

2017 ANNUAL REPORT

HISTORIC PRESERVATION OFFICE
DC OFFICE OF PLANNING



District of Columbia
Office of Planning





FRONT AND BACK COVERS: DUKE ELLINGTON SCHOOL OF THE ARTS; WARNE BALLROOM CEILING, COSMOS CLUB; ROWHOUSES IN LEDROIT PARK;
SMITHSONIAN INSTITUTION BUILDING AND JOSEPH HENRY MEMORIAL

THIS PAGE: BULLFINCH GATE HOUSE AT 15TH AND CONSTITUTION

HIGHLIGHTING A YEAR OF ACCOMPLISHMENTS

The Historic Preservation Office in the District of Columbia Office of Planning is pleased to report on the progress of the District's preservation program during Fiscal Year 2017. Highlights of the year's accomplishments include:

Supporting Communities

- Engaged the public and completed a draft of *Preserving for Progress*, the 2020 District of Columbia Historic Preservation Plan (see page 1)
- Began Heritage Guides for Wards 2 and 3, the last in the series of guides for each ward (see page 1)
- Partnered with the Humanities DC to complete eight projects that engaged residents in telling their own community stories (see page 2)
- Worked with 31 low- and moderate-income owners trying to keep their historic homes in good repair, and distributed more than \$284,000 in grants (see page 3)
- Maintained partnership arrangements with DC non-profit organizations to provide community preservation and outreach services (see pages 2 and 4)
- Expended \$119,000 in federal funds on archaeology and outreach services, and \$35,700 in federal funds for preservation awards and records digitization (see page 4)
- Involved hundreds of District residents in planning, community outreach, and education programs (see pages 1, 2 and 5)
- Expanded the District's archaeological program through public education and site investigations (see pages 5, 7)

Recognizing Our Heritage

- Maintained *HistoryQuest DC*, an interactive website map of the District providing building-by-building historical information (see page 9)
- Obtained \$87,000 in federal grants to research local LGBTQ and African American history (see page 9)
- Provided support to residents of Bloomingdale, Kingman Park, and other neighborhoods considering whether to seek historic district designation (see page 9)
- Designated 11 historic landmarks, expanded the National Mall historic district, and created five new historic districts that protect the cultural heritage of the District of Columbia (see page 10)
- Listed properties containing 345 DC buildings, sites, structures, and objects in the National Register of Historic Places (see page 17)

Encouraging Good Stewardship

- Reviewed 492 District agency projects, including public school modernizations, recreation center improvements, solar panel installations, and green infrastructure projects (see page 19)
- Evaluated and concurred in thirty government agency determinations of National Register eligibility for properties under their authority (see page 21)
- Helped guide preservation and planning goals for the FBI Building site, Smithsonian Quadrangle, and other federal properties, completing 674 project reviews (see page 23)

Promoting High Quality Reinvestment

- Promoted superior architecture through public design review of renovation and new construction in the city's historic neighborhoods (see page 25)
- Reviewed 5,225 permit and related applications for compatibility with historic properties, processing 97% as an expedited "over-the-counter" service (see page 31)
- Supported developers obtaining the federal preservation tax credit for six projects representing a \$54.7 million investment in local historic buildings (see page 33)
- Promoted affordable housing through federal tax credits for seven current rehabilitation projects totaling 278 units (see page 34)

Protecting Historic Assets

- Resolved long-standing cases of failure to maintain historic property (see page 35)
- Addressed unauthorized work on historic buildings through more than 700 construction inspections and 146 enforcement actions resulting in more than \$126,000 in fines (see page 37)

Recognizing Excellence

- Honored distinguished individuals and projects with District of Columbia Awards for Excellence in Historic Preservation (see page 39)

DC Historic Preservation Law and Programs

Since its enactment by the Council of the District of Columbia in 1978, the DC Historic Landmark and Historic District Protection Act has been among the most effective laws of its kind in the nation. For almost forty years, it has promoted the appreciation and enhancement of the city's cultural heritage, while also advancing the economic and social benefits of historic preservation for Washington's citizens and visitors.

The preservation law established the Historic Preservation Review Board and the Historic Preservation Office, which has been part of the Office of Planning since 2000. These bodies collectively implement the various public policies established by the preservation law.

Historic Preservation Review Board (HPRB)

HPRB designates historic landmarks and districts, makes recommendations to the Mayor on projects affecting those properties, and serves as a forum for community involvement in historic preservation. HPRB is composed of nine professional and public members appointed by the Mayor and approved by the Council. It also serves as the State Review Board for the District of Columbia, under the authority of the National Historic Preservation Act of 1966.

Historic Preservation Office (HPO)

HPO acts as the HPRB staff, and provides professional expertise on historic preservation matters to government agencies, businesses, and the public. It also serves as the State Historic Preservation Office (SHPO) for the District of Columbia. SHPO responsibilities under federal law include historic preservation planning, survey and identification of historic resources, public education, review of government projects for preservation concerns, and support for projects seeking federal preservation tax incentives. These duties are supported by an annual grant from the National Park Service.

Mayor's Agent

The Director of the Office of Planning serves as the Mayor's Agent for historic preservation, providing guidance and helping to balance preservation with other public goals. The Director also ensures that historic preservation is fully integrated with the city's overall planning programs.

Among its provisions, the Historic Landmark and Historic District Protection Act of 1978 provides for an annual report to the Council of the District of Columbia on the implementation of the city's preservation law. This 2017 Annual Report includes that required data, as well as information on other achievements of the District's historic preservation program from October 1, 2016 to September 30, 2017.

For further information, see the Historic Preservation Office website at preservation.dc.gov, send an email to historic.preservation@dc.gov, or call the Historic Preservation Office at (202) 442-8800.



MUNICIPAL CENTER, HENRY P. DALY BUILDING

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SUPPORTING COMMUNITIES

Preservation Planning

Protection of historic resources begins with sound preservation planning. As part of the Office of Planning, the Historic Preservation Office is ideally positioned to lead this effort in coordination with OP colleagues and DC communities. Preservation planning supports the District's Comprehensive Plan, the federally required Historic Preservation Plan, and other initiatives.

The District's 2020 Historic Preservation Plan, *Preserving for Progress*, took shape in 2017. Once the final round of public comment and refinement of the plan is complete, this plan will become the new guide for the District's preservation programs, and for complementary activities of institutional and community partners in preservation.

The plan builds upon a record of substantial progress under the 2016 plan. Among the notable achievements were:

- 54 new historic landmarks, and 10 new historic districts
- *HistoryQuest DC*, an interactive online information source
- Exemplary renovation of public and private landmarks
- 55 community projects exploring local DC heritage
- 464 renovated affordable homes in historic buildings
- Zoning regulations more sympathetic to historic context
- Innovative local history and public archaeology projects

The 2020 plan establishes twelve preservation goals with measurable milestones, grouped under these themes:

Recognizing historic resources
Engaging communities
Improving protections
Maintaining our heritage

The new plan's goals were informed by comments from 510 individuals at community meetings, and 580 responses from a public survey. Many of the goals build upon the progress made under the 2016 plan. Among the targets are:

- Protection of key downtown and community landmarks
- Historic contexts for LGBTQ and African American history
- Expanded citywide information in *HistoryQuest DC*
- Identification of eligible historic buildings online
- New and improved design guidelines for historic property
- Plans posted online for major projects in historic districts
- An archaeology discovery center at the new MLK Library

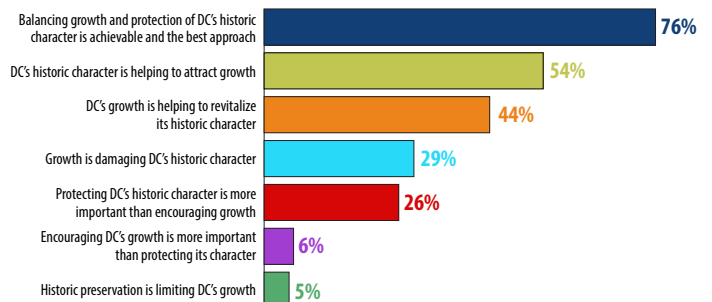
Ward Heritage Guides

A common goal of the 2016 and 2020 preservation plans has been to complete a series of heritage guides focusing in-depth on the cultural heritage, preservation challenges, and opportunities in each of the city's wards. This project continued in FY 2017, as HPO made final edits to the heritage guide for Ward 6 and began the final guides for Wards 2 and 3.

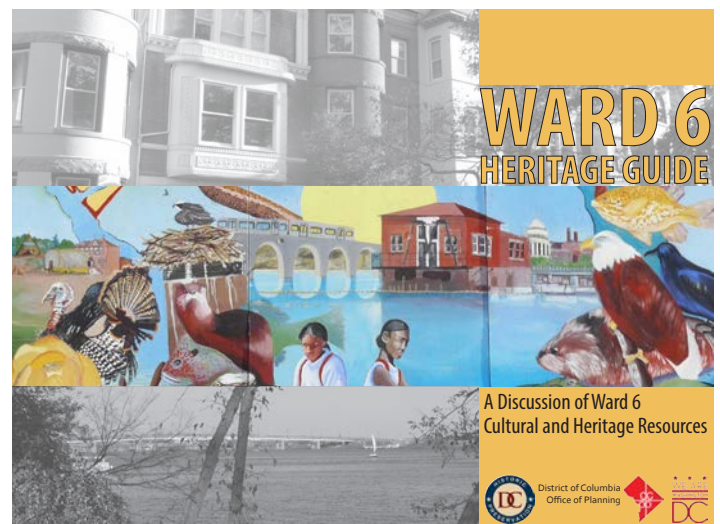


2020 HISTORIC PRESERVATION PLAN

Which of the following do you agree with regarding historic preservation? (respondents chose all that applied)



HISTORIC PRESERVATION SURVEY



WARD 6 COMMUNITY HERITAGE GUIDE

DC Community Heritage Project

Local voices are finding an audience in the DC Community Heritage Project, a long-running partnership between the State Historic Preservation Office and Humanities DC. Each year, participating professionals present two educational symposia on topics of interest to preservation newcomers. The program also awards grants of up to \$2,500 to local groups for projects that build familiarity with DC's community heritage.

The heritage project emphasizes grass-roots organizing and youth participation in recording local history. Innovative ideas are welcomed to expand the realm of traditional historic preservation concerns.

Each December, grant recipients showcase their projects at an open community forum. The neighborhood brochures, oral histories, videos, and other products remain accessible in the DC Digital Museum on the Humanities DC website.

The eight community-sponsored projects undertaken in FY 2017 are listed in the table below.



COMMUNITY HERITAGE SHOWCASE, PHOTO BY MARVIN T. JONES

DC COMMUNITY HERITAGE PROJECT SMALL GRANT AWARDS

Ward	Project	Sponsoring Organization	Amount
2	<i>Choose Your Story, Learn Your History - Self-Guided LGBT History Tours in Dupont Circle</i>	Rainbow History Project	\$ 2,500
4	Preserving the Heritage of Our Civil War Forts	Alliance to Preserve the Civil War Defenses of Washington	\$ 2,500
5	James Reese Europe American Legion Post 5	James Reese Europe American Legion Post 5 Archival Project	\$ 2,500
5	Saint Anthony of Padua Photo Archives Exhibit - <i>1892 to 2017: Immigration and Integration</i>	Saint Anthony of Padua Catholic Church	\$ 2,500
5	Rhode Island Avenue NE Heritage Project	Friends of Rhode Island Avenue NE	\$ 2,500
6	The Nine Lives of the Blue Castle - A Hands-On History Project	Richard Wright Public Charter School for Journalism and Media Arts	\$ 2,500
6	<i>Belonging - The Seafarers Yacht Club</i>	Rainbow History Project	\$ 2,500
7	Urban Agriculture in Central Northeast: The Trailblazers	DC Greens	\$ 2,500
	Total FY 2017		\$ 20,000

SUPPORTING COMMUNITIES

Historic Homeowner Grants

The District offers financial assistance to low- and moderate-income homeowners to help with the cost of repairing their historic homes. These targeted non-taxable grants are available in twelve of the city's historic districts, helping to promote preventive maintenance that can forestall major deterioration. They also support local construction jobs and help strengthen community pride.

During FY 2017, HPO worked with 31 homeowners seeking grant awards for home repairs. Additionally, HPO monitored work under construction on 22 active grants (nine in Anacostia; five in Capitol Hill; three each in LeDroit Park and U Street; and one each in Shaw and Mount Pleasant), resulting in a total expenditure of \$284,362.



408 10TH STREET NE - BEFORE

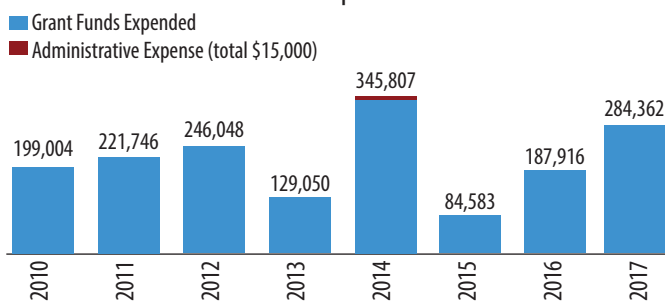


408 10TH STREET NE - AFTER

ACTIVE HISTORIC HOMEOWNER GRANTS FY 2017

Historic District	Address
Anacostia	2105 13th St SE 2018 14th St SE 1926 15th St SE 2108 16th St SE 1233 U St SE 1242 U St SE 1509 U St SE 1516 W St SE 2249 Mount View Pl SE
Capitol Hill	125 6th St NE 514 8th St NE 408 10th St NE 529 12th St SE 640 North Carolina Ave SE
LeDroit Park	1844 2nd St NW 1944 2nd St NW 310 Elm St NW
Mount Pleasant	1651 Hobart St NW
Shaw	940 P St NW
U Street	1003 S St NW 1947 Vermont Ave NW 940 Westminster St NW

Total Homeowner Grant Dollars Expended



Grants may be used for structural repairs and exterior or site restoration. The grant limit is \$25,000, with a higher limit of \$35,000 in historic Anacostia. Recipients in the middle and upper range of income eligibility must provide a progressively greater percentage of matching funds. Work is undertaken by District-licensed general contractors selected by the homeowners.

Preservation Partnerships

The Historic Preservation Office sustains key projects that promote appreciation of the District's cultural heritage, through partnerships with non-profit organizations and educational institutions. These projects include lectures and seminars, heritage trails, informational websites, historic site documentation, and preservation awards. HPO uses monies from the federal Historic Preservation Fund (HPF) and other sources to support these cooperative agreements.

The SHPO also awards community grants on a competitive basis to non-profits and scholars for historic survey, documentation, and public education projects. Selection priorities are based on the DC Historic Preservation Plan and other public goals that complement the mission of the preservation program.

In FY 2017, HPO pursued the following projects through partnerships and contracted services:

COOPERATIVE AGREEMENTS

Project	Grantee	Amount
Community Heritage Grants, Education Workshops, and DC Digital Museum	Humanities Council of Washington DC	\$ 45,000
HPO Archive file digitization	Historical Society of Washington, DC	\$ 8,703
Mayor's Agent Database Maintenance	Georgetown University Law Center	\$ 2,500
Total FY 2017		\$56,203

COMMUNITY GRANTS AND COMPETITIVE CONTRACTS

Project	Grantee or Contractor	Amount
Community Outreach Services	THREAD	\$ 71,490
Archaeological Data Management and Assistance	Chardé Reid	\$ 47,992
Archaeology Day Expenses	Frager's Hardware	\$ 395
DC Historic Preservation Awards	DC Preservation League	\$ 27,000
Total FY 2017		\$ 146,977



SMALL GRANT AWARDEES AT THE DC COMMUNITY HERITAGE SHOWCASE

SUPPORTING COMMUNITIES

Neighborhood Engagement

Active neighborhoods play a vital role in the District's historic preservation program. Neighborhood partners join with the Historic Preservation Office to highlight DC history and broaden awareness of preservation. HPO's community outreach coordinator helps neighborhood groups with local heritage projects and promotes familiarity with cultural resources through semi-annual public seminars and events. Other customer service efforts include hands-on assistance, training opportunities, community forums, and informational publications.

Historic Preservation Review Board meetings also serve as a public forum for review and discussion of development projects that affect neighborhood character. In FY 2017, there were nineteen meetings, videocast live over the Internet. The meetings are open to the public, and anyone can participate without signing up in advance. Interested persons can request regular announcements about HPRB meetings and other HPO activities. Last year, HPO's self-service email list for public notices saw a 42% increase in subscribers, and now numbers more than 2,400 persons.

Some highlights of HPO and HPRB outreach and education efforts undertaken during FY 2017 include:

- Participated in eight community meetings to engage more than 800 participants in updating the historic preservation elements of the DC Comprehensive Plan, and setting goals for the 2020 Preservation Plan
- Gave orientation sessions on *Historic Preservation 101* at the DC Preservation League's annual Realtors Conference, and at the House History workshops sponsored by Humanities DC and the Historical Society of Washington DC
- Responded to public questions at ten community meetings attended by 200 residents on the proposed Emerald Street, Kingman Park, and Bloomingdale historic districts
- Hosted archaeology tents to engage more than 4,500 attendees at the Anacostia River Festival, Annual Day of Archaeology, and DC History for All Festival
- Engaged more than 500 interested visitors to the artifacts exhibit for *If YOU Lived Here*, a creative placemaking event commemorating the 100th anniversary of the Barry Farm community
- Conducted "fence talks" and two public open houses during the archaeological investigations at the Shotgun House on Capitol Hill, with 295 persons participating
- Partnered with the African American Civil War Museum to present the Yarrow Mamout archaeology project at the *Museum Passport to Freedom* program attended by 700 DC Public Schools students
- Distributed more than 2,100 copies of informational publications, mostly historic district brochures



FENCE TALK AT THE SHOTGUN HOUSE



DAY OF ARCHAEOLOGY

SUPPORTING COMMUNITIES

Archaeology Programs

More than 400 archaeological sites have been identified in the District, providing insight into historical stories and ordinary lives from the past 14,000 years. Recovered artifacts and information from these sites are often the only evidence of lives that are either completely missing from, or poorly represented in historical documents. Due to its popularity with a wide audience, archaeology is also a superb teaching tool that engages people of all ages in exploring local history.

The HPO archaeology program reached an unprecedented number of constituents through its survey, education, and outreach efforts during FY 2017. Major projects included:

Shotgun House

Eight months of excavations at the Shotgun House site in the Capitol Hill Historic District wrapped up in May 2017. The volunteer field crew was supervised by HPO staff and interns, and included many students from UDC, Howard, American, and the University of Maryland. These investigations on the site of the house, built about 1850, attracted great interest in the local community, and was featured in print, broadcast, and social media outlets. HPO staff and team members presented the project at meetings of the D.C. Association of Land Surveyors, Capitol Hill Restoration Society, and several regional conferences on archaeology. Thousands of artifacts from the site provide insight into the German immigrant community and the District's brewing activities. Lab work to wash and catalog artifacts will continue for the foreseeable future, as staff time allows.

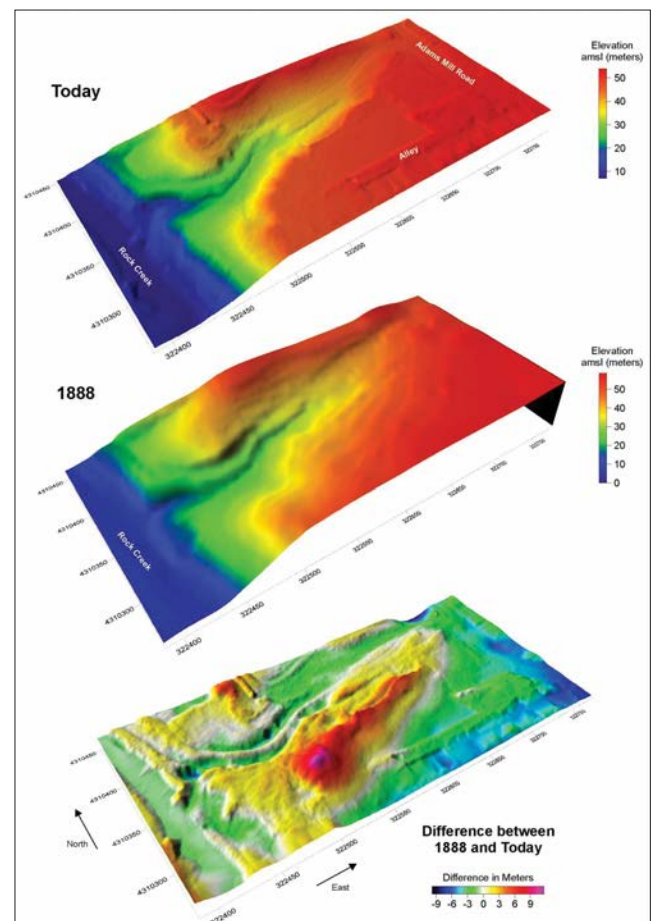
Analytical Mapping

To streamline the review process for government projects, HPO archaeologists have worked with federal agencies to create assessment tools that measure topographic change and subsurface soil profiles using GIS technology. The resulting shaded relief maps distinguish heavily graded areas from those that are mantled with fill soil. The maps allow analysts to “see” where invisible stream valleys were filled, hilltops were cut down, and new land was created along the rivers. Assessment tools are now available for Anacostia Park, Joint Base Anacostia Bolling, Saint Elizabeths West Campus, the Armed Forces Retirement Home, Walter Reed, and other sites.

In 2017, topographic change maps allowed quick and accurate archaeological assessments on multiple projects, reducing review time and investigative costs. For the Arlington Memorial Bridge rehabilitation, elevation change analysis allowed project designers to avoid underwater archaeological sites in their planting plans for submerged aquatic vegetation. At Saint Elizabeths, Anacostia Park, and Bolling, all of which have fill areas of deep fill, the fine-grained information on GIS maps helped to identify areas where projects could move forward without archaeological survey.



SHOTGUN HOUSE EXCAVATIONS



LIDAR TOPO OF WALTER PIERCE PARK

Walter Pierce Park

The District Archaeologist completed review and authorized public release of the 87-page final report on the remote sensing geophysical survey of Walter C. Pierce Community Park in Adams Morgan. The District funded the community-led study, conducted with HPO guidance, to investigate whether burials of formerly enslaved African Americans remain from the Colored Union Benevolent Association's Mount Pleasant Cemetery, which occupied the site after the Civil War. Due to the sensitive nature of the technical data, some of the maps were redacted in order to help preserve the highly significant site and prevent looting.

Hyde-Addison Elementary School

Backhoe testing before construction of an addition to the historic Georgetown school uncovered the stone foundation of a residence and related trash midden from the early 19th century. A large millstone was also found, and will be used in an educational exhibit when the school reopens.



ARTIFACTS FROM THE SHOTGUN HOUSE

About Archaeology Surveys

Surveys are the primary tool for identifying potential archaeological sites and resources. HPO archaeologists work directly with District and federal agencies to conduct surveys when warranted before construction on District government property or the site of federal projects. While most projects do not require survey, archaeological sites are sometimes identified. If the construction project cannot avoid a significant site, then the site is investigated to recover historical information and artifacts.

Barry Farm Commemoration

As part of an Office of Planning creative placemaking project funded by the Kresge Foundation, HPO archaeologists conceived *If You Lived Here*, a heritage placemaking project focusing on the 150th anniversary of the Barry Farm community founded by the Freedmen's Bureau and the meaning of home.

In this collaborative effort, local artists from the Pink Line Project teamed with OP staff and the Anacostia Community Museum to create an interactive art installation at a site next to the museum. Using artifacts salvaged from demolished Barry Farm houses, HPO staff and interns helped create an artifact exhibit of unique household items from the late-19th to mid-20th centuries. They also organized two archaeology-themed events during the week-long program attended by 500 participants. Pink Line reported that the project has reached more than 227,000 people on multiple online and social media platforms.



CLEANING ARTIFACTS

RECOGNIZING OUR HERITAGE

Survey and Documentation

The District is fortunate in the wealth of places that embody stories of our history and cultural heritage. Guided by the DC Historic Preservation Plan, the State Historic Preservation Office conducts historic resource surveys and scholarly research to document the significance of sites that may not yet be recognized as important. HPO undertakes survey projects in-house or with contracted assistance, and when funding is available, offers grants to help private entities pursue research.

In FY 2017, HPO focused its survey and documentation program on key research tools and neighborhood projects, including:

African American Heritage Trail

Culminating a two-year effort by HPO's community outreach coordinator, the site of an infamous slave pen became one of the newest additions to the District's African American heritage trail. HPO documented the site and partnered with the General Services Administration, which installed commemorative signage for the site outside the Federal Aviation Administration headquarters on Independence Avenue.

Civil Rights Trail

HPO secured a \$37,000 grant from the National Park Service to develop a 100-site heritage trail on 20th Century African American Civil Rights. The project will select 65 sites from the District's existing African American heritage trail, and identify 35 new sites for inclusion. Research will document the modern civil rights history of each site for a new interactive web application that will serve as a prototype for the entire African American history trail.

LGBTQ Historic Context

HPO secured a second grant from the National Park Service, for \$50,000 to develop a historic context that will help preserve and highlight the history of the Lesbian, Gay, Bisexual, Transgender, and Questioning (LGBTQ) community in Washington, DC. The project will also identify possible historic landmark designations and create an accessible online database of historic sites.

HistoryQuest DC

HPO continued to develop *HistoryQuest DC*, its GIS mapping application that gives the public ready access to comprehensive historic data on the city's buildings.

L'Enfant Plan

As part of an agreement on construction of the Eisenhower Memorial on Maryland Avenue SW, the SHPO received \$50,000 from the memorial sponsor to update and expand documentation of the L'Enfant Plan.



PARK VIEW POOL, CIVIL RIGHTS HISTORY



THE FURIES COLLECTIVE

Historic Landmarks and Districts

The Historic Preservation Review Board designates historic landmarks and districts for inclusion in the DC Inventory of Historic Sites. Nominations for designation come from property owners, Advisory Neighborhood Commissions, government agencies, and community preservation groups. They are evaluated by the HPO staff and made available for public review and comment before the Board deliberates and renders a decision at a public hearing.

In FY 2017, HPRB designated eleven new historic landmarks for inclusion in the DC Inventory. The Board also expanded the National Mall Historic District and designated five new districts. The new designations are listed below by ward.

Ward 2

Observatory Hill Historic District

23rd and E Streets NW

The Observatory Hill campus in Foggy Bottom is nationally significant for military and maritime history, health and medicine, education and science, and government and politics. The new historic district includes properties of historical, architectural, and archaeological significance.

The campus was first laid out in 1844 as the home of the Naval Observatory, a world leader in scientific research and oceanography. The observatory made critical contributions to astronomy, using the world's largest refractory telescope, and set official time for the nation. Its achievements led in turn to advances in navigation, boosting the nation's military and maritime strength.

After the observatory relocated in 1893, the campus housed the Naval Museum of Hygiene, Medical School, and Hospital, becoming the nation's preeminent naval medical facility. It was the site of major contributions to medical research and practice, and served a key role in World War I, treating thousands and supporting advances in tropical medicine, chemical warfare injury, aviation medicine, and contagious diseases. After 1903, the campus expanded to house the U.S. Public Health Service's Hygienic Laboratory and the National Institute of Health, becoming the nation's primary federal center for infectious and dietary disease research, and advances in health advocacy and knowledge.

When the health institutions relocated to Bethesda in 1941, parts of the campus were turned over to the Office of Strategic Services, the predecessor to the Central Intelligence Agency. The office served as the command and control center for intelligence activities and decision-making on matters of great national and international importance during World War II, the Korean War and the early Cold War. It was here that American intelligence collection evolved into a permanent element of national security.

Nominated by the General Services Administration and D.C. Preservation League, and designated on October 27, 2016

HISTORIC LANDMARK DESIGNATIONS

Applications Received		Designations Approved		Designations Denied	
Fiscal Year	#	#	Owner- Opposed	#	Owner- Opposed
2017	7	11	2	0	0
2016	21	21	0	0	0
2015	19	15	4	2	2
2014	19	7	0	1	0
2013	11	15	0	3	3
2012	8	13	0	2	1
2011	21	14	0	1	1
2010	14	14	0	0	0
2009	10	4	0	1	1
2008	17	11	1	1	1
2007	33	28	1	2	2
2006	14	10	1	1	1
2005	13	8	0	1	1
2004	13	10	0	3	1
TOTAL	213	280	10 (5.5%)	18	14 (78%)



NAVAL OBSERVATORY

RECOGNIZING OUR HERITAGE

Ward 2

National Mall Historic District

The revised designation of the National Mall, prepared by the National Park Service in consultation with the SHPO and other agencies, expands the documentation, boundaries, and period of significance for this important property. The former listing included only the area between the Capitol Grounds and 14th Street (except for the Department of Agriculture), provided minimal historical background, and did not meet current documentation standards. The amended designation expands the boundaries west to the Lincoln Memorial, south to the Jefferson Memorial, and north to the edge of the White House grounds. The nomination also provides a full discussion of the Mall's significance, including recently constructed memorials and monuments, cultural landscapes, and archeological sites. It identifies 170 contributing resources dating from 1791 to 1965.

Nominated by the National Park Service, and designated on December 15, 2016

Washington Monument Grounds

The new designation of the Washington Monument grounds as a historic district in the DC Inventory recognizes the historic complexity and landscape significance of the majestic setting for the monument. The historic district clarifies the Inventory listing of the property, which previously cited only the monument itself.

In addition to their civic design importance at the crossing of the National Mall axes, the grounds are significant as a gathering place for Americans to exercise their First Amendment rights, for the important role the monument and grounds played in the civil rights movement of the 1960s, and as a site of entertainment and recreation for the city and its visitors. The designation is supported by the complete historic documentation and evaluation prepared by the National Park Service for National Register listing of the property. It identifies 29 contributing resources dating from 1791 to 1943.

Nominated by the National Park Service, and designated on December 15, 2016

Smithsonian Quadrangle

1000 Jefferson Drive, 12th and Jefferson Drive SW

The Smithsonian Quadrangle historic district recognizes the exceptional grouping of buildings, gardens, and historic objects that create a campus-like setting for the institution's headquarters. In addition to the Smithsonian Castle, the major structures include the Arts and Industries Building, Freer Gallery, Sackler Gallery, and National Museum of African Art. The buildings frame the Victorian-inspired Enid Haupt garden, featuring the Renwick Gates, commemorative statuary, and a collection of nineteenth-century garden furnishings. Two other gardens complete the setting.



WASHINGTON MONUMENT GROUNDS



SMITHSONIAN QUADRANGLE

Once the Smithsonian's utilitarian south yard, the site has long served as an incubator for fledgling museums and research programs, over time seeing a paddock for bison, an astrophysical observatory, aircraft repair building, and collection of rockets outside the first national air museum. The Quadrangle conveys the history of the Smithsonian's educational mission, and is closely associated with seminal figures who guided the institution. The creation of the quadrangle was intended to express the Smithsonian's multi-cultural focus and the global reach of its educational programs; its welcoming and character creates a place of tranquility in contrast to the monumental spaces of the National Mall.

Nominated by the Committee of 100 on the Federal City, and designated on April 27, 2017

U.S. Department of State

2201 C Street NW

The massive Department of State is significant for its role as the department's headquarters since the end of World War II, and for its association with the mid-20th century urban planning effort to create a federal precinct, called the Northwest Rectangle, to balance the Federal Triangle. World War II made both the War and State departments grow rapidly, and required them to seek quarters beyond the old State, War and Navy Building. The first section of the new structure, built from 1939 to 1941 for the War department, is notable for its early Modern aesthetic of stripped classical elements, punched window openings, and minimal ornamentation. The extension, built from 1957 to 1960 for the State department, presents a more mature example of mid-century Modernism. When completed, it was the largest office building in the District of Columbia, and the second largest federal office building in the country, surpassed only by the Pentagon, built in 1941-42.

Nominated by the General Services Administration, and designated on July 27, 2017

Ward 3

Cleveland-Emerson Exchange

4268 Wisconsin Avenue NW

The Chesapeake and Potomac Telephone Company's Cleveland-Emerson Exchange served the ever-increasing number of intown suburban telephone subscribers in the early 20th century. Built in three phases from 1927 to 1932, the limestone-faced structure with elegant stripped-Classical bas-relief detailing was designed by the distinguished Washington architect Waddy B. Wood. The exchange opened with manual telephone operators, but within four years was converted to the newer dial telephone technology.

Nominated by the Tenleytown Historical Society, and designated on November 17, 2016



SMITHSONIAN QUADRANGLE



U.S. DEPARTMENT OF STATE



CLEVELAND-EMERSON EXCHANGE

RECOGNIZING OUR HERITAGE

Ward 3

Scheele-Brown Farmhouse

2207 Foxhall Road NW

The Scheele-Brown Farmhouse, named for its first two resident families, and the last to farm the surrounding land, was built in the latter half of 1865. It is a rare survivor of the farm dwellings that were once ubiquitous in rural parts of the District until the tide of suburbanization swept over the former fields, pastures and woodlots. It also represents Washington's early meat industry, particularly the business of butchering, in which most of the farmers just beyond Georgetown, including the Scheeles and the Browns, were engaged from the mid-nineteenth century to the early twentieth. The simple side-gable house is vernacular in design, with only traces of Greek Revival influence.

Nominated by Historic Washington Architecture, and designated on February 2, 2017

Perna Brothers Chesapeake Street Houses

4112-14 and 4116-18 Chesapeake Street NW

This pair of double houses were built in Tenleytown in 1909 by the Italian brothers Frank (Francesco) and Louis (Luigi) Perna. The Pernas immigrated from Calabria in about 1890, and as stonemasons, were much in demand at a time when major buildings and public works were commonly constructed of stone. The Pernas performed extensive work for the federal government, churches, and private builders. These houses, built and owned as an investment on the same square as their stoneyard, allowed the Pernas to demonstrate the taste and quality of their craftsmanship in a project completely their own. They stand out in a neighborhood of largely wood frame houses.

Nominated by the Tenleytown Historical Society, and designated on February 23, 2017

Ambassador Romuald Spasowski House

3101 Albemarle Street NW

This stately Colonial Revival stone house was built in 1926 in the emerging suburban neighborhood of Forest Hills. It was purchased in 1979 by the government of Poland for its ambassador's residence, at the urging of Romuald Spasowski, a lifelong diplomat who was then fulfilling his second tour of duty as ambassador to the United States. Once an ardent communist, Spasowski's loyalty to the party had wavered, and he feared Soviet surveillance at the Polish chancery. The residence became a refuge for secret meetings with western diplomats during the 1981 Polish Crisis brought on by the Solidarity Movement, and was the scene of one of the most dramatic diplomatic events of the Cold War, when Ambassador Spasowski and his wife defected to the United States from the house. He was the highest-ranking diplomat to do so during that era.

Nominated by the Forest Hills Neighborhood Alliance, and designated on April 27, 2017



SCHEELE-BROWN FARMHOUSE



PERNA BROTHERS HOUSES



AMBASSADOR ROMUALD SPASOWSKI HOUSE

Ward 4

Glade Apartments

1370-1372 Fort Stevens Drive NW

The Glade Apartments opened in 1939 during a period of extensive growth in Brightwood. The Depression-era population increase, demand for moderate-cost housing, transportation improvements, and new zoning classifications encouraged apartment construction in the area. The Standard Construction Company built the Art Deco-style structure designed by George Santmyers, Washington's most prolific architect. He designed at least 440 apartment buildings, in addition to single-family homes and other structures. The Glade was one of several of his commissions in Brightwood.

Nominated by the property owner, and designated on November 17, 2016

Layfayette Elementary School

5701 Broad Branch Road NW

The red brick Colonial Revival-style school named in honor of the Marquis de Lafayette was begun in 1931 and expanded later to accommodate rapid growth in the suburban community of Chevy Chase. The school was funded under the city's "Five-Year" plan for new schools, enacted in 1925 and intended to relieve overcrowding in the school system. Built in phases, the school was also one of the most fully realized examples of the city's "extensible" schools—a clever response to demographic changes and fiscal constraints, the idea being that schools would be built out incrementally as need demanded and funds allowed, but at each stage resulting in an architecturally self-contained composition.

Nominated by the D.C. Department of General Services, and designated on May 25, 2017

Twin Oaks Playground and Field House

4025 14th Street NW

The Twin Oaks playground was established in 1920 to serve the rapidly growing Petworth community, at a time when exercise and play were seen as opportunities to cultivate the physical and "moral" nature of children. While playgrounds created welcome breathing spots, fieldhouses provided storage for recreation equipment, offices for park managers, public restrooms, and space for indoor recreation and classes. The Twin Oaks fieldhouse, built in 1933, followed the prototype established by Municipal Architect Albert Harris in 1931 at Mitchell Park in Kalorama. It was based on the common 18th-century Tidewater hall-and-parlor house, which was seen as suitably domestic and Colonial Revival in style for the city's parks.

Nominated by Historic Washington Architecture, and designated on



GLADE APARTMENTS



LAYFAYETTE ELEMENTARY SCHOOL



TWIN OAKS PLAYGROUND AND FIELD HOUSE

RECOGNIZING OUR HERITAGE

Ward 5

Union Market Historic District

Between 4th and 5th Street NE, Florida Avenue and Penn Street NE

Union Market is the city's only planned market complex of multiple buildings that adhere to a uniform design scheme. It was conceived by a federation of wholesalers doing business from privately owned buildings near the old Center Market. Anticipating demolition of the area for construction of the Federal Triangle, they purchased land near the Union Station railroad yards, devised a street plan for the wholesale market complex, and established a standard building form and style for individual market buildings that would be privately constructed. Opened in 1929 as the Union Market Terminal, the seventy warehouses feature overall symmetry and repetitive Classical Revival design features. Along with steel sash windows and open loading bays, they also display Classical columns, bas-relief swag panels, and a uniform arrangement of flagpoles and roof railing, along with the occasional projecting pediment and blind arch.

Nominated by the D.C. Preservation League, and designated on November 3, 2016

Wardman Flats

This block of 28 two-story rowhouse flats in the Truxton Circle neighborhood is the first significant project conceived, owned, and built by Washington's most notable developer, Harry Wardman. Constructed and placed on the market in a five-month period between December 1902 and April 1903, the project established Wardman's model for building well-designed, solid construction in the efficient and cost-effective manner that would come to define his career. By designing the flats in a form that was indistinguishable from that of single-family rowhouses, Wardman also gained market advantage by offering residents a new and socially uplifting alternative in rental housing. Wardman Flats are an excellent example demonstrating the evolution of residential flats as a building type that became widespread as an affordable housing option for the city's working class.

Nominated by the D.C. Preservation League, and designated on September 28, 2017



UNION MARKET



WARDMAN FLATS

Ward 6

Holzbeierlein Bakery

1815-1827 Wiltberger Street NW

The complex of red brick buildings constructed between 1891 and 1930 on a narrow side street housed the sizeable commercial business started by Bavarian baker Michael Holzbeierlein. The bakery was one of several to emerge the vicinity, just off the bustling 7th Street commercial corridor. It operated from 1895 until 1953, adapting with the times, and making the transition from hand-baked to manufactured bread during the Progressive Era, when sanitation and machine-made standardization were crucial to survival.

Nominated by the D.C. Preservation League, and designated on January 26, 2017

Federal Office Building #6 (Department of Education)

400 Maryland Avenue SW

Now the Lyndon Baines Johnson Department of Education Building, this was the first of fifteen office buildings erected by the newly created General Services Administration under a 1956 master plan for expanding federal facilities. Its Modernist design initiated a dramatic change in the federal government's image as expressed through buildings. The project was envisioned as the employment center for a redeveloped Southwest neighborhood, advancing the Southwest Urban Renewal Plan while also enabling the removal of wartime "tempo" from the Mall. Completed in 1961, Federal Office Building No. 6 was first occupied by NASA and the Department of Health, Education and Welfare.

Nominated by the General Services Administration, and designated on March 23, 2017

Emerald Street Historic District

1300 Block of Emerald Street NE; 517 and 519 13th Street NE; and 518 and 520 14th Street NE

This historic district in the northeast corner of Capitol Hill centers on a narrow block-long street lined with a fine collection of modest Queen Anne row houses built in the 1890s. The block was platted in 1797 to have an I-shaped internal alley system, but in the late 19th century, it was replatted to convert the alley to a "minor" street. This reconfiguration was part of a trend, as private developers sought to increase street frontage for rowhouse construction, and urban social reformers encouraged eradication of the city's inhabited alleyways. In a short four-year period, a single developer built nearly all of the street's 75 houses, creating the cohesive and rhythmic streetscape that survives intact today.

Nominated by Advisory Neighborhood Commission 6A, and designated on May 25, 2017



HOLZBEIERLEIN BAKERY



FEDERAL OFFICE BUILDING #6
(LYNDON BAINES JOHNSON DEPARTMENT OF EDUCATION BUILDING)



EMERALD STREET HISTORIC DISTRICT

RECOGNIZING OUR HERITAGE

National Register Listings

The National Register of Historic Places is the nation's official list of resources worthy of preservation and commemoration. Listing in the National Register confers recognition and ensures review of federal government undertakings that might affect the character or setting of listed properties. It also makes properties eligible for federal preservation tax incentives and preferential consideration in federal leasing.

In FY 2017, the SHPO nominated eighteen recently designated DC historic landmarks for listing in the National Register. The Union Market Terminal, Observatory Hill, and Emerald Street historic districts were also listed, and the National Mall and Financial historic district listings were amended to expand their boundaries. When combined, these new listings and expansions contain 345 buildings, 44 sites, and 49 objects.



NATIONAL MALL HISTORIC DISTRICT EXPANSION

About National Register and NHL listing

The State Historic Preservation Officer is responsible for nominating properties in the District of Columbia to the National Register, which is maintained by the National Park Service. The SHPO routinely forwards properties to the Register after designation in the DC Inventory of Historic Sites, as the listing criteria are substantially the same.

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

NATIONAL REGISTER LISTINGS

Ward	Property	Address
1	Kelsey Temple Church of God in Christ	1435-37 Park Road NW
2	BF Saul Building	925 15th Street NW
	Davidson Building	927 15th Street NW
	Federal Home Loan Bank Board	1709 G Street NW
	Lockkeepers House, C&O Canal Extension	17th and Constitution NW
	Observatory Hill HD	23rd and E Streets NW
	US Department of State	2201 C Street NW
3	Romuald Spasowski House	3101 Albemarle Street NW
	C&P Telephone, Cleveland-Emerson Exchange	4268 Wisconsin Avenue NW
	Perna Brothers Houses	4112-18 Chesapeake St NW
	Scheele-Brown Farm House	2207 Foxhall Road NW
4	Apartment Building	5922 13th Street NW
	Chilcheser Arms (Vizcaya)	1388 Tuckerman Street NW
	Glade Apartments	1370-72 Fort Stevens Drive NW
	Park Vista and Pine Manor Apartments	5807 and 5825 14th Street NW
5	Glenwood Cemetery	2219 Lincoln Road NE
	Emerald Street HD	Emerald Street NE
	Federal Office Building #6	400 Maryland Avenue SW
6	Holzbeierlein Bakery	1815-27 Wiltberger Street NW
	Virginia Interlocking Control Tower	2nd and Virginia Avenue SW
	Union Market Terminal HD	5th Street and Florida Ave NE



LOCKKEEPERS HOUSE BEING PREPARED FOR RESTORATION

ENCOURAGING GOOD STEWARDSHIP

District Government Projects

The District of Columbia is one of the major owners and stewards of historic property in Washington. Under the District's preservation law, the State Historic Preservation Office advises District agencies on any historic preservation concerns related to projects on District property, beginning at the concept stage of development. In addition to protecting historic resources, this process promotes sound facilities planning and efficient use of government funds.

In FY 2017, the SHPO completed 492 reviews of projects submitted by District agencies for review, 40% increase compared with FY 2016. Major projects considered during the year include:

Public Schools Modernization

Modernization of Coolidge and MacFarland were among the year's most notable school projects. Coolidge's attractive cupola will be restored, its courtyards enclosed for additional space, and its historic greenhouse adapted as a skylit connector to a new addition. At MacFarland, the facades will be restored, and its interior spaces adapted for more efficient use.

Short Term Family Housing

Consultation on this mayoral initiative addressed short-term housing sites in all wards, but historic preservation was a particular concern for the selected site in Ward 5, where the former police station on Rhode Island Avenue NE will be adapted as part of the new facility, with recognition as a historic landmark. Similar adaptation of the District's first medical clinic, on Delaware Avenue SW in Ward 6, was infeasible, but its original limestone entrance door surround will be salvaged and incorporated as a feature of the new community clinic, with interpretive signage.

Saint Elizabeths East Entertainment and Sports Arena

The SHPO reviewed plans for the construction of a basketball arena and practice facility, now under construction on the East Campus of Saint Elizabeths Hospital.

DDOT Materials Testing Lab

DDOT worked with the SHPO to adapt an underutilized historic building into its proposed new materials testing lab at McMillan Reservoir, integrating the design of a large addition with the Italian Romanesque style of the building and its picturesque setting overlooking the scenic reservoir.

Review of DC Government Projects

District agencies are required to consult with the SHPO before designing or seeking permits for their construction projects. The reviews take into account the effect of projects on listed and eligible historic properties by managing demolition and promoting compatible design. Reviews are coordinated with concurrent reviews of DC projects by the Commission of Fine Arts and National Capital Planning Commission.



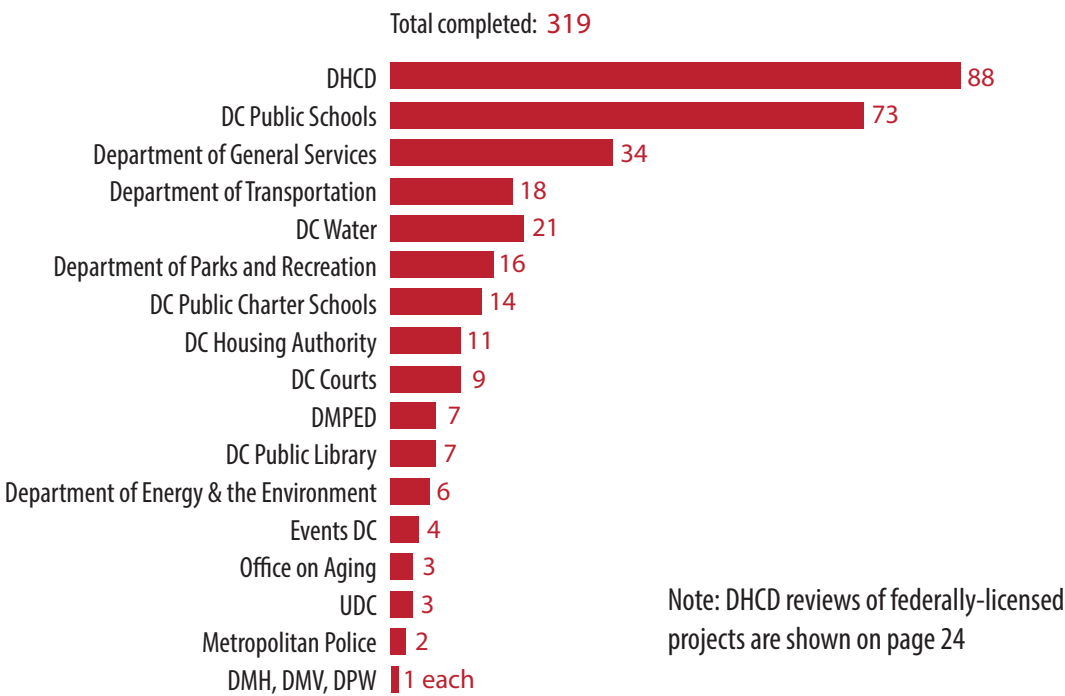
CALVIN COOLIDGE HIGH SCHOOL



WARD 5 SHORT-TERM HOUSING SITE



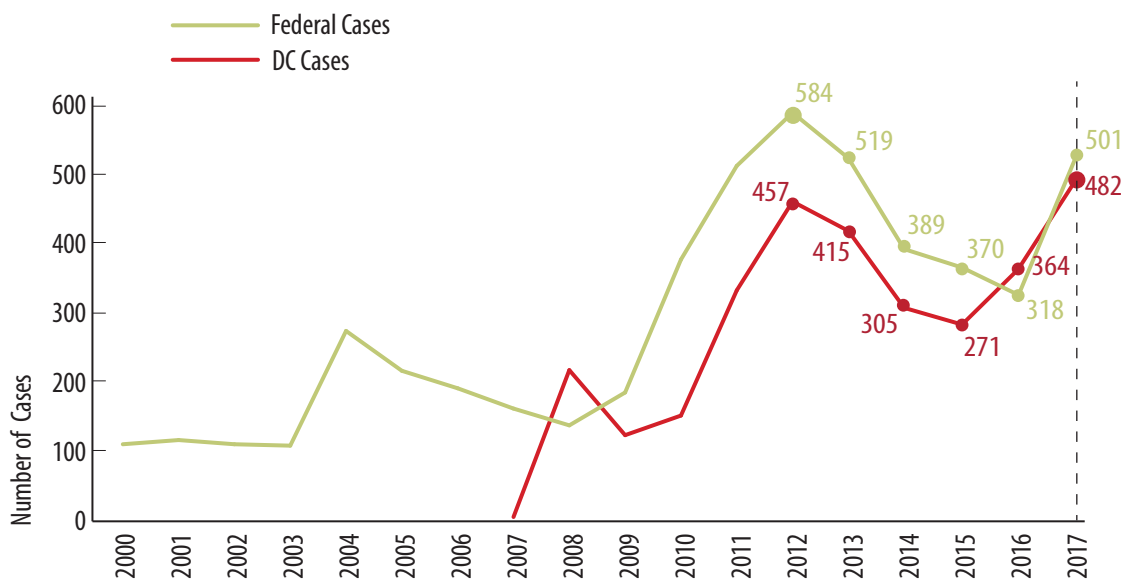
District Government Project Reviews



DUKE ELLINGTON / WESTERN HIGH SCHOOL

ENCOURAGING GOOD STEWARDSHIP

Federal and DC Government Project Reviews



ST. STEPHEN MARTYR CATHOLIC CHURCH

Determinations of Eligibility

State Historic Preservation Offices help federal agencies to evaluate the eligibility of properties for listing in the National Register of Historic Places. This function grew from federal programs to identify and protect significant historic properties that were disappearing as the nation grew. While the main purpose of such determinations of eligibility (DOEs) is to guide federal project planning, the information uncovered also expands public understanding of local history and heritage.

In FY 2017, the SHPO reviewed thirty agency determinations of eligibility, concurring on eleven properties determined eligible and nineteen not eligible. These included:

Smithsonian Quadrangle Building

The National Register determined that the Smithsonian's "Quadrangle Building," comprising the National Museum of African Art, Sackler Gallery, Ripley Center, and Haupt Garden, is not individually eligible for listing in the National Register, largely due to its 1987 completion date. The SHPO recommended instead that the entire Smithsonian Quadrangle ensemble should be recognized, as delineated in the DC historic district designated in April 2017.

Union Station to Georgetown Streetcar

DDOT and the Federal Transit Administration evaluated 22 properties along the route of the proposed Union Station to Georgetown streetcar line, including apartment buildings, churches, office buildings, and a historic gas station once known as the Lord Baltimore Filling Station. As part of a private development project, that structure at 601 K Street NW will be relocated across the intersection to a site in the Mount Vernon Triangle Historic District.

Among the properties evaluated for historic significance was the Whitehurst Freeway. The SHPO concurred with the finding that the freeway is not eligible for National Register listing.

Green Infrastructure Projects

DC Water evaluated properties in the Brightwood Park and Manor Park neighborhoods in preparation for its green infrastructure projects. The DOEs provide an overview history of the neighborhoods, with more in-depth information on Sears houses and selected individual buildings. A church and school in the project area were identified as eligible for the National Register, and the neighborhoods were treated as eligible for the purposes of the DC Water project.

About Determinations of Eligibility

Federal agencies must consider the effect of their projects on properties either listed in or eligible for listing in the National Register of Historic Places. Agencies employ historic preservation professionals to identify these properties, usually by completing Determination of Eligibility (DOE) forms that document the history and potential significance of buildings and sites. A DOE can conclude that a property is either eligible or not eligible for National Register listing.



BRIGHTWOOD PARK



KENNEDY STREET NW



LORD BALTIMORE FILLING STATION

ENCOURAGING GOOD STEWARDSHIP

Federal Government Projects

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

During FY 2017, HPO reviewed 501 federal agency requests for project consultation, a 28% increase compared to FY 2016. Some of the more complex projects included:

Smithsonian Institution South Mall Campus Master Plan

SHPO review continued on this ambitious long-range project for the Smithsonian's properties between 7th and 12th Streets SW. Consultation with the Smithsonian included evaluation of the master plan, and identification of potential adverse effects on historic resources, especially the Smithsonian Quadrangle. Acting on a community-sponsored nomination, HPRB designated the Quadrangle as a DC historic district, highlighting the historic sense of place created by the ensemble of buildings and gardens. Consultation is expected to lead to a programmatic agreement in 2018 to guide projects under the master plan.

National Air & Space Museum

Consultation on the building rehabilitation and landscape improvements could not resolve major technical problems with replacing the museum's failing Tennessee pink marble cladding in kind. The Smithsonian will reclad the museum exterior with a colonial rose granite.

National Museum of Natural History

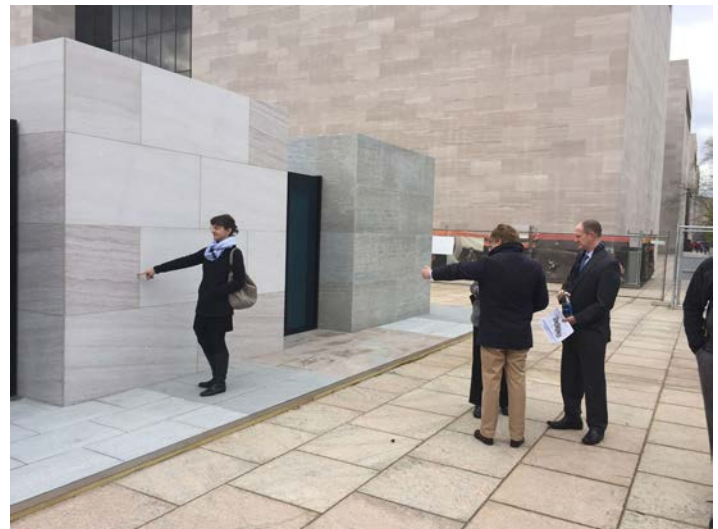
The Smithsonian, SHPO, and consulting parties concluded the review of new public ramps for universal access to the south entrance of the National Museum of Natural History. The final design was determined to have no adverse effect on the historic character of the museum.

FBI Headquarters

Consultation on the project to consolidate the FBI headquarters at a new suburban location, in exchange for development rights to the Pennsylvania Avenue site, concluded with a multi-agency programmatic agreement and design guidelines for redevelopment of the downtown site. The federal government subsequently cancelled the exchange project.



SMITHSONIAN INSTITUTION'S SOUTH MALL CAMPUS MASTER PLAN



NATIONAL AIR & SPACE MUSEUM RECLADDING AND LANDSCAPE

About Section 106 Review

Section 106 reviews typically involve coordination with the Commission of Fine Arts, National Capital Planning Commission, and Advisory Council on Historic Preservation. Civic groups often join the consultation on major projects. Consultation typically concludes with a binding Memorandum of Agreement (MOA) among the agencies, or a Programmatic Agreement (PA) for a multi-year plan involving related construction projects.



Lincoln Memorial and Arlington Memorial Bridge

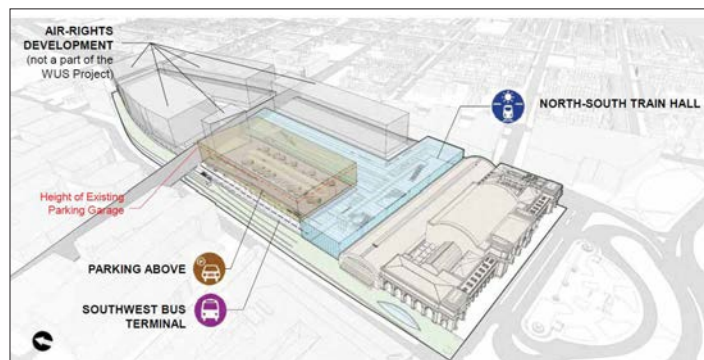
The SHPO consulted with the National Park Service on concepts for adapting the Lincoln Memorial's undercroft for visitor use, and improving public access to visitor services. Consultation on rehabilitation of the Arlington bridge concluded with an agreement to retain the historic cast iron facing of the operable bascule span, which is deteriorated beyond repair.

Union Station Expansion and Improvements

The SHPO participated in multi-party consultation on concepts for a new train concourse and expansion of the historic station. Initial tasks included identification of potential effects to historic properties, and evaluation of several concept options. Several near-term improvements to the station were also reviewed for impacts on historic features. These projects included electrification of tracks, rehabilitation of train platforms, construction of a new commissary, and related infrastructure improvements.

Navy Museum

The Navy initiated Section 106 consultation on proposed acquisition of GSA property at the former Southeast Federal Center. The site will be used for a new naval museum, which will likely include adaptive use of the historic transportation repair shop (Building 74). Consultation will continue into 2018 and likely conclude with a programmatic agreement.

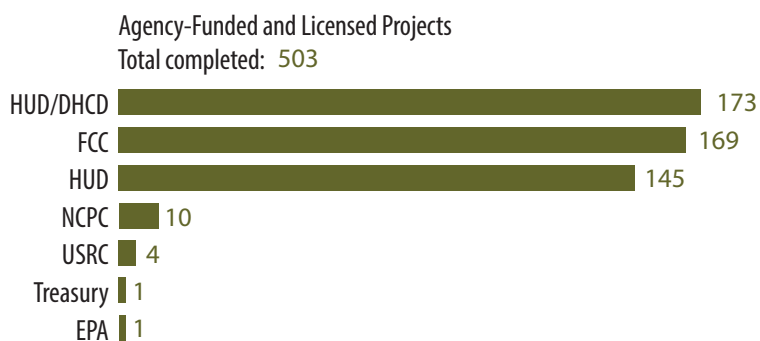


UNION STATION EXPANSION AND NEAR-TERM IMPROVEMENTS



ARLINGTON MEMORIAL BRIDGE

Federal Government Project Reviews



PROMOTING HIGH QUALITY REINVESTMENT

HPRB Design Review

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

HPRB considers major projects at monthly public meetings, while delegating to HPO the processing of more routine applications. Most Board reviews occur at the concept design stage, after applicants have been able to consult with the HPO staff. Advisory Neighborhood Commissions and civic groups often review these projects at the same time, providing comments for HPRB consideration.

The Board held nineteen public meetings in FY 2017. It considered 115 project designs on the agenda, 81 cases on the consent calendar, and one on the denial calendar, for a total of 197 project reviews. Some of the more notable cases included:

Ward 1

1624 Crescent Place NW

HPRB held several reviews for construction of a traditionally-styled apartment building on a vacant parcel facing 16th Street in the Meridian Hill Historic District. The site abuts the Meridian International Center, which occupies the landmark Meridian and White-Meyer houses. Strong community involvement led to careful consideration of the building height and its unusual relationship to the sidewalk on the steeply sloped site.

1800 Columbia Road NW

After holding several meetings and reviewing various revisions, HPRB approved concept plans for construction of a seven-story retail and residential building at the center of Adams Morgan, in the Washington Heights Historic District. The Board considered extensive public testimony on the plaza at the corner of 18th Street and Columbia Road, and the projected redesign.

The design review process at HPRB

The Historic Preservation Review Board considers major projects, while delegating the processing of more routine applications to HPO. Most HPRB reviews occur at the concept design stage, after an initial consultation with the HPO staff. Advisory Neighborhood Commissions and civic groups routinely provide community comments for consideration by the Board. ANC comments receive "great weight" in HPRB deliberations.



1624 CRESCENT PLACE NW



1800 COLUMBIA ROAD NW

Ward 2

Carnegie Library

Acting in coordination with SHPO and Commission of Fine Arts reviews, the Board approved concept plans for the rehabilitation and restoration of the Carnegie Library, formerly the District's Central Public Library. The building will house the Washington Historical Society and a flagship Apple store. The project will include a new central atrium, accessible entrances, and restoration of historic interiors and the marble façades.

619-621 14th Street NW

HPRB approved conceptual plans for the renovation of the long-vacant 1920s structure built for the Federal-American National Bank. The project in the Financial Historic District will include an 11-story office addition and restoration of the distinctive Renaissance-styled banking hall, an interior landmark, for reuse as a conference center.

National City Christian Church

The National City Christian Church on Thomas Circle obtained approval for the expansion of its parish hall for conversion to an office building.

1341 14th Street NW

HPRB approved concept plans for a new retail and residential building in the Fourteenth Street Historic District. The project will incorporate the distinctive façade of the Barrel House, an unusual mid-20th century example of mimetic architecture, a style of building design that literally expresses the product being sold.

1500 17th Street NW

For the long-vacant corner site at 17th and P Streets, in the Dupont Circle Historic District, the Board approved a contemporary design for a two-unit townhouse.

801 N Street NW

The Board approved the concept design for a four-story brick apartment building on a vacant site in the Shaw Historic District.



801 K STREET NW



619-621 14TH STREET NW



801 N STREET NW

PROMOTING HIGH QUALITY REINVESTMENT

Ward 3

Tregaron

HPRB reviewed plans for a large new classroom building for the Washington International School. The Board found the project to be incompatible in size and location, and recommended further study of alternative locations and reduction in the size of the building.

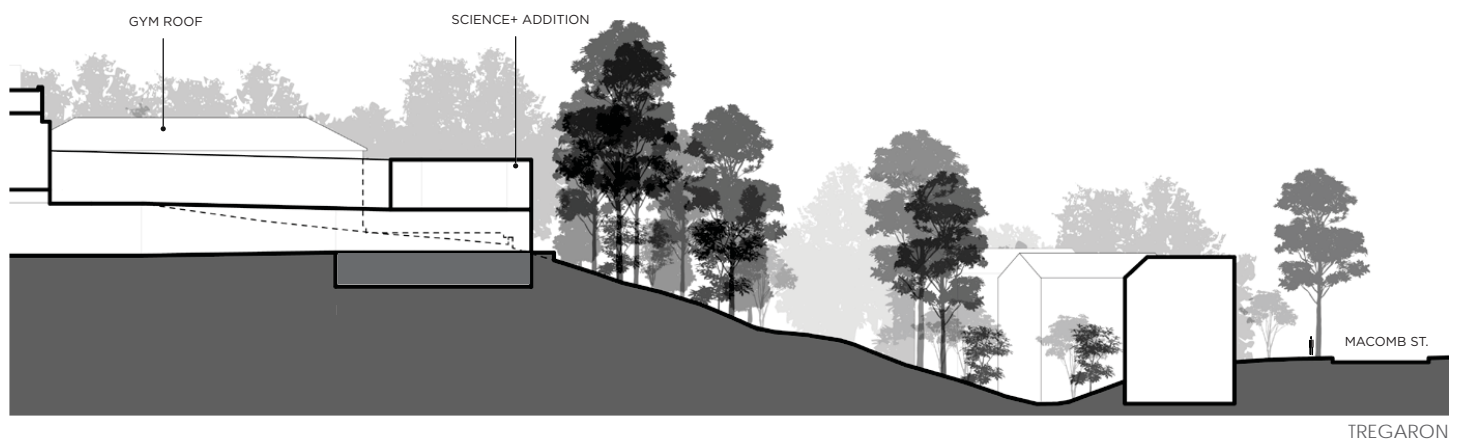
Ward 4

218 Vine Street NW

For a vacant site in the Takoma Park Historic District, the Board approved concept plans were approved for construction of new six-story residential building.

Walter Reed Army Medical Center

The Board approved the subdivision of the city-owned portion of the campus into smaller parcels, and recommended in favor of two large residential and commercial projects at the southeast corner of the campus and at the "Town Center" parcel where the 1970s hospital building now stands. The Board also approved a concept for a rehabilitation of Building 14 to serve as transitional housing for veterans.



PROPOSED RESIDENTIAL PROJECT AT WALTER REED

Ward 6

504 C Street NE

For a vacant site facing Stanton Park, HPRB approved the design of a new infill rowhouse to replace one of three incompatible garage-fronted rowhouses from the 1970s. Echoing the rhythm of a fine adjacent 1888 rowhouse, the design brings the new building forward to strengthen the street wall, and to give the front doors a closer relationship to the sidewalk.

525 A Street NE

The Board approved concept plans for construction of five new townhouses on a vacant site adjacent to the Capitol Hill Baptist Church.

Holzbeierlein Bakery

Rehabilitation and expansion plans were approved for retail and office conversion of this unusual 19th century commercial bakery located on Wiltberger Street, behind the Howard Theatre.

The Yards

The SHPO completed design reviews of several new privately developed buildings at the former Southeast Federal Center, including a hotel, large new apartment buildings, and associated landscape. These efforts were coordinated with a simultaneous review of the projects by the Commission of Fine Arts.



525 C STREET NE



504 C STREET NE



HOLZBEIERLEIN BAKERY

PROMOTING HIGH QUALITY REINVESTMENT

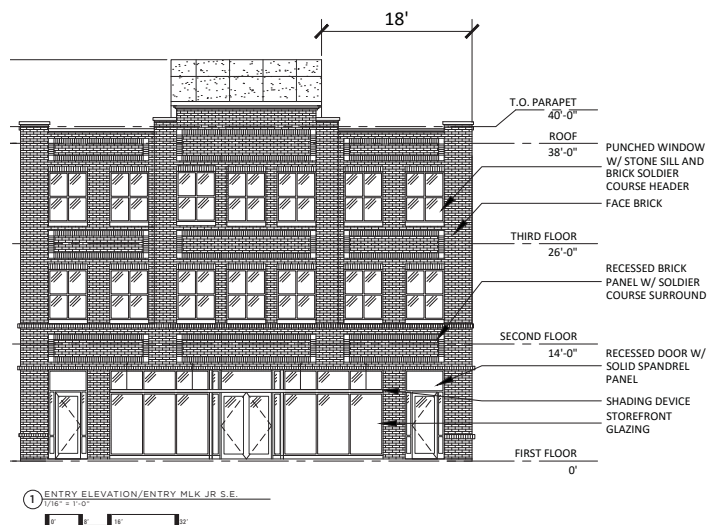
Ward 8

1909 Martin Luther King Jr. Avenue SE

The Review Board approved plans for two office and retail projects on sites in the Anacostia Historic District. The project on Martin Luther King will infill a vacant site; the project on Good Hope Road will incorporate and result in renovation of four small-scale historic buildings to reinvigorate these commercial corridors.

1321-1325 Maple View Place SE

concept/construction of four two- story frame houses.



1909 MARTIN LUTHER KING JR. AVENUE SE-PROPOSED ELEVATION



1321-1325 MAPLE VIEW PLACE SE



Public Hearings by the Mayor's Agent

If the Historic Preservation Review Board recommends against issuance of a permit application, the applicant may request a public hearing by the Mayor's Agent. The Mayor's Agent also holds public hearings on any proposed demolition of a historic building or subdivision that separates property from the site of a historic landmark. These hearings give the Mayor an opportunity to weigh the public interest in not just the historic preservation issues evaluated by HPRB, but also economic considerations and the city's other planning and community development goals.

During FY 2017, no new cases were referred to the Mayor's Agent; the only hearing was for continued consideration of the McMillan Reservoir project.

McMillan Reservoir

In 2015, the Mayor's Agent issued two decisions finding that proposed demolition of underground cells and subdivision of the McMillan Sand Filtration site were necessary in the public interest to achieve a project of special merit. Upon appeal of that decision and remand from the District of Columbia Court of Appeals, the Mayor's Agent reconvened two days of hearings to obtain testimony to further clarify whether the historic preservation benefits of the project justify the extent of demolition and subdivision of the site. A revised decision from the Mayor's Agent is pending.

About the Mayor's Agent

Unlike HPRB, the Mayor's Agent may consider the economic impacts and other public benefits of a proposed project. For approval, the Mayor's Agent must find that failure to issue a permit would result in unreasonable economic hardship to the owner, or that issuance of the permit is necessary in the public interest, by virtue of exemplary architecture, specific features of land planning, or social and other high priority community service benefits.



MCMILLAN RESERVOIR

PROMOTING HIGH QUALITY REINVESTMENT

Building Permit Reviews

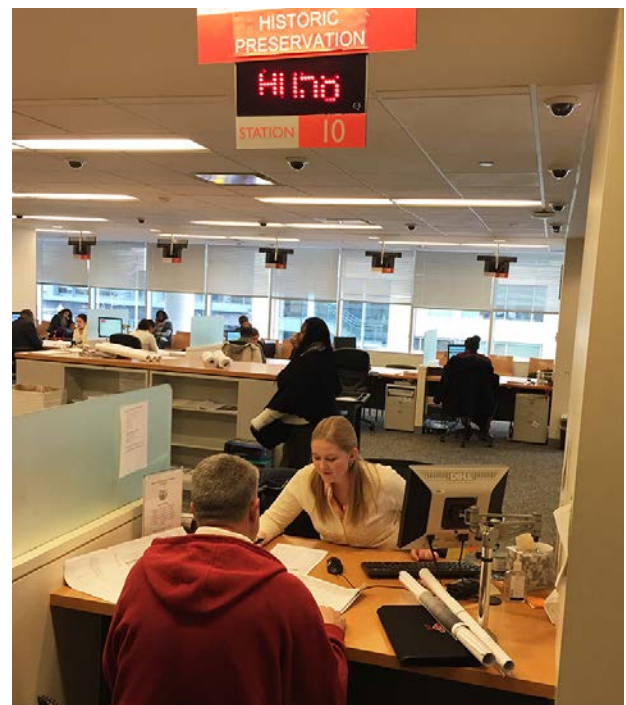
While HPRB considers major projects, HPO reviews more routine applications under delegated authority. The overwhelming majority of construction permits for work affecting historic property are processed "over the counter" by the HPO staff. HPO also reviews subdivision and raze applications citywide. To expedite reviews and ensure continuous customer service on a walk-in basis, an HPO staff member is assigned to DCRA's one-stop permit processing center during all business hours.

During FY 2017, HPO received 5,225 applications for permits and related reviews. Of this total, 97% were reviewed on an expedited basis, typically with a turnaround time of a few minutes to a few days. Compared to FY 2016, this is a 2.5% decrease in the number of applications received.

PERMIT AND CONCEPT APPLICATIONS BY TYPE

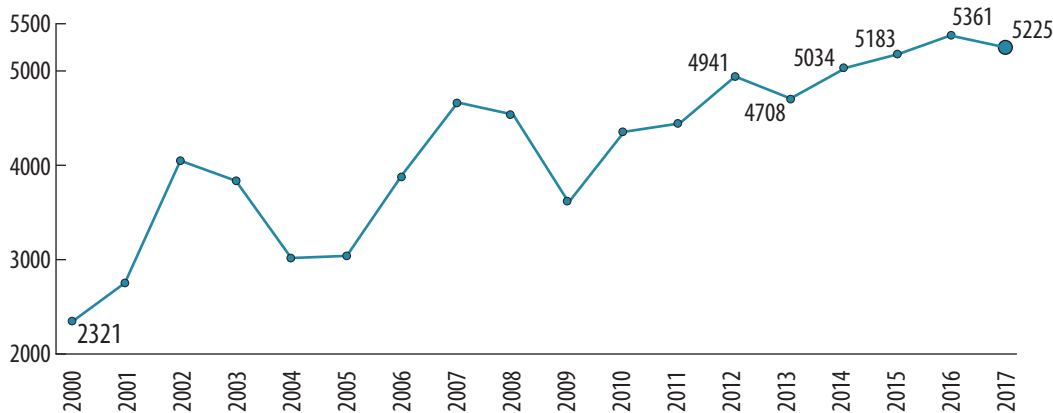
Application Type	HPO	HPRB	Mayor's Agent
Alteration/Addition	4519	126	
New Construction	51	55	0
Demolition	46	4	2
Subdivision	96	11	1
Other *	513	0	0
TOTAL FY 2017	5225	196	3
FY 2016	5361 (97%)	172	3
FY 2015	5183 (95%)	215	7
FY 2014	5034 (95%)	240	6
FY 2013	4708 (96%)	203	1
FY 2012	4941 (96%)	158	4

* Change of use permits, permit revisions, temporary work, non-historic razes, and work confirmed to be interior only



HISTORIC PRESERVATION REVIEW AT DCRA

HPO and HPRB Permit and Conceptual Design Applications





Permit Reviews by Historic District

Districts are listed from largest to smallest according to the number of contributing buildings

2015 2016 2017



PROMOTING HIGH QUALITY REINVESTMENT

Preservation Tax Incentives

Federal tax credits create an important incentive for local reinvestment in historic buildings. The State Historic Preservation Office promotes the use of these credits by helping property owners to obtain the required National Register listing and National Park Service approval for their rehabilitation plans.

During FY 2017, the SHPO reviewed six applications for preliminary certification of proposed construction plans, including two affordable housing projects. Four completed projects received final NPS certification for receipt of the credits.

The SHPO also recommended two properties as historic structures eligible to receive the federal preservation tax incentives and four properties as eligible for a preservation easement.

Federal preservation tax incentives

The federal tax code offers a 20% tax credit for the cost of substantially rehabilitating an income-producing property listed in the National Register of Historic Places. All work must comply with the Secretary of the Interior's Standards for Rehabilitation. Another incentive allows the owner of a National Register property to deduct the value of a preservation easement as a charitable contribution for income tax purposes. In both cases, the SHPO reviews all applications and advises the National Park Service on its certification decisions.

2017 PROPOSED CERTIFIED REHABILITATION PROJECTS

Preliminary Certification of Construction		
Texas Gardens	1741 28th Street SE	\$ 2,600,000
Duvall Manor	3500-3510 Minnesota Ave SE	\$ 2,100,000
Kalorama Triangle HD	2009 Wyoming Ave NW	\$ 507,000
The Georgetown	2512 Q Street NW	\$ 19,000,000
Meridian Hill HD	2601 16th Street NW	\$ 27,000,000
Capitol Hill HD	816 Potomac Avenue SE	\$ 3,550,000
TOTAL		\$ 54,757,000



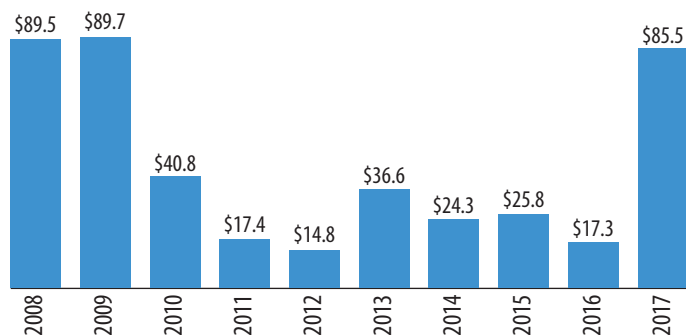
2601 16TH STREET



DUVALL MANOR

Completed Projects Receiving Final Certification

■ Final Certification of Completed Construction in \$ millions



Affordable Housing

The District's large supply of older and historic residential buildings is an important renewable resource in the city's quest for adequate affordable housing. Since 2000, affordable housing providers have been combining federal preservation tax credits with other incentive programs to upgrade these buildings to help meet the city's housing needs. Such projects are now the primary users of the federal historic preservation credits in the District, generating 1,902 renovated affordable apartments in the District and leveraging more than \$47 million in federal support through the credits.

During FY 2017, three affordable housing projects, all in the Brightwood neighborhood, were completed. Rehabilitation of the Concord, Vizcaya, and Valencia apartment buildings added a total of 126 affordable units to the city's supply. In addition, 278 units at seven other affordable projects are still undergoing rehabilitation using the federal preservation tax credit program. Each of these apartment buildings was designated as historic at the request of owners seeking to use the credits.

AFFORDABLE HOUSING PROJECTS ACTIVE IN 2017

Active Project	Location	Number of Units
Fulford Apartments	Reed-Cooke	45
Glenn Arms	Reed-Cooke	12
Homestead Apartments	Brightwood	55
The Glade	Brightwood	18
Texas Gardens	Randle Highlands	49
Duvall Manor	Greenway	36
The Maycroft	Columbia Heights	63
TOTAL in progress		278
TOTAL COMPLETED since 2003		1,902



HOMESTEAD APARTMENTS



GLENN ARMS

PROTECTING HISTORIC ASSETS

Property Maintenance

The city's historic preservation program supports healthy communities by monitoring major property deterioration before it turns to blight. The Historic Preservation Office works directly with ANC's and neighborhood groups to identify these conditions, and to encourage property owners to comply voluntarily with the maintenance standards in the building code before conditions deteriorate. For serious cases of neglect, HPO takes enforcement action as needed, often in coordination with the Department of Consumer and Regulatory Affairs and the Board for the Condemnation of Insanitary Buildings (BCIB).

HPO did not need to draw from the Historic Landmark and District Protection Fund (HLP Fund) to abate unsafe building conditions during FY 2017. Notable successes in securing property repairs during the year included:

"Big K" Houses

The long-vacant "Big K" houses at 2234 and 2238 Martin Luther King Jr Avenue were relocated to a new site in the Anacostia Historic District, where they will be renovated as new homes.

2749 Macomb Street NW

Blighted conditions at this vacant property in the Cleveland Park Historic District, subject to a tax lien sale in 2012, were finally abated. After HPO inspectors took a series of enforcement actions beginning in 2013, the absentee owner finally sold the property in 2016. The new owner restored the exterior and fully renovated the house.

1505 Caroline Street NW

Brick façade failure related to the August 2011 earthquake led to an HPO notice of property maintenance violation in May 2012. Other maintenance issues, notably the deteriorated decorative wood porch, were noted at that time. After HPO pursued the case administratively from 2013 through January 2017, the owner corrected the structural masonry issues, removed the paint, and repointed the brick. The work also included repair or in-kind replacement of deteriorated wood elements, and other maintenance.

Demolition by Neglect

When substantial deterioration results from a failure to maintain historic property, HPO takes progressive enforcement action to seek voluntary compliance. Most cases are resolved through infraction notices and civil fines, often coordinated with efforts by BCIB, which includes an HPO representative. The classification of property as blighted increases the property tax rate, and is another highly effective tool. If repeated efforts to obtain voluntary compliance fail, a last resort is to seek a court order under the demolition by neglect provisions of the preservation law.



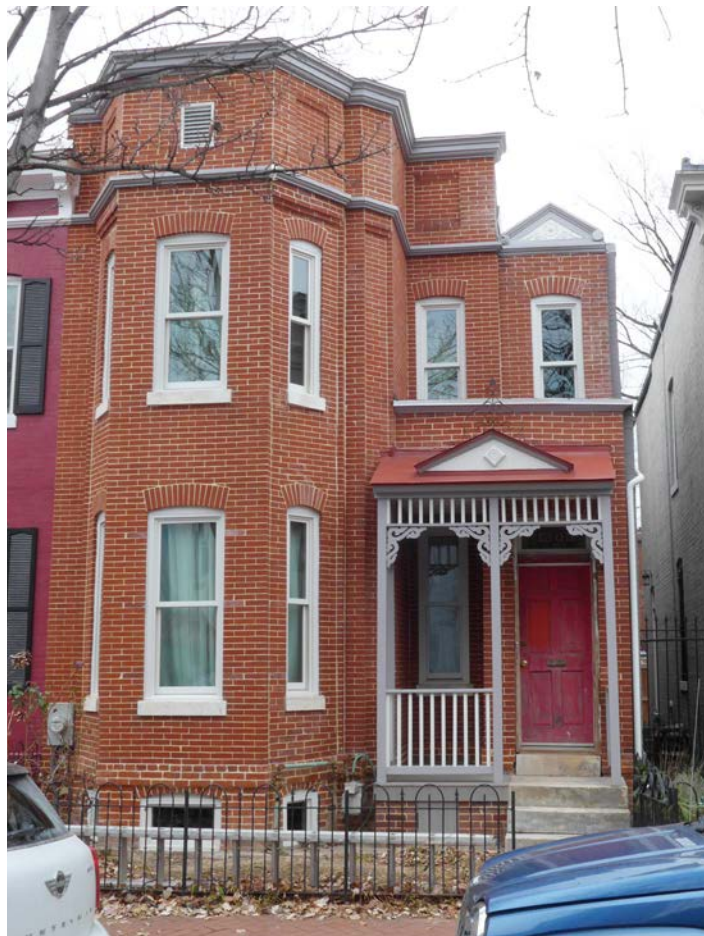
2749 MACOMB NW-BEFORE



2749 MACOMB NW-AFTER



1505 CAROLINE ST NW-BEFORE



1505 CAROLINE STREET NW-AFTER

HISTORIC LANDMARK AND DISTRICT PROTECTION FUND

Beginning Balance (10/1/16)	Service	\$ 265,111
Revenues	Assessments and collections	99,620
Expense (to HPRB members)	Meeting stipends	9,899
Expense (to DC Office of Zoning)	Video broadcast of HPRB meetings	19,642
Expense (to HPO outreach consultant)	Outreach services	17,000
Expense (to archaeology assistant)	Archaeological services	47,992
Expense (to Mayor's Agent Hearing Officer)	Mayor's Agent Hearing Officer services	5,000
Ending Balance (9/30/17)		\$ 265,198

PROTECTING HISTORIC ASSETS

Inspections and Compliance

The Historic Preservation Office works directly with owners and contractors to encourage voluntary compliance with the preservation law and permit requirements. HPO also maintains an inspections and enforcement function in cooperation with the Department of Consumer and Regulatory Affairs. Owners who come into compliance after receipt of a violation notice avoid further enforcement action.

During FY 2017, HPO inspectors conducted 701 inspections and took 161 enforcement actions. This represents a 22% increase in inspections and 12% increase in enforcement actions compared with FY 2016. Community requests for enforcement action stayed about the same (229 in FY 2017, compared to 225 in FY 2016).

The 108 infraction notices and stop work orders HPO issued in FY 2017 resulted in a total of \$154,000 in fines. After adjudication hearings, the total fine amount was reduced to \$126,250. Notable among the enforcement cases resolved in FY 2017 were the following:

1013 E Street SE

HPO issued two stop work orders for this house renovation when construction did not follow the HPRB-approved plans, which required restoration of the original wood clapboard facade and decorative metal entry stair along with a rear addition. The remedial facade restoration work was completed by July 2017.



COMPLETED WORK AT 1013 E STREET SE

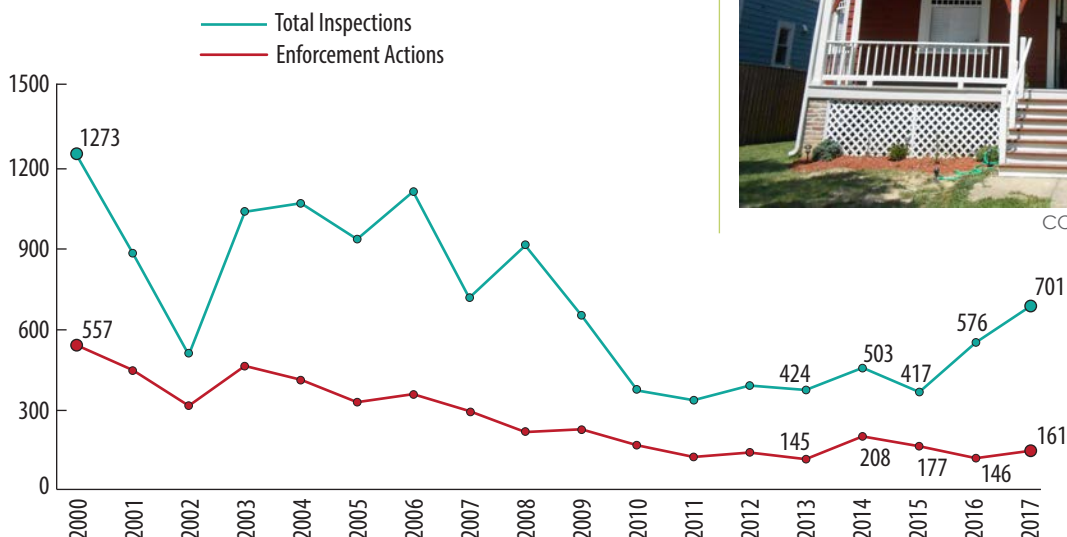
7130 Chestnut Street NW

After receiving an HPO stop work order for removing siding and decorative windows on this Queen Anne style house in the Takoma Park Historic District, the property owner hired a new contractor to reinstall wood lap siding and the repaired historic windows as part of the home renovation.



COMPLETED WORK AT 7130 CHESTNUT ST NW

Inspections and Enforcement Actions



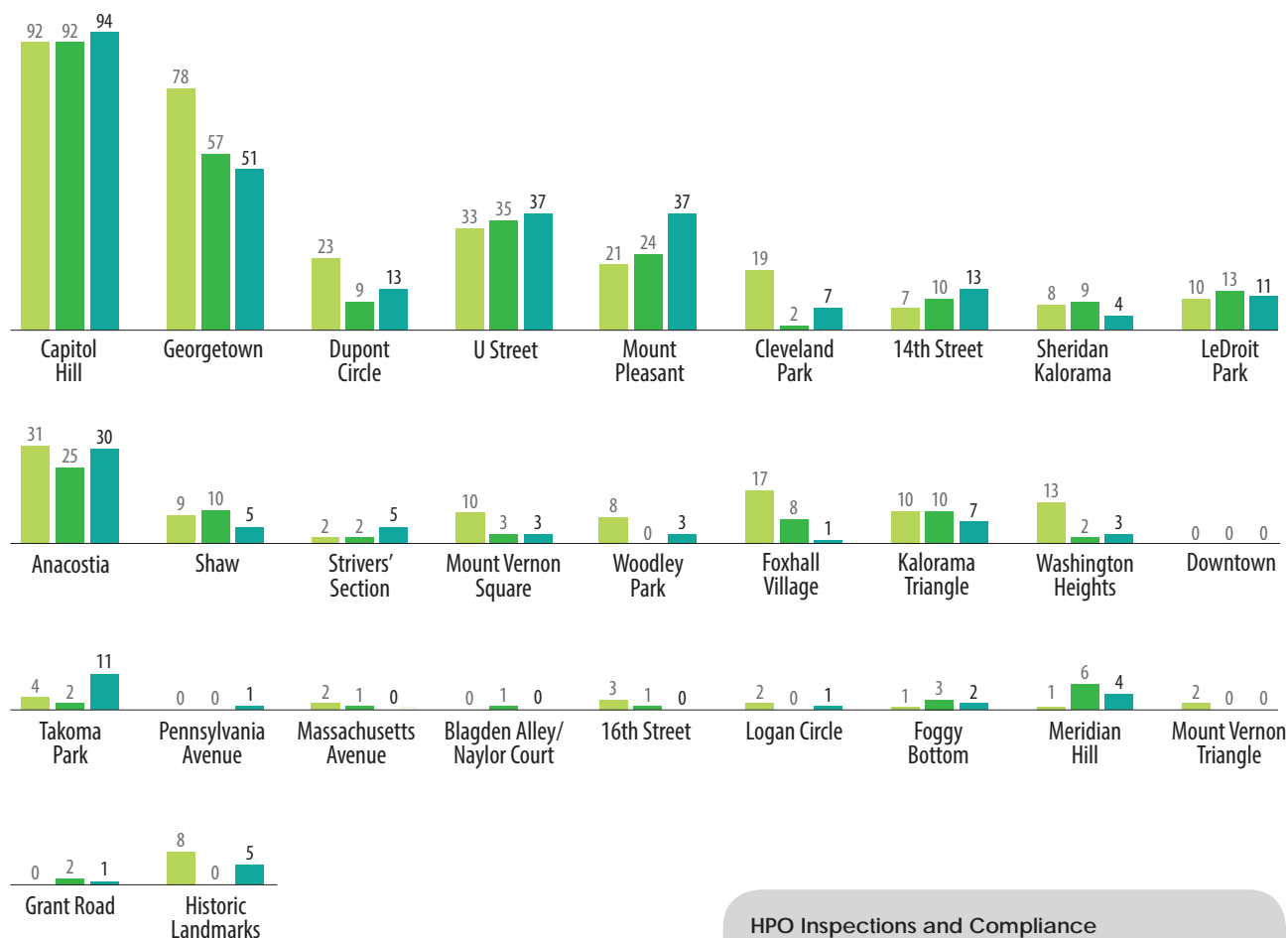


Inspections by Historic District

Districts are listed from largest to smallest according to the number of contributing buildings

2015 2016 2017

Historic Districts not listed had no inspections in the last three years



HPO Inspections and Compliance

HPO maintains an inspections and compliance program under the provisions of the historic preservation law and a Memorandum of Agreement with DCRA, which is responsible for building code enforcement citywide. When necessary, HPO inspectors can stop work in progress and issue a notice of infraction and fine, which is typically \$2,000. HPO enforcement actions can be adjudicated through DCRA's stop work appeals process or by the Office of Administrative Hearings.

RECOGNIZING EXCELLENCE

Historic Preservation Awards

The SHPO and partner DC Preservation League staged the 12th annual District of Columbia Awards for Historic Preservation on May 6, 2015. The event at the DAR Constitution Hall drew an audience of more than 500 participants and recipients of the 13 awards. In total, 43 certificates were presented to individuals, businesses, and organizations for exemplary work and commitment to historic preservation in the following categories:

Individual Lifetime Achievement Award

Dr. James M. Goode

Historic Preservation Review Board Chairman's Award

Park View Field House

Kent C. Boese, ANC 1A Commissioner
D.C. Department of Parks and Recreation
KADCON Corporation

State Historic Preservation Officer's Award

Washington Union Station Main Hall Restoration

Union Station Redevelopment Corporation
Jones Lang LaSalle, Americas
John Bowie Associates
McMullan & Associates

Stewardship

Cosmos Club Warne Ballroom Restoration

Cosmos Club Historic Preservation Foundation
Cosmos Club
John Milner Associates Preservation
John Canning & Company
The Whiting-Turner Contracting Company

Grace Episcopal Church Sandstone Repair/Replacement

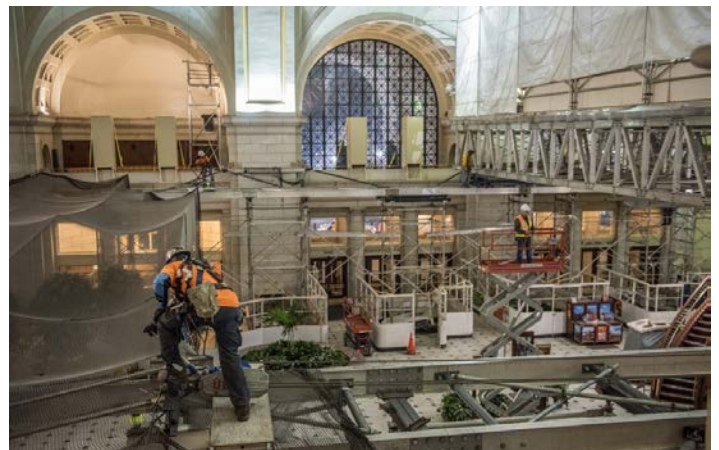
Grace Episcopal Church
Federal Masonry Restoration
Aeon Preservation Services

Potomac Boathouse Restoration

Potomac River Boathouse Foundation
Potomac Boat Club
ABA Home Improvements, LLC
Beyer Blinder Belle Architects & Planners LLP



PARK VIEW FIELD HOUSE



WASHINGTON UNION STATION MAIN HALL RESTORATION



POTOMAC BOATHOUSE RESTORATION



Community Involvement

Yarrow Mamout Archaeology Project

The Yarrow Mamout Project Team

Field Directors -

Mia L. Carey and LaMarise Chardé Reid

Project Archaeologists and Volunteers -

Charlie LeeDecker, Christine Ames,

Lois Berkowitz, Kevin Bradley,

Muhammad Fraser-Rahim, Julianna Jackson,

George F. Riseling, Jr., Jarret L. Smith, and

Hali Thurber



YARROW MAMOUT ARCHAEOLOGY PROJECT

Design and Construction Awards

District of Columbia Boundary Stones

Historic Preservation Training Center, National Park Service

District of Columbia Department of Transportation

U.S. Department of Transportation, D.C. Division,

Federal Highway Administration

District of Columbia State Society, Daughters of the American Revolution



BAYOU BAKERY

Washington Navy Yard Historic Watch Box Relocation

Naval District Washington

Summit Construction and Environmental Services

EYP Architecture & Engineering

Bayou Bakery, Coffee Bar and Eatery

BELL Architects, PC

Bayou Bakery, Coffee Bar & Eatery

Silman

Potomac Construction Services, Inc.

Hecht Warehouse at Ivy City

Antunovich Associates

Douglas Development Corporation

EHT Traceries

McCullough Construction, L.L.C.



HECHT WAREHOUSE INTERIOR

RECOGNIZING EXCELLENCE



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Brian Crane PhD, RPA, Archaeologist
Linda Mercado Greene Public Member
Outerbridge Horsey AIA, Public Member, Architect
Sandra Jowers-Barber PhD, Historian
Christopher Landis AIA, Architect
Gretchen Pfahler AIA, Architectural Historian, Architect
Joseph E. Taylor AIA, Architect



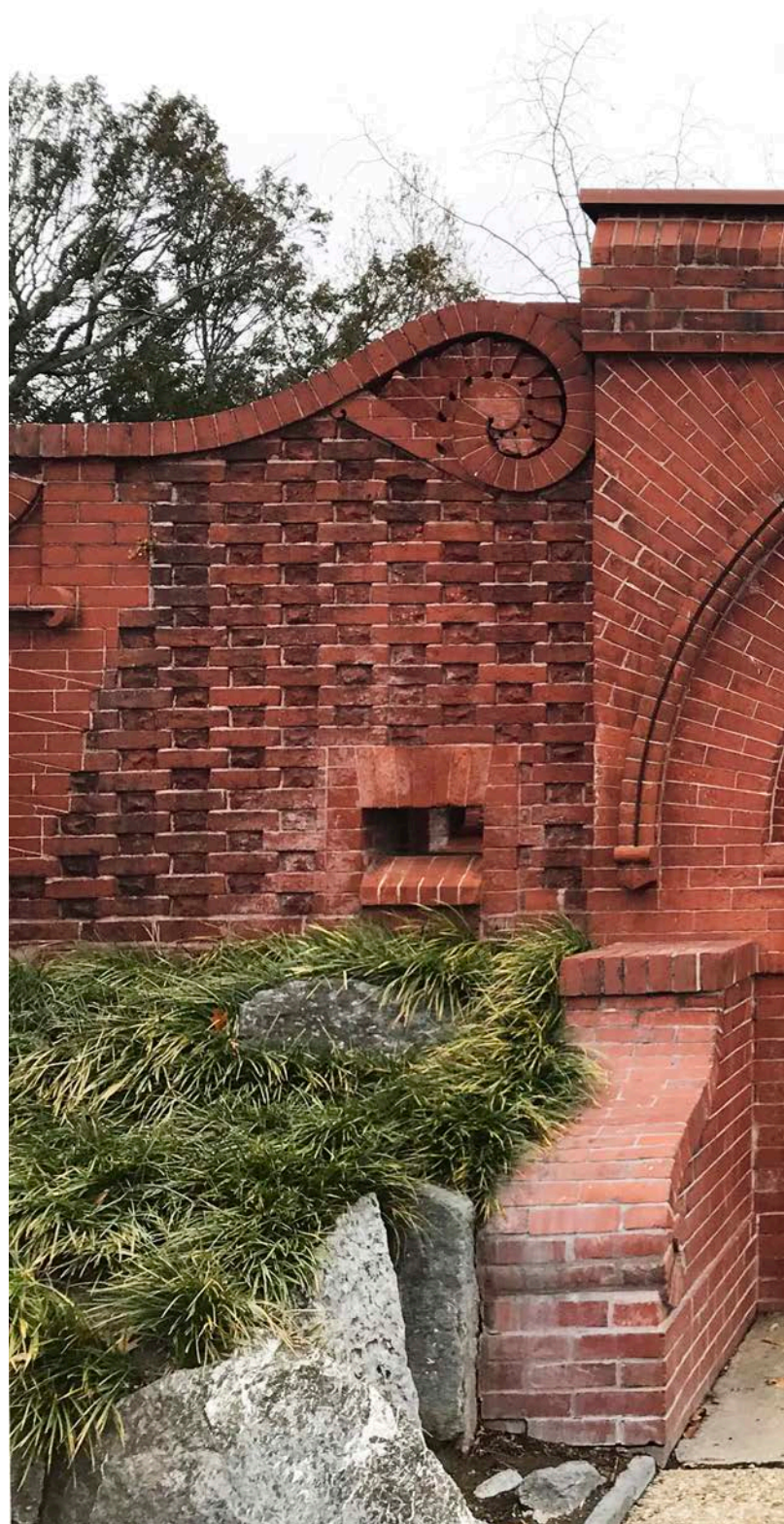
OFFICE OF PLANNING

Eric D. Shaw Director
Jennifer Steingasser Deputy Director for
Development Review and Historic Preservation



HISTORIC PRESERVATION OFFICE

David Maloney State Historic Preservation Officer
Stephen Callcott Deputy Preservation Officer
Anne Brockett Architectural Historian
Toni Cherry Senior Enforcement Officer
Joyetta Delaney Administrative Assistant
Timothy Dennée Architectural Historian
Kim Elliott Architect
Patsy Fletcher Community Outreach Coordinator
Gabriela Gutowski Preservation Specialist
Julianna Jackson Staff Assistant
Keith Lambert Enforcement Officer
C. Andrew Lewis Senior Preservation Specialist
J. Brendan Meyer Preservation Specialist
Imania Price Preservation Specialist
Christine Ames Archaeology Assistant
Michael Robb Preservation Specialist
Ruth Troccoli Archaeologist
Anthony E. Williams Enforcement Officer
Kim Prothro Williams Architectural Historian
Bruce Yarnall Operations and Grants Manager





SUMMERHOUSE ON US CAPITOL GROUNDS

The mission of the Office of Planning is to guide development of the District of Columbia, including the preservation and revitalization of our distinctive neighborhoods, by informing the city's investment decisions, advancing the city's strategic goals, encouraging the highest quality development outcomes, and engaging citizens. OP plans for historic preservation, neighborhoods, transit and walkability, public facilities, parks and open spaces, commercial corridors, districts, and individual development sites.

OP uses a range of tools to accomplish this work including land use and economic analyses, urban design, GIS mapping and analysis and zoning review. OP also engages in community visioning, research on and the protection of historic resources in the District, and the analysis and dissemination of US Census data.



District of Columbia
Office of Planning



www.planning.dc.gov

