



# 2015 ANNUAL REPORT

HISTORIC PRESERVATION OFFICE  
DC OFFICE OF PLANNING



District of Columbia  
Office of Planning





YARROW MAMOUT DIG SITE, 3324 DENT PLACE, NW  
FRONT AND BACK COVERS: BELMONT MANSION, NAVY GUARD HOUSE RELOCATION, STONE FROM NATIONAL CATHEDRAL, GRANT CIRCLE HISTORIC DISTRICT



# HIGHLIGHTING A YEAR OF ACCOMPLISHMENTS

The District of Columbia's Historic Preservation Office is pleased to report on the progress of the District's preservation program during Fiscal Year 2015. Highlights of the year's accomplishments include:

## Supporting Communities

- Made significant progress in implementing *Enriching Our Heritage*, the 2016 District of Columbia Historic Preservation Plan (see page 2)
- Completed the Ward 4 Heritage Guide, the fourth in a series of guides for each ward (see page 2)
- Partnered with the Humanities DC to complete 13 projects that engaged residents in telling their own community stories (see page 3)
- Worked with 48 low- and moderate-income owners trying to keep their historic homes in good repair, and distributed more than \$85,000 in grants (see page 4)
- Maintained partnership arrangements with local non-profit organizations to provide mutually beneficial preservation and outreach services (see page 5)
- Awarded more than \$315,000 in federal preservation funds to professional consultants and contractors for critical information technology, historical research, community outreach, and archaeological services (see page 5)
- Involved hundreds of District residents through community outreach and education programs (see pages 3 and 6)
- Expanded the District's archaeological program through internships and educational outreach (see pages 6 and 8)

## Recognizing Our Heritage

- Assisted several owners interested in historic designation of their properties included in the survey of the District's remaining farmsteads, springhouses, and country estates (see page 10)
- Completed a full series of building-by-building GIS maps documenting DC historic districts (see page 10)
- Designated 15 historic landmarks and 4 historic districts or district expansions honoring the architectural richness, history and cultural diversity of the District of Columbia (see page 11)
- Listed 11 DC properties in the National Register of Historic Places (see page 17)

## Encouraging Good Stewardship

- Reviewed more than 270 District agency projects, including the modernization of Martin Luther King Jr Library, multiple school renovations, and the DGS Smart Roofs solar panel program (see page 18)
- Helped guide planning and preservation efforts for the FBI Building site, Smithsonian Castle surroundings, and other federal properties, completing nearly 370 reviews (see page 20)

## Promoting High Quality Reinvestment

- Promoted superior architecture through public design review of renovation and new construction in the city's historic neighborhoods (see page 24)
- Reviewed nearly 5,200 permit applications for compatibility with historic properties, processing 95% as an expedited "over-the-counter" service (see page 29)
- Supported developers seeking the federal preservation tax credit for 5 projects representing a \$25.8 million reinvestment in local historic buildings (see page 31)
- Promoted affordable housing through federal tax credits for 7 projects with 270 units completed or under rehabilitation (see page 32)

## Protecting Historic Assets

- Made significant progress in addressing long-standing cases of failure to maintain historic property (see page 33)
- Addressed unauthorized work on historic buildings through more than 400 construction inspections (see pages 34)

## Recognizing Excellence

- Honored distinguished individuals and projects with the District of Columbia Awards for Excellence in Historic Preservation (see page 36)

## The DC Historic Preservation Law and Program

Since its enactment by the Council of the District of Columbia in 1978, the DC Historic Landmark and Historic District Protection Act has been among the most effective laws of its kind in the nation. For thirty-six years, it has promoted the appreciation and enhancement of the city's cultural heritage, while also advancing the economic and social benefits of historic preservation for Washington's citizens and visitors.

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

### Mayor's Agent

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



RIBBON CUTTING OF RESTORED GUARD HOUSE AT THE NAVY YARD

*Among its provisions, the Historic Landmark and Historic District Protection Act of 1978 provides for an annual report to the Council of the District of Columbia on the implementation of the city's preservation law. This 2015 Annual Report includes that required data as well as information on other achievements of the District's historic preservation program from October 1, 2014 to September 30, 2015.*

*For further information, see the Historic Preservation Office website at [www.preservation.dc.gov](http://www.preservation.dc.gov) or call the Historic Preservation Office at (202) 442-8800.*

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# SUPPORTING COMMUNITIES

## Preservation Planning

Protection of historic resources begins with sound preservation planning. As part of the Office of Planning, the Historic Preservation Office is ideally positioned to lead this effort in cooperation with DC communities and OP colleagues. The results of HPO's planning also meet the federal mandate for an approved plan to guide the District's preservation efforts.

The 2016 DC Historic Preservation Plan, *Enriching Our Heritage*, is the current guide not just for HPO programs, but also for activities of institutional and community partners in preservation. The plan sets forth 13 preservation goals with measurable milestones.

To help focus on specific tasks, the plan identifies 73 objectives, with targeted actions for each year through 2016. The goals and objectives are grouped under these general themes:

- Recognizing historic resources
- Appreciating our history
- Protecting historic properties
- Planning for our heritage

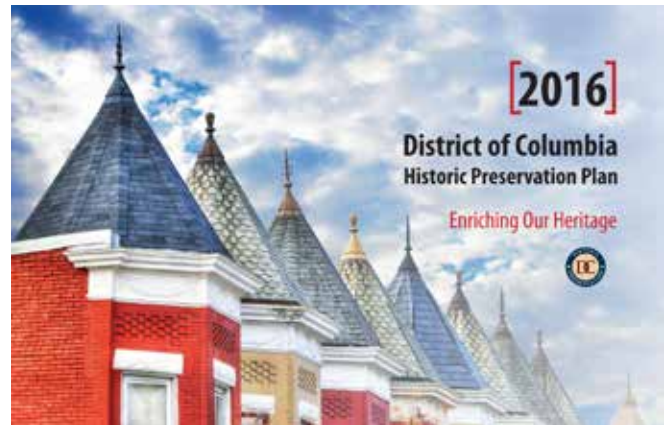
The end of Fiscal Year 2015 marks the start of the final year in implementing the 2016 Preservation Plan. HPO and preservation partners have made major progress toward completing some goals, while also identifying others that did not prove achievable.

Of 209 action targets for the first three years, 75 or 54% have been achieved, and progress has been made on another 43, for a total of 84%. The record for priority actions is similar: of 69 priority targets, 31 or 45% have been achieved, and progress has been made on another 19, for a total of 72%.

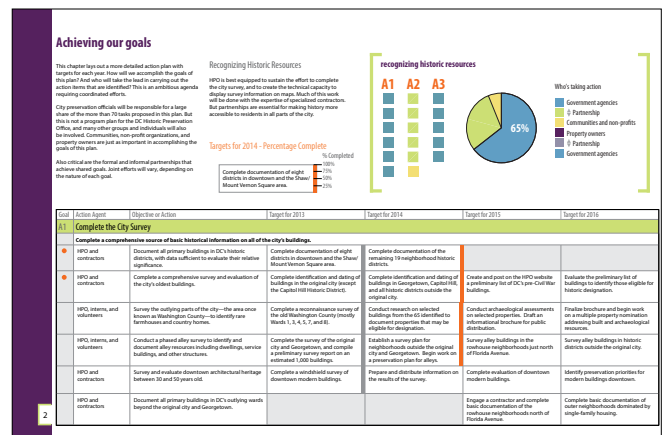
## Ward Heritage Guides

To supplement the citywide historic preservation plan, HPO is working with local communities to prepare a series of heritage guides for each of the District's eight wards. These guides include an illustrated historical overview, a discussion of preservation challenges and strategies as seen by the community, and information about sites of cultural and heritage significance.

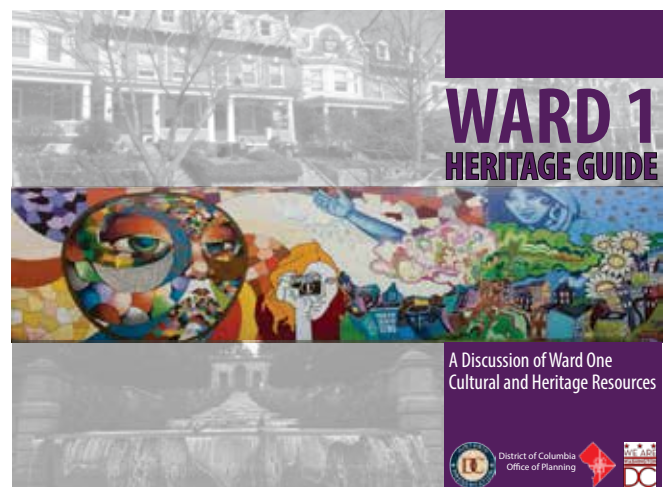
In FY 2015, HPO completed the Ward 4 Heritage Guide, and made substantial progress on the Ward 1 guide. These join already completed guides for Wards 5, 7 and 8.



2016 HISTORIC PRESERVATION PLAN



FISCAL YEAR 2015 IMPLEMENTATION REPORT



WARD 1 COMMUNITY HERITAGE GUIDE



## DC Community Heritage Project

Local voices are emerging through the DC Community Heritage Project, a ten-year partnership between HPO and Humanities DC (formerly the Humanities Council of Washington DC). Each year, participating professionals present two educational symposia on topics of interest to preservation newcomers. The program also awards grants of up to \$2,500 to local groups for projects that build familiarity with DC's community heritage.

The heritage project emphasizes 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 DC and HPO websites.

The following thirteen projects were completed in FY 2015:



DISCOVER HILLSDALE  
DC COMMUNITY HERITAGE PROJECT

### DC COMMUNITY HERITAGE PROJECT SMALL GRANT AWARDS

Ward	Project	Sponsoring Organization	Amount
All	Billy Stewart and Van McCoy: DC's Unsung Native Sons	African American Music Association	\$ 2,500
8	Discovering and Exploring Hillsdale, An Anacostia Neighborhood	Anacostia Coordinating Council	\$ 2,500
5	The Bloomingdale Village Center: Research and Planning Activities	Bloomingdale Civic Association	\$ 2,500
4	Wired: 100 Years in the 16th Street Heights	Company E	\$ 2,500
7	Guide to River Terrace History Walk	DC Preservation League	\$ 2,500
1	The Miracle of Columbia Heights and the History of its Development Corporation	Development Corporation of Columbia Heights	\$ 2,500
5	The Contributions of John J. Earley to the Franciscan Monastery of the Holy Land	Franciscan Monastery Garden Guild	\$ 2,500
8	Oral History "Memories from the Heart"	Full Gospel Tabernacle Church	\$ 2,500
All	42nd Annual Conference on D.C. Historical Studies	Historical Society of Washington, DC	\$ 2,500
All	Youth Visions in Four Years of Place, Time, History and Meaningful Action	I SAW! DC	\$ 2,500
6	Walking Tour of Jewish H Street, NE	Jewish Historical Society of Greater Washington	\$ 2,500
6	The Whispers from Barracks Row 1960-2010	Richard Wright Public Charter School for Journalism	\$ 2,500
8	3038 Stanton Road SE Research and Collecting Project	Smithsonian Institution	\$ 2,500
<b>Total</b>			<b>\$ 32,500</b>

# SUPPORTING COMMUNITIES

## Historic Homeowner Grants

The District offers financial assistance to low- and moderate-income homeowners to help with the cost of repairing their historic homes. These targeted non-taxable grants are available in twelve of the city's historic districts, helping to promote preventive maintenance that can forestall major deterioration. They also support local construction jobs and help strengthen community pride.

During FY 2015, HPO worked with 32 homeowners seeking grant awards for home repairs (14 in Anacostia, 8 in LeDroit Park, 3 each in Capitol Hill, Mount Pleasant, and U Street, and 1 in Shaw). In addition, HPO monitored work under construction on 13 active grants, resulting in a total expenditure of \$84,583 on construction. Three awarded projects failed to reach construction.



1802 8TH ST NW, BEFORE

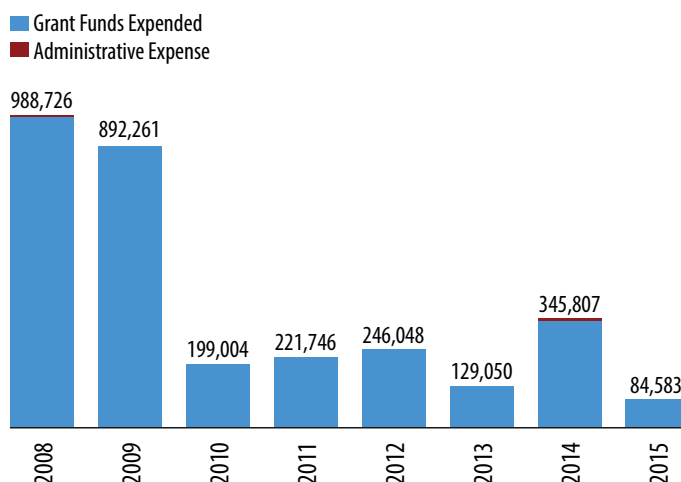


1802 8TH ST NW, AFTER

### ACTIVE HISTORIC HOMEOWNER GRANTS FY 2015

Historic District	Address
Anacostia	2018 14th Street SE 2120 14th Street SE 2231 Mount View Place SE 1331 Valley Place SE 1416 W Street SE
Capitol Hill	408 10th Street NE 604 Independence Ave SE
LeDroit Park	1900 3rd Street NW 533 U Street NW
Shaw	1802 8th Street NW 940 P Street NW
Mount Pleasant	1770 Park Road NW
U Street	1932 11th Street NW

### Total Home Owner Grant Dollars Expended



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



## Preservation Partnerships

HPO promotes appreciation of the District's cultural heritage through partnerships with non-profit organizations and educational institutions. These projects include lectures and seminars, heritage trails, informational websites, historic site documentation, and preservation awards. HPO uses monies from the federal Historic Preservation Fund (HPF) and other sources to support these cooperative agreements.

The SHPO also awards community grants on a competitive basis to non-profits and scholars for historic survey, documentation, and public education projects. Selection priorities are based on the DC Historic Preservation Plan and other public goals that complement the mission of the preservation program.

In FY 2015, HPO pursued the following projects through partnerships and contracted services:

### COOPERATIVE AGREEMENTS

Project	Grantee	Amount
Community Heritage Grants, Education Workshops, and Heritage Resource Website	Humanities Council of Washington DC	\$ 76,330
Preservation Awards	DC Preservation League	\$ 27,000
Mayor's Agent Database Maintenance	Georgetown University Law Center	\$ 2,500
<b>Total FY 2015</b>		<b>\$105,830</b>

### COMMUNITY GRANTS AND COMPETITIVE CONTRACTS

Project	Grantee or Contractor	Amount
Building Documentation and GIS Recordation (Phase II)	Johnson, Mirmiran and Thompson	\$202,306
Community Outreach Services	THREAD	\$ 67,600
Archaeological Data Management and Project Assistance	Chardé Reid	\$ 45,300
Miscellaneous Printing	Multiple vendors	\$ 670
	<b>Total FY 2015</b>	<b>\$315,876</b>



HPO CONTRACTOR BRIAN KRAFT AND PATSY FLETCHER AND PARTICIPANTS AT THE HOUSE HISTORY WORKSHOP AT MLK LIBRARY



TOUR OF OAK HILL CEMETERY

# SUPPORTING COMMUNITIES

## Neighborhood Engagement

Active neighborhoods play a vital role in the District's historic preservation program. HPO joins with neighborhood partners to highlight DC history and broaden awareness of 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 also serve as a public forum for review and discussion of development projects that affect neighborhood character. The meetings are open for anyone to participate in without signing up in advance. In FY 2015, there were 21 meetings, videocast live over the internet. 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 1,700 persons, a 21% increase over last year.

- Engaged more than 485 participants in fence talks, lectures, and hands-on volunteer opportunities at the Yarrow Mamout archaeological excavation
- Honored 13 projects with Awards for Excellence in Historic Preservation, before 500 attendees
- Made presentations or participated in 24 community events with more than 1,000 attendees
- Presented papers at the Southern Association of Women Historians, DC Association of Land Surveyors, and DC Public Libraries
- Gave an orientation to preservation basics at a citywide realtors' training course
- Engaged an estimated 1,450 persons visiting the archaeological tent at the Anacostia River Festival, Earth Day, Archaeology Day, and Camp Barker Living History Program
- Distributed 3,250 copies of the 2016 DC Historic Preservation Plan and other HPO publications, all free of charge



CAMP BARKER LIVING HISTORY EVENT  
AT GARRISON ELEMENTARY SCHOOL



DAY OF ARCHAEOLOGY 2015



ANACOSTIA RIVER FESTIVAL 2015





NATIONAL GUARD BUREAU - EARTH DAY CELEBRATION AND TAKE YOUR CHILD TO WORK DAY 2015



# SUPPORTING COMMUNITIES

## Archaeology Programs

More than 400 archaeological sites have been identified in the District, preserving information on the people who lived here over the last 14,000 years. Recovered artifacts shed light on people whose lives are either completely missing from or poorly represented in historical documents. Due to its popularity with a wide audience, archaeology is a superb teaching tool to engage people of all ages in exploring local history.

### Cafritz Foundation Award

The District's archaeological program achieved unusual recognition in June 2015, when Dr. Ruth Trocolli, the District Archaeologist, was honored with a Morris & Gwendolyn Cafritz Foundation Award for Excellence in Public Leadership. Each year, this award honors five exceptional DC Government employees whose commitment and professionalism demonstrate the best in public service.

For eight years since arriving at HPO, Dr. Trocolli has worked tirelessly to advance the capacity of her program by establishing an archaeology Geographic Information System (GIS), digitizing thirty years of project archives and surveys, mentoring numerous student interns, and making archaeology visible in local outreach events ranging from hands-on community festivals to professional conferences. Dr. Trocolli's exceptional dedication and boundless enthusiasm for engaging the DC community in archaeology earned her this award.



DR. RUTH TROCOLLI

### Archaeological Surveys

Archaeological surveys are the primary tool for identifying potential resource sites. Among the sites surveyed this year were nine properties operated by the Department of Parks and Recreation, and three Public and Public Charter School grounds. Major projects during FY 2015 included:

**Yarrow Mamout Site:** HPO archaeologists investigated the former property and possible burial site of Yarrow Mamout, a prominent 19th century African Muslim and former slave to Georgetown entrepreneur. The survey included manual excavation of shovel test pits and test units, mechanical testing, geoarchaeology, ground penetrating radar, and 3D photogrammetry. Most project funds were raised by the community through a fundraising site managed by the DC Preservation League.

The project generated enormous public interest and involvement. Professional archaeologists volunteered their services, along with a large team of community volunteers and students. DC HPO offered twice-daily fence talks and site tours, and the Muslim community organized several events as well. Media coverage included numerous newspaper articles, radio features, and a morning news TV appearance. The project received the Society for Historical Archaeology's Mark E. Mack Community Engagement Award for engaging diverse audiences and promoting stewardship of historic archaeological sites.



YARROW MAMOUT SITE



DUKE ELLINGTON HIGH SCHOOL

**Duke Ellington High School:** The survey focused on buried remains of The Cedars, an antebellum residence used during the Civil War to house formerly enslaved women and children. Numerous period artifacts, brick foundation walls, and a brick patio were found, and the site was identified as eligible for listing in the DC Inventory.

**Saint Elizabeths Hospital:** Federal construction on the west campus involved two archaeological investigations. One uncovered the temporary kilns used in the 1850s to fire the bricks used to construct the Center Building. Outside the campus walls, intensive investigations explored two tenant farms occupied until 1942. The sites contained a well, foundations, and trash middens that tell the stories of farm families eking out a living in an area that retained its rural nature until the 1960s.

### Collections Management

The District's archaeological collections expand as artifacts and reports from survey work are reviewed and accepted. The SHPO collections database documents about a half million artifacts contained in more than 127,000 records from 70 projects. Results from surveys completed in FY 2015 will be entered into this inventory in FY 2016.

As the archaeological inventory expands, HPO continues to search for a partnership arrangement to establish and maintain a permanent curation facility that will allow public access to the collections, and serve as a community learning center. In FY 2015, HPO engaged a Capital City Fellow to address an ever-growing collections crisis. The Fellow began work on a detailed action plan for establishing a curation facility, and continued this work into FY 2016.

### Analytical Mapping

Geographic Information System (GIS) mapping is a critical analytical tool for DC archaeology programs. As project proposals are submitted for review, GIS allows HPO to locate archaeological resource potential through cut-and-fill analysis of the topography, aerial photograph analysis, and historical map research.

**Barry Farm:** To mark the upcoming 150th anniversary of the Freedmen's settlement established in 1867, an HPO graduate student intern created a GIS database and 3D terrain model of the former community. These models showed that had very steep slopes and was bisected by Stickfoot Branch. HPO will use the models to determine where homes stood and to determine which lots may still contain archaeological resources.



YARROW MAMOUT SITE



# RECOGNIZING OUR HERITAGE

Preservation of the District's historic resources begins with survey 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 2015, HPO focused on key research tools and neighborhood projects, including:

- **Eckington Survey:** Provided support to the Eckington Civic Association in its consideration of historic district designation in Eckington. HPO has participated in several of the community's public Town Hall meetings, and provided information on the historic preservation process, including historic district documentation requirements. HPO participation promotes understanding of what historic district designation would mean for the community, its residents and property owners.
- **Bloomingdale Survey:** Provided support to the Bloomingdale Civic Association in its consideration of historic district designation in Bloomingdale. As part of this effort, HPO and OP colleagues conducted the on-site architectural survey and completed the database of buildings in the proposed historic district boundaries. HPO also participated in several historic preservation workshops similar to those in Eckington. Many residents expressed their appreciation for the information conveyed in these workshops.
- **Historic Resources Mapping:** Continued a multi-year project to develop a comprehensive GIS (geographic information system) mapping capability for the District's historic resources. With the end of this year's phase, the system includes nearly complete building-by-building data on all of the city's historic districts. This data will enable HPO to produce accurate detailed maps of each district, showing contributing and non-contributing buildings as well as other attributes.



ROWHOUSES IN ECKINGTON NEIGHBORHOOD



DC HISTORIC BUILDING SURVEY



## Historic Landmarks and Districts

The Historic Preservation Review Board designates historic landmarks and districts for inclusion in the DC Inventory of Historic Sites. Nominations for designation come from property owners, Advisory Neighborhood Commissions, government agencies, and community preservation groups. They are evaluated by the HPO staff and made available for public review and comment before HPRB takes testimony and makes a decision at an open public meeting.

In FY 2015, HPRB designated 15 historic landmarks and four historic districts or district expansions for inclusion in the DC Inventory. HPRB denied the applications to designate the West Heating Plant and the house at 16 Grant Circle, deciding that they did not meet the criteria for designation.

The newly designated historic landmarks and districts are:

### Ward 1

#### Blanche Kelso Bruce School

770 Kenyon Street NW

Named in honor of Blanche Kelso Bruce, the first African American to serve a full term as an elected U.S. senator, the Renaissance Revival-style school served generations of African-American elementary students during the era of segregated schools. Bruce also served as a neighborhood cultural and community center from its opening in 1898.

*Nominated by Advisory Neighborhood Commission 1A and designated on November 20, 2014*

#### James Ormond Wilson Normal School

1100 Harvard Street NW

One of only two public normal schools in the city, the 1913 Elizabethan Revival brick and limestone building was designed by Snowden Ashford and the Office of the Municipal Architect. The school later combined with Miner Normal to become the District of Columbia Teachers College, one of three institutions that were later merged to become the University of the District of Columbia (UDC).

*Nominated by Historic Washington Architecture, Inc., and designated on November 20, 2014*



JAMES ORMOND WILSON NORMAL SCHOOL

### HISTORIC LANDMARK DESIGNATIONS

Applications		Approved			Denied		
FY	#	#	Owner-Opposed		#	Owner-Opposed	
2015	19	15	4	27%	2	2	100%
2014	19	7	1	14 %	1	0	0 %
2013	11	15	0	0 %	3	3	100 %
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 %
<b>TOTAL</b>	<b>192</b>	<b>148</b>	<b>8</b>	<b>5%</b>	<b>18</b>	<b>14</b>	<b>78%</b>



BLANCHE KELSO BRUCE SCHOOL

# RECOGNIZING OUR HERITAGE

## Ward 2

### Corcoran Gallery of Art - Interiors

500 17th Street NW

Completed in 1897 to house the collection of banker and philanthropist William Wilson Corcoran, architect Ernest Flagg's building is remarkable for its grand sequence of spaces, from the entry vestibule through the monumental, columned two-story atrium and grand stair serving a variety of galleries on the first floor and soaring rooms on the second. The 1925 Charles Adams Platt addition included a Pantheon-inspired rotunda, mansion-like rooms, and French-inflected galleries to house a collection that incorporated an earlier architectural triumph, the neoclassical Salon Doré. Nominated by DC Preservation League and Save the Corcoran and designated on April 23, 2015.

### Editors Building

1729 H Street NW

Constructed to house the offices of the Kiplinger Washington Editors, publisher of business and finance periodicals, the 10-story Stripped-Classical style building was the first large office building on the block when completed in 1950. Nominated by DC Preservation League and designated on December 18, 2014.

### The Ethelhurst

1025 15th Street NW

Designed and developed by prominent Washington architect-builder-speculator T. Franklin Schneider, the 40-unit Beaux Arts style Ethelhurst was completed in 1903 and is an early example of purpose-built luxury apartment buildings. Nominated by Honeybee Hospitality and designated on October 23, 2014.



CORCORAN GALLERY OF ART - INTERIORS



EDITORS BUILDING



THE ETHELHURST





HILL BUILDING

### Hill Building

839 17th Street NW

The 1925-26 multi-story Hill Building, designed in a “modern” stripped Classical style, was, like others rising around downtown, the product of a deliberate effort by the city’s real estate industry to create a more physically elegant city that was commensurate with its role and status as the nation’s capital.

*Nominated by DC Preservation League and designated on December 18, 2014.*

### Real Estate Trust Company

1343 H Street NW

Designed by the Washington-based architecture firm Milburn, Heister & Company, the 1914 Beaux Arts Renaissance Revival-style high-rise office building is noted for its colorful terra cotta facade.

*Nominated by DC Preservation League and designated on October 2, 2014.*

### George Washington University/Old West End Historic District

Historically known as the West End, this area was a premier residential neighborhood in the early to mid-19th century and still contains some of the city’s finest pre-Civil War dwellings. The historic core of the GWU campus arose here in the mid-20th century. The 125-building district includes a fine collection of rowhouses, apartment houses, academic structures, and a small but notable collection of civic and religious buildings. *Nominated by DC Historic Preservation Office and designated on October 2, 2014.*



REAL ESTATE TRUST COMPANY



GEORGE WASHINGTON UNIVERSITY/OLD WEST END HISTORIC DISTRICT



# RECOGNIZING OUR HERITAGE

## Ward 3

### Colonel Davis House

3020 Albemarle Street NW

This avant-garde interpretation of the Mediterranean style was one of the first houses constructed in Forest Hills. Completed in 1924, the building is a notable and early work of master architect and landscape architect Horace Peaslee.

*Nominated by Forest Hills Neighborhood Alliance and designated on July 23, 2015.*

### Heurich-Parks House

3040 Massachusetts Avenue NW

The home of Christian Heurich Jr., son of the well-known Washington brewer, and his family, this Spanish Colonial Revival house was completed in 1925 and is a striking example of a building style uncommon in the District. The Heurichs owned the house until the 1950s when the residence was sold to Angeline Miller Parks and her husband, noted pediatric ophthalmologist Dr. Marshall M. Parks.

*Nominated by Massachusetts Avenue Heights Citizens Association and designated on July 23, 2015.*

### Sedgwick Gardens and Interiors

3726 Connecticut Avenue NW

Prominent Washington architect Mihran Mesrobian employed a mix of Byzantine, Romanesque, Moorish, and Art Deco decorative motifs to create one of the most striking buildings along Connecticut Avenue. Exterior ornamentation includes string courses of white glazed brick, stylized figures and mythological creatures, floral and animal motifs. The grand and dramatic lobby space offered an elegant entry to pass through, as well as areas where residents and guests could socialize or take advantage of the services offered to the building's occupants. The 1932 building is an excellent example of a luxury apartment building.

*Nominated by Cleveland Park Historical Society and Art Deco Society of Washington, and designated on May 28, 2015.*

### Tilden Hall

3945 Connecticut Avenue NW

Constructed in 1922-24 as a "high-class" apartment-hotel providing a range of amenities, the five-story Colonial Revival Tilden Hall was an early apartment building in Cleveland Park. Geared to the streetcar commuter, the complex contributed to the development of Connecticut Avenue as an apartment building corridor.

*Nominated by Tilden Hall Corporation and designated on June 25, 2015.*



HEURICH-PARKS HOUSE



SEDGWICK GARDENS AND INTERIORS



TILDEN HALL



COLONEL DAVIS HOUSE



VAN VIEW

#### Ward 4

##### Van View

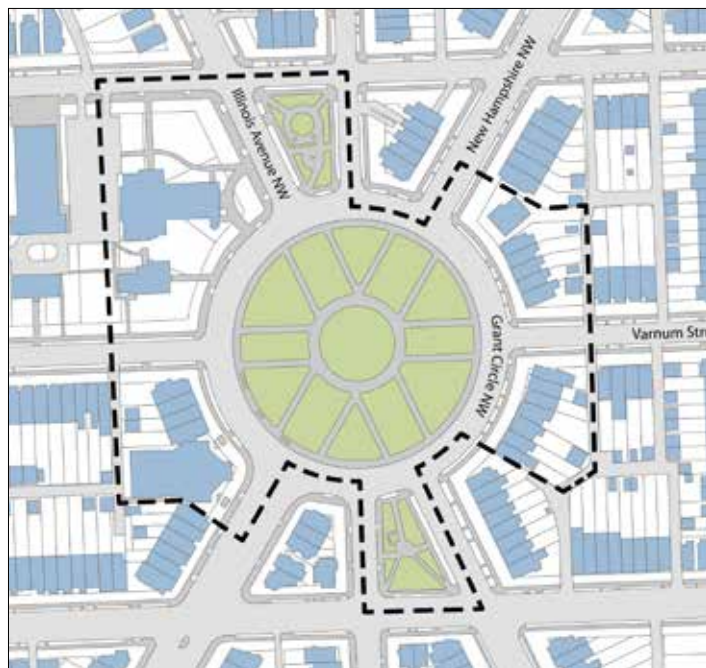
7714 13th Street NW

The stately 1868-71 Second Empire-style house is a surviving example of the farm and country houses that dotted the District's once rural landscape. Many similar buildings were lost as the city expanded and former farmland was developed. The 18-acre Van View property, along with the adjoining 97-acre Clagett farm and the more than 100-acre Alexander "Boss" Shepherd estate, was purchased by a developer in 1909 and later subdivided to create the Shepherd Park and Sixteenth Street Heights neighborhoods. Nominated by property owners Charisse and Mario Brossard, and designated on October 30, 2014

##### Grant Circle Historic District

Grant Circle is a major feature of Petworth and a significant element in the city street layout beyond the original Federal City. The circle is defined by a cohesive collection of early-twentieth-century rowhouses and two notable religious properties—St. Gabriel's Catholic Church and Petworth Methodist Church—all which have direct frontage on the circle. The historic district includes the circle and its associated triangle parks, 17 houses, and the two churches. Grant Circle has three distinct periods of significance between 1888 and 1964 which encompass the subdivision of Petworth, the development of the circle's landscape and surrounding buildings, and the neighborhood transformation from a white to an African American middle class community.

Nominated by Off Boundary Preservation Brigade and designated on April 2, 2015



GRANT CIRCLE HISTORIC DISTRICT



# RECOGNIZING OUR HERITAGE

## Ward 6

### US Department of Agriculture, Cotton Annex

300 12th Street SW

Erected in 1937 to aid in the classification and standardization of cotton, the six-story Stripped Classical style building was designed by Supervising Architect of the Treasury Louis A. Simon and served as the headquarters of the USDA Cotton Division until 1964.

*Nominated by US General Services Administration and designated on July 23, 2015*

### Capitol Hill Historic District Expansion

The expansion of the Capitol Hill Historic District added most of a four-block area north of F Street and G Street between 2nd and 4th Streets, NE. The addition is largely composed of rowhouses from the late nineteenth and early twentieth centuries that reflect the quality of building traditions and stylistic preferences of the period and are architecturally consistent with those found throughout the rest of Capitol Hill. The 1891 and 1935 Logan School buildings add to the architectural quality of the area and contribute to the social and cultural history of Capitol Hill. There are 170 contributing and 18 non-contributing buildings.

*Nominated by ANC 6C and designated on May 28, 2015*



US DEPARTMENT OF AGRICULTURE, COTTON ANNEX

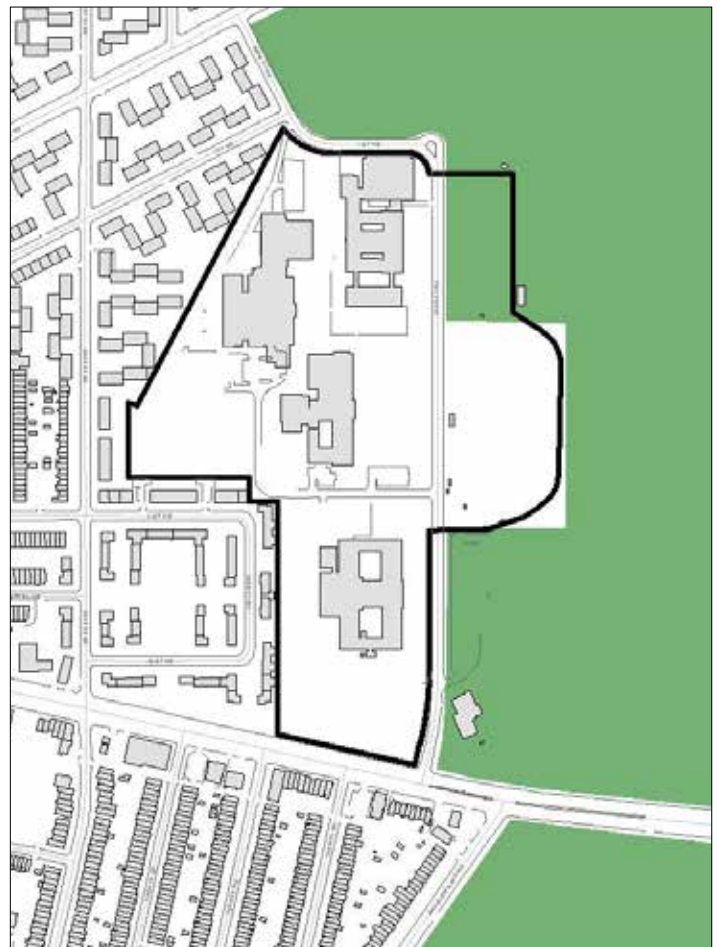
## Ward 7

### Young, Browne, Phelps, and Spingarn Education Campus

300 12th Street SW

The four cohesively designed Colonial Revival-style school buildings are located on a nearly 35-acre tract along the Anacostia River that was set aside for the construction of a complex of schools for African American students during a period of school segregation. Young Elementary, the first of the schools, opened in 1931 and was followed by Browne Junior High (1931-1932), Phelps Vocational School (1932-1934) and finally, Spingarn Senior High (1951-52), just before segregation ended in the District's school system.

*Nominated by Kingman Park Civic Association and designated on May 28, 2015*



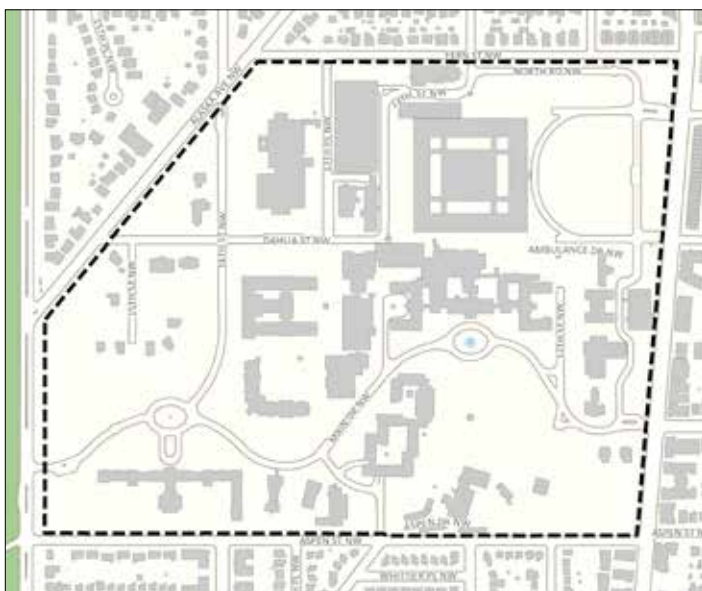
YOUNG, BROWNE, PHELPS, AND SPINGARN EDUCATION CAMPUS



## 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 significance of a property and ensures review of federal government undertakings that might affect its historic character or setting. It also makes the property eligible for federal preservation tax incentives and preferential consideration in federal leasing.

In FY 2015, the National Register listed nine historic landmarks and two historic districts nominated by the DC State Historic Preservation Officer. The Register also determined the West Heating Plant at 1051 29th Street NW eligible for listing.



WALTER REED ARMY MEDICAL CENTER HISTORIC DISTRICT

### 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 (NHL), 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.*

## NATIONAL REGISTER LISTINGS

Ward	Property	Address
1	Blanche Kelso Bruce School	770 Kenyon Street NW
	First Church of Christ, Scientist	1770 Euclid Street NW
	J.O. Wilson Normal School	1100 Harvard Street NW
	Park View Christian Church	625 Park Road NW
2	Editors Building	1729 H Street NW
	GWU/Old West End HD	
	Hill Building	839 17th Street NW
	Real Estate Trust Building	1343 H Street NW
4	Walter Reed Army Medical Center Historic District	6900 Georgia Ave NW
	Van View	7714 13th Street NW
6	Terminal Refrigerating Warehouse	300 D Street SW



PARK VIEW CHRISTIAN CHURCH

# 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 2015, the SHPO reviewed 271 District projects, a 13% decrease compared with the number considered in FY 2014. Major projects included:

### Schools Survey

The SHPO completed an evaluative survey of more than 170 DC Public Schools. The survey identifies schools that are listed historic landmarks or contribute to historic districts, as well as those either determined or considered eligible for listing in the DC Inventory of Historic Sites or National Register of Historic Places. The survey was distributed to DC agency staff and contractors who routinely oversee work on school projects. It is also available on the HPO website, along with previously completed lists of DC libraries, park and recreation facilities, and public safety facilities.

### Bancroft School Modernization

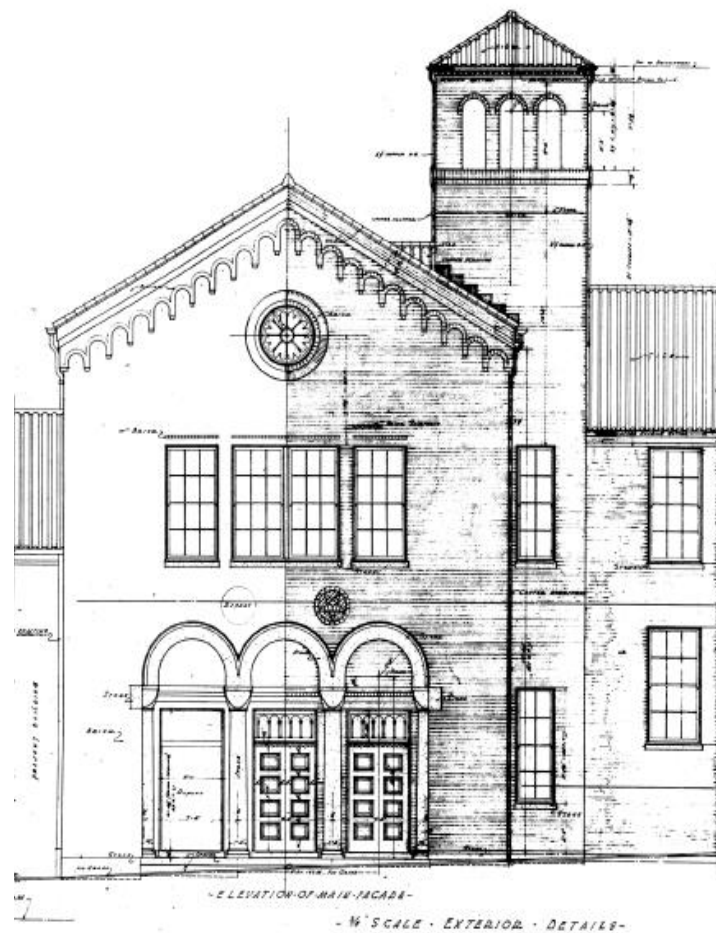
HPO, HPRB and the Mayor's Agent reviewed the project to rehabilitate the historic Bancroft Elementary School – a contributing element of the Mt. Pleasant Historic District – and construct a large new addition. The project included demolition of the school's 1938 gymnasium. After a thorough consideration of numerous alternatives to preserve and adapt the gym for continued use, demolition was authorized as necessary to carry out a project of special merit.

### DGS Smart Roofs Program

DGS consulted with the SHPO on the installation of solar panels on the roofs of a group of DC public schools and government buildings. "Solar Carports" were also proposed for some of the nearly 60 properties that were being considered. DC SHPO reviewed plans and conducted site visits to evaluate mock-ups in order to ensure that the panels would not be visible. None of the projects were considered to cause an adverse effect on historic properties.

### Martin Luther King Jr. Memorial Library

The SHPO continued work with the DC Public Library on the renovation of the Martin Luther King Jr. Memorial Library, designed by the renowned Ludwig Mies van der Rohe. The library will be transformed into a 21st century facility including a roof addition with auditorium and garden, transparent and readily accessible vertical circulation, and improvements to the surrounding landscape.



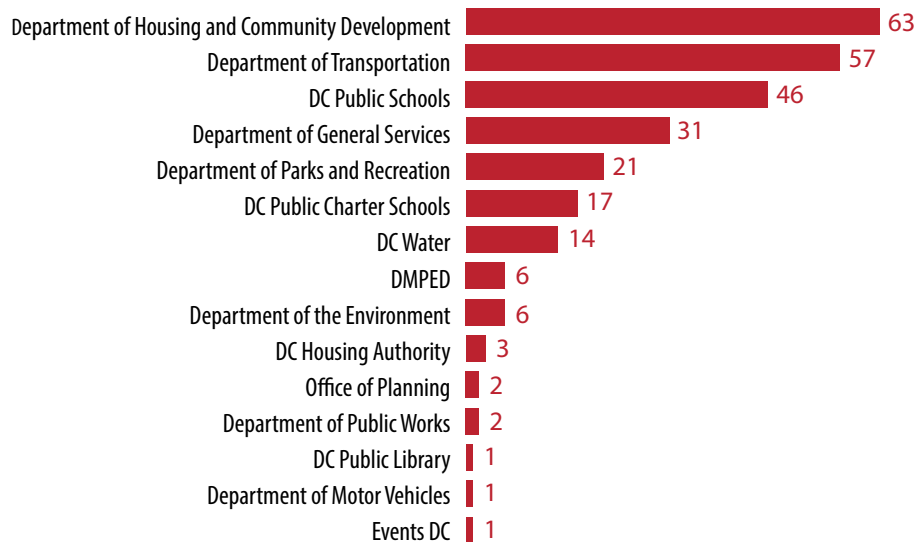
BANCROFT ELEMENTARY SCHOOL





## District Government Project Reviews

Number of Projects 271



### 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.



MARTIN LUTHER KING JR. MEMORIAL LIBRARY

# ENCOURAGING GOOD STEWARDSHIP

## Federal Government Projects

In its role as the State Historic Preservation Office (SHPO) 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 2015, HPO completed 370 federal agency reviews, a five percent decrease compared to FY 2014. Some of the more complex projects included:

### Navy Yard Guard Booth

After several years of consultation and planning, a small, ornate 1880s guard booth was returned to the Washington Navy Yard and fully restored for ceremonial use on a site very near its original location. In the early 20th century, the structure had been relocated to Indian Head Navy Station in Southern Maryland, and was no longer in use. The DC and Maryland SHPOs coordinated with the Navy to have the landmark shipped upriver on a barge. The work was agreed to in a 2012 Memorandum of Agreement as mitigation for the demolition of historic piers at the Navy Yard.

### Kennedy Center Expansion

The DC SHPO entered into a Memorandum of Agreement with the National Park Service, National Capital Planning Commission, and Kennedy Center on the construction of new pavilions at the performing arts center. The expansion will add rehearsal space, offices, classrooms, lecture halls, and galleries. During consultation, the Kennedy Center eliminated a contemplated floating pavilion on the Potomac in favor of a third, land-based pavilion. The project will include interpretive signage on the history of the Kennedy Center.

### Potomac Hill Campus

Across the freeway from the Kennedy Center, master planning moved forward on the Potomac Hill Campus, which includes the National Historic Landmark Old Naval Observatory. The SHPO worked with four federal agencies and numerous community organizations and individuals investigating the important re-use potential of this site.

### Smithsonian South Mall Campus

The Smithsonian Institution and National Capital Planning Commission initiated consultation on a master plan for a multi-year modernization and improvement of both visitor and servicing facilities at the Smithsonian Castle and its surrounding cluster of buildings. Initial ideas for replacement of the Haupt Garden with a highly modernistic landscape manipulation generated substantial comment, as did technical proposals for earthquake stabilization and enlarged underground facilities at the Castle.



NAVY GUARD BOOTH - HISTORIC IMAGE



NAVY GUARD BOOTH BEING TRANSPORTED FROM INDIAN HEAD



NAVY GUARD BOOTH RESTORED AND INSTALLED





### FBI Building Redevelopment

Section 106 consultation began on a complex proposal for private construction of a new FBI headquarters at a suburban location, in exchange for development rights to the current FBI site on Pennsylvania Avenue. The General Services Administration, National Capital Planning Commission, and National Park Service engaged the SHPO and other parties on effects to the L'Enfant Plan, the Avenue landscape, and design guidelines for potentially catalytic development at this prime downtown location.

### Constitution Gardens and Lockkeeper's House

The National Park Service and SHPO consulted on plans for Constitution Gardens, part of the East and West Potomac Parks Historic District. The project includes relocation of the historic Lockkeeper's House, built about 1837, to protect it from the effects of heavy traffic on Constitution Avenue. The concluding Memorandum of Agreement provides for rehabilitation of the house, updated historic documentation, and an interpretive display on the site and its connection with the city's canal system.



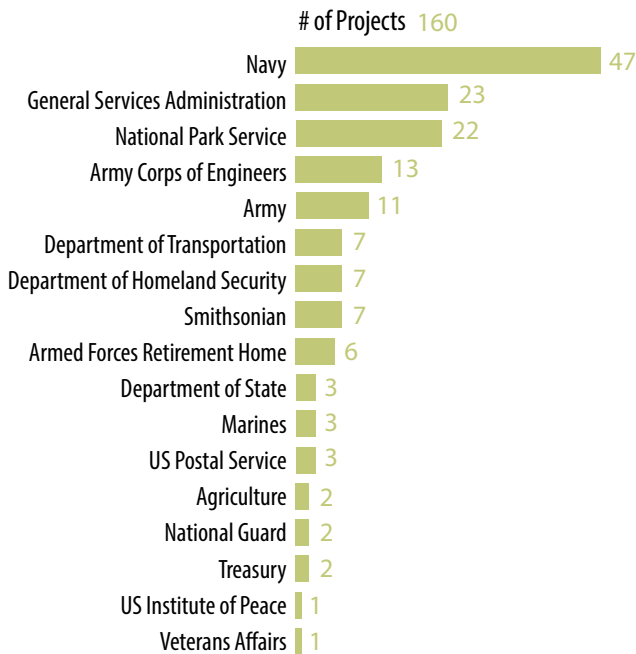
KENNEDY CENTER EXPANSION



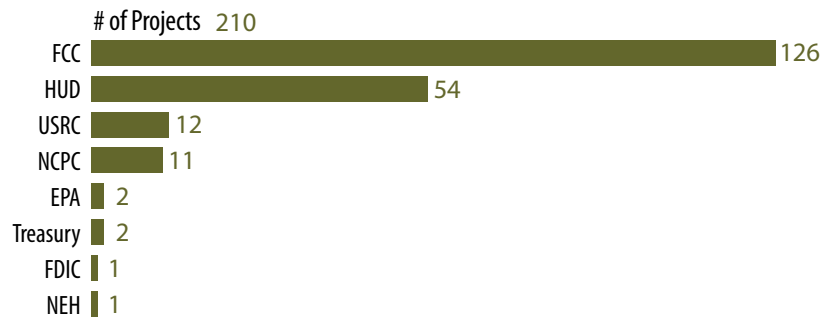
REHABILITATION OF CONSTITUTION GARDENS AND LOCKKEEPER'S HOUSE

# ENCOURAGING GOOD STEWARDSHIP

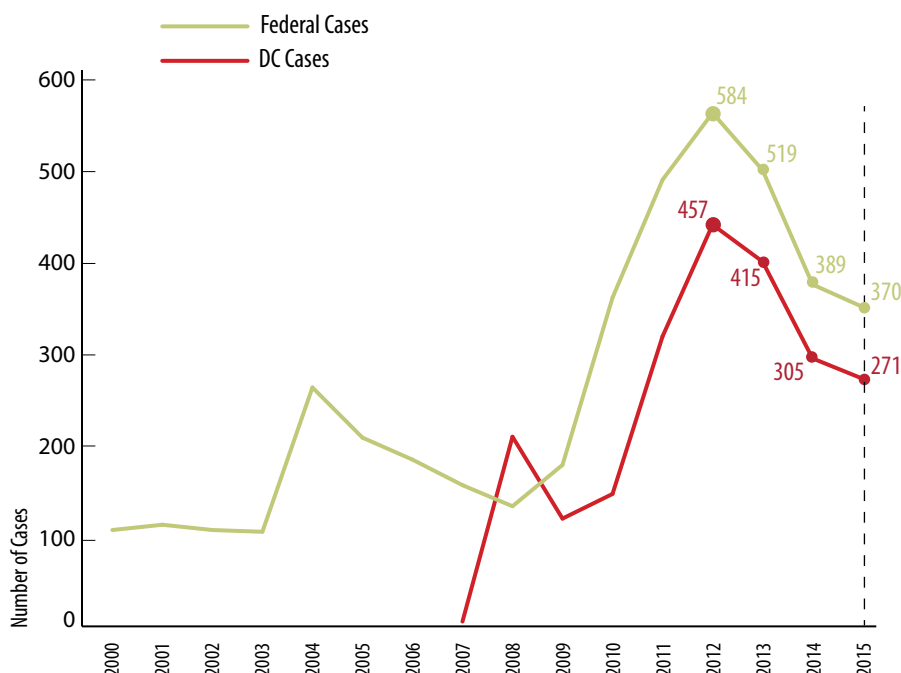
## Federal Government Projects



## Agency-Funded and Licensed Projects



## SHPO Review of Federal and DC Government Projects



### 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.





POTOMAC HILL



SMITHSONIAN SOUTH MALL CAMPUS MASTER PLAN

# PROMOTING HIGH QUALITY REINVESTMENT

## HPRB Design Review

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

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.

In FY 2015, the Board held 21 public meetings, reviewing 116 projects on the agenda, 89 cases on the consent calendar, and 6 on the denial calendar. Some of the more important cases were:

### Ward 1

#### **Kalorama Playground Renovation 1875 Columbia Road NW**

The Board approved conceptual plans for renovation of the park, playground and plaza in a manner that avoided adverse impacts on the site's archaeological resources.

#### **2000-2002 11th Street NW**

The Board reviewed and approved a conceptual plan for restoration of the historic Industrial Savings Bank, and construction of an adjacent 10-story residential addition in the U Street Historic District.



2000-2002 11TH STREET NW

#### **White-Meyer House, 1624 Crescent Place NW**

The Board approved the general conceptual plan for construction of a new residential building on 16th Street, but asked for significant design revisions to improve its relationship with the landmark White-Meyer House and the Meridian Hill Historic District.

#### **Bancroft School, 1755 Newton Street NW**

The Board reviewed plans for renovation, additions and construction of a new gymnasium to the Bancroft School in Mount Pleasant. As the project involved substantial demolition, the case was referred to and approved by the Mayor's Agent as a project of special merit.



BANCROFT SCHOOL





## Ward 2

### **Martin Luther King Jr. Memorial Library, 901 G Street NW**

The Board undertook several reviews for the renovation and modernization of the landmark MLK Library, and approved a scope that includes restoration of important interior spaces, alterations to improve transparency and circulation, and the construction of an additional floor.

### **Friends Meeting House, 2111 Florida Avenue NW**

The Board approved a glass and stone addition to the Quaker meeting house that would house a new accessible entrance, lobby and elevator.

### **1772 Church Street NW**

The Board undertook several reviews for construction of a new church and an adjacent residential building that would incorporate the congregation's historic parish hall.

### **Western High School (Duke Ellington School of the Arts), 3500 R Street NW**

The Board reviewed several iterations of a concept design to rehabilitate and expand the Duke Ellington School in Georgetown. To offset the substantial demolition including the original auditorium, the project of special merit approved by the Mayor's Agent also included restoration of the much-altered main entrance front to its historic appearance.

## Ward 3

### **Spring Valley Shopping Center, 4820-4866 Massachusetts Avenue NW**

The Board reviewed and approved two conceptual proposals for this 1930s shopping complex: the rehabilitation and expansion of a former gas station for a new restaurant, and the construction of a new two-story retail and office building that would also result in significant site improvements.

### **Tilden Hall Apartments, 3945 Connecticut Avenue NW**

The Board approved a plan to restore and expand this elegant Connecticut Avenue apartment building



SPRING VALLEY SHOPPING CENTER



1772 CHURCH STREET NW

# PROMOTING HIGH QUALITY REINVESTMENT

## Ward 4

### 6918 Willow and 6925 Maple Street NW

The Board gave final approval to a plan that would relocate and restore three historic bungalows, along with construction of two three-story apartment buildings in the Takoma Park Historic District.

### Emory United Methodist Church, 6100 Georgia Avenue NW

The Board recommended denial of a raze permit for this 1920s church. A subsequent conceptual plan to rehabilitate the historic church, construct new affordable housing on the perimeter of the site, and undertake archaeological investigation of the property was approved.

#### 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.*



6918 WILLOW AND 6925 MAPLE STREET NW



EMORY UNITED METHODIST CHURCH





## Ward 6

### **609 Maryland Avenue, NE**

The Board approved a conceptual plan for the conversion of this 19th century church to residential use, including the selective replacement of some stained glass panes with clear glass.

### **655 New York Avenue NW**

The Board approved a conceptual plan for construction of a 12-story office building, to include the relocation of two historic buildings and the restoration of eight buildings in the Mount Vernon Square Historic District.

### **Chapman Coal Company Stable and Garage, 57 N Street, NW**

The Board approved a conceptual proposal to convert this early 20th century commercial complex into housing.

### **Capitol Park Tower, 301 G Street SW**

After conducting several reviews, the Board approved a plan to construct a new nine-story residential tower on the grounds of this modernist landmark. The project will include restoration of the original gardens and outbuildings.

## Ward 8

### **2226-52 Martin Luther King Jr. Avenue and 1328 W Street SE**

Following approval of the project by the Mayor's Agent as one of special merit, allowing the relocation of two historic houses, the Board gave final approval for the design of a five-story residential and retail building.

### **2204-06 Martin Luther King Jr. Avenue SE**

The Board approved a concept for a residential and retail project in the Anacostia Historic District. The project will include an additional floor atop a historic building, and an adjacent three-story building on a vacant site.

### **1409 V Street SE**

After conducting several reviews and requesting revisions, the Board approved a concept for the expansion of an historic private school for a new charter school in the Anacostia Historic District



CHAPMAN COAL COMPANY STABLE AND GARAGE

# PROMOTING HIGH QUALITY REINVESTMENT

## Public Hearings by the Mayor's Agent

If the Historic Preservation Review Board 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 segments property from the site of a historic landmark. These hearings give the Mayor an opportunity to weigh the public interest in not just the historic preservation issues evaluated by HPRB, but also economic considerations and the city's other planning and community development goals.

During FY 2015, the Mayor's Agent held hearings on the following seven cases:

### McMillan Park Reservoir, 2940 North Capitol Street NW

The Mayor's Agent issued two decisions clearing the proposed multi-phase, mixed-use development as a project of special merit. One clearance was for the demolition of some water filtration cells, and the other was for subdivision of the lots underlying the reservoir.



MCMILLAN PARK RESERVOIR - PROPOSED



MCMILLAN PARK RESERVOIR - EXISTING

### 911 and 913 L Street NW

Demolition of a rowhouse at 913 L Street, and substantial demolition of another at 911 L Street was found to be acceptable within the context of a hotel and residential project.

### Bancroft Elementary School, 1755 Newton Street NW

Demolition of the original auditorium at Mount Pleasant's Bancroft Elementary School was cleared to improve the facilities and circulation through the building, furthering the interest of its educational role.

### 1770 Euclid Street NW

A subdivision to consolidate three lots at the First Church of Christ, Scientist in Adams Morgan was found necessary to construct the hotel project that the Historic Preservation Review Board had found compatible with the character of the landmark.

### 1901 4th Street NW

The Mayor's Agent affirmed an HPRB decision that found a proposed rooftop deck at 1901 4th NW incompatible with the character of the LeDroit Park Historic District.

### 1901-03 Martin Luther King Jr. Avenue SE

It was undisputed that a proposed raze of a contributing one-story commercial building in the Anacostia Historic District was incompatible, and as the applicant presented no accompanying project to necessitate demolition, the Mayor's Agent found the matter not ripe for further consideration.

#### 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.*



## 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.

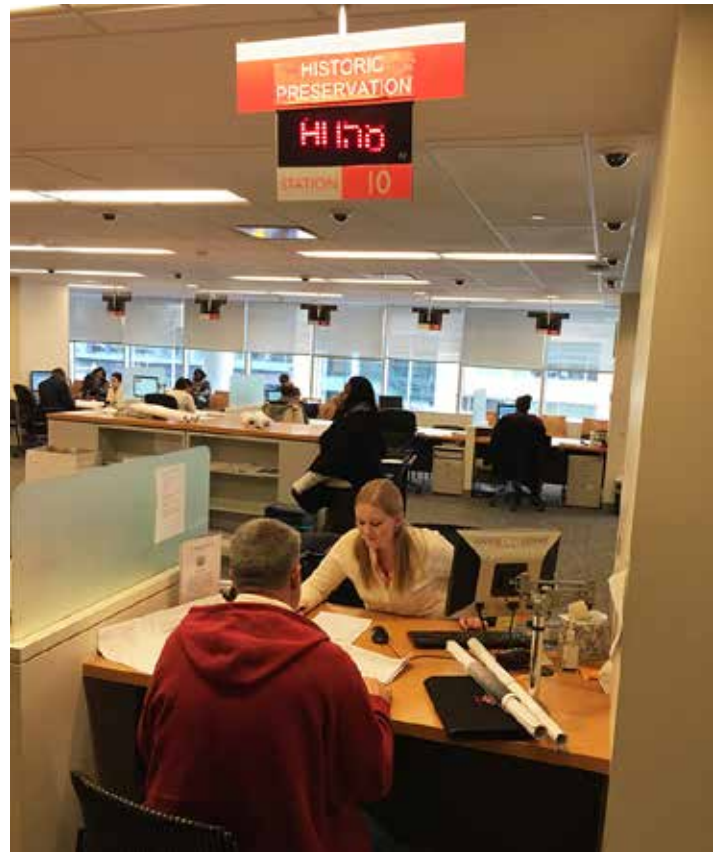
During FY 2015, HPO reviewed more than 5,100 permits and related applications. Of this total, 95% were reviewed on an expedited basis, typically with a turnaround time of a few minutes to a few days. Compared to FY 2014, this is a 3% increase in the number of permits reviewed.

PERMIT REVIEWS BY TYPE

Application Type	HPO	HPRB	Mayor's Agent
Alteration/Addition	2500	C: 162 A: 9	1
New Construction	47	C: 42 A: 2	0
Public Space	175	C: 0 A: 0	0
Demolition/Raze	187	C: 11 A: 9	4
Subdivision	264	C: 4 A: 1	2
Other *	2010	C: 0 A: 0	0
<b>TOTAL FY 2015</b>	<b>5183 (95%)</b>	<b>240</b>	<b>7</b>
FY 2014	5034 (95%)	240	6
FY 2013	4708 (96%)	203	1
FY 2012	4941 (96%)	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



HISTORIC PRESERVATION REVIEW AT DCRA

### 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.

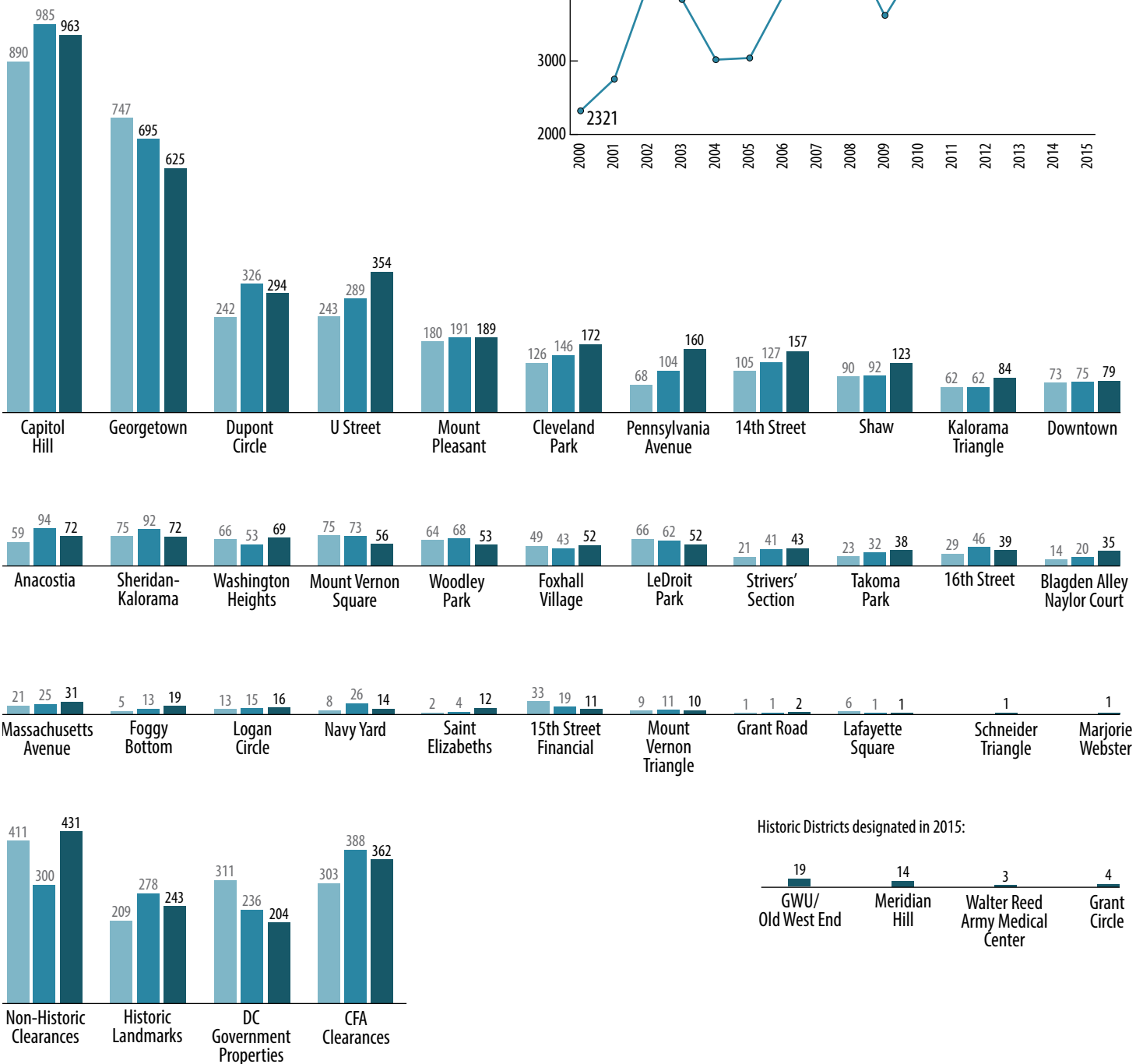
# PROMOTING HIGH QUALITY REINVESTMENT

## Building Permit Reviews

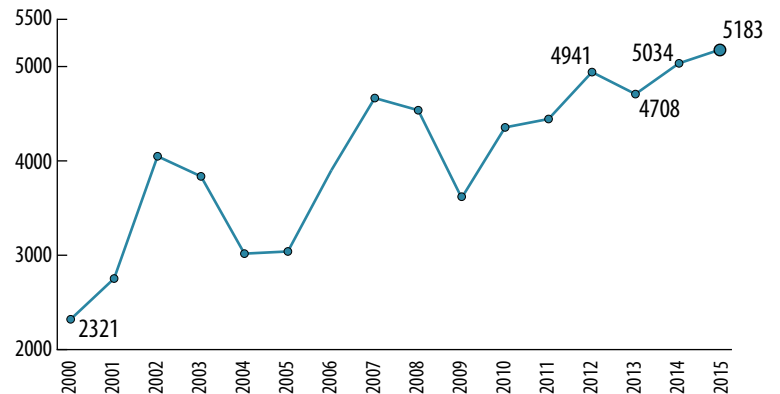
### Number of Permit Reviews per Historic District

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

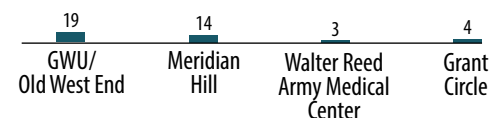
2013 2014 2015



### HPO and HPRB Permit and Conceptual Design Reviews



Historic Districts designated in 2015:







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 2015, the SHPO reviewed two applications for preliminary certification of proposed construction plans for two affordable housing projects. Three completed projects received final NPS certification for receipt of the credits.

The SHPO also recommended three properties as historic structures eligible to receive the federal preservation tax incentives.

PROPOSED CERTIFIED REHABILITATION PROJECTS

Preliminary Certification of Construction		
Vizcaya Apartments	1388 Tuckerman Street NW	\$ 1,581,213
Valencia Apartments	5922 13th Street NW	\$ 2,986,737

COMPLETED PROJECTS RECEIVING FINAL CERTIFICATION

Final Certification of Completed Construction		
Alden Apartments	2620 13th Street NW	\$ 4,200,104
Monsenor Romero Apartments	3145 Mount Pleasant St. NW	\$ 6,470,957
Boilermaker Shops	300 Tingey Street SE	\$ 15,142,937
Total FY 2015		\$ 25,813,998
Total FY 2014		\$ 24,302,000
Total FY 2013		\$ 36,553,000
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 reviewed by the SHPO and certified by the National Park Service. The value of the credit is critical to the economic feasibility of many preservation projects, and represents a federal subsidy of local development.



BOILERMAKER SHOPS, 300 TINGEY STREET SE

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 review by the SHPO and certification by the 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

The District's large supply of older and historic residential buildings constitutes an important renewable resource in a city striving to provide adequate housing for its working population. Increasingly, affordable housing providers are combining federal preservation tax credits with other incentive programs to upgrade these buildings to help meet the city's housing needs. Over the past ten years, such projects have become the major beneficiaries of the federal historic preservation credits in the District.

During FY 2015, 91 affordable housing units were under rehabilitation and 188 net new affordable units were created using the 20% federal preservation tax credit. Most of these buildings were designated as historic at the request of developers seeking to use the credits.

Since 2003, historic building renovations have leveraged more than \$43 million in federal support through the use of these credits.



THE MAYCROFT APARTMENTS

### AFFORDABLE HOUSING PROJECTS

FY Certified	Project	Location	Rehabilitated Affordable Units	Net New Affordable Units	Certified Costs (million \$)	Other Costs (million \$)	Federal 20% Subsidy (million \$)
Active	The Glade	Brightwood	18		3,700,000		
Active	Concord Apartments	Brightwood		79	7,730,000		
Active	The Vizcaya	Brightwood		16	1,581,000		
Active	The Valencia	Brightwood		31	2,987,000		
Active	Monseñor Romero Apts	Mount Pleasant		63	6,471,000	12,767,000	1,294,000
Active	The Maycroft	Columbia Heights	64	(1)	800,000		1,600,000
2015	The Warner Apartments	U Street	9		4,200,000	800,600	840,000
2014	MM Washington School	Mid North Capitol	0	78	18,500,000		3,700,000
2014	Whitelaw Hotel	U Street	35	0	3,280,000	5,802,000	656,000
2013	Dahlgreen Courts	Brookland	0	96	14,170,000	527,000	2,834,000
2013	Mayfair Mansions (Phase II)	Kenilworth	160	0	21,450,000	11,074,000	4,290,000
2012	Saint Dennis Apartments	Mount Pleasant	0	32	5,306,000	278,000	1,061,200
2011	Webster Gardens	Petworth	0	47	7,700,000	146,000	1,540,000
2011	Fort Stevens Apartments	Brightwood	0	62	8,800,000	236,000	1,760,000
2011	The Euclid	Adams Morgan	47	(12)	9,779,000		1,955,800
2011	The Sorrento	Adams Morgan	23	(8)	7,585,000		1,517,000
2010	Mayfair Mansions (Phase I)	Mayfair/Parkside	409	2	40,636,000	5,267,000	8,127,200
2009	The Cavalier	Columbia Heights	0	230	23,488,000	260,000	4,697,600
2009	Wardman Row	Fourteenth Street	124	0	9,723,000	15,317,000	1,944,600
2005	The Olympia	Columbia Heights	54	26	14,039,000	300,000	2,807,800
2004	Clifton Terrace	Columbia Heights	152	32	30,695,000	1,335,000	6,139,000
2004	Trinity Towers	Columbia Heights	122	0	9,427,000	130,000	1,885,400
2003	Meridian Manor	Columbia Heights	0	34	3,922,000	56,000	784,400
<b>Total</b>			<b>1,199</b>	<b>681</b>	<b>211,127,000</b>		<b>43,572,000</b>



# PROTECTING HISTORIC ASSETS

## Property Maintenance

The city's historic preservation program supports healthy communities by monitoring major property deterioration before it turns to blight. HPO works directly with ANC's and neighborhood groups to identify these situations, and to encourage property owners to comply voluntarily with the property maintenance standards in the building code.

HPO inspectors can also respond with enforcement action when necessary. For egregious cases of neglect, HPO joins in coordinated enforcement action with the Department of Consumer and Regulatory Affairs and the Board for the Condemnation of Insanitary Buildings.

A notable achievement in FY 2015 was the resolution of a long-standing case of neglect at 12th and Q Streets NW, near Logan Circle. HPO's enforcement efforts, pursued since 2009, ultimately led to the sale of the property to a new owner for rehabilitation as condominium apartments.



1527 12TH ST NW

1527 12TH ST NW

# PROTECTING HISTORIC ASSETS

## Inspections and Compliance

The Historic Preservation Office works directly with owners and contractors to encourage voluntary compliance with the preservation law and permit requirements. HPO also maintains an inspections and enforcement function in cooperation with the Department of Consumer and Regulatory Affairs. Owners who come into compliance after receipt of a violation notice avoid further enforcement action.

During FY 2015, HPO inspectors conducted 417 inspections and took 177 enforcement actions. This represents a 17% decrease in inspections and 15% decrease in enforcement actions compared with FY 2014.

When necessary, HPO inspectors can stop work and issue a notice of infraction and fine, which is typically \$2,000. The 118 tickets and stop work orders issued by HPO in FY 2015 resulted in a total of \$156,000 in fines. After suspension, reduction, or compounding of fines through adjudication by the Office of Administrative Hearings, the total fine amount for FY 2015 was reduced to \$104,170.

During FY 2015, HPO collected \$118,650 in fines and lien payments from the current and previous years. These funds were deposited into the Historic Landmark and District Protection (HLP) Fund.

## Demolition by Neglect

If serious building deterioration occurs when a property owner fails to maintain historic property, the Historic Preservation Office can pursue progressive enforcement measures through both administrative systems and the courts. Most cases can be resolved through violation notices and fines, or through additional action by the Board for the Condemnation of Insanitary Buildings, which includes an HPO representative. The classification of deteriorated property as blighted, and consequent increase in the property tax rate, is also a very effective tool for encouraging owners to make repairs.

When repeated efforts to obtain voluntary compliance fail, HPO and the Office of the Attorney General may pursue a court order to compel compliance under the demolition by neglect provisions of the preservation law. It was not necessary to use this action of last resort during FY 2015, nor was it necessary to draw from the Historic Landmark and District Protection (HLP) Fund to abate unsafe building conditions. HLP funds were allocated as permitted to other preservation program needs.



2245 14TH STREET NW - BEFORE



2245 14TH STREET NW - AFTER



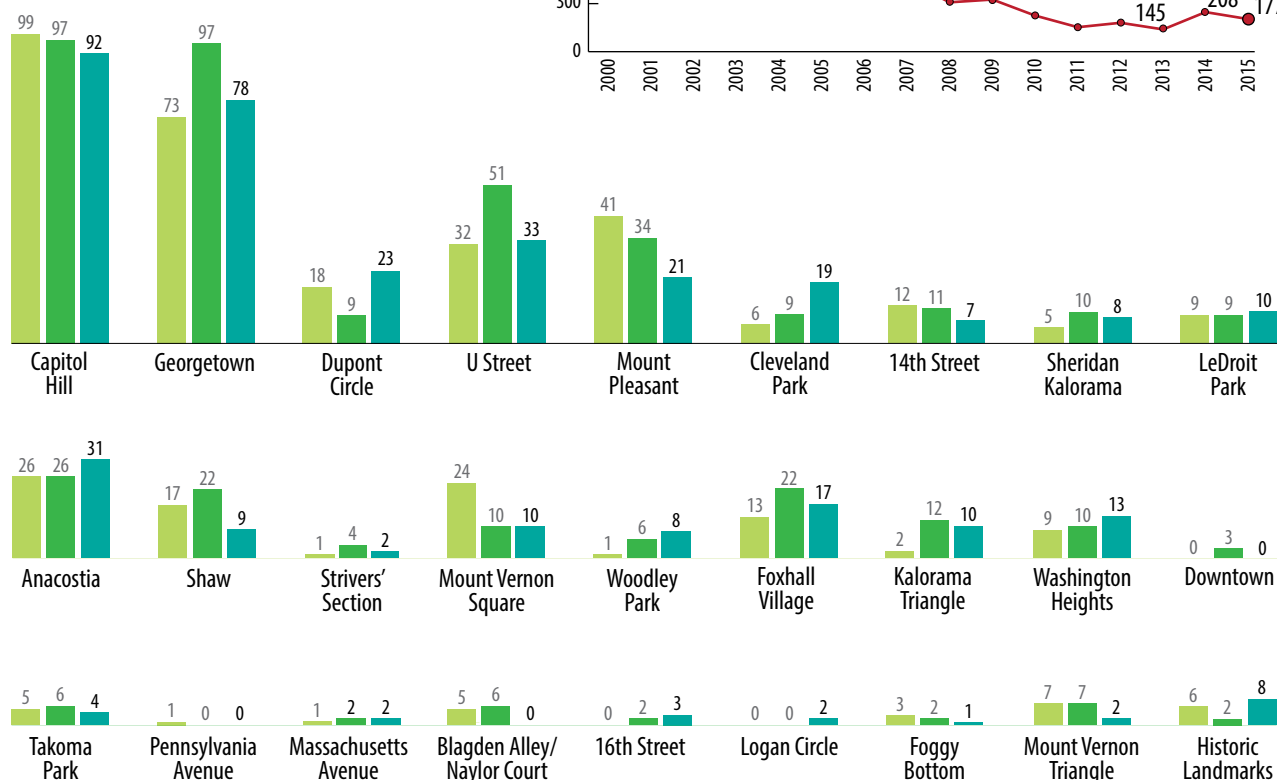


## Number of Inspections per Historic District

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

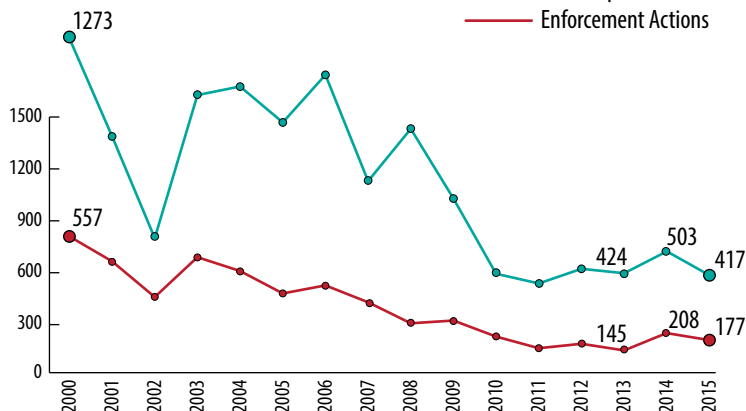
2013 2014 2015

Historic Districts not listed had no inspections in the last three years



## Number of Inspections and Enforcement Actions by Year

Total Inspections  
Enforcement Actions



## HISTORIC LANDMARK AND DISTRICT PROTECTION FUND

Beginning Balance (10/1/14)	Service	\$ 193,580
Revenues	Assessments and collections	140,734
Expense (to HPRB members)	Meeting stipends	- 21,285
Expense (to DC Office of Zoning)	Video broadcast of HPRB meetings	- 18,790
Expense (to archaeology assistant)	Archaeological services	- 45,300
Expense (to Mayor's Agent Hearing Officer)	Mayor's Agent Hearing Officer services	- 5,000
Ending Balance (9/30/15)		\$ 243,939

# RECOGNIZING EXCELLENCE

## Historic Preservation Awards

The SHPO and partner DC Preservation League staged the 12th annual District of Columbia Awards for Historic Preservation on May 6, 2015. The event at the DAR Constitution Hall drew an audience of more than 500 participants and recipients of the 13 awards. In total, 43 certificates were presented to individuals, businesses, and organizations for exemplary work and commitment to historic preservation in the following categories:

### Individual Lifetime Achievement Award

**Sally Lichtenstein Berk**

### Historic Preservation Review Board Chairman's Award

**R.I.S.E. Demonstration Center**

Saint Elizabeths East, DC Office of the Deputy Mayor  
for Planning and Economic Development  
Cunningham | Quill Architects  
DC Department of General Services  
GCS, Inc.

### State Historic Preservation Officer's Award

**The L'Enfant Trust Historic Properties Redevelopment Program**

Board of Trustees: Carol B. Goldman, President;  
Stephen P. Goldman, Trustee Emeritus;  
Charles F. Auster, Trustee Emeritus; Lane H. Potkin,  
Chairman; Gregory Y. Lubar, Mary Carolyn  
Brown, Jennifer Fowler, AIA, Preuit H. Rauser,  
Lauren Oswalt McHale, Executive Director

### Archaeology and Education

**Mr. Charles H. LeeDecker**

### Volunteerism and Community Involvement

**Thomas W. Bowser**

### Stewardship

**Belmont Mansion-Eastern Star International Headquarters**

The General Grand Chapter of the Order of the  
Eastern Star  
Wagner Roofing  
Collins Elevator Service, Inc.  
Paul Dolinsky



DAVID MALONEY, SALLY BERK, GRETCHEN PFAEHLER, JOHN SANDOR



L'ENFANT TRUST HISTORIC PROPERTIES REDEVELOPMENT PROGRAM



BOB SONDERMAN, CHARLES H. LEEDECKER, DR. RUTH TROCOLLI



## Design and Construction Awards

### Near Northeast Library

District of Columbia Public Library  
BELL Architects  
Vines Architecture, Inc.  
Whiting-Turner Contracting Company

### Clara Barton Apartment and Missing Soldiers Office

U.S. General Services Administration  
National Museum of Civil War Medicine  
OLBN, Inc.  
Mills + Schnoering Architects, LLC  
Andrea G. Mones, AIC – Building Knowledge  
EverGreene Architectural Arts  
Oak Grove Restoration Company  
Daniel W. Mattausch, American Gaslight Gallery/  
Upton Studios

### House of Lebanon/Margaret Murray Washington School

Mission First Housing Group  
UrbanMatters Development Partners  
Mount Lebanon Community DC  
Cunningham | Quill Architects  
EHT Traceries  
Hamel Builders, Inc.

### Mekane Hiwot Medhane Alem Ethiopian Orthodox Tewahedo Church/Old Engine Company 26 (Langdon Firehouse)

Mekane Hiwot Medhane Alem Ethiopian Orthodox  
Tewahedo Church  
Benyam Zerihun, Designer  
4A Contracting Services LLC

### Nash Residence

Carl E. Nash and Undine A. Nash  
Nelson Architects  
Asset Construction Services

### The George Washington University Museum/The Textile Museum

The George Washington University  
The Textile Museum  
Hartman-Cox Architects  
Tishman Construction – An AECOM Company

## Education

### A Grand Avenue Revival: Massachusetts Avenue Landscape History and Design Guide

Restore Mass Avenue  
Cutting Edge Design  
Gill Fishman Associates



NEAR NORTHEAST LIBRARY



MEKANE HIWOT MEDHANE CHURCH



HOUSE OF LEBANON/MARGARET MURRAY WASHINGTON SCHOOL



THE GEORGE WASHINGTON UNIVERSITY MUSEUM/THE TEXTILE MUSEUM

# RECOGNIZING EXCELLENCE



## HISTORIC PRESERVATION REVIEW BOARD

**Gretchen Pfahler**, Architectural Historian, Chair

**Rauzia Ally**, Architect

**Andrew Aurbach**, Historian

**Graham Davidson**, Architect

**Nancy Metzger**, Public Member

**Joseph E. Taylor**, Architect

**Charles Wilson**, Public Member



## OFFICE OF PLANNING

**Eric D. Shaw**, Director

**Jennifer Steingasser**, Deputy Director for  
Development Review and Historic Preservation



## HISTORIC PRESERVATION OFFICE

**David Maloney**, State Historic Preservation Officer

**Stephen Callcott**, Deputy Preservation Officer

**Anne Brockett**, Architectural Historian

**Toni Cherry**, Senior Enforcement Officer

**Joyetta Delaney**, Administrative Assistant

**Timothy Dennée**, Architectural Historian

**Kim Elliott**, Architect

**Patsy Fletcher**, Community Outreach Coordinator

**Keith Lambert**, Enforcement Officer

**C. Andrew Lewis**, Senior Preservation Specialist

**J. Brendan Meyer**, Preservation Specialist

**Frances McMillen**, Preservation Specialist

**Chardé Reid**, Archaeology Assistant

**Ruth Trocolli**, Archaeologist

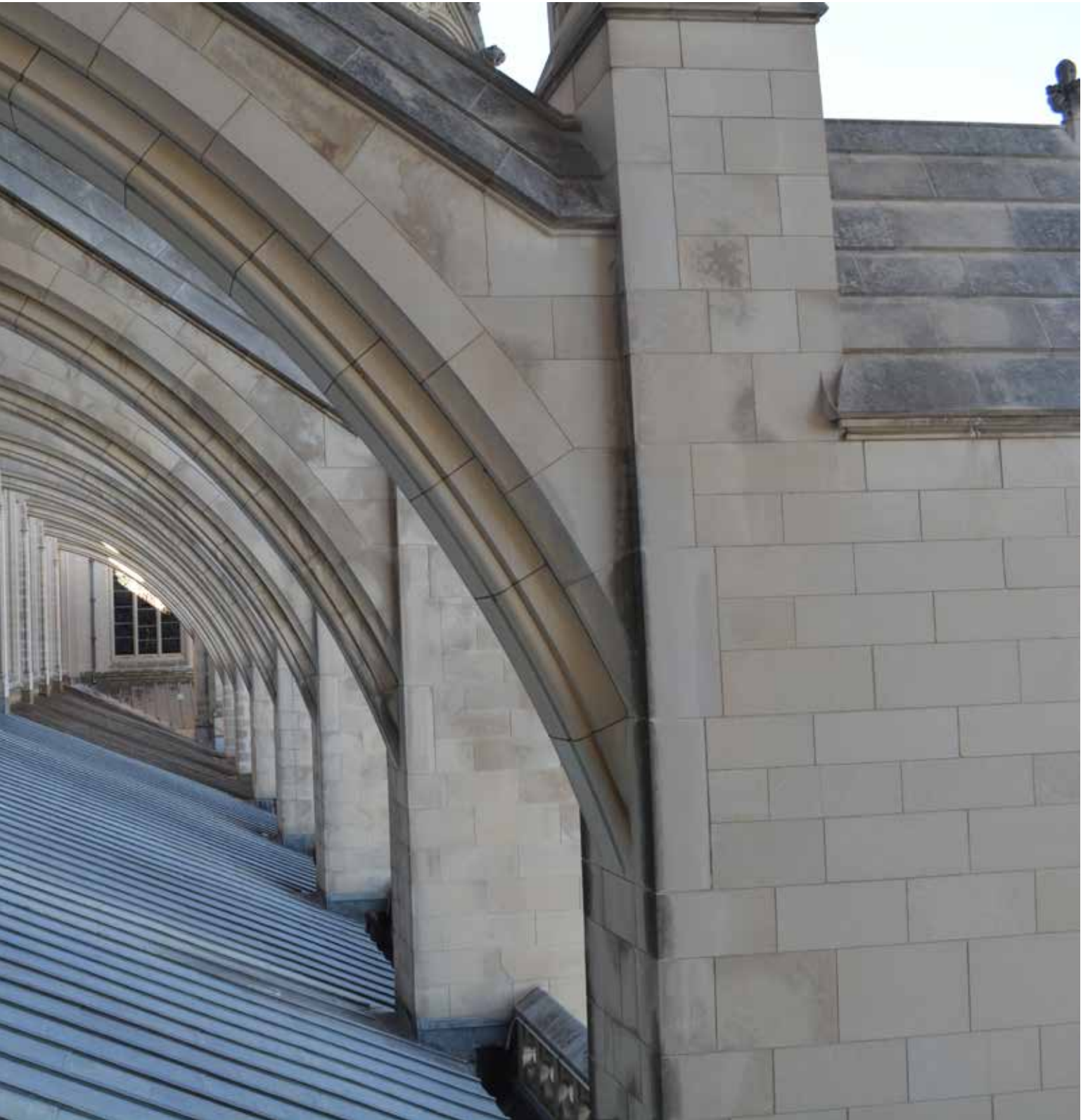
**Sarah VanLandingham**, Preservation Specialist

**Kim Prothro Williams**, Architectural Historian

**Bruce Yarnall**, Operations and Grants Manager







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

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



District of Columbia  
Office of Planning



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

