



# 2019 ANNUAL REPORT

HISTORIC PRESERVATION OFFICE  
DC OFFICE OF PLANNING



District of Columbia  
Office of Planning





"THE PRESIDENTS", PETER WADDELL, ART ON CALL PROGRAM, REPURPOSING HISTORIC FIRE ALARM CALL BOXES.

# 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 2019. Highlights of the year's accomplishments include:

## Supporting Communities

- Continued implementation of *Preserving for Progress*, the 2020 District of Columbia Historic Preservation Plan (see page 1)
- Completed the Ward 3 Heritage Guide, next to last in a series of guides for each ward (see page 1)
- Partnered with the Humanities DC to explore stories of the District's Asian and Pacific Islander heritage (see page 2)
- Helped nine low- and moderate-income owners trying to keep their historic homes in good repair, distributing more than \$135,000 in grants (see page 3)
- Increased preservation awareness through cooperative partnership arrangements with DC non-profit organizations (see page 4)
- Expended \$107,000 in federal and local funds on personnel services for archaeology and public outreach programs (see page 4)
- Involved hundreds of District residents in planning, community outreach, and education programs (see pages 2 and 5)
- Expanded the District's archaeology program through public education and site investigations (see pages 5-8)

## Recognizing Our Heritage

- Expanded *HistoryQuest DC*, an interactive website map of the District providing building-by-building historical information (see page 9)
- Expended \$42,000 in federal grant funds to research local LGBTQ and Civil Rights history (see pages 4 and 9)
- Approved community-sponsored applications to designate historic districts in Kingman Park and Bloomingdale (see page 9)
- Designated nine new historic landmarks (see page 10)
- Listed ten new properties in the National Register of Historic Places, and expanded documentation on two others (see page 15)

## Encouraging Good Stewardship

- Reviewed 243 District agency projects, including public school modernizations, library improvements, an expanded police memorial, transportation, water, and other projects (see page 19)
- Evaluated thirteen government agency determinations of National Register eligibility for properties under their authority, concurring on ten properties determined eligible and three not eligible (see page 20)
- Conducted 339 federal agency project reviews, and helped formulate preservation and planning goals for Pennsylvania Avenue and the Smithsonian Quadrangle (see page 22)

## Promoting High Quality Reinvestment

- Promoted superior architecture through public design review of renovation and new construction in the city's historic neighborhoods, particularly for new housing (see page 23)
- Reviewed 6,669 permit and related applications for compatibility with historic properties, processing 97.5% as an expedited "over-the-counter" service (see page 27)
- Supported developers seeking federal preservation tax credits for four projects representing a \$45 million investment in local historic buildings (see page 29)
- Supported affordable housing providers seeking preservation tax credits for three projects rehabilitating a total of 371 affordable 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 600 construction inspections and 40 notices of infraction, resulting in a final assessment of more than \$74,000 in fines (see page 33)

## Recognizing Excellence

- Honored recipients of District of Columbia Awards for Excellence in Historic Preservation (see page 35)

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

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

### Historic Preservation Review Board (HPRB)

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

### Historic Preservation Office (HPO)

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

### Mayor's Agent

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

*Among its provisions, the Historic Landmark and Historic District Protection Act of 1978 provides for an annual report to the Council of the District of Columbia on the implementation of the city's preservation law. This 2019 Annual Report includes that required data, as well as information on other achievements of the District's historic preservation program from October 1, 2018 to September 30, 2019.*

*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.*



HOLY REDEEMER CHURCH, 210 NEW YORK AVENUE NW

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# SUPPORTING COMMUNITIES

## 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 joint 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*, guides implementation of the District's vision for historic preservation. Its ambitious yet manageable agenda suggests actions that city agencies, federal partners, non-profits, property owners and the public can take to ensure that the District's diverse historic and cultural heritage remains a vital part of daily life.

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

The plan is organized around five major themes:

**Preservation should focus on the basics.**

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

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

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

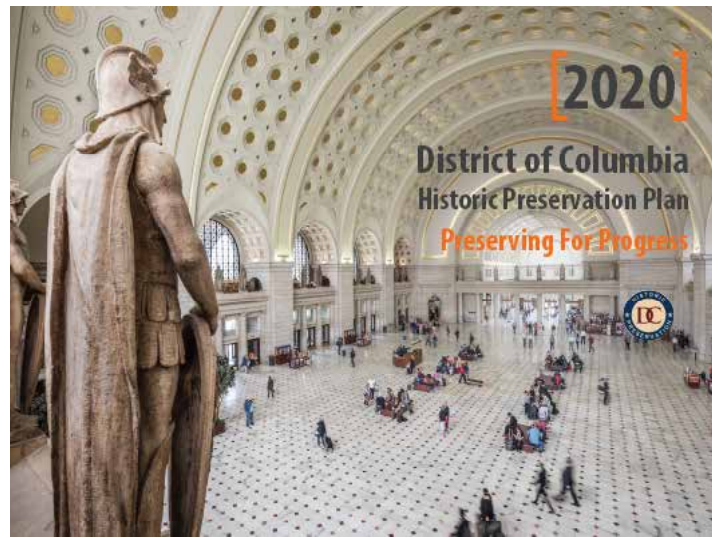
**Preservationists should work together.** Partnerships are essential to draw on all available talents and resources, communicate effectively, and make progress toward common goals.

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

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

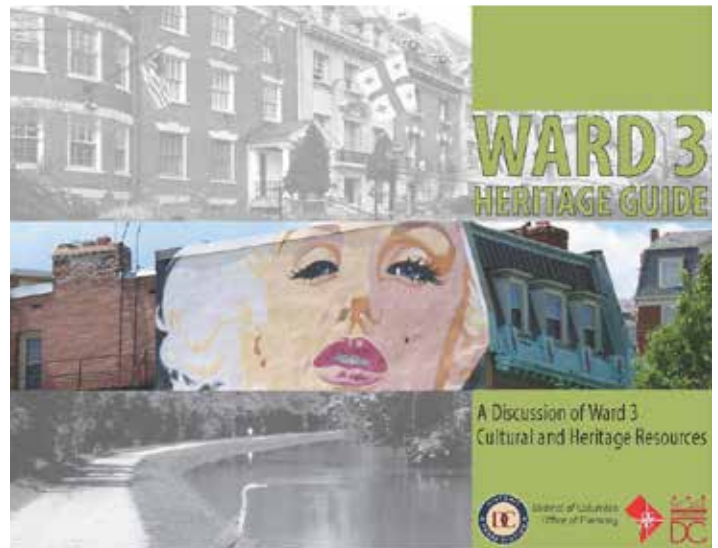
## Ward Heritage Guides

Work continued in FY 2019 on the series of guides to the history and cultural resources, as well as the preservation challenges and opportunities, in each of the city's wards. With completion of the Ward 3 guide, only Ward 2 remains outstanding to complete the series.



2020 HISTORIC PRESERVATION PLAN

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



WARD 3 HERITAGE GUIDE

[See ward guides online at \[planning.dc.gov/page/dc-history\]\(https://planning.dc.gov/page/dc-history\)](https://planning.dc.gov/page/dc-history)



## DC Community Heritage Project

The DC Community Heritage Project, a twelve-year partnership between the Historic Preservation Office and HumanitiesDC, has sponsored more than 160 community-led projects helping District residents examine the history of their own communities. Grant awards of up to \$2,500 give project sponsors the resources to explore all kinds of stories about DC's multi-layered heritage. Participants benefit from orientation sessions and the guidance of preservation professionals as they undertake their projects.

The year 2019 turned out to be a difficult transition for the heritage project, with the untimely passing of Patsy Fletcher, HPO's longtime community outreach coordinator and the inspiration for the project. This was the first year that she was unable to lead the awardees, but in her honor, HumanitiesDC held the first Patsy Fletcher Cultural Heritage Awards in September 2019, to recognize her achievements and those of co-awardees Willie L. Leftwich, Stanley Ross, and Therrell C. Smith.

The three community projects in FY 2019 focused on the District's Asian and Pacific Islander heritage. Grant recipients showcased their projects at an open community forum and discussion at the Summer School Museum. The neighborhood brochures, oral histories, videos, and other products from the decade of community projects remain accessible to the public in the DC Digital Museum on the HumanitiesDC website.



PATSY FLETCHER, CO-FOUNDER, DC COMMUNITY HERITAGE PROJECT



Project	Sponsoring Organization
<i>A Tale of Three Chinatowns</i> (documentary video) <i>See online at <a href="http://threechinatowns.com">threechinatowns.com</a></i>	Tiger Sisters Productions
<i>DC Chinatown Archives Project</i> <i>See online at <a href="http://chinatownarchivesdc.com">chinatownarchivesdc.com</a></i>	The 1882 Foundation
<i>Two Sides of the Same Experience</i> (workshop and video)	Filipino Young Professionals, Inc.

# 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 fifteen of the city's historic districts and landmark areas, helping to promote preventive maintenance that can forestall major deterioration. They also support local construction jobs and help strengthen community pride.

During FY 2019, HPO worked with 17 homeowners seeking grant awards for home repairs. There were seven new grant projects awarded and a total expenditure of \$135,980. This was the first year that grants were awarded in the newly designated Kingman Park Historic District in Ward 7.



2114 14TH STREET SE - BEFORE

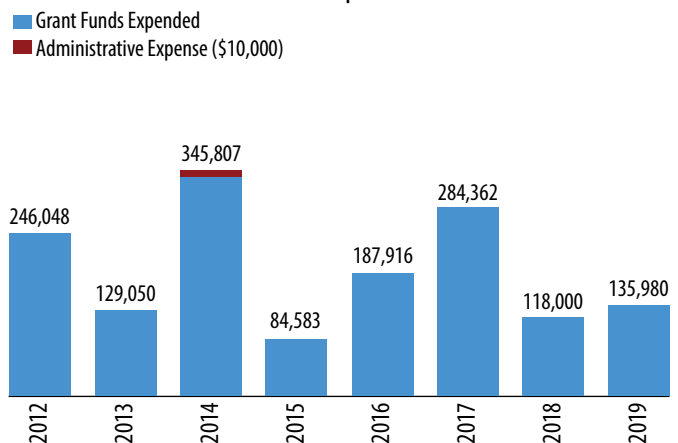


2114 14TH STREET SE - AFTER

### ACTIVE HISTORIC HOMEOWNER GRANTS FY 2019

Historic District	Address
Anacostia	1240 U Street SE 2114 14th Street SE
Capitol Hill	328 5th Street SE
Kingman Park	608 21st Street NE 524 25th Street NE
LeDroit Park	425 Elm Street NW 1844 2nd Street NW
Mount Pleasant	1809 Park Road NW 1610 Hobart Street NW

### Total Homeowner Grant Dollars Expended



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



## Preservation Partnerships

The Historic Preservation Office sustains key projects that promote appreciation of the District's cultural heritage, 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 monies from the federal Historic Preservation Fund (HPF) and other sources to support 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 2019, HPO pursued the following projects through partnerships and contracted services:

### COOPERATIVE AGREEMENTS

Project	Grantee	Amount
<i>HistoryQuest</i> Data Expansion	Historical Society of Washington DC	\$ 51,025
Archaeological Assistance and Data Management	Historical Society of Washington	67,000
Community Heritage Project	HumanitiesDC	30,000
Mayor's Agent Database Maintenance	Georgetown University Law Center	2,500
DC Historic Preservation Awards Program	DC Preservation League	20,900
African American Civil Rights Trail Website Maintenance	DC Preservation League	2,500
<b>Total FY 2019</b>		<b>\$ 173,925</b>

### COMMUNITY GRANTS AND COMPETITIVE CONTRACTS

Project	Grantee or Contractor	Amount
Community Outreach Services	THREAD	\$ 10,332
LGBTQ History Project (NPS Grant)	WSP (formerly Louis Berger)	22,967
20th Century African American Civil Rights Trail (NPS Grant)	Prologue DC	16,913
Day of Archaeology Festival Expenses	Hello Rental (formerly Frager's Hardware)	545
<b>Total FY 2019</b>		<b>\$ 50,757</b>



IMAGES FROM THE LGBTQ HISTORY PROJECT

# SUPPORTING COMMUNITIES

## Neighborhood Engagement

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

Historic Preservation Review Board meetings also create a public forum for review and discussion of development projects that affect historic neighborhoods. In FY 2019, there were nineteen meetings, videocast live over the Internet. Board sessions are open to public participation without signing up in advance. Interested persons can also receive regular announcements of HPRB meetings and other activities. Last year, HPO's self-service email notice list expanded by 3%, and now reaches more than 2,845 subscribers.

Some highlights of HPO and HPRB education and outreach efforts undertaken during FY 2019 include:

- Held six government education sessions attended by 983 individuals, covering the HPO/HPRB process, DC government projects and small cell guidelines
- Gave public talks profiling the Farms and Estates survey at the George Washington University Museum, Friends of Pierce Mill, and Latrobe Chapter of the Society of Architectural Historians
- Gave walking tours focusing on Kingman Park, Dupont Circle, and the new 20th Century African American Circle Rights Trail, for 150 participants
- Held a series of discussions with community leaders about possible historic designations in Old Southwest and review procedures in Georgetown
- Considered community comments at fifteen public consulting party meetings on major government projects, including the Saint Elizabeths master plan, Union Station expansion, Franklin School, C&O Canal, Long Bridge, Hirshhorn renovation, and WWI and Peace Corps memorials, with 420 attendees
- Presented at 25 gatherings and events before a cumulative audience of 1,025, and reached more than 2,500 people through presentations at conferences and festivals
- Engaged festival-goers at DC History Conference, Family Service Day, the Smithsonian's Archaeology Day, Anacostia River Festival, Historic Preservation Community Day, and DC Day of Archaeology
- Posted regular public notices on the OP and Open DC websites, Twitter, and Facebook
- Distributed more than 2,100 copies of informational publications, mostly historic district brochures



**African American Civil Rights Tour**

AFRICAN AMERICAN CIVIL RIGHTS TRAIL



HISTORIC PRESERVATION AWARDS



AAAS FAMILY SCIENCE DAY

**D.C. HISTORY CONFERENCE**  
★ ★ ★

**ABOUT THE D.C. HISTORY CONFERENCE**

The annual D.C. History Conference, formerly known as the Annual Conference on Washington, D.C. Historical Studies, is a collaboration among the Historical Society of Washington, D.C., George Washington University, the DC Public Library, and the DC Office of Public Records. Since 1973, the mission of the conference has been to provide a dynamic, friendly, and rigorous forum for discussing and promoting original research about the history and culture of the Washington, D.C. metropolitan area.

The 2018 conference explores themes related to "Mobility, Migration, and Movement," including the creation of Metro, the impact of migration to the region, and the transcendence of the term of Frederick Douglass, a man for whom mobility meant an escape to freedom.

**CONFERENCE PLANNING COMMITTEE**

Letitia Rutum Miller (Co-Chair and Project Manager), Arianda Ruston (Co-Chair), Boris Weisner (Vice Chair), Mark Britton, Mera Davis, Sandra Salento, Mark Green, Aaron L. Harris, Julianne Jackson, Shira Madhwal-Jones, Marlon Jones, Rebecca Katz, Jennifer King, Daniel Lee, Thayer Lima, Lily Liu, Lucy Murray, Nancy Nunn, John O'Brien, Tom Plotter, Pam Daria Ruffino, Malgorzata Szymanska-Burkowska, Darroise Shaw, Ryan Sheppard, Mary Torres, Rob Tiscoll, and Ronald Woodson.

**LETITIA WOODS BROWN MEMORIAL LECTURE**

**D.C. HISTORY CONFERENCE**  
★ ★ ★

Charles Sumner  
Museum & Archives

DC HISTORY CONFERENCE DAY



HPO ARCHAEOLOGY INTERNS WITH ARCHAEOLOGIST RUTH TROCOLLI



DAY OF ARCHAEOLOGY



DAY OF ARCHAEOLOGY

# SUPPORTING COMMUNITIES

## Archaeology Programs

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

The HPO archaeology staff sustains an active outreach program reaching hundreds of constituents through its survey, education, and engagement efforts. Notable projects in FY 2019 included:

### Native American Indian Foodways

At six local science, history and archaeology festivals during the year, HPO partnered with National Park Service colleagues to offer activities exploring Native American Indian foodways and featuring displays of local Native pottery and stone tools. Children learned to make corn husk dolls and grind corn using a cobble on a stone slab. The events were variously sponsored by the National Museum of Natural History, National Park Service, Archaeology in the Community, American Association for the Advancement of Science (AAAS), DC History Conference, and Society for American Archaeology.

### DC History Conference

HPO's archaeology team helped plan and present the 45th Annual DC History Conference, held at UDC on the theme *Mobility, Migration, and Movement*. The team facilitated and presented sessions on:

- NPS testing at Cedar Hill, the National Historic Landmark and home of Frederick Douglass
- The Shotgun House project on Capitol Hill, presenting the latest research on artifacts recovered at the site
- Assessment of a legacy collection recovered before construction of the Anacostia Metro station in the 1980s. Curated at the Anacostia Community Museum, these artifacts help to document both prehistoric Native American Indian settlement and the post-Civil War Barry Farm community.

#### 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)



AAAS FAMILY SCIENCE DAY



SMITHSONIAN ARCHAEOLOGY FAMILY DAY

## Site Investigations and Collections

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

During FY 2019, SHPO archaeologists participated in the review of 101 federal and 127 District undertakings involving ground disturbance, or 29% of the 782 cases submitted to the SHPO for preservation review. Adverse effects to eligible archaeological resources were avoided on all completed consultations. A sampling of projects includes:

### Collections Processing

Planning continued for readying District archaeological collections for the Fall 2020 opening of the new curation facility in shared archival storage space at the modernized Martin Luther King, Jr. Library. Volunteers and interns 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.

### Graduate Intern Projects

One of the goals of consolidating the District's collections at MLK Library is to make the artifacts and related documentation more accessible to the public, including students at all levels. In FY19, four graduate students each used a different collection for their research and presented a paper on their project.

### Shotgun House Public Archaeology

Archaeologists completed processing of half of the artifacts from HPO's Shotgun House project, excavated in 2016-17 on Capitol Hill. Five graduate interns and 33 volunteers participated on public lab days during the year, and staff made presentations on the project at three conferences.

### Hill East Park at Reservation 254

During June and July 2019, Applied Archaeology and History Associates, Inc. (AAHA) conducted a Phase IB archaeological survey at two Hill East parks in the 1200 block of Potomac Avenue SE. The Department of General Services (DGS) proposes to reconfigure these triangular reservations. This Phase IB archaeological survey was undertaken in consultation with the DC SHPO to determine whether undisturbed portions of the parks contained archaeological resources.



PUBLIC LAB DAY



PHASE IB ARCHAEOLOGY SURVEY AT HILL EAST PARK

### 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.

# RECOGNIZING OUR HERITAGE

## Survey and Documentation

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

In FY 2019, HPO focused its survey and documentation program on key research tools and neighborhood projects, including:

### Civil Rights Heritage Trail

HPO and its consultant Prologue DC completed a heritage trail commemorating 100 sites associated with 20th Century African American Civil Rights. The project was supported by a \$37,000 grant from the National Park Service. These stories of modern civil rights history are now online as a prototype for a reformatted DC African American history trail.

### LGBTQ Historic Context

HPO consultant Louis Berger completed a narrative context documenting the history of the Lesbian, Gay, Bisexual, Transgender, and Questioning (LGBTQ) community in Washington. The project was funded by a \$50,000 grant from the Underrepresented Communities fund of the National Park Service, and will continue with two new and two amplified historic landmark applications in 2020.

### HistoryQuest DC

Under a cooperative agreement with the Historical Society of Washington DC, HPO continued to update and refine *HistoryQuest DC*, its interactive online GIS map that gives quick access to basic historical information on the city's buildings and development subdivisions. Various filters and query functions make it easy to explore and visualize Washington's growth within and beyond the original city limits. In 2019, data updates were completed for all areas east of Sixteenth Street NW.

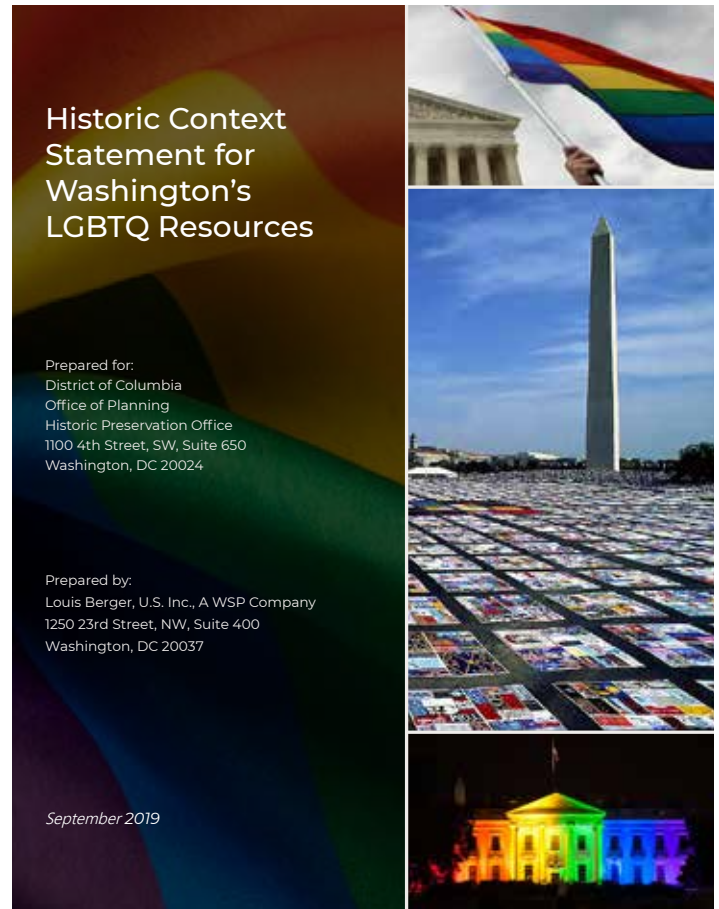
### L'Enfant Plan

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

#### 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)



LGBTQ HISTORIC CONTEXT



L'ENFANT PLAN DOCUMENTATION PROJECT

## 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 2019, HPRB designated nine new historic landmarks for inclusion in the DC Inventory. The designations include a variety of community landmarks and properties of historical interest.

HPRB denied designation applications for a single-family house in Shepherd Park and a boundary expansion at the Scottish Rite Temple on 16th Street NW. The Board determined the Safeway Grocery Store at 4865 MacArthur Boulevard NW did not meet the designation criteria, based on an application from the owner requesting a denial.

### Ward 2

#### Capital Traction Company Union Station

3600/3601 M Street NW

Among the most ambitious projects of Washington's late-19th-century proliferation of streetcars was this multi-level Union Station, intended to connect service from three separate lines, including one running along the heights of Prospect Street and another crossing the river to Virginia. The transfer station's first version was constructed from 1894 to 1897, as lines using both cable and electric propulsion were being consolidated from several independent operators into the Capital Traction Company. The original structure (seen in this early photograph) was designed by notable local architect Waddy B. Wood in the same Romanesque style as the contemporaneous Old Post Office on Pennsylvania Avenue.

As modern rolling stock became larger and heavier, it became necessary to expand and strengthen the building and widen its car entrances. These alterations were completed by Beale and Meigs in a more restrained style than current in 1910-11. Another roof addition with prominent dormers dates from 1998. Even with its history of alteration, the station is perhaps the best example of a streetcar depot and storage barn built in Washington. Prodigious excavation and shoring of the steep terrace at the rear of the structure was required to accommodate the streetcars. In popular culture, the massive stone retaining walls and steep exterior stair to Prospect Street earned notoriety and have attracted movie fans since being featured in the 1973 horror film *The Exorcist*.

*Nominated by the Prospect Street Citizens Association and DC Preservation League, and designated on January 24, 2019*

### HISTORIC LANDMARK DESIGNATIONS

Applications Received		Designations Approved		Designations Denied	
Fiscal Year	Number	Number	Owner- Opposed	Number	Owner- Opposed
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
2006	14	10	1	1	1
2005	13	8	0	1	1
2004	13	10	0	3	1
<b>TOTAL</b>	<b>248</b>	<b>197</b>	<b>13 (6%)</b>	<b>23</b>	<b>18 (78%)</b>



CAPITAL TRACTION COMPLYNY UNION STATION

# RECOGNIZING OUR HERITAGE

## Ward 3

### Rose Lees Hardy School

1550 Foxhall Road NW

Built in 1932, the Rose Lees Hardy School is a Colonial Revival style building of red brick with limestone and wood trim, designed by municipal architect Albert L. Harris. The building is an exemplar of the “extensible” school concept in use from the late 1920s to mid 1940s. This approach allowed schools to be built in sections as funds became available and demand from the surrounding school-age population justified more space. In this case, only the first wing of the full design was built, yet it stands on its own as a finished architectural composition. The school also serves as a living memorial to Rose Lees Hardy, assistant superintendent of the District of Columbia Public Schools from 1925 until her death in October 1932.

*Nominated by the Foxhall Community Citizens Association; designated on March 28, 2019*

### INTELSAT

#### (International Telecommunications Satellite Organization)

3400 International Drive NW

Created in 1964 by international treaty, the International Telecommunications Satellite Organization (ITSO, or more commonly, INTELSAT) was founded to improve global communications among nations—especially to include developing economies—via satellites. President Kennedy advocated at the United Nations in 1961 for its creation, along with the privately-owned counterpart COMSAT, which was to develop a commercial system of international communications. Both were headquartered in Washington.

In 1980, Intelsat launched an international design competition for its new headquarters at the International Center then under development on the former campus of the National Bureau of Standards. There were two primary criteria: at least 70 percent of the office space should have natural light, and the building design must be energy-efficient. The Australian architect John Andrews won the competition with his satellite-like building set in natural landscape. The modular concept is an interlocking series of geometric forms—octagonal office blocks clad in aluminum panels and glass with built-in sunshades; octagonal atria capped by glass roofs; and cylindrical stair towers in concrete and glass block lining the perimeter. The building is significant for its innovative design and pioneering incorporation of energy efficiency. A high-tech machine in a garden, it created a fitting headquarters for a world leader in satellite communications and diplomacy.

*Nominated by the DC Preservation League; designated on April 25, 2019*



HARDY SCHOOL



INTELSAT BUILDING



## National Presbyterian Church

4101 and 4125 Nebraska Avenue NW

Marked on the horizon by its soaring limestone bell tower, the National Presbyterian Church is likely the best recognized and most striking modernist church in Washington. It stands in intended contrast to the two larger national churches, Washington National Cathedral and the Basilica of the National Shrine of the Immaculate Conception, whose bell towers also mark the city skyline.

The congregation traces its Washington roots to the late 18th century when, as tradition holds, Scottish masons and stonecutters building the White House gathered on the grounds to worship. Initially called St. Andrew's, the church was formally organized as First Presbyterian Church in 1811. It has since occupied a series of impressive structures, for a hundred years near Judiciary Square and then just off Dupont Circle at the Church of the Covenant, where the congregations merged as National Presbyterian in 1947.

In 1966, the church purchased the campus of Hillcrest (formerly the Washington City Orphan Asylum) to expand its facilities. It renovated the Tudor Revival-style cottages dating from 1926-27 for offices and a school, and introduced the mid-century Modern church, chapel and formal landscaped forecourt as a new centerpiece.

The National Presbyterian Church, built from 1967 to 1969, is the work of noted church architect Harold E. Wagoner. Its limestone neo-Gothic facades recall European and local cathedral building traditions in a modern idiom. Decorative features include historic Tiffany Glass and Booth Glass windows salvaged from the Church of the Covenant, as well as newly commissioned stained glass and modernist scriptural wall panels around the front garden.

The Hillcrest cottages were designed by prominent local architect Appleton P. Clark, Jr, and built for one of the oldest charitable institutions in the nation's capital, founded in 1815 by a group of socially prominent women including Dolley Madison. Clark's design of the cottages reflected his belief that buildings for the housing and care of children should look like houses and be of a domestic scale to which children could relate. As repurposed, they also recall the many cathedrals set within ample grounds surrounded by clusters of smaller, often medieval buildings housing supportive functions.

*Nominated by the National Presbyterian Church; designated on September 26, 2019*



NATIONAL PRESBYTERIAN CHURCH



HILLCREST COTTAGE AND CHURCH TOWER

# RECOGNIZING OUR HERITAGE

## Wardman Park Annex, Lobby and Hotel Entrance Piers

2600 Woodley Road NW

In 1928, fabulously successful developer Harry Wardman added a long-term-stay annex next to his Wardman Park Hotel built a decade earlier. Designed by architect Mihran Mesrobian and now known as the Wardman Tower, the annex was the official address of many important social, political, and cultural figures who were able to access the hotel's full amenities via a connecting indoor arcade. The amendment expands the existing historic landmark designation to include the Tower's lobby and two pairs of stately brick and stone piers, also by Mesrobian, erected in 1927 to mark the hotel driveway entrances. The lobby design was inspired by the interiors of eighteenth-century British architect Robert Adam and his brothers. The Georgian Revival entrance piers are all that remain of the original hotel after it was demolished in the 1970s.

*Nominated by the Woodley Park Community Association; designated on November 15, 2018*

## Ward 5

### Washington Animal Rescue League Shelter and Hospital

71 O Street NW

The Washington Animal Rescue League, organized in 1914, was a group of society women (and a few influential men) who set out to rescue horses, dogs and cats for treatment and the goal of placement in new homes. First Ladies Ellen Wilson and Florence Harding were both involved in the group's early efforts. After outgrowing several shelters, the League built this facility in 1932. It is the first purpose-built animal shelter and the best extant physical representation of the history of private-sector animal control in Washington, with an emphasis on humane treatment. The league served as a supportive counterpart to the government-run District Pound and Stable at South Capitol and I Streets SW, designated in 2014.

*Nominated by the DC Preservation League; designated on December 20, 2018*



WASHINGTON ANIMAL RESCUE LEAGUE HOSPITAL AND SHELTER



WARDMAN PARK ANNEX, SHOWING DEMOLISHED HOTEL BEHIND



WARDMAN PARK HOTEL ENTRANCE PIER



WARDMAN PARK ANNEX LOBBY

### Holy Redeemer College

3112 Seventh Street NE

The Most Holy Redeemer Order, established in Italy during the mid-eighteenth century and traditionally dedicated to missionary work, expanded to America in 1832. Commonly known as the Redemptorists or Redemptorist Fathers, the order did not establish a presence in Washington until 1930, when members first enrolled at Catholic University. New York architect Anthony A. F. Schmitt designed this 1933 residential college in a Lombardy Romanesque Revival style reflective of the order's Italian origins. It is among few local examples of the style, characterized by heavy masonry, arched openings, arched and corbelled cornices, and square projecting towers. From 1900 to 1940, at the invitation of Catholic University (founded 1888), more than fifty religious orders and institutions established houses of study in its vicinity, making "Little Rome" a center of Catholic life.

*Nominated by The Redemptorists; designated on March 28, 2019*



HOLY REDEEMER COLLEGE

### American Theater (Sylvan Theater)

104-108 Rhode Island Avenue NW

Opened as the American Theatre in 1913, this early movie palace designed by architect Nicholas Haller has a long history in Bloomingdale. Originally for whites only, it was renovated and rebranded as the Sylvan Theatre in 1930, and opened to African Americans in 1950. After decades as a neighborhood movie house, it served as home to the influential Black American Theater (BAT) from 1969 to 1972, Washington's first African-American company to control a commercial theatre venue. The rare early theater illustrates the transition from storefront nickelodeons to full-scale neighborhood motion picture theaters to incubators of local live theater performance.

*Nominated by the DC Preservation League; designated on April 25, 2019*



AMERICAN THEATER

## Ward 6

### Folger Shakespeare Library (Interiors)

201 East Capitol Street SE

Widely considered exceptional for its Stripped Classical exterior, and first listed as a DC landmark in 1964, the Folger Library by Philadelphia architect Paul Phillipe Cret was completed in 1932 to house the renowned Shakespeareana collection of Henry Clay and Emily Jordan Folger. HPRB expanded the designation to include the extraordinary, highly crafted Tudor and Jacobean Revival theater, exhibition hall, reading room, founder's room, lobbies and other major interior spaces. These authentic period-inspired interiors were conceived to give visitors a sense of visiting the world of Shakespeare.

*Nominated by the Folger Shakespeare Memorial Library; designated on December 20, 2018*



FOLGER SHAKESPEARE LIBRARY

# 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 2019, the SHPO nominated ten recently designated DC historic landmarks for listing in the National Register and amended two existing listings with additional documentation.



BROOKLAND BOWLING ALLEY



THE ETHELHURST

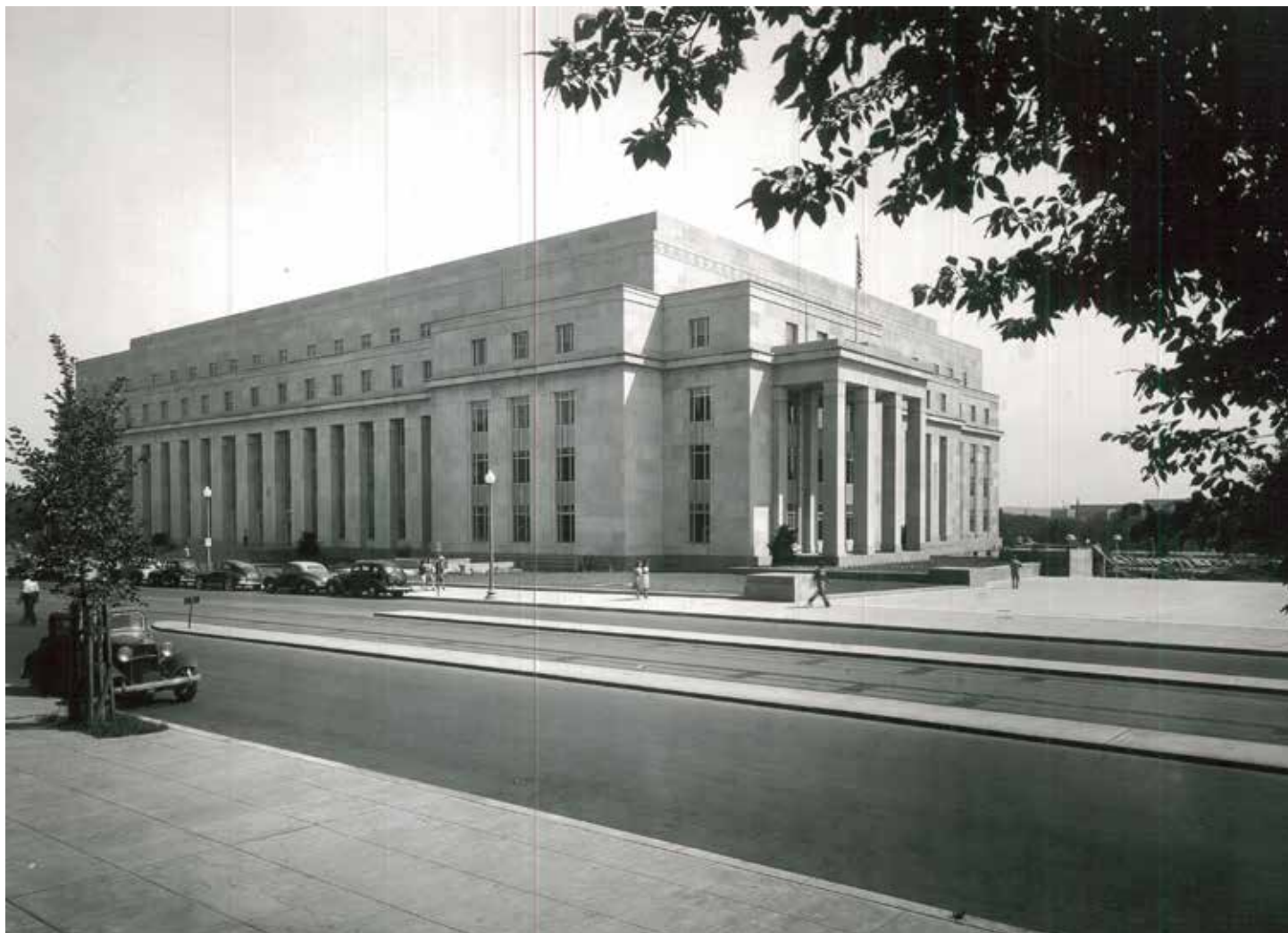
### NATIONAL REGISTER LISTINGS

Ward	Property	Address
1	PEPCO Substation No. 13	1001 Howard Street NW
	PEPCO Substation No. 25	2119 Champlain Street NW
2	Capital Traction Company Union Station	3601 M Street NW
	DC Municipal Center & Plaza The Ethelhurst	300 Indiana Avenue NW 1025 15th Street NW
3	Equitable Life Insurance Company	3900 Wisconsin Avenue NW
	Rose Lees Hardy School Wardman Park Annex (additional documentation)	1550 Foxhall Road NW 2600 Woodley Road NW
5	Brookland Bowling Alley	3726 10th Street NE
	Harewood Lodge Holy Redeemer College	3600 Harewood Road NE 3112 7th Street NE
6	Folger Shakespeare Library (additional documentation)	201 East Capitol Street SE

#### About National Register and NHL listing

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

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



DC MUNICIPAL CENTER



MUNICIPAL CENTER PLAZA SCULPTURE PANEL



MUNICIPAL CENTER COURTYARD MURAL

# 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 2019, the SHPO completed 443 reviews of projects submitted by District agencies for review, a 4% increase compared with FY 2018. Major projects considered during the year include:

### Eastern Market Metro Park Improvements

The SHPO concluded review of the master plan for redesign of the large square around the Eastern Market Metro station on Capitol Hill. The final plan, developed by DDOT and the community after a long series of proposals, replaces redundant roadways with pedestrian walkways and an expanded landscape, with a new play area, open lawns, and tree groves. Across the street from the Southeast Library, a main gathering plaza includes a performance pavilion with shade structures and other amenities.

### Community Recreation Center at Shepherd Elementary

This joint DCPS/DPR project in Shepherd Park involves adding a new community recreation center to the Shepherd Elementary School, which is considered eligible for historic designation. By locating the new facility on the rear of the school and designing it with a low profile and complimentary materials, the SHPO found the project compatible with its historic setting.

### Eaton Elementary School Modernization

SHPO consultation on this project in Cleveland Park was substantially completed in 2019, concurrent with HPRB review. The modernization will require removal of the 1930s gymnasium, but the Mayor's Agent concluded that it was necessary to construct a project of special merit. In exchange, the project will enhance the building through restoration of historic features including the salvaged gymnasium cupola, and replacement of an awkward front addition with a more sympathetic new entrance pavilion set between the two historic wings.

### Logan School Modernization

The modernization of Logan School for the Capitol Hill Montessori School involved both SHPO and HPRB review. The project includes one large addition to the west and two smaller additions to the south, along with interior alterations to the existing historic school. To mitigate a significant loss of interior finishes, the SHPO and DCPS coordinated to develop a policy statement on procedures for identifying and preserving significant interior features of historic schools, while balancing preservation with DCPS program requirements, the need to remove hazardous materials, and related concerns.



EASTERN MARKET METRO PARK



SHEPHERD PARK COMMUNITY RECREATION CENTER



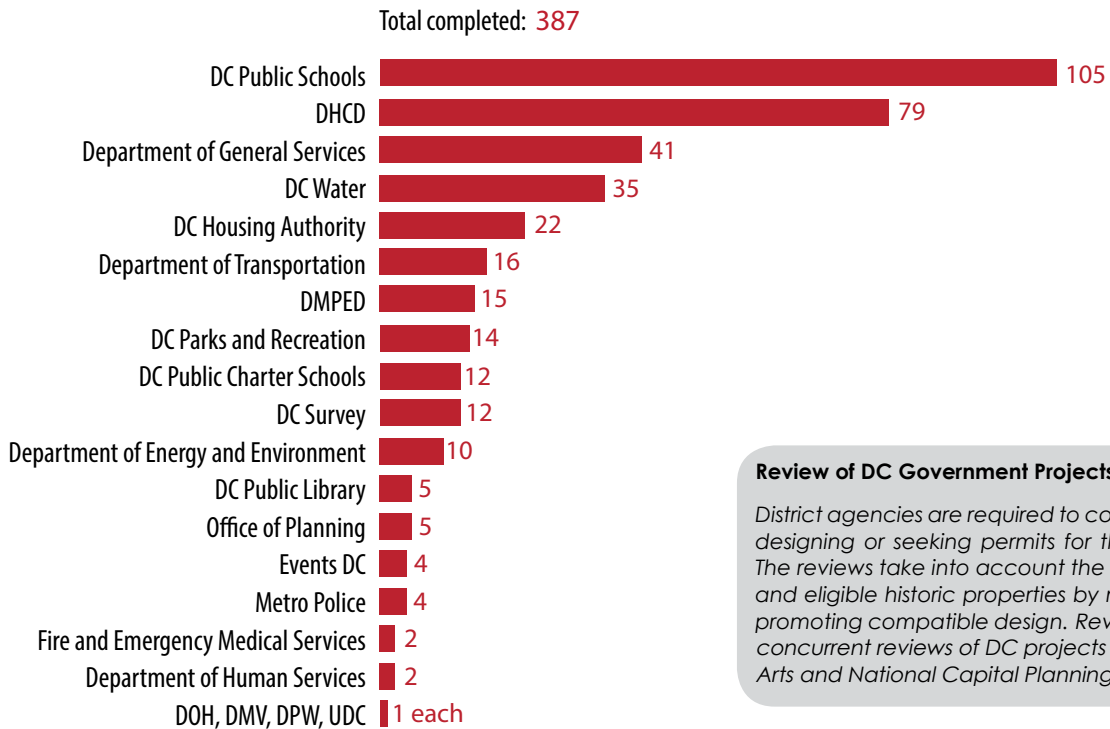
EATON ELEMENTARY SCHOOL MODERNIZATION



LOGAN SCHOOL MODERNIZATION



## 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.

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

### Twelfth Precinct Police Station

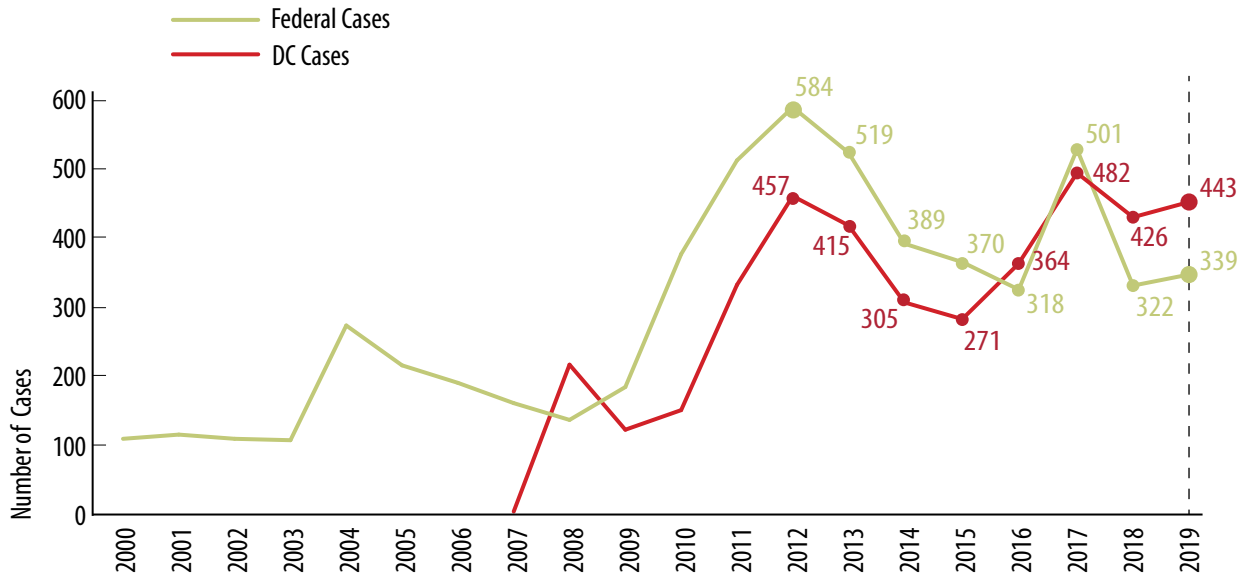
The ribbon cutting ceremony for the new Ward 5 Short-Term Family Housing facility in Brookland, known as "The Sterling," took place in 2019. The new structure incorporates the former Twelfth Precinct police station on Rhode Island Avenue, replacing a smaller original wing. The facades of the historic station were fully restored in the project, while its interior was adapted for short-term housing, for a total of 46 units overall. To offset the loss of historic features, the project also involved research on the history of Metropolitan Police facilities and a historic landmark nomination for the Twelfth Precinct station, anticipated during 2020.



TWELFTH PRECINCT POLICE STATION

# ENCOURAGING GOOD STEWARDSHIP

## Federal and DC Government Project Reviews



PASTOR SMALLWOOD E. WILLIAMS AND SON



BIBLE WAY CHURCH, 1100 NEW JERSEY AVENUE NW



## 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 2019, the SHPO reviewed 13 agency determinations of eligibility, concurring on 10 properties determined eligible for the National Register and 3 not eligible. Notable determinations include the following:

### New York Avenue Corridor

As part of its environmental review responsibilities for the proposed SCMAGLEV (Superconducting Magnetic Levitation) project, the Federal Railway Administration engaged consultant AECOM to evaluate potential historic resources along the New York Avenue corridor from Mount Vernon Square east to the District line. The study identified three church properties, two railroad bridges, and a commercial warehouse as eligible for the National Register. The survey also identified a potential expansion of the Mount Vernon Square Historic District.

### Union Station Terminal Area

For the proposed Union Station expansion, FRA project teams identified an eligible expansion of the station designation to include various rail facilities beyond the currently listed main terminal and Columbus Plaza. In addition to the terminal and plaza, the Washington Union Station Historic Site identified as eligible for the National Register includes the terminal rail yard and control tower, Railway Express Building, iron umbrella sheds, stone retaining walls, the First Street Tunnel, and other features.

### District Public Facilities

In the context of modernization and telecommunications projects, the Bundy School and Lafayette Recreation Center were identified as 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.



BUNDY SCHOOL, 429 O STREET NW



PEOPLES CONGRESSIONAL CHURCH, 628 M STREET NW



B&O RAILROAD BRIDGE OVER MONTANA AVENUE NE

# 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 2019, HPO reviewed 339 federal agency requests for project consultation, a 5% increase compared to FY 2018. Notable projects included:

### Saint Elizabeths Hospital

The SHPO, District colleagues and interested parties consulted with the General Services Administration and Department of Homeland Security on a revised master plan for this National Historic Landmark complex. Demolition of several more buildings beyond those originally contemplated is proposed to allow for new consolidated agency headquarters.

### 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

Consultation on the adaption of the National Historic Landmark Franklin School for use as the Planet Word language arts museum concluded with an agreement requiring interpretive displays on the historic building, additional design review, and replication of historic finishes illegally removed from the interior.

### Intercity Rail Transportation

Major transportation projects reviewed by the SHPO and the public included a projected new railroad bridge next to historic Long Bridge across the Potomac, potential terminal sites for the proposed high-speed SCMAGLEV train between Baltimore and the District, and alternative layouts for the proposed expansion of Union Station.

### Hirshhorn Museum and Sculpture Garden

Multi-party review of proposed renovations to the Hirshhorn addressed replacement of the exterior cladding and redesign of the outdoor sculpture garden. The SHPO asked the Smithsonian to reconsider some of the more extensive changes in consideration of the contributions of significant Modernist landscape architect Lester Collins.

### Federal Reserve Board Expansion

The Federal Reserve Board initiated consultation on a major expansion of its main building and the adjacent former headquarters of the U.S. Public Health Service; both are historic landmarks. In a separate project, impending repair of the Board's parking garage will require the removal of an innovative and highly regarded 1970s landscape design by local landscape architects Oehme van Sweden, which is being studied for historic significance.



PLANET WORD AT FRANKLIN SCHOOL



HIRSHHORN MUSEUM AND SCULPTURE GARDEN

### 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. A new Desert Storm/Desert Shield Memorial and expansion of the Second Division Memorial on the Ellipse were also reviewed.

**Naval Observatory Master Clocks Facility**

Review of a new state-of-the-art facility for the Navy's master clock at the Naval Observatory considered effects on the landmark buildings designed by nationally prominent architect Richard Morris Hunt. At the SHPO's request, the final agreement includes a commitment to nominate the the entire campus to the National Register of Historic Places.

**Anacostia Naval Air Station**

Faced with proposed demolition of the oldest seaplane hangar and boiler house at the Naval Air Station, the SHPO advocated for reconsideration, emphasizing the pivotal historic role of this site in the origins of naval aviation. Commissioned as part of the war effort in 1918, the station was a proving ground for naval aircraft and improvements in their design and construction. Naval pilots flew many record-setting test flights from the site. It hosted the annual Curtiss Marine Trophy Race, attended by thousands during the 1920s, and was the site of experiments leading to the development of radar. If reuse of the historic structures is not possible, partial mitigation could include listing of the air station in the National Register.

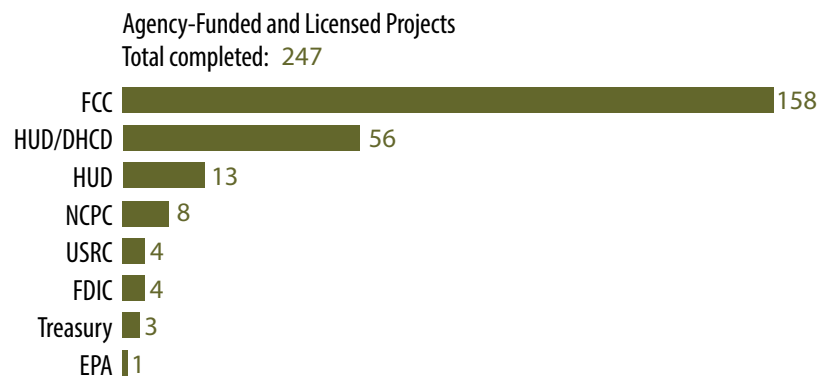
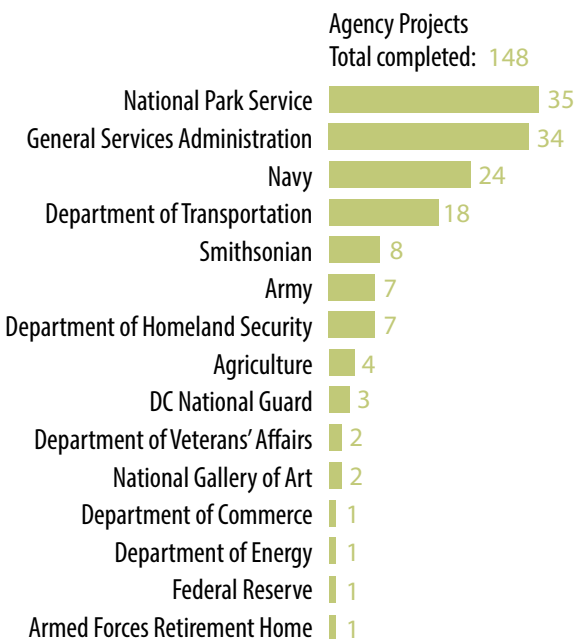


ANACOSTIA NAVAL AIR STATION SEAPLANE HANGAR



DESERT STORM/DESERT SHIELD MEMORIAL

**Federal Government Project Reviews**



Note: HUD/DCHD reviews are tabulated as District projects

# PROMOTING HIGH QUALITY REINVESTMENT

## HPRB Design Review

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

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

The Board held nineteen public meetings in FY 2019. It considered 94 cases on the agenda and 78 on the consent calendar, for a total of 172 reviews. The Board also adopted new design guidelines for door repair and replacement. Some of the year's notable projects are described below.

## Ward 2

### Scottish Rite Temple

HPRB completed its review of the concept proposal for a residential project on an open lot behind the Scottish Rite Temple at 1733 16th Street NW. The four-story plus penthouse U-shaped apartment reflects the pattern of rowhouses that once occupied the site, now in the 14th and 16th Street historic districts. A one-story alley garage will be repurposed for residential use, and a landscaped pedestrian walkway will separate the new building from the temple.



SCOTTISH RITE TEMPLE APARTMENTS - SITE PLAN



SCOTTISH RITE TEMPLE APARTMENTS - S STREET VIEW



### Ward 3

#### Cleveland Park Historic District

For an unusual project balancing preservation, urban design, and city housing goals, HPRB approved the reorientation of a characteristic Cleveland Park four-square house built in 1902 to allow for the construction of a six-story apartment building at the corner of Wisconsin Avenue, in line with similar apartments. Reorientation of the house, now at 3219 Wisconsin Avenue, to face Macomb Street gives it a more appropriate setting and strengthens the continuity of a low-rise residential block of similar homes.

### Ward 4

#### Takoma Park Historic District

HPRB approved the preliminary concept for a five-story apartment and retail project at 218 Cedar Street NW, to replace a convenience store at the corner of Cedar and Carroll Streets. The project transitions from the commercial street to a residential area, with setbacks and a series of stone retaining walls stepping down the hill to the nearby homes.

#### Walter Reed Army Medical Hospital

Redevelopment continued at the former armed forces hospital site with HPRB and HPO reviews of several new buildings. HPRB approved the concept for the Parks at Walter Reed, which includes a Town Center Plaza surrounded by three residential buildings with ground floor retail. The Board also recommended approval of a solar canopy over the parking garage for the Children's National Medical Center, and supported the widening of Aspen Street into the campus, recommending the retention of two adjacent storage buildings. The latter case was referred to the Mayor's Agent for further review.

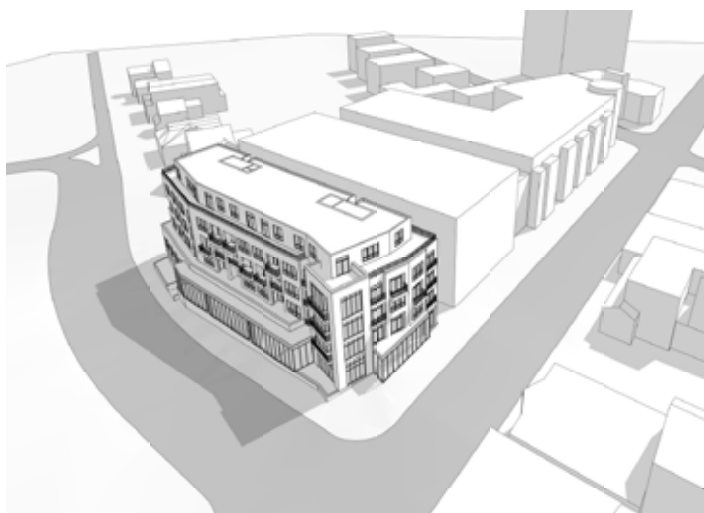
Following up on projects approved by HPRB in concept, HPO cleared permit applications for the rehabilitation of three buildings for Children's National Hospital, a parking garage renovation, site work at approved projects, and public space improvements along Georgia Avenue.

#### 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.*



3219 WISCONSIN AVENUE NW



218 CEDAR STREET NW



THE PARKS AT WALTER REED - GEORGIA AVENUE FRONT

# PROMOTING HIGH QUALITY REINVESTMENT

## Ward 5

### Bloomingdale Historic District

In some its first reviews within the new Bloomingdale Historic District, HPRB considered proposals for new housing on North Capitol Street. For a site at 1634 North Capitol adjacent to the historic landmark Engine Company No. 12, the board approved a four-story residential building. The Board also endorsed the design concept for a six-story apartment building for a vacant lot at 1600 North Capitol Street NW, facing the former Truxton Circle at the confluence of North Capitol, Q Street, and Florida Avenue. The signature building will close a longstanding gap in the streetscape at the southern tip of the historic district.



1600 NORTH CAPITOL STREET NW

## Ward 6

### Folger Shakespeare Library

HPRB approved concept plans for the new main entrances to the Folger Library on East Capitol Street SE. Designed to ensure universal access, these entries are to be inserted under the elevated front terrace, with access by way of ramped paths through two corner new corner gardens. Final review of design details was referred to the HPO staff to coordinate with the Commission of Fine Arts, which also reviewed the project.



FOLGER SHAKESPEARE LIBRARY

### Capitol Hill Historic District

For an infill lot created by subdividing the parking lot from a 1939 apartment building, HPRB gave concept approval to a new three-story plus basement apartment house. The design of the new building at 208 8th Street NE echoes other walk-up apartments in the neighborhood and fills a gap in the streetscape opposite the former Capitol Hill Hospital.



208 8TH STREET NE

## Ward 8

### MLK Gateway Project

HPRB completed its review of the first phase of the MLK Gateway Project, which will contribute to the continuing revitalization of historic Anacostia. The project includes the renovation of the four early-20th century retail buildings at 1201-1215 Good Hope Road SE, which will be connected to a new three-story commercial block facing Martin Luther King Jr Avenue and forming a strong corner at the entrance to the Anacostia business district.



MLK GATEWAY PROJECT

### Anacostia Historic District

At other sites in the historic district, the Board approved concept plans for infill construction of new homes at 2216 and 2242 Chester Street SE, and at 1446 and 1448 W Street SE.



## Public Hearings by the Mayor's Agent

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

In addition to issuing an order on the West Heating Plant project heard in FY 2018 and described in that year's report, the Mayor's Agent took the following actions in FY 2019:

### Building 38, Walter Reed Historic District

Following a hearing in September 2018, the Mayor's Agent approved the request to raze Building 38, the 1922 former guardhouse for the Walter Reed Army Medical Center, in order to make crucial roadway improvements within the campus. The order found the demolition necessary to construct a project of special merit, based on exceptional land planning features and high priority District and community benefits developed through an extensive public planning process, and beyond ordinary expectations.

### Eaton School

The Mayor's Agent cleared the demolition of the auditorium at John Eaton School in the Cleveland Park Historic District as necessary to construct a project of special merit that offers a modernized public school and the benefits of extensive restoration and replacement of an incompatible main entrance wing with a more appropriate new addition.

### Randall School

The Mayor's Agent granted a five-year extension of permission to demolish various rear additions to Randall Junior High School to construct a project of special merit.

### Mount Pleasant Historic District

On an application by the owner of 1627 Monroe Street NW for retroactive approval of an unpermitted front window enlargement on one of a matching row of nine houses, the Mayor's Agent denied the request based on the HPRB's application of its design guidelines and the lack of a permit.

### Georgetown Historic District

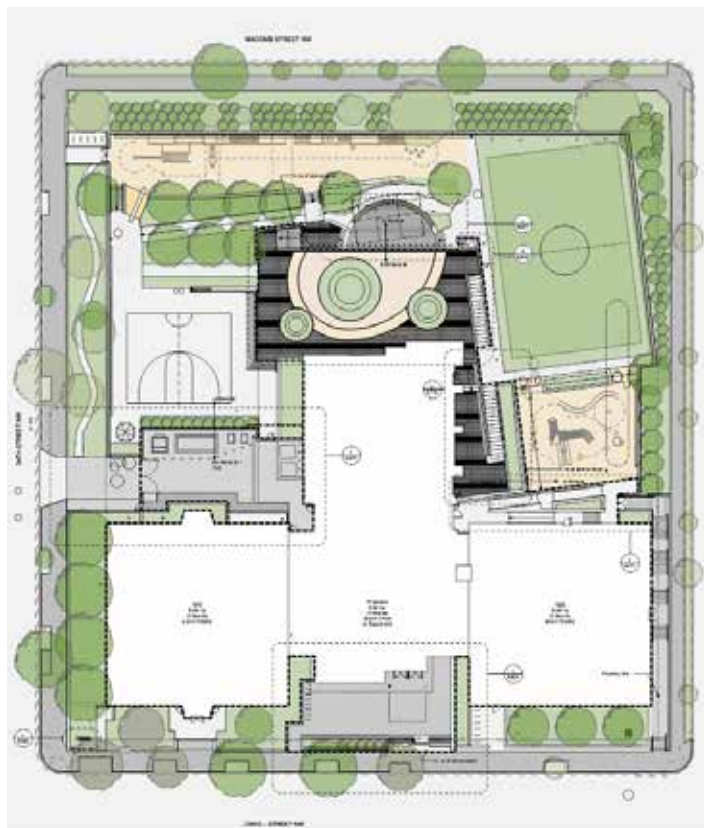
After considering the proposed removal of a 1917 storefront at 1408-10 Wisconsin Avenue NW to allow for reconfiguration, the Mayor's Agent cleared the project as consistent with the purposes of the preservation law as a necessary adaptation of the building for current use.

### Foundry Branch Trestle

After hearing the request by the Washington Metropolitan Area Transit Authority to demolish the former streetcar trestle in Glover-Archbold Park on the basis of unreasonable economic hardship. The Mayor's agent deferred a decision to allow the District Department of Transportation to assess the trestle's feasibility for reuse. The case is still pending.

### About the Mayor's Agent

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



EATON ELEMENTARY SCHOOL SITE PLAN

# 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 2019, HPO reviewed 6,699 permit, subdivision, and related applications. Of this total, 97.5% were reviewed by HPO on an expedited basis, typically with a turnaround time of a few minutes to a few days. Compared to FY 2018, this is an 18% increase in the number of applications received, due in part to the new Bloomingdale and Kingman Park historic districts.

PERMIT AND CONCEPT REVIEWS BY TYPE AND REFERRAL

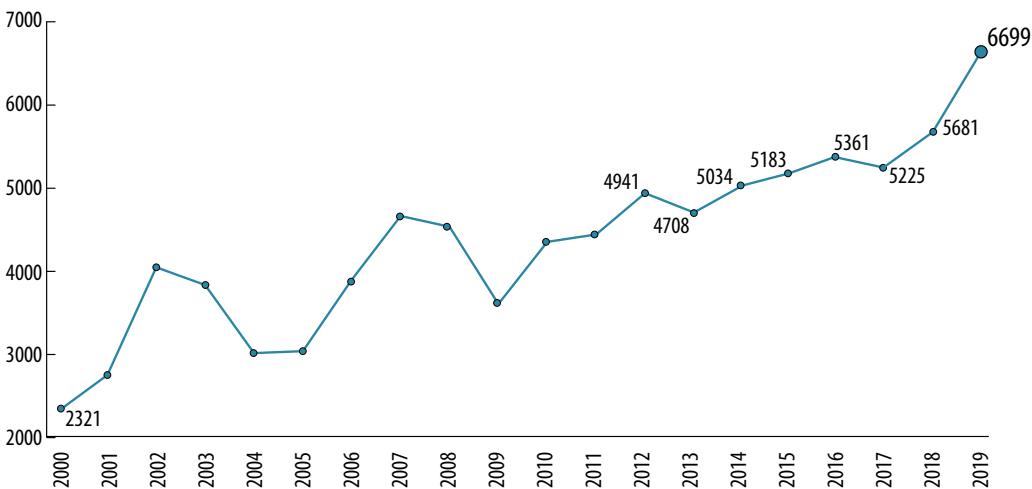
Application Type	Total Received	HPRB	Mayor's Agent
Alteration/Addition	5,825	125	1
New Construction	60	28	0
Demolition	27	4	5
Subdivision	82	7	1
Other*	705	0	0
<b>TOTAL FY 2019</b>	<b>6,699</b>	<b>164</b> (2.5%)	<b>7</b>
FY 2018	5,681	157 (3%)	4
FY 2017	5,225	196 (3%)	3
FY 2016	5,361	172 (3%)	3
FY 2015	5,183	215 (5%)	7
FY 2014	5,034	240 (5%)	6
FY 2013	4,708	203 (4%)	1
FY 2012	4,941	158 (4%)	4

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



HISTORIC PRESERVATION STAFF REVIEW

## HPO Review of Permit and Subdivision Applications



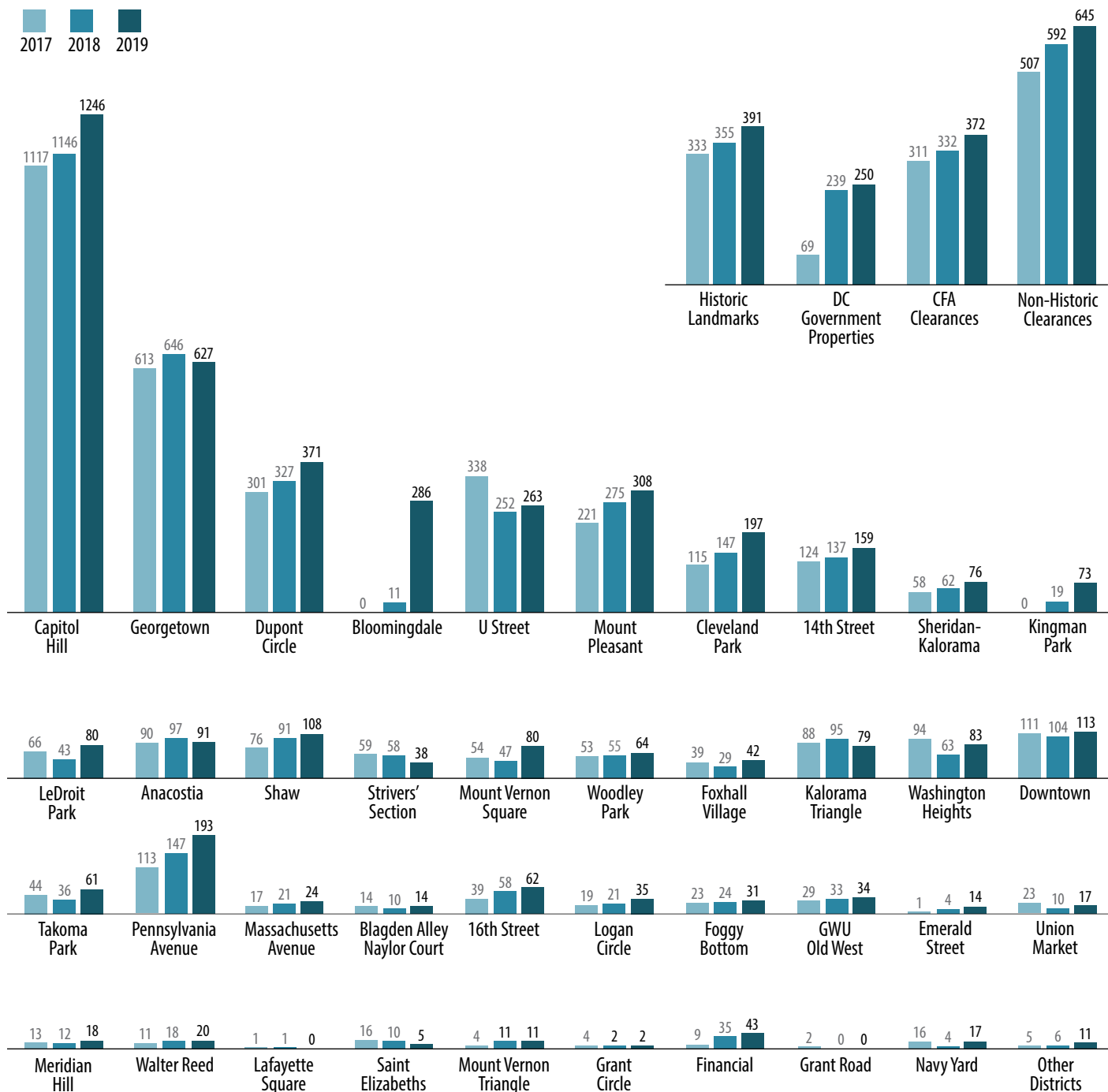




## Permit Reviews by Historic District

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

2017 2018 2019



# 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 2019, the SHPO reviewed three projects for preliminary certification of proposed rehabilitation, including the long-vacant Strand Theater in the Deanwood neighborhood. The staff also reviewed several project amendments to the certification applications for rehabilitation of three Walter Reed buildings owned by the Children's National Hospital. For completed projects, the National Park Service granted final certification to four projects representing more than \$45 million in rehabilitation costs.

### PROPOSED REHABILITATIONS REVIEWED IN FY 2019

Proposed Rehabilitations and Estimated Cost		
Strand Theater	5129 Nannie Helen Burroughs Avenue NE	\$ 4,500,000
Capitol Hill HD	15 6th Street NE	80,000
Bloomingdale HD	2114 North Capitol Street NE	285,000
<b>TOTAL</b>		<b>\$ 4,865,000</b>

### REHABILITATION PROJECTS CERTIFIED IN FY 2019

Final Certification of Construction		
The Georgetown	2512 Q Street NW	\$ 18,225,479
Glenn Arms	2524 17th Street NW	1,959,045
The Fulford	2518 17th St NW	6,352,904
The Maycroft	1474 Columbia Road NW	18,525,550
<b>TOTAL</b>		<b>\$ 45,062,978</b>



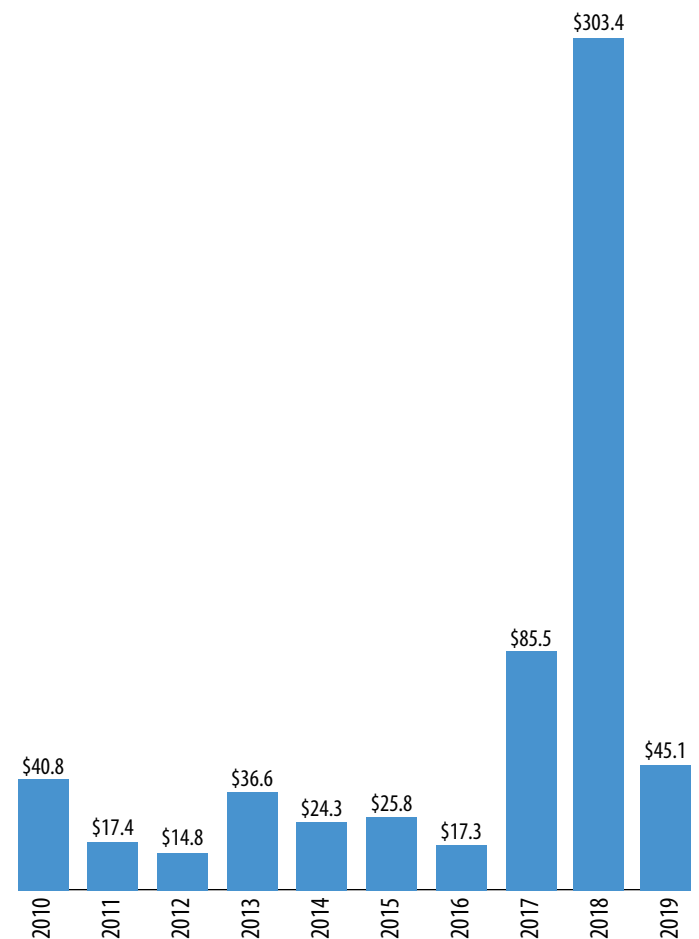
THE MAYCROFT

### Federal preservation tax incentives

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

### Completed Projects Receiving Final Certification

■ Final Certification of Completed Construction in \$ millions





## Affordable Housing

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

During FY 2019, three affordable housing projects, two in Reed-Cooke and one in Columbia Heights, were finished and certified for the preservation tax credits. Rehabilitation of the Fulford, Glenn Arms and Maycroft apartments made 121 units of newly renovated affordable housing available. On the Saint Elizabeths East campus, 250 affordable units at the Continuing Treatment (CT) buildings neared completion and are still in the approval process for the federal tax credit program.

Since 2003, a total of \$57 million in federal credits have supported the renovation of more than 2,100 existing or newly affordable apartments in the District.



CT BUILDINGS ON THE ST. ELIZABETHS EAST CAMPUS



CT BUILDINGS ON THE ST. ELIZABETHS EAST CAMPUS



PROPOSED AFFORDABLE HOUSING AT THE CT BUILDINGS ON THE ST. ELIZABETHS EAST CAMPUS

# PROTECTING HISTORIC ASSETS

## Property Maintenance

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

HPO did not draw from the Historic Landmark and District Protection (HLP) Fund to abate unsafe building conditions in FY 2019. Some successes in securing property repair were:

### Takoma Park Historic District (7100 Blair Road NW)

After years of infractions for severe neglect, a new owner finished extensive remedial work, installing new windows and skylights, repairing the front porch, and removing asbestos shingles to restore the original Dutch Lap siding.

### Mount Pleasant Historic District (1825 Kilbourne Street NW)

Resolving another longstanding case, a new owner built a replica of the missing front porch on a 1911 rowhouse.

### Demolition by Neglect

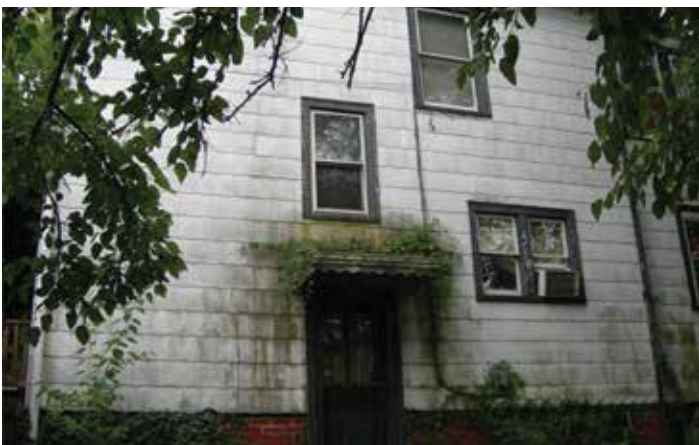
*When substantial deterioration results from a failure to maintain historic property, HPO takes progressive enforcement action to seek voluntary compliance. Most cases are resolved through infraction notices and civil fines, often coordinated with efforts by BCIB, which includes an HPO representative.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



7100 BLAIR ROAD NW - BEFORE



7100 BLAIR ROAD NW - AFTER



7100 BLAIR ROAD NW - BEFORE



7100 BLAIR ROAD NW - AFTER



1825 KILBOURNE STREET NW - BEFORE



1825 KILBOURNE STREET NW - AFTER

### HISTORIC LANDMARK AND DISTRICT PROTECTION FUND

<b>Beginning Balance (10/1/18)</b>	<b>Service</b>	<b>\$ 230,208</b>
Revenues	Assessments and collections	123,221
Expense (to Historical Society of Washington)	History Quest DC	51,025
Expense (to Humanities DC)	DC Community Heritage Program	30,000
Expense (to DC Office of Zoning)	Video broadcast of HPRB meetings	18,688
Expense (to Prologue DC, LLC)	African American Civil Rights Heritage Trail	16,913
Expense (to DC Preservation League)	Historic Preservation Awards	12,795
Expense (to HPRB members)	Meeting stipends	11,941
Expense (to HP consultant THREAD)	Community outreach	10,332
Expense (to Mayor's Agent hearing officer)	Mayor's Agent hearing services	5,000
Expense (to National Conference of SHPOs)	Annual membership dues	4,335
Expense (to transcription vendor)	Transcription services for HPRB meetings	2,000
Expense	Miscellaneous expenditures via P Card	1,357
<b>Ending Balance (9/30/19)</b>		<b>\$ 190,863</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.

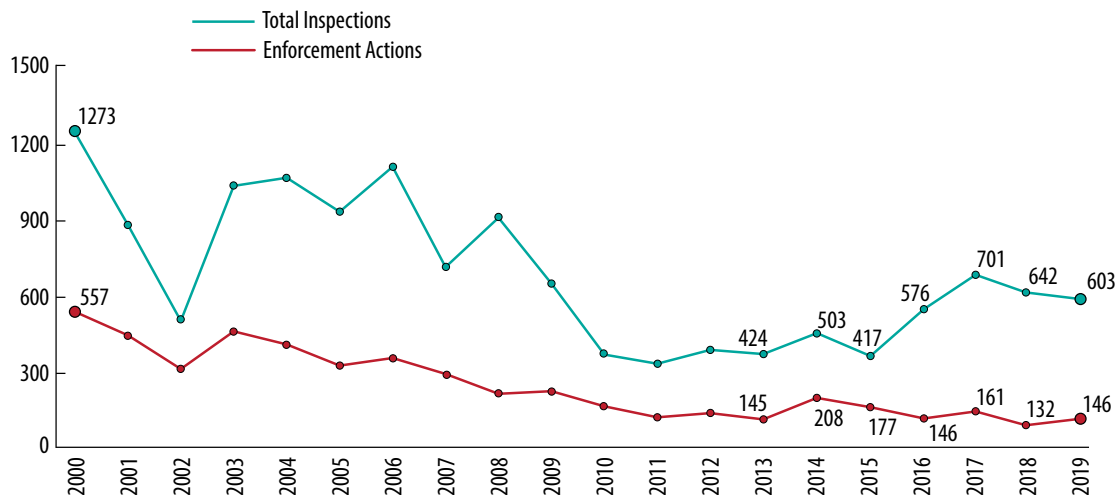
In FY 2019, HPO inspectors conducted 603 inspections and took 146 enforcement actions, an 11% increase compared to FY 2018. Corrective orders increased by 49% (58 compared to 39 in FY 2018), achieving compliance in about half of the cases, and reducing the number of infraction notices required (40 compared to 52 in 2018 and 30 in 2017). HPO infraction notices carried a total of \$177,144 in fines, for a yield of \$74,386 in final assessments after adjudication by the Office of Administrative Hearings (OAH).

### Mount Pleasant Historic District (1842-44 Monroe Street NW)

Most HPO inspections concern work on historic buildings, but the 2019 case shown below involved corrective work to a project that was not built in accordance with HPRB's review. HPO compliance action required the builder to extend the brick parapets, resize the dormer details, correct the areaway finishes, and reduce the rear fences to 42" above grade, all as shown on the approved and permitted plans.



Inspections and Enforcement Actions

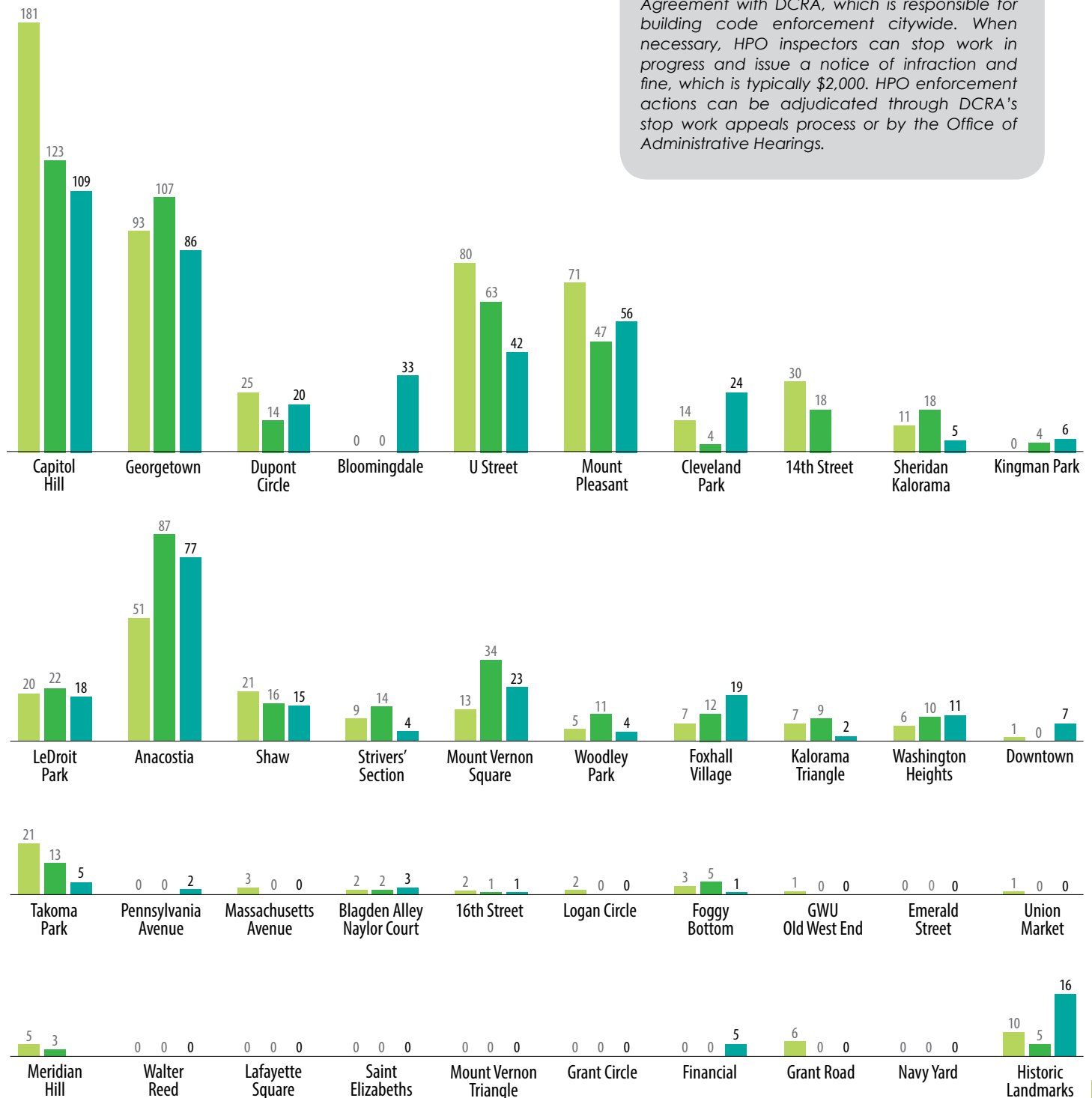




## Inspections by Historic District

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

■ 2017 
 ■ 2018 
 ■ 2019



### HPO Inspections and Compliance

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

# RECOGNIZING EXCELLENCE

## Historic Preservation Awards

In its most recent program, the SHPO and partner DC Preservation League presented the thirteenth annual District of Columbia Awards for Historic Preservation on May 8, 2019. The event at the DAR Constitution Hall drew an audience of more than 400 participants and recipients of the eleven awards. In total, 39 certificates were presented to individuals, businesses, and organizations for exemplary work and commitment to historic preservation in the following categories:

### Individual Lifetime Achievement Award

#### Robert C. Sonderman

Archaeologist, National Park Service

### Historic Preservation Review Board Chair's Award

#### Modernization of the Duke Ellington School of the Arts

cox graae + spack architects - design architects  
for the LBA-CGS Joint Venture  
DC Department of General Services  
McKissack & McKissack  
GCS | SIGAL  
EHT Traceries

### State Historic Preservation Officer's Award

#### 700PENN

Esocoff & Associates/Weinstein Studio + Gensler  
McCullough Construction  
Clark Construction Group, LLC  
EastBanc  
Stanton Development

### Education

#### Mapping Segregation in Washington, DC

Prologue DC, LLC – Mara Cherkasky  
Prologue DC, LLC – Sarah Shoenfeld

### Archaeology

#### Moxy Hotel, Washington, DC

Douglas Development Corporation  
EHT Traceries  
Stantec



ROBERT SONDERMAN



DUKE ELLINGTON SCHOOL OF THE ARTS



700 PENN



## Volunteerism and Community Involvement

### Bloomingdale Historic Designation Coalition

Joseph Levesque  
Betsy McDaniel  
Patricia Ellis Mitchell  
James Myers  
Scott Roberts

## Design and Construction Awards

### Patterson House

Hartman-Cox Architects  
Saul Urban & Rooney Properties  
Manhattan Construction

### The Bell Tower at Stanton Park

Morningstar Community Development, LLC  
MCN Build, Inc.  
Cooper Carry Architects

### The Sanctuary

Bonstra | Haresign ARCHITECTS  
The Rubin Group  
Cumberland Stained Glass

### The Mission Apartments

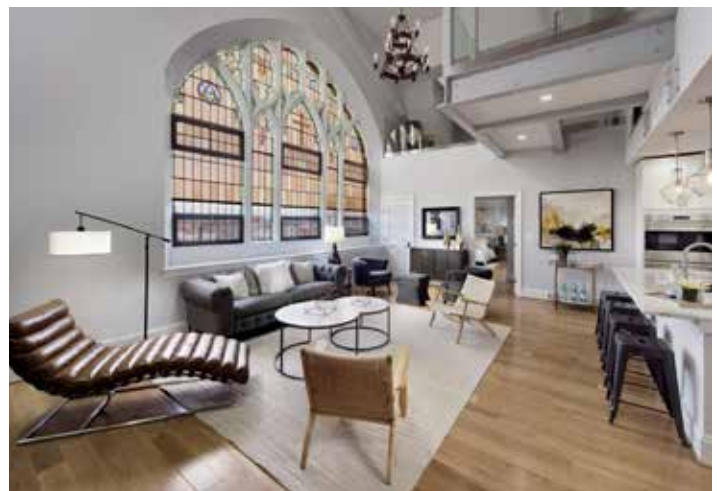
Eric Colbert & Associates PC  
EHT Traceries  
Alturas Real Estate Interests, LLC  
McCullough Construction

### Uline Arena

Antunovich Associates  
Douglas Development Corporation  
James G. Davis Construction Corporation  
EHT Traceries



PATTERSON HOUSE



THE SANCTUARY



MISSION APARTMENTS



## HISTORIC PRESERVATION REVIEW BOARD

- Marnique Heath** AIA, Public Member, Architect, Chair
- Andrew Aurbach** Historian
- Thomas Brokaw** LEED AP BD+C, Architect
- Brian Crane** PhD, RPA, Archaeologist
- Linda Mercado Greene** Public Member
- Outerbridge Horsey** AIA, Public Member, Architect
- Sandra Jowers-Barber** PhD, Historian
- Christopher Landis** AIA, Architect
- Gretchen Pfaehler** AIA, Architectural Historian, Architect



## OFFICE OF PLANNING

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



## HISTORIC PRESERVATION OFFICE

- David Maloney** State Historic Preservation Officer
- Stephen Callcott** Deputy Preservation Officer
- Christine Ames** Archaeology Assistant
- Anne Brockett** Architectural Historian
- Toni Cherry** Compliance Specialist
- Joyetta Delaney** Administrative Assistant
- Timothy Dennée** Architectural Historian
- Kim Elliott**, AIA, LEED AP BD+C, Architect.
- Julianna Jackson** Staff Assistant
- 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





BLOOMINGDALE HISTORIC DISTRICT

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

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



District of Columbia  
Office of Planning



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

