

# 2020 ANNUAL REPORT

HISTORIC PRESERVATION OFFICE  
DC OFFICE OF PLANNING

District of Columbia  
Office of Planning





# 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 2020. Highlights of the year's accomplishments include:

## Supporting Communities

- Evaluated achievements under *Preserving for Progress*, the 2020 District of Columbia Historic Preservation Plan (see page 1)
- Prepared the Ward 2 Heritage Guide, the last in a series of guides for each ward (see page 1)
- Launched an online 20th Century Civil Rights Tour and Barry Farm Dwellings story map (see page 2)
- Partnered with the DC Preservation League and 1882 Foundation to explore stories of the District's Asian and Pacific Islander heritage (see page 2)
- Worked with 53 low- and moderate-income owners seeking funds to keep their historic homes in good repair, and awarded \$171,000 in new grants (see page 3)
- Expended more than \$125,000 in federal and local funds on public outreach programs and archaeological services (see page 4)
- Involved hundreds of District residents in planning, community outreach, and education programs (see page 5)
- Expanded the District's archaeology program through public education and site investigations (see pages 6-8)

## Recognizing Our Heritage

- Expanded *HistoryQuest DC*, an interactive website map of the District providing building-by-building historical information (see page 9)
- Designated eight new historic landmarks, including a significant portion of Barry Farm Dwellings (see page 10)
- Approved a community-sponsored application to expand the Kingman Park historic district (see page 14)
- Nominated seven new property listings to the National Register of Historic Places, and expanded documentation on two others, including the Frederick Douglass House (see page 15)

## Encouraging Good Stewardship

- Reviewed more than 500 District agency projects, including school modernizations, a single men's shelter, short-term family housing, transportation, and other projects (see page 17)
- Evaluated four government determinations of National Register eligibility for properties under agency authority, and joined with DC Water to survey the Blue Plains complex for potential historic structures (see page 20)
- Conducted more than 400 federal agency project reviews, advancing rejuvenation of the Saint Elizabeths campus, National Mall, and public infrastructure (see page 21)

## Promoting High Quality Reinvestment

- Promoted superior architecture through public design review of construction in the city's historic neighborhoods, especially for infill housing (see pages 23-26)
- Reviewed 6,173 permit and related applications for compatibility with historic properties, processing 98% as an expedited "over-the-counter" service (see page 27)
- Supported developers seeking federal preservation tax credits for four housing rehabilitations representing a \$107 million investment in historic buildings (see page 29)
- Supported affordable housing providers using federal tax credits to renovate 344 affordable housing units, 250 of them new units (see page 30)

## Protecting Historic Assets

- Resolved long-standing cases of failure to maintain historic property (see page 31)
- Addressed unauthorized work on historic buildings through more than 747 construction inspections, 136 enforcement actions, and \$101,000 in issued fines (see page 33)

## Recognizing Excellence

- Joined with the DC Preservation League to honor recipients of District of Columbia Awards for Excellence in Historic Preservation (see page 35)



OLMSTED DRINKING FOUNTAIN, US CAPITOL GROUNDS



# 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 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 Historic Preservation Office, which has been part of the Office of Planning since 2000. 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 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 2020 Annual Report includes that required data, as well as information on other achievements of the District's historic preservation program from October 1, 2019 to September 30, 2020.*

*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.*

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MARTIN LUTHER KING JR. MEMORIAL LIBRARY LOBBY

## 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.

The District's 2020 Historic Preservation Plan, *Preserving for Progress*, has guided implementation of the District's vision for historic preservation for the past four years. In 2021, a new plan will be prepared, transitioning to a five-year planning cycle that more closely aligns with the District's comprehensive planning cycle and the decennial census. The new 2025 plan, *Celebrating our Diversity*, will set goals to ensure that the District's multi-faceted historic and cultural heritage remains a vital part of daily life.



2020 HISTORIC PRESERVATION PLAN  
See the plan online at [planning.dc.gov/page/preservation](https://planning.dc.gov/page/preservation).

## Ward Heritage Guides

Work continued in FY 2020 on the series of guides to the history and cultural resources in each of the city's wards. The final guide, to Ward 2, including central Washington, is nearly finished and will be issued in 2021. With the series complete, work will commence on updates of the older guides.



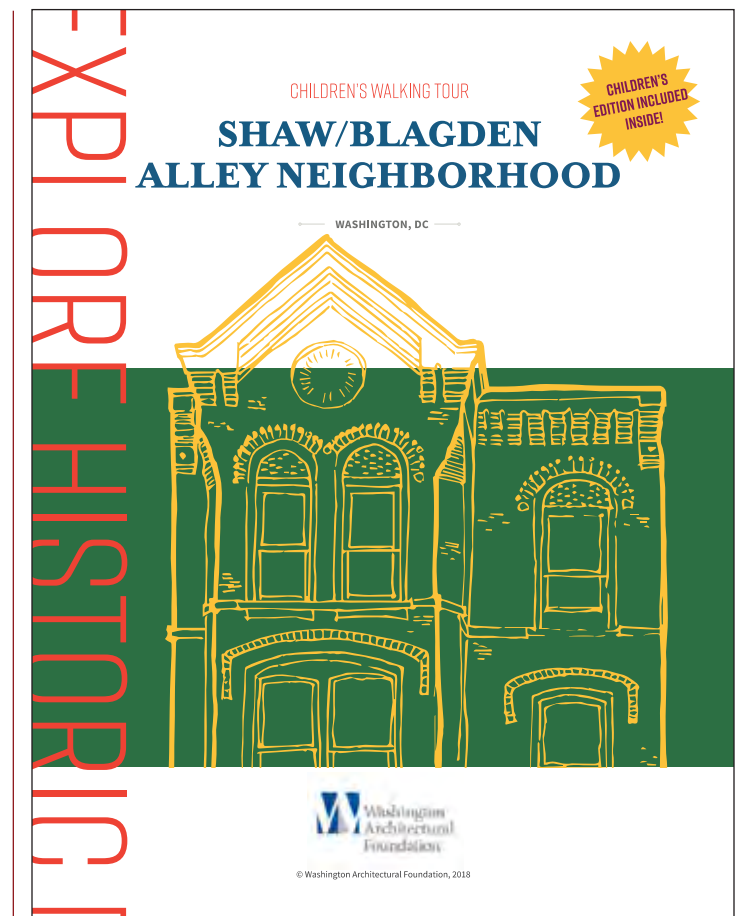
WARD 2 HERITAGE GUIDE  
See ward guides online at [planning.dc.gov/page/dc-history](https://planning.dc.gov/page/dc-history)

## DC Community Heritage Project

The DC Community Heritage Project, a longstanding partnership between the Historic Preservation Office and HumanitiesDC, reached a milestone in the year 2020. Both partners took a retrospective look at the fifteen-year collaboration and worked to ensure that its more than 200 community-led projects continue to engage and teach DC residents about local history. With small grants of no more than \$2,500, each of these projects enabled an inspiration to grow into a new story about DC's multi-layered heritage.

HumanitiesDC completed its work in FY 2020 by focusing on an expanded DC Digital Museum, giving the website a fresh new look and creating a more convenient portal for exploring the panorama of stories, artifacts, and life experiences documented in the community heritage projects. HPO supported the effort with \$15,000 in federal grant funds.

Exploration of the District's community history continues with community partners, including the DC Preservation League and contractors, under federal grants from the Underrepresented Communities Fund of the National Park Service. In FY 2020, new online resources included a 109-site trail exploring 20th century African American Civil rights, complemented by a story map on Barry Farm Dwellings. Two new historic landmarks, Annie's Paramount Steak House and the Slowe-Burrill House, originated from the LGBTQ history study. A similar study of the District's Chinese and Korean communities launched in 2020, and another on DC Women's History and Suffrage will begin in 2021.

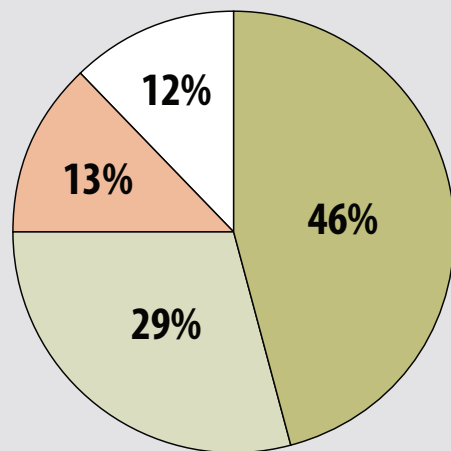


RECENT ADDITION TO THE DC DIGITAL MUSEUM  
See online at [wchumanities.org/dcdm](https://wchumanities.org/dcdm)

### the bottom line

How much was achieved under the 2020 Preservation Plan? One simple measure is to tally how many of the yearly targeted actions were either fully or partially completed. This rough measure gives a general idea of the progress made toward meeting the plan's goals:

**nearly 1/2 of targeted actions completed**  
**about 3/4 of targeted actions fully or partly completed**



% Completed  
 % Partially Completed  
 % Limited Progress  
 % Not Undertaken

### DC COMMUNITY HERITAGE PROJECTS USING THE NPS UNDERREPRESENTED COMMUNITIES FUND

Project	Non-Profit Partner	Contractors	Amount	Awarded
20th Century African American Civil Rights Heritage Trail and Story Map	DC Preservation League	Prologue DC Brian Kraft	\$ 37,000	2017
LGBTQ Historic Context and National Register Nominations	DC Preservation League	WSP (formerly Louis Berger)	\$ 50,000	2017
Chinese and Korean Communities Historic Context	DC Preservation League	1882 Foundation	\$ 40,000	2019
Women's History and Suffrage Historic Context	DC Preservation League	to be determined	\$ 50,000	2020
<b>Total Federal Funds Awarded</b>			<b>\$ 177,000</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 sixteen of the city's historic districts and landmark areas, with the Bloomingdale Historic District becoming eligible in 2021. These grants correct deterioration and help prevent small problems from leading to expensive damage. They also support local construction jobs and help strengthen community pride.

During FY 2020, HPO worked with 53 homeowners seeking grant awards for home repairs, more than three times the number in FY 2019. Seven new grants were awarded and the total program expenditure was \$170,630.



524 25TH PLACE NE - BEFORE

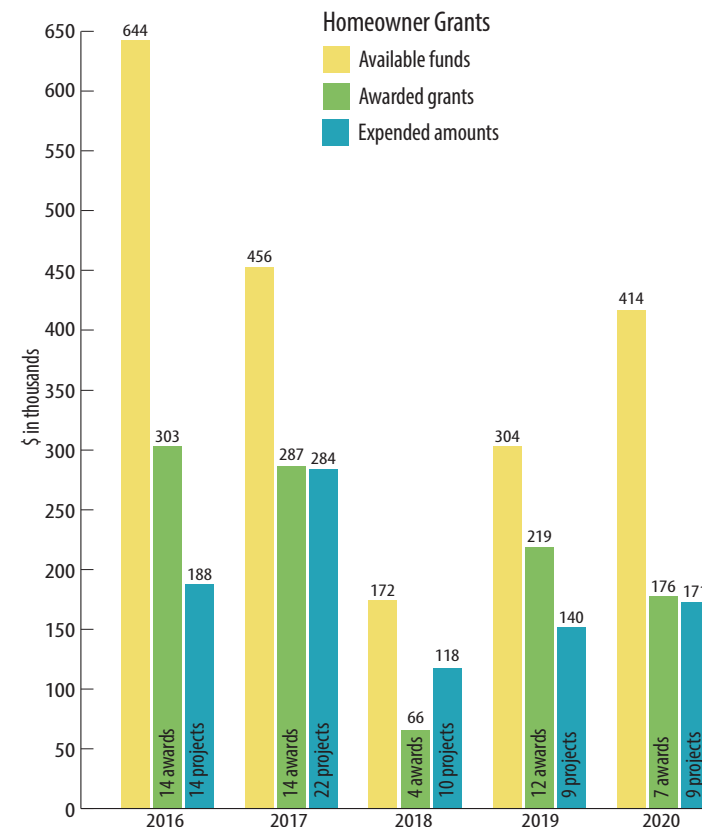


524 25TH PLACE NE - AFTER

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	2016	2017	2018	2019	2020
Anacostia	4	5	1	2	2
Capitol Hill	3	2	1	1	1
Kingman Park				4	2
LeDroit Park	2	2		1	1
Mount Pleasant		1	1	1	1
Shaw	1	1			
Strivers' Section	1				
U Street		3	1		
<b>Total Awarded</b>	<b>14</b>	<b>14</b>	<b>4</b>	<b>12</b>	<b>7</b>
Failed to Proceed	3			3	



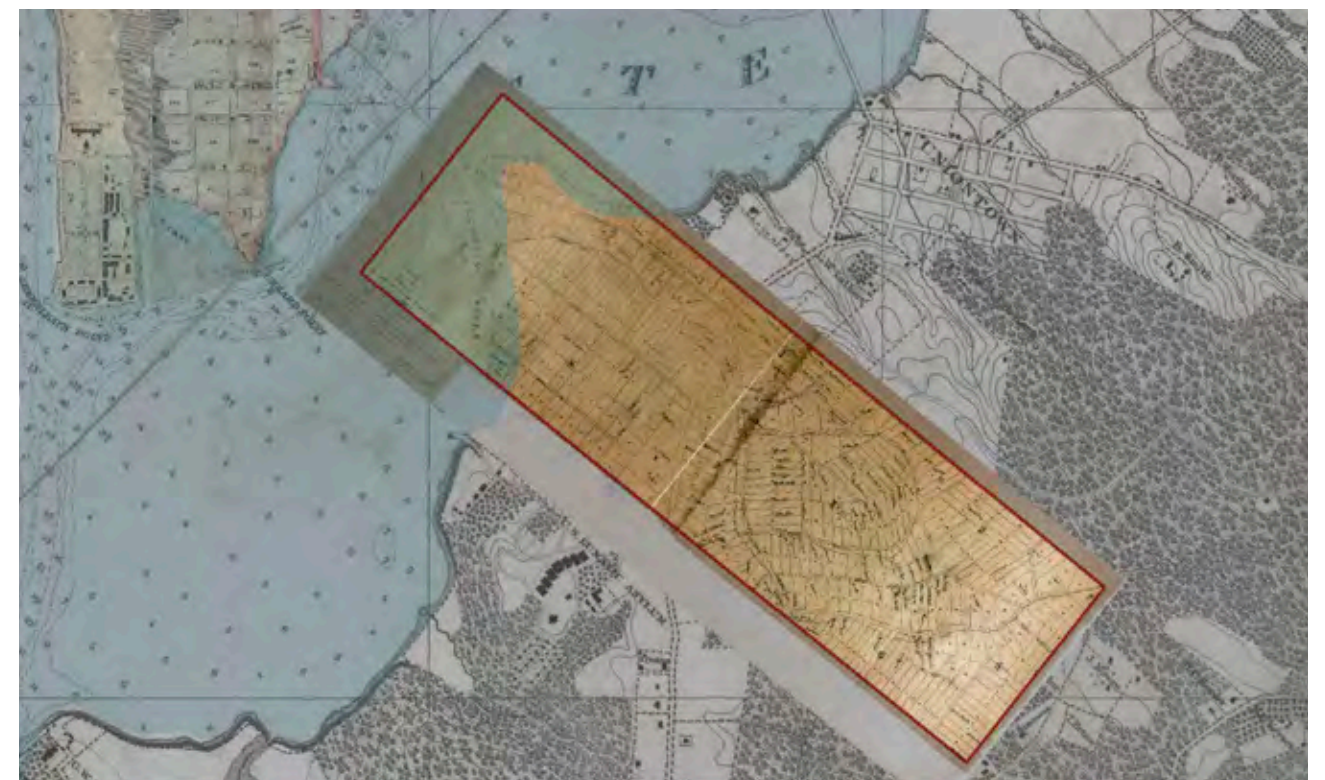
## Preservation Partnerships

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 benefits of these efforts. HPO uses support from the federal Historic Preservation Fund (HPF) and other sources for these cooperative sponsorships.

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 2020, HPO pursued the following projects through partnerships and contracted services:

COOPERATIVE AGREEMENTS			COMMUNITY GRANTS AND COMPETITIVE CONTRACTS		
Project	Grantee	Amount	Project	Grantee or Contractor	Amount
Archaeological Assistance and Data Management	Historical Society of Washington DC	\$ 83,583	20th Century African American Civil Rights Trail Barry Farm Story Map	Brian Kraft	\$ 4,250
HistoryQuest Data Expansion	Historical Society of Washington	28,403	20th Century African American Civil Rights Trail Restrictive Covenant Sites	Prologue DC	4,250
DC Community Heritage Project, DC Digital Museum	HumanitiesDC	15,000	LGBTQ History National Register Nominations	DC Preservation League	711
Mayor's Agent Database Maintenance	Georgetown University Law Center	2,500	<b>Total FY 2020</b>		<b>\$ 9,211</b>
African American Civil Rights Trail Website Maintenance	DC Preservation League	1,500			
<b>Total FY 2020</b>		<b>\$ 130,986</b>			



LAYOUT OF THE FREEDMEN'S BUREAU SETTLEMENT - BARRY FARM STORY MAP



## 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 serve as a public forum for review and discussion of development projects that affect historic neighborhoods. HPRB cancelled its March meeting at the onset of the public health emergency, but shifted sessions to an online WebEx format in April 2020, making participation more convenient for many speakers. In FY 2020, there were twelve meetings, open to public participation without signing up in advance. Interested persons also receive regular announcements of HPRB meetings and other activities. Last year, HPO's self-service email notice list expanded by 21% and now reaches more than 3,500 subscribers.

Public outreach activities by HPO and its partners were significantly curtailed by the during the COVID-19 crisis. In its FY 2020 education and engagement efforts, HPO accomplished the following:

- Held 15 in-person public informational meetings before the onset of pandemic restrictions, attended by 500 individuals
- Considered community comments at 24 public consulting party meetings on major government projects, including the Saint Elizabeths master plan, Hirshhorn renovation, Union Station expansion, and C&O Canal, with 777 attendees
- Participated in 18 training events on topics such as window rehabilitation, federal tax credit reviews, and flood resiliency
- Engaged 1,200 attendees in presentations at the DC History Conference, Archaeology Day, GWU Museum, One World Leadership Center, and Ruth Ann Overbeck lecture series
- Presented the SHPO award for preservation excellence to the Carnegie Library restoration and modernization at the annual awards program now sponsored by the DC Preservation League
- Posted regular public notices on the OP and Open DC websites, Twitter, Facebook, and the community-based H-DC Net and Historic Washington listservs
- Distributed nearly 600 copies of informational publications, mostly historic district brochures.



PUBLIC LECTURE ON THE HALCYON HOUSE



SHPO HISTORIC PRESERVATION AWARD - CARNEGIE LIBRARY

## Archaeology Programs

Nearly 450 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 missing from or poorly represented in historical documents, or from before the time of written record. Archaeology is popular with a wide audience and is a superb local history teaching tool.

Active outreach by the HPO archaeology staff reaches hundreds of constituents in survey and educational activities. Due to the pandemic, all hands-on programs were suspended in March 2020, but efforts to connect and promote archaeology occurred through increased use of social media. Notable projects in FY 2020 included:

### DC History Conference

HPO's archaeology team helped plan and present the 46th Annual DC History Conference, on *Communities and Characters*, held at UDC. The team included two graduate student interns and presented papers and posters on:

- Research using HPO legacy collections from unreported work at Georgetown's Halcyon House, which shed light on early-20th-century LGBTQ individuals and Civil War-era pharmaceutical smuggling across Union lines
- Discovery of Barry's Wharf, an important 19th-century transportation and industrial structure, beneath The Yards near Nationals Ballpark
- Archaeological deposits and a trove of objects found in the attic of a former dwelling on Stanton Road in post-Civil War Barry Farm community, illustrating the life of a Black nurse-midwife active in the early 20th century

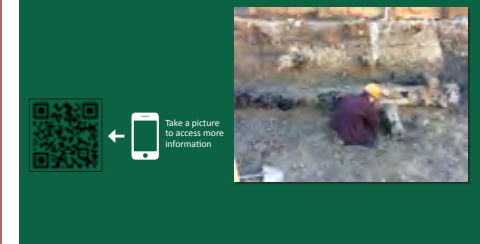
### Archaeological Collections Facility

The newly renovated Martin Luther King Jr. Library includes an archaeological curation facility in its climate-controlled archives. This achievement, made possible through a partnership with the DC Public Library, realizes a long-sought program goal. The centrally located facility will allow consolidation and proper care of the District's artifact collections, with ample room for future growth.

### History and Archaeology Festivals

While just two local science, history and archaeology festivals occurred in person, nearly 1000 people attended. HPO and National Park Service colleagues offered activities exploring Native American Indian foodways with displays of local Native pottery and stone tools. Children learned to make corn husk dolls and grind corn using a cobble and stone slab. The National Museum of Natural History and American Institute for Archaeology sponsored the events.

Under a parking lot in the Southeast Waterfront, we discovered the earliest dock structure in the District of Columbia, known as Barry's Wharf.



ARCHAEOLOGICAL COLLECTIONS FACILITY AT MLK LIBRARY  
PHOTO: LUCAS BERGER  
PHOTO: LUCAS BERGER  
PHOTO: LUCAS BERGER

BARRY'S WHARF POSTER



HPO ARCHAEOLOGICAL COLLECTIONS FACILITY AT MLK LIBRARY



## Artifact Collections and Education

Public education is a central component of the District's archaeology program. The District archaeologist actively seeks interns and volunteers to process and evaluate artifacts and to assist with public programs. These activities help train emerging professionals in the field, while supporting HPO program goals and engaging District residents, especially youngsters.

### Intern Projects

During FY 2020, four graduate students used recent additions to the District's archaeological collections for doctoral research projects on the Q Street Cemetery and Halcyon House in Georgetown, the Shotgun House on Capitol Hill, and the Stanton Road House in Hillsdale. These multi-disciplinary projects help HPO to process and evaluate these collections and report on significant resources.

### Shotgun House Public Archaeology

One graduate intern and 20 volunteers continued the processing of artifacts from HPO's Shotgun House project, excavated in 2016-17. This work took place on public lab days in the HPO office, until discontinued in March 2020 with the onset of pandemic restrictions.

### Legacy Collections

Interns and volunteers helped to assess, clean and process legacy collections that do not meet current curation standards for archival packaging. These collections also offer rich potential for future research. Inventories and condition assessments were also completed, helping to ready the District's collections for the new curation facility.

### Speaking and Media Opportunities

Both traditional and social media platforms create opportunities for the public to learn about local history through the lens of archaeology. FY 2020 highlights include:

- Strong media interest in HPO's Q Street burials project led to interviews with WTOP radio, WJLA-TV, the *Georgetown*, and *Washington Post*. In-person talks were held for Catholic University students and Textile Museum docents at GWU.
- District Archaeologist Dr. Ruth Troccoli and former HPRB archaeologist Dr. Brian Crane presented the annual Ruth Ann Overbeck Capitol Hill History Lecture in December 2019, on high-tech archaeological techniques now used to investigate sites.
- Virtual communications created an opportunity to participate in the One World Congressional program, where HPO addressed an audience of urban planners from the Republic of Georgia on how the DC SHPO handles cultural resources.
- More than 1,000 followers link to the archaeology program through its two Facebook pages.



ARCHAEOLOGICAL INSTITUTE OF AMERICA CONFERENCE



MEDIA INTEREST IN THE Q STREET BURIALS PROJECT

#### Find DC Archaeology on Facebook

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

See online at [facebook.com/DCArchaeology](https://facebook.com/DCArchaeology) and [facebook.com/YarrowMamoutArchaeology](https://facebook.com/YarrowMamoutArchaeology)

## 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 2020, HPO reviewed 398 projects for archaeology (43% of the 916 government projects submitted to the office). Adverse effects to eligible archaeological resources were avoided on most completed consultations. A sampling of projects includes:

### Lamont Street Park

Neighborhood volunteers, an intern, and HPO staff assisted sister agencies DDOT, DPR, and DGS to complete archaeological testing in Mt. Pleasant, where an informal park will be upgraded with new amenities into a more welcoming outdoor space. This team effort reduced the project budget and time needed to complete this community-driven project.

### Q Street Cemetery

In February 2020, an unanticipated discovery of burials occurred during excavation in a crawl space in the 3300 block of Q Street, NW in Georgetown. HPO staff, an intern, and experienced volunteers assisted the homeowners by recovering burials from the construction zone. Analysis and reporting of the results will be undertaken by a graduate student who will include the project in their dissertation on African American Cemeteries. A volunteer contributed historical research that indicates the cemetery was also used for victims of the 1832 cholera pandemic.

### Saint Elizabeths Barns Stabilization

The District Archaeologist assisted DMPED by monitoring the excavation around the historic stable foundation for several days to ensure significant archaeological resources were not affected by the project.



LAMONT STREET PARK



Q STREET CEMETERY INVESTIGATION

#### About Archaeological 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.



## 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 2020, HPO focused its survey and documentation program on these projects:

### Civil Rights Heritage Trail

HPO and its consultants expanded the 20th Century African American Civil Rights heritage trail to add eight new sites associated with the fight against racially restrictive covenants and an online story map on the history of civil rights activism among residents of Barry Farm Dwellings.

### LGBTQ Historic Context

HPO and the DC Preservation League coordinated to nominate and update historic landmarks based on the findings of the Lesbian, Gay, Bisexual, Transgender, and Questioning (LGBTQ) historic context completed in 2019. The Slowe-Burrill House, Annie's Paramount Steak House, and All Souls Unitarian Church were documented for LGBTQ history.

### HistoryQuest DC

With the Historical Society of Washington DC, now doing business as the DC History Center, HPO continued to refine and expand *HistoryQuest DC*, its interactive online GIS map that gives quick access to historical data on the city's buildings and subdivisions. In 2020, updates addressed demolished and new buildings, and selected other sites.

### L'Enfant Plan

The SHPO continued its in-house project to update the documentation and understanding of the L'Enfant Plan. As GIS recordation continued, the SHPO applied for a major grant from the National Endowment for the Humanities to study social and economic impacts deriving from the layout of squares and lots during implementation of the plan.

### Chinese and Korean Community History

With partners DC Preservation League and the 1882 Foundation, the SHPO launched a new study of the Chinese and Korean immigrant communities, aimed at identifying significant sites associated with their history. The project will finish in 2022.

### Women's History and Suffrage

The SHPO was awarded a \$50,000 grant for another partnership with the DC Preservation League, to study women's history and the suffrage movement in Washington. The project will study significant sites eligible for historic designation, and is scheduled to finish in 2023.



BARRY FARM LEADER ETTA MAE HORN (CENTER RIGHT) IN CIVIL RIGHTS MARCH



WOMEN'S SUFFRAGE ADVOCATES AT THE WHITE HOUSE

#### Explore DC History Online

Find more about African American Civil Rights, LGBTQ history, and DC community history online at:

[civil-rights-tour.dc.gov](http://civil-rights-tour.dc.gov)  
[planning.dc.gov/publication/dc-lgbtq-resources](http://planning.dc.gov/publication/dc-lgbtq-resources)  
[planning.dc.gov/page/dc-history](http://planning.dc.gov/page/dc-history)

## 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 2020, HPRB designated eight new historic landmarks for listing in the DC Inventory and amended three designations, including expansion of one historic district.

### Ward 2

#### District of Columbia Recorder of Deeds (and Interiors)

515 D Street NW

The Recorder of Deeds Building was designed by the Office of the Municipal Architect in a stripped classical style complementary to the other buildings in the Municipal Center complex. Since the 1881 appointment of Frederick Douglass as Recorder established a tradition of African Americans in the position, it has stood as a symbol of the national achievement of Black Americans and reflected their struggle for equal rights and equal opportunity. The interior murals, conceived by Dr. William J. Thompkins, Recorder from 1934-44, celebrate the contributions of African Americans to the nation. As superb examples of public art, they exemplify the stylistic expression and social message of New Deal-era arts programs.

*Nominated by the DC Preservation League; designated on December 19, 2019*



RECORDER OF DEEDS LOBBY MURAL, FREDERICK DOUGLASS WITH PRESIDENT LINCOLN

HISTORIC LANDMARK DESIGNATIONS						
Fiscal Year	Applications Received		Designations Approved		Designations Denied	
	Number	Number	Owner- Opposed	Number	Owner- Opposed	
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	
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	
<b>TOTAL</b>	<b>219</b>	<b>179</b>	<b>12 (6.5%)</b>	<b>18</b>	<b>15 (83%)</b>	



DC RECORDER OF DEEDS



## Central Public Library (amendment)

801 K Street NW

The amended designation adds a more extensive narrative of the property's historical significance and updates the description to reflect the building's current appearance after several renovations.

*Nominated by Events DC and Apple Inc; amendment adopted on April 30, 2020*

## Tabard Inn

1737, 1739, and 1741 N Street NW

These fashionable houses from Dupont Circle's heyday have long served as the Tabard Inn, founded in 1922 by Marie Willoughby Rogers; she opened in the center turn-of-the-century house and later expanded into the flanking homes from the 1880s. The Tabard is a fine example of the small, independent inns and teahouses that emerged during the American Tea House Movement of the early twentieth century. The movement traces its roots to Scotland, where the sister of a prominent tea merchant opened a tearoom as an alternative to alcohol-serving restaurants where women unaccompanied by male relatives were typically not welcome. The concept served as the inspiration for similar tearooms in Great Britain and the United States, often catering to white women of a certain social status.

For three years during World War II, the Tabard Inn was requisitioned as quarters for Navy WAVES, doing important service when women were being recruited to the District to contribute to the war effort, yet housing was in critically short supply. It holds the distinction of being the oldest hotel operation in the city to be continuously owned and operated by women.

*Nominated by property owner Fritzi Cohen & Employees (ESOP); designated on February 27, 2020*

## Mitchell Park Field House

1801 23rd Street NW

Built in 1931, this field house was the prototype for a series of new structures that met the need for expanded services in the city's recreational parks. It held offices for playground directors, storage rooms, restrooms, and general-purpose space for year-round activities. The design was conceived by Municipal Architect Albert Harris to resemble a Tidewater Colonial hall-and-parlor house, reflecting the favored style of the U.S. Commission of Fine Arts, which found the Colonial Revival suitably domestic in character for government facilities situated in residential neighborhoods. The design was also clearly influenced by the restoration of Colonial Williamsburg and its "archaeological" interest in even modest and vernacular colonial buildings of the Mid-Atlantic region.

*Nominated by Historic Washington Architecture; designated on October 31, 2019*



CENTRAL PUBLIC LIBRARY INTERIOR



THE TABARD INN



MITCHELL PARK FIELDHOUSE

## Ward 3

### Chevy Chase Playground

5500 41st Street NW

A 1921 study by the United Citizens Playground Committee recommended a chain of city playgrounds, and the first in the new suburbs northwest of the Taft Bridge dates from 1923, when the Chevy Chase Land Company agreed to lease this site to the local recreation club. The club laid out a baseball diamond, tennis and basketball courts, a playing field, and running track before the National Capital Park Commission acquired the playground for white children in the city's segregated playground system.

The playground's field house dates to 1932, the third built on the Albert Harris model introduced at Mitchell Park, and the first to be built of brick. Its opening in October of that year was celebrated with the planting of eight trees sponsored by neighborhood associations. These followed one planted there by Mrs. Calvin Coolidge in 1929, part of a custom led by the Woman's City Club for First Ladies to plant a playground tree. Mrs. William Howard Taft planted the first at Park View Playground; Mrs. Wilson, at Virginia Avenue Playground; Mrs. Herbert Hoover, at Mitchell Park in 1931; and Mrs. Franklin Roosevelt at McMillan Park Playground in 1934.

*Nominated by Historic Washington Architecture; designated on October 31, 2019*

## Ward 5

### Slowe-Burrill House

1256 Kearney Street NE

This property is significant as the residence of educators Lucy Diggs Slowe and Mary Powell Burrill from 1922 to 1937. Lucy Slowe was also a tennis champion, one of the nine founding members of the Alpha Kappa Alpha sorority, the first Dean of Women at Howard University, and the first African American in that capacity at any university in the nation. During her career she encouraged her students to pursue careers not traditionally open to women, and was an active founder and leader of national organizations advancing academic opportunities for women. Mary Burrill, a teacher of English and drama at Dunbar and Armstrong high schools, was also a playwright who fostered students in that endeavor. Over the fifteen years of their occupancy on Kearny Street, the two women hosted parties and intellectual gatherings at the home, attended by prominent writers and artists, students, educators such as Mary McLeod Bethune, and politicians and activists from around the country.

*Nominated by the DC Preservation League and owners Benjamin and Dawn O'Connell; designated on April 30, 2020*



CHEVY CHASE PLAYGROUND



SLOWE-BURRILL HOUSE



LUCY DIGGS SLOWE AND MARY BURRILL



Ward 6

**Washington Yacht Club**

1500 M Street SE

The Washington Yacht Club was founded in 1910 by a group of white District boaters in an era when motorboating was largely the sport of the wealthy. The founders and subsequent members of the club were proudly working class, including mechanics, clerks, a carpenter, and a boat livery operator. They built their own boats by hand and constructed all their own facilities, rarely if ever contracting out work, and have kept this tradition, maintaining the building and grounds through mandatory work parties.

From its first location on the opposite side of the river, the club was forced to relocate twice to its current site, in 1925 towing the clubhouse across the river on a scow. The WYC has remained committed to its place despite the city's near abandonment of the Anacostia as it became, in the 20th century, one of the most polluted rivers in the nation. It also became a symbol of the city's racial and economic divide as planning decisions, urban renewal, and race-restricted covenants forced an exodus of African American residents to the east side of the river, making it a boundary between blacks and whites, rich and poor.

These changes left the Washington Yacht Club on the borderline of division, facing the issues of a segregated city. The club admitted its first member of color in the 1970s, after which membership dropped precipitously. As white members left, turnover in membership to mostly African Americans only reinforced the symbolic divide. Yet despite periodic drops in membership, difficult times during several wars, an energy crisis that severely impacted the boating community, and a river burdened with environmental and social issues, the WYC remains on Boathouse Row, serving as a steward of the Anacostia, and proudly welcoming all.

*Nominated by the Washington Yacht Club and DC Historic Preservation Office; designated on April 30, 2020*

**Samuel F.B. Morse School**

440 R Street NW

Built in 1883, the Morse School is a good representative example of a Victorian model elementary school, designed and constructed by the Office of the Building Inspector. Like others of its type, it served as a community center and neighborhood visual landmark. But it had an especially varied programmatic career as an elementary school or remedial/vocational school, in each capacity serving successively as a White, Black, or integrated school as neighborhood demographics changed and the school system adapted to evolving program needs for a wide range of students.

*Nominated by the owner 440 R Street Partners LLC; designated on September 24, 2020*



WASHINGTON YACHT CLUB



WASHINGTON YACHT CLUB DOCK AREA



SAMUEL F.B. MORSE SCHOOL

Ward 7

**Kingman Park Historic District (boundary expansion)**

*Extending the existing boundaries westward from the rear of properties on 21st Street to C Street on the south, 19th Street on the west, and Gales Street on the north*

The amendment to the historic district, designated in 2018 for its historical and cultural significance as an African American community, extends the boundaries into a broader area. The expansion includes the former homes of notable persons, further reflecting the history of the community and its residents as they fought for civil rights, including an end to legally sanctioned racial segregation in public schools, recreation facilities, and housing. The amendment also extends the period of significance beyond 1960 to 1968, the seminal year in the history of civil rights in the city and nation, marked by the assassination of the Reverend Martin Luther King, Jr. and ensuing events including the civil unrest that reached into Kingman Park and profoundly affected its residents.

*Nominated by the Kingman Park Civic Association; expanded on September 24, 2020 (effective November 22, 2020)*

Ward 8

**Frederick Douglass National Historic Site (amendment)**

1411 W Street SE

The amendment updates the 1969 National Register listing to current standards, fully documenting all features on the property. It also establishes that in addition to the life of Douglass, the site is also significant in the 19th-century movement to preserve African American historic sites, culminating with its 1964 donation to the Park Service.

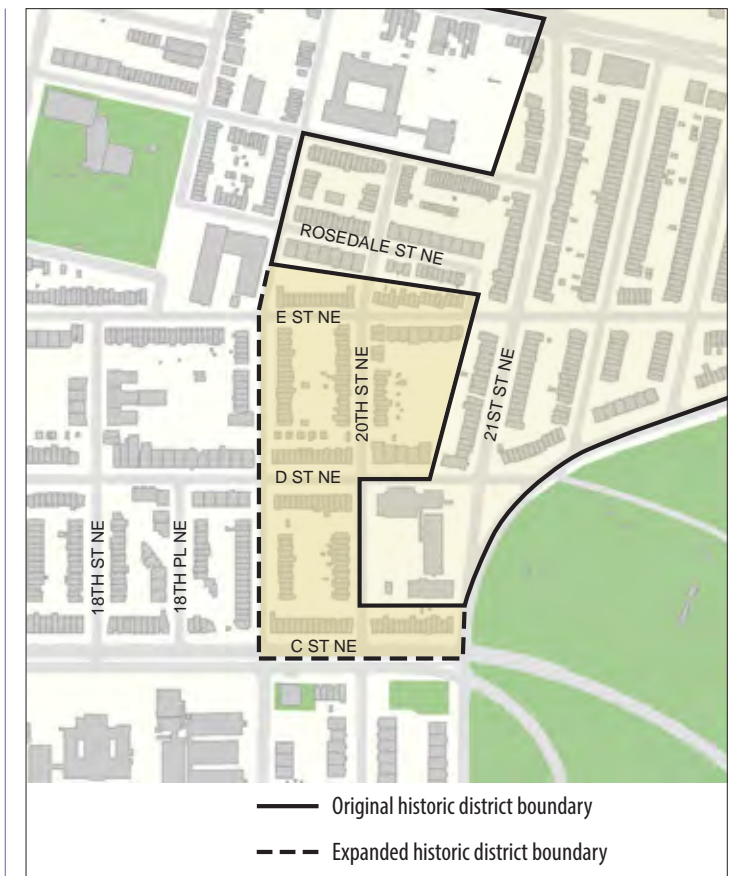
*Nominated by the National Park Service, National Capital Parks-East; amendment adopted on July 30, 2020*

**Barry Farm Dwellings**

1100-14, 1101-15, 1117-31, 1133-47, and 1149-63 Stevens Road SE

Forty units of the Barry Farm Dwellings, along with their landscape, were designated for significance extending from the Civil War era through the wartime construction of Barry Farm Dwellings and the modern Civil Rights movement. From the post-Civil War settlement of newly freed slaves at Barry Farm to World War II public housing for African Americans involved in the war effort, the property has been a home and community for Black residents when housing options were restricted by discriminatory housing practices. Barry Farm was the center of civic activism where many residents led civil rights efforts, including as plaintiffs in the *Bolling v. Sharpe* companion case to the landmark Supreme Court case *Brown v. Board of Education*.

*Nominated by the Barry Farm Tenants and Allies Association; designated on January 30, 2020*



KINGMAN PARK HISTORIC DISTRICT EXPANSION



BARRY FARM DWELLINGS



# 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 2020, the SHPO nominated seven recently designated DC historic landmarks for listing in the National Register and updated two existing listings with additional documentation.



FREDERICK DOUGLASS NHS - MAP OF FEATURES

### NATIONAL REGISTER LISTINGS

Ward	Property	Address
2	Central Public Library (additional documentation)	800 Mt Vernon Square NW
	DC Recorder of Deeds	515 D Street NW
	Tabard Inn	1737-1741 N Street NW
4	Twin Oaks Playground and Field House	4025 14th Street NW
5	Slowe-Burrill House	1256 Kearney Street NE
	Washington Animal Rescue League	71 O Street NW
	Wardman Flats	3rd, 4th, R, and Florida Ave NW
6	Washington Yacht Club	1500 M Street SE
8	Frederick Douglass NHS (additional documentation)	1411 W Street SE



CENTRAL PUBLIC LIBRARY



WASHINGTON ANIMAL RESCUE LEAGUE



WARDMAN FLATS

### 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 the same number of these properties as Maryland and more than all but seven states.



# 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 2020, the SHPO completed 511 reviews of projects submitted by District agencies for review, a 15% increase compared to FY 2019. Major projects considered during the year include:

### Saint Elizabeths Single Men's Shelter

After SHPO consultation, the Historic Preservation Review Board approved plans by DGS and DHS to construct a single men's shelter on the Saint Elizabeths campus. The facility is designed as three connected pavilions for dormitories, an overnight shelter, transitional quarters for employed men, and beds for seniors and those with medical needs. It will also accommodate a day center and health clinic for supportive services.



SAINT ELIZABETHS SINGLE MEN'S SHELTER

### Smothers School Modernization

SHPO staff worked closely with DCPS to inspect the existing on-site conditions in this eligible school, which dates to 1923, and to evaluate modernization alternatives. Comments obtained through public meetings indicated strong community support for preservation, so the final plans retained the original building and sited new additions to the west and northeast. The general concept was approved and is expected to be under construction in 2021.



SMOTHERS SCHOOL MODERNIZATION

### Public School Signage Prototypes

The SHPO advised DCPS on development of prototype signage for DC public schools, which has also been approved in concept by HPRB. The concept includes a carefully designed component that allows electronic messaging while remaining compatible with the character of historic landmarks and districts.



PUBLIC SCHOOL SIGNAGE PROTOTYPES

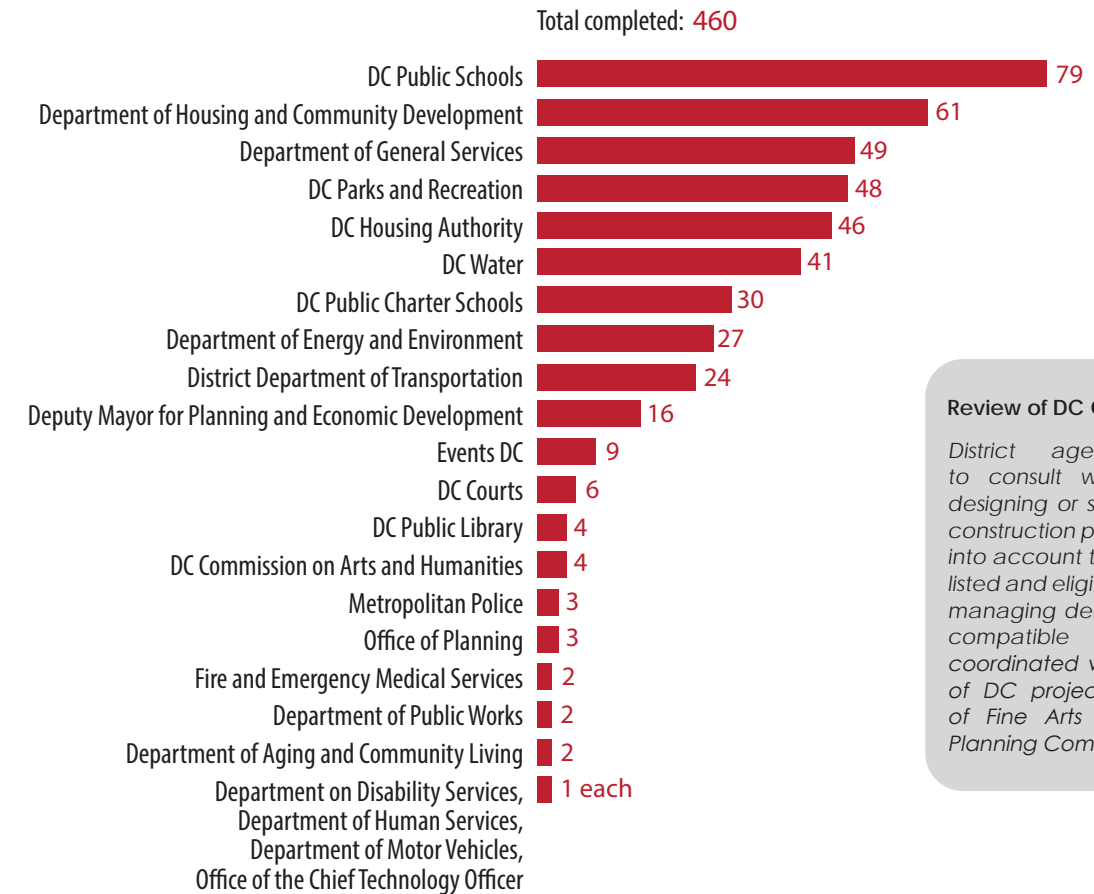
### Lincoln Playground Field House at Joy Evans

In conjunction with a new addition for Van Ness Elementary, DGS will renovate the deteriorated 1934 Lincoln Playground field house at Joy Evans Recreational Center for joint school and recreational use. The historic landmark is the only one after the Mitchell Park prototype to be built for African American children during the time of segregation. Plans reviewed by the SHPO and approved by HPRB will restore the landmark to its historic appearance.

### Ward 6 Short Term Family Housing

The award-winning Ward 6 short-term family housing facility, known as The Aya, was completed in 2020. The stunning project, reviewed by the SHPO in 2018, received the Grand Award and two others in the 2020 AIA | DC Awards program. Inside the on-site Southwest Health Center is the salvaged portico of the center's first home, built here in 1939 as the District's first community public health center.

## District Government Project Reviews



Note: DHCD reviews of federally licensed projects are shown on page 22.

### 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.



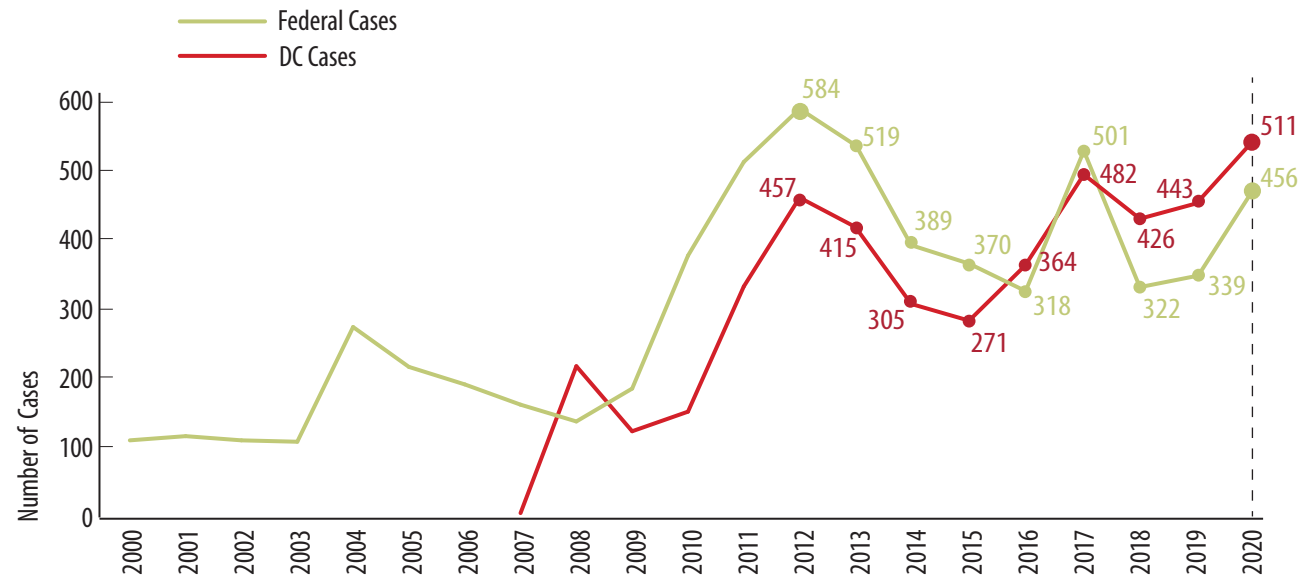
WARD 6 SHORT TERM FAMILY HOUSING



SOUTHWEST HEALTH CENTER, SALVAGED PORTICO



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 2020, the SHPO reviewed four agency Determinations of Eligibility, concurring on two properties determined eligible for the National Register and two not eligible. Notable determinations include the following:

Dupont Circle Streetcar Tunnels

The Dupont Circle vehicular underpass and streetcar tunnels, constructed between 1948 and 1950, reflect multiple layers of transportation history as the District's only structure combining an automobile underpass with a streetcar station. It was the last major streetcar project in the city and reflects a final push in the city's hope that streetcars would continue to run alongside buses and automobiles. The SHPO concurred with the finding of eligibility.

Lansburgh Park

The city's first park developed under the urban renewal program was built in a mid-century modern style typical of of the 1960s. The paraboloid groin-vaulted pavilion roofs emphasize the contemporary, almost futuristic aesthetic focused on the function of the structure, and highlighting the versatility of materials. The SHPO concurred with the finding of eligibility.

Chevy Chase Library and Community Center

After reviewing an evaluation of the Chevy Chase Library and Community Center, built in 1967-68 and 1971 respectively, the SHPO found them not eligible for listing in the National Register.

Blue Plains Solar Panel Arrays

After SHPO consultation and approval of large solar arrays in front of one of the original 1930s buildings at the Blue Plains water treatment facility, DC Water agreed to survey the entire site to identify any structures eligible for the National Register. Preliminary survey results identified six structures in the complex that may be eligible for the National Register.

About Determinations of Eligibility

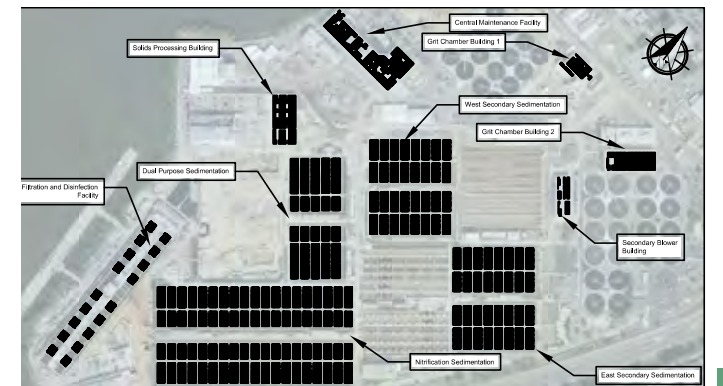
Federal agencies must consider the effect of their projects on properties either listed in or eligible for listing in the National Register of Historic Places. Agencies employ historic preservation professionals to identify these properties, usually by completing Determination of Eligibility (DOE) forms 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.



LANSBURGH PARK



CHEVY CHASE LIBRARY



BLUE PLAINS STUDY FOR LARGE SOLAR ARRAYS



BLUE PLAINS FACILITY SURVEY - RAW WASTEWATER PUMP STATION #1



# ENCOURAGING GOOD STEWARDSHIP

## 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 2020, HPO reviewed 456 federal agency requests for project consultation, a 19% increase compared to FY 2019. Notable projects included:

### Saint Elizabeths Hospital

The SHPO concluded a revised Memorandum of Agreement (MOA) with GSA on the Revised Master Plan for the west campus of this National Historic Landmark. To offset the demolition of five structures, mitigation includes interior and exterior digital documentation of buildings, an online historical exhibit, and documentation of historic trees defined in the Landscape Preservation Plan. Preservation review of the first of two new federal buildings was largely completed.



SAINT ELIZABETHS HOSPITAL

### Foreign Missions Center at Walter Reed

The SHPO and Advisory Council concluded a Programmatic Agreement for the foreign chancery section of the Walter Reed Army Medical Center campus, with protections for the historic Medical School, Red Cross building, and chapel.

### Planet Word at Franklin School

Construction finished on Planet Word, with the restored and replicated features required by the project MOA. The museum opened for limited attendance in October 2020.

### Intercity Rail Transportation

Milestones in the review of major transportation projects included a Programmatic Agreement (PA) for building a new railroad bridge next to historic Long Bridge across the Potomac, and consultation on updated plans for the SCMAGLEV (superconducting magnetic levitation) high-speed train to Baltimore and the Union Station expansion.

### Hirshhorn Museum and Sculpture Garden

The Smithsonian and SHPO concluded an MOA on the renovation and recladding of the museum with the same concrete material, but an extended disagreement about proposed alterations to the sculpture garden, including criticism by NCPD, pushed public consultation on that portion of the project into 2021.



HIRSHHORN MUSEUM RECLADDING

### Federal Reserve Board Expansion

The SHPO continued its consultation with the Federal Reserve Board and other federal agencies on renovation and expansion of the Board's landmark 1937 headquarters and the adjacent former headquarters of the U.S. Public Health Service (1931-33), also a historic landmark. The building additions will enclose three outdoor spaces and convert them to internal skylit atriums. An MOA is anticipated to complete the consultation in 2021.

#### 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.

### National War Memorials

Consultation on the World War I Memorial at Pershing Park concluded with an agreement to list the property in the National Register and document its evolving history in the context of modernist landscape design. This context study began in 2021. The SHPO also found no adverse effect from the proposed Desert Storm/Desert Shield memorial or the Korean War memorial Wall of Remembrance. Consultation on additions to the Second Division memorial extended into 2021.

### Naval Observatory Archaeology

During construction for the Master Clock project at the observatory, a deeply buried stone foundation of a 19th century smokehouse was encountered. Documentation and reporting of this unanticipated eligible resource are underway in accordance with the project MOA.



NAVAL OBSERVATORY ARCHAEOLOGICAL SITE

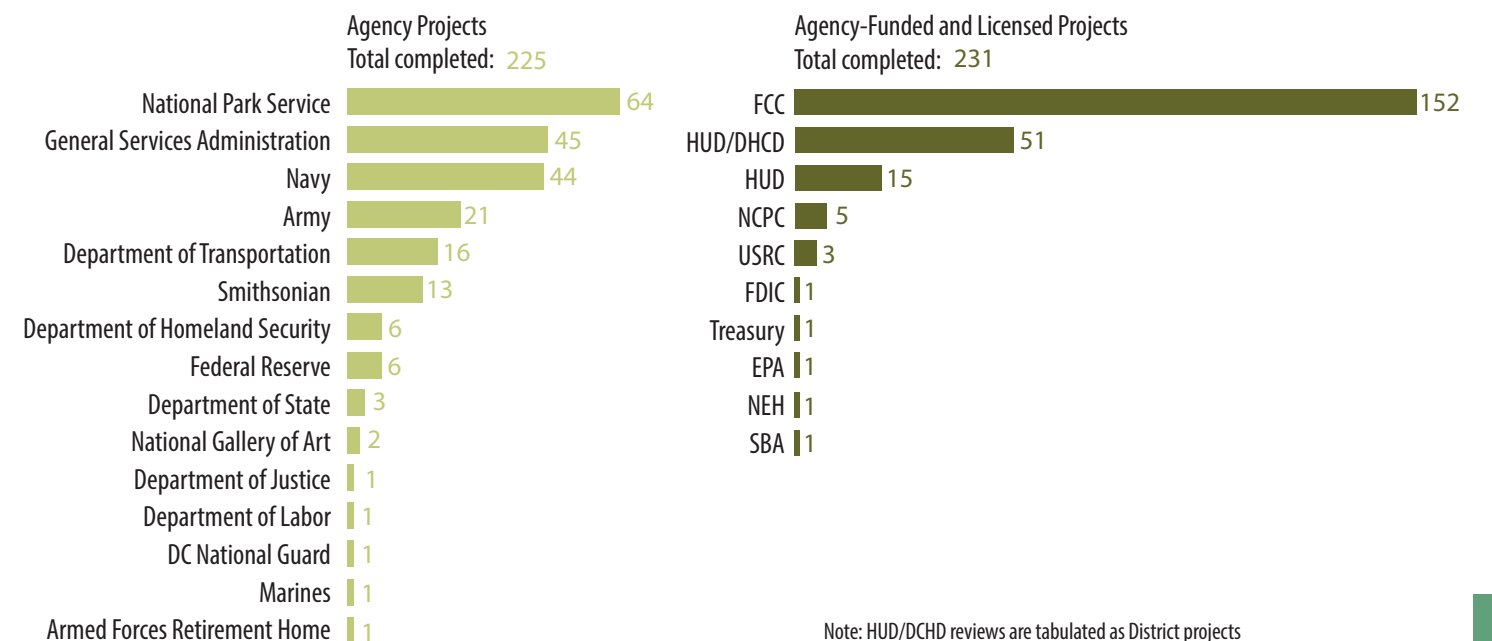
### Department of Justice Flood Barriers

This sustainability project will add flood barriers at the vehicular ramps to the below-grade loading areas of the Robert F Kennedy Building in the Federal Triangle. After consultation with the SHPO, the designs were reworked to position the gates to retain virtually all the above-grade historic materials, thus avoiding adverse effects to the historic building.



VEHICULAR RAMP AT THE ROBERT F. KENNEDY BUILDING

## Federal Government Project Reviews



Note: HUD/DCHD reviews are tabulated as District projects



## 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 thirteen public meetings in FY 2020 (seven by WebEx), and considered 69 cases on the agenda and 70 on the consent calendar, for a total of 139 reviews. The Board also adopted new design guidelines for door repair and replacement. Some of the notable projects are described below.

### Ward 1

#### Mount Pleasant Historic District

The Board approved a three-story roof addition to allow for market-rate and affordable housing units on an existing non-contributing one-story commercial building at 3215 Mount Pleasant Street, NW.



MOUNT PLEASANT STREET INFILL APARTMENTS

#### LeDroit Park Historic District

After requesting revisions to the height, mass and design in response to community and ANC concerns, the Board approved construction of a three-story rear addition to an 1870s house at 421 T Street, NW, for conversion to a multi-unit apartment building.



LEDROIT PARK HISTORIC DISTRICT

### Ward 2

#### Foggy Bottom Historic District

The Board approved a new house for a vacant site on Snow's Court, designed as a contemporary version of the historic 19th century dwellings on this alley. While supporting the height, massing and materials, the Board asked for refinements in roof shape, color, and window proportions.



SNOW'S COURT - INITIAL DESIGN CONCEPT

#### 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.

### Ward 3

#### Cleveland Park Historic District

The Board approved plans for construction of two new buildings at the Macklin complex of apartments and shops. The expansion will add residential units and retail spaces, create a more retail and residential units and convert a surface parking lot into a pedestrian plaza for outdoor seating and dining.



MACKLIN COMPLEX MIXED-USE INFILL

#### Tregaron

After requesting improvements in massing, height and design, the Board approved a plan for construction of a new classroom building on the Tregaron campus of the Washington International School at 3100 Macomb Street, NW. The project will include relocation of the site's Russian dacha to allow recreation of an original garden in the center of the campus. There will also be substantial landscape improvements to the school campus and abutting gardens maintained by the Tregaron Conservancy.



SCHOOL ADDITION AT TREGARON

### Ward 4

#### Takoma Park Historic District

The Board approved concept plans for the construction of two new apartment buildings in the Takoma Park Historic District: a five-story building on a vacant site at 223 Vine Street and a six-story building at 300-308 Carroll Street in which two historic houses will be renovated and incorporated into the plan.

In a case exploring new design approaches for solar panels, the Board approved the installation of solar panels on the front roof slope of a turn-of-the-century house at 6824 5th Street, NW. Working closely with HPO guidance, the owner identified a new type of panels clad in a film that replicates the scale, color, texture, and finish of the surrounding roof. The Board found the resulting installation to be compatible with the character of the historic district and consistent with the design principles in the Board's new Sustainability Guidelines.



SOLAR PANELS IN TAKOMA PARK

#### Sustainability Guidelines

Working closely with DOEE, the Historic Preservation Review Board adopted Sustainability Guidelines in December 2019, supporting efforts to make historic homes more energy-efficient. In FY 2020, HPO approved 320 solar panel installations, for a total of 1,664 such project approvals on historic buildings to date. This equates to 6% of the District's 28,000 historic buildings, equal to the 6% national rate of homeowners with solar panels as measured in a 2019 study by the Pew Research Center.



## Decatur Street Car Barn

The Board reviewed a plan by WMATA to demolish part of the former Capital Traction Company streetcar barn, now the Northern Bus Garage, for an expansion to service a modernized fleet of larger buses. The Board endorsed restoration of the historic street facades and requested improvements in the relationship of the project to the landmark and surrounding community. The proposed demolition will be considered by the Mayor's Agent in 2021.



DECATUR STREET CAR BARN EXPANSION

## Ward 5

### Bloomingdale Historic District

The Board reviewed and asked for design revisions for a residential and hotel project that would include new construction and a roof-top addition on an existing one-story building at the corner of North Capitol and R Street (1636-48 North Capitol Street NW).



1648 NORTH CAPITOL STREET ADDITION

## Ward 6

### Capitol Hill Historic District

The Board found a proposal to add two additional floors to a 1920s apartment building at 716 L Street in the Capitol Hill Historic District to be inconsistent with its guidelines and required that the additional floors be more substantially set back and less visible from street view. A revised concept was subsequently approved.



CHARLES YOUNG SCHOOL ADDITION

## Ward 7

### Kingman Park Historic District

After SHPO review, the Board approved a substantial addition to the Charles Young middle school at the Young-Brown-Phelps-Spingarn Educational Campus.



WHITMAN WALKER CLINIC

## Ward 8

### Saint Elizabeths Hospital

The Board reviewed several new construction projects on the St. Elizabeths East campus, including a six-story office building for the Whitman-Walker Clinic, a parking garage adjacent to the sports and entertainment arena, and an 88-unit townhouse project on Sycamore Lane. All were approved after revisions requested by the Board to improve their compatibility with the historic campus.

### Anacostia Historic District

The Board approved a construction of a brick and metal-clad four-story office and retail building that will incorporate several existing historic buildings at a gateway site into the historic district, at 1905-07 Martin Luther King Jr. Avenue 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.

The Mayor's Agent heard two new cases in FY 2020 and issued three orders on cases heard in previous years. The deliberations resulted in the following decisions:

### Buildings 31 and 84, Walter Reed Historic District

The Mayor's Agent held a public hearing and approved the request to raze an oil storage structure and wagon shed on the Walter Reed campus for improvements to the Aspen Street sidewalk and bike lane. The order found the demolition necessary to implement the Walter Reed Master Plan, deemed a project of special merit.

### Scottish Rite Temple

The Mayor's Agent held a public hearing on a request by developer Perseus TDC and the temple to subdivide property for residential construction on the part of the lot not including the temple site. The Mayor's Agent found the subdivision consistent with the purposes of the preservation law in an order issued in November 2020. The Mayor's Agent later denied a request by parties in opposition to stay the decision until reviewed by the DC Court of Appeals. The Court has not yet acted on the petition for review.

### Foundry Branch Trestle, Glover-Archbold Park

In FY 2019, the Mayor's agent heard a request by the Washington Metropolitan Area Transit Authority to demolish a former streetcar trestle on the basis of unreasonable economic hardship, but deferred a decision to allow DDOT to complete a feasibility report on its reuse on a hiker-biker trail. Upon obtaining the finding of infeasibility in January 2020, the Mayor's Agent obtained further comments from the parties in the case and issued a final order granting the request on the basis of unreasonable economic hardship.

### 1408 Wisconsin Avenue NW, Georgetown Historic District

In another case heard in 2019, the Mayor's Agent approved proposed storefront alterations on a commercial building as consistent with the purposes of the preservation law, finding that the preservation benefits outweighed the net harms.

### Rear 616 I Street NW, Downtown Historic District

The Mayor's Agent issued an order without a hearing to extend the special merit approval for the demolition of an alley warehouse in Chinatown to construct a project by MR Eye Street JV LLC. The request was unopposed and the extension lasts for two years until December 2022.

### 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.*



WALTER REED, BUILDING 84



SCOTTISH RITE TEMPLE AND PROPOSED RESIDENTIAL BUILDING



# 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 2020, HPO received 6,173 permit, subdivision, and related applications. Of this total, 98% were reviewed by HPO on an expedited basis, typically with a turnaround time of a few minutes to a few days. Compared to FY 2019, this is an 8% decrease in the number of applications received, due to disruptions caused by COVID-19 conditions in the spring of 2020.

PERMIT AND CONCEPT REVIEWS BY TYPE AND REFERRAL

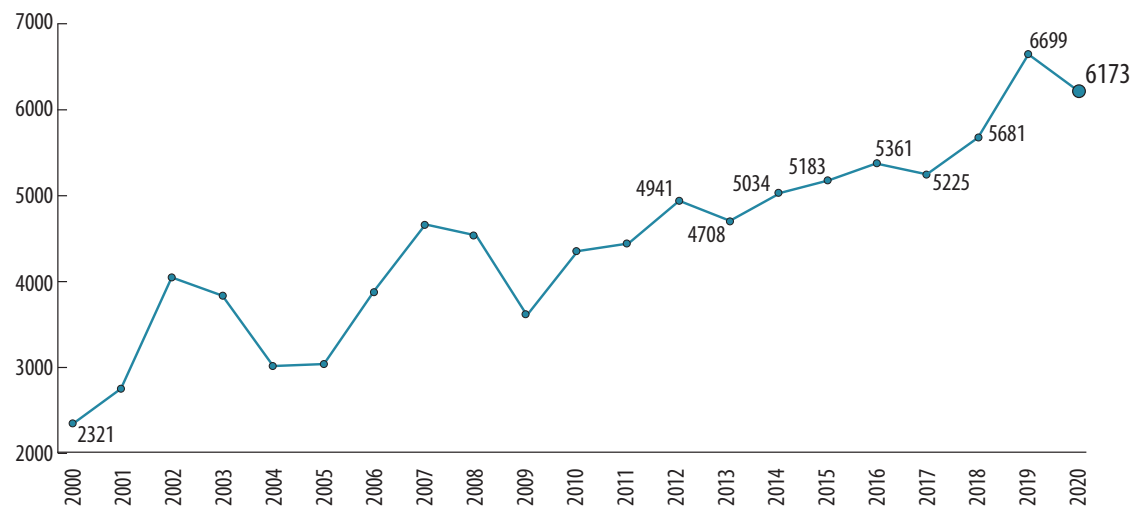
Application Type	Total Received	HPRB	Mayor's Agent
Alteration/Addition	5,400	75	0
New Construction	72	37	0
Demolition	20	3	2
Subdivision	63	8	0
Other*	618	0	0
<b>TOTAL FY 2020</b>	<b>6,173</b>	<b>123 (2%)</b>	<b>2</b>
FY 2019	6,699	164 (2.5%)	7
FY 2018	5,681	157 (3%)	4
FY 2017	5,225	196 (3%)	3
FY 2016	5,361	172 (3%)	3
FY 2015	5,183	215 (5%)	7
FY 2014	5,034	240 (5%)	6
FY 2013	4,708	203 (4%)	1

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



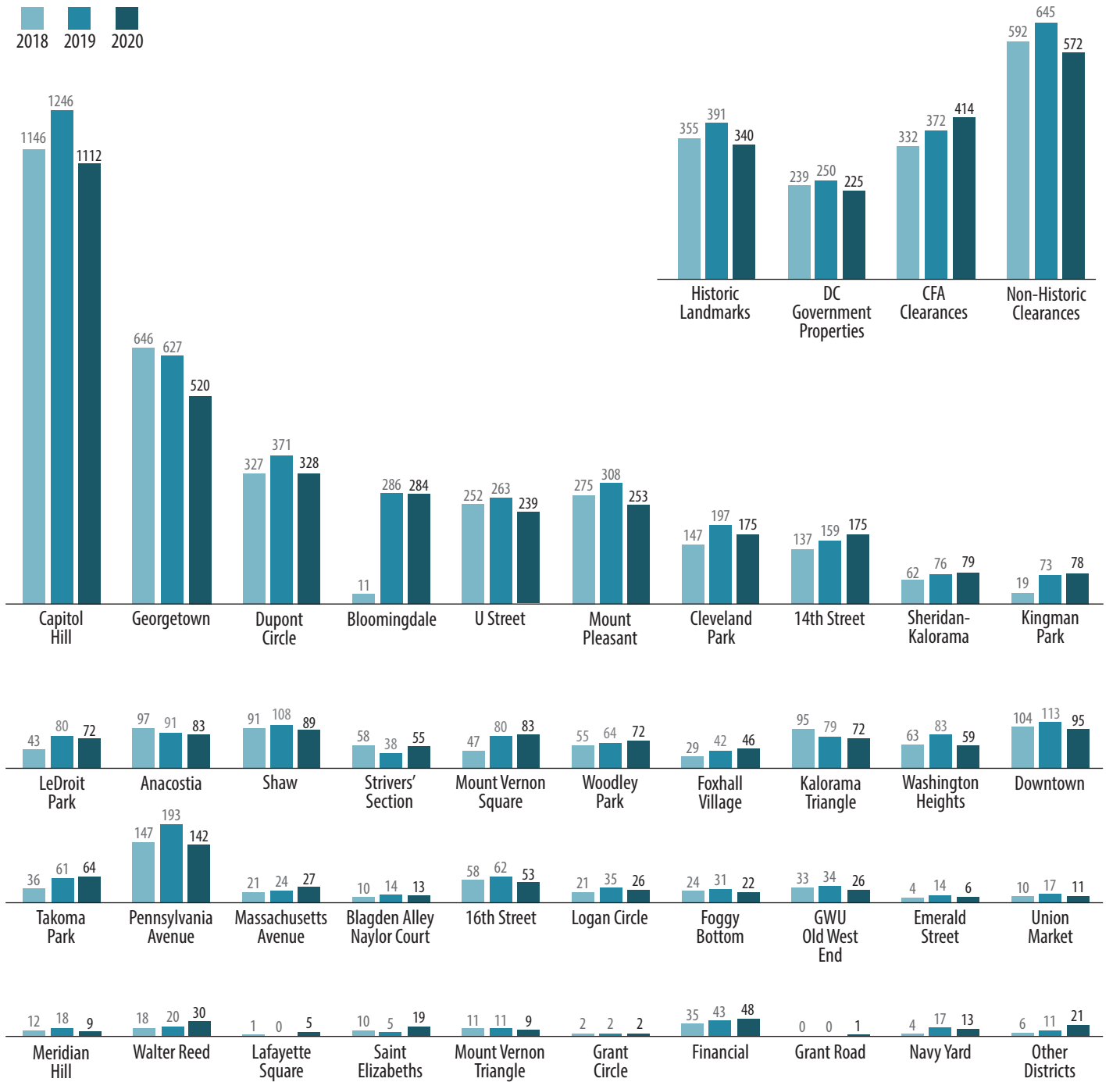
HISTORIC PRESERVATION REVIEW ON PROJECT DOX

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





# 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 2020, the SHPO reviewed two new projects for preliminary certification of proposed rehabilitation and seven for certifications of significance for charitable conservation purposes. The National Park Service granted final certification to the Maycroft in Columbia Heights (reviewed by the SHPO in 2019) and Howard University's former Meridian Hill, now known as the Ame at Meridian Hill. The total of \$65 million in rehabilitation costs for the year ranked the District 20th among the states in the amount of investment supported by these federal credits.

### PROPOSED REHABILITATIONS REVIEWED IN FY 2020

Proposed Rehabilitations and Estimated Cost		
GWU/Old West End HD	515 22nd Street NW	\$ 34,076,000
Takoma Park HD	401 Cedar Street NW	7,050,000
<b>TOTAL</b>		<b>\$ 41,126,000</b>

### REHABILITATION PROJECTS CERTIFIED IN FY 2020

Final Certification of Construction		
Meridian Hill HD	2601 16th Street NW	\$ 47,372,724
The Maycroft	1474 Columbia Road NW	\$ 18,225,479
<b>TOTAL</b>		<b>\$ 65,898,274</b>

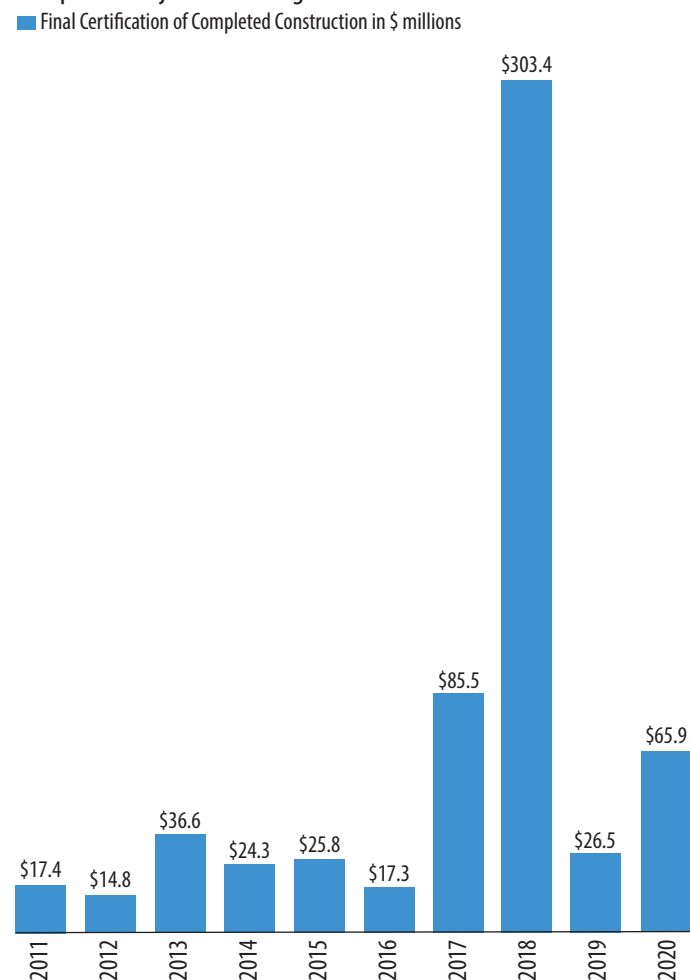


AME AT MERIDIAN HILL

### 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



## 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 2020, the Maycroft affordable housing project in Columbia Heights, with 64 rehabilitated apartments, received its final certification for the preservation tax credits. The rehabilitation by Wesley Housing and Joseph Development of 410 Cedar Street NW in Takoma, begun in 2020 after a tenant purchase under the District's TOPA program, will create 30 newly affordable units available in 2021.

Also assisted by the federal tax credit program, 250 new affordable units were completed at the historic and long-vacant Continuing Treatment (CT) buildings on the Saint Elizabeths East campus. Final certification for the tax credits is anticipated in 2021.

### Tenant-Sponsored Affordable Housing

Read more about the tenants who succeeded in preserving their homes in 401 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](http://www.marketwatch.com/story/four-years-13-million-and-dozens-of-hands-how-affordable-housing-gets-made-in-america-2019-05-22)



410 CEDAR STREET NW



# 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 Advisory Neighborhood Commissions and other 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 draw from the Historic Landmark and District Protection (HLP) Fund to abate unsafe building conditions in FY 2020. Due to public health conditions during the 2020 pandemic, HPO focused its enforcement efforts on permit violations rather than non-emergency property maintenance issues. HPO did work with owners on several notable repair projects, including these two in the Mount Vernon Square Historic District:

### 1129 5th Street NW

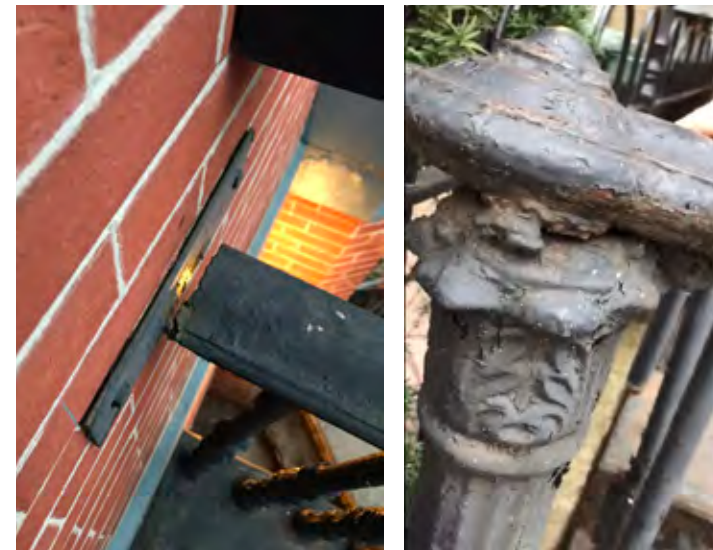
After receiving a DCRA safety violation notice for an unsafe entry stair with detached pieces, HPO supported the owner with technical guidance that allowed the stair to be repaired rather than replaced with a new one, making the historic feature structurally sound at a significant cost savings.

### 440 M Street NW

As part of a facade restoration, the owner of this 1869 rowhouse undertook meticulous restoration of the cast iron window hoods, which included casting new replicas to replace missing ornament.

### Demolition by Neglect

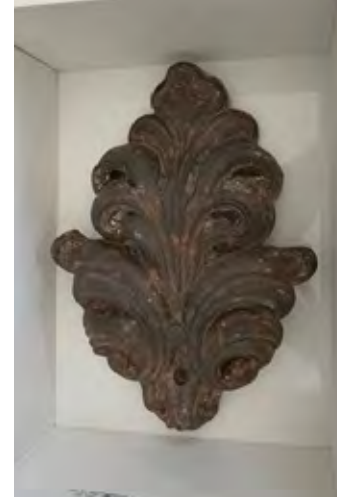
*When substantial deterioration results from a failure to maintain historic property, HPO takes progressive enforcement action to seek voluntary compliance. Most cases are resolved through infraction notices and civil fines, often coordinated with efforts by BCIB, which includes an HPO representative. 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.*



LOOSE AND DANGEROUS CAST IRON RAILING



RESTORED AND REPAIRED CAST IRON RAILING



NEW FLEUR DE LYS CAST FROM THE ORIGINAL FOR FACADE RESTORATION - 440 M STREET NW



### HISTORIC LANDMARK AND DISTRICT PROTECTION FUND

Beginning Balance (10/1/19)	Service	\$ 191,250
Revenues	Assessments and collections	113,726
Expense (to Historical Society of Washington)	Archaeological services	63,826
Expense (to DC Office of Zoning)	Video broadcast of HPRB meetings	21,770
Expense (to Humanities DC)	DC Community Heritage Project/DC Digital Museum	18,211
Expense (to DCPL/Brian Kraft/Prologue DC)	African American Civil Rights Heritage Trail	15,183
Expense (to HPRB members)	Meeting stipends	5,794
Expense (to Mayor's Agent hearing officer)	Mayor's Agent hearing services	5,000
Expense (to National Conference of SHPOs)	Annual membership dues	4,355
Expense	Miscellaneous expenditures via P Card	2,947
<b>Ending Balance (9/30/20)</b>		<b>\$ 167,890</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 2020, HPO inspectors conducted 747 inspections, a 20% increase compared to FY 2019, and the highest number of inspections in a decade. HPO took 136 enforcement actions, 7% below FY 2019, comparable to the decline in permit activity. Corrective orders increased by 19% (69 compared to 58 in FY 2019), and infraction notices declined by 25% (30 compared to 40 in 2019). HPO infraction notices carried a total of \$101,441 in fines, for a yield of \$66,470 in final assessments after adjudication by the Office of Administrative Hearings (OAH). The rise in corrective orders came partly in response to pandemic-related delays in the adjudication process.

### Bloomingdale Historic District

In response to a resident alert about major facade alterations in progress on a rowhouse on 1st Street NW without a posted permit, HPO inspectors issued a Stop Work order and required the contractor to obtain the proper permits. Even though there were structural problems with the removed section of masonry, obtaining the historic preservation clearance and permit ensured that the work was done in accordance with a written scope of work and plans consistent with historic preservation requirements.



2212 1ST STREET NW - BEFORE

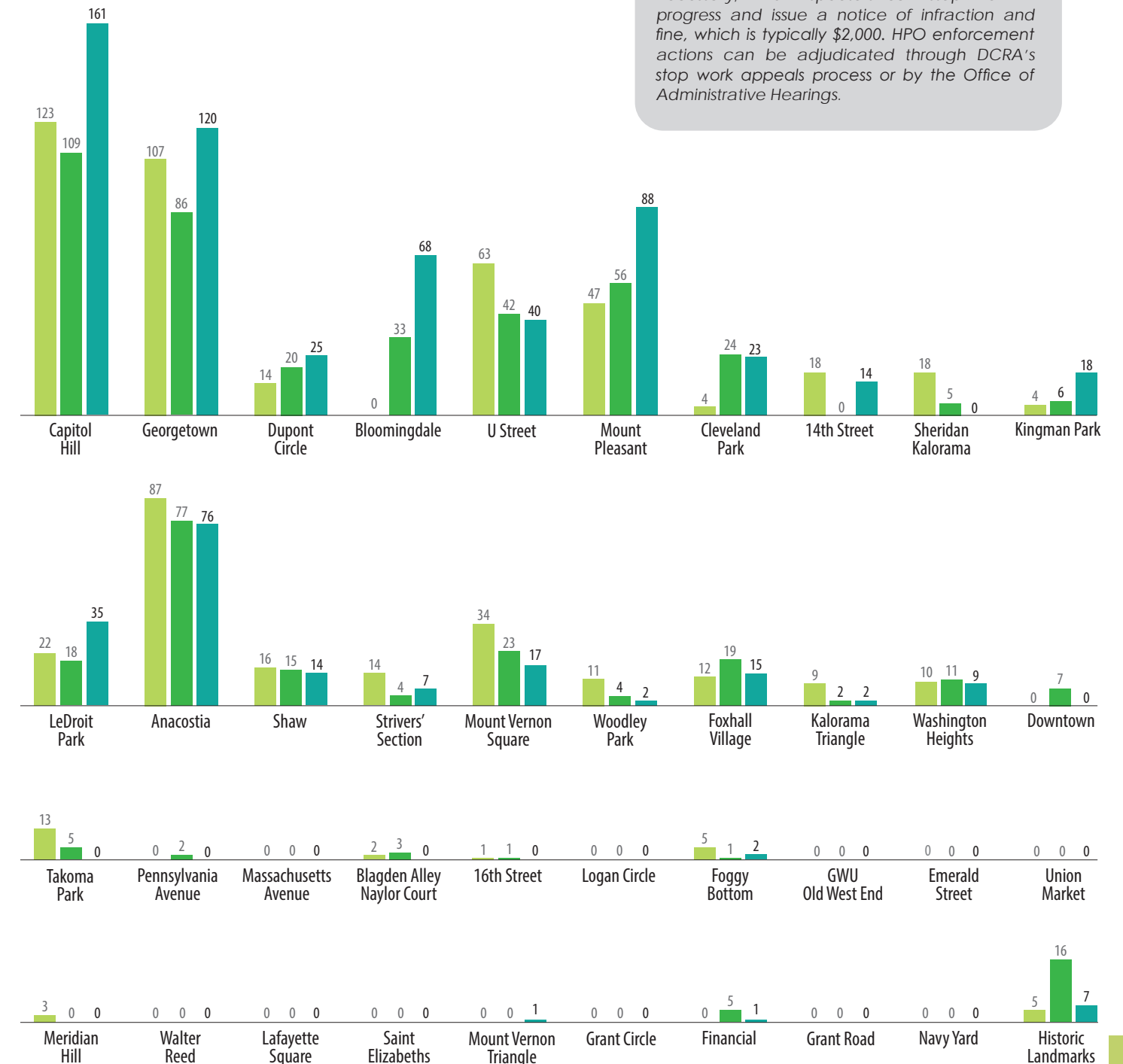


2212 1ST STREET NW - AFTER

## Inspections by Historic District

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

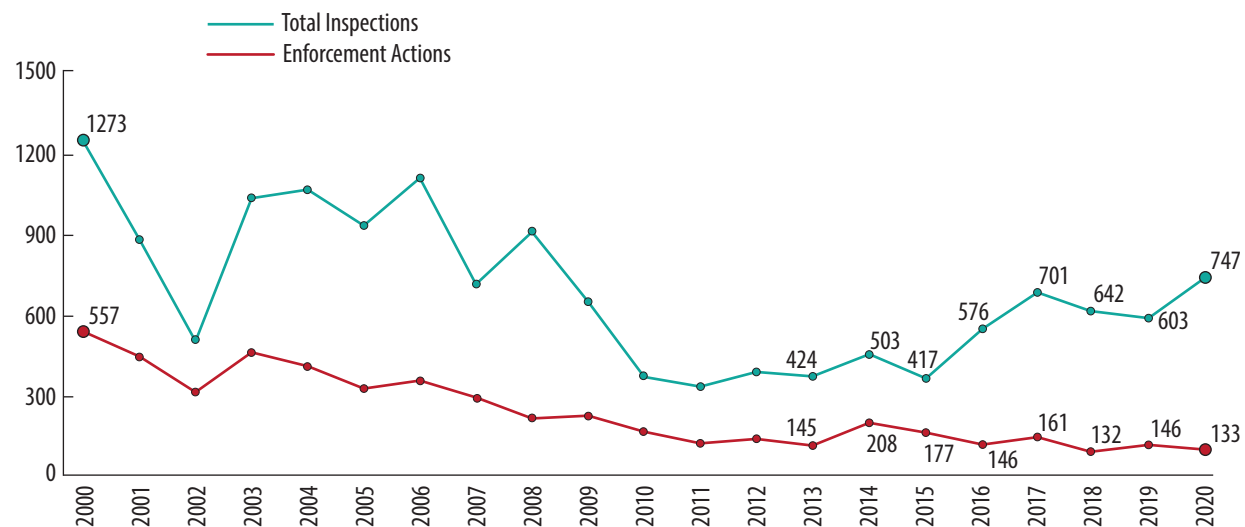
2018 2019 2020



### 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.

## Inspections and Enforcement Actions





## Historic Preservation Awards

The District of Columbia Awards for Historic Preservation, now presented by community partner DC Preservation League, moved online in April 2020 due to the COVID pandemic. Videotaped presentations of the awards are now online at [dcpreservation.org/event/2020-district-of-columbia-awards-for-excellence-in-historic-preservation](https://dcpreservation.org/event/2020-district-of-columbia-awards-for-excellence-in-historic-preservation).

### Individual Lifetime Achievement Award

**Richard Longstreth**  
Emeritus Professor of American Civilization  
George Washington University

### State Historic Preservation Officer's Award

**Carnegie Library**  
Beyer Blinder Belle Architects and Planners  
EverGreene Architectural Arts  
Grunley Construction Company  
EHT Traceries  
Apple

### Volunteerism & Community Involvement

**Greta Fuller**

### Stewardship

**The Phillips Collection**  
The Phillips Collection  
Consigli Construction Company  
Bowie Gridley Architects



RICHARD LONGSTRETH



GRETA FULLER



THE PHILLIPS COLLECTION

## Design and Construction Awards

**Chapman Stables**  
Studio Twenty Seven Architecture  
MV+A Architects  
Four Points LLC  
GCS-SIGAL

**1789 Massachusetts Avenue NW**  
Hartman-Cox Architects  
CORE architecture + design  
Grunley Construction Company

**Department of the Interior**  
Shalom Baranes Associates  
Grunley Construction Company  
EHT Traceries

### Interiors

**915 F Street NW, Succotash**  
//3877  
Knead Hospitality + Design



CHAPMAN STABLES



1789 MASSACHUSETTS AVENUE NW



DEPARTMENT OF THE INTERIOR



915 F STREET NW/SUCCOTASH





## OFFICE OF PLANNING

Andrew Trueblood Director  
Jennifer Steingasser Deputy Director for  
Development Review and Historic Preservation



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Christine Ames Archaeology Assistant  
Anne Brockett Architectural Historian  
Toni Cherry Compliance Specialist  
Joyetta Delaney Administrative Assistant  
Timothy Dennée Architectural Historian  
Kim Elliott, AIA, LEED AP BD+C, Architect  
Julianna Jackson Staff Assistant  
Todd Jones Historian  
Keith Lambert Inspector  
C. Andrew Lewis Senior Preservation Specialist  
J. Brendan Meyer Preservation Specialist  
Moirá Nadal Preservation Specialist  
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Ruth Troccoli Archaeologist  
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Kim Prothro Williams Architectural Historian  
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"MAN CONTROLLING TRADE", FEDERAL TRADE COMMISSION BUILDING



*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.*

District of Columbia  
Office of Planning



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

