

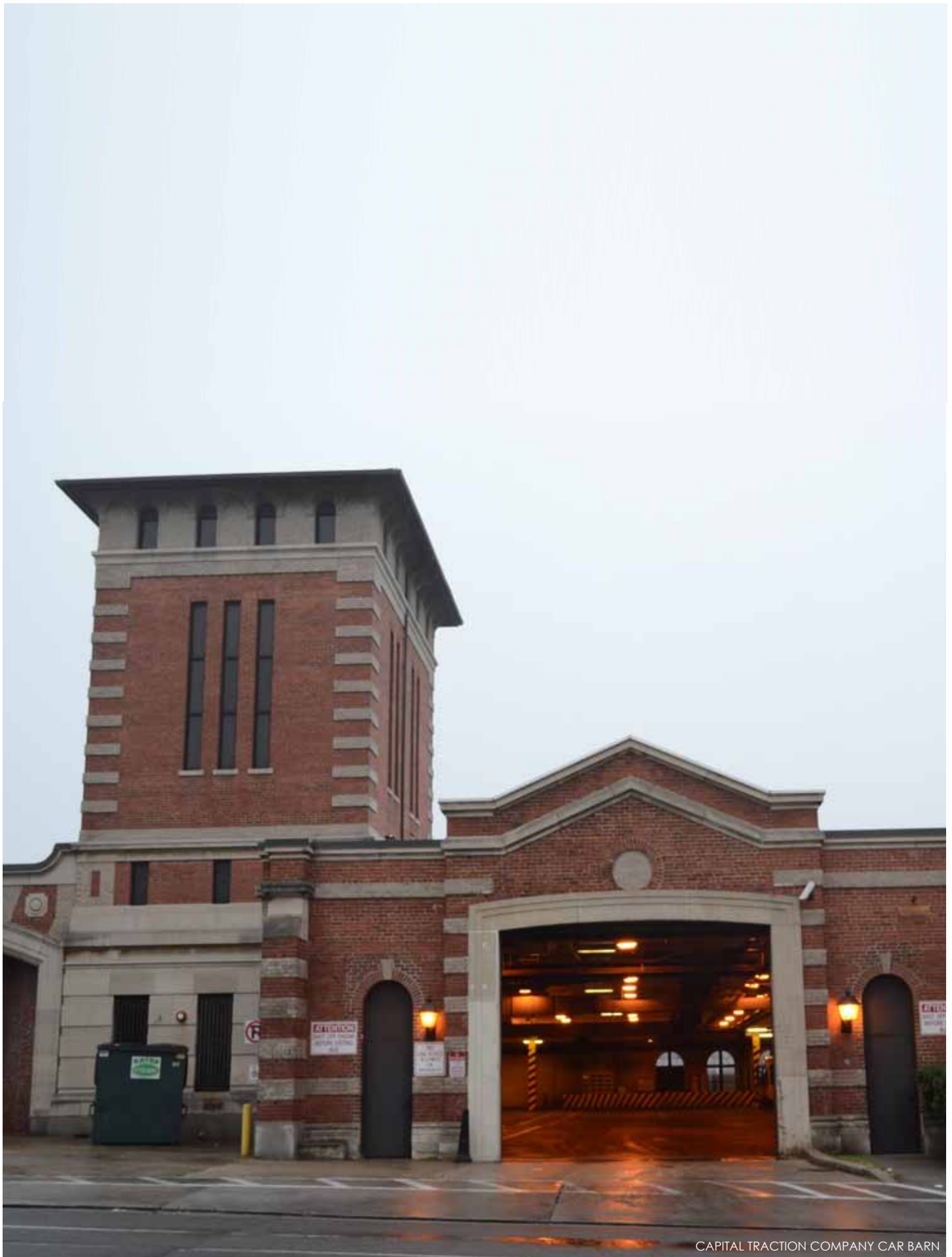


HISTORIC LANDMARK AND HISTORIC DISTRICT PROTECTION ACT

2012 ANNUAL REPORT

HISTORIC PRESERVATION OFFICE
DC OFFICE OF PLANNING





CAPITAL TRACTION COMPANY CAR BARN

HIGHLIGHTING A YEAR OF ACCOMPLISHMENT

The District of Columbia's Historic Preservation Office is pleased to report on the progress of the District's preservation program during Fiscal Year 2012. Highlights of the year's accomplishments include:

Supporting Communities

- Distributed more than \$240,000 under the Historic Homeowner Grant program, providing critical assistance to 15 low- and moderate-income homeowners in the Anacostia and LeDroit Park neighborhoods to allow them to do needed repairs, maintenance and preservation of their historic homes (*see page 4*)
- Awarded more than \$420,000 in federal preservation funds to community groups, non-profits, and scholars undertaking educational and public information projects, including brochures on several historic districts and the city's cemeteries, a research directory of builders from the 19th and 20th centuries, GIS mapping to allow better analysis and understanding of historic development patterns, and completion of an archaeological report on the Barney Circle Freeway project (*see page 5*)
- Partnered with the Humanities Council of Washington, DC to distribute \$36,000 in preservation education grants to 19 local organizations through the DC Community Heritage Project. The resulting projects, ranging from church histories to walking tours, covered a range of social, cultural, spiritual, architectural and archaeological topics in all wards of the city to expand awareness and appreciation of our city's diverse and often unknown history (*see page 3*)

Recognizing Our Heritage

- Designated 13 new historic landmarks honoring the architectural richness, history and cultural diversity of the District of Columbia, including several apartment buildings and public schools, a bakery, a streetcar barn, an office building, a bank, and one of the city's grandest public buildings – a sewage pumping station (*see pages 9-12*)
- Listed 8 DC properties in the National Register of Historic Places (*see page 13*)
- Completed a survey to identify 28 remaining farmstead and country estate buildings in the District
- Documented more than 750 alley buildings in the original city and Georgetown
- Completed a biographical directory of DC's notable historic builders
- Continued to catalog the District's archeological artifacts to allow public access to and understanding of the city's vast archeological resources. More than

40,000 records were added to the electronic database of archeological collections, bringing the total to more than 400,000 artifacts in 120,000 records that will be available to researchers and the public (*see page 7*)

Encouraging Good Stewardship

- Reviewed 457 District government projects (a 38% increase over FY 2011) and 584 federal government projects (a 15% increase over FY 2011) to ensure appropriate treatment of historic property (*see pages 14-15*)
- Helped guide compatible redevelopment through master planning efforts at the historic Saint Elizabeths and Walter Reed hospital campuses (*see page 19*)

Promoting High Quality Reinvestment

- Reviewed more than 4,900 permit applications for compatibility with historic properties (an 11% increase over FY 2011), and processed 94% as an expedited "over-the-counter" service (*see pages 23-24*)
- Approved architectural plans for adaptive reuse of the former White Cross Bakery in Shaw, conversion of the former Capitol Hill Hospital to apartments, and construction of major residential projects in the Fourteenth Street, Mount Pleasant, Takoma Park, and U Street historic districts (*see pages 20-21*)
- Assisted developers using federal rehabilitation tax credits to convert four historic buildings for affordable housing—representing a total of 160 rehabilitated and 206 new affordable units (*see pages 25-26*)

Protecting Historic Assets

- Completed 440 construction inspections, and took more than 160 compliance actions, including stop work orders, violation notices, and citations for infraction (*see pages 27-29*)
- Made significant progress in addressing long-standing cases of demolition by neglect, including cases in Anacostia, Mount Pleasant, and LeDroit Park (*see page 28*)

Recognizing Excellence

- Honored distinguished individuals and projects with the 2012 District of Columbia Awards for Excellence in Historic Preservation (*see pages 30-32*)

The DC Historic Preservation Law and Program

Since its enactment by the Council of the District of Columbia, the Historic Landmark and Historic District Protection Act of 1978 has been the cornerstone of the District's historic preservation program, and among the most effective laws of its kind in the nation. For more than thirty years, it has protected and enhanced the city's beauty, vibrancy, and cultural heritage, while also promoting the economic and social advantages of historic preservation for the benefit of current and future generations.

The preservation law established both the Historic Preservation Review Board and the Historic Preservation Office, which has been a component 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 provisions of the National Historic Preservation Act of 1966.

Historic Preservation Office (HPO)

HPO acts as the staff to HPRB and provides professional expertise on historic preservation matters to government agencies, businesses, and the public. It also serves as the State Historic Preservation Office for the District of Columbia. SHPO responsibilities under federal law include historic preservation planning, survey and identification of historic properties, public education, review of government projects affecting historic properties, and facilitation of federal preservation tax incentives. These functions are supported by an annual appropriation 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 the HPO staff and its OP colleagues work in tandem to ensure that preservation is fully integrated within the city's overall planning programs.



HISTORIC JOHN A. WILSON BUILDING (BUILT 1904-08)

Among its provisions, the Historic Landmark and Historic District Protection Act of 1978 provides for an Annual Report on the implementation of the city's preservation program. This 2012 Annual Report to the Council of the District of Columbia records the activities and accomplishments of the District's historic preservation program from October 1, 2011 to September 30, 2012.

For further information, see the Historic Preservation Office website at preservation.dc.gov or call the Historic Preservation Office at (202) 442-8800.

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Preservation Planning

Preservation of historic resources begins with sound planning. As part of the Office of Planning, HPO is ideally positioned to lead this effort in coordination with the overall comprehensive planning for the city. HPO also ensures compliance with the federal requirement for an approved preservation plan that guides preservation activities in the District.

The DC Historic Preservation Plan establishes a vision for the future of the city's heritage, and sets out specific policies and targets to promote the historic preservation goals of the District's Comprehensive Plan. The previous plan "Preserving Communities and Character" was prepared in 2008 extending to 2012.

In FY 2012, HPO advanced the preparation of a new version of the Historic Preservation Plan to be finalized in 2013. Draft goals for the new plan were refined in response to public comments, data was assembled for analysis, and drafting of the plan text was begun. The draft plan, "Enriching our Heritage" will be finished in FY 2013 and extend to 2016.



ADVISORY COMMITTEE MEETING ON THE 2016 HISTORIC PRESERVATION PLAN

Neighborhood Engagement

Active neighborhoods play a vital role in the District's historic preservation program. HPO joins with neighborhood partners to sustain a productive dialogue about projects that affect residents, businesses, and communities. To broaden citywide involvement in preservation, HPO's community outreach coordinator helps neighborhood groups with local heritage projects, and promotes familiarity with cultural resources through semi-annual public seminars and events. Other customer service efforts include hands-on assistance, training opportunities, community forums, and informational publications.

HPRB meetings serve as a key public forum for review and discussion of neighborhood development issues involving historic preservation. These meetings are videocast live over the internet, and anyone is welcome to participate without signing up in advance. Members of the public can request regular announcements about HPRB meetings and other HPO activities, either by mail or through HPO's self-service email list of more than 800 persons.

Some highlights of HPO and HPRB outreach and education efforts undertaken during FY 2012 include:

- Participated in 90 community meetings and events, attended by more than 3,600 individuals
- Made presentations or gave tours at 62 events with more than 3200 attendees
- Provided opportunities for public engagement at 12 HPRB meetings, and posted all notices, staff reports and meeting actions on the OP website
- Nearly doubled the HPO list of email addresses for delivery of notices by converting to the self-service GovDelivery system for DC agencies
- Distributed 2,600 HPO brochures on historic districts and historic property types, free of charge
- Gave presentations on Modernism and preservation at the national conference of the American Institute of Architects, on DC's historic African American Burial Societies at local and national history conferences, and on preservation basics at a citywide realtors' training course
- Participated in Archaeology Day and gave presentations on archaeology at the citywide historical studies conference and regional archaeology meetings
- Completed informational brochures on DC Cemeteries and the Foxhall Village and Washington Heights historic districts.
- Partnered with the Humanities Council of Washington DC to support 19 community heritage projects

DC Community Heritage

Local voices are emerging through the DC Community Heritage Project, a 7-year partnership between HPO and the Humanities Council of Washington DC. In this program, preservation professionals present two educational symposia each year, and award small grants of up to \$2,000 for community projects that build awareness of DC heritage and support for preservation.

One emphasis of this partnership is to encourage grass-roots organizing and youth participation in recording local history. Innovative ideas are welcomed to push the envelope of traditional historic preservation concerns.

Each December, grant recipients showcase their projects at an open community forum. The neighborhood brochures, oral histories, videos, and other products remain accessible on the Humanities Council and HPO websites. The following 19 projects were completed in FY 2012:



WARD 8 COMMUNITY HERITAGE GUIDE,
THE FIRST IN A SERIES OF GUIDES FOR EACH WARD

DC COMMUNITY HERITAGE PROJECT SMALL GRANT AWARDS

Ward	Project	Grantee	Amount
6	The Beauty of H Street NE	Affordable DC	\$ 2,000
4	All Souls Church Archives Web Page	All Souls Church Unitarian	\$ 2,000
8	Church History Brochure and Video	Bethel Christian Fellowship	\$ 2,000
6	Uncovering a Piece of Capitol Hill History through Stories of CHAW (Part Two)	Capitol Hill Arts Workshop	\$ 2,000
All	Dunbar High School: The Classic Age	Chowan Discovery Group	\$ 2,000
1	The Opportune Time: Through the Lens of the Community at Kairos	Christ House	\$ 1,860
2	When was the War of 1812? Quiz Show	The Dumbarton House	\$ 2,000
3	Forest Hills Living History Project	Forest Hills Neighborhood Alliance	\$ 2,000
1	Howard Theatre Oral History Project	Howard Theatre Restoration	\$ 2,000
3	Eaton ES Student Sleuths Program: Investigating Your School's Artifacts	John Eaton Elementary Home and School Association	\$ 2,000
1	Protecting the Historic African American Cemeteries of Washington, D.C.: A Working Summit	Kalorama Citizens Association	\$ 2,000
8	Matthews Memorial Baptist Church: Digitization of Its Artifacts and Oral History	Matthews Memorial Baptist Church	\$ 2,000
1	Meridian Hill Neighborhood History	Meridian International Center	\$ 1,000
5	Truxton Circle: A neighborhood genealogy	North Capitol Main Street, Inc.	\$ 1,300
All	Persistent Voices of LGBT DC Poets	Rainbow History Project	\$ 2,000
6	Creation of an Archive: Riverside Baptist Church	Riverside Baptist Church	\$ 1,840
5	"Preserving Trinidad: Looking Through the Window of the Past; Opening the Door to the Future."	Trinidad Neighborhood Association	\$ 2,000
1	Park View Community Walking Tour	United Neighborhood Coalition	\$ 2,000
4	Preserving the History : A Zion Baptist Church Archival Project	Zion Baptist Church	\$ 2,000
	Total		\$ 36,000

SUPPORTING COMMUNITIES

Historic Homeowner Grants

Keeping up with critical home repairs is especially challenging for homeowners with limited financial means. To help prevent small problems from turning into major deterioration, the District offers financial assistance to low- and moderate-income homeowners in twelve of the city's historic districts. These targeted non-taxable grants help DC residents in need with the cost of repairing their historic homes. They also support local construction jobs and strengthen the fabric of communities.

In FY 2012, HPO worked closely with 15 homeowners who were awarded grant funds to repair their properties. The entire amount of \$242,287 allocated to the program was expended on construction, with no expenditures for administrative costs. Given a long waiting list, no new applications were solicited in FY 2012, but the program will reopen to new applicants in FY 2013.



1420 W STREET, SE, BEFORE



1420 W STREET, SE, AFTER

Grants may be used for structural repairs and exterior or site restoration. The grant limit is \$25,000, with a higher limit of 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. More than 20 local contractors have worked in the program, and some participate in Department of Employment Services or ARCH construction training programs.

HISTORIC HOMEOWNER GRANTS

Historic District	Address
Anacostia	2018 14th Street SE
	2121 15th Street SE
	2106 16th Street SE
	2020 16th Street SE
	1606 U Street SE
	1629 U Street SE
	1231 V Street SE
	1518 V Street SE
	2239 Mount View Place SE
	1221 Pleasant Street SE
	1330 Valley Place SE
LeDroit Park	1953 3rd Street NW
	1955 3rd Street NW
	316 U Street NW
	223 Rhode Island Ave NW

Total Grants	Amount
Total FY 2012 (15 grants)	\$ 242,287
FY 2011 (13 grants)	\$ 229,746
FY 2010 (10 grants)	\$ 177,416
FY 2009 (38 grants)	\$ 804,375
FY 2008 (58 grants)	\$ 894,902

Preservation Partnerships

HPO engages and informs the public through cooperative agreements with non-profit partners whose missions include the promotion of local history and historic preservation. These agreements help to maintain preservation websites and produce educational events, historic site documentation, and the annual awards program. HPO uses disbursements from the federal Historic Preservation Fund (HPF) to support on-going partnerships with organizations like the DC Preservation League, Cultural Tourism DC, and the Humanities Council of Washington, DC.

The SHPO also awards community grants competitively to organizations and scholars for historic survey, documentation, and public education projects. Selection priorities are based on the HPO Annual Work Plan, as well as community goals that complement the mission of the District's preservation program.

In FY 2012, HPO pursued the following projects through cooperative partnerships and contracted services:

COOPERATIVE AGREEMENTS

Project	Grantee	Amount
Community Heritage Grants, Education Workshops, and Heritage Resource Website	Humanities Council of Washington DC	\$ 53,800
Preservation Awards	DC Preservation League	\$ 25,000
DC Inventory of Historic Sites Website	DC Preservation League	\$ 10,000
African American Heritage Trail Database Maintenance	Cultural Tourism DC	\$ 5,000
Mayor's Agent Database Maintenance	Georgetown University Law Center	\$ 2,500
Contractor Database Maintenance	DC Preservation League	\$ 2,500
Total FY 2012		\$ 98,800



HERITAGE TRAIL SIGN

COMMUNITY GRANTS AND COMPETITIVE CONTRACTS

Project	Grantee or Contractor	Amount
Barney Circle Freeway Final Archaeological Report	Versar, Inc. (DDOT funds)	\$ 142,154
Archaeological Collections Management and Project Assistance	Barbara Magid Tara Tetrault Charde Reid	\$ 60,500
Historic District Brochures: Foxhall Village/Washington Heights	DC Preservation League	\$ 25,000
Building Documentation and GIS Recordation	Johnson, Mirmiran and Thompson	\$ 18,850
Historic DC Builders Directory	Tracerics, Inc.	\$ 15,000
DC Cemeteries Brochure Printing	Toucan Printing	\$ 5,100
Total FY 2011		\$ 321,604



LEDROIT PARK HISTORIC DISTRICT MAP (BRIAN KRAFT)

SUPPORTING COMMUNITIES

Archaeological evidence and artifacts dating back thousands of years are scattered across every part of the District. Even though they may be elusive, these hidden resources can illuminate some of the most intriguing aspects of the city's past. Archaeology is popular with a wide audience and can serve as a superb teaching tool to engage people of all ages in the exploration of local history.

Making the Data Available to the Public

The vibrant Penn Quarter neighborhood was the capital's original downtown business district. During urban renewal in the 1980s-1990s, several large scale construction projects took place in locations where significant archaeological resources were identified. The projects shed light on the lifeways of the residents during the 19th century. The story of this neighborhood is being developed into a web-based exhibit using PastPerfect Virtual Museum software. Artifact photography for the exhibit continues and the exhibit will be installed in FY 2013.

Without lab or curation space available for the public to use the collections, the HPO will instead make selected portions of the database available virtually, through PastPerfect Online. The site will go live late in FY 2013, or FY 2014 when additional artifact photographs are available.

Archaeology Outreach

HPO archaeologists presented to the Council for Maryland Archaeology on "Doing Archaeology in D.C.," providing an overview of our guidelines, reporting requirements, accessing existing site and survey data, and our current curation standards.

The HPO team also gave a lecture and hands-on artifact identification session to the Urban Archaeology Youth Corps in Anacostia Park. The National Park Service teamed with Anacostia Ground Works to introduce youth from Wards 7 and 8 to careers in the NPS and in archaeology. The students documented the history and archaeology of Ward 7's Civil War Fort Mahan.



COLLECTIONS CRISES POSTER

DC Historical Studies Conference: The largest outreach event of the year was the paper session on recent archaeological investigations in the District at the annual DC Historical Studies Conference. DC archaeologist Dr. Ruth Troccoli organized a session of eight formal presentations. Topics included War of 1812, archaeological collections management, the West Campus of St. Elizabeths Hospital, city parks, the changing uses of Rock Creek Park, changing urban infrastructure, and the work of local non-profit, Archaeology in the Community. The HPO participated in the History Network forum, with a hands-on artifact identification game "What is This?" and a display of prehistoric artifact replicas.



DC HISTORICAL STUDIES CONFERENCE

Other Outreach Events

The HPO archaeology team has been active with many archaeological organizations and associations in the region presenting papers and posters including:

- How the HPO uses GIS and geoarchaeological testing to refine the definition of areas of archaeological potential at the annual Eastern States Archaeological Federation.
- The District's "Collections Crisis" at the Society for Historical Archaeology annual meeting.
- The District's curation program and a round-table on Archaeological Collections Curation attended by collection curators from the Middle-Atlantic Region at the Middle Atlantic Archaeological Conference.
- Member of the SAA's Public Education and Outreach Award Committee at The Society for American Archaeology (SAA) annual meeting.

Archaeological sites must be located and identified as a first step toward preservation. Archival and map research are key parts of this process, but investigations in the field are also required. Once a field investigation occurs, archaeologists complete an analytical report documenting the site investigation and describing any features observed and artifacts collected. These reports provide crucial information that helps to understand the archaeological record.

Artifacts uncovered during site investigations must also be curated. HPO is the custodian of DC's archaeological collections, which are retained for the benefit of scholars and the public.

Archaeological Collections

HPO lacks a curation facility adequate to ensure long-term preservation of the archaeological collections cared for by the District government. DC's archaeological collections continue to be stored across several locations. In 2010, the HPO started a project to assess the collections and lay out a plan that will result in creation of an archaeological curation space that meets professional standards. FY 2012 collections work focused primarily on two activities, improving the PastPerfect collections database and monitoring the physical conditions of current collections storage.



COLLECTIONS STORAGE IN THE HPO

Work on a collections management database using the PastPerfect museum software began in FY 2011 and these efforts continued in FY 2012. The FY 2011 total of 339,086 individual artifacts in 87,000 records from 42 projects was increased by the addition of 101,730 individual artifacts in 40,413 records. This brings the current total to 440,816 artifacts in 127,505 records in over 100 accessions. The database includes both current projects and legacy data, from projects completed over the last 40 years.

A collections database consultant standardized the artifacts classification system and terminology and prepared a codebook. These tools have been distributed to each firm conducting archaeology in the District, to ensure that all data are analyzed and classified in a consistent format. The guidelines are compatible with the collections guidelines for surrounding states and local jurisdictions.

There are always several archaeological projects in some phase of completion taking place at any given time across the District. Collections from recent excavations arrive packaged in archival materials, with the artifacts and bags labeled, the boxes and bags tagged, and inventory sheets included in each box. Legacy collections may have been sitting for 10 or more years in non-archival packaging, and usually lack electronic files. If a database does exist for a legacy collection, it will need conversion, data cleaning, standardization of the terminology, and data fields added or combined before it ready for uploading to PastPerfect.

Legacy collections in danger of being discarded by inattentive agencies were identified during Phase II of a collections grant disbursed by the HPO. During FY 2012, four legacy collections were identified and transferred from the possession of the consulting archaeologist who had been storing them for nearly 20 years. This large and unique collection came from the city's old downtown and merits analysis and reporting. Collections generated by new projects are fairly simple to accession and curate compared to the effort needed for preparing legacy collections for long-term storage.

Archaeology Education and Outreach

The HPO took delivery of a teaching trunk on Native Peoples of the Eastern Woodlands in FY 2012. Purchased from the Maryland Historic Trust's education department, the trunk contains replicas of pottery, stone tools, games, toys, twines, animal pelts, and other objects that were part of native lifeways. As part of the Phase II collections grant, additional teaching and curricula modules were created for the trunk that are tailored to the District's history and prehistory.



PASTPERFECT COLLECTION DATABASE

RECOGNIZING OUR HERITAGE

Preservation of the District's built and landscape historic resources also begins with location and identification. Researching and documenting architecturally and culturally significant properties is a key HPO function. While an impressive number of historic landmarks and districts are already protected in the District, many other properties go unrecognized either because their history has been forgotten or their significance is not clearly understood.

Survey and Documentation

Most historic properties are first evaluated through historic resource surveys and scholarly research. The District's Historic Preservation Plan establishes priorities to guide the work of those contributing to this effort. HPO offers grants to help private entities pursue research, and also undertakes some survey projects in-house or with contracted assistance.

In FY 2012, HPO focused on historic contexts, research tools, and key neighborhood projects, including:

- **Historic Contexts:** Published a brochure presenting HPO research on the history of DC cemeteries, and completed a historic context for evaluating properties related to the efforts of Mary Foote Henderson to develop Meridian Hill.
- **Farms and Estates Survey:** Completed an initial survey to identify remains of the old farmsteads and estates that predated suburbanization of the area outside the original city limits (mostly Wards 1,3,4,5,7, and 8).
- **Alley Survey:** Documented more than 750 alley buildings in the original city and Georgetown (Wards 2 and 6) as the second phase of a survey to document DC alleys and alley buildings.
- **Chinatown Project:** Sponsored an intern project to consider planning opportunities for a major alley in Chinatown, following on the ideas of the Chinatown Small Area Action Plan.
- **Downtown Properties:** Identified properties in Chinatown that exemplify Chinese ethnic heritage, for possible inclusion in the Downtown Historic District.
- **Historic Builders Directory:** Completed 25 biographies describing the work and careers of active DC builders of the 19th and 20th centuries.
- **Historic District Signs:** Supplied district street signs for the Foxhall Village Historic District



NOTABLE DC BUILDERS MORRIS CAFRITZ AND HARRY WARDMAN



ALLEY BUILDING IN NAYLOR COURT



FOXHALL VILLAGE HISTORIC DISTRICT SIGN

New 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, government entities, or community groups, and are evaluated by the HPO staff and in public meetings before a decision is made.

Similar properties are often evaluated for designation in the context of common themes and patterns of history that are documented in advance. The National Register has established a specific process for this purpose. The resulting Multiple Property Documentation Form is not a nomination in its own right, but is adopted and evaluated through the same procedures to establish a basis for evaluating the DC Inventory and National Register eligibility of related properties.

In FY 2012, HPRB designated 13 new historic landmarks for inclusion in the DC Inventory of Historic Sites. HPRB denied designation of the Brightwood Car Barn at 5917-29 Georgia Avenue NW, and the apartment building at 1349 Kenyon Street NW, determining that they did not meet the criteria for significance. The application to designate the Ontario Theatre at 1700 Columbia Road was withdrawn by the sponsor.

The newly designated landmarks are:

Ward 1

The Maycroft

1474 Columbia Road, NW

The Maycroft exemplifies the conventional low-rise apartment buildings built in Washington's inner suburbs during the 1920s. Apartment buildings were slow to gain acceptance in Washington, but once city residents warmed to the building type they emerged in every quadrant of the city. The Maycroft is a strong representative of those that proliferated in Washington following World War I as the city's population boomed.

The Italian Renaissance-inspired building was designed by prolific Washington apartment architects Stern and Tomlinson. The Maycroft's four-story height and modified U-shaped plan are characteristic of the building type that contributed greatly to the development and character of Columbia Heights. *Nominated by Jubilee Housing and designated on December 15, 2011.*

Park Road Courts

1346 Park Road, NW

Park Road Courts was one of the earliest apartment buildings built in Columbia Heights. The three-story structure was completed while the neighborhood was transitioning from a wealthy suburban enclave to an area of moderately priced row houses and apartment buildings. The modestly appointed building would have appealed to middle income earners for its attractive location near the shops and restaurants at the intersection of 14th Street and Park Road, and for its accessibility to downtown Washington via the nearby streetcar line. The buff brick Classical Revival style building is the work real estate developer John L. Warren and the architecture firm Hunter & Bell. *Nominated by the property owner and designated on March 22, 2012.*

HISTORIC LANDMARK DESIGNATIONS

Received FY	#	Approved		Denied			
		#	Owner-Opposed	#	Owner-Opposed	%	
2012	8	13	0	0%	2	1	50%
2011	21	14	0	0%	1	1	100%
2010	14	14	0	0%	0	0	-
2009	10	4	0	0%	1	1	100%
2008	17	11	1	6%	1	1	100%
2007	33	28	1	3%	2	2	100%
2006	14	10	1	10%	1	1	100%
2005	13	8	0	0%	1	1	100%
2004	13	10	0	0%	3	1	33%
2003	15	8	1	13%	0	0	-
2002	31	10	0	0%	0	0	-
TOTAL	189	130	4	3%	12	9	75%

Park View School (and Auditorium Interior)

Warder Street, NW

Park View School is distinctive among the District's elementary schools for its large auditorium and is a remarkable example of Elizabethan Revival architecture. In 1911, the quickly developing Park View neighborhood was in need of an elementary school for its 600 children. In 1916, after years of advocacy by the Park View Citizens' Association, the 16-room school designed by Municipal Architect Snowden Ashford was completed. The school closely resembles Ashford's high school designs and was a rare departure from the city's Victorian or Colonial Revival style elementary schools.

Also unique to Park View is its 700-seat auditorium. The hall, built well before other city elementary schools had auditoriums, was to be used for both school and community functions and includes a striking wooden truss supporting its roof. *Nominated by Advisory Neighborhood Commission 1-A and designated on May 24, 2012.*

RECOGNIZING OUR HERITAGE

Ward 2

Dorsch's White Cross Bakery (Wonderbread Bakery)

641 S Street, NW

Dorsch's White Cross (Wonderbread) Bakery is one of the few remaining bakery complexes in Washington and is an excellent representative of a once major industry in the District. First established on 7th Street by Peter M. Dorsch around 1904, the White Cross grew from a small neighborhood business to one of Washington's largest bakeries. Dorsch built the first of several expansions in Wiltberger Alley in 1913. There it joined many other bakeries operating along the area's alleys. He further expanded in 1915 and 1922 with the construction of two Craftsman style buildings facing S Street. By the end of the 1920s, the White Cross produced 100,000 loaves of bread a day and baked 40 different varieties of cakes. Dorsch sold his business in 1936 to the Continental Baking Company who primarily used the White Cross for production of its Hostess cake products. The S Street buildings, with their distinctive stone and glazed tile white crosses, are among the most architecturally notable industrial/commercial buildings in the city. *Nominated by the DC Preservation League and designated on November 17, 2011.*



DORSCH'S WHITE CROSS BAKERY

Peysers Building (Security Savings and Commercial Bank)

1518 K Street, NW

The Peysers is an exceptional example of a combination bank and office building. The five-story building is illustrative of the growing trend of banks in the 1920s to combine banking quarters with rentable space. At the time of its construction, "Washington's Wall Street" was expanding north from lower Fifteenth Street near the Treasury building to the streets around McPherson Square, transforming the formerly residential area into a business district. The Peysers is one of several 1920s office buildings and financial institutions surrounding the square. The building's double height first story functioned as the banking hall and the upper floors served as office space. The Classical Revival/Mannerist style

building became known for Julius Peysers, the one-time bank president who maintained offices in the building through the 1930s, and was designed by notable local architect George N. Ray and constructed in 1927-28. *Nominated by the DC Preservation League and designated on June 28, 2012.*



WESTOVER BUILDING

Westory Building

1724 F Street, NW

The Beaux Arts Westory Building is representative of the transition of its downtown neighborhood from a residential to a commercial district. For much of the 1800s, the area around the future Westory was a fashionable residential neighborhood. Beginning in the 1860s, commercial buildings began to replace homes as the area became a financial and business center. Completed in 1907, the Westory's early tenants included the Thos F. Keane Chop House and Buffet, described as "A Resort for Gentlemen," and through the 1920s financial firms and small businesses filled its floors. The terra cotta ornamentation of the double height base and the attic level, which is separated from the main brick shaft by a row of roaring lion heads, exemplifies the influence of the McMillan Plan on the business community and beautifully illustrates the City Beautiful Movement as applied to office buildings. Designed and built by architect Henry L.A. Jelke and nationally known builder George A. Fuller, the Westory is a striking example of an early 20th century steel-frame, multistory commercial building. *Nominated by the DC Preservation League and designated on June 28, 2012.*

Ward 3

Immaculata Seminary Historic District

4340 Nebraska Avenue, NW

Immaculata Seminary, founded in 1904, became one of Tenleytown's major institutions. Located on the site of Dunblane, a rare survivor of Washington's early nineteenth century estates, the seminary campus illustrates the area's transformation from a rural enclave to a busy suburb. The school was founded following a call by Catholic leadership to establish a "select school for girls" in Washington and grew to become an elite secondary school and junior college. The seminary originally consisted of the 1905 Baroque Revival style school building designed by architect A. O. Von Herbulis, and expanded to include the Dunblane manor house, a ca. 1839 Greek Revival structure. The campus grew further in the 1920s with the construction of a basilican-plan chapel and a dormitory addition to the main school building. *Nominated by the Tenleytown Historical Society and designated on October 27, 2011.*

Ward 4

Capital Traction Company Car Barn

4615 14th Street, NW

The 1906-1907 Capital Traction Company Car Barn is an outstanding example of a now obsolete building type in the District. Only seven of the thirty known streetcar barns remain in the city and the Capital Traction Car Barn is architecturally among the best built by the company. Around the turn of the 20th century, the Capital Traction Company began to improve streetcar service along 14th Street by extending its 14th Street line from the Park Road terminus to Colorado Avenue. The extension opened up previously undeveloped portions of the city, particularly north of Piney Branch Parkway. At the "new" end of the line, the company constructed this Italian Renaissance Revival car barn building to promote the expanded service as well as to attract new residents to the area. Soon after completion of the high-style car barn, designed by prominent local firm Wood, Donn and Deming, residential development, schools, and small businesses followed. *Nominated by the DC Preservation League and designated on September 27, 2012.*

Ward 5

John Fox Slater School

45 P Street, NW

John Fox Slater Elementary School exemplifies the school buildings designed in the 1880s and 1890s by the Office of the Building Inspector. Built during the era of Washington's segregated educational system, the red-brick Romanesque revival style structure is virtually identical to a contemporary elementary school built in Georgetown for white students. Completed in 1891, Slater was overcrowded soon after it opened. In the late 1910s, it was joined with the neighboring Langston School to become Slater-Langston. Both were part of a cluster of African American public schools along First Street, NW between L and P Streets that by 1925 was educating a quarter of the city's black public school students. *Nominated by the DC Preservation League and designated on October 27, 2011.*



SLATER SCHOOL

John Mercer Langston School

47 P Street, NW

John Mercer Langston Elementary School is an exceptional example of schools built for African American students during the District's segregated school system era. Langston was built in 1902 to handle the overflow of students from neighboring John Fox Slater School. Named for John Mercer Langston (1829-1897), the first African-American congressman from Virginia, who also had a distinguished career in the District of Columbia, the school was one of several schools for African American children along the North Capitol Street corridor. In the late 1910s it merged with Slater to become Slater-Langston and became an independent school again in 1951. The red brick two-story Italianate style building was designed by influential architect Appleton P. Clark. The eight classroom school has two towers on the front elevation marking the girls' and boys' entrances. *Nominated by the DC Preservation League and designated on October 27, 2011.*

RECOGNIZING OUR HERITAGE

Bunker Hill Elementary School

1401 Michigan Avenue, NE

Bunker Hill Elementary School is the most fully realized of the District's "extensible" schools. Built in the late 1920s to the mid-1940s, these schools were designed so they could be added on incrementally as the need arose. The first section of the school was completed in 1940 and subsequent additions were made through the 1960s. Established in 1883, Bunker Hill's first building, a one-room brick structure, was used to educate white students before being reassigned to the city's "colored" school division. A slightly larger structure erected in 1911 quickly proved inadequate for the growing Michigan Park community. After years of advocacy and a switch back to the segregated white division of the District's schools in 1926, the current school was erected. The Colonial Revival building exemplifies the chosen style of school architecture then mandated by the office of the Municipal Architect, which oversaw the city's school construction. Accomplished local architect Arthur B. Heaton worked with the office in executing Bunker Hill's design. *Nominated by the DC Preservation League and designated on April 26, 2012.*

Ward 6

Main Sewerage Pumping Station

1331 2nd Street, SE

The Main Sewerage Pumping Station is a remarkable example of a high-style public works project that is a direct manifestation of the City Beautiful Movement. Architecturally, the building is a striking 2-1/2-story brick building designed in a robust Beaux Arts manner reflecting late Renaissance Revival-style features. Though it was constructed between 1904 and 1907, its inception dates back to 1889 when the president appointed a board of sanitary engineers to devise a plan for disposal of Washington's sewage. Nearly a decade later, implementation of the sanitation system proposed by the board was begun, and planning for the pumping station was underway. Designed by the architectural firm of C.A. Didden and Son with associated architect Oscar Vogt, the Main Pumping Station is one of the first buildings the city constructed following the adoption of the McMillan Plan and is an early and exceptional representative of Beaux Arts public works buildings in the District. *Nominated by the DC Preservation League and designated on January 26, 2012.*

Tiber Island

401-461 N Street, 430-490 M Street, 1201-1264 4th Street, and 1262 6th Street, SW

Tiber Island, designed by Keyes, Lethbridge and Condon and completed in 1965, was part of the nation's first Urban Renewal project. As part of the premier project, Tiber Island was considered a model for the rest of the country for its role in redeveloping Southwest Washington and was also an early example of condominiums. In 1966 the complex received an AIA Honor Award and Fortune Magazine included Tiber Island on its list of the ten best buildings in the United States. The development consists of four nine-story towers containing 368 apartments forming a pinwheel focused on a large open plaza. Eighty-five townhouses of two and three stories face into the complex. Eric Paepcke designed the landscape of the modernist brick and concrete development. *Nominated by the Southwest Neighborhood Assembly and designated on May 24, 2012.*



TIBER ISLAND



MAIN SEWERAGE PUMPING STATION

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 recognizes the historic importance of properties and ensures review of federal government undertakings that might affect the property's historic characteristics or setting. It also makes the property eligible for federal preservation tax incentives and preferential consideration in federal leasing.

In FY 2012, the National Register listed 8 DC properties nominated by the SHPO, and additional documentation was submitted on the existing nomination of Peirce Mill.



PEIRCE MILL

NATIONAL REGISTER LISTINGS

Ward	Property	Address
1	Congressional Club	2001 New Hampshire Ave NW
	Park Road Courts	1346 Park Road NW
	Dorsch's White Cross Bakery	641 S Street NW
2	Peyser Building	1518 K Street NW
	Westory Building	607 14th Street NW
3	Franklin E. Kameny House Peirce Mill *	5020 Cathedral Avenue NW Tilden St & Beach Drive NW
5	MM Washington School	27 O Street NW
6	Main Sewerage Pumping Station	125 O Street SE
* Listing amendment		



CONGRESSIONAL CLUB

About National Register and NHL listing

The State Historic Preservation Officer nominates properties to the National Register, which is maintained by the National Park Service. In DC, the SHPO routinely forwards properties that have been designated in the DC Inventory of Historic Sites to the Register, since the listing criteria are substantially the same.

National Historic Landmarks, the nation's most significant historic properties, are designated by the Secretary of the Interior and are automatically listed in the National Register. With 75 NHLs, the District of Columbia has more of these highly significant properties 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 DC preservation law, the SHPO advises District agencies on historic preservation concerns related to their properties and projects. This process aligns with the practices of the federal government and commercial developers. It not only protects historic resources, but also promotes sound facilities planning and efficient use of government funds.

In FY 2012, the SHPO reviewed 457 District projects, a 38% increase over the number considered in the previous fiscal year. Major reviews included:

DC Public Schools:

The SHPO met with DCPS/DGS to discuss upcoming projects and identify potential historic preservation concerns. The SHPO worked closely with agency staff, project architects, ANCs, and local preservation organizations on many ongoing and several new school modernization and rehabilitation projects. A variety of improvement projects were also reviewed and approximately fifty different projects were initiated or completed altogether. Notable projects included concept review for new additions and modernization at Hearst, Horace Mann, Ketcham, and Stuart Hobson Schools.

Three days of archaeological testing including geoarchaeological coring took place at Ballou High School, a follow-up to a small study conducted in 1988. The area would have been an attractive setting for prehistoric Native Americans. A historic farmstead was located there in the 19th century which later was used by St. Elizabeths Hospital. No intact remains of either the prehistoric or historic occupations were identified. Construction of the existing school in the early 1960s destroyed all traces of the earlier occupations.

DC Public Libraries:

Consultation on the Northeast Library interior renovation and new exterior addition was successfully concluded with close coordination of the ANC and local preservation groups and the execution of a Memorandum of Agreement that stipulated interpretive displays to relay the history of the library.



MARTIN LUTHER KING JR. MEMORIAL LIBRARY

Review of DC Government Projects

To help preserve the city's historic assets, District agencies are required to consult with the State Historic Preservation Officer before designing or seeking permits for their construction projects, and to take into account the effect of their projects on listed and eligible historic properties. This requirement is met through consultation on facilities planning and concept design review, in coordination with other mandatory reviews of DC projects by the Commission of Fine Arts and National Capital Planning Commission.

DDOT Projects: The most notable transportation-related project for the fiscal year was the H Street/Benning Road Streetcar line and its associated carbarn. A draft Memorandum of Agreement was prepared to identify mitigation measures, including a commitment to investigate the feasibility of acquiring and restoring historic streetcars for passenger service and alternative modes of propulsion that will not require overhead wires. Archaeological investigations revealed that the location had been severely graded and any soils of archaeological interest were removed. No additional archeological investigations were warranted for the project.

OCTO Projects: The HPO continued to work closely with OCTO on its Broadband Initiative to coordinate the review of more than one hundred proposed antenna and related equipment installations on buildings throughout the District. This equipment will provide broadband internet service. The majority of these projects were determined to have "no effect" or "no adverse effect" on historic properties but consultation regarding placement of the equipment is ongoing for many others to minimize visual impacts.

DC Water Projects: The HPO continued or initiated review of a wide variety of DC Water projects including security enhancements and roof repair/replacement at the Bryant Street Pumping Station; new offices, warehouses and water treatment facilities at Blue Plains; and archaeological testing for many sewer infrastructure improvement projects throughout the District.



DC Water started construction of the first phase of the Combined Sewer Overflow project (CSO). Archaeological testing followed geoarchaeological coring at the Main Pumping Station in the vicinity of the old Washington City Canal outlet to the Anacostia River, and within Joint Base Anacostia Bolling at former Giesborough Point. The CSO project will take nearly a decade to complete and future phases of the CSO project are currently under review. Archaeological survey will be conducted in at least one additional location for the current phase of the project.

Saint Elizabeths Hospital, East Campus: The DC Office of Planning and the Office of the Deputy Mayor for Planning and Economic Development concluded a master plan for the redevelopment of the campus. Concurrently, the Department of Transportation prepared plans to improve circulation and access to the campus. Intensive Phase I archaeological investigations were conducted in the former location of the Civil War-era Fort Snyder. While a light scatter of both prehistoric and historic artifacts were encountered, intact archaeological resources were not identified.

DC Fire and Emergency Medical Services: The Historic Preservation Review Board approved the widening of the vehicle doors at Engine Company No. 19, 2813 Pennsylvania Avenue, SE, to accommodate modern trucks. The Board cleared applications for rehabilitation work at Engines 28 (3522 Connecticut Avenue) and 29 (4811 MacArthur Boulevard), but similar door-widening proposals at these historic stations were referred to the Mayor's Agent for a determination of the necessity of the façade alterations.

Department of General Services: DC has leased the landmark 1881 Joseph Gales School, 65 Massachusetts Avenue NW, to the Central Union Mission to serve as its downtown headquarters and shelter. The HPO reviewed a comprehensive rehabilitation of the building and its grounds.

Department of Housing and Community Development: The Historic Preservation Review Board reviewed an extensive rehabilitation of the landmark Augusta Apartments.

Housing Authority (DCHA): The HPO assisted DCHA with compliance for the Columbia Road Public Housing Development. Installation of a new subsurface exterior drain was proposed close to the location of an intact mummiform iron coffin recovered in 2005. After years of research, Smithsonian anthropologists identified the remains as belonging to William White, a student at Columbian College Prep School who died in 1852 and was buried in the college burial ground. The research project won a DC Historic Preservation Award in 2010. Because of the potential for the recovery of additional remains, the HPO staff monitored the installation of the new drain in October 2011.

DISTRICT GOVERNMENT PROJECTS

Lead Department or Agency	No Effect	No Adverse Effect	Adverse Effect	Under Review	Total
Chief Technology Officer	87	25	-	43	155
Corrections	1	-	-	-	1
Environment	3	5	-	2	10
Fire and Emergency Medical Services	-	2	-	-	2
General Services	7	10	-	2	19
Housing Authority	21	11	-	-	32
Housing and Community Development	86	30	-	3	119
Metropolitan Police	-	1	-	-	1
Parks and Recreation	4	3	-	1	8
Planning and Economic Development	-	1	-	-	1
Public Library	-	1	1	-	2
Public Schools	11	28	-	7	46
Surveyor	4	5	-	-	9
Transportation	6	14	2	3	25
University of the District of Columbia	4	-	-	-	4
DC Water	4	17	1	1	23
Total FY 2012	238	153	4	62	457
FY 2011	95	176	1	60	330
FY 2010	55	84	3	9	151
FY 2009	45	58	1	19	123
FY 2008	137	5	4	24	216
FY 2007	0	4	0	2	6



JOSEPH GALES SCHOOL

ENCOURAGING GOOD STEWARDSHIP

Federal Government Projects

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

During FY 2012, HPO completed 584 federal agency reviews, an increase of 15% over FY 2011. Some of the more complex projects included:

Eisenhower Memorial: Section 106 consultation on the proposed Eisenhower Memorial was concluded with the execution of a Memorandum of Agreement that stipulated the implementation of a number of measures to mitigate the adverse effects of the memorial on historic properties. Notable measures include the provision of \$50,000 for the SHPO and the NPS to contract a firm to develop a National Historic Landmark nomination for the L'Enfant Plan and a commitment for GSA to prepare a National Register nomination for the Lyndon B. Johnson Department of Education Building.



EISENHOWER MEMORIAL PROPOSAL

I-395 Air Rights Development Project: SHPO, FHWA, DDOT, NCPC and a private developer successfully concluded the Section 106 process for the right to deck over and develop the area above I-395 between Massachusetts Avenue, E Street, and 2nd and 3rd Streets, NW. As a result of the executed Memorandum of Agreement, F and G Streets, NW will be re-established between 2nd and 3rd Streets in line with their historic rights of way; Reservations 75 and 76 will be re-landscaped with designs that are based upon their historic appearance; the historic Adas Israel Synagogue will be relocated (again) in a manner more consistent with its original orientation; and a National Register nomination may be prepared for the Holy Rosary Catholic Church.

About Section 106 Review

Section 106 project reviews are typically conducted in close coordination with other regulatory bodies such as the Advisory Council on Historic Preservation, National Capital Planning Commission, and Commission of Fine Arts. The public is also invited to participate, and civic groups are often included as consulting parties on major projects. The results of consultation are typically recorded in a binding Memorandum of Agreement (MOA) among the principal parties, or a Programmatic Agreement (PA) for a multi-year plan involving a sequence of separate construction projects.

Virginia Avenue Tunnel Project: Consultation with FHWA, DDOT and numerous other agencies and organizations continued regarding the CSX proposal to replace the historic Virginia Avenue Tunnel with a new tunnel that can accommodate double height and double width train traffic. As a result of several consulting party meetings, the Area of Potential Effect was defined, historic properties were identified and potential construction alternatives and their possible effects on historic properties were evaluated. Archaeological investigations were conducted on two federal reservations including Virginia Avenue Park, but the areas were found to have been previously disturbed by construction of the adjacent highway in the 1960s.

Union Station: SHPO continued to conduct intensive-level consultation regarding the variety of redevelopment projects proposed for Union Station and its environs. In September a third consulting parties meeting for the proposed new openings within the Main Hall floor was held and additional meetings, site visits and reviews focused on the Master Plan proposed by Amtrak and Akridge; earthquake damage repair to the Main Hall's plaster ceiling; development of a historic preservation plan and principles for the Station; a number of proposed retail developments; and general ways to improve communication and coordination among the various stakeholders.



US Diplomacy Center: Working with GSA, the Department of State (DOS) will build the United States Diplomacy Center at its Harry S. Truman Building headquarters. Featuring a museum, café, and visitor center, the project includes construction of a new pavilion in the forecourt of the Marshall Wing. In consultation with the SHPO and ACHP, the adverse effects of the project will be mitigated by allowing public accessibility into the historic lobby of the Marshall Wing, which is now closed, compilation of a history of embassies as part of the fabric Washington, DC, interpretation of the lobby mural, and the display of models of the buildings that have housed the DOS, among other measures.

Old Post Office: Consultation regarding the proposed rehabilitation and adaptive use of the Old Post Office as a hotel by the Trump organization kicked off in earnest with the first consulting parties meeting being held on May 22, 2012. On-going meetings, site visits and reviews continued to address and refine the first draft of the updated Historic Structures Report, Preservation Zones for the building and the initial concepts and scopes of work for the exterior, interior and the adjacent annex.



THE YARDS, PARCEL N

The Yards (Southeast Federal Center): SHPO worked closely with GSA, Forest City and Robert A.M. Stern Architects to review and refine the proposed new construction proposed for Parcel N at the Yards. Review also continued on refinements to the Lumber Shed, reconstruction of portions of the historic wall and the status of other development proposals. Archaeological investigations started in 2007 and have continued intermittently as additional phases of the project reach development.

West Heating Plant: GSA initiated consultation with SHPO regarding the proposed disposal of the historic West Heating Plant in Georgetown. Site visits were conducted and a Determination of Eligibility Form was prepared to formally document the historic significance of the property and to identify its character defining features. A Phase IA archaeological study was conducted and documented that construction of the plant disturbed remains from all earlier time periods on the parcel so additional investigations are not warranted.



OLD POST OFFICE



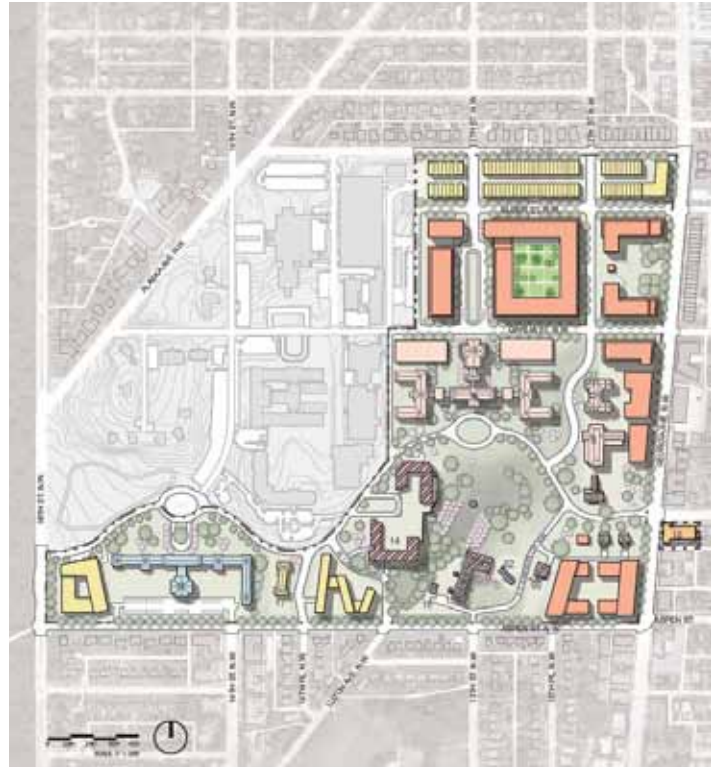
WEST HEATING PLANT

ENCOURAGING GOOD STEWARDSHIP

Fort Leslie J. McNair: The Historic Preservation Office reviewed several smaller projects at Fort McNair, including the placement of several back-up generators, a tree restoration project, the soundproofing of rooms in the NHL National War College, and an archaeological investigation of a portion of the former D.C. Penitentiary foundations. Areas were subjected to geophysical survey and limited manual testing including ground penetrating radar survey and electromagnetic metal detecting. One historic site associated with the arsenal and penitentiary was identified. Additional investigations were recommended before future ground-disturbing activities take place in the area. The office reviewed a proposed reconstruction of a portion of the boiler-plant smokestack.

Walter Reed Medical Center: As the U.S. Army prepared to close the historic hospital at the end of the fiscal year, it conducted a public consultation to resolve adverse effects of the closure and a proposed transfer of most the installation to the Government of the District of Columbia. The District commenced planning for the reuse of the property, including new infill development and the preservation of most of the historic buildings and landscapes. The Army will undertake Phase I archaeological survey of the portion of the property being transferred out of federal ownership, and the Department of State will undertake similar survey on the portion of the property being transferred to them.

Navy Yard: The Navy completed an assessment of archaeological potential for the whole Washington Navy Yard, a historic district and National Historic Landmark. Many small surveys have taken place across the WNY and those results were used to identify sensitive areas, which were then classified by time period relevant to the periods of significance and historic themes for the district. The information will be incorporated into the next cultural resources management document (ICRMP) and will serve as a manual for archaeological compliance and guide for future planning actions.



SAINT ELIZABETHS HOSPITAL, WEST CAMPUS

Joint Base Anacostia Bolling (JBAB): Combine Phase I-II archaeological investigations were completed at JBAB and resulted in the identification of a National Register eligible prehistoric site, 51SW017. Initial geoarchaeological evaluation identified an area where an intact soil horizon was buried beneath fill which was then tested and resulted in identification of a combined historic and prehistoric site. The historic component was fragmentary and related to a farm or plantation that was owned by William Berry in 1857. The prehistoric component dated to the Archaic and Woodland periods and included portion of a large pit and hundreds of large ceramic vessel sherds, as well as chipped stone artifacts such as points and scrapers. The location was close to the shoreline and near a freshwater stream and it appears people revisited it over thousands of years, probably using it as a fishing camp. The Navy determined the site is a significant cultural resource and tweaked construction plans to leave it in place, undisturbed.



NAVY YARD PROJECT SITE; EXCAVATED SHARD AND POINT



Saint Elizabeths Hospital, West Campus: The long-running public consultation on the redevelopment of the campus for the Department of Homeland Security headquarters continued. While construction was under way on the Coast Guard building, the Historic Preservation Office worked with the General Services Administration and other consulting parties to conclude memoranda of agreement settling the details of several amendments to the master plan, including the interchange between I-295, Malcolm X Boulevard, and the campus's west access road. The office also reviewed plans for campus lighting, antennas, and the reconstruction of a structurally unsound exterior wall at Building 49.

GSA proceeded with the construction of the first phase of construction of the Department of Homeland Security headquarters, beginning with the new Coast Guard building and parking garage, road improvements, and some rehabilitation of support buildings. The public consultation continued to refine the designs of the main access road, perimeter security, and additional building rehabilitations.

The Archaeological Resources Management Plan was finalized and now provides a blueprint for future investigations of the parcel and management information on the identified resources. Testing was conducted in several areas associated with the adaptive reuse of historic hospital buildings, including Hitchcock Hall and along Cedar Drive. A variety of buried, historic landscape features were identified, relating to the initial hospital construction, use, and alteration of the hospital grounds.

Armed Forces Retirement Home: In accordance with a Programmatic Agreement governing the implementation of the Home's master plan, the staff reviewed the replacement of the Scott Building. While construction of a new Scott Building proceeds, HPO reviewed changes to the landscape, including designs for the adjacent plaza and quadrangle. The most important preservation work came as a result of the August 2011 earthquake. This includes the reconstruction of the upper portion of the Sherman Building tower and much of the building's parapet. Masonry repairs, particularly chimney reconstructions, area taking place at Quarters 1 through 5.



ARMED FORCES RETIREMENT HOME

FEDERAL GOVERNMENT PROJECTS

Lead Department or Agency	No Effect	No Adverse Effect	Adverse Effect	Under Review	Total
Agriculture	-	1	-	1	2
Armed Forces Retirement Home	-	5	-	-	5
Commerce	86	23	-	43	152
Defense	-	1	-	-	1
Air Force	-	-	-	-	-
Army	-	15	1	-	16
Marines	-	1	-	-	1
National Guard	1	6	-	-	7
Navy	-	41	-	2	43
Energy	3	4	-	-	7
EPA	-	9	-	-	9
FCC	19	71	-	2	92
Federal Reserve	-	-	-	-	-
General Services Administration	1	20	3	2	26
Health and Human Services	4	-	-	-	4
Homeland Security	1	8	-	1	10
Housing and Urban Development	100	39	-	3	142
Interior	-	-	-	-	-
National Park Service	-	22	2	2	26
Fish and Wildlife	-	1	-	-	1
National Capital Planning Commission	-	2	-	-	2
Postal Service	-	-	-	-	-
Smithsonian	-	1	-	-	1
State	-	-	-	-	-
Transportation	8	17	1	6	32
Treasury	-	1	-	1	2
Veterans Affairs	-	-	-	-	-
Total FY 2012	226	288	7	63	584
FY 2011	109	312	12	75	508
FY 2010	130	188	13	43	374
FY 2009	35	114	7	28	184
FY 2008	22	79	9	27	137
FY 2007	21	58	5	17	101

PROMOTING HIGH QUALITY REINVESTMENT

HPRB Review of Major Private Construction Projects

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 also encourages the adaptation of historic properties for current use.

Some of the more important cases involving HPRB review during FY 2012 were:

Ward 1

Dorsch's White Cross Bakery, 641 S Street, NW: HPRB approved conceptual plans for renovations and conversion of this former industrial bakery to office and retail use, including the addition of additional floors set back from the front facade and a contemporary rear addition inspired by the building's industrial character.



FIRST CHURCH OF CHRIST, SCIENTIST

First Church of Christ, Scientist, 1770 Euclid Street, NW: HPRB found a concept design for renovations and conversion to hotel use, with construction of an adjacent eight-story addition, to be compatible with this 1908 neoclassical church.

3146 16th Street, NW (Mount Pleasant HD): HPRB reviewed several design iterations for alterations to the Meridian Hill Baptist Church for adaptation to residential use, and construction of an adjacent eight-story apartment building.

Florida Avenue at 8th and 9th Streets, NW (U Street HD): HPRB conducted several reviews for construction of two six-story apartment buildings on vacant sites. The project will involve relocation and renovation of an 1870s commercial building.

The design review process at HPRB

HPRB considers major projects while delegating to HPO the processing of more routine applications. Most HPRB reviews occur at the concept design stage, after an initial consultation with the HPO staff. Advisory Neighborhood Commissions and civic groups often review these projects at the same time, providing comments for HPRB consideration.

Ward 2

Woodhull House, 2033 G Street, NW: HPRB approved the concept for restoration of this 1850s Italianate house associated with the founding of George Washington University, and construction of an adjacent contemporary museum.

New Apartment Buildings (14th Street HD): HPRB approved conceptual plans for the construction of several apartment buildings with ground level retail, including 1328, 1400-04, and 1617 14th Street, NW.

900 16th Street, NW (16th Street HD): After HPRB found the construction of a proposed office building above the 90-foot height limit to be incompatible with the urban design character of the historic district and a major L'Enfant Plan vista, the proposal was revised to be consistent with the existing height restrictions.

2225 California Street, NW (Sheridan-Kalorama HD): HPRB approved conceptual plans for a five-story apartment building on a vacant site.

460-62 Ridge Street, NW (Mount Vernon Square HD): HPRB found the concept for a two-story building with a visible setback third floor to be incompatible with the character of the historic district.

1250 9th Street, NW (Blagden Alley HD): HPRB approved the concept design for a new five-story apartment building that retains and incorporates a small 1920s apartment house.



1250 9TH STREET NW



Ward 3

American University Law School, Tenley Campus: HPRB conducted several reviews involving building renovation, extensive new construction and landscape improvements for conversion of the former Immaculata Seminary campus.

Greystone Enclave, 2323 Porter Street, NW: HPRB approved a proposal for solar panels along the garden pergola of the historic estate, finding that the placement of the panels did not compromise the property's visual or physical characteristics.

3215 Newark Street, NW (Cleveland Park HD): HPRB found part of a proposal for panels to be incompatible with the character of the historic district, as they would have been prominently visible on the original front portion of this house's distinctive roof.

Ward 4

7051 Spring Place, NW (Takoma Park HD): HPRB approved a conceptual design for two five-story co-housing apartment buildings on a vacant site. The applicants responded to community and Board concerns by revising the design and materials to improve their compatibility.

Ward 5

McMillan Park Reservoir HD: HPRB toured the property and provided comments on draft master plans and design guidelines for redevelopment of the McMillan Sand Filtration site at North Capitol Street and Michigan Avenue.



MCMILLAN PARK RESERVOIR, SAND FILTRATION SITE

Ward 6

700 Constitution Avenue, NE (Capitol Hill HD): HPRB approved plans for conversion of the old Capitol Hill Hospital to residential use, including rehabilitation of the original 1920s portions of the building and significant alterations to later non-historic portions of the building.

The "Lumber Shed" (Building 173), Southeast Federal Center: The HPRB approved a conceptual plan to enclose this unusual industrial storage facility with a skin of glass in order to convert it to retail and office use.



LUMBER SHED BUILDING

700 A Street, NE (Capitol Hill HD): HPRB advised the Mayor's Agent that removal of stained glass windows in the 1890s Romanesque church was not consistent with the purposes of the preservation law.

1310 East Capitol Street, NE (Capitol Hill HD): HPRB recommended denial of a raze permit for a deteriorated two-story carriage house owned by a church since 1986.

Ward 7

Fort Dupont Park, Ely Place and 37th Street, SE: HPRB approved conceptual plans for construction of the Washington Nationals Baseball Academy at Fort Dupont Park, one of the historic Fort Circle parks.

Ward 8

2228 Martin Luther King Jr. Ave, SE (Anacostia HD): HPRB approved demolition of an 1890s house based on its extremely deteriorated condition and general loss of architectural and structural integrity.

PROMOTING HIGH QUALITY REINVESTMENT

Public Hearings by the Mayor's Agent

If HPRB recommends denial 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 divides property from the site of a historic landmark. These hearings are not like ordinary appeals, but are instead opportunities for the government to consider other aspects of the public interest beyond HPRB's limited historic preservation purview.

During FY 2012, the Mayor's Agent issued orders on the following four cases after holding a public hearing:

Engine Company No. 28 (3522 Connecticut Avenue NW):

Approved an application by DC Fire and Emergency Medical Services to widen the doors of the 1916 firehouse in Cleveland Park, as necessary to construct a project of special merit under the legal standard established for public safety facilities. *Decision issued and confirmed April 3, 2012.*

Engine Company No. 29 (4811 MacArthur Boulevard NW):

Approved an application by DC Fire and Emergency Medical Services to widen the doors of the 1925 firehouse in Palisades, as necessary to construct a project of special merit. *Decision issued May 2, 2012, and confirmed May 11, 2012.*

3414 29th Street NW (Cleveland Park HD): Denied an application by the owners for an after-the-fact permit for a 6-foot high aluminum fence in the front yard of their 1929 home, finding it incompatible with the character of the historic district. *Decision issued May 22, 2012, and confirmed June 14, 2012.*

1566 33rd Street NW (Georgetown HD): Denied an application by the owners for an after-the-fact permit for a 6-foot high aluminum fence in the front yard of their 1929 home, finding it incompatible with the character of the historic district. *Decision issued May 22, 2012, and confirmed June 14, 2012.*

The Mayor's Agent also issued an administrative decision in the following case:

627 I Street NW (Downtown HD): The Mayor's Agent granted a five-year extension to the special merit approval for construction of a projected office building at 600 Massachusetts Avenue NW, which requires the demolition of the rowhouse at 627 I Street NW. *Decision issued and confirmed September 17, 2012.*

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.



ENGINE COMPANY #28 - DOOR EXPANSION





Building Permit Reviews

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

During FY 2012, HPO reviewed more than 4,600 permits and related applications on an expedited basis, representing 94% of nearly 5,000 total applications—typically with a turnaround time of a few minutes to a few days. Compared to FY 2011, this is an 8% increase in the number of permits reviewed over the counter, and an 11% increase in the total number of permits reviewed overall.

PERMIT REVIEWS BY TYPE

Application Type	HPO	HPRB	Mayor's Agent
Alteration (includes additions)	3493	C: 64 A: 41	4
New Construction	50	C: 12 A: 26	0
Public Space	14	C: 1 A: 0	0
Demolition/Raze	114	C: 2 A: 8	3
Subdivision	185	C: 2 A: 1	0
Other *	1085	C: 1 A: 0	0
TOTAL FY 2012	4941	158	4
FY 2011	4327 (97%)	117	0
FY 2010	4253 (98%)	102	4
FY 2009	3498 (97%)	110	3
FY 2008	4265 (94%)	272	4
FY 2007	4187 (90%)	479	5

C = Consent Calendar A = Agenda

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



Expedited review of “green” projects

Every year DC sees more projects that integrate sustainable solutions and historic preservation. In FY 2012, HPO reviewed and approved 57 solar panel installations in historic districts throughout the city. These projects promote sustainability while maintaining compatibility with the character of historic properties.

PROMOTING HIGH QUALITY REINVESTMENT

PERMIT REVIEWS BY HISTORIC DISTRICT

Ward	Historic District or Category	FY 2012		FY 2011		FY 2010	
		#	%	#	%	#	%
8	Anacostia	59	1.2	9	1.5	40	0.9
2	Blagden Alley/Naylor Court	16	0.3	10	0.2	7	0.2
6	Capitol Hill	883	17.9	969	21.8	904	20.8
3	Cleveland Park	136	2.8	151	3.3	171	3.9
2/6	Downtown	71	1.4	101	2.2	74	1.7
2	Dupont Circle	201	4.1	190	4.3	230	5.3
2	Fifteenth Street Financial	17	0.3	14	0.3	14	0.5
2	Foggy Bottom	14	0.3	19	0.4	10	0.3
2	Fourteenth Street	128	2.6	133	3.0	116	2.7
3	Foxhall Village	41	0.8	32	0.7	19	0.4
5	Gallaudet	2	0				
2	Georgetown	735	14.9	439	9.9	513	11.8
3	Grant Road	1	0	1	-	1	0.0
1	Kalorama Triangle	63	1.3	37	0.8	44	1.0
2	Lafayette Square	1	0	6	0.1	6	0.1
1	LeDroit Park	78	1.6	78	1.8	75	1.7
2	Logan Circle	10	0.2	10	0.2	31	0.7
2/3	Massachusetts Avenue	22	0.4	32	0.7	21	0.5
1	Mount Pleasant	173	3.5	220	5.0	210	4.8
2/5/6	Mount Vernon Square	76	1.5	54	1.2	64	1.5
6	Mount Vernon Triangle	14	0.3	2	-	5	0.1
6	Navy Yard	5	0.1	2	-	0	-
2/6	Pennsylvania Avenue	87	1.8	105	2.4	111	2.5
8	Saint Elizabeths	1	0				
2	Shaw	92	1.9	96	2.2	74	1.7
2	Sheridan-Kalorama	91	1.8	68	1.5	69	1.6
1/2	Sixteenth Street	47	1	39	0.9	60	1.4
1/2	Strivers Section	31	0.6	63	1.4	50	1.1
4	Takoma Park	22	0.4	19	0.4	20	0.4
1/2	U Street	283	5.7	321	7.2	279	6.4
1	Washington Heights	366	7.4	56	1.3	64	1.5
1/3	Woodley Park	38	0.8	55	1.2	44	1.0
all	Historic Landmarks	202	4.1	161	3.6	181	4.2
all	D.C. Government Properties	324	6.6	237	5.3	235	5.4
all	Commission of Fine Arts	350	7.1	345	7.8	368	8.5
all	Non-Historic Clearances	261	5.3	310	7.0	245	5.6
TOTAL FY 2012		4941	100%	4444	100%		
FY 2010						4355	100%
FY 2009						3608	
FY 2008						4537	
FY 2007						4666	

Notes:
Neighborhoods listed in bold experienced the greatest increases in construction activity.

Preservation Tax Incentives

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

During FY 2012, the SHPO reviewed 10 rehabilitation projects for preliminary or final tax credit certification. This represents an investment of almost \$43 million in the rehabilitation of historic buildings. The SHPO recommended denial of one project that did not meet the required standards.

The also certified 4 properties as eligible for an easement donation or rehabilitation credits.

CERTIFIED REHABILITATION PROJECTS

Historic Property	Address	Amount
PRELIMINARY CERTIFICATION OF CONSTRUCTION		
MM Washington School	27 O Street NW	\$ 12,600,000
Metropolitan Apts	200-10 Rhode Island Ave NE	\$ 9,000,000
Warner Apartments	2620 13th Street NW	\$ 3,300,000
Whitelaw Hotel	1839 13th Street NW	\$ 1,482,000
Dupont Circle HD	1505-07 Connecticut Ave NW	\$ 1,000,000
Capitol Hill HD	501 Seward Square NE	\$ 750,000
Total FY 2012		\$ 28,132,000
Total FY 2011		\$ 22,600,000
Total FY 2010		
Total FY 2009		
Total FY 2008		
FINAL CERTIFICATION OF COMPLETED CONSTRUCTION		
Old Naval Hospital	901 Pennsylvania Ave SE	\$ 9,090,000
Mount Pleasant HD	Saint Dennis Apartments 1636 Kenyon Street NW	\$ 5,306,000
Capitol Hill HD	426 C Street SE	\$ 450,000
Total FY 2012		\$ 14,846,000
Total FY 2011		\$ 17,363,000
Total FY 2010		\$ 40,827,000
Total FY 2009		\$ 89,700,000
Total FY 2008		\$ 89,500,000

Federal preservation tax incentives

The federal tax code offers two financial incentives for historic preservation. The rehabilitation tax incentive allows a 20% tax credit for construction and other development costs incurred in the substantial rehabilitation of an income-producing property listed in the National Register of Historic Places. To be eligible, all work must be executed in accordance with the Secretary of the Interior's Standards for Rehabilitation, as certified by the SHPO and National Park Service. The value of the credit is critical to the economic feasibility of many preservation projects.



OLD NAVAL HOSPITAL, BEFORE AND AFTER

Preservation Easements

A second federal 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. If the property is in a Register-listed historic district, the owner must obtain certification from the SHPO and National Park Service that the property contributes to the character of the district and is thus eligible for the tax deduction. The easement can then be donated to a private organization without further government involvement.

PROMOTING HIGH QUALITY REINVESTMENT

Affordable Housing Projects

The District of Columbia has a dwindling supply of large historic commercial and industrial buildings in need of rehabilitation, but there are many apartment buildings eligible for historic designation and in need of reinvestment. These buildings constitute an important renewable resource in a city struggling to provide adequate affordable housing for its working population.

Increasingly in recent years, affordable housing providers have combined federal preservation tax credits with other incentive programs to upgrade these buildings for affordable housing.

During FY 2012, 259 affordable housing units were under rehabilitation and 205 net new affordable units were being produced with the 20% federal preservation tax credit. Some of these buildings were designated as historic at the request of developers seeking to use the credits. For the past several years, affordable housing projects have been the major beneficiaries of the federal preservation credits in the District, and over the last 10 years, affordable projects have leveraged more than \$34 million in federal support for DC affordable housing through the use of these credits.



SAINT DENNIS APARTMENTS, MOUNT PLEASANT

AFFORDABLE HOUSING PROJECTS

FY Certified	Project	Location	Date of Historic Designation	Rehabilitated Affordable Units	Net New Affordable Units	Certified Costs (\$)	Federal 20% Subsidy
Active	Whitelaw Hotel	U Street	1992	35	0		
Active	MM Washington School	Mid North Capitol	2010	0	78		
Active	The Maycroft	Columbia Heights	2011	64	(1)		
Active	Mayfair Mansions (Phase II)	Kenilworth	1989	160	0		
Active	Dahlgreen Courts	Brookland	2010	0	96		
2012	Saint Dennis Apartments	Mount Pleasant	1986	0	32	5,306,000	1,061,200
2011	Webster Gardens	Petworth	2008	0	47	7,700,000	1,540,000
2011	Fort Stevens Apartments	Brightwood	2010	0	62	8,800,000	1,760,000
2011	The Euclid	Adams Morgan	2009	47	(12)	9,779,000	1,955,800
2011	The Sorrento	Adams Morgan	2006	23	(8)	7,585,000	1,517,000
2010	Mayfair Mansions (Phase I)	Mayfair/Parkside	1989	409	2	40,636,000	8,127,200
2009	The Cavalier	Columbia Heights	2007	0	230	23,488,000	4,697,600
2009	Wardman Row	Fourteenth Street	1983	124	0	9,723,000	1,944,600
2005	The Olympia	Columbia Heights	2002	54	26	14,039,000	2,807,800
2004	Clifton Terrace	Columbia Heights	2001	152	32	30,695,000	6,139,000
2004	Trinity Towers	Columbia Heights	2001	122	0	9,427,000	1,885,400
2003	Meridian Manor	Columbia Heights	2001	0	34	3,922,000	784,400
Total				1,155	618	171,100,000	34,220,000

PROTECTING HISTORIC ASSETS

Property Maintenance

An attractive and well-maintained environment helps build strong communities. The historic preservation program supports this objective through its program of inspections and compliance monitoring. HPO works directly with property owners and neighborhood organizations to keep historic properties from deteriorating. HPO coordinates these activities with the Department of Consumer and Regulatory Affairs and other District agencies to promote voluntary compliance with the property maintenance standards in the building code.

HPO inspectors are available to monitor compliance and respond to violations of the building code and preservation law. When necessary to address egregious cases of neglect, HPO also initiates concerted enforcement action in coordination with DCRA and the Board for the Condemnation of Insanitary Buildings.



THE CLARA, 301 M STREET NW, (BEFORE)



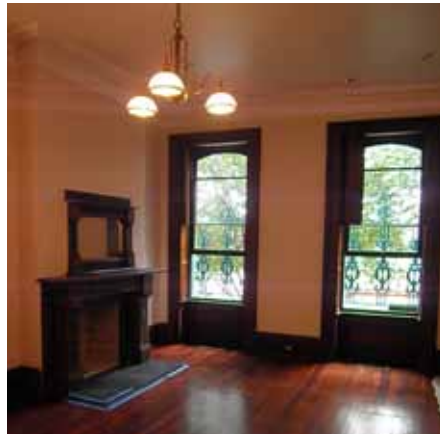
THE CLARA, INTERIOR (BEFORE)



2208 14TH STREET NW (BEFORE)



THE CLARA, 301 M STREET NW, (AFTER)



THE CLARA, INTERIOR (AFTER)



2208 14TH STREET NW (AFTER)

PROTECTING HISTORIC ASSETS

Inspections and Compliance

HPO works directly with owners and contractors to encourage voluntary compliance with permit requirements, thus avoiding the imposition of fines and minimizing administrative hearings. Nonetheless, inspections and enforcement remain essential functions. During FY 2012, HPO inspectors conducted 440 inspections, and took 169 enforcement actions. This represents a 14% increase in enforcement activity compared with FY 2011.

Owners who come into compliance after receipt of a violation notice avoid further enforcement action. When necessary, however, HPO inspectors can stop work and issue a notice of infraction and fine, which is typically \$2,000.

The 89 tickets issued by HPO in FY 2012 resulted in a total assessment of \$192,000 in fines. Fines may be suspended, reduced or compounded through adjudication by the Office of Administrative Hearings. After these adjustments, HPO collected \$85,100 in fine and lien payments from FY 2012 and previous years. Fourteen liens totaling \$74,000 were placed on properties for non-payment of fines, and \$38,970 in liens were paid and the liens discharged.

Demolition by Neglect

As a last resort when efforts to obtain voluntary compliance fail, HPO and the Office of the Attorney General may take further action under the demolition by neglect provisions of the preservation law. Two cases of demolition by neglect proceeded during FY 2012:

- **1326 Valley Place, SE (Anacostia HD):** Following stabilization plans developed by DCRA's engineer in coordination with HPO, the collapsed rear of the building was removed and the building was then successfully stabilized.
- **2228, 2234, and 2238 Martin Luther King Jr. Avenue, SE (Anacostia HD):** DHCD issued a request for proposals to preserve and develop the "Big K Liquor" properties and selected a developer in 2013. DHCA also stabilized the property. HPO and OP advised DHCD on preservation issues in preparation for an offering of the property for development. In 2012 HPRB cleared the demolition of 2228 MLK Jr. Avenue based on a loss of structural integrity.



1326 VALLEY PLACE, SE

HLP Fund: Demolition by neglect efforts in FY 2012 did not require HPO to draw from the Historic Landmark-District Protection (HLP) Fund, the non-lapsing preservation revolving fund established under the DC preservation law. HLP funds were allocated as permitted to other preservation program needs.

HISTORIC LANDMARK-DISTRICT PROTECTION (HLP) FUND

Beginning Balance (10/1/11)	Service	\$0.00
Revenues	Assessments and collections	\$128,970
Expense (to DC Office of Zoning)	Video broadcast of HPRB meetings	\$18,782
Expense	HPRB stipends and reporter services	\$50,000
Expense	Archaeological services	\$5,000
Expense (to Mayor's Agent Hearing Officer)	Mayor's Agent Hearing Officer services	\$5,000
Ending Balance		\$50,187

INSPECTIONS AND COMPLIANCE

Ward	Historic District	Inspections	Stop Work	Violations	Infractions
8	Anacostia	29	5	2	2
2	Blagden Alley/Naylor Court	-	-	-	-
6	Capitol Hill	80	33	9	3
3	Cleveland Park	13	-	-	-
2	Downtown	-	-	-	-
2	Dupont Circle	11	1	3	-
2	Fifteenth Street Financial	-	-	-	-
2	Foggy Bottom	2	-	-	-
2	Fourteenth Street	12	2	6	-
3	Foxhall Village	1	-	2	-
2	Georgetown	98	18	15	9
3	Grant Road	-	-	-	-
1	Kalorama Triangle	6	-	1	2
2	Lafayette Square	-	-	-	-
1	LeDroit Park	15	2	3	1
2	Logan Circle	-	-	-	-
2/3	Massachusetts Avenue	-	1	-	-
1	Mount Pleasant	59	6	4	3
6/5	Mount Vernon Square	20	4	2	1
6	Mount Vernon Triangle	-	-	-	-
2	Pennsylvania Avenue	1	-	-	-
2/6	Shaw	19	2	2	-
2	Sheridan Kalorama	7	2	2	1
2/1	Sixteenth Street	1	-	-	-
2/1	Strivers Section	3	-	-	-
4	Takoma Park	11	1	-	-
1/2/6	U Street	38	6	5	3
1	Washington Heights	9	1	1	2
3	Woodley Park	3	-	-	-
ALL	Historic Landmarks	2	-	-	-
Total FY 2012		440	85	57	27
FY 2011		387	74	20	59
FY 2010		422	89	40	66
FY 2009		694	106	103	44
FY 2008		946	107	96	40
FY 2007		757	161	109	49

RECOGNIZING EXCELLENCE

Historic Preservation Awards

Each year the District of Columbia honors distinguished achievement in historic preservation at an annual awards program. These awards are selected by an advisory committee representing the historic preservation program, government agencies, businesses, and the community. The ninth annual District of Columbia Awards for Excellence in Historic Preservation took place in June 2012 at the Sixth & I Historic Synagogue.

The award recipients were:

Tersh Boasberg, Esquire

Individual Lifetime Achievement Award

Dr. Gail S. Lowe

Richard B. Nettler, Esquire

HPRB Chairman's Award for Law and Public Policy

The Hill Center at Old Naval Hospital and Friends of Old Naval Hospital

Historic Preservation Review Board Chairman's Award

BELL Architects, PC
Old Naval Hospital Foundation
Regan Associates, LLC
The Whiting-Turner Contracting Company
Robert Silman Associates; Grotheer & Company
Oehme, van Sweden & Associates, Landscape Architects

Eastern High School, 1700 East Capitol Street, NE and Woodrow Wilson High School, 3950 Chesapeake Street, NW

State Historic Preservation Officer's Award

Allen Lew, Director - Office of Public Education
Facilities Modernization
District of Columbia Department of General Services
DC Partners for the Revitalization of Education
Projects, LLC
McKissack & McKissack and Brailsford & Dunlavey, Inc

Eastern High School:
Fanning Howey; cox graae+spack architects
Turner Construction Company

Woodrow Wilson High School:
cox graae+spack architects
Fanning Howey; ReStl Designers
GCS-Sigal, LLC



TERSHER BOASBERG



EASTERN HIGH SCHOOL



WOODROW WILSON HIGH SCHOOL



Achievement Awards

Tudor Place Historic House and Garden Archaeology Project
Archaeology Award

Georgetown Neighborhood Library
Stewardship Award

Martin Luther King Jr. Memorial Library Design Guidelines
Publications Award

Affordable Housing Awards

Somerset Development Company, LLC

- Fort View Apartments, 6000-6050 13th Place, NW
- Hubbard Place, 3500 14th Street, NW
- Webster Gardens, 124-130 Webster Street, NW
 - THC Affordable Housing
 - Hamel Commercial
 - EHT Traceries
 - EDG Architects
 - PNG Architects
 - Kann Partners

Jubilee Housing Corporation

- Euclid Apartments, 1740 Euclid Street, NW
- Sorrento Apartments, 2233 18th Street, NW
 - Goulston & Storrs
 - Hickok Cole Architects
 - MMD Construction Management
 - Ellis Dale Construction



TUDOR PLACE HISTORIC HOUSE AND GARDEN



WEBSTER GARDENS



SORRENTO APARTMENTS

RECOGNIZING EXCELLENCE

Project Awards Public Buildings

1724 Park Road, NW

Newton Street Development
DB Architecture
BJC Companies
Everyday Green
R.W. Kibler, Inc.
Washington First Bank

Bread for the City

1525 7th Street, NW
Wiebenson and Dorman Architects PC
Bread for the City
S3E Klingemann, Inc.
JGK Structural
Engineers; Heller & Metzger
PC; Turner Construction Company

DC War Memorial, National Mall

Forrester Construction Company
National Park Service- National Mall and Memorial
Parks
Oehrlein & Associates
Lorton Stone, LLC

Residences at St. Monica's

1342 Massachusetts Avenue, SE
Community Three Development
O'Neill and Associates Architects

Design and Construction Honorable Mention

Battleground National Cemetery

6625 Georgia Avenue, NW
National Park Service – Rock Creek Park

The Phillips Collection

1600 21st Street, NW
The Phillips Collection

Room and Board

1840 14th Street, NW
Eric Colbert & Associates, PC

Cleveland Park Walgreens

3524 Connecticut Avenue, NW
Rust Orling Architecture



BREAD FOR THE CITY



DC WAR MEMORIAL



CLEVELAND PARK WALGREENS



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Rauzia Ally Architect
Andrew Aurbach Historian
Maria Casarella Architect
Graham Davidson Architect
Nancy Metzger Public Member
Gretchen Pfähler Architectural Historian
Robert Sonderman Archaeologist
Joseph E. Taylor Architect



OFFICE OF PLANNING

Harriet Tregoning Director
Jennifer Steingasser Deputy Director for
Development Review and Historic Preservation



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Chardé Reid Archaeology Assistant
Ruth Troccoli Archaeologist
Kim Prothro Williams Architectural Historian
Bruce Yarnall Operations and Grants Manager

(IMAGE FRONT AND BACK COVER: THE PHILLIPS COLLECTION)

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.

