS) to create a series of ready-made analytical maps showing various building attributes for each of the city's neighborhood historic districts.	Complete maps of eight districts in downtown and the Shaw/Mount Vernon Square area.	Complete maps of the remaining 19 neighborhood historic districts. Post 2013 maps on the HPO website.	Post 2014 maps on the HPO website.	
●	HPO and contractors	Map all properties eligible for historic designation within the original L'Enfant Plan city boundaries.	Complete maps of the L'Enfant Plan city (except Capitol Hill Historic District).	Complete maps of Capitol Hill and preliminary identification of eligible properties.	Complete eligibility map and post on the HPO website.	
	HPO and contractors	Produce a sequence of ward maps showing how DC communities developed.	Complete ward maps and a model for graphic depiction of community development history, using Tenleytown as the example.	Post maps and the Tenleytown history on the HPO website; and complete a graphic history of Brightwood's development.	Post the Brightwood history on the HPO website.	
	HPO, interns, and contractors	Enhance GIS data layers to support identification and analysis of potential archaeological sites.	Update GIS with geoarchaeological data generated by site surveys and investigation.	Begin developing an archaeological site boundary layer and cut-and-fill analysis for specific projects.	Engage interns or contractors to develop a historic DC topography layer based on the 1888 and 1892 topographical maps.	Compare geoarchaeological data to current and historic topography to develop a GIS layer that can help predict archaeological site locations.
	HPO, OP, and contractors	Produce a new citywide map of historic landmarks and districts.	Compile data needed for the map in electronic format.	Review and correct GIS data needed for the map.	Prepare the new map.	Print the new map and make it available to the public.

Appreciating Our History

For the past decade, the preservation program has accomplished most of its educational goals through partnerships between HPO and non-profit organizations. These cooperative agreements are mutually beneficial, drawing on the community strength and educational creativity the government cannot readily provide, while offering non-profit partners the stability of continuing programs. Partnerships are especially important as a way to engage a broad public audience in historic preservation.

Cooperative agreements between non-profit organizations and HPO will continue as the most effective way to engage communities in local history. Community groups and non-profits will also lead in preservation advocacy. In contrast, archaeology programs require the specialized expertise of both the HPO staff and private sector professionals, although there will be many opportunities for volunteer assistance.

appreciating our history



Who's taking action



Goal	Action Agent	Objective or Action	Target for 2013	Target for 2014	Target for 2015	Target for 2016
B1	Tell Community Stories Across the City					
	Strengthen partnerships that promote local history and grass-roots heritage projects in DC communities.					
●	Historical groups and partners	Strengthen established and effective history programs like the Annual Conference on DC Historical Studies and the journal <i>Washington History</i> .	Identify ways to reach a broader audience and add resources to expand these programs. Inaugurate a more engaging journal format.	Hold the 40th Annual Conference, with <i>Marching on Washington</i> as the theme. Make <i>Jazz in DC</i> the theme for a <i>Washington History</i> issue.	Use an audience survey to inform strategic plans for the conference. Add photographic essays and papers on built environment to the journal.	Expand the Conference with a preservation component, tours, or other options. Launch an online version of <i>Washington History</i> .
●	Humanities Council, HPO, and partners	Strengthen the DC Community Heritage Project as an innovative opportunity to engage DC residents in exploring their own history.	Continue the DCCHP series of community preservation seminars, panel discussions, and small grants for grass-roots community projects.	Participate in a workshop of city heritage institutions to plan for stronger partnerships and marketing of DC cultural heritage.	Launch marketing efforts to increase public visibility of DC community heritage programs.	Expand the DC Community Heritage Project to include a people's history of every DC neighborhood.
●	Historical Society of Washington DC, HPO, and partners	Establish a partnership between the Historical Society of Washington DC and HPO to support DC history and heritage programs.	Launch the Urban Photography Series on how to document DC neighborhoods. Identify partnership opportunities.	Launch a cooperative agreement to create and fund partnership programs. Begin partnership with an Urban Photography Series.	Hold coordinated events to celebrate the 225th anniversary of DC's establishment.	Develop periodic programs including lectures, history workshops, and research collaborations, to increase presence in social media and online.
	Cultural Tourism DC, federal agencies, and partners	Enhance DC's cultural heritage trail system with new trails, updated trail guides, and interconnections among cultural and recreational trails.	Unveil the Logan Circle Heritage Trail as the 15th in DC. Finish assessment studies for SW Federal Center and NW Rectangle/Foggy Bottom trails.	Launch the Anacostia and LeDroit Park/Bloomingdale trails. Secure or explore funding for three trails, and develop an Embassy Row trail app.	Support historical interpretation at Walter Reed with a heritage trail, public displays, and digital presentations.	Launch the Women's History, SW, Federal Center, and NW Rectangle/Foggy Bottom heritage trails.
	HPO, HPRB, Cultural Tourism DC, DC Public Library, and partners	Promote recognition and appreciation of landmarks of African American history.	Post an updated website list of 300 sites on the African American Heritage Trail. Nominate a site to the DC Inventory and National Register.	Reprint an updated Trail guide. Collect U Street oral histories and post online. Add a property to the DC Inventory and National Register.	Create a student tour guide training program to make AAHT sites more accessible. Add three properties to the Trail and one to the Inventory.	Continue to nominate properties to the Trail, DC Inventory, and National Register.
	National Park Service, HPO, and non-profit partners	Develop a stronger partnership to take full advantage of National Park Service educational and youth programs.	Add Frederick Douglass and Sewall-Belmont House lesson plans to the nine NPS <i>Teaching with Historic Places</i> (TwHP) plans for DC.	Commemorate the Battle of Fort Stevens. Add three new TwHP lesson plans. Continue Urban Archaeology Corps projects in Wards 7 and 8.	As a 225th anniversary event, hold a DC Youth Summit to expose high school students to careers in cultural heritage management.	Continue to develop lesson plans and organize youth programs using the NPS <i>Teaching with Historic Places</i> program.

Goal	Action Agent	Objective or Action	Target for 2013	Target for 2014	Target for 2015	Target for 2016
B2	Speak Out about Preservation					
	Strengthen public advocacy for historic preservation and heritage programs.					
●	Heritage and preservation groups with HPO	Develop a more effective advocacy network and strategy to promote the benefits of heritage and historic preservation programs as a key District asset.	Identify advocacy needs and explore potential partnerships through informal planning discussions.	Convene a workshop of heritage organizations and preservationists to plan a course of action.	Hold coordinated events to celebrate the 225th anniversary of DC's establishment.	Use momentum to help develop a Cultural Heritage Development Strategy for the District.
●	DC Preservation League, non-profits and media participants	Promote appreciation of DC heritage through preservation awards and expanded coverage in print, online, broadcast, and social media.	Expand marketing of preservation awards to engage wider audience. Continue radio talks, blogs, and articles on history and preservation.	Engage public relations support to enhance outreach on preservation issues. Support press coverage of DC heritage.	Develop a public relations campaign promoting DC heritage and preservation to new and established residents.	Continue to identify outlets for promoting DC heritage and preservation.
	Historic Districts Coalition and partners	Make greater use of the Historic Districts Coalition as a collective voice for residents across the city, and as a mentor for new community preservation groups.	Develop a coalition webpage and keep membership informed through periodic newsletters.	Identify and pursue priority activities important to membership organizations.	Express coalition views on proposals to create new preservation tools.	Participate in preparation of the Historic Preservation Plan for 2020.
	Advocates of modernism	Establish an advocacy group for DC Modernism and undertake a program of activities.	Establish a DC Chapter of Docomomo.	Identify organizational priorities and launch Docomomo activities.	Hold events to celebrate DC modernism in the 225th anniversary year.	Continue to bring attention to landmarks of modernism.
	Preservation advocates and civic leaders	Promote tools to achieve development that protects community character and authenticity.	Use photos and planning studies to highlight the effect of demolition and inappropriate development on community character.	Evaluate and advocate for new tools to give DC communities a stronger voice in neighborhood development.	Support implementation of a pilot project to test new tools to combat incompatible development.	Continue coordinated advocacy according to identified priorities.
	Preservation groups, HPO, and advocates	Respond to misinformation with understandable explanations and factual information about preservation rules and procedures.		Organize and convene a working group to focus on information issues.	Develop sources for factual and objective materials to counter misinformation.	Implement goals for access to and distribution of factual and objective information.
B3	Make Archaeology Visible					
	Raise the profile of DC archaeological programs and make DC artifact collections available for research and public enjoyment.					
●	HPO, DC government and institutional partners	Establish an archaeological curation facility for the protection and study of DC artifacts.	Document best practices for state and local archaeological collections management.	Begin developing a curation facility plan in collaboration with peer advisers. Identify possible sites, sponsors, budget, and funding.	Evaluate and refine needs through the Museum Assessment Program (MAP) of the Institute of Museum and Library Services (IMLS).	Seek federal grant money from IMLS to implement the revised plan based on MAP results.
●	HPO, interns and volunteers	Produce online exhibits of artifacts to create a public window into DC archaeological collections.	Use intern assistance to prepare an online exhibit using PastPerfect software. Continue to photograph artifacts for the exhibit.	Complete the online exhibit and post to the HPO website.	Prepare another exhibit on a topic selected to engage the interest of interns and the public.	Use interns to prepare new and expanded online exhibits.
	HPO and contractors	Prepare DC archaeological collections for curation according to national professional standards.	Assemble DC-owned archaeological collections in various locations, and rehouse them to archival standards.	Add 32 new collections generated from work at DC parks and recreation centers, and rehouse them to archival standards.	Obtain contract assistance to prepare archival records associated with the collections.	Continue preparation of collections for permanent curation.
	HPO and contractors	Complete the transfer of data on all DC artifact collections into a consolidated computer database.	Expand the HPO catalog of 500,000 artifacts by preparing older records for conversion to the PastPerfect database.	Upload old catalog data into the PastPerfect system, using contractor assistance. Prepare any remaining old catalogs for conversion.	Complete the upload of data from any remaining old artifact catalogs into the PastPerfect system.	Establish an online version of the PastPerfect artifact catalog for public use.
	Archaeologists, volunteers, and community partners	Increase awareness and appreciation of archaeology through public events, youth education programs, and other activities.	Promote archaeology through radio programs, conference papers, and the Day of Archaeology Festival.	Present <i>The Archaeology of DC Parks</i> at the DC history conference. Test the Native American Cultures lesson plan for the HPO Teaching Trunk.	Develop a historical archaeology module and associated online exhibit for an existing lesson plan on a DC history topic.	Contribute another archaeology module and online exhibit to a DC history teaching plan.

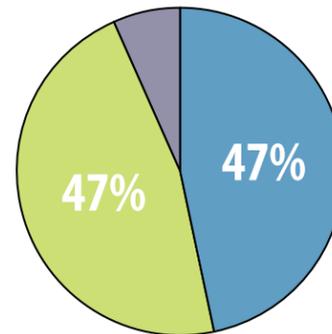
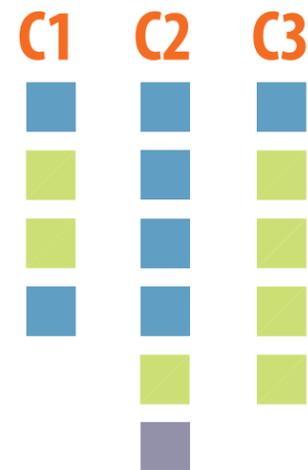
Protecting Historic Properties

Government action is required to protect historic properties, whether through designation or the enforcement of property maintenance standards. HPO and the Historic Preservation Review Board will take the lead in preparing and using design guidelines, but input from communities and property owners will be critical. To create new tools for protecting neighborhoods, joint efforts by planners, preservation advocates, and community groups will be needed in coordination with the city's political leaders.

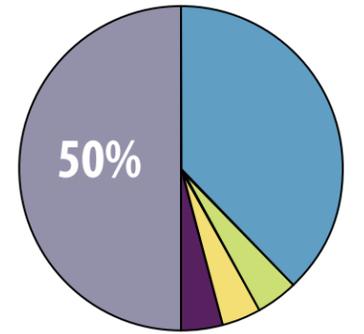
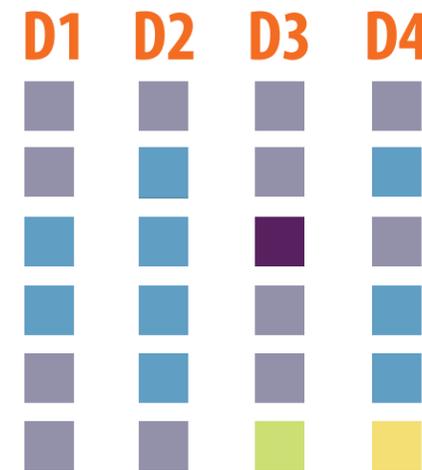
Planning for Our Heritage

Property owners—whether government, institutions, commercial developers, or homeowners—are most important in planning for and preserving the physical fabric of the historic environment. While government programs and the vigilance of communities can help ensure success, it is ultimately the resources and commitment of owners that keeps our built heritage a living asset for the city.

protecting historic properties



planning for our heritage



Goal	Action Agent	Objective or Action	Target for 2013	Target for 2014	Target for 2015	Target for 2016
C1	Designate significant properties					
	Promote an understandable designation process with clear priorities and advance information about eligible properties.					
●	HPO, community sponsors, and HPRB	Complete designation of the Meridian Hill and George Washington/West End historic districts.	Complete community outreach and design guidelines for Meridian Hill.	Complete outreach and guidelines for the GW/West End district. Act on designations and National Register nominations for both districts.		
●	Community and owner sponsors, HPO, and HPRB	Complete historic landmark and historic district designations in the old downtown.	Begin community engagement on the proposed Chinatown expansion of the Downtown Historic District, and continue landmark nominations.	Act on the Chinatown expansion, and nominate the Financial Historic District expansion. Continue landmark nominations.	Act on the Financial District expansion and nominate the Judiciary Square Historic District. Continue landmark nominations.	Complete the designation of eligible properties downtown.
●	HPO and preservation partners	Identify eligible historic properties as a way to inform the public and guide designation efforts.	Use methods like the ANC 1A and Tenleytown Historical Society website lists, or the DC Preservation League Most Endangered List.	Prepare and post on the HPO website a list of properties identified as eligible for historic designation or noted for historic interest.	Add additional properties identified in surveys of the L'Enfant city, pre-Civil war buildings, farms and estates, and downtown modernism.	Add additional properties as they are identified.
	Federal agencies, planners, and HPO	Pursue determinations of eligibility and nominations to the National Register under federal preservation responsibilities, with simultaneous nominations to the DC Inventory.	Nominate the DC War Memorial to the Register. Evaluate eligibility of the Home Loan Bank Board, FBI, and GSA properties in Southwest.	Complete updated Register nominations for the National Mall Historic District and Washington Monument Grounds.	Nominate Anacostia Park to the Register and update the nomination for the Bulfinch Gatehouses and Gateposts.	Nominate the Judiciary Square and Northwest Rectangle districts. Update the NHL nomination for the Plan of the City of Washington.

Goal	Action Agent	Objective or Action	Target for 2013	Target for 2014	Target for 2015	Target for 2016
C2	Communicate More Clearly					
	Develop better public information materials and guidelines for the preservation review process.					
●	HPO, OP and OCTO	Improve the HPO website using the new DC standards established by the Office of the Chief Technology Officer.		Convert the HPO website to the new DC standard, as scheduled by OP and OCTO.	Review and assess the converted website and identify needed improvements.	Add new content and features as staff resources permit.
●	HPO and contractors	Update and improve HPO informational materials so that they cover a full range of topics in a user-friendly manner.	Revise all standard notice letters and attachments used with historic landmark and district designations.	Prepare a scope of work and strategy to develop new materials.	Complete a full range of FAQ sheets and informational materials covering all preservation programs.	Post materials on the HPO website and distribute as needed.
	HPO, HPRB, and contractors	Issue more detailed guidelines on additions and alterations to historic properties.	Complete an outline of issues and principles to be included in guidelines.	Draft guidelines for additions and circulate for public review and comment.	Complete and adopt guidelines for additions. Prepare a scope of work for updating other guidelines.	Contract for and complete guidelines for other alteration and rehabilitation topics.
	HPO, HPRB, and contractors	Develop flexibility in guidelines to address a range of building types and relative levels of significance.	Include a prototype evaluation system in George Washington/West End Historic District guidelines.	Apply the system to new historic district guidelines.		
	HPO and HPRB	Develop guidelines that address the different issues and sensitivities of specific neighborhoods or historic districts.	Prepare guidelines for the Anacostia, George Washington/West End, and Meridian Hill historic districts.	Refine guidelines for the Chinatown area of the Downtown Historic District and its proposed expansion, in consultation with the community.	Prepare guidelines for the proposed Judiciary Square Historic District in coordination with other planning and review agencies.	Continue with guidelines for other districts.
	Property owners, HPO, and HPRB	Prepare and apply guidelines for major development at historic campuses and landmarks.	Apply design guidelines to promote compatible additions at MLK Library and McMillan Reservoir.	Prepare, review, and adopt new tenant guidelines for Union Station.	Use guidelines for Saint Elizabeths Hospital to inform development on both the West and East campuses.	Apply preservation standards and guidelines for rehabilitation of Walter Reed buildings.
C3	Act Before It's Too Late					
	Combat neglect of historic properties, fund critical projects, and develop better tools to control incompatible development in DC neighborhoods.					
●	HPO, DCRA, and OAG	Adopt fine schedules and other regulations needed to enforce the property maintenance and demolition by neglect provisions of the DC preservation law.	Correct the code citation in the existing fine schedule, and issue proposed demolition by neglect regulations for public comment.	Adopt final demolition by neglect regulations.		
●	HPO, OP, and community partners	Investigate conservation districts and other tools to control over-scaled and incompatible development in neighborhoods.	Obtain community feedback through planning projects and review best practices for conservation districts and other tools.	Develop a proposal for conservation districts, conduct public review, and establish authorities.	Undertake a pilot conservation district project in a Mid City East neighborhood.	Evaluate the pilot project and continue implementation, or consider alternative strategies.
	HPO, DCRA, and partners	Take coordinated action to bring blighted and deteriorated properties into compliance through enforcement of property maintenance standards.	Complete implementation of the HPO electronic tracking system and other efficiency improvements.	Evaluate improvements and meet with the Historic Districts Coalition and community groups about enforcement issues.	Maintain the blighted property list and pursue priority enforcement actions.	Continue priority enforcement actions using the blighted property list.
	HPO, ANCs, and community groups	Work together to identify and address deteriorated historic properties, illegal construction, and other community enforcement concerns.	Solicit community comments about deteriorated properties and enforcement priorities.	Develop a clearer process for public engagement with the HPO enforcement system.	Maintain a system of periodic contact among HPO, ANCs, and community groups about enforcement issues.	Continue periodic contacts and coordination on enforcement issues.
	National Trust, foundations, and government	Draw public attention to the unusual cost and importance of restoring damaged or neglected landmarks.	Use Partners in Preservation to award \$1 million to DC area historic places. Repair earthquake damage at the NHL Sherman Building.	Collaborate to identify priority preservation needs at Union Station. Seek adequate funding for MLK Library renovation.	Use the National Treasures program to support earthquake repairs at The National Cathedral and plan for enhancement of Union Station.	Continue to pursue identified restoration projects on major landmarks as a priority.

Goal	Action Agent	Objective or Action	Target for 2013	Target for 2014	Target for 2015	Target for 2016
D1 Practice Sustainable Urbanism						
Support preservation as a sustainable economic growth strategy through public policies and incentives.						
●	HPO, OP planners, preservationists, and civic leaders	Develop a preservation strategy to support DC's Main Street and Great Streets programs.		Identify and map historic resources on Main Streets. Study property tax or other preservation incentives for small businesses in historic buildings.	Develop an incentive for reinvestment in older buildings on retail Main Streets.	Adopt a DC preservation incentive to promote reinvestment in historic retail Main Streets.
	HPO, planners and developers	Promote walkable development by strengthening historic street patterns, supporting streetcar development, capturing alley potential, and other strategies.	Use projects like City Center DC, SW Ecodistrict, and Capital Crossing over I-395 as models. Finish preservation reviews of two initial streetcar lines.	Promote creative revitalization ideas in a preservation plan for DC alleys. Review the study of premium transit from Union Station to Georgetown.	Promote reconnection of historic streets in plans for the Forrestal, FBI, and other superblocks. Review the Benning Road streetcar extension.	Reconnect G Street across I-395 as part of Capital Crossing. Reconnect L Street west of North Capitol Street in Northwest One.
	Preservationists, civic leaders, and planners	Develop zoning mechanisms and financial incentives to promote preservation and adaptation of existing buildings.	Finish a study of how local incentives leverage use of federal tax credits.	Adopt zoning changes to support adaptation of historic buildings. Develop a financial incentive for energy retrofit of historic buildings.	Adopt an incentive to promote adaptation following preservation standards. Add preservation into the DC Sustainability Plan.	Evaluate conservation districts as part of a comprehensive strategy to conserve the resources embodied in existing buildings.
	HPRB, property owners, and civic leaders	Develop sustainability guidelines to promote compatible adaptations for energy efficiency.	Identify partners and funding sources. Maintain HPO website links to information on green practices.	Identify issues, evaluate best practices, obtain funding, and prepare a draft for public comment.	Finalize and adopt guidelines.	
	Developers, HPO, HPRB, and partners	Recycle industrial buildings as a sustainable way to protect DC's heritage and reimagine unique architectural spaces.	Use successes like the National Public Radio building as models for adapting other industrial buildings.	Reassess the HPO warehouse survey and identify priorities for reuse of industrial heritage.	Protect significant structures through historic landmark designation and creative adaptation.	Protect significant structures through historic landmark designation and creative adaptation.
	Property owners, developers, and preservation partners	Invest in the restoration, revitalization, and enhancement of Union Station, Metro, and other historic public transportation facilities.	Convert Union Station to 100% wind power, finish bus deck improvement, and work with Preservation Coalition to celebrate National Train Day.	Initiate Union Station Preservation Plan. Evaluate the Metro system for historic eligibility and coordinate on new station entrance canopies.	Complete Union Station Preservation Plan. Complete Main Hall ceiling restoration and implement other building improvements.	Continue coordination among the Union Station Redevelopment Corporation (USRC), Union Station Preservation Coalition, and partners.
D2 Improve DC's Review Procedures						
Promote open and effective preservation reviews of construction in historic neighborhoods and on DC government property.						
●	HPO and HPRB	Revise notice requirements to ensure broad public awareness of major project proposals and a reasonable opportunity to comment.		Test potential requirements for applicants to notify nearby owners of projects on the HPRB calendar.	Based on the results of the test, consider adopting revised notice procedures.	
	HPO and DC agencies	Promote early consultation among the Department of General Services, SHPO, and public on DC construction projects.	Coordinate with DGS on potential improvements in the consultation process for DC projects.	Update training and informational materials for DC agencies and post on the HPO website.	Use DDOT procedures as a model for DGS, including development of a Memorandum of Agreement to expedite routine project reviews.	Add in-house expertise at DGS to manage submission of DC construction projects for SHPO, HPRB, and CFA reviews.
	HPO and DC agencies	Evaluate DC government properties to identify potential historic buildings, landscapes, and archaeological sites.	Conduct a reconnaissance survey and updated evaluation of DC Parks and Recreation properties.	Post a preliminary list of designated and eligible DC-owned properties on the HPO website.	Add and revise list in consultation with DC agencies.	Complete GIS mapping of designated and eligible DC-owned properties.
	HPO, community groups, and civic leaders	Protect DC historic assets by eliminating the loophole for charter school projects on DC government property.	Propose a DC preservation law amendment for consideration by the DC Council.	Act on legislation to close the loophole for charter school projects on DC government property.	Distribute information on the preservation review process to affected charter schools.	
	DC agencies, HPO, and community partners	Avoid last-minute preservation conflicts by integrating historic preservation concerns into capital improvements planning for DC public facilities.	Identify potential historic properties as part of the DPR master plan, and review archaeological impacts of the Play DC projects at 32 playgrounds.	Identify potential historic properties for the Public Safety Facilities Master Plan, and seek alternatives to door widening at landmark fire houses.	Identify eligible historic buildings to inform preparation of the DC Municipal Facilities Master Plan.	
	Government agencies	Develop plans to ensure preparedness for possible disaster or emergencies affecting historic properties.	Establish a continuity of operations plan (COOP) for OP and HPO.	Develop better information materials on procedures in emergencies.	Evaluate preparedness and identify any further disaster planning needs.	Develop and implement any needed improvements.

Goal	Action Agent	Objective or Action	Target for 2013	Target for 2014	Target for 2015	Target for 2016
D3 Enhance Campuses and Landscapes						
Promote awareness of DC's campus and landscape heritage, and make preservation an essential part of campus planning.						
●	Universities with HPO and OP	Identify campus historic resources as the first step toward routine consideration of preservation in campus planning.	Consider the 2007 GWU campus plan as a model for comprehensive evaluation of historic resources.	Compile existing information on historic resources on DC campuses, and make it available to the public.	Develop a plan for surveying and evaluating campus properties, and begin implementation.	Develop standards for campus preservation plans to support new zoning standards for campus plans.
●	Universities, HPO, and preservation groups	Sponsor and support designation of significant campus buildings, landscapes, and archaeological sites.	File nomination of the George Washington/West End Historic District.	Act on the George Washington/West End nomination.	Add archaeology and all of Observatory Hill to the Naval Observatory nomination.	Nominate the Howard University Main Quad (a National Historic Landmark) to the DC Inventory.
	Universities and preservation partners	Promote historic properties as important assets in the campus experience by providing information about historic heritage on university websites.	Evaluate interactive maps and the history sections of various university websites as models for promoting appreciation of campus heritage.	Compile information on campus history, buildings, and other features for websites and other uses.	Assess opportunities to promote appreciation of campus heritage and historic resources by students and the public.	Identify resources and partnership opportunities for developing informational materials.
	Developers and agencies in coordination with HPO and HPRB	Follow exemplary preservation standards as development proceeds at the McMillan Sand Filters, Saint Elizabeths, Walter Reed, and the Hill East Waterfront.	Complete the Small Area Plan for the east campus at Saint Elizabeths, and the preservation agreement for transfer of Walter Reed.	Complete Coast Guard projects at the Saint Elizabeths west campus. Act on a Walter Reed Historic District nomination including archaeology.	Begin project reviews at Saint Elizabeths and review of the master plan at Walter Reed.	Continue project reviews at Saint Elizabeths and begin reviews at Walter Reed.
	Property owners, preservationists, and DC agencies	Increase recognition and protection of significant DC parks, cemeteries, landscapes, and green areas in public space.	Identify needs for new guidelines to support review of public space alterations. Complete a nomination to designate Glenwood Cemetery.	Research the history of public space regulations and their intended purpose. Identify and document a cemetery eligible for designation.	Use public space history to inform preparation of better guidelines for public space alteration. Identify and document another eligible cemetery.	Adopt new guidelines to reinforce existing public space regulations and enable more consistent review in accordance with intended goals.
	DC and federal agencies, HPO, and partners	Repair the 1791 DC boundary stones and their protective fences installed in 1915-16.	Survey the condition of all boundary stones, develop a treatment plan, and conclude a work agreement with the National Park Service.	Clean, stabilize and repair the stones in repairable condition. Repair and refurbish the protective iron fences, or replace in kind if necessary.	Complete the project with major repairs to the most badly damaged stones and a possible replacement for the missing stone.	
D4 Invest in Affordable Housing						
Increase adaptation of historic buildings for affordable housing to help address the city's urgent housing needs.						
●	Preservationists, housing providers, and civic leaders	Adopt a local financial incentive to support the rehabilitation of historic buildings for affordable housing in Washington.	Document the importance of historic buildings as a resource for affordable housing and an opportunity to leverage federal tax subsidies.	Support adoption of a DC Low-Income Housing Tax Credit and promote an extra incentive to leverage federal historic tax credits.	Adopt and implement a DC financial incentive for affordable housing including a provision for historic buildings.	
	HPO and partners	Document the history and development of affordable housing in Washington.	Assemble existing studies and research materials.	Identify and survey known historic examples of affordable housing.	Research DC's history of affordable housing, and document the context for National Register purposes.	Use this study to support National Register listing of eligible buildings.
	Housing providers and HPO	Increase rehabilitation of older buildings for affordable housing through the use of federal preservation tax credits.	Identify older buildings with Section 8 housing contracts expiring before 2020.	Maintain and rehabilitate these affordable units using federal tax credits.	Identify more opportunities to maintain or create affordable housing in historic buildings.	Pursue designation of eligible buildings in order to qualify for federal tax credits.
	DC agencies and affordable housing providers	Refine selection criteria and streamline application procedures for DC housing programs to support more affordable housing in historic buildings.	Organize and convene a working group to focus on affordable housing in historic buildings.	Coordinate DC agencies to identify improved procedures to facilitate affordable housing in historic buildings.	Implement improvements, promote opportunities for affordable historic housing, and evaluate effectiveness.	
	Preservation supporters and civic leaders	Provide historic homeowner grants to help limited-income homeowners and strengthen historic neighborhoods.	Sustain the homeowner grant program at a funding level suited to HPO administrative capacity.	Sustain the program and consider alternatives to increase administrative capacity.	Document program effectiveness and positive outcomes for homeowners and communities.	Continue the program at a funding level suited to city resources and management capacity.
	L'Enfant Trust and partners	Establish a revolving loan fund for non-profit rehabilitation of historic buildings.	Organize a revolving fund and hire a fund manager.	Obtain seed money for the fund and launch a pilot rehabilitation project.	Complete the initial project and reinvest proceeds into the program.	Continue with rehabilitation projects and expansion of the program.



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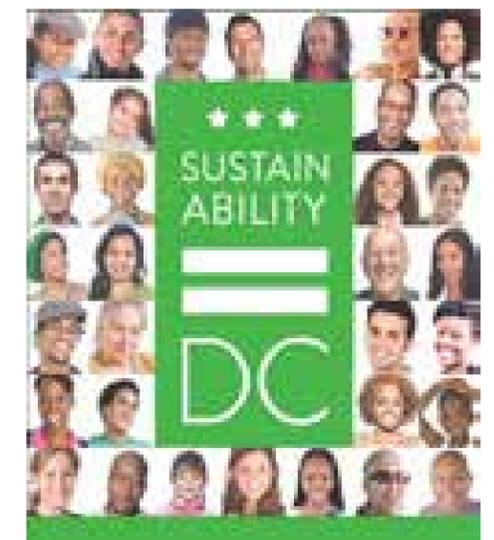
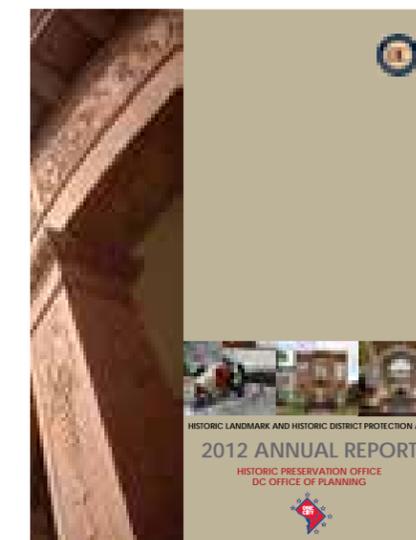
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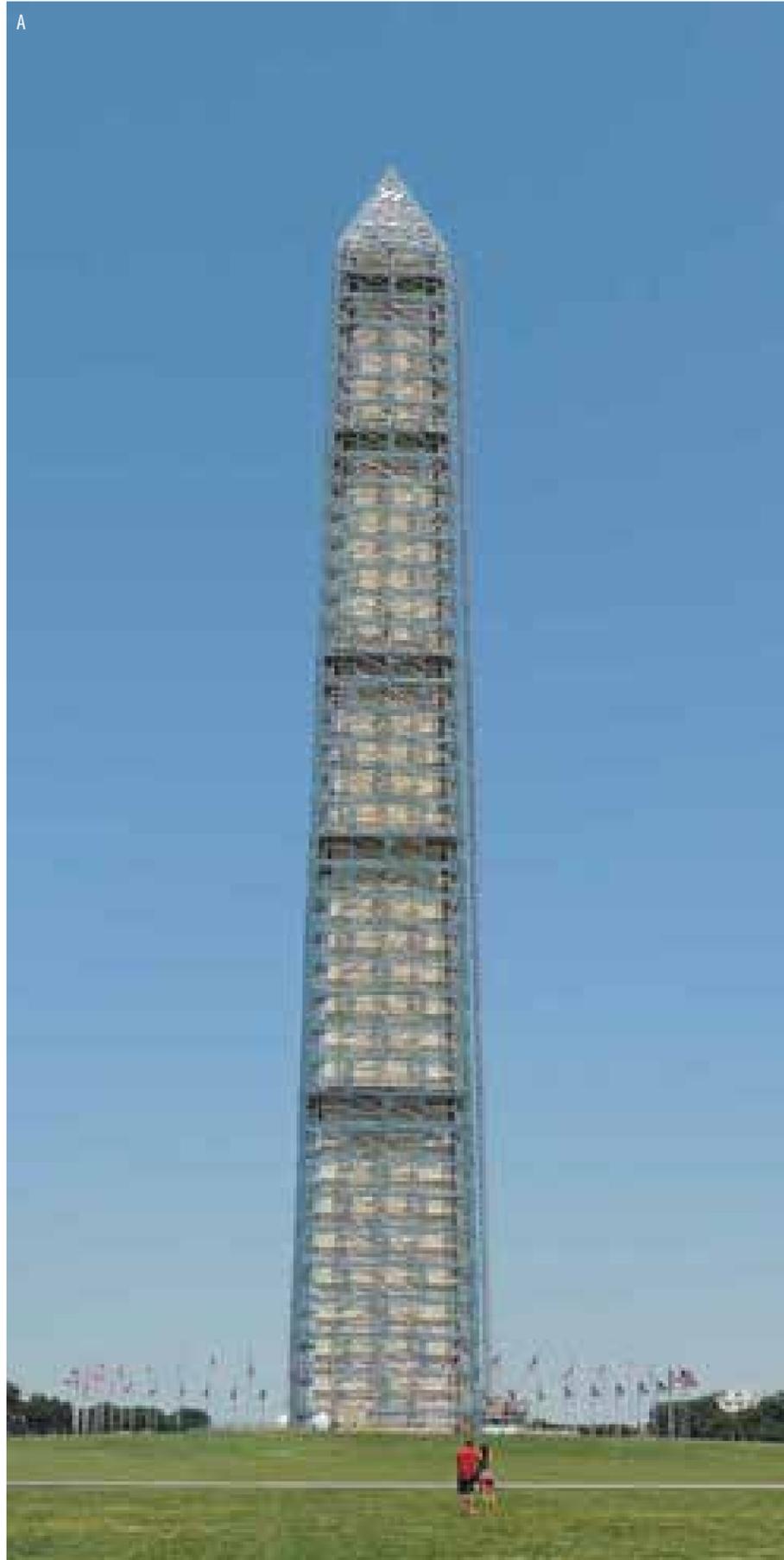
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List of Abbreviations

AIA	American Institute of Architects
ANC	Advisory Neighborhood Commission
CFA	Commission of Fine Arts
CTDC	Cultural Tourism DC
DCCHP	DC Community Heritage Project
DCHA	DC Housing Authority
DCPL	DC Preservation League
DCPL	DC Public Library
DCMR	DC Municipal Regulations
DCRA	Department of Consumer and Regulatory Affairs
DDOE	District Department of the Environment
DHCD	Department of Housing and Community Development
DDOT	District Department of Transportation
DGS	Department of General Services
DMPED	Deputy Mayor for Planning & Economic Development
DOMA	Defense of Marriage Act
DPR	Department of Parks and Recreation
DRES	Department of Real Estate Services
FAQ	Frequently Asked Questions
FEMS	Fire and Emergency Medical Services
FY	Fiscal Year
GIS	Geographic Information Systems
GSA	General Services Administration
GWU	George Washington University
HPO	Historic Preservation Office
HPRB	Historic Preservation Review Board
LEED	Leadership in Energy and Environmental Design
NCPC	National Capital Planning Commission
NHL	National Historic Landmark
NPS	National Park Service
NR	National Register of Historic Places
OAG	Office of the Attorney General
OCFO	Office of the Chief Financial Officer
OCTO	Office of the Chief Technology Officer
OP	Office of Planning
OPEFM	Office of Public Education Facilities Modernization
OTR	Office of Tax and Revenue
SHPO	State Historic Preservation Office
USRC	Union Station Redevelopment Corporation

A Washington Monument restoration following 2012 earthquake
 B Door detail of the Franklin School



How to contact us

This plan was developed with input from many interested individuals and organizations. We welcome and encourage your thoughts and comments by email, in writing, or by calling the Historic Preservation Office.

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Old Post Office, detail of entry façade, 2012 A





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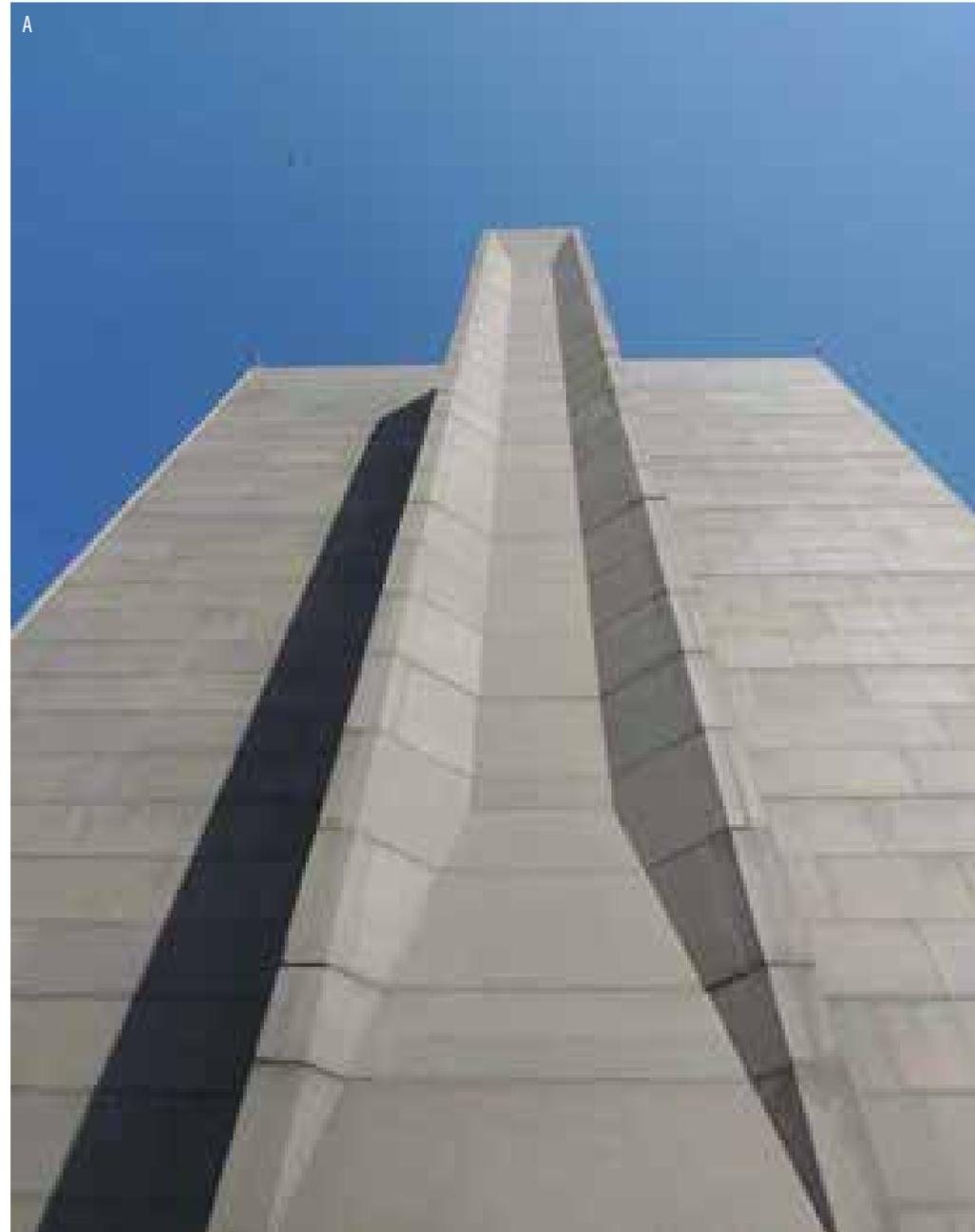


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Detail of the Robert C. Weaver Federal Building
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