

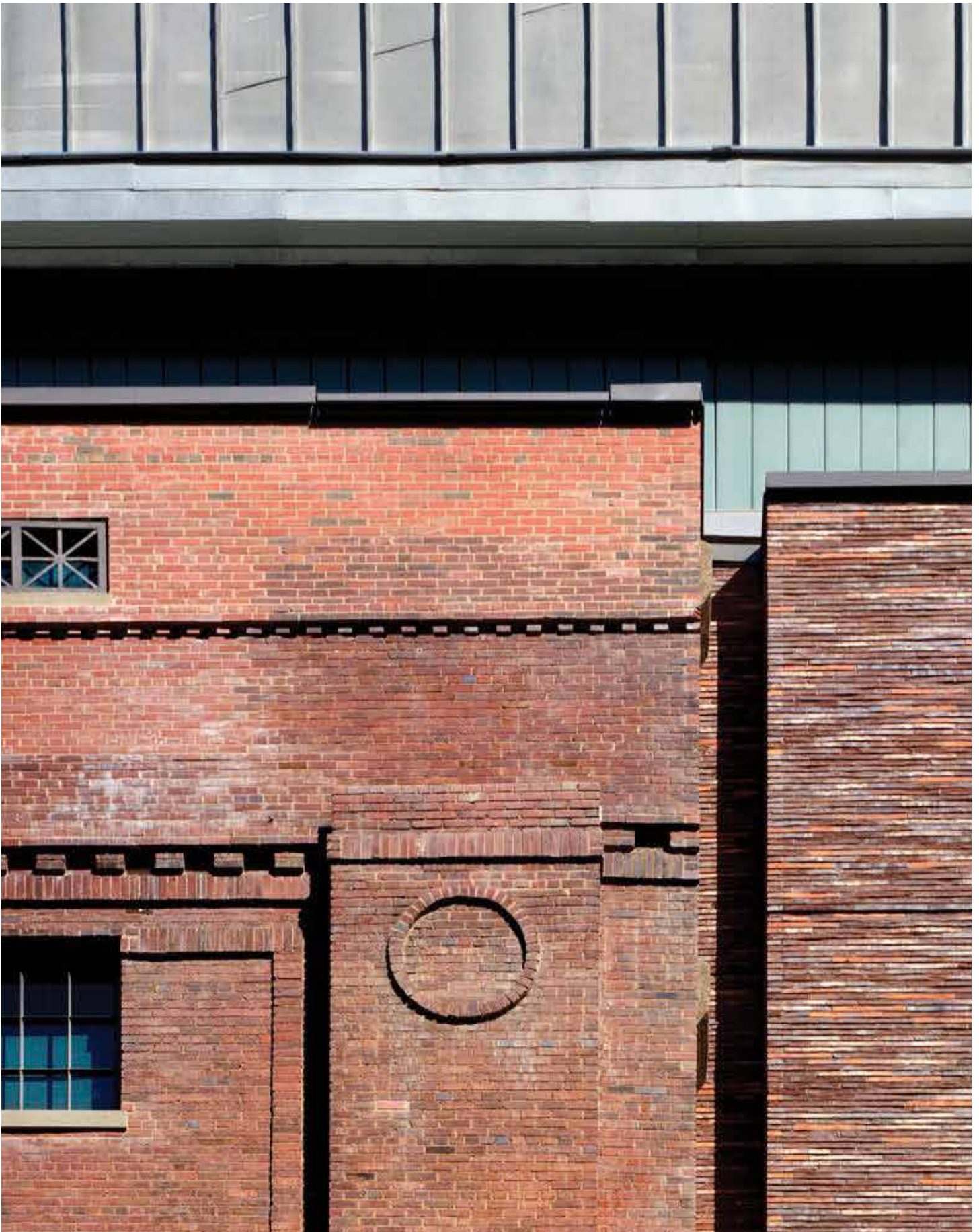


# 2018 ANNUAL REPORT

HISTORIC PRESERVATION OFFICE  
DC OFFICE OF PLANNING



GOVERNMENT OF THE  
DISTRICT OF COLUMBIA  
MURIEL BOWSER, MAYOR



OUTSIDE COVERS: 700 PENN/HINE REDEVELOPMENT; ITALIAN EMBASSY; AMERICAN ENTERPRISE INSTITUTE AT MCCORMICK APTS; CONTROL POINT VIRGINIA TOWER  
THIS PAGE: BIBLE MUSEUM ADAPTION OF THE TERMINAL REFRIGERATING WAREHOUSE

# 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 2018. Highlights of the year's accomplishments include:

## Supporting Communities

- Completed *Preserving for Progress*, the 2020 District of Columbia Historic Preservation Plan (see page 1)
- Continued work on Heritage Guides for Wards 2 and 3, the last in a series of guides for each ward (see page 1)
- Partnered with the Humanities DC to complete eight projects exploring the legacy of the year 1968 in the District's history (see page 2)
- Helped ten low- and moderate-income owners trying to keep their historic homes in good repair, distributing more than \$118,000 in grants (see page 3)
- Increased preservation awareness through cooperative partnership arrangements with DC non-profit organizations (see page 4)
- Expended \$94,000 in federal and local funds on personnel services for archaeology and public outreach (see page 4)
- Involved hundreds of District residents in planning, community outreach, and education programs (see pages 2 and 5)
- Expanded the District's archaeology program through public education and site investigations (see pages 5, 7)

## Recognizing Our Heritage

- Expanded *HistoryQuest DC*, an interactive website map of the District providing building-by-building historical information (see page 9)
- Expended \$47,000 in federal grant funds to research local LGBTQ and Civil Rights history (see pages 4 and 9)
- Approved community-sponsored applications to designate historic districts in Kingman Park and Bloomingdale (see page 9)
- Designated 16 new historic landmarks and the Langston Golf Course historic district (see page 10)
- Listed seven properties in the National Register of Historic Places, including five affordable apartment buildings (see page 17)

## Encouraging Good Stewardship

- Reviewed 426 District agency projects, including public school modernizations, library improvements, an expanded police memorial, transportation, water, and other projects (see page 19)
- Evaluated and concurred in 26 government agency determinations of National Register eligibility for properties under their authority (see page 21)
- Completed 312 federal agency project reviews, and helped formulate preservation and planning goals for Pennsylvania Avenue and the Smithsonian Quadrangle (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, including eight new homes in Historic Anacostia (see page 25)
- Reviewed 5,681 permit and related applications for compatibility with historic properties, processing 97% as an expedited "over-the-counter" service (see page 31)
- Supported developers seeking federal preservation tax credits for four projects representing a \$193.7 million investment in local historic buildings (see page 33)
- Supported affordable housing providers seeking preservation tax credits for five projects to rehabilitate a total of 427 affordable 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 642 construction inspections and 52 notices of infraction, for a yearly assessment of more than \$188,000 in fines (see page 37)

## Recognizing Excellence

- Honored recipients of 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 2018 Annual Report includes that required data, as well as information on other achievements of the District's historic preservation program from October 1, 2017 to September 30, 2018.*

*For further information, see the Historic Preservation Office website at [preservation.dc.gov](http://preservation.dc.gov), send an email to [historic.preservation@dc.gov](mailto:historic.preservation@dc.gov), or call the Historic Preservation Office at (202) 442-7600.*



TERRA COTTA ROOF TILES FROM MCMILLAN RESERVOIR REGULATOR HOUSES

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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 leads this effort together with OP colleagues and DC communities. Preservation planning supports the District's comprehensive planning and promotes both inclusive development and appreciation of the District's vibrant culture.

The District's 2020 Historic Preservation Plan, *Preserving for Progress*, guides implementation of the District's vision for historic preservation. It sets out an ambitious but manageable agenda, suggesting actions that city agencies, federal partners, non-profits, property owners and the public can take to ensure that the District's diverse historic and cultural heritage remains a vital part of daily life.

The 2020 plan follows the broad vision outlined in the DC Comprehensive Plan, *Growing an Inclusive City: From Vision to Reality*, which serves as the framework for all planning efforts in the city. It also fulfills the federal requirement for the State Historic Preservation Officer to prepare and periodically update a state preservation plan.

The plan is organized around five major themes:

**Preservation should focus on the basics.**

Preservation should concentrate on what an informed person can understand as valuable.

**We should build from an understanding of history.**

Telling the story of our communities is the way to foster civic pride in accomplishments of the past.

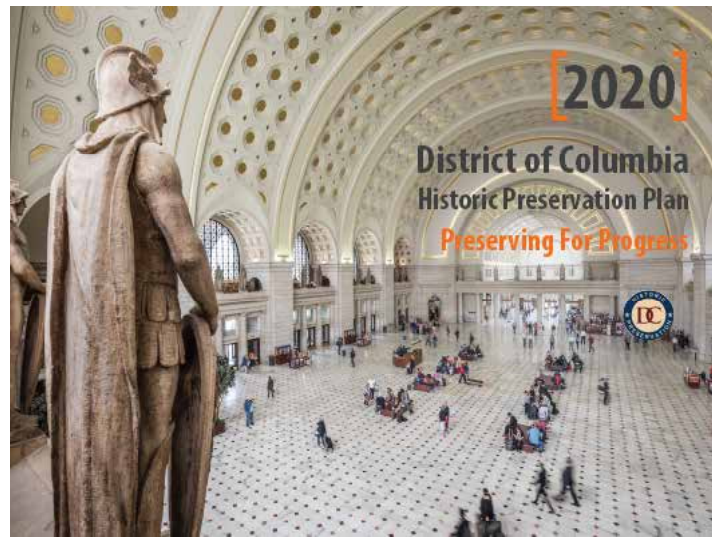
**Preservationists should work together.** Partnerships are essential to draw on all available talents and resources, communicate effectively, and make progress toward common goals.

**We should celebrate our achievements.** Our historic environment is in remarkable condition overall, and preservationists can take credit for decades of solid accomplishment.

**Preservation should consider new possibilities.** A changing city faces new challenges, but we can adapt our tools to be more effective in response.

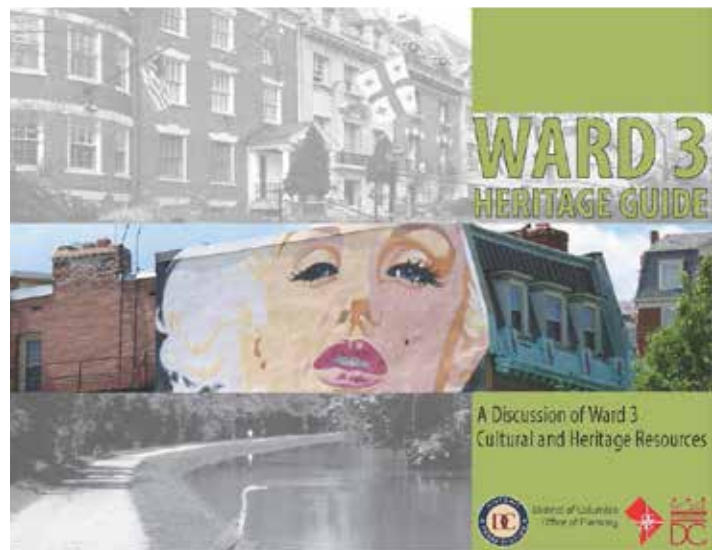
## Ward Heritage Guides

Work continued in FY 2018 on the series of guides to the history and cultural resources, as well as the preservation challenges and opportunities, in each of the city's wards. HPO made major progress toward completion of the remaining guides for Wards 2 and 3.



2020 HISTORIC PRESERVATION PLAN

See the plan online at [planning.dc.gov/page/preservation-planning](https://planning.dc.gov/page/preservation-planning)



FORTHCOMING WARD 3 COMMUNITY HERITAGE GUIDE

## DC Community Heritage Project

Since 2005, the DC Community Heritage Project, a partnership between the Historic Preservation Office and HumanitiesDC, has helped District residents explore the history of their own communities. Grant awards of up to \$2,500 give project sponsors the resources to build familiarity with DC's community heritage. Participants benefit from orientation sessions and the guidance of preservation professionals as they undertake their projects.

In FY 2018, the community heritage project focused its studies on remembering the transformative events in the District during the year 1968. Eight community-led projects listed below helped recapture the memories of Washingtonians who lived through that momentous year.

Grant recipients showcased their projects at an open community forum and discussion at the Sumner School Museum. The neighborhood brochures, oral histories, videos, and other products from the community history projects remain accessible to the public in the DC Digital Museum on the HumanitiesDC website.



DC PUBLIC LIBRARY'S SOUL TENT, EXPLORING COMMUNITY HERITAGE

### DC COMMUNITY HERITAGE PROJECT SMALL GRANT AWARDS

Ward	Project	Sponsoring Organization	Amount
All	<i>DC Public Library's Soul Tent: A People's University Experience</i>	District of Columbia Public Library Foundation	\$ 2,500
All	<i>Dancing through the Flames: How the DC Dance Culture Survived 1968</i>	Teenarama Incorporated	\$ 2,500
All	Spring 1968 Photography/Oral History Project	CAFAM III, Inc.	\$ 2,500
2	<i>Shaw in '68: An Oral History</i>	Shaw Mainstreet	\$ 2,500
3	Wilson High School Integration History Project	Wilson High School PSTO	\$ 2,500
5	<i>1968: The Leap Year that Changed the World: Memories from Paul Laurence Dunbar High School, DC</i>	Paul Laurence Dunbar Alumni Federation	\$ 2,500
6	<i>Fifty Years Since Roberta Flack Came to Perform at Mr. Henry's Restaurant on Capitol Hill</i>	Capitol Hill Jazz Foundation	\$ 2,500
7	<i>1968 to 2018 Small Businesses of Deanwood: A Historical Look Back</i>	Deanwood Heights Mainstreets	\$ 2,500
<b>Total FY 2018</b>			<b>\$ 20,000</b>

# 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 2018, HPO worked with 29 homeowners seeking grant awards for home repairs. Additionally, HPO monitored work under construction on ten active grants (four in Anacostia; three in LeDroit Park; and one each in the Capitol Hill, Mount Pleasant and U Street historic districts), resulting in a total expenditure of \$118,000. Total expenditures were lower than in FY 2017 due to the transition from an expiring appropriation to new funding.



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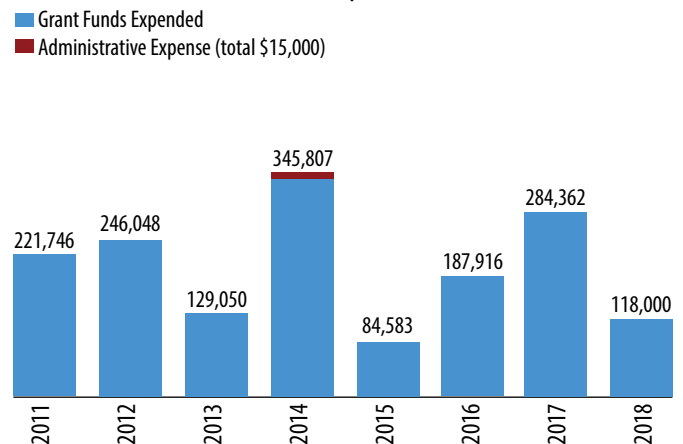


913 12TH STREET SE - AFTER

### ACTIVE HISTORIC HOMEOWNER GRANTS FY 2018

Historic District	Address
Anacostia	2018 14th Street SE 1317 Maple View Place SE 1233 U Street SE 1516 W Street SE
Capitol Hill	913 12th Street SE
LeDroit Park	1844 2nd Street NW 1944 2nd Street NW 310 Elm Street NW
Mount Pleasant	1809 Park Road NW
U Street	947 Vermont Avenue 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 2018, HPO pursued the following projects through partnerships and contracted services:

### COOPERATIVE AGREEMENTS

Project	Grantee	Amount
HistoryQuest Data Expansion	Historical Society of Washington DC	\$ 100,000
Archaeological Assistance and Data Management	Groundwork DC	67,672
Community Heritage Grants, Education Workshops, and DC Digital Museum	HumanitiesDC	55,000
Mayor's Agent Database Maintenance	Georgetown University Law Center	2,500
<b>Total FY 2018</b>		<b>\$ 225,172</b>

### COMMUNITY GRANTS AND COMPETITIVE CONTRACTS

Project	Grantee or Contractor	Amount
Community Outreach Services	THREAD	\$ 50,625
LGBTQ History Project (NPS Grant)	Louis Berger Group	26,322
20th Century African American Civil Rights Trail (NPS Grant)	Prologue DC	20,587
Day of Archaeology Festival Expenses	Frager's Hardware	601
<b>Total FY 2018</b>		<b>\$ 98,135</b>



THE MARCH ON WASHINGTON FOR JOBS AND FREEDOM, AUGUST 28TH, 1963

# SUPPORTING COMMUNITIES

## Neighborhood Engagement

Active neighborhoods play a vital role in the District's preservation efforts. The Historic Preservation Office assists with local heritage projects, and joins with community partners to highlight DC history and broaden awareness of preservation. HPO customer services include hands-on assistance, community forums, and informational publications. Periodic public seminars and events promote familiarity with cultural resources.

Historic Preservation Review Board meetings also create a public forum for review and discussion of development projects that affect historic neighborhoods. In FY 2018, there were nineteen meetings, videocast live over the Internet. Board sessions are open to public participation without signing up in advance. Interested persons can also receive regular announcements of HPRB meetings and other activities. Last year, HPO's self-service email notice list expanded by 14%, and now reaches more than 2,750 subscribers.

Some highlights of HPO and HPRB outreach and education efforts undertaken during FY 2018 include:

- Responded to public questions about historic districts at nine community meetings attended by 255 attendees in Kingman Park, Bloomingdale, and other neighborhoods
- Worked with residents of the new Emerald Street Historic District to create a set of design guidelines for alterations within the neighborhood
- 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
- Gave public talks at the DC History Conference on archaeology and on *Early Farms of Washington, DC* and *Alleyways and Alley Buildings on Capitol Hill*
- Presented at 25 gatherings and events before an cumulative audience of 1,025, and reached more than 2,500 people through presentations at conferences and festivals
- Engaged festival-goers at the Smithsonian's Family Archaeology Day, the African American Civil War Museum's Living History Day, National History Day, Day of Archaeology, and Historic Preservation Community Day. Joint efforts with the National Park Service at the Anacostia River Festival focused on the bicentennial of Frederick Douglass's birth in 1818.
- Posted regular public notices on the OP and OPEN DC websites, Twitter, and Facebook
- Distributed more than 2,100 copies of informational publications, mostly historic district brochures



JULIANNA JACKSON PRESENTS SHOTGUN HOUSE DISCOVERIES  
AT THE HEURICH HOUSE MUSEUM



DAY OF ARCHAEOLOGY



LIVING HISTORY DAY



DCPL HISTORIC PRESERVATION COMMUNITY DAY



ARTIFACTS FROM THE SHOTGUN HOUSE WASHED DURING PUBLIC LAB DAY



PUBLIC LAB DAY



ROSE PARK ART INSTALLATION

# 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 the record of history, 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 staff sustains an active outreach program reaching hundreds of constituents through its survey, education, and engagement efforts. Notable projects in FY 2018 included:

### Shotgun House

At professional meetings of the Society for Historical Archaeology, Middle Atlantic Archaeological Conference, and Society for American Archaeology, HPO archaeologists presented multiple perspectives on the office's Shotgun House investigations on Capitol Hill. In the local community, they shared insights and artifacts gleaned from the house at the DC History Conference, a Capitol Hill Restoration Society Preservation Café, and the Heurich House Museum, among others. HPO assistant archaeologist Christine Ames was the prizewinner for the Restoration Society's 2018 Dick Wolf Memorial Lecture, on *New Discoveries at the Shotgun House Project*.

### Hortense Prout Commemoration at Kalorama Park

The SHPO supported a successful application by the Kalorama Citizens Association for a National Park Service grant to install a commemorative marker in Kalorama Park honoring Hortense Prout. The park contains an archaeological site related to her desperate but failed attempt to emancipate herself from enslavement during the Civil War. The on-site marker and educational brochures are keeping this story alive as part of the National Underground Railroad Network to Freedom Trail.

### Heritage Placemaking

As part of a 2017 Office of Planning creative placemaking project funded by the Kresge Foundation, the HPO archaeology staff joined in *If YOU Lived Here*, a heritage placemaking project focusing on the meaning of home, on the occasion of the 150th anniversary of the Barry Farm community founded by the Freedmen's Bureau. The project has engaged more than 227,000 participants on social media.

In 2018, OP archaeology and planning staff members explored the lessons *If YOU Lived Here* at annual meetings of the Society for American Archaeology and Mid-Atlantic Archaeological Conference. The professional archaeology community was interested in learning how to integrate urban planning and creative placemaking with heritage education.



CHRISTINE AMES, CENTER, PRIZEWINNER OF THE 2018 DICK WOLF MEMORIAL LECTURE



HORTENSE PROUT COMMEMORATIVE MARKER AT KALORAMA PARK

### Find DC Archaeology on Facebook

HPO sponsors two Facebook pages on DC archaeology. For more information on community outreach events, and updates about the Shotgun House, Hortense Prout, and other projects, connect online at [facebook.com/DCArchaeology](https://facebook.com/DCArchaeology). For updates about the Yarrow Mamout project in Georgetown, see [facebook.com/YarrowMamoutArchaeology](https://facebook.com/YarrowMamoutArchaeology).

## Site Investigations and Collections

Most archaeological investigations in the District originate from the requirements of federal laws protecting archaeological resources. Professional excavation of such resources on the site of development projects typically occurs after a written agreement, as mitigation for the effects of development on historic structures and sites. The data, information and artifacts collected from these investigations help to expand our knowledge of the District's history.

During FY 2018, the SHPO archaeologist participated in the review of 121 federal undertakings involving ground disturbance, or 29% of the total 414 cases submitted for preservation review. Adverse effects to eligible archaeological resources were avoided on all completed consultations. A sampling of projects includes:

### Red Cross Headquarters

An unanticipated discovery during installation of outdoor sculpture at the Red Cross Headquarters resulted in the identification of an eligible historic site (51NW264), consisting of the foundation remnants of a well-documented Baptist church. It was successfully avoided during construction and remains in place.

### Video Visitation Facility at the DC Jail

The HPO archaeology staff and interns conducted an on-site reconnaissance survey for installation of a modular building at the DC Jail complex in Reservation 13, a location subject to a programmatic agreement. Formerly a pauper's field, almshouse, and US Naval Magazine, the site has both prehistoric and historic archaeological potential. The review determined that the project would not affect any significant buried resources or burials.

### Rose Park Art Installation

The DC archaeology team assisted the National Park Service in a Phase I reconnaissance survey before a temporary art installation in Georgetown's Rose Park. The crew excavated shovel test pits to ensure that the post footings did not disturb archaeologically-sensitive soil strata beneath fill deposits. Fortunately, no resources were identified, but the project generated new data on the depth of the fill that will be helpful on future projects.

### New Collections

With receipt of the final archaeological reports from the CSX Virginia Avenue tunnel reconstruction project, HPO added another group of artifacts and data for permanent curation in the District's archaeological collections. Consultation on the tunnel project began in 2009, and the archaeological investigations were conducted as mitigation for the loss of a National Register-eligible resource (Virginia Avenue Paving Site, 51SE062).

### Archaeological Curation Facility

Under the terms of a Memorandum of Agreement for renovation of the Martin Luther King Jr Memorial Library, curation space to house the DC Archaeological Collections is being constructed as a mitigation measure. In 2018, the parties drafted a Collections Agreement Plan that will define the cooperative relationship between DCPL and the DC SHPO for maintenance and security of the archaeological "Discovery Center," slated to open in 2020.



RECONNAISSANCE SURVEY AT THE DC JAIL

### 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.

# RECOGNIZING OUR HERITAGE

## Survey and Documentation

The District is fortunate in the wealth of places that embody stories of our history and culture. Guided by the DC Historic Preservation Plan, the State Historic Preservation Office sponsors 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 2018, HPO focused its survey and documentation program on key research tools and neighborhood projects, including:

### Civil Rights Heritage Trail

HPO and its consultant Prologue DC continued work on a heritage trail commemorating 100 sites associated with 20th Century African American Civil Rights. The project is supported by a \$37,000 grant from the National Park Service, and will be completed in 2019. The stories of modern civil rights history will be accessible to the public on a new internet application that will serve as a prototype for the District's entire African American history trail.

### LGBTQ Historic Context

HPO consultant Louis Berger completed the first phase of a historic context that will help preserve and highlight the history of the Lesbian, Gay, Bisexual, Transgender, and Questioning (LGBTQ) community in Washington. The initial products include a topical overview and chapter on history, identity, and a sense of belonging. Work is funded by a \$50,000 grant from the Underrepresented Communities fund of the National Park Service, and will finish in 2019.

### HistoryQuest DC

Under a cooperative agreement with the Historical Society of Washington DC, HPO continued to update and refine *HistoryQuest DC*, its interactive online GIS map that gives professionals and the public access to historical information on the city's buildings and development subdivisions. Various filters and query functions allow researchers to explore and visualize the city's growth and expansion within and beyond its original boundaries. In 2018, the upload of data was completed for all areas east of the Anacostia River.

### L'Enfant Plan

The SHPO completed the scoping phase of a project to update the documentation and historic recognition of the L'Enfant Plan. The project will create the first complete map of all plan elements using modern GIS technology. The work is funded in part by a grant of \$50,000 from the Dwight D. Eisenhower Memorial Commission.



LGBTQ HISTORIC CONTEXT



HISTORYQUEST DC EXPANDED IN AREAS EAST OF THE ANACOSTIA RIVER

## 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 2018, HPRB designated sixteen new historic landmarks for inclusion in the DC Inventory. The Board also designated the Langston Golf Course, Kingman Park, and Bloomingdale historic districts. HPRB denied historic landmark designation for the Harrison Street Flats at 4315-51 Harrison Street NW, and Saint Paul's Methodist Episcopal Church South at 150 S Street NW.

Many of this year's designations reflect an emphasis on evaluating historic properties within the context of historical themes. Six designations are examples of historically affordable apartment buildings, four exemplify the District's utility infrastructure, and four others its civic buildings. Many of these nominations resulted from HPO coordination with government agencies, affordable housing providers, and community groups. This type of context-based identification of historic properties follows the policies and recommended actions of the DC historic preservation plan.

### Ward 1

#### The Fulford

2518 17th Street NW

The Fulford, built in 1911 and now part of a two-building complex known as the Glenn Arms, was designed for a middle-class clientele when apartment buildings were still not widely accepted as a respectable housing option. The four-story Italian Renaissance style building is a good example of the "mansion type" apartments designed to evoke the mansions and embassies of the surrounding Meridian Hill neighborhood.

#### The Glenn Arms

2524 17th Street NW

Like the Fulford, the adjacent Glenn Arms from 1916 was designed to appeal to middle-class tenants, in this instance using the design imagery of semi-detached urban houses. The street front suggests a pair of Craftsman-style homes, but the two-story building extends back 129 feet in a double-dumbbell shape to nearly the full depth of its lot.

*Both nominated by owner Glenn Arms Preservation LP, and designated on December 21, 2017; Glenn Arms photo, page 17*

HISTORIC LANDMARK DESIGNATIONS

Applications Received		Designations Approved		Designations Denied	
Fiscal Year	Number	Number	Owner- Opposed	Number	Owner- Opposed
2018	15	16	1	2	2
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
<b>TOTAL</b>	<b>235</b>	<b>197</b>	<b>10 (5%)</b>	<b>20</b>	<b>16 (80%)</b>



THE FULFORD

# RECOGNIZING OUR HERITAGE

## **Potomac Electric Power Company Substation No. 13** 1001 Harvard Street NW

The Columbia Heights PEPCO substation is the first such electrical facility erected outside the original city boundaries. Built in 1907, it was designed to fit sensitively into an emerging residential neighborhood in response to community concerns. The building's design—a combination of Arts-and-Crafts and Classical-Revival styles—was used to mask the industrial equipment and use of the building, marking a departure from earlier utilitarian structures that had housed similar equipment. This established PEPCO's corporate policy of providing contextual design for its facilities throughout much of the 20th century.

*Nominated by the DC Preservation League, and designated on February 1, 2018*

## **Potomac Electric Power Company Substation No. 25** 2119 Champlain Street NW

The Reed-Cooke substation, built in 1931, conveys strength and dynamism through a muscular industrial style, with monumental proportions and brick transformer isolation walls on its south side expressed as architectural buttresses. Architect Arthur B. Heaton, employed by PEPCO between 1929 and 1939, elevated the company's architectural standards by introducing a consistent Art Deco-inspired Industrial Classicism that provided a dignified architectural image for the utility.

*Nominated by the DC Preservation League, and designated on February 1, 2018*

## **Ward 2**

## **West Heating Plant** 2518 17th Street NW

Built to supplement the 1934 Central Heating Plant, the West Heating Plant added capacity for a vast expansion of the federal establishment in the mid-20th century. The six-story plant at the juncture of the C & O Canal and Rock Creek is a monumental testament to mid-century industrial design and engineering. Its streamlined architectural styling draws from the Art Moderne as well as emerging Modernism. Designed in 1940 and begun in 1941-42, its construction was suspended during World War II as most steel was diverted to the war effort. Construction did not resume until 1946, with completion in 1948. Originally intended to catch up with demands created by New Deal expansion during the Depression, the plant also enabled postwar construction and operation of the massive State Department and other federal headquarters surrounding the National Mall.

*Nominated by the DC Preservation League, and designated on November 2, 2017*



PEPCO SUBSTATION NO. 13



PEPCO SUBSTATION NO. 25



WEST HEATING PLANT

### District of Columbia Municipal Center

300 Indiana Avenue NW and 301 C Street NW

The District's Municipal Center is an outstanding example of Classical Moderne, a style influenced by both classicism and Art Deco, and often associated with New Deal civic buildings. Built between 1938 and 1941 with the aid of Public Works Administration funds, the Municipal Center (now Henry J. Daly Building) was the first of a planned matching pair in a complex of judicial and administrative buildings flanking the approach from the Mall to Old City Hall. The monumental structure includes a significant program of art, demonstrating a local commitment to civic art in public buildings at a time when the federal government was sponsoring such works across the nation.

*Nominated by the DC Preservation League, and designated on February 22, 2018*

### Ward 3

#### Equitable Life Insurance Company

3900 Wisconsin Ave NW

Built in 1956 and expanded in 1963, the headquarters of the Equitable Life Insurance Company is perhaps the city's most impressive example of the Georgian Colonial Revival style, modeled by architect Leon Chatelain Sr. after the Governor's Palace in Williamsburg, VA. The building exemplifies the influence of the restoration of Williamsburg and the enduring popularity of the Colonial Revival style on the design of commercial, government, and institutional buildings through the middle decades of the 20th century in Washington and regionally. The site was later acquired and further expanded by the Federal National Mortgage Association (Fannie Mae).

*Nominated by owner NASH-Roadside 3900 Wisconsin, and designated on November 16, 2017*

#### Potomac Electric Power Company Substation No. 38

5210 Wisconsin Avenue NW

PEPCO's Harrison Street substation was built in 1940 to meet the growing demand for electricity in the area. It was designed in an Art Moderne style to mimic the prevailing style of neighborhood commercial buildings at the time. This approach reflected PEPCO's policy for its buildings to blend with neighborhood surroundings. The policy took on added importance on the eve of the second World War, when the company sought to protect its power grid by making substations as inconspicuous as possible, in this case as a commercial look-alike building. PEPCO collaborated with the National Defense Power Committee to add this and other substations to improve the city's power grid for reliable and secure electrical current to Washington in the event of war.

*Nominated by the Art Deco Society of Washington and Tenleytown Historical Society, and designated on November 16, 2017*



DISTRICT OF COLUMBIA MUNICIPAL CENTER



EQUITABLE LIFE INSURANCE COMPANY



PEPCO SUBSTATION NO. 38

# RECOGNIZING OUR HERITAGE

## Ward 4

### Homestead Apartments

812 Jefferson Street NW

The Homestead Apartments in Brightwood Park was built in 1939 and illustrates an eclectic blend of Gothic and Romanesque decoration in the form of corbeling, round arches, basket-weave brick panels, and peaks on the roofline, together with Art Deco and Moderne details in its streamlined brickwork. The building's H-shaped plan encloses an intimate courtyard enclosed by low stone walls punctuated by piers. The building is associated with efforts in the interwar years to build multi-unit buildings for Washington's working-class and middle-class residents.

*Nominated by owner Hampstead Jefferson Partners, and designated on November 16, 2017*

### MacFarland Junior High School

4400 Iowa Avenue NW

Built in 1925, the Henry B.F. MacFarland Junior High School was one of the city's first two purpose-built junior high schools. In the first half of the 1910s, dozens of cities, including Washington, established junior high schools to address overcrowding and recognize the challenges of teaching children who had reached puberty. The building's relatively simple design, nearly identical to Langley Junior High in Eckington, suggests both cost-consciousness and a deference to the high schools as the most elaborate edifices in the system.

*Nominated by the DC Department of General Services, and designated on September 27, 2018*

### Petworth Library

4200 Kansas Avenue NW

The Georgian Revival-style Petworth Neighborhood Library reflects the influence of Colonial Williamsburg, as well as the preference of the Commission of Fine Arts for the domestic feel of colonial architecture for neighborhood-serving public facilities. Originally named the Petworth Branch Library, the building was erected in response to community demand, as part of an 1929 plan to expand library services with thirteen new branch libraries in outer neighborhoods. After the plans were scaled back during the Great Depression, Petworth Library was finally designed in 1936 and completed in 1939. In 2009, the library underwent a major renovation that included addition of the building's cupola, which, although part of the original building design, had never been built.

*Nominated by the DC Department of General Services, and designated on September 27, 2018*



HOMESTEAD APARTMENTS



MACFARLAND JUNIOR HIGH SCHOOL



PETWORTH NEIGHBORHOOD LIBRARY

### Roosevelt High School

4301 13th Street NW

Theodore Roosevelt Senior High School was founded in 1890 as Business High School, the District's only institution devoted to instruction in business. The current building opened in 1932, and is emblematic of the designs of Municipal Architect Albert L. Harris, working in the Colonial Revival style favored by the Commission of Fine Arts. Two interior murals painted in 1935 by artist Nelson Rosenberg were part of the Depression-era Public Works of Art Project (PWAP). When the building opened, the business school became a general high school, but with rooms set aside for typewriting, bookkeeping, a student-run bank, and other business-related activities.

*Nominated by the DC Department of General Services, and designated on September 27, 2018*

### Ward 5

### Saint Paul's College

3025 4th Street NE

St. Paul's College, founded in 1914 to train Paulist Fathers, is significant for its role in the education of priests for evangelical work in North America. Founded in New York in 1858, the Missionary Society of Saint Paul the Apostle transferred their seminary here after the establishment of the Catholic University of America. St. Paul's campus is notable among the constellation of teaching institutions created by independent Catholic orders attracted to the former farmlands near the university. The 1914 college hall, an excellent example of Collegiate Gothic architecture designed by architects Murphy and Olmsted, crowns a gentle hill at the center of a now-reduced college campus. A series of wings expanded the college in 1935, 1941, 1956, and 1957.

*Nominated by the D.C. Preservation League, and designated on November 16, 2017*

### Harewood Lodge

3600 Harewood Road NE

Harewood Lodge is the first building erected in the District in the Second Empire style, and one of the first in North America. Aware that the gatekeeper's lodge at the main entrance to his Harewood estate would create a public image for the summer home, William Wilson Corcoran employed James Renwick, Jr., one of the most important architects of his era, to design the lodge in the new French style. Likely built in 1857, this is the earliest of a handful of remaining estate lodges in the District and a rare vestige of once rural Washington County. After Harewood was sold to the federal government for the nation's first veterans home, the lodge continued to greet visitors enjoying the Soldiers' Home grounds as an unofficial public park.

*Nominated by the D.C. Preservation League, and designated on May 24, 2018*



ROOSEVELT HIGH SCHOOL



SAINT PAUL'S COLLEGE



HAREWOOD LODGE

# RECOGNIZING OUR HERITAGE

## Bloomingdale Historic District

*Bounded by North Capitol Street on the east, Florida Avenue on the south, 2nd Street on the west, and McMillan Reservoir on the north*

Bloomingdale is one of the city's most cohesive rowhouse neighborhoods, offering a remarkable display of high-quality design and craftsmanship. Located just beyond the city's original Florida Avenue boundary, its development was spurred by the arrival of a streetcar line in 1888. A small group of speculative developers built the community's stock of substantial rowhouses, marketed to middle-class residents during a major building boom. Architecturally, Bloomingdale is a primer on the stylistic transition of the city's rowhouses from fanciful, late-Victorian buildings of the early 1890s to more stately Edwardian models after 1900, and the more modest porch-fronted forms of the 1910s and early 1920s.

Bloomingdale is also significant for its prominent role in the struggle to abolish racially restrictive housing covenants in the District and nation. Dozens of legal challenges to these discriminatory devices, brought by the NAACP and others, culminated in the 1948 Supreme Court decision finding racially restrictive covenants unconstitutional and unenforceable. This ended legal segregation of the city's housing, and opened up Bloomingdale and other neighborhoods to African American residents.

*Nominated by the DC Preservation League on behalf of the Bloomingdale Historic Designation Coalition, and designated on July 26, 2018 (effective September 9, 2018)*

## Ward 7

### Texas Gardens

*1741 28th Street SE*

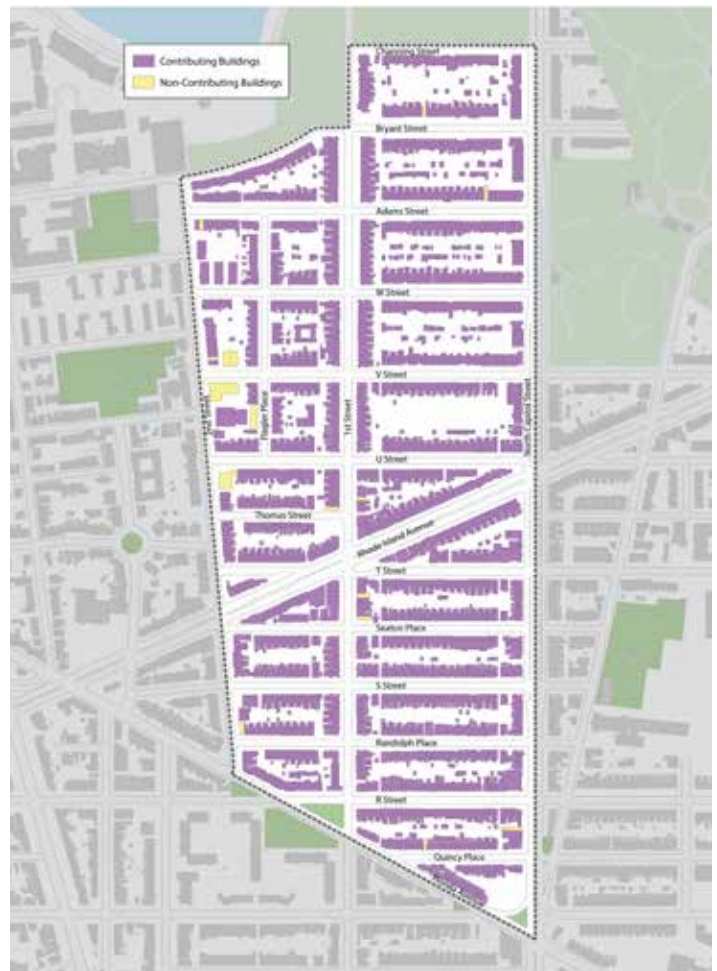
Texas Gardens, built in Randle Highlands in 1943-44, is a good example of the economical low-rise apartment buildings erected for a flood of workers coming to the nation's capital in support of the war effort. The restrained but elegant yellow brick facades feature an Art Deco main entrance design with glass block panels, a streamline effect from long cornice panels and flat bands of decorative brickwork, and a rounded prow at the Texas Avenue corner.

### Duvall Manor Apartments

*3500-3510 Minnesota Avenue SE*

The Duvall Manor Apartments were built in 1949 as the Greenway area was developed to meet the demands of the city's post-WWII growth. The large, U-shaped garden apartment complex facing Minnesota Avenue is surrounded by a generous expanse of lawn. Its light-toned red brick facades display a simple Colonial Revival style, with pedimented door surrounds, keystone lintels, and a flat cornice belt in contrasting limestone.

*Both nominated by owner Texas Gardens Partners LLC, and designated on December 21, 2017*



BLOOMINGDALE HISTORIC DISTRICT



DUVALL MANOR APARTMENTS

### Langston Golf Course

2600 Benning Road NE

Langston Golf Course, named in honor of John Mercer Langston, the first dean of Howard University Law School, is significant for its association with African-American history, sport and recreation in the District, and the civil rights history of "separate but equal" facilities and their eventual desegregation. When it opened in 1939, Langston was one of only about 20 golf courses in the country open to African Americans. Its genesis dates to 1927, when faced with the closure of the Lincoln Memorial Golf Course—the only course in the city where African Americans could play—a group of golfers formed the Capital City Golf Club to petition for a new course for African Americans. The Works Progress Administration and Civilian Conservation Corps undertook the construction in the new Anacostia Park. In addition to regular Lee Elder, newspaper accounts say it has been played by Joe Louis, Althea Gibson, Jim Thorpe, Billy Eckstine, Maury Wills, Bob Hope, Gerald Ford and "every professional African American golfer except for Tiger Woods."

*Nominated by the National Park Service and National Capital Parks-East, and designated on March 22, 2018*

### Kingman Park Historic District

*Bounded by Oklahoma Avenue on the southeast, an irregular line between 19th and 21st Streets on the west, and including Langston Terrace, the four public schools, and Langston Golf Course north of Benning Road*

Kingman Park was developed between 1928 and the early 1950s specifically for African American residents during a period of intense racial segregation in the city and nation. Kingman Park was the site of demonstrations for better schools and the integration of playgrounds, and a source of legal challenges to "separate but equal" education. Activism in Kingman Park contributed to the integration of the city's public playgrounds and to the landmark Supreme Court decision in *Bolling v. Sharpe*, a companion case to *Brown v. Board of Education*.

The neighborhood began as privately built single-family homes marketed to African American homebuyers, along with commercial enterprises and religious institutions. Over time, it expanded with both private and federally subsidized housing for working-class African-Americans, a historic school campus for African-American elementary through high school students, and Langston Golf Course. The nucleus of the Kingman Park neighborhood forms a coherent and distinguishable group representative of Washington's single-family housing developments and their commercial corridors during the interwar period. North of Benning Road, it also includes the historic landmark Langston Terrace Dwellings, and the education campus and golf course, both individually recognized as historic districts.

*Nominated by the Kingman Park Civic Association, and designated on May 3, 2018 (effective June 24, 2018)*



LANGSTON GOLF COURSE



KINGMAN PARK 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 2018, the SHPO nominated seven recently designated DC historic landmarks for listing in the National Register.



THE GLENN ARMS

### NATIONAL REGISTER LISTINGS

Ward	Property	Address
1	The Homestead Apartments	812 Jefferson Street NW
	The Fulford	2518 17th Street NW
	The Glenn Arms	2524 17th Street NW
3	Lafayette Elementary	5701 Broad Branch Road NW
5	St. Paul's College	3015 4th Street NE
7	Texas Gardens	1741 28th Street SE
	Duvall Manor Apartments	3500-3510 Minnesota Ave SE

#### 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.



LAFAYETTE ELEMENTARY SCHOOL



ST. PAUL'S COLLEGE

# 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 2018, the SHPO completed 426 reviews of projects submitted by District agencies for review, a 12% decrease compared with FY 2017, due largely to a smaller number of DHCD project reviews. Major projects considered during the year include:

### Public Schools Modernization

The SHPO review of DC public schools modernizations addressed Jefferson and Eliot-Hine middle schools, and Kimball, Maury, and Eaton elementary schools. In each project, significant historic building components were retained and rehabilitated.

### Carnegie Library Renovation

SHPO review of restoration details and historic exhibits at the former Washington Public Library on Mount Vernon Square continued as construction progressed in 2018. When completed in early 2019, the building will house the DC History Center of the Historical Society of Washington DC, an Apple flagship store, and function space for Events DC.

### DC Police Memorial

The SHPO and HPRB approved an expansion of the DC Police Memorial at the Municipal Center, to include a wall display with the names of fallen police officers. The historic polychrome concrete fountain by noted DC craftsman J.J. Earley will also be restored and made fully accessible.



JEFFERSON MIDDLE SCHOOL MODERNIZATION

### 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.*

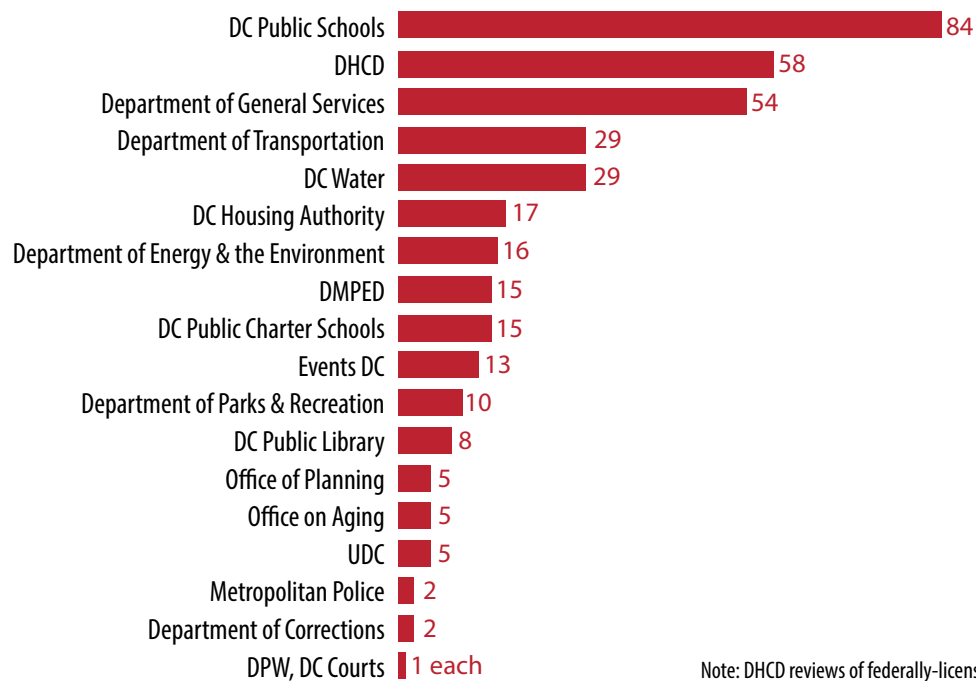


DC POLICE MEMORIAL IMPROVEMENT



## District Government Project Reviews

Total completed: 369



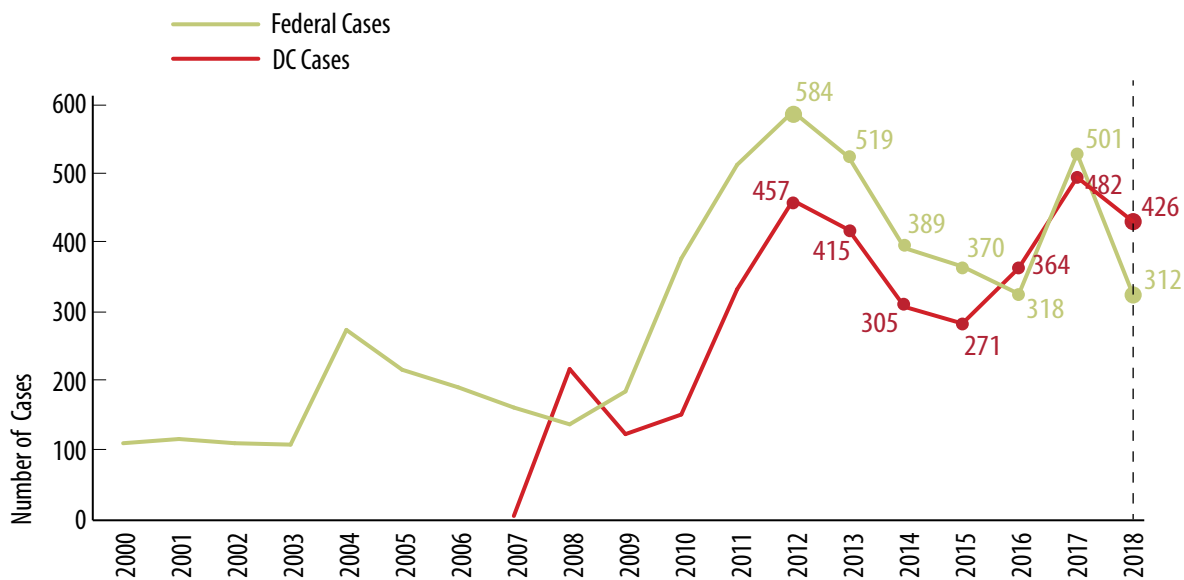
Note: DHCD reviews of federally-licensed projects are shown on page 24



DC HISTORY CENTER AND APPLE FLAGSHIP STORE AT CARNEGIE LIBRARY

# ENCOURAGING GOOD STEWARDSHIP

Federal and DC Government Project Reviews



RESTORED LOCKKEEPER'S HOUSE

## Determinations of Eligibility

The State Historic Preservation Office helps federal and District agencies to evaluate the eligibility of properties for listing in the National Register of Historic Places. This function grew from federal programs to identify historic resources that might be harmed inadvertently by government construction. While the main purpose of such determinations of eligibility (DOEs) is to guide government planning, the information uncovered also expands public understanding of local history and heritage.

In FY 2018, the SHPO reviewed 49 agency determinations of eligibility, concurring on 26 properties determined eligible for the National Register and 23 not eligible. Notable determinations include the following:

### Joint Base Anacostia Bolling (JBAB)

As part of an identification and evaluation project, JBAB and the SHPO reached consensus on an expansion of the eligible Bolling Air Force Base Historic District, and delineation of an eligible Naval Air Station Anacostia Historic District (with 69 and 17 contributing resources, respectively). The project also identified 18 properties not eligible. After Phase I archaeological testing on the site of a proposed new Navy Lodge, JBAB also identified a potentially eligible archaeological site with Native American, colonial, and 19th – 20th century components deeply buried under fill.

### DC Water Green Infrastructure Project

For a green infrastructure project north and west of Georgetown, DC Water determined several properties eligible for the National Register. These include the Western High School Field Houses and Athletic Fields, Whitehaven Parkway, and Holy Rood Cemetery on Wisconsin Avenue. DC Water also treated the Burleith and Glover Park neighborhoods as eligible for consultation purposes.

### WMATA Headquarters

The SHPO concurred in a determination by WMATA that its headquarters Jackson Graham Building, completed in 1974, is not eligible for individual listing in the National Register. Aside from its relatively recent date, significant alterations have affected the integrity of the building's original design.

#### 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.*



BOLLING AIR FORCE BASE ELIGIBLE HISTORIC DISTRICT



WESTERN HIGH SCHOOL FIELD HOUSES AND ATHLETIC FIELD



WMATA HEADQUARTERS

# 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.

In FY 2018, HPO reviewed 312 federal agency requests for project consultation, a 38% decrease compared to FY 2017, largely due to fewer telecommunications, housing, and federal building rehabilitation projects. Notable cases included:

### Smithsonian Institution South Mall Campus Master Plan

Section 106 consultation concluded in May 2018 with a Programmatic Agreement that guides ongoing review of this project and early consultation on future projects. The PA also provides for new and updated listings of the affected Smithsonian buildings in the National Register of Historic Places, and recordation of the Smithsonian Quadrangle and Haupt Garden in the Historic American Buildings Survey (HABS) and Landscape Survey (HALS).

### National Air and Space Museum Renovation

Consultation concluded in December 2107 with a Memorandum of Agreement. Among various actions to mitigate the recladding of the museum in a different stone, the Smithsonian will record the building in HABS and nominate its Museum of Natural History to the National Register.

### National Mall and Memorials

The SHPO continued to consult on the proposed adaptation of Pershing Park for a World War I Memorial, and concluded an agreement with the National Park Service on a new retail shop at the Lincoln Memorial. The shop will allow the public to see into the memorial's vast structural undercroft, where historically significant graffiti from the construction period is preserved. Also during the year, NPS completed the restoration of the historic Lockkeeper's House under plans endorsed by the SHPO.



NATIONAL AIR AND SPACE MUSEUM EARLY DESIGN CONCEPT

### 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.



SMITHSONIAN SOUTH MALL CAMPUS MASTER PLAN CONCEPT



### Rail Transportation Facilities

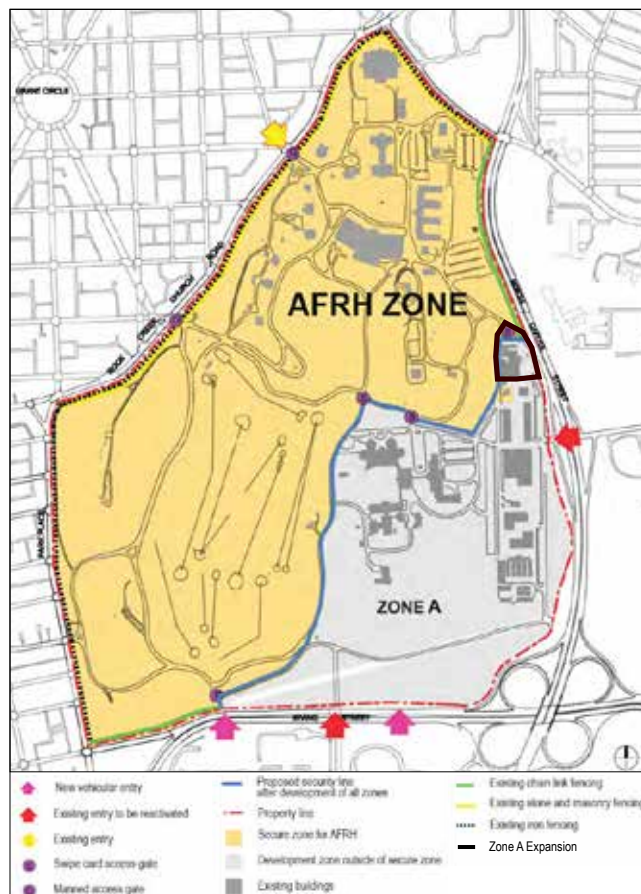
Discussions among the SHPO, federal agencies and public consulting parties continued on several key long-term rail infrastructure projects. These included the Union Station concourse and terminal expansion, expanded capacity for Long Bridge to Virginia, and the proposed underground high-speed Hyperloop and Superconducting Maglev trains between Washington and Baltimore.

### Armed Forces Retirement Home

The SHPO agreed to an amendment of the AFRH Master Plan, shifting the boundary of the privately developable portion of the campus to encompass the disused 1907 heating plant.

### Pennsylvania Avenue Initiative

The SHPO participated in the National Capital Planning Commission's urban design initiative to envision goals and strategies for revitalizing Pennsylvania Avenue downtown. The initiative and District partnership with federal agencies on Pennsylvania Avenue improvements continues into 2019 and beyond.

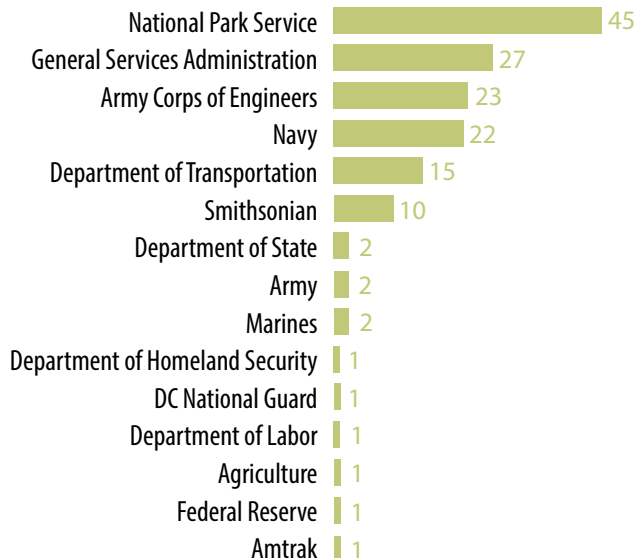


AFRH MASTER PLAN WITH EXPANSION OUTLINED AT TOP OF ZONE A

## Federal Government Project Reviews

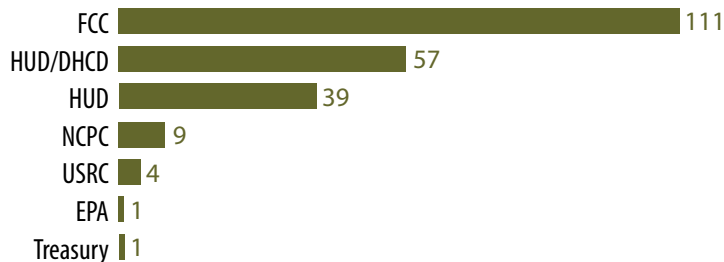
### Agency Projects

Total completed: 154



### Agency-Funded and Licensed Projects

Total completed: 225



Note: HUD/DCHD reviews are tabulated as District projects

# 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, promotes compatible alterations and additions, and encourages adaptation of historic buildings for current use.

HPRB considers major projects at monthly public meetings, while delegating to HPO the evaluation and processing of more routine applications. Most Board reviews occur at the concept design stage, after applicants have consulted 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 2018. It considered 115 cases on the agenda, 81 on the consent calendar, and one on the denial calendar, for a total of 197 reviews. The Board also adopted new design guidelines for door repair and replacement. Some of the year's notable projects are described below.

### Ward 1

#### Martha's Table Site

For this highly altered block, the Review Board endorsed a preservation analysis of building integrity, and advised on the design for a seven-story apartment building that blends the significant historic features with new construction.

#### Grimke School

The Board considered concepts for renovation of the 1884 school opposite the African American Civil War Memorial. The school and its 1937 additions will be converted into a mixed-use cultural complex with affordable apartments.



MARTHA'S TABLE SITE, 14TH BETWEEN V AND W STREETS NW



GRIMKE SCHOOL, 1925 VERMONT AVENUE NW

## Ward 2

### Harrison Flats and Addition

The Review Board approved the long-awaited rehabilitation of the landmark Harrison Flats (later called the Canterbury) near Judiciary Square. The five-story structure erected in 1888-89 is the city's oldest remaining apartment building, and includes an 1890 extension built to house offices for the 1890 census. Plans include preservation of early decorative fireproofing features, and construction of a large apartment addition facing the corner of Judiciary Square.

### Kossuth Foundation

The Board approved the concept design for a three-story residential addition atop 2001 Massachusetts Avenue NW, a small apartment building dating from 1935. Designed by architect Gertrude Sawyer, the building became the headquarters of the Hungarian Reformed Federation of America by 1938, and was subsequently named in honor of Lajos Kossuth, a 19th-century statesman considered the father of Hungarian democracy. The Kossuth Foundation, a charitable heritage-focused organization, will remain as the ground floor occupant of the building.

### West Heating Plant

HPRB recommended further study of the concept design for the 1940s federal heating plant, seeking a better balance of preservation and adaptation. The Board also recommended against the proposed extensive demolition, which was forwarded to the Mayor's Agent for review.

### 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.*



HARRISON APARTMENTS AND EXPANSION AT JUDICIARY SQUARE



2001 MASSACHUSETTS AVENUE - EXISTING



2001 MASSACHUSETTS AVENUE - PROPOSED

# PROMOTING HIGH QUALITY REINVESTMENT

## Ward 3

### City Ridge

The Review Board evaluated concept proposals for redevelopment of the former Fannie Mae headquarters, which will be adapted for mixed use at the center of a new residential community with arts and retail amenities.



CITY RIDGE AT 3900 WISCONSIN AVENUE NW

## Ward 4

### Walter Reed Historic District

The Board reviewed several projects for the new mixed-use community on the Walter Reed campus. Actions included approval of the concept designs for construction of 58 townhomes north of Aspen Street (outlined in yellow on the site plan below), and an initial concept approval for the plaza at Town Center between Georgia Avenue and 12th Street (outlined in red on the site plan). Further review will be required as these projects take shape.

For the Town Center project, a realignment of Dahlia and 12th streets is needed. HPRB endorsed this proposal, and referred the proposed razing of Building 38, which would be necessary to carry it out, to the Mayor's Agent for consideration.



PROPOSED RESIDENTIAL PROJECT AT WALTER REED

## Ward 5

### St. Paul's College

The Review Board approved the design concept for a new residential structure on the grounds of the newly designated St. Paul's College.



ST. MATTHEW'S CHAPEL AND PROPOSED REAR ADDITION

## Ward 6

### Mount Vernon Square Historic District

The Board approved concept designs for several new three-story residential infill projects within the Mount Vernon Square district, including those at 467-69 M Street NW, 1112-14 5th Street NW, and 1253 4th Street NW.

### Mount Vernon Triangle Historic District

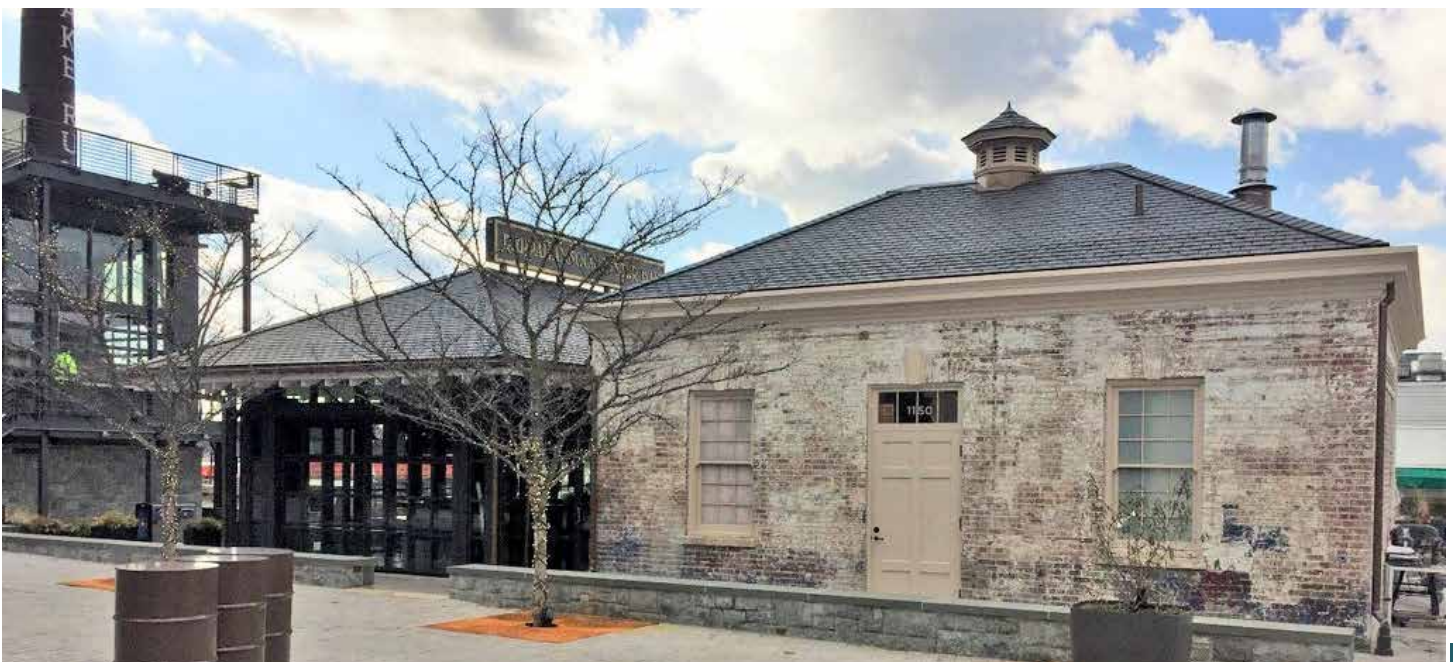
The project at 923-25 5th Street NW, approved in concept by HPRB, will include a 10-story apartment building and rooftop restaurant rising behind the restored one-story historic facade of the Director's Deli, whose unusual cast concrete panels advertising "Deliciously Different Corned Beef" recall one of the businesses that operated near the now-demolished Northern Liberties Market.

### Capitol Hill Historic District

Notable among the many small projects HPRB reviewed for Capitol Hill were a proposed three-story commercial structure on an open lot on Barracks Row (526 8th Street SE), additions and storefront infill for a 1925 three-story mixed-use structure near the Navy Yard (716 L Street SE), and the expansion St. Matthew's Chapel (1015 D Street NE), built in 1900, for conversion into two residences.

### Fish Market Lunch Room and Oyster Shucking Shed

Renovation of the historic lunch room and shucking shed, the only remnants of the old Municipal Fish Market, was completed in 2018, following plans approved by the SHPO. Layers of paint could not be removed without damage to the facade, and were left to express the building's age.



FISH MARKET LUNCH ROOM AND OYSTER SHUCKING SHED

# PROMOTING HIGH QUALITY REINVESTMENT

## Ward 8

### Anacostia Gateway

The Review Board approved an early concept plan for the Anacostia Gateway project at the corner of Good Hope and Martin Luther King Jr Avenue. As the design of the project evolved, the Board's review continued into 2019.

### Historic Anacostia Residential Infill

HPRB approved concept designs for eight new houses on scattered vacant lots in the historic district. The projects include a new rowhouse at 1928 15th Street SE, a single-family house at 1528 W Street SE, a pair of frame rowhouses with front porches at 1600-02 V Street SE, and a detached frame house at 2216 Chester Street SE.

Also included and illustrated here are a three-story detached house at 1305 Maple View Place SE, reflecting the neighborhood's Queen Anne style architecture, and two attached houses at 1444 and 1446 W Street SE, opposite the Frederick Douglass Home.



1305 MAPLE VIEW STREET SE



1444 AND 1446 W STREET 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.

In FY 2018, the Mayor's Agent issued a supplemental order from a 2017 case and considered three new referrals:

### McMillan Reservoir

In April 2018, the Mayor's Agent issued a revised order addressing a court remand of his 2015 decisions, which found the proposed subdivision of the sand filtration site and demolition of underground cells necessary to achieve a project of special merit. The revised order, based on hearings in 2017, enumerates the aspects of the project that constitute special merit, and provides a detailed analysis of how the preservation benefits outweigh the losses.

### Tregaron

After HPRB found a proposed new building for the Washington International School incompatible in size and location within the designed landscape of the landmark Tregaron estate in Cleveland Park, the school requested approval as consistent with the purposes of the preservation act, and as project of special merit based on exemplary architecture. While accepting the need to improve school facilities, the decision of the Mayor's Agent found it did not achieve special merit, since the benefits would accrue only to the students and families of a private school rather than the community at large.

### West Heating Plant

The Mayor's Agent held a two-day hearing on the proposed demolition of most of the West Heating Plant for construction of a residential building, submitted as a project of special merit. The December 2018 decision concludes that the benefits of a public park connecting to the C & O Canal towpath, and significant contributions to the Housing Production Trust Fund and Mt. Zion Church Cemetery restoration fund meet the special merit test. The decision also recommends to the SHPO that deteriorated conditions and the architectural quality of the replacement provided good cause to modify the federal preservation covenant on the property.

### Building 38, Walter Reed Historic District

The Mayor's Agent considered an application to raze Building 38, the 1922 former guardhouse for the Walter Reed Army Medical Center, in order to make crucial roadway improvements within the campus. There was no opposition, and a final decision and order 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.*



TOTAL SF: -21,450 SF TEACHING / 14,650 SF PARKING  
HEIGHT FROM GRADE: ±28 FEET

PROPOSED NEW BUILDING AT TREGARON



PROPOSED APARTMENT CONVERSION OF THE WEST HEATING PLANT

# 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 available to review and clear applications during all business hours at DCRA's one-stop permit processing center.

During FY 2018, HPO reviewed 5,681 permit, subdivision, and related applications. 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 2017, this is an 8.7% increase in the number of applications received.

PERMIT AND CONCEPT REVIEWS BY TYPE

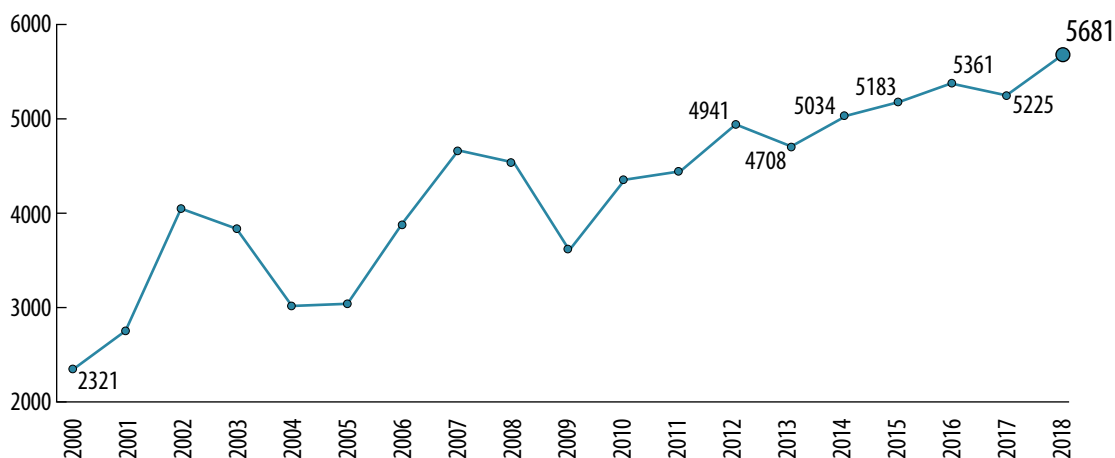
Application Type	HPO	HPRB	Mayor's Agent
Alteration/Addition	4831	116	0
New Construction	42	34	1
Demolition	48	5	2
Subdivision	88	2	1
Other *	672	0	0
<b>TOTAL FY 2018</b>	<b>5681</b>	<b>157</b>	<b>4</b>
FY 2017	5225 (97%)	196	3
FY 2016	5361 (97%)	172	3
FY 2015	5183 (95%)	215	7
FY 2014	5034 (95%)	240	6
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 STAFF REVIEW

## HPO Review of Permit and Subdivision Applications

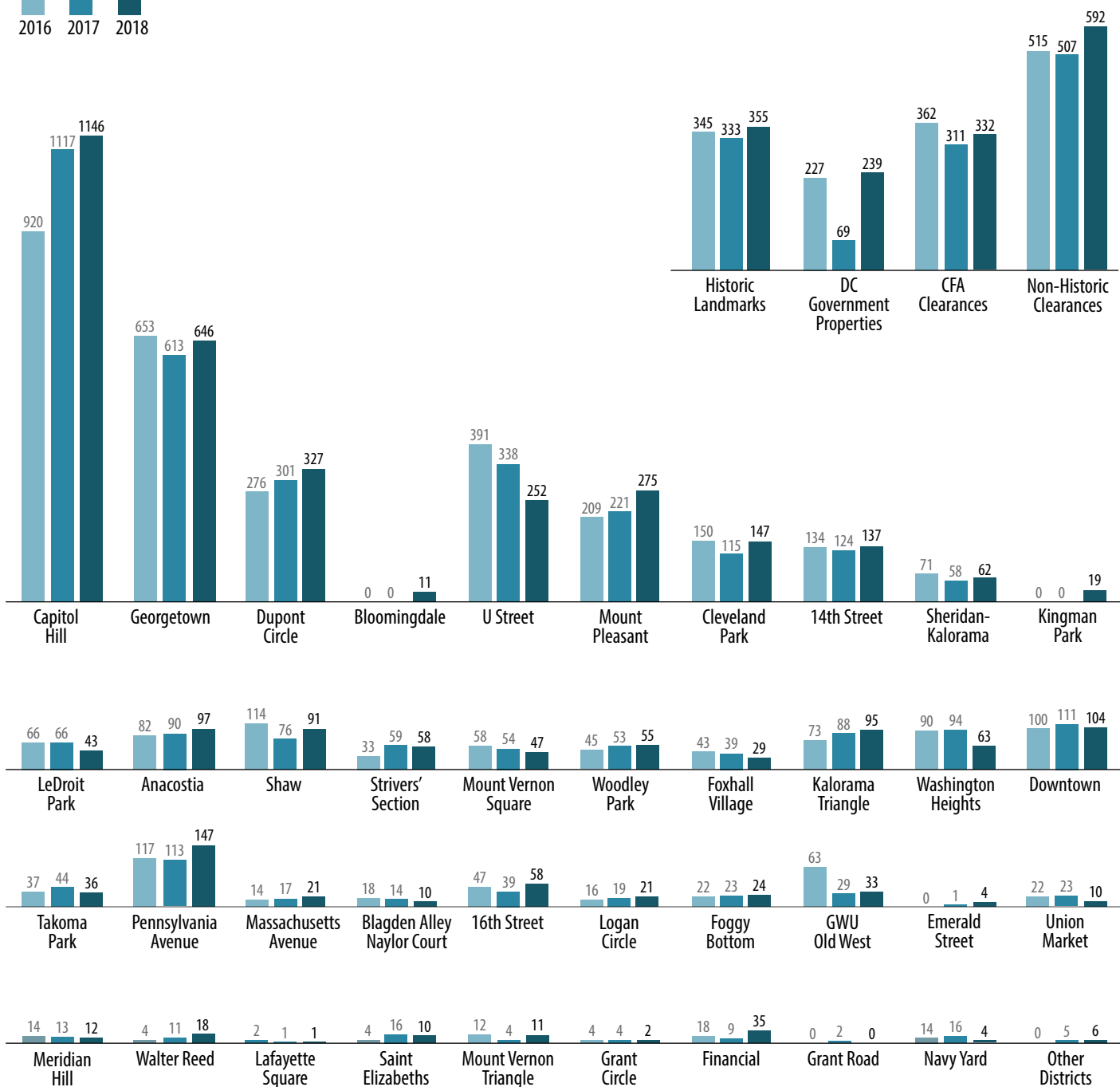




## Permit Reviews by Historic District

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

2016 2017 2018



# 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.

In FY 2018, the SHPO reviewed four projects for preliminary certification of proposed rehabilitation. Acting on SHPO recommendations, the National Park Service certified six buildings as eligible for conservation easements, and three others as eligible for the credits, including Grimke School and buildings for Children's National at Walter Reed. NPS also granted final certification for the credits to five projects totaling more than \$303 million in rehabilitation costs.

### PROPOSED REHABILITATIONS REVIEWED IN FY 2018

Proposed Rehabilitations and Estimated Cost		
St Elizabeths HD	1201 Oak St SE (CT Campus)	\$ 53,000,000
Grimke School	1923 Vermont Avenue NW	14,000,000
Walter Reed HD	Buildings 52/53	31,459,042
Walter Reed HD	Building 54	95,202,042
<b>TOTAL</b>		<b>\$ 193,661,084</b>

### REHABILITATION PROJECTS CERTIFIED IN FY 2018

Final Certification of Construction		
Old Post Office	1100 Pennsylvania Ave NW	\$ 179,667,000
The Homestead	812 Jefferson Street NW	6,686,610
The Glade	1370-72 Ft Stevens Drive NW	3,600,000
Watergate Hotel	2650 Virginia Avenue NW	113,240,390
Kalorama Triangle	2009 Wyoming Avenue NW	246,029
<b>TOTAL</b>		<b>\$ 303,440,109</b>



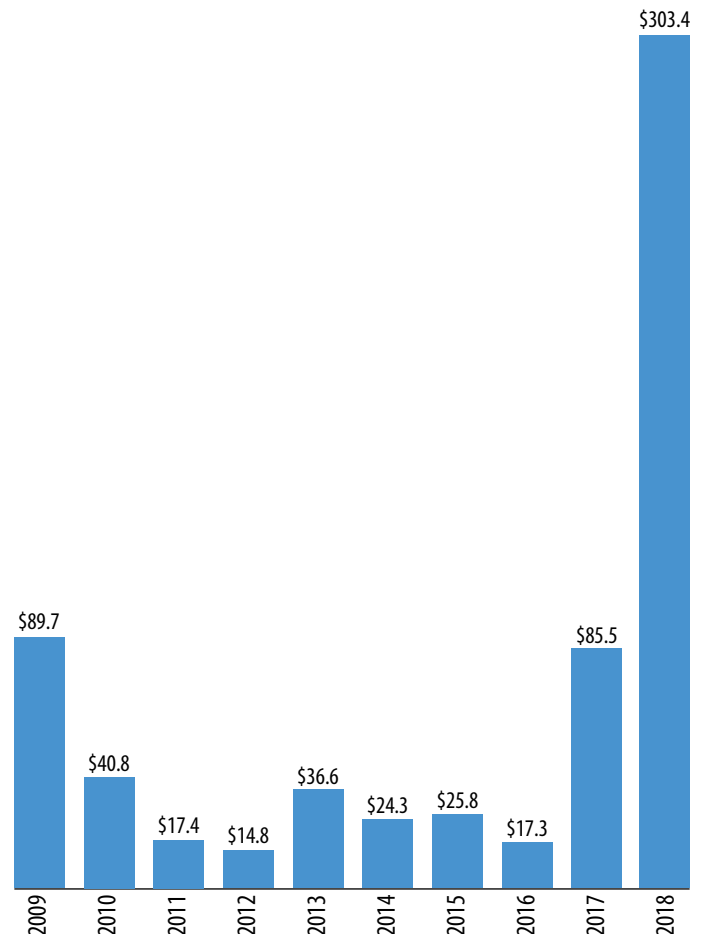
OLD POST OFFICE REHABILITATION

### 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.

### Completed Projects Receiving Final Certification

■ Final Certification of Completed Construction in \$ millions





Affordable Housing

The District's large supply of older and historic buildings is an important renewable resource in the city's quest for adequate affordable housing. The SHPO helps affordable housing providers to obtain the National Register listing that makes buildings eligible for federal preservation tax credits, and offers guidance in meeting the preservation standards for rehabilitation. These projects often combine the preservation credits with other incentives to help meet the city's housing needs. Such renovations are now among the primary District beneficiaries of the federal preservation tax incentives program.

During FY 2018, two affordable housing projects, both in Brightwood, were completed and certified for the credits. Rehabilitation of the Homestead and Glade apartments added 63 units to the city's affordable supply. In addition, 427 units at five other affordable projects are still in the approval process for the federal tax credit program.

Since 2003, a total of \$51.7 million in federal credits has made possible the renovation of more than 2,000 existing or newly affordable apartments in the District.

AFFORDABLE HOUSING PROJECTS ACTIVE IN FY 2018

Project and Number of Units		
CT Campus	Saint Elizabeths	252
The Fulford	Reed-Cooke	45
Glenn Arms	Reed-Cooke	12
Grimke School	U Street HD	55
The Maycroft	Columbia Heights	63
TOTAL in progress		427
COMPLETED since 2003		2,017



AFFORDABLE APARTMENTS PLANNED FOR GRIMKE GYMNASIUM

# PROTECTING HISTORIC ASSETS

## Property Maintenance

The Historic Preservation Office supports healthy communities by monitoring major property deterioration before it turns to blight. The HPO staff works directly with ANC 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 (DCRA) 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 2018. 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.

### 117 New York Avenue NW

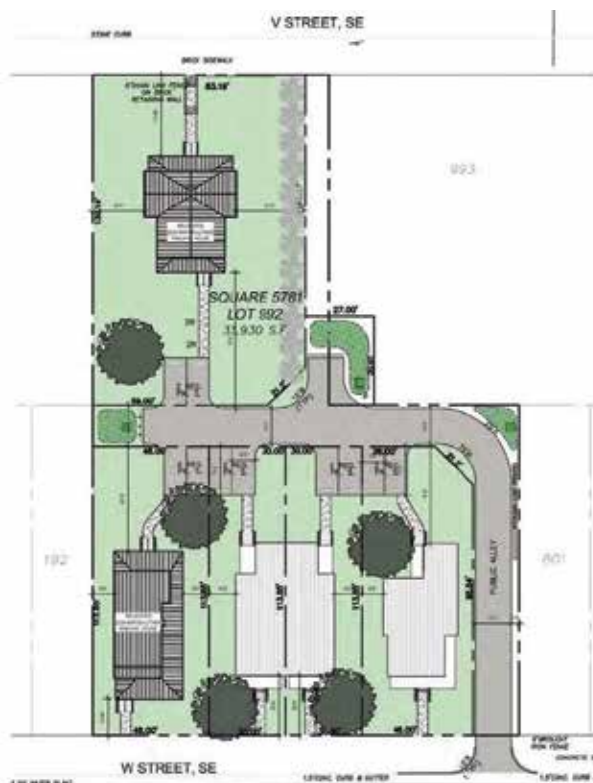
Unpermitted interior demolition in 2012 structurally compromised the façade of this c.1885 brick rowhouse near Mount Vernon Square as the owner attempted to build a rear addition. Temporary steel bracing remained in place for several years, with no remediation in progress. In anticipation of selling the property, repair work, including restoration of the damaged façade, was completed this year.

### 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.



2234 MLK AVENUE SE - BEFORE RELOCATION



SITE PLAN FOR RELOCATED BIG K HOUSES



2234 MLK AVENUE SE, NORTH ELEVATION - PROPOSED RESTORATION



117 NEW YORK AVENUE NW SHOWING FACADE COLLAPSE AND STABILIZATION

## HISTORIC LANDMARK AND DISTRICT PROTECTION FUND

Beginning Balance (10/1/17)	Service	\$ 265,198
Revenues	Assessments and collections	96,768
Expense (to HPRB members)	Meeting stipends	13,858
Expense (to DC Office of Zoning)	Video broadcast of HPRB meetings	19,020
Expense (to transcription vendor)	Transcription services for HPRB meetings	2,000
Expense (to HP consultant)	Preservation outreach services	50,625
Expense (MA hearing officer)	Mayor's Agent Hearing Officer services	5,000
Expense (to local preservation group)	Outreach services and digital documentation	37,000
Expense (to national conference)	Annual SHPO membership dues	4,255
<b>Ending Balance (9/30/18)</b>		<b>\$ 230,208</b>

# 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.

In FY 2018, HPO inspectors conducted 642 inspections, including 87 in the Anacostia Historic District (a 70% increase over FY 2017). They issued 52 notices of infraction, for a 73% increase compared to the previous fiscal year (30 in 2017, and 31 in both 2016 and 2015). After adjudication hearings, HPO infractions resulted in a total of \$188,720 in fines, a 49% increase over FY 2017.

Community requests for enforcement declined by about 10% (205 in FY 2018, compared to 229 in FY 2017). Notable among resolved cases were:

### 1901 3rd Street NW

HPO approved corrective construction and new windows for this 1887 duplex residence, one of the original suburban-style homes in LeDroit Park. Infractions issued in 2016 cited removal of all windows, creation of new basement window openings, exterior stairs, and improper repointing.

### Planet Word at Franklin School

HPO addressed a serious violation at Franklin School during renovation of the National Historic Landmark for Planet Word, involving extensive removal of wooden trim and other finishes of the protected interiors without authorization. After determining the material could not be retrieved, HPO worked with federal partners and public participants to require mitigation, including creation of three historically accurate period rooms and replication of historic elements and trim throughout the building.

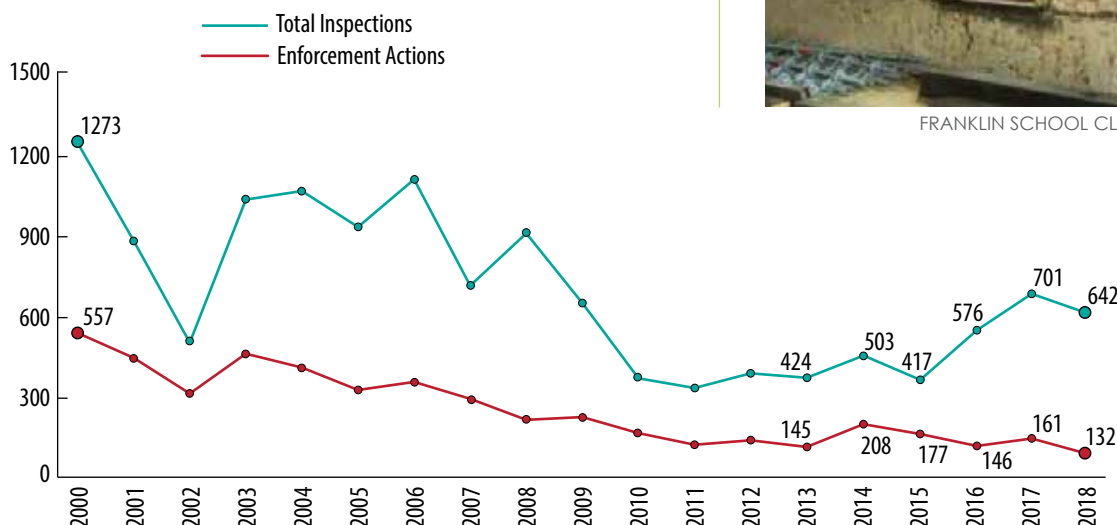


FRANKLIN SCHOOL CLASSROOM BEFORE RENOVATION



FRANKLIN SCHOOL CLASSROOM AFTER TRIM REMOVAL

## Inspections and Enforcement Actions



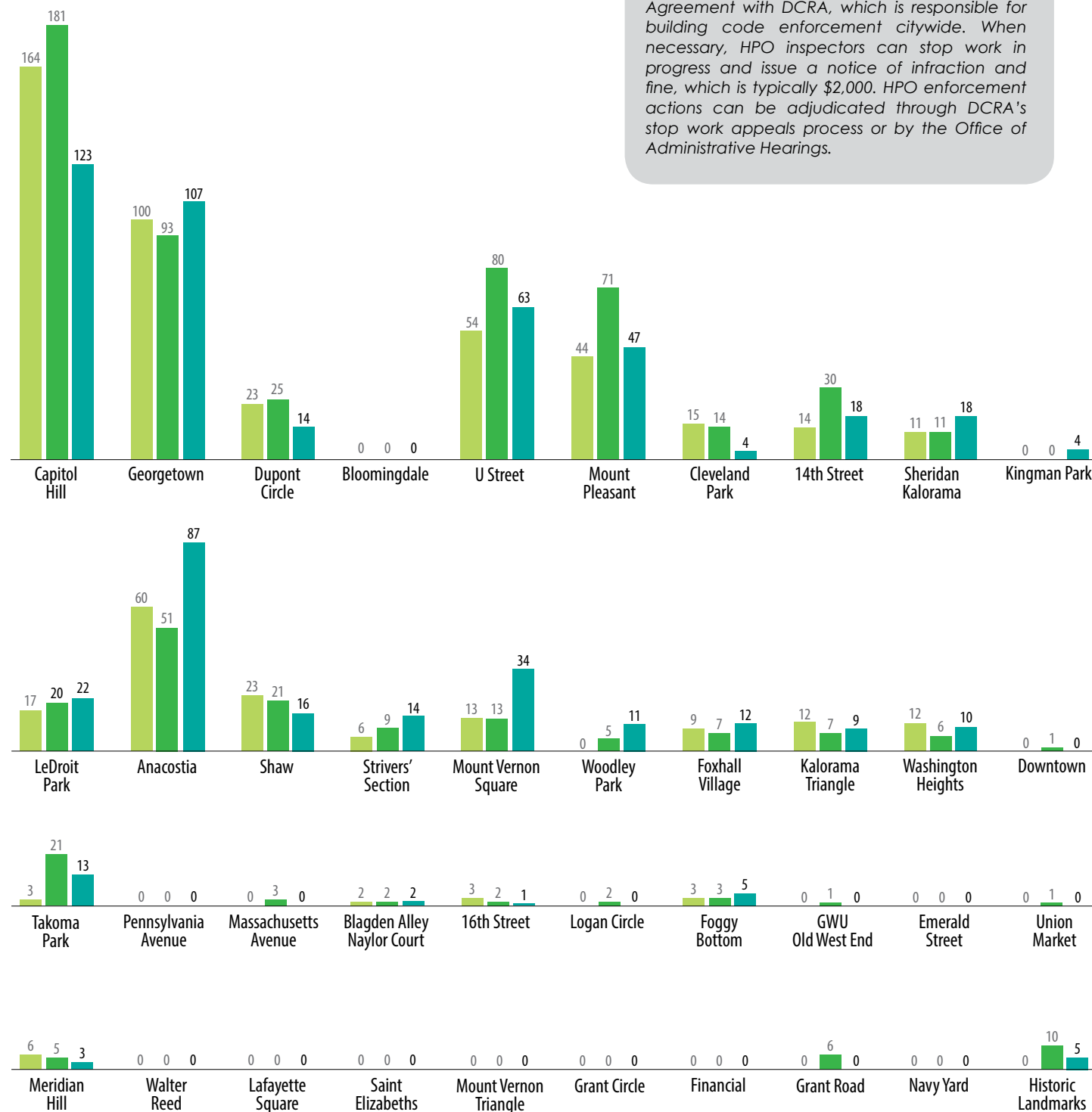


## Inspections by Historic District

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

2016 2017 2018

(The previous years have been updated.)



### 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

In its most recent program, the SHPO and partner DC Preservation League staged the 12th annual District of Columbia Awards for Historic Preservation on May 30, 2017. The event at the DAR Constitution Hall drew an audience of more than 350 participants and recipients of the eleven awards. In total, 46 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

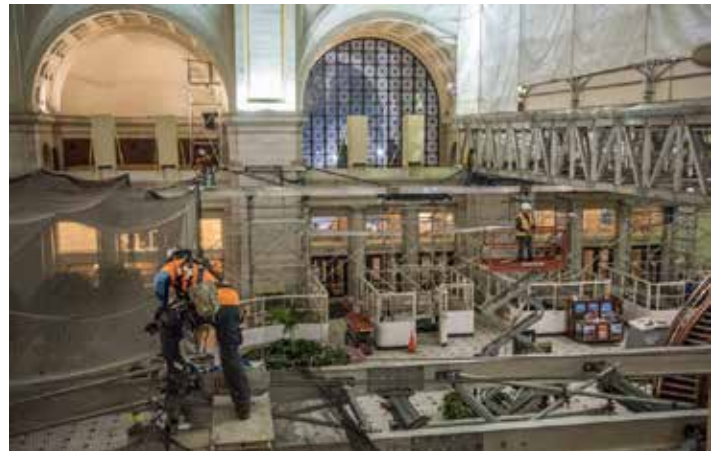
Grace Episcopal Church  
Federal Masonry Restoration  
Aeon Preservation Services

#### 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

## 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

### 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.



YARROW MAMOUT ARCHAEOLOGY PROJECT



BAYOU BAKERY



HECHT WAREHOUSE INTERIOR



## HISTORIC PRESERVATION REVIEW BOARD

**Marnique Heath** AIA, Public Member, Architect, Chair  
**Andrew Aurbach** Historian  
**Thomas Brokaw** LEED AP BD+C, Architect  
**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 Pfaehler** AIA, Architectural Historian, Architect



## OFFICE OF PLANNING

**Andrew Trueblood** Acting 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  
**Christine Ames** Archaeology Assistant  
**Anne Brockett** Architectural Historian  
**Toni Cherry** Senior Enforcement Officer  
**Joyetta Delaney** Administrative Assistant  
**Timothy Dennée** Architectural Historian  
**Kim Elliott**, AIA, LEED AP BD+C, 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  
**Maira Nadal** Preservation Specialist  
**Imania Price** Preservation Specialist  
**Ruth Troccoli** Archaeologist  
**Anthony E. Williams** Enforcement Officer  
**Kim Prothro Williams** Architectural Historian  
**Bruce Yarnall** Operations and Grants Manager





PATTERSON HOUSE AND ADDITION

*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.*



[www.planning.dc.gov](http://www.planning.dc.gov)

