



2022 ANNUAL REPORT

HISTORIC PRESERVATION OFFICE
DC OFFICE OF PLANNING

District of Columbia
Office of Planning



CONTENTS

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 more than forty years, it has promoted the appreciation and enhancement of the District's cultural heritage, while also advancing the economic and social benefits of historic preservation for Washington, DC's citizens and visitors.

The preservation law established the Historic Preservation Review Board and Historic Preservation Office, a component of the Office of Planning. These bodies collectively implement the 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 historic 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 serves as the HPRB staff and provides 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 preservation planning, survey and identification of historic resources, public education, review of federal projects, and support for 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 its implementation. This 2022 Annual Report includes the required data, along with information on other achievements of the District's historic preservation program during fiscal year 2022, from October 1, 2021 to September 30, 2022.

For further information, see the Historic Preservation Office website at preservation.dc.gov, send an email to historic.preservation@dc.gov, or call the office at (202) 442-7600.

Highlights of a Successful Year 1

Supporting Communities

Preservation Planning	2
Community Heritage	3
Historic Homeowner Grants	4
Preservation Partnerships	5
Neighborhood Engagement	6
Archaeology Outreach	7
Artifact Collections	8

Recognizing Our Heritage

Survey and Documentation	10
Archaeological Site Investigations	11
Historic Landmarks and Districts	12
National Register Listings	18

Encouraging Good Stewardship

District Government Projects	20
Determinations of Eligibility	23
Federal Government Projects	24

Promoting High-Quality Reinvestment

HPRB Design Review	26
Public Hearings by the Mayor's Agent	29
Building Permit Reviews	30
Preservation Tax Incentives	32
Affordable Housing	33

Protecting Historic Assets

Inspections and Compliance	34
Property Maintenance	35



THE WRAY - PENTHOUSE BAR



ATOMIC PHYSICS OBSERVATORY, CARNEGIE INSTITUTION OF WASHINGTON, NOMINATED FOR HISTORIC LANDMARK DESIGNATION

HIGHLIGHTS OF A SUCCESSFUL YEAR

The Historic Preservation Office of the District of Columbia Office of Planning is pleased to report on the progress of the District's preservation program during Fiscal Year 2022. Highlights of the year's accomplishments include:

Honoring Civil Rights Pioneers



GATHERING FOR THE OPENING OF SLOWE ELEMENTARY SCHOOL, 1948

A new tool to promote recognition of the 20th-century fight for African American civil rights enabled the historic designation of Lucy D. Slowe School for its significance in the legal campaign for equal education (see pages 11 and 14).

Creating New Communities



SAINT ELIZABETHS HOUSING AND STREETScape

At Saint Elizabeths and Walter Reed, new communities are forming with the renovation of historic buildings and infill of new ones on the former campuses (see pages 27, 32).

Supporting Affordable Homes

Historic homeowner grants, including this porch repair in Bloomingdale, help qualified residents to maintain their homes. At the same time, preservation tax credits help increase the District's supply of affordable homes (see pages 3 and 32)



GRANT-SUPPORTED HOME REPAIR IN BLOOMINGDALE

Research continues on the Women's Suffrage Movement in Washington, DC, and the heritage of the District's Chinese and Korean communities. These historical narratives will bring recognition to sites that embody this history (see page 9).

Celebrating Cultural Diversity



JOHNNIE LEW IN HIS LAUNDRY NEAR LOGAN CIRCLE, 1942

Converting Offices to Housing



HISTORIC LOBBY RESTORATION CERTIFIED AT THE WRAY

Conversion of a State Department office building back to its original residential use offers a model for other downtown buildings. Federal historic preservation tax credits provide critical support for adapting historic buildings to a new use (see page 31).

Preserving Legacy Collections



ARTIFACTS PREPARED FOR CURATION

Archaeologists and student interns inspected, inventoried, and processed 182 boxes of historic artifacts before transfer for curation at the Martin Luther King Jr. Memorial Library (see page 8).

Preservation Planning

Protection and enhancement of historic resources begins with sound preservation planning. As part of the Office of Planning, the Historic Preservation Office leads this effort with OP colleagues and DC communities. Preservation planning supports the District's comprehensive plan and fosters appreciation and enrichment of the District's cultural heritage.

Preservation planning advanced in FY 2022 with the final adoption of a new Historic Preservation Plan and the District's first Disaster Resilience Plan for Historic Resources.

DC Historic Preservation Plan

The 2025 DC Historic Preservation Plan, titled *Celebrating our Diversity*, was officially adopted upon approval by the National Park Service April 2022. The plan is posted on the Office of Planning website and is actively being implemented. It was distributed electronically to more than 8,900 email addresses and a limited hard copy print run was also produced.

Disaster Resilience Plan for Historic Resources

The 2025 preservation plan includes the District's first *Disaster Resilience Plan for Historic Resources*. Now a required appendix to state preservation plans, this resilience plan supports the preparedness and disaster protocols managed by the District's Homeland Security and Emergency Management Agency (HSEMA).

DC Comprehensive Plan

Preliminary work to prepare for the next version of the DC Comprehensive Plan has already begun at the Office of Planning. A substantial reformulation of the entire plan is set to begin in 2025, including the provisions addressing historic preservation.



2025 HISTORIC PRESERVATION PLAN

2025 preservation plan goals

Recognizing Historic Resources

- A1** Explore new perspectives
- A2** Evaluate resources in context
- A3** Designate significant properties

Engaging Communities

- B1** Tell community stories
- B2** Speak out for preservation
- B3** Advance archaeology

Improving Protections

- C1** Conserve neighborhoods
- C2** Improve preservation systems
- C3** Diversify preservation strategies

Maintaining Our Heritage

- D1** Practice sustainable urbanism
- D2** Reuse, adapt and enhance
- D3** Preserve campuses and landscapes

2025 HISTORIC PRESERVATION PLAN

Community Heritage

Following recommendations of the 2025 Historic Preservation Plan, preparation for the next version of the Comprehensive Plan includes an intensive focus on historic resources in communities across all eight wards of the District, with particular attention to Wards 4, 5, 7, and 8. This work is intended to ensure a more equitable consideration of historic resources in underrepresented neighborhoods.

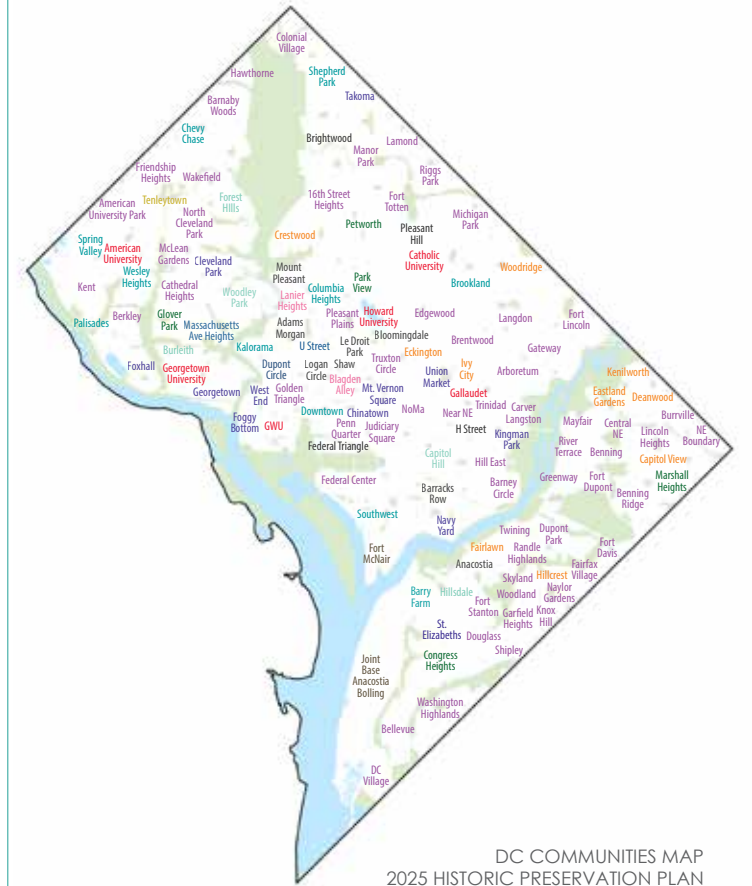
Community Heritage Guides

In FY 2022, HPO began preparation of a new series of twelve Community Heritage Guides that will update and replace the series of Ward Heritage Guides issued between 2012 and 2021. The new series of guides will inform preparation of a DC historic resources map and the Comprehensive Plan.



Cultural Diversity Studies

HPO continued its exploration and documentation of the District's cultural diversity with two ongoing grants exploring Asian and women's suffrage history. These studies expanded with a new grant awarded in June 2022 to research and document historic resources associated with the District's Latino communities. For more information on these projects, see page 9.



DC COMMUNITIES MAP
2025 HISTORIC PRESERVATION PLAN

National Park Service Grant Programs

The NPS 20th Century African American Civil Rights and Underrepresented Communities grant programs aim to expand appreciation of the nation's cultural diversity through greater recognition in the National Register of Historic Places. HPO has actively sought funding from these competitive grant funds.

HISTORIC CONTEXT STUDIES OF DC CULTURAL DIVERSITY USING THE NATIONAL PARK SERVICE UNDERREPRESENTED COMMUNITIES FUND

Project	Non-Profit Partner	Contractors	Amount	Awarded
History of DC Latino Communities	DC Preservation League	To Be Determined	\$ 50,000	2022
Women's History and Suffrage	DC Preservation League	Quinn Evans	\$ 50,000	2020
Chinese and Korean Communities	DC Preservation League	1882 Foundation	\$ 40,000	2019
Total Federal Funds Awarded			\$ 140,000	

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 sixteen of the city's historic districts and landmark areas.

In FY 2022, OP continued efforts begun the previous year to secure substantial grant assistance for the Kenesaw Apartments in the Mount Pleasant and Meridian Hill historic districts. OP made preliminary awards to 26 homeowners in this well-known affordable multi-family housing community, taking advantage of temporary legislation adopted by the DC Council. Approval of five additional grants brought the total of awards for FY 2022 up to \$577,000. The funding for these grants was held for disbursement in FY 2023 to allow the Kenesaw's condominium association to pursue approval of a reduced scope by the Mayor's Agent.

Expenditures on grants under construction in FY 2022 were \$139,000. Among the projects completed was the repair of extensive water damage to the decorative bracketed eaves and terra cotta tile roofing of this 1912 rowhouse in Mount Pleasant.



MOUNT PLEASANT ROWHOUSE
DETERIORATED ROOFING AND EAVES

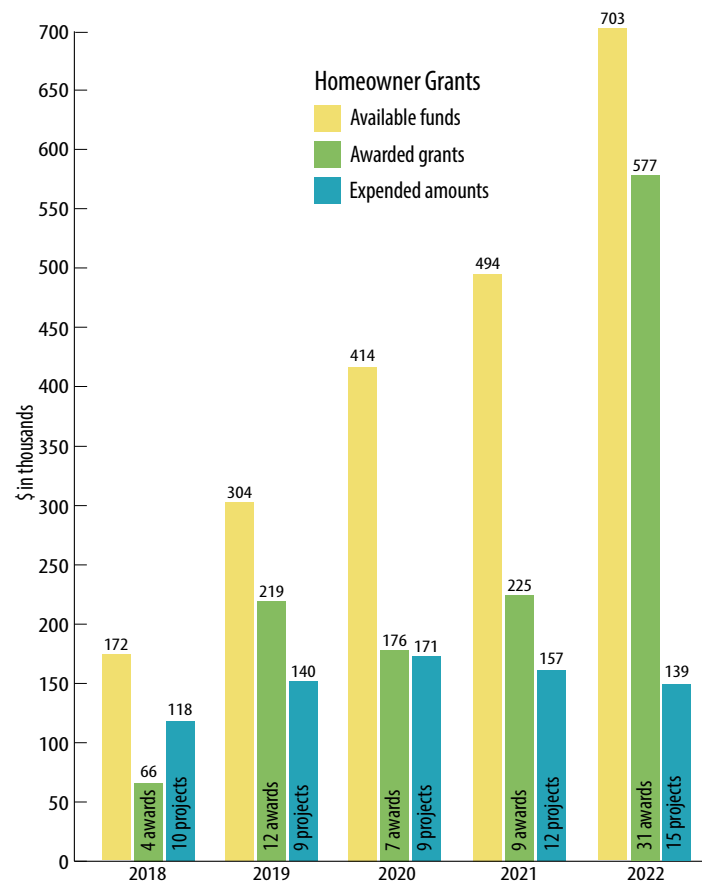


AFTER RESTORATION

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.

HOMEOWNER GRANTS AWARDED BY DISTRICT AND FISCAL YEAR

Historic District	2018	2019	2020	2021	2022
Anacostia	1	2	2	1	2
Bloomingdale				1	0
Capitol Hill	1	1	1	1	1
Kingman Park		4	2	2	0
LeDroit Park		1	1	1	0
Mount Pleasant	1	1	1	1	26
Strivers' Section				1	0
Takoma Park					2
U Street	1			1	0
Total Awarded	4	12	7	9	31
Failed to Proceed		3		1	



Preservation Partnerships

The Historic Preservation Office sustains key projects that promote appreciation of the District's cultural heritage, working in partnership with non-profit organizations and educational institutions. Preservation awards, heritage trails, informational websites, and community events are among the products of these efforts. HPO uses support from the federal Historic Preservation Fund (HPF) and other sources for these cooperative sponsorships.

The SHPO 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. Expenditures for these projects are shown below.

In FY 2022, HPO obtained two matching grants, one from the National Park Service to research Latino history and significant sites in the District, and one from the National Trust for Historic Preservation to research the history of resistance in Lafayette Square. These grant awards will enable HPO to hire contractor teams in FY 2023.

COOPERATIVE AGREEMENTS

Project	Grantee	Amount
Archaeology Services	DC History Center	\$ 104,192
HistoryQuest Data Expansion	DC History Center	33,925
Mayor's Agent Database Maintenance	Georgetown University Law Center	2,500
African American Civil Rights Tour Website Maintenance	DC Preservation League	1,500
Total FY 2022		\$ 142,117

COMMUNITY GRANTS AND COMPETITIVE CONTRACTS

Project	Grantee or Contractor	Amount
Women's History and Suffrage Historic Context	DC Preservation League	\$ 28,165
Chinese and Korean Heritage Historic Context	DC Preservation League	12,500
Latino Historic Context	To be selected FY 23	50,000
History of Resistance and Black Lives Matter Plaza	To be selected FY 23	5,000
Total FY 2022		\$ 95,665



BLACK LIVES MATTER PLAZA



BLACK LIVES MATTER PROTESTER

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.

HPO's public announcements reached more than 5,500 subscribers in FY 2022, an increase of 9.5% above the previous year. Its public outreach included the following:

- Engaged with more than 2,350 members of the public at 62 virtual and in-person meetings
- Considered community comments on major government projects at eleven public consulting party meetings with 446 attendees
- Met with and provided training to 85 Advisory Neighborhood Commissioners from ANCs 2B, 2C, 5E, 6A, and 6B
- Attended five meetings with 112 participants to address concerns about two historic African American cemeteries—Woodlawn in Ward 7 and Mount Zion/Female Union Band in Georgetown
- Held on-site meetings with Spanish translation services to assist residents of the Kenesaw Apartments with homeowner grant applications
- Participated in the Chevy Chase Small Area Plan design charrette and six follow-up meetings attended by more than 360 residents and stakeholders
- Answered 194 research and document inquiries, and donated 5,900 overstock copies of information brochures to non-profit partners
- Distributed the 2021 HPO Annual Report to more than 9,000 email accounts, generating about 2,000 unique views online.
- Posted regular public notices on the OP and Open DC websites, Twitter, Facebook, and listservs *H-DC Net* and *Historic Washington* listservs,

Historic Preservation Review Board meetings serve as a key forum for public engagement on historic landmark nominations and proposed development affecting historic neighborhoods. The online meetings are videocast on WebEx and YouTube for the convenience of participants and the public. Meetings are open to anyone without signing up in advance.



CHEVY CHASE SMALL AREA PLAN ENGAGEMENT



HPO PRESENTATION AT DC HISTORY CONFERENCE



DAY OF ARCHAEOLOGY AT DUMBARTON HOUSE

Archaeology Outreach

Nearly 450 archaeological sites have been identified in the District, providing insight into historical stories and daily lives from the past 14,000 years. Recovered artifacts and information from these sites are often the only evidence of lives missing from or poorly represented in historical documents, or from before the time of written record. The District's archaeology program protects these resources and brings their stories of local history to a wide and enthusiastic audience.

The HPO archaeology staff reaches hundreds of constituents through active outreach and engagement on both social and traditional media. Archaeology interns and volunteers are key participants in these activities. Highlights for FY 2022 include:

Engagement

- **University Lectures:** At Catholic University, *GIS, Archaeology and Historic Preservation in the District*. For the master's program in Cultural Heritage Management and Museum Studies at Johns Hopkins University, *Archaeology and Historic Preservation in the District*.
- **Mundo Verde Public Charter School:** For the 4th grade class, *Archaeology of Indigenous Peoples and First Africans, DC and Virginia*.
- **Underrepresented Communities:** Partnered with the DC Preservation League to discuss indigenous communities and their history as part of ongoing documentation efforts.

Public Events

- **Day of Archaeology:** Helped participants explore DC's past at the Day of Archaeology Festival at Dumbarton House, hosted by DC nonprofit Archaeology in the Community.
- **Barry Farm Senior Housing:** Showcased artifact displays and literature about the historic Barry Farm community at the mayor's groundbreaking for Barry Farm Senior Housing. Six archaeological sites were identified during site investigations undertaken in preparation for the new housing.

Professional Conferences

- **DC History Conference:** Helped plan the conference and presented *The Q Street Burial Ground: A Sacred Space Lost and Found?*
- **Middle Atlantic Archaeology Conference:** Presented a co-authored poster on *Pandemic2: Archaeology of the 1832 Cholera Epidemic in Washington, DC*.
- **Society for American Archaeology:** As current president of the National Association of State Archaeologists, Dr. Ruth Troccoli presided over their annual meeting.



BARRY FARM GROUND BREAKING



DAY OF ARCHAEOLOGY AT DUMBARTON HOUSE

Artifact Collections

The District's artifact collections are both an irreplaceable historical record and a resource for archaeological training and research. The HPO archaeology program actively seeks interns and volunteers to process and evaluate artifacts and to assist with public education. These activities help train emerging professionals in the field, while supporting program goals by engaging youngsters, students, and the public.

Artifact Curation

HPO curates collections generated from investigations on District property or deeded to the District. In FY 2022, HPO's archaeology team of staff and student interns began transferring collections to the office's new curation facility at Martin Luther King Jr. Memorial Library. This included:

- Preparing 200 boxes of artifacts for accession, including inspection and inventory of each box, freeze-fumigation of the artifacts and boxes to ensure no pest contamination, and quarantine.
- Completing four transfers of artifacts, totaling 38 accessions in 182 boxes. Included were all DC-owned artifact collections stored at the National Park Service's Museum Resources Center, with assistance from NPS personnel.
- Continuing collections inventory, condition assessments, and maintenance work. The results were used to update 220 records in the HPO PastPerfect Accession and Archives catalog.



HPO ARCHAEOLOGICAL INTERN TEAM

Internships

Interns with the HPO archaeology team supported the collections transfer as well as complete processing, analysis, rehousing and documentation of collections.

- District Leadership Program interns were Howard University senior Kamryn Nelson and Wake Forest graduate Christian Estrada, assisted by Tongge Sun, an OP communications team DLP intern.
- Virginia Commonwealth undergraduate Maddie Martin and Florida State University MA student Alice Kligerman completed partial terms.

Former interns with the HPO archaeology team made further contributions to the program with their ongoing academic and outreach work using District artifact collections. They include:

- Nikki Grigg, PhD candidate at the University of Chicago, continued to analyze and process the Shotgun House archaeological collection.
- Former DLP intern Jenn Lupu participated in the Council for Maryland Archeology's Pride Month panel. Lupu is using the Halcyon House archaeology collection as the subject of her Northwestern University Ph.D. dissertation.
- Delande Justinvil, former intern and now Smithsonian Physical Anthropology Research Fellow, presented *Buried Beneath our Feet: Unearthing Georgetown History* at the City Tavern Club. Justinvil is using the Q Street Burials Project as part of his Ph.D. work at American University.

Follow DC Archaeology on Facebook

Archaeology is online at two Facebook pages with more about community events, the Shotgun House, Hortense Prout, Yarrow Mamout in Georgetown, and other projects.

Follow us! [facebook.com/DCArchaeology](https://www.facebook.com/DCArchaeology)
[facebook.com/YarrowMamoutArchaeology](https://www.facebook.com/YarrowMamoutArchaeology)



INVENTORY OF ARTIFACTS FROM LEGACY COLLECTIONS



QUARANTINE OF COLLECTIONS FOR FUMIGATION AND REASSEMBLY



TRANSFER OF COLLECTIONS AND UNLOADING AT MLK LIBRARY



COMPLETION OF 2022 TRANSFERS TO ARTIFACT REPOSITORY

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 2022, HPO focused its survey and documentation program on these projects:

Chinese and Korean Community History

With partners DC Preservation League and the 1882 Foundation, the SHPO continued its outreach to and study of the Chinese and Korean immigrant communities. Products of the research and documentation will include a historic context report and recognition of four new or updated landmark listings in the D.C. Inventory of Historic Sites and National Register of Historic Places. Contemplated sites include the Old Korean Legation on Logan Circle, On Leong Chinese Merchants Association in Chinatown, and expanded nominations for the Union Market and Chinatown area of the Downtown Historic District. Work on the project will continue into 2023.

Women's History and Suffrage

The historic context study for *The Women's Suffrage Movement in Washington, DC: 1848-1973* was completed, with accompanying timelines, bibliography, and a spreadsheet of 86 sites related to the theme. In the upcoming year, four significant sites will be identified for nomination to the D.C. Inventory and National Register.

History of Latino Communities

In April 2022, HPO was awarded a grant of \$50,000 from the Underrepresented Communities Fund of the National Park Service for a historic context study on *The History of Latino Communities in Washington, D.C.* The study will explore the rich history of immigration to the District from many Spanish-speaking nations and the contributions that both native and new Latino and Latina residents have made to the culture of the District.

Black Lives Matter Movement

In August 2022, HPO obtained a matching grant of \$5,000 from the National Trust for Historic Preservation for a study of *The History of Resistance and Black Lives Matter Plaza in Washington, D.C.* The project will document the history of Lafayette Square as a site of resistance movements, including a narrative context on the tradition of protests in and around the park, culminating with the Black Lives Matter protest and counter-demonstrations in 2021. Graphic layout of text and illustrations will enable the production of three informational signs at sites involved in the protest or affected by extremist response.



OLD KOREAN LEGATION



ON LEONG CHINESE MERCHANTS ASSOCIATION

Archaeological Site Investigations

Most archaeological investigations in the District originate from the requirements of federal and District laws protecting archaeological resources. Professional identification and excavation of such resources occurs before development projects begin. The DC SHPO preserves the data, information, and artifacts collected from these investigations to help to expand our knowledge of the District's history and support the work of future researchers.

During FY 2022, HPO's archaeological staff reviewed 88 acres for archaeological resources and identified ten archaeological sites. Notable projects include:

Archeological Assessments and Surveys

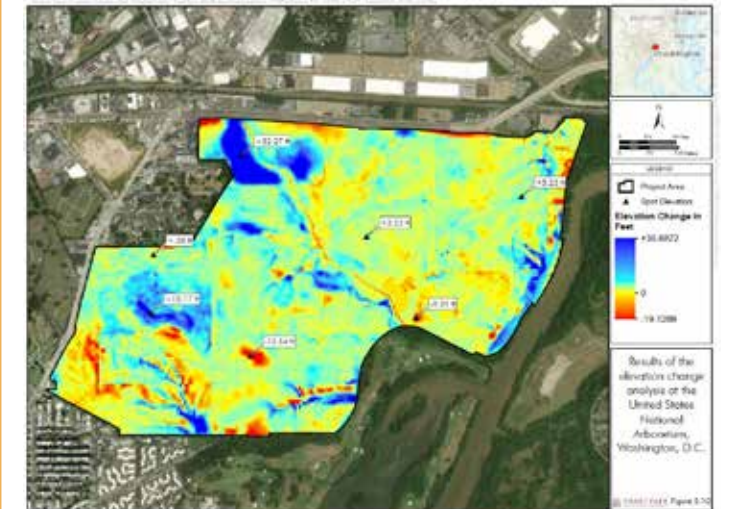
- **Bridge District Development:** Seven acres were archaeologically surveyed, two sites identified, and projects cleared for redevelopment along both sides of Howard Road SE.
- **National Arboretum:** Completed a property-wide GIS elevation change analysis to assess topographic change through time to better assess archaeological potential in areas that could be affected by construction of a perimeter fence and future undertakings.
- **Soil Sampling:** Assessed 287 proposed locations for a DOEE District-wide sampling survey, providing insight and guidance for testable locations outside of archaeologically sensitive areas.

Parks and Recreation

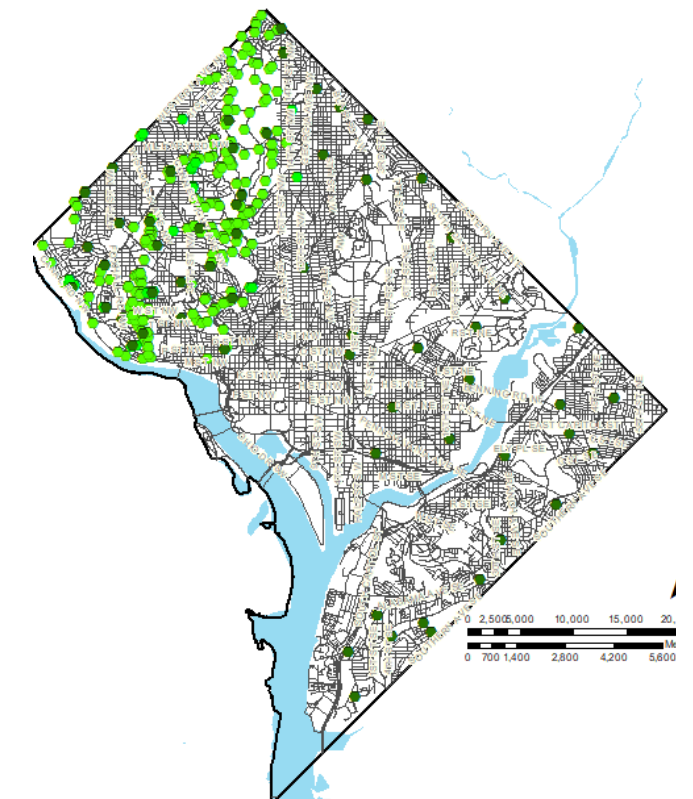
- **Green Infrastructure:** Reviewed multiple parks in Wards 5 and 7 for retrofits to improve residential water quality without compromising park accessibility and recreation activities. No archaeological potential remained within the project footprints, and planning could proceed as proposed.
- **Public Education:** Assisted DPR with the preparation of text for a commemorative historic marker at Alethia Tanner Park.

About Archaeological Surveys

Surveys are the primary tool for identifying potential archaeological sites and resources. In reviewing District and federal projects, HPO archaeologists work directly with agencies to conduct investigations before construction. If an eligible site is identified, HPO works with project teams to avoid, minimize, or mitigate any adverse effects. Mitigation can include further investigation and site recovery as well as creative measures such as education and outreach programming.



NATIONAL ARBORETUM TOPOGRAPHIC CHANGE ANALYSIS



DISTRICT-WIDE SOIL SAMPLING

RECOGNIZING OUR HERITAGE

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 2022, HPRB designated eleven new historic landmarks and expanded two historic districts. The Board also adopted a multiple property documentation form providing a narrative historic context to support the nomination of sites associated with 20th-century Civil Rights history.

All Wards

20th-Century African American Civil Rights Sites in Washington, DC: 1912-1974

- The Struggle for Access to Public Accommodations
- Equal Employment & Economic Justice: Demands for Access to Jobs and Fair Wages
- Criminalization and Policing: Black Citizens Fight for Freedom from Violence
- The Campaign to End Racial Covenants and Housing Discrimination
- The Legal Campaign for Equal Education
- African American Demands for Suffrage and Home Rule

Submitted by the DC Preservation League; adopted on October 28, 2021



MERIWETHER HOME FOR CHILDREN

HISTORIC LANDMARK DESIGNATIONS

Fiscal Year	Applications Received		Designations Approved		Designations Denied	
	Number	Number	Owner-Opposed	Number	Owner-Opposed	
2022	16	11	0	0	0	
2021	20	9	0	3	3	
2020	11	10	0	0	0	
2019	13	9	3	3	2	
2018	15	16	1	2	2	
2017	7	11	2	0	0	
2016	21	21	0	0	0	
TOTAL	103	87	6 (6%)	8	7	

Ward 1

National Association for the Relief of Destitute Colored Women and Children (Meriwether Home for Children) 733 Euclid Street NW

This 1870s residential building is the only surviving structure associated with the Meriwether Home, a civic institution that provided relief to thousands of African American women and children for more than a century. Known in its early years as the National Association for the Relief of Destitute Colored Women and Children, it was founded in 1863, when thousands of formerly enslaved African Americans were moving into the District. Among the home's earliest advocates and eventual residents was Elizabeth Keckly, who freed herself and later became a dressmaker and close confidant of Mary Todd Lincoln. By the 1970s, financial problems and a lack of government support finally led to a court-ordered closure, ending a history of service to some of the city's most vulnerable residents.

Nominated by the DC Preservation League and designated on July 28, 2022

Ward 2

National Geographic Society 1609 17th Street NW

Founded at the Cosmos Club in 1888 by a group of explorers, scientists, scholars, and wealthy patrons, the National Geographic Society and its educational magazine grew to

become a renowned and popular national institution. Its stated purpose as "a society for the increase and diffusion of geographical knowledge" echoed the charter of the Smithsonian, and the Society has paralleled its older sibling in nationwide stature and influence for more than a century.

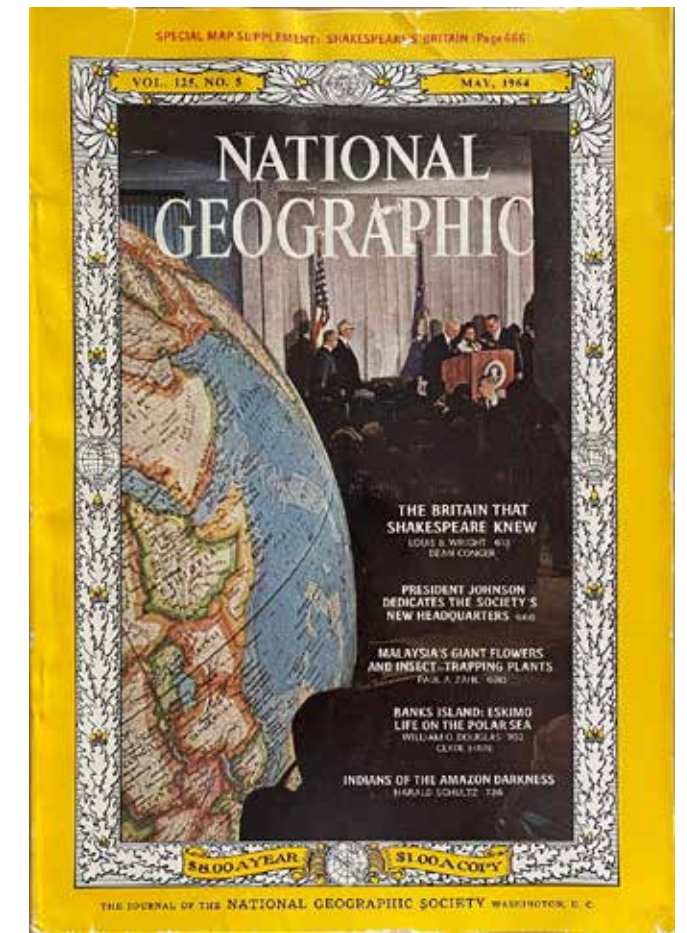
By 1904, for its permanent headquarters the Society built a Renaissance-inspired pavilion by noted local architects Hornblower & Marshall. After rapid growth of the magazine, additions in 1912 and 1931 formed the Administration Building, by Arthur B. Heaton. Its imposing Classical Revival portico and office block on 16th Street echo Washington's federal core, visually placing the institution on par with the city's most important civic and cultural organizations.

Another expansion in 1948-49 responded to wider American consciousness of and interest in the world at large. In 1964, the Society embraced architectural Modernism with its new headquarters by nationally prominent architect Edward Durrell Stone. Taking inspiration from classical architecture and monumentality, his striking landmark created a forward-looking image at the dawn of the space age. Most recently, the innovative stepped addition by premier office designers Skidmore, Owings & Merrill, reflects growing environmental awareness and creates a green oasis for the campus, skillfully mediating between Classical and Modern in form and materials. As a group, these notable works by master architects represent the growth of a global institution that has made remarkable contributions to research and exploration in the natural sciences, spreading scientific knowledge and a conservation ethic worldwide.

Nominated by the DC Preservation League and owner, and designated on March 24, 2022



NATIONAL GEOGRAPHIC SOCIETY



PRESIDENT JOHNSON DEDICATES THE SOCIETY'S NEW HEADQUARTERS

RECOGNIZING OUR HERITAGE

Founding Church of Scientology

1812 19th Street NW

One of an impressive row of six 1904 Dupont Circle Historic District houses by noted architects Wood, Donn & Deming, it was recognized as a historic landmark for its association with the Church of Scientology. The church was founded July 4, 1955, with the nation's capital providing a symbolic and practical location for its aspirations. From 1956 to 1961, this served as the church's main administrative and publication office and as founder L. Ron Hubbard's principal office. It was here that he drafted volumes of administrative policy to structure the church, created its ceremonies, and penned a multitude of manuals, policy letters, bulletins, and articles. His office has been restored to its period condition.

Nominated by the owner and designated on June 30, 2022

Lafayette Square Historic District Expansion

A designated National Historic Landmark, Lafayette Square has long been recognized for its architectural, political, and historical significance. This update to its 1970 National Register listing alters the historic district boundary to exclude the old National Savings & Trust bank, now part of the Financial Historic District, and to add the New Executive Office Building and National Grange headquarters west of the square. From women's suffrage to Black Lives Matter, the square remains a symbolic and nationally visible site of demonstration and protest, where people draw on and continue to shape American history through First Amendment activity. Its official significance is now expanded to the present and embraces connections to LGBTQ and African American history, including the June 2020 demonstrations against racism and police violence.

Nominated by the Office of the National Park Service Liaison to the White House and designated on September 29, 2022

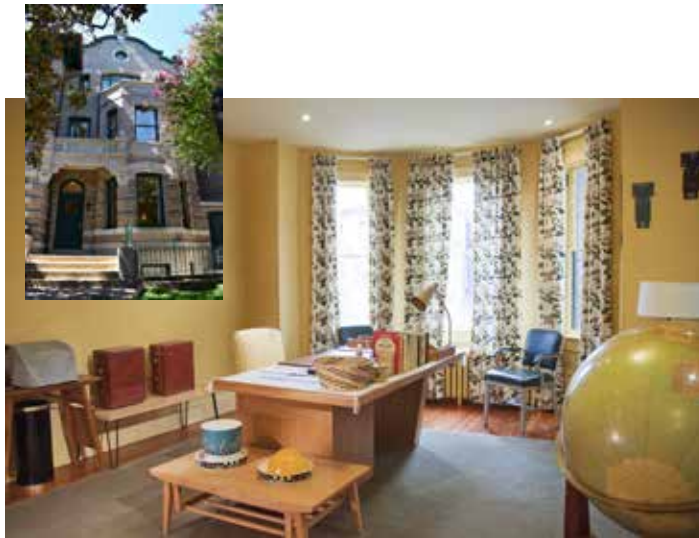
Ward 3

Nixon-Mounsey House

2915 University Terrace NW

A superb example of the Streamlined Moderne/Art Deco style, this 1950 house is significant for its associations with its owner and designer William D. Nixon, son of enslaved parents and a lifelong educator and Civil Rights advocate. As president of the Association of the Oldest Inhabitants (Colored), he fought for desegregation of public places and businesses, organizing boycotts of schools, police departments, stores, and theaters. As chairman of the Committee on Special Assignments for the Federation of Civic Associations, he also fought for fair housing policies, having experienced first-hand the discrimination his family faced in seeking a bank loan to construct their home.

Nominated jointly by the DC Preservation League and owners, and designated on March 24, 2022



FOUNDING CHURCH OF SCIENTOLOGY / L. RON HUBBARD OFFICE



LAFAYETTE SQUARE HISTORIC DISTRICT EXPANSION



WILLIAM D. NIXON / NIXON-MOUNSEY HOUSE

Uptown Theater

3426 Connecticut Avenue NW

Completed in 1936, the Uptown Theater is an excellent example of an Art Deco motion-picture palace designed by John J. Zink, a master architect of movie houses acknowledged in his time and since. At 1,300 seats, the completed Uptown was much smaller than the largest downtown theater, yet it was thoroughly modern and proved very popular. Sized for a large neighborhood, it was easier to operate and maintain than the huge earlier movie palaces. The Uptown represented a shift of shopping and entertainment from downtown to thriving suburbs, close to affluent consumers and accessible by automobile on convenient and busy commuter thoroughfares.

Nominated jointly by the DC Preservation League and Cleveland Park Historical Society, and designated on May 26, 2022



UPTOWN THEATER

Ward 4

The Hampshire

5000 and 5040 New Hampshire Avenue NW

Now known as the Hampshire, these two buildings set in a generous landscape on a triangular block embody the proliferation of walk-up affordable apartment buildings that typified much middle-class housing in the District of Columbia. Built in 1936-37, they are also associated with the Depression-era development of Brightwood Park. In his design of the block-like buildings, architect Louis T. Rouleau employed a minimally ornamented style with much of the visual interest created by ruggedly textural brickwork.

Nominated by the owner and designated on December 16, 2021



5000 AND 5040 NEW HAMPSHIRE AVENUE NW / THE HAMPSHIRE

Ward 5

Lucy Diggs Slowe Elementary School

3115 14th Street NE

When John Davis, a Black lawyer in Brookland, sued the Board of Education in 1944 for its refusal to enroll his 10-year-old son at a nearby White school rather than at a Black school located 17 blocks away, the District obtained funding from Congress to build a new Black school directly across the street from Davis's home. In 1948, that temporary school was replaced by a permanent extensible school in a Modernist design by Municipal Architect Nathan Wyeth. It was named in honor of prominent Black educator and later dean of Women at Howard University, Lucy Diggs Slowe. The nomination was submitted along with the multiple property historic documentation on 20th Century African American Civil Rights sites in Washington, DC.

Nominated by the DC Preservation League and designated on October 28, 2021



SLOWE ELEMENTARY SCHOOL / LUCY DIGGS SLOWE



St. Joseph's Seminary

1200 Varnum Street NE

The Josephite order of priests was founded in London after the American Civil War to send missionaries to the United States to seek converts among former enslaved Americans. In 1893, the order became independent of its British founders and cultivated a role for Blacks in its leadership, establishing a history of racial integration. Their impressively sited college by Maginnis & Walsh, the leading Catholic architects of the era, is an exceptional example of Colonial Revival-style institutional design. Built in 1929-30 as one of many such institutions that located near Catholic University, the Seminary contributes to the distinctive character of the Brookland neighborhood.

Nominated by the owner and designated on May 26, 2022



SAINT JOSEPH'S SEMINARY

Schlitz Brewing Company Washington Branch / National Geographic Society Warehouse

326 R Street NE/300 R Street NE/329 Randolph Place NE

This railroad-corridor warehouse complex is composed of two distinct parts later combined for a single use. The first was built in 1908 in the style of a "brewer's castle" by the Milwaukee-based Schlitz Brewing Company, using its house architect Charles L. Lesser. The plant received brewed beer from adjacent freight tracks for bottling and distribution, first by horse-drawn wagon and then by truck, out to the city.

In 1924, the National Geographic Society built a warehouse next to Schlitz to store and distribute the Society's popular magazine. It was designed by local master architect Arthur B. Heaton with beautiful brick and stone detailing. When Schlitz ceased operations, the Society expanded into the former beer bottling plant.

Nominated by the D.C. Preservation League and designated on July 28, 2022



SCHLITZ BREWING COMPANY / NATIONAL GEOGRAPHIC SOCIETY WAREHOUSE

Ward 6

PEPCO Buzzard Point Plant

1930 1st Street/2000 Half Street SW

As competing electric streetcar systems turned their surplus capacity to providing power for households and businesses, the Potomac Electric Power Company prevailed as the area's electric utility monopoly. The blond-brick and limestone Art Deco plant at Buzzard Point was designed by their house architect, George Wryen, to centralize power generation. Designed for expansion and still in use, it rapidly increased in size and capacity with the extension of long-distance transmission lines linking the District, Maryland and Pennsylvania, and with the proliferation of wartime defense facilities down the Potomac River.

Nominated by the DC Preservation League; designated on February 24, 2022



PEPCO BUZZARD POINT PLANT

Seafarers Yacht Club

1950 M Street SE

Seafarers is believed to be the oldest active African American boating club in the United States. It was founded as the Seafarers Boat Club in 1945 by Lewis Thomas Greene (1896-1976), a graduate of Hampton Institute, Army infantry veteran of World War I, longtime educator in the DC public schools, and an avid boat builder and enthusiast. Emblematic of the nationwide struggle of African Americans for fair treatment and equal access to facilities, Seafarers and its members have nonetheless established their presence in a largely White-dominated sport. Through their efforts to protect and celebrate the Anacostia River, the Seafarers Yacht Club remains a vital part of the city's history.

Nominated by the owner and DC Historic Preservation Office, and designated on February 24, 2022



SEAFARERS YACHT CLUB / LEWIS T. GREENE, SR.

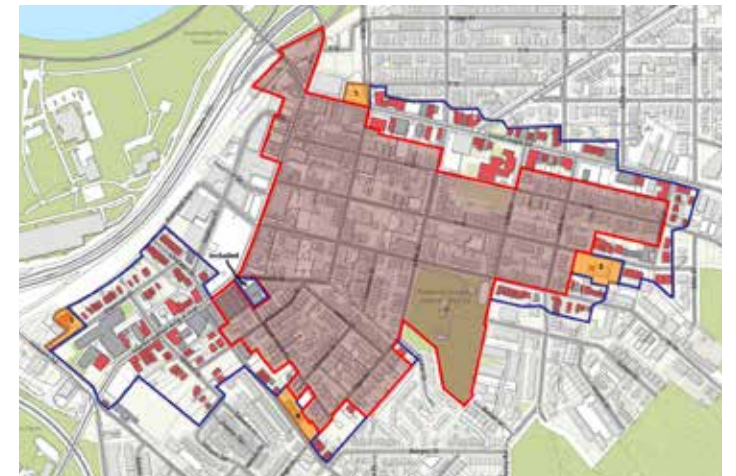
Ward 8

Anacostia Historic District Expansion

1930 1st Street/2000 Half Street SW

The expansion of the Anacostia Historic District adds about 325 properties on its periphery and establishes a period of significance from 1854 to 1948. These areas contain several potential historic landmarks and groups of commercial, residential, and institutional properties illustrating the evolution of the neighborhood and its architecture. The earliest true suburb of Washington, originally known as Uniontown, Anacostia remains the best concentration and collection of frame residences in the District of Columbia and illustrates its longtime evolution as a middle- and working-class neighborhood. The expansion areas may also contain significant prehistoric and/or historic archaeological resources.

Nominated by the DC Preservation League; designated on October 28, 2021 and effective on December 12, 2021



ANACOSTIA HISTORIC DISTRICT EXPANSION



OLD BIRNEY SCHOOL, NOW THURGOOD MARSHALL ACADEMY



2313 MARTIN LUTHER KING JR AVENUE SE



POLICE STATION 11, NOW MAX ROBINSON CENTER

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 2022, the SHPO forwarded seven recently designated DC historic landmarks for listing in the National Register. The SHPO also endorsed and forwarded a multiple property documentation form prepared by the National Park Service on Mission 66 Era Visitor Centers, Administration Buildings, and Public Use Areas of DC Parks.

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.

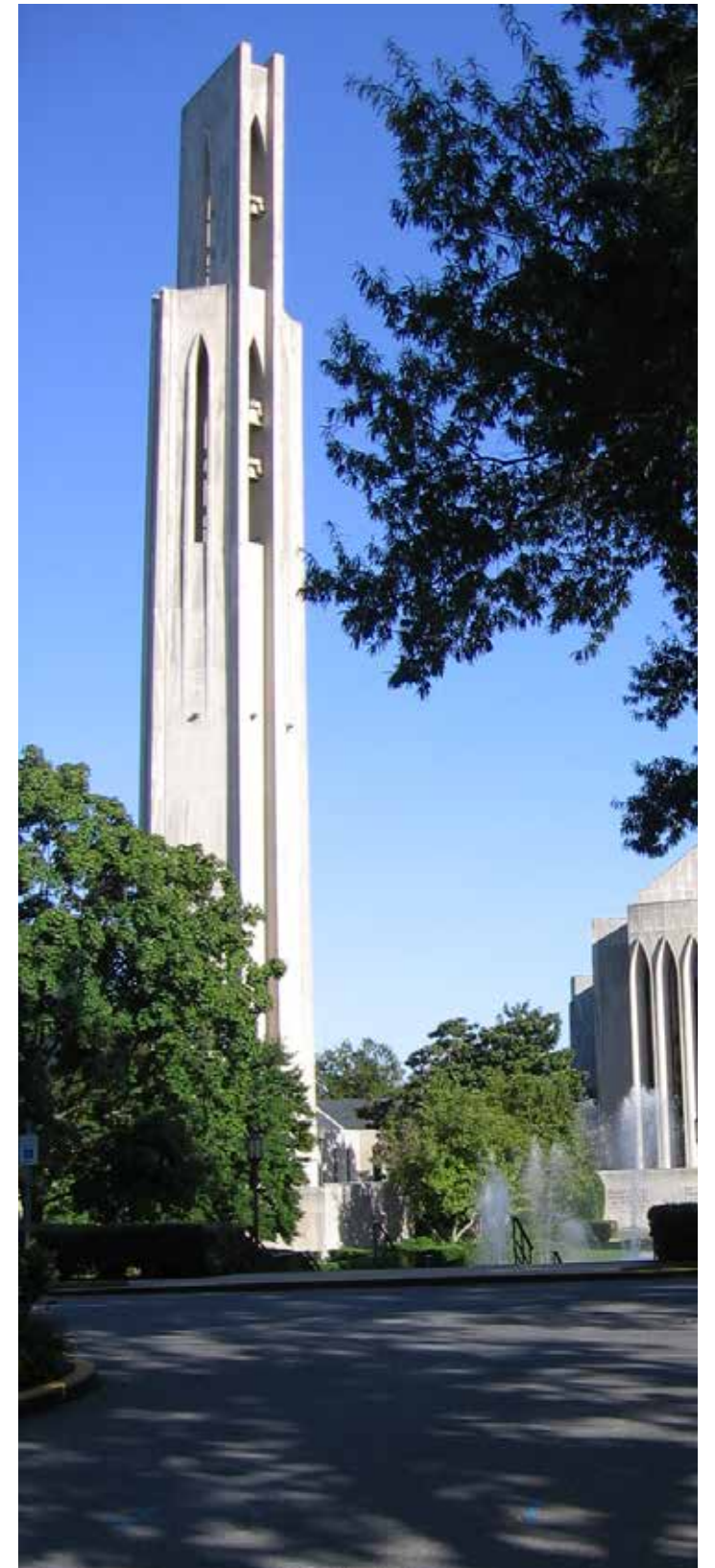
National Historic Landmarks (NHLs), are considered the nation's most significant historic properties, designated by the Secretary of the Interior. They are automatically listed in the National Register. With 75 NHLs, the District of Columbia has more than all but nine states and is comparable to Maryland, Ohio, and South Carolina.

NATIONAL REGISTER LISTINGS

Ward	Property and Address	Date
2	Founding Church of Scientology 1812 19th Street NW	9/6/2022
3	National Presbyterian Church 4010 -4125 Nebraska Avenue NW 4120-4124 Van Ness Street NW	1/12/2022
3	Nixon-Mounsey House 2915 University Terrace NW	5/24/2022
4	The Hampshire 5000/5040 New Hampshire Avenue NW	2/4/2022
4	Calvin Coolidge High School 6315 5th Street NW	4/12/2022
5	Saint Joseph's Seminary 1200 Varnum Street NE	9/28/2022
6	Seafarers Boat Club 1950 M Street SE	5/2/2022



NATIONAL PRESBYTERIAN GROUNDS - FORMER HILLCREST ORPHAN ASYLUM



NATIONAL PRESBYTERIAN CHURCH



NIXON-MOUNSEY HOUSE



COOLIDGE HIGH SCHOOL



NATIONAL PRESBYTERIAN - INTERIOR

District Government Projects

District agencies maintain an extensive inventory of public buildings and places. As part of their stewardship responsibilities for these civic assets, agencies consult with the State Historic Preservation Office on historic preservation considerations. By law, this occurs during the planning stage as projects are developed. The requirement protects historic resources, encourages high-quality design, and promotes sound and efficient facilities planning.

In FY 2022, the SHPO completed 479 reviews of projects submitted by District agencies for review, a 13% increase compared FY 2021. Major achievements included:

Garfield Elementary School

Modernization of the James Garfield School on Alabama Avenue, SE, kicked off in the spring of 2022 with a site visit to identify significant historic features of the building. Built in 1910, the school was designed by noted African American architect William Sidney Pittman during his residence in the District from 1905 to 1912. The school includes a notable auditorium and library, with some original finishes in the vestibules and stair halls. Consultation continued with design review meetings and resulted in a consensus on the for rehabilitation of the school and construction of a complementary addition.

Southeast Branch Library

Consultation on the modernization and expansion of this newly designated landmark library included the evaluation of alternative concepts at multiple design refinement meetings with SHPO staff and other stakeholders. Among the improvements will be a new accessible entrance and underground expansion on South Carolina Avenue, restored skylighting that will bring daylight into the whole building, and restored historic features on the main floor.

Stead Park

HPO staff continued its review of the proposed renovation and expansion of the Stead Park Recreation Center, with consideration of revised design concepts in preparation for review by HPRB. The revision retains the approved concept of a large rear addition with a steel superstructure supporting solar panels, while refining the site plan to make fewer changes in the topography of the site and to improve the setting for the historic building.

Smothers Elementary School

Rehabilitation of this historic school, one of relatively few whose design was influenced by Elizabethan and Collegiate Gothic styles, was completed in mid-2022. Most of the school's overall historic character was retained, with the exterior restored and an original decorative floor and other historic interior features preserved. To offset the loss of historic fabric, the school will be nominated to the DC Inventory and National Register.

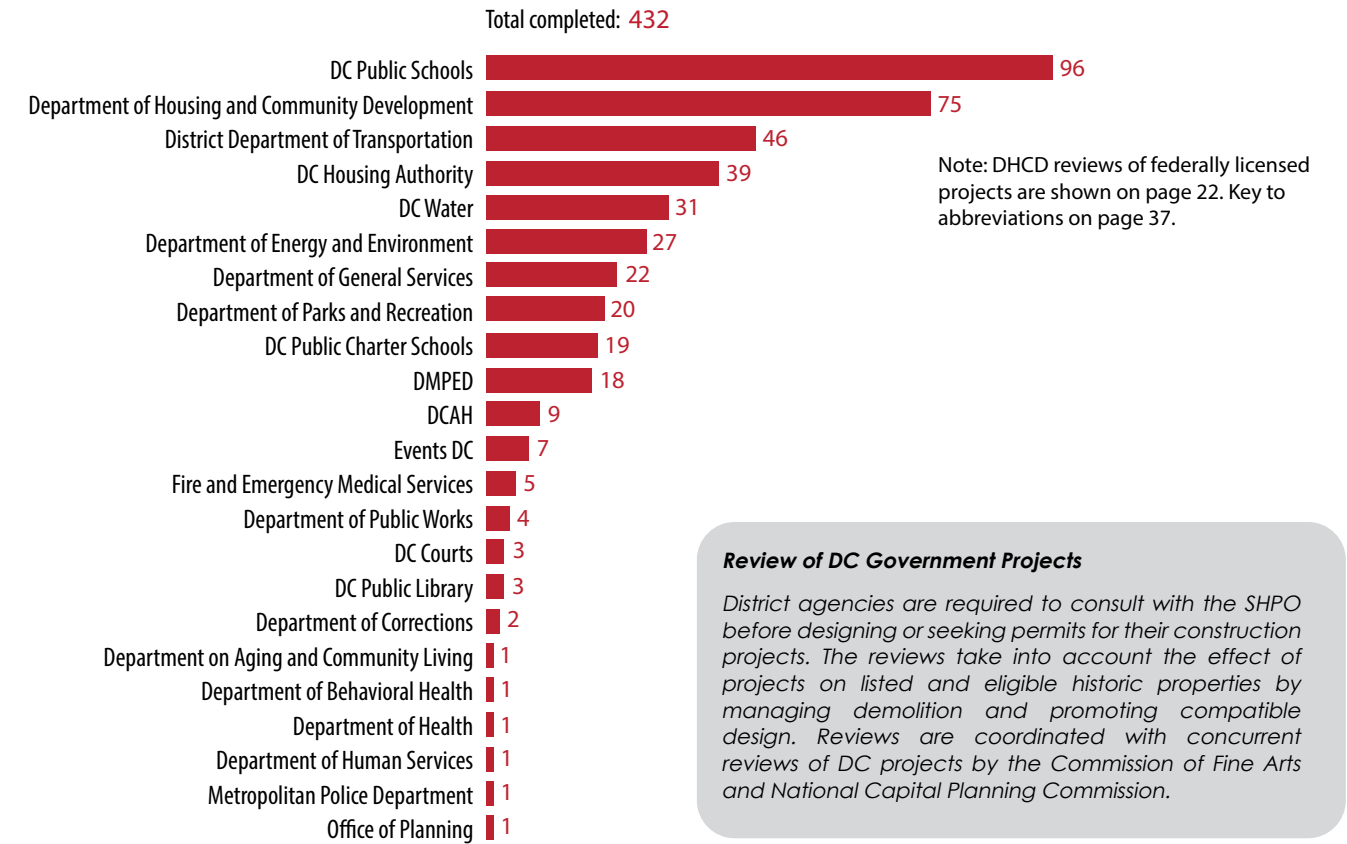


GARFIELD ELEMENTARY SCHOOL AND ITS ARCHITECT W. SIDNEY PITTMAN



STEAD PARK RECREATION CENTER

District Government Project Reviews



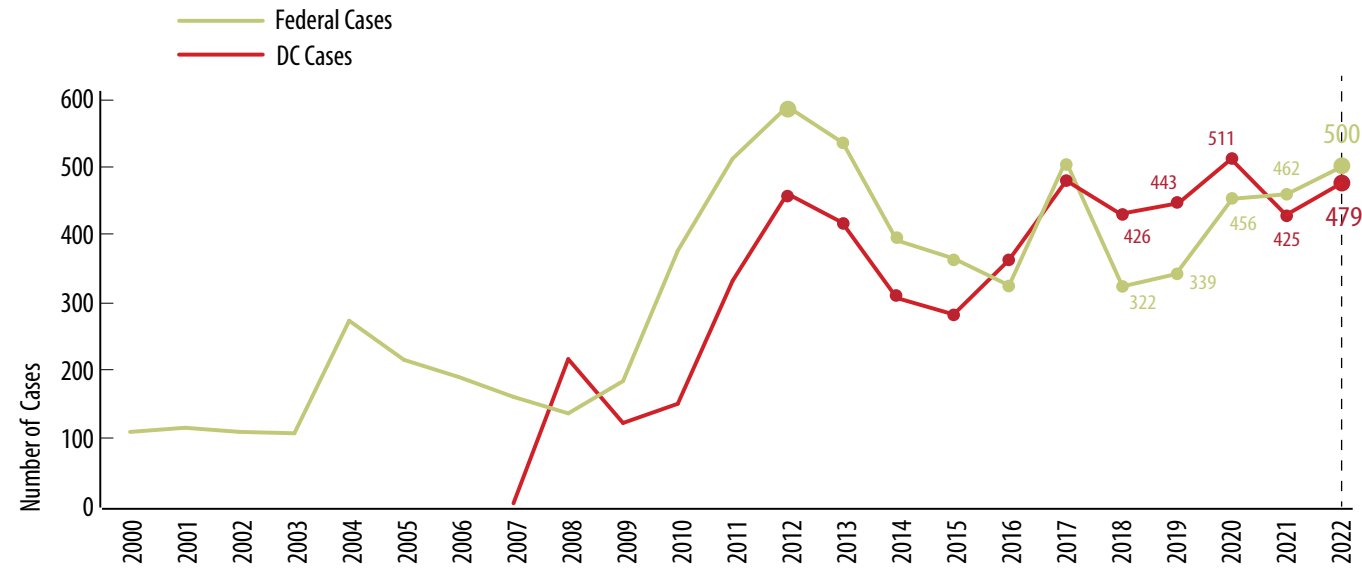
Review of DC Government Projects

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.



SOUTHEAST BRANCH LIBRARY SHOWING UNDERGROUND EXPANSION

Federal and DC Government Project Reviews



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 2022, the SHPO reviewed 15 agency determinations of eligibility, concurring on eight properties identified as eligible for the National Register and seven not eligible. Notable among the properties determined eligible are the following:

Federal Reserve, Martin Building Landscape

Two federal reservations (numbers 105 and 378) comprise the grounds of the William McChesney Martin Building, built from 1971 to 1974 on Virginia Avenue between 19th and 21st Streets NW. The site design by prominent landscape architect George E. Patton of Philadelphia includes a central lawn leading to the building entrances, a large memorial fountain honoring Oklahoma senator Robert Latham Owen for his role in creating the Federal Reserve, and a tranquil setting for the Discus Thrower statue, a 1956 gift of the Italian government in gratitude for American aid in the return of artistic treasures looted in World War II.



MARTIN BUILDING, LANDSCAPE PLANTINGS

The 1977 renovation of the landscape by James van Sweden and Wolfgang Oehme, the first public commission of their firm Oehme, van Sweden, introduced the innovative and influential "New American Garden" style, based on mass plantings of native perennials and grasses evocative of the nation's great plains heritage.



MARTIN BUILDING, ROBERT LATHAM OWEN FOUNTAIN

Anacostia Naval Air Station Levee and Floodwalls

The riverfront levee, concrete seawalls, and bulkhead built from 1938 to 1949 at the Anacostia Naval Air Station were built as essential water and flood control measures. They still protect the functioning of the site contribute to the historic character of one of the nation's most significant naval air facilities, which played a crucial role in the development of naval aviation, flight testing, and the administration of naval operations from 1917 to 1962.



ANACOSTIA NAVAL AIR STATION SEAWALLS

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.



SOUTHEAST LIBRARY RENOVATION - UPPER LEVEL INTERIOR

Federal Government Projects

The State Historic Preservation Office reviews federal government projects to ensure that historic and archaeological resources are adequately protected as provided by federal law. This process under Section 106 of the National Historic Preservation Act also applies to private projects on federal land as well as federally funded or licensed projects on private property.

In FY 2022, HPO reviewed 500 federal agency requests for project consultation, a four percent increase over FY 2021. Notable projects included:

Navy Yard Land Exchange and Navy Museum

The Navy began consultation with the SHPO on a potential land exchange between the Navy and the owner of development rights on a site in the Yards that has been identified for an expanded National Museum of the United States Navy. It would trade the site for waterfront parcels in the southeast corner of the Navy Yard, suitable for housing and commercial development. Consultation continued into FY 2023.

Washington Union Station Expansion

After a long hiatus, consultation resumed on the project to expand and transform historic Union Station. The significantly revised concept design addressed many of the concerns expressed about effects on historic properties. Consultation will continue toward the goal of conclusion with a memorandum of agreement.

WMATA Northern Bus Garage

Section 106 consultation on the extensive rehabilitation and expansion of the landmark streetcar car barn concluded with an agreement on restoration of historic facades and portions of the building. Interpretive signage will accompany an installation of replica streetcar tracks leading to the original entrance for the cars on 14th Street.

Hirshhorn Sculpture Garden Revitalization

After an extended consultation including many public parties, review concluded with an agreement to ensure that key features of the garden retain their design quality while adding new elements. The historic significance of the garden design will also be recognized in a National Register listing of the museum and landscape.

Federal Reserve Board Garage

A project to make structural repairs and provide an accessible entry to the underground garage at the Federal Reserve will require complete removal of the first public garden designed in the New American Garden style. After consultation an agreement with the SHPO and other stakeholders ensures replacement of the garden largely in kind. National Register documentation of the site and a website on the park's history will also be provided as mitigation.



UNION STATION EXPANSION

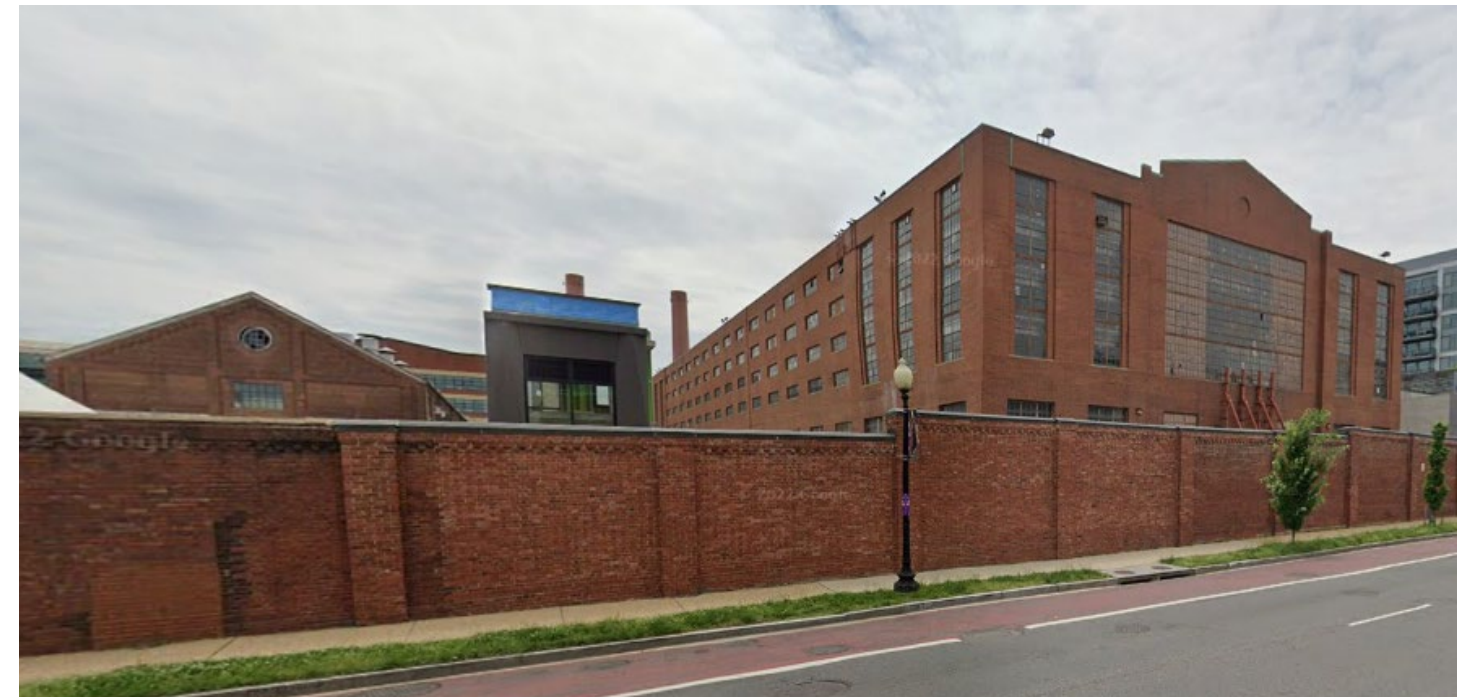
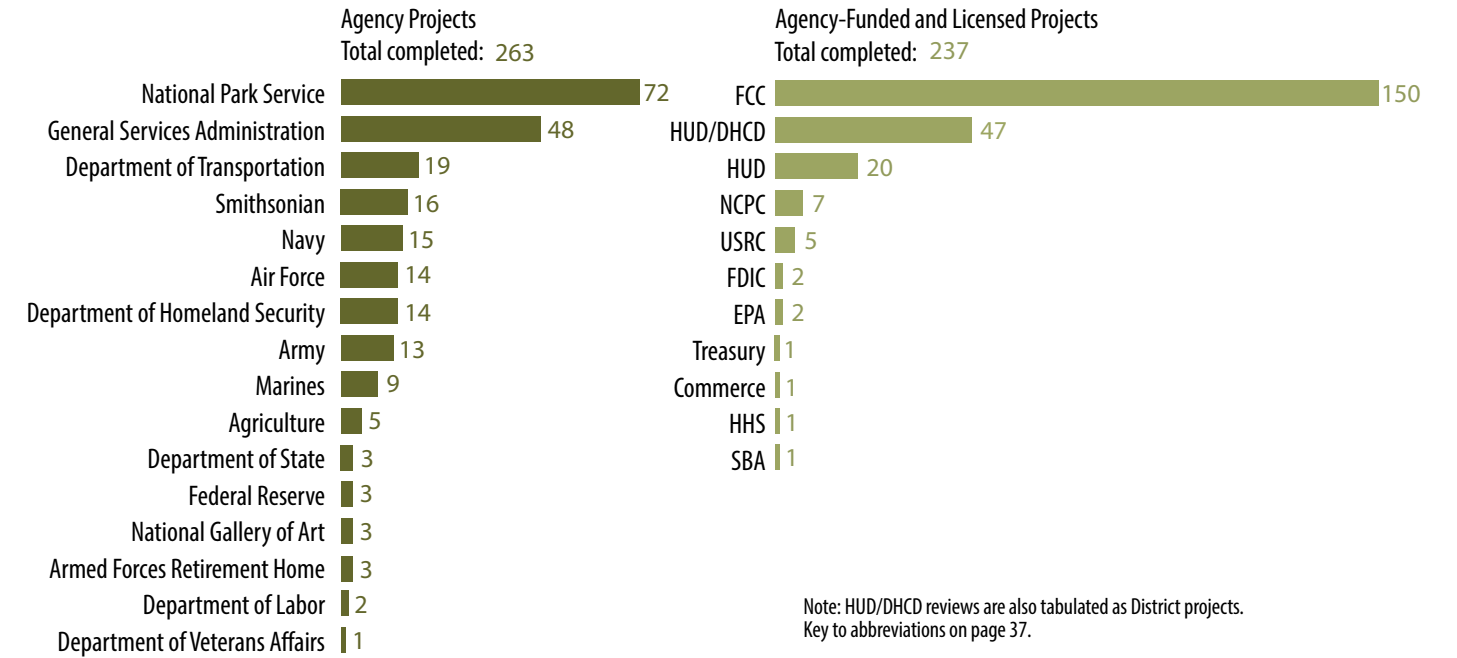


HIRSHHORN SCULPTURE GARDEN REVITALIZATION

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.

Federal Government Project Reviews



HISTORIC NAVY YARD BUILDINGS PLANNED FOR ADAPTATION AS PART OF THE PROPOSED NAVAL MUSEUM

HPRB Design Review

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.

In FY 2022, the Board continued to meet by WebEx with access also available on YouTube. At eighteen meetings, it considered 98 cases on the agenda and 78 on the consent calendar. It heard an informational presentation on provisions in the updated Comprehensive Plan that affect the Cleveland Park and Woodley Park historic districts, and a follow-up presentation on the Connecticut Avenue Development Guidelines prepared by the Office of Planning with HPO involvement to manage an increased density of development along that corridor.

The Board also held two informational presentations on newly completed projects that had been subject to its review. The members discussed both the successful aspects of the projects and lessons learned for future reviews. New project proposals reviewed by the Board included the following:

Ward 1

National Association for the Relief of Destitute Colored Women and Children (Merriwether Home)

Rehabilitation and expansion of the 1870s double house into an eight-unit apartment building
733 Euclid Street NW

WRECO/Central Bus Garage and Bond Bread Factory

Rehabilitation and additions to two adjoining 1930s landmarks for housing, arts and retail uses
2112/2146 Georgia Avenue NW

U Street Historic District

Construction of a ten-story apartment and retail building with townhouses in the interior of the block
1250 U Street NW

Renovation to reface a non-contributing building with a new compatible façade and adding a third story
1819 15th Street NW

Mount Pleasant Historic District

Conversion and expansion of a corner house to a two-unit residential building
1614 Kilbourne Place NW

About Design Review at HPRB

The Historic Preservation Review Board considers major projects and delegates the evaluation and processing of routine applications to HPO. Most HPRB reviews occur at the concept design stage after the applicant consults with HPO staff. In its deliberations, the Board considers the staff report and all public comments, and gives "great weight" to the written recommendations of affected Advisory Neighborhood Commissions.



WRECO/CENTRAL BUS GARAGE AND BOND BREAD FACTORY



1250 U STREET DESIGN CONCEPT

Ward 2

Dupont Circle Historic District

Construction of a two-story addition to the renovated field house at Stead Park Recreation Center and installation of a free-standing solar canopy
1625 P Street NW

Construction of a five-story rear addition to three rowhouses serving as an association headquarters
1322-1326 18th Street NW

Construction of a new three-story apartment building
1722 Swann Street NW

Foggy Bottom Historic District

Construction of a three-story single-family house attached to a row of historic alley houses
929 Rear 25th Street NW (formerly O Snow's Court)

Fourteenth Street Historic District

Demolition of a non-historic building and replacement with a new three-story apartment building
1319 R Street NW

Massachusetts Avenue Historic District

Replacing a 1970s office building exterior with a new facade to better relate to the character of the historic district
1776 Massachusetts Avenue NW

Mount Vernon Square Historic District

Renovation of a corner 1850s rowhouse and construction of an adjacent seven-story apartment building
1100 6th Street NW

Construction of three new three-story rowhouses
1251 4th Street NW

Ward 3

Cleveland Park Historic District

Relocation of a 1905 historic house and construction of a three-story apartment building
3427 Wisconsin Avenue NW



SNOW'S COURT NEW ALLEY HOUSE



1319 R STREET SKETCH CONCEPT



1100 6TH STREET NW

Lisner-Louise-Dickson-Hurt Home

Construction of a four-story assisted living facility on the grounds of an eligible landmark (courtesy review)
5425 Western Avenue NW



LISNER-LOUISE-DICKSON-HURT HOME

Ward 4

Takoma Park Historic District

Separate proposals for the construction of two single-family houses
515 and 523 Cedar Street NW

Relocation of a 1900 house on the lot and construction of an adjacent five-story apartment building
6928 Maple Street NW



6928 MAPLE STREET NW

Walter Reed Hospital Historic District

Construction of townhouses and condominium flats buildings
1000 Main Drive NW

Construction of a five-story apartment building
7101 13th Street NW



7101 13TH STREET NW

Ward 5

Brookland Bowling Alley

Incorporation of the 1930s Art Deco landmark into a new complex of five-story apartment and retail buildings
3726 10th Street NE



BROOKLAND BOWLING ALLEY

Ward 6

Southeast Library/Capitol Hill Historic District

Renovation and additions to expand and improve the accessibility of the neighborhood library
403 7th Street SE

Ward 7

Kingman Park Historic District

Renovations and installations to expand the usability of Triangle Park and to provide historical commemoration
1365-1375 H Street NE

Ward 8

Anacostia Historic District

Construction of a new Anacostia Recreation Center
1929 15th Street SE

Construction of infill for transitional housing and retail
1337 Good Hope Road SE

Separate proposals for construction of single family houses
1343 Maple View Place and 2100/2102 16th Street SE

Construction of a new five-story apartment building incorporating three historic commercial structures
2218-2224 Martin Luther King Jr. Avenue SE



1337 GOOD HOPE ROAD 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 2022, the Mayor's Agent heard two cases on proposed alterations to historic properties.

Mount Pleasant and Meridian Hill Historic Districts

The Renaissance Condominium Association and Kenesaw-Phoenix Cooperative sought to remove historic balconies from the apartment building at 3060 16th Street NW. The applicant claimed that the alteration was necessary in the public interest as consistent with the purposes of the preservation law, and that failure to issue the permit would result in an unreasonable economic hardship. The Mayor's Agent denied the application as not meeting the legal tests.



KENESAW APARTMENTS

Capitol Hill Historic District

The applicant sought to install Hardie siding and trim on the façade of a rowhouse at 523 4th Street SE, claiming that the alteration was consistent with the purposes of the preservation law. The Mayor's Agent approved the clearance of the permit application.

About the Mayor's Agent

The Mayor's Agent may consider economic hardships and public benefits beyond HPRB's authority. For approval, an applicant must show that failure to issue a permit would result in unreasonable economic hardship to the owner, or that the project 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.

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, with the remaining applications referred to HPRB. 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.

During FY 2022, HPO received 5,908 permit, subdivision, and related applications. Of this total, 97% were reviewed by HPO on an expedited basis, typically with a turnaround time of a few minutes to a few days. The workload of applications was nearly level with FY 2021, though the proportion of applications referred to HPRB for consideration increased about 12%.

PERMIT AND CONCEPT REVIEWS BY TYPE AND REFERRAL

Application Type	Total Received	HPRB	Mayor's Agent
Alteration/Addition	4,978	110	0
New Construction	161	59	0
Demolition	25	3	0
Subdivision	277	9	1
Other*	678	0	0
TOTAL FY 2022	5,908	181 (3%)	1
FY 2021	5,921	152 (2.5%)	1
FY 2020	6,173	123 (2%)	2
FY 2019	6,699	164 (2.5%)	7
FY 2018	5,681	157 (3%)	4
FY 2017	5,225	196 (3%)	3
FY 2016	5,361	172 (3%)	3
FY 2015	5,183	215 (5%)	7

* Certifications of eligibility for code modification, green area ratio or zoning (parking/off-street loading) relief, or certificate of occupancy

Sustainability Guidelines

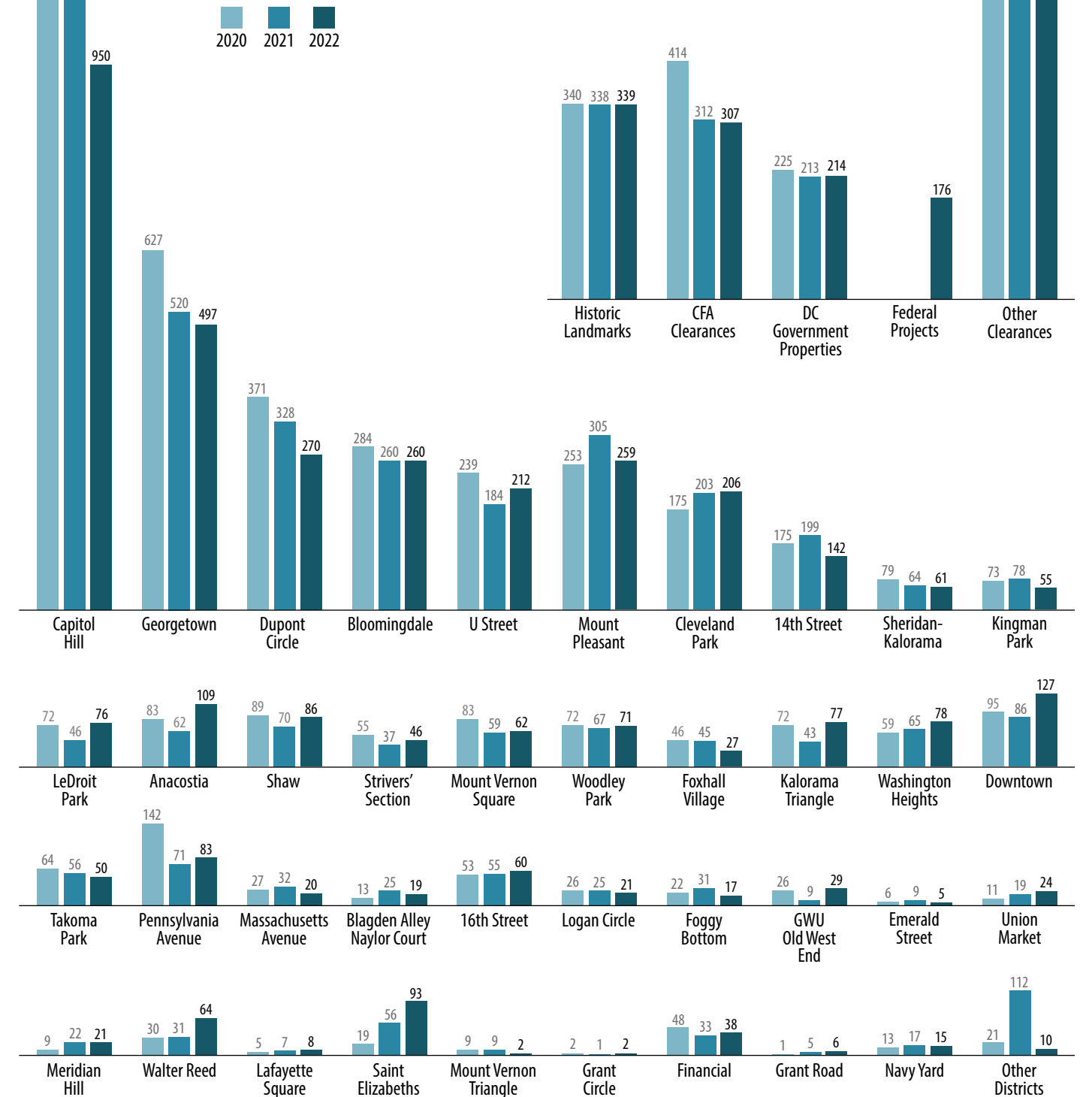
HPRB's Sustainability Guidelines support making historic buildings energy-efficient. In FY 2021, HPO approved 397 solar panel installations, for a total of 2,061 such approvals to date. This represents about double the national rate of solar installations in new homes as measured in a 2021 study by Solar Energy Associates.



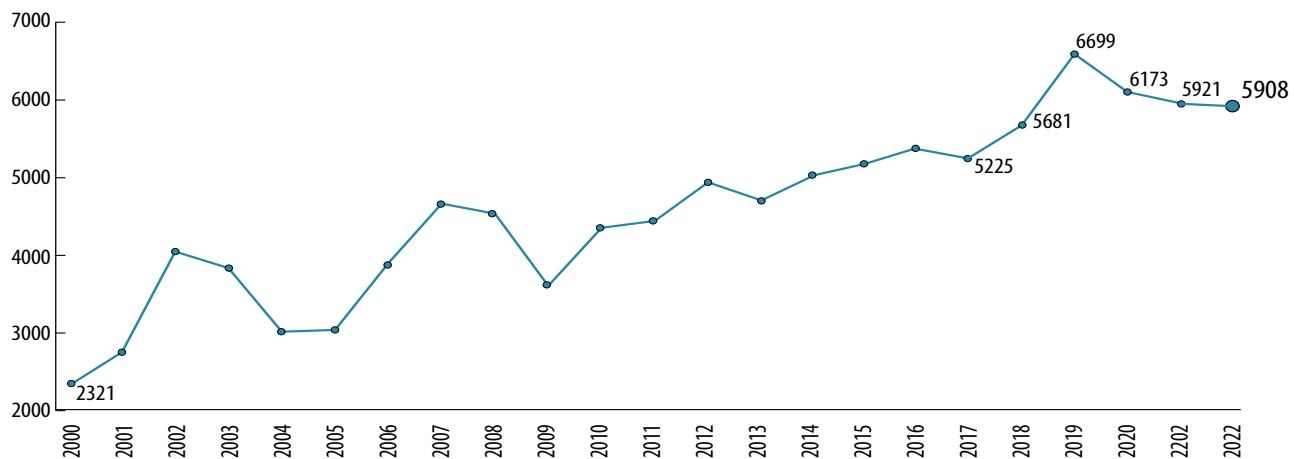
SOLAR PANELS ON HOMES AT SAINT PAUL'S COLLEGE

Permit Reviews by Historic District

Districts are listed from largest to smallest according to the number of contributing buildings
Other Clearances includes citywide review of subdivisions, razes, and other DCRA referrals



HPO Review of Permit and Subdivision Applications



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 2022, the SHPO reviewed four applications for certification of historic significance and four housing projects for certification of rehabilitation. Two of the completed projects add to the District's supply of new and renovated affordable apartment units. The third renovation, known as The Wray, converted an office building back to residential use with 158 units close to employment centers and the amenities of the George Washington University campus.

PROPOSED REHABILITATION REVIEWED IN FY 2022

Proposed Rehabilitations and Estimated Cost		
Dupont Circle HD	2100 Massachusetts Ave NW	\$ 102,000,000

REHABILITATION PROJECTS CERTIFIED IN FY 2022

Final Certification of Construction and Qualified Expenditures		
St Elizabeths HD	1201 Oak Drive SE	\$ 81,967,650
Takoma Park HD	410 Cedar Street NW	\$ 6,882,000
GWU/West End HD	515 22nd Street NW	38,793,526
TOTAL		\$ 127,643,176

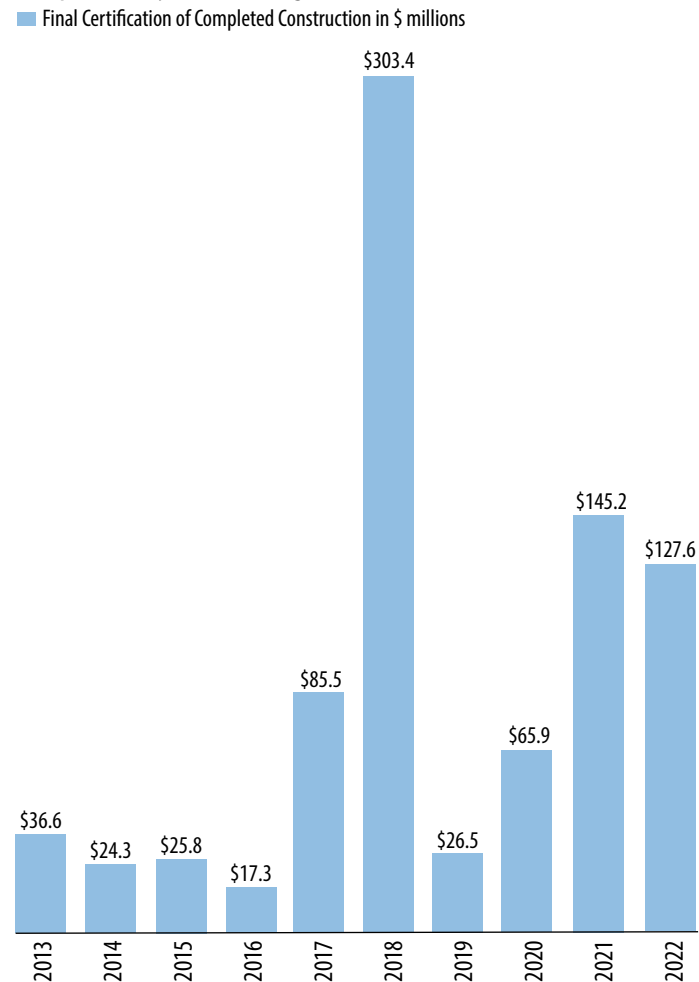


THE WRAY

Federal Preservation Tax Incentives

Substantial rehabilitation of an income-producing property listed in the National Register of Historic Places may qualify for a 20% federal tax credit, provided the work complies with the Secretary of the Interior's Standards for Rehabilitation. The owner of a National Register property may also deduct the value of a preservation easement as a charitable contribution for federal income tax purposes. The SHPO reviews these applications and advises the National Park Service on its certification decisions.

Completed Projects Receiving Final Certification



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 it 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.

Two significant affordable housing projects completed in FY 22 were made possible in part through the financial support of federal preservation tax credits. The Residences at Saint Elizabeths East comprise 202 affordable apartments convenient to the Congress Heights Metro station and commercial center. In the Takoma Park Historic District, the newly opened Cedar Street Apartments offer 30 affordable units with easy walking distance of the Takoma Metro station, community center, and shopping. This tenant-sponsored project was made possible through the District's Tenant Opportunity to Purchase (TOPA) program.

Tenant-Sponsored Affordable Housing

Read more about the tenants who were successful in preserving their homes in 410 Cedar Street in this MarketWatch story at:

www.marketwatch.com/story/four-years-13-million-and-dozens-of-hands-how-affordable-housing-gets-made-in-america-2019-05-22



RESIDENCES AT SAINT ELIZABETHS EAST



CEDAR STREET APARTMENTS



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 promptly after receipt of a violation notice may avoid further enforcement action.

In FY 2022, HPO inspectors received 154 service requests and took 142 enforcement actions. These included 38 stop work orders, 38 corrective orders, and 49 infraction notices, 12 violation notices, and five verbal warnings. The enforcement staff identified 46 successes on projects cited for infractions and illegal work. Examples of successful remediation include:

Anacostia Historic District

Stop work order for an unpermitted large rear addition and facade alterations; corrected and permit obtained
13th Street SE

Capitol Hill Historic District

Stop work and corrective actions for facade alterations, decks, cafe structures, and site features without permits
Maryland & Massachusetts Aves NE/South Carolina Ave SE

Dupont Circle Historic District

Removal of electric service equipment and restorative patching to architecturally distinguished rowhouse
Corcoran Street NW

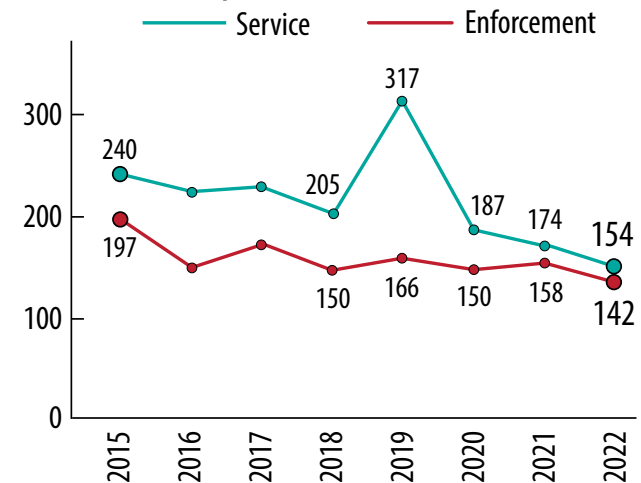
Mount Pleasant Historic District

Correction of illegal porch, windows & door replacement
Brown Street NW

Shaw Historic District

Correction of unpermitted site features in the front yard of a house with a conservation easement
10th Street NW

Service Requests and Enforcement Actions



HPO Inspections and Compliance

The HPO inspections and compliance program operates under authority of the preservation law and a Memorandum of Agreement with DCRA, which enforces building codes citywide. When necessary, HPO inspectors can stop work in progress and issue notices of infraction and fines. HPO enforcement actions can lead to adjudication by the Office of Administrative Hearings.



FLAGLER PLACE NW - AFTER CORRECTIVE ACTION
BLOOMINGDALE HISTORIC DISTRICT



UNPERMITTED SITE WORK IN PROGRESS

Property Maintenance

The Historic Preservation Office monitors historic properties for serious deterioration, working with Advisory Neighborhood Commissions and community organizations. Upon inspection, HPO encourages property owners to comply voluntarily with the maintenance standards in the building code. If neglect continues, HPO can take appropriate enforcement action in coordination with the Department of Consumer and Regulatory Affairs (DCRA) and Board for the Condemnation of Insanitary Buildings (BCIB).

The steady pace of rehabilitation and a tight housing market in the District have resulted in fewer instances of neglected historic property. No cases were initiated in FY 2022 to enforce against demolition by neglect, but HPO continued to monitor vacant historic properties to ensure they are property secured and protected.

Deteriorated Properties in Historic Anacostia

With the support of Congresswoman Eleanor Holmes Norton, the L'Enfant Trust applied for Community Project Funding for its Historic Properties Redevelopment Program in the Anacostia Historic District. In June 2022, Representative Norton announced she had secured \$21 million for a group of DC projects, including \$2 million for the Trust's rehabilitation of "Big Green" at 1220 Maple View Place SE, for two family-size affordable units. These critical funds will be administered through the Department of Housing and Urban Development and will enable the project to proceed.



RAISING PUBLIC AWARENESS OF BIG GREEN

Demolition by Neglect

When progressive enforcement action and the high blighted property tax rate fail to compel an owner to correct serious building deterioration, a last resort is to seek a court order under the demolition-by-neglect provisions of the preservation law. The Historic Landmark and District Protection (HLP) Fund can also be used to pay the costs of repair work necessary to prevent demolition by neglect.

HISTORIC LANDMARK AND DISTRICT PROTECTION FUND

Beginning Balance (10/1/21)	Service	\$ 41,851
Revenue	Assessments and collections	32,404
Expenses (to HPRB Members)	Meeting stipends	- 10,958
Expenses (to court reporter)	Meeting transcription services	- 10,000
Expense (to DC Office of Zoning)	Video broadcast of HPRB meetings	- 6,685
Expense (to HP consultant)	Historic context study of Asian/Pacific Islander communities	- 2,313
Expense (to archaeology assistant)	Archaeological services	- 1,375
Expenses (to suppliers)	Archaeology supplies	- 1,073
Ending Balance (9/30/22)		\$ 41,851



OFFICE OF PLANNING

Anita Cozart Director
Jennifer Steingasser Deputy Director for
Development Review and Historic Preservation



HISTORIC PRESERVATION OFFICE

David Maloney State Historic Preservation Officer
Steve Callcott Deputy Preservation Officer
Christine Ames Archaeology Assistant
Anne Brockett Architectural Historian
Toni Cherry Compliance Specialist
Joyetta Delaney Administrative Assistant
Timothy Dennée Architectural Historian
Julianna Jackson Staff Assistant
Todd Jones Historian
Keith Lambert Inspector
C. Andrew Lewis Senior Preservation Specialist
J. Brendan Meyer Preservation Specialist
Moira Nadal Preservation Specialist
Imania Price Preservation Specialist
Ruth Troccoli Archaeologist
Anthony E. Williams Inspector
Kim Prothro Williams Architectural Historian
Bruce Yarnall Operations and Grants Manager

HISTORIC PRESERVATION REVIEW BOARD

Marnique Heath AIA, Architect, Chair
Andrew Aurbach Historian
Carisa Stanley Beatty Citizen Member
Matthew Bell AIA, Architect
Linda Mercado Greene Public Member
Outerbridge Horsey AIA, Public Member, Architect
Alexandra Jones PhD, Archaeologist
Sandra Jowers-Barber PhD, Historian
Gretchen Pfahler AIA, Architectural Historian, Architect

KEY TO ABBREVIATIONS

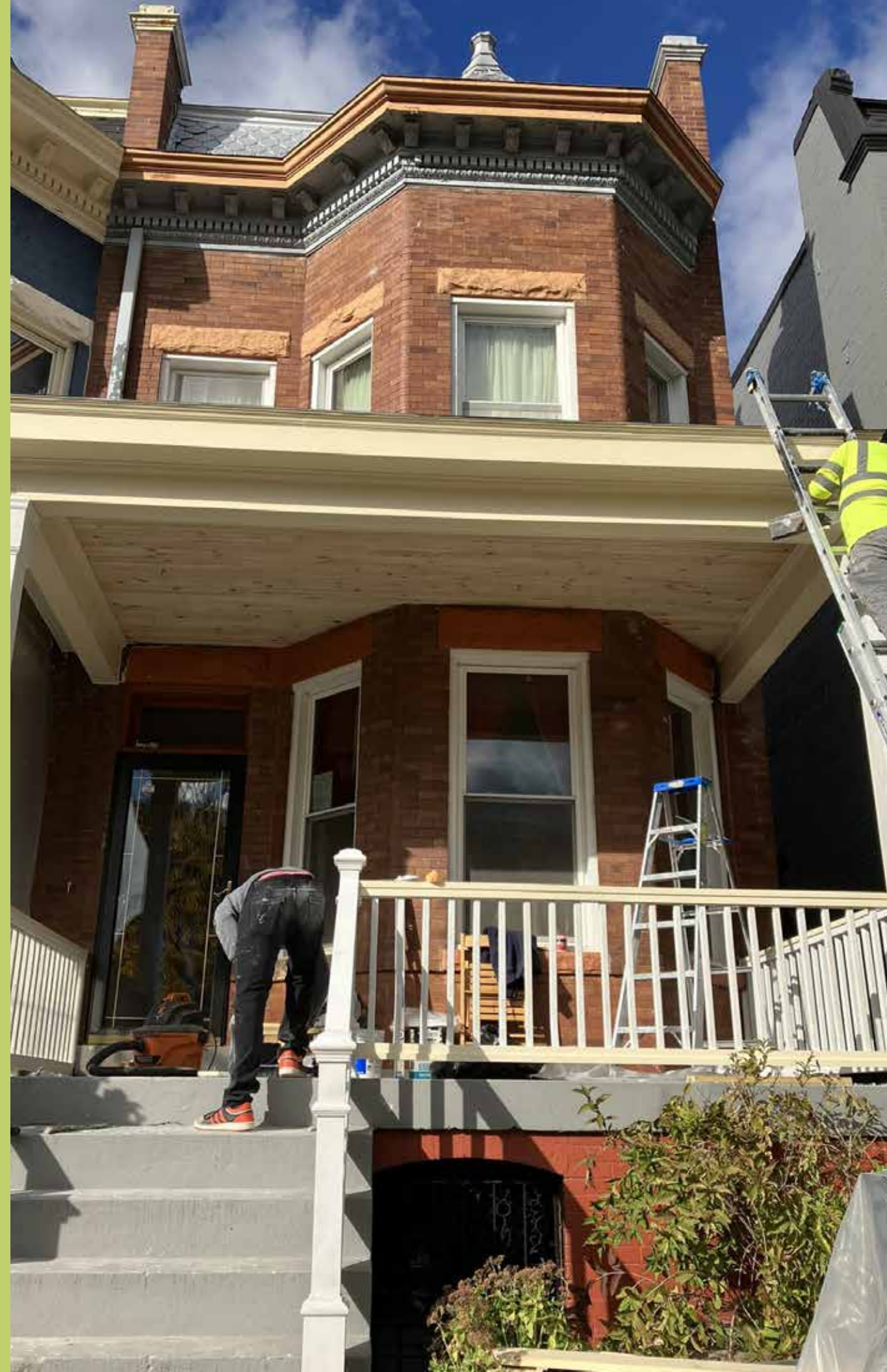
- CFA** US Commission of Fine Arts
- DCPS** District of Columbia Public Schools
- DCPCS** District of Columbia Public Charter Schools
- DCRA** Department of Consumer and Regulatory Affairs
- DDOT** District Department of Transportation
- DGS** Department of General Services
- DCAH** DC Commission on the Arts and Humanities
- DHCD** Department of Housing and Community Development
- DHS** Department of Homeland Security
- DMPED** Deputy Mayor for Planning and Economic Development
- DOEE** Department of Energy and the Environment
- DPR** Department of Parks and Recreation
- DPW** Department of Public Works
- FCC** Federal Communications Commission
- FDIC** Federal Deposit Insurance Corporation
- FEMA** Federal Emergency Management Agency
- GSA** General Services Administration
- HD** Historic District
- HHS** Department of Health and Human Services
- HPO** Historic Preservation Office, Office of Planning
- HPRB** Historic Preservation Review Board
- HSEMA** Homeland Security and Emergency Management Agency
- HUD** Department of Housing and Urban Development
- NCPC** National Capital Planning Commission
- NPS** National Park Service
- NR** National Register of Historic Places
- NTHP** National Trust for Historic Preservation
- OP** Office of Planning
- SHPO** State Historic Preservation Office
- UDC** University of the District of Columbia
- USRC** Union Station Redevelopment Corporation
- WMATA** Washington Metropolitan Area Transit Authority



NATIONAL GEOGRAPHIC SOCIETY 1964 HEADQUARTERS

PHOTO CREDITS

COVER PHOTO AND PAGE 1 (BLOOMINGDALE), BRENDAN MEYER
THE WRAY, INSIDE COVER AND PAGE 32, KIP DAWKINS
SLOWE SCHOOL OPENING, PAGE 1, BY PERMISSION OF DC PUBLIC LIBRARY, STAR COLLECTION @WASHINGTON POST
JOHNNIE LEW, PAGE 1, GORDON R. PARKS, FARM SECURITY ADMINISTRATION/OFFICE OF WAR INFORMATION COLLECTION, LIBRARY OF CONGRESS
BLACK LIVES MATTER PROTESTER, PAGE 5, CREATIVE COMMONS/DB'S TRAVELS
OLD KOREAN LEGATION, PAGE 10, OLD KOREAN LEGATION MUSEUM
ON LEONG CHINESE MERCHANT'S ASSOCIATION, PAGE 10, THEODOR HORYDCZAK COLLECTION, LIBRARY OF CONGRESS
WILLIAM D. NIXON, PAGE 14, COURTESY NIXON-MOUNSEY FAMILY
LUCY D. SLOWE, PAGE 15, MOORLAND-SPINGARN RESEARCH CENTER, HOWARD UNIVERSITY
LEWIS T. GREENE, SR., PAGE 17, COURTESY SEAFARER'S YACHT CLUB
WILLIAM SIDNEY PITTMAN, PAGE 20, TEXAS STATE HISTORICAL SOCIETY
NAVY YARD, PAGE 25, GOOGLE STREET VIEW
BIG GREEN, PAGE 35, COURTESY L'ENFANT TRUST
ALL OTHER PHOTOGRAPHS ARE PROPERTY OF HPO OR IN THE PUBLIC DOMAIN
HPO STAFF AND HPRB MEMBERS CURRENT AS OF FY 2022



The Office of Planning (OP) is tasked with planning for the long-term growth of the District of Columbia, to help ensure it reflects our values of an inclusive and vibrant city. We help the District work toward a positive future in which all District residents can thrive, regardless of income, race, age, or background. OP guides development in the District of Columbia's distinctive neighborhoods by engaging stakeholders and residents, performing research and analysis, serving as the steward of our historic resources, and publishing various planning documents, including the Comprehensive Plan.



www.planning.dc.gov

HISTORIC PRESERVATION OFFICE DC OFFICE OF PLANNING

