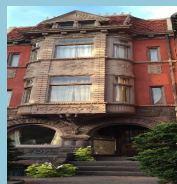
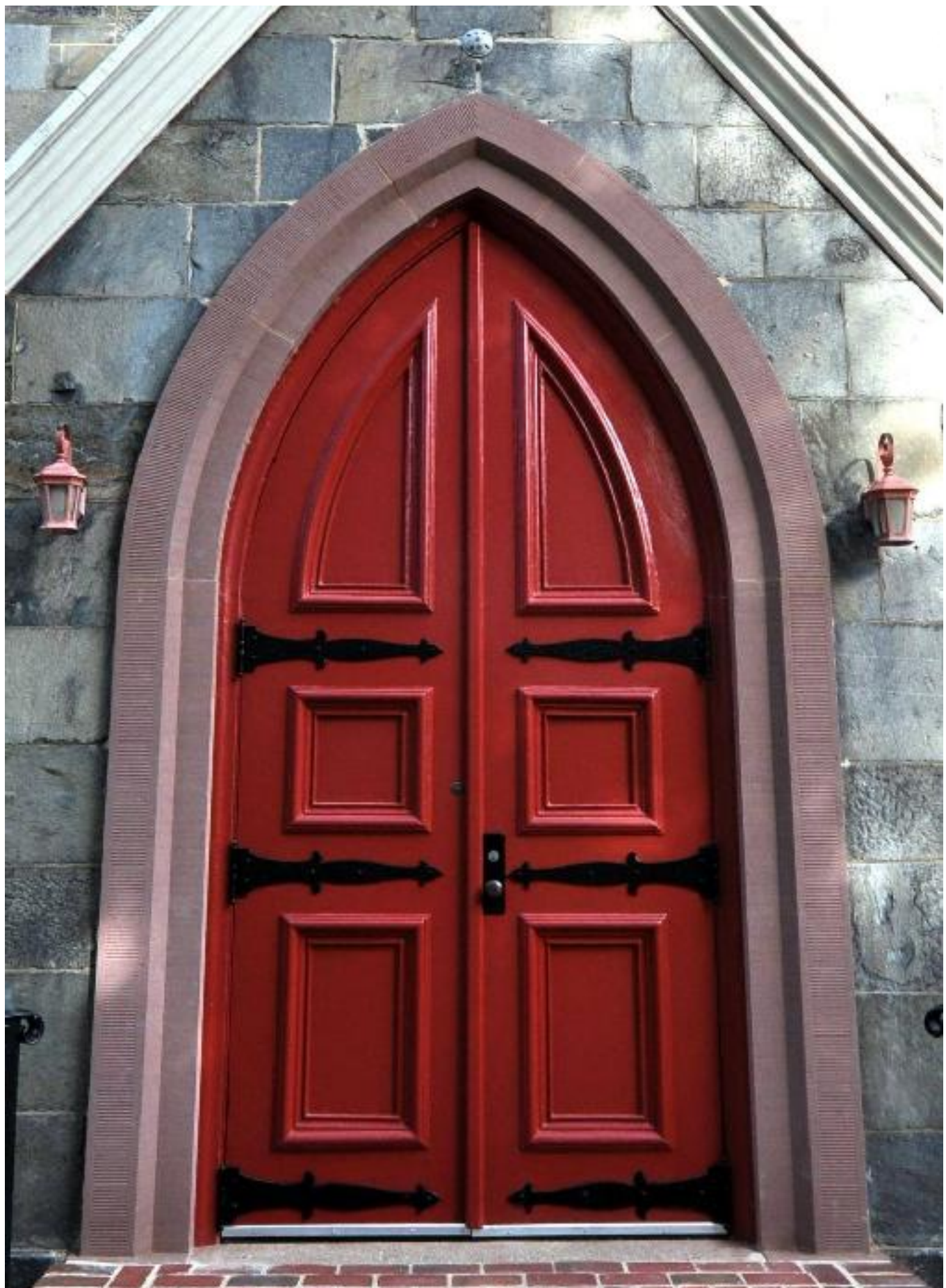




2016 ANNUAL REPORT

HISTORIC PRESERVATION OFFICE
DC OFFICE OF PLANNING





FRONT AND BACK COVERS: DUPONT CIRCLE ROWHOUSE, GLENWOOD CEMETERY, CONTROL POINT VIRGINIA TOWER, TOUTORSKY HOUSE AND STABLE
THIS PAGE: GRACE EPISCOPAL CHURCH, RESTORED FRONT DOORS

HIGHLIGHTING A YEAR OF ACCOMPLISHMENTS

The Historic Preservation Office in the District of Columbia Office of Planning is pleased to report on the progress of the District's preservation program during Fiscal Year 2016. Highlights of the year's accomplishments include:

Supporting Communities

- Made significant progress in the final year of *Enriching Our Heritage*, the 2016 District of Columbia Historic Preservation Plan, and began preparing the 2020 Plan (see page 1)
- Completed Heritage Guides for Wards 1 and 6, the fifth and sixth in a series of guides for each ward (see page 1)
- Partnered with the Humanities DC to complete nine projects that engaged residents in telling their own community stories (see page 2)
- 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 3)
- Maintained partnership arrangements with DC non-profit organizations to provide community preservation and outreach services (see pages 2 and 4)
- Expended \$118,000 in federal funds on professional service contracts for archaeology and outreach, and \$278,000 in federal and district funds for information technology and historical data mapping services (see page 4)
- Involved hundreds of District residents through community outreach and education programs (see pages 2 and 5)
- Expanded the District's archaeological program through internships and educational outreach (see pages 5 and 7)

Recognizing Our Heritage

- Created *HistoryQuest DC*, an interactive website map of the District providing building-by-building historical information (see page 9)
- Provided support to residents of Bloomingdale, Eckington, and other neighborhoods considering whether to seek historic district designation (see page 9)
- Designated 21 historic landmarks, expanded an existing historic district, and created new 2 historic district, further protecting the cultural heritage of the District of Columbia (see page 10)
- Listed 82 DC buildings, sites, structures, and objects in the National Register of Historic Places (see page 17)

Encouraging Good Stewardship

- Reviewed 349 District agency projects, including public school modernizations, recreation center improvements, solar panel installations, and green infrastructure projects (see page 19)
- Evaluated and concurred in 6 government agency determinations of National Register eligibility for properties under their authority (see page 21)
- Helped guide preservation and planning goals for the FBI Building site, Smithsonian Quadrangle, and other federal properties, completing 376 project reviews (see page 23)

Promoting High Quality Reinvestment

- Promoted superior architecture through public design review of renovation and new construction in the city's historic neighborhoods (see page 25)
- Reviewed 5,360 permit and related applications for compatibility with historic properties, processing 97% as an expedited "over-the-counter" service (see page 31)
- Supported developers obtaining the federal preservation tax credit for two projects representing a \$17.3 million reinvestment in local historic buildings (see page 33)
- Promoted affordable housing through federal tax credits for 8 current rehabilitation projects totaling 319 units (see page 34)

Protecting Historic Assets

- Resolved several long-standing cases of failure to maintain historic property (see page 35)
- Addressed unauthorized work on historic buildings through more than 300 construction inspections and 146 enforcement actions resulting in more than \$130,000 in fines (see page 37)

Recognizing Excellence

- Honored distinguished individuals and projects with the District of Columbia Awards for Excellence in Historic Preservation (see page 39)

DC Historic Preservation Law and Programs

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

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

Historic Preservation Review Board (HPRB)

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

Historic Preservation Office (HPO)

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

Mayor's Agent

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

Among its provisions, the Historic Landmark and Historic District Protection Act of 1978 provides for an annual report to the Council of the District of Columbia on the implementation of the city's preservation law. This 2016 Annual Report includes that required data, as well as information on other achievements of the District's historic preservation program from October 1, 2015 to September 30, 2016.

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



RESTORED WPA MURAL AT ROOSEVELT SENIOR HIGH SCHOOL

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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 for the District's preservation programs, and for complementary activities of institutional and community partners in preservation. The plan sets forth 13 preservation goals with measurable milestones.

The plan identifies targeted actions for each year through 2016, and it will serve as the framework for preparing a new preservation plan effective through 2020. The goals and objectives are grouped under these general themes:

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

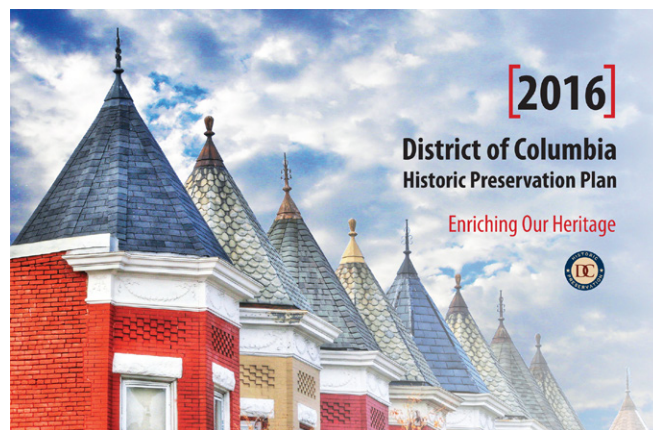
Preparation of the 2020 Plan began with Mayor Bowser's *Preservation and Planning for Progress* community event at the Howard Theater on March 1, 2016. More than 400 attendees were on hand for panel discussions about successful approaches to preservation at a time when the District's rapid growth is presenting new opportunities and challenges. The HPO launched a community survey on views about preservation at the event, and continued to collect responses from audiences at other public events throughout the year.

Of the targeted actions in the 2016 Plan, more than half were completed by the end of 2016, and more than 2/3 were fully or partially completed by the end of 2016. Actions that were not completed will be considered for inclusion in the 2020 Plan.

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.

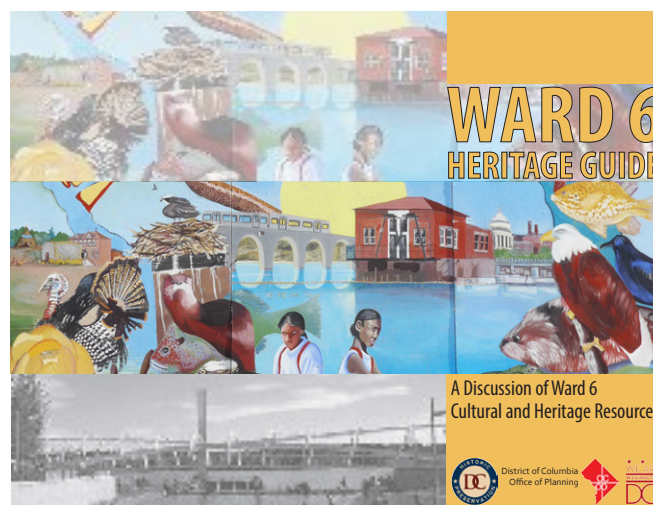
In FY 2016, HPO completed Heritage Guides for Wards 1 and 6. These will join the guides for Wards 4, 5, 7, and 8, already posted on the HPO website.



2016 HISTORIC PRESERVATION PLAN



PRESERVATION AND PLANNING FOR PROGRESS AT THE HOWARD THEATER



WARD 6 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. 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 expand the realm 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 in the DC Digital Museum on the Humanities DC website.

The following nine projects were completed in FY 2016:



COMMUNITY HERITAGE SHOWCASE - MEET ME AT THE Y

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
7	Benning Park Intergenerational Oral History Project	Anacostia Gracious Arts Program	\$ 2,500
8	From Then to Now: How FDMHA Has Preserved the Legacy of Frederick Douglass	Frederick Douglass Memorial and Historical Association	\$ 2,500
4,7,8	Mapping New Latino Neighborhoods in Washington, DC with Historical Perspective	Hola Cultura	\$ 2,500
2,6	Interactive eLearning Historical Program - Shaw Neighborhood	OF/ON	\$ 2,500
All	Meet Me at the Y	Phyllis Wheatley YWCA, Inc	\$ 2,500
All	Digitization of the Pat Gertshen Collection	Rainbow History Project	\$ 2,500
5	Doing the Nae Nae at Langston Terrace - Teens, Community and Culture	Uniting Our Youth	\$ 2,500
All	Painted City: A Documentary Film About DC's Historic Murals	Women in Film and Video (*funded by DC Office of Cable Television, Film, Music and Entertainment)	(\$ 5,500*)
Total			\$ 20,000

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 2016, HPO worked with 32 homeowners seeking grant awards for home repairs (17 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 14 active grants, resulting in a total expenditure of \$230,191. Three awarded projects failed to reach construction.



410 10TH STREET NE, BEFORE

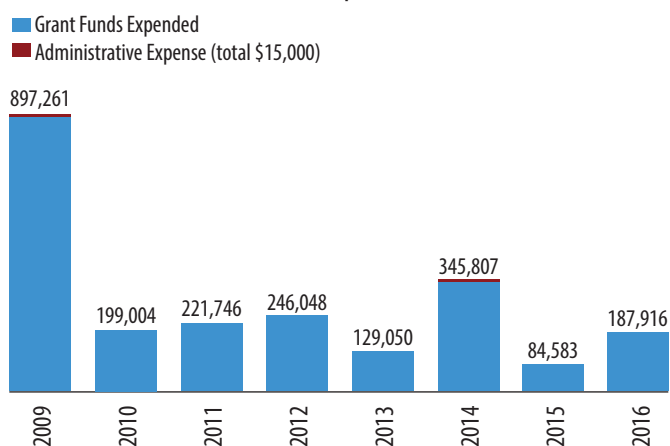


410 10TH STREET NE, AFTER

ACTIVE HISTORIC HOMEOWNER GRANTS FY 2016

Historic District	Address
Anacostia	1926 15th Street SE 2108 16th Street SE 2249 Mount View Place SE
Capitol Hill	125 6th Street NE 514 8th Street NE 408 10th Street NE 604 Independence Ave SE 640 North Carolina Ave SE
LeDroit Park	1944 2nd Street NW 309 U Street NW 533 U Street NW
Shaw	1548 8th Street NW 940 P Street NW
Strivers' Section	1733 U Street NW

Total Homeowner Grant Dollars Expended



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

Preservation Partnerships

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 2016, HPO pursued the following projects through partnerships and contracted services:

COOPERATIVE AGREEMENTS

Project	Grantee	Amount
Community Heritage Grants, Education Workshops, and DC Digital Museum	Humanities Council of Washington DC	\$ 49,500
Video Documentaries	Historical Society of Washington, DC	\$ 15,000
Mayor's Agent Database Maintenance	Georgetown University Law Center	\$ 2,500
Total FY 2016		\$67,000

COMMUNITY GRANTS AND COMPETITIVE CONTRACTS

Project	Grantee or Contractor	Amount
Building Documentation and GIS Recordation (Phase III, IV)	Johnson, Mirmiran and Thompson	\$278,063
Community Outreach Services	THREAD	\$ 70,000
Archaeological Data Management and Project Assistance	Chardé Reid	\$ 48,000
Archaeology Day Expenses	Frager's Hardware	\$ 553
	Total FY 2016	\$396,616



BILLY STEWART AND VAN MCCOY: DC'S UNSUNG NATIVE SONS, AT THE COMMUNITY HERITAGE SHOWCASE



ARCHAEOLOGY INVESTIGATION AT THE SHOTGUN HOUSE SITE

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 2016, 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.

Some highlights of HPO and HPRB outreach and education efforts undertaken during FY 2016 include:

- Sponsored or made presentations at 34 community events with more than 2,300 attendees
- Gave seven presentations and guided tours at the National Trust for Historic Preservation's conference in Washington
- Gave orientation sessions on the basics of preservation at the DC Preservation League's annual Realtors Conference, and at the House History workshops sponsored by Humanities DC and the Historical Society of Washington DC
- Participated in the annual Anacostia River Festival, Earth Day, Day of Archaeology, Camp Barker Living History Program, and presented papers at regional and national archaeological conferences
- Continued the Yarrow Mamout archaeology project in Georgetown, and began a similar project at the Shotgun House on Capitol Hill which began in September of 2016.



ANACOSTIA RIVER FESTIVAL 2016



SHAW PUBLIC OUTREACH DAY 2016



ARCHAEOLOGY TABLE AT THE NATIONAL GUARD BUREAU'S EARTH DAY CELEBRATION 2016



DAY OF ARCHAEOLOGY 2016

SUPPORTING COMMUNITIES

Archaeology Programs

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

Archaeological Surveys

Archaeological surveys are the primary tool for identifying potential resource sites. This year, archaeologists surveyed several of the District's school grounds, playgrounds, and recreation centers prior to renovations or new construction, which resulted in identification of new archaeological sites. Major projects during FY 2016 included:

Shotgun House

The Shotgun House site at 1229 E Street SE, in the Capitol Hill Historic District, provided a unique opportunity to document the unwritten history of working class immigrants in 19th century Washington. The vernacular frame house at the site was built by German immigrants in about 1850. It was one of the city's very rare examples of a simple elongated house form that became known in folklore as a "shotgun" because its series of rooms with aligned doors would allow a gunshot to pass unimpeded through the house from front to back.

Led by the city archaeologist and involving several dozen community volunteers, this project was made possible by the generous cooperation of the property owner, who allowed DC HPO archaeologists to conduct a pro bono investigation of the lot before construction of an approved development project. Over the course of the project, hands-on learning, site tours, fence talks, and posts in local news media and on Facebook have kept the public informed about the project and involved in local history.

11th and K Streets, NW

Three phases of testing before construction of a new hotel located intact features related to historic rowhouses and an alley dwelling. The features and artifacts related to the alley dwelling offer a view of life for inhabitants who were often poor and underrepresented in the historical record. A public booklet will be published detailing the site history and archaeological findings, which include a now-conserved political pin from the 1860 Bell-Everett presidential campaign, one of the tickets running against Abraham Lincoln.

Joint Base Anacostia-Bolling

Archaeologists completed a planning study of the joint base, identifying two new archaeological sites, dating from the late-19th and early 20th century, and including a prehistoric component. The study will aid in successful cultural resource management.



TAKING MEASUREMENTS AT THE SHOTGUN HOUSE



SCREENING AT THE SHOTGUN HOUSE



POPLAR POINT, PHASE III ARCHAEOLOGY

Poplar Point

This Phase III data recovery conducted for DC Water occurred more than 25 feet below the current ground surface, where Native Americans camped repeatedly to fish in the nearby rivers. Many thousands of artifacts were recovered from this deeply-buried site.

Tregaron Mapping Survey

HPO archaeologists, Office of Planning staff, and interns collaborated with the Tregaron Conservancy to conduct a systematic reconnaissance survey of the pond valley at the historic Tregaron estate in Cleveland Park. The estate is defined by its Georgian Revival House, set among gardens and woodland designed by noted landscape architect Ellen Biddle Shipman. Over the course of several days, the team located and mapped historic landscape features and paths in order to help preserve the historic character of the landscape.

Collections Management

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

HPO engaged a Capital City Fellow to carry out a full inventory of its archaeological collections and develop an action plan for creating a long-term curation facility. Thanks to a new partnership arrangement, the Martin Luther King Jr Library was identified as the location for this facility. The renovated library will house artifact collections according to federal curation standards, and offer space for exhibits. When the library reopens, the public will be able to view artifacts and gain access to the collections, enhancing the library's educational programs and materials on local history.



TREGARON MAPPING SURVEY

RECOGNIZING OUR HERITAGE

Survey and Documentation

The District is fortunate to have a large inventory of protected historic landmarks and districts, which make the city's history and cultural heritage a part of everyday life. Most properties in this inventory are first identified and evaluated through historic resource surveys and scholarly research. The District's Historic Preservation Plan establishes priorities to guide these documentation efforts. When funding is available, HPO offers grants to help private entities pursue research, and it undertakes some survey projects in-house or with contracted assistance.

In FY 2016, HPO focused its survey and documentation program on key research tools and neighborhood projects, including:

HistoryQuest DC

After several years of research, *HistoryQuest DC* was brought on-line. This GIS mapping application gives the public ready access to comprehensive historic data on the city's buildings. It is also a quick and easy way to check what properties are historic landmarks and contributing or non-contributing buildings in historic districts. Various data categories can be queried, and maps made to illustrate planning issues and historical trends.

Neighborhoods and Historic Districts

HPO continued to provide support to civic and citizen's associations considering whether to undertake the work needed to seek historic district designation for their neighborhoods. HPO staff provided technical support and attended at least 15 community meetings attended by more than 500 residents, in the Bloomingdale, Eckington, Burleith, Kingman Park, and Hill East neighborhoods.

Architects' Houses Survey

HPO began an architectural survey identifying architects' own houses from the 19th century to the present. The survey only includes those houses designed by an architect as his or her residence. This phase of the survey includes only extant dwellings, but may be expanded to include demolished houses.



ROWHOUSES IN BLOOMINGDALE



FIREPLACE MANTEL SCULPTURE OF ARCHITECT FREDERICK KRAMER HOLDING A MODEL OF HIS OWN HOUSE, 3128 WESTOVER DRIVE SE



HISTORY QUEST DC - CAPITOL HILL INQUIRY

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 and made available for public review and comment before HPRB takes testimony and makes a decision at an open public meeting.

In FY 2016, HPRB designated 21 new historic landmarks for inclusion in the DC Inventory of Historic Sites. The Board also expanded the boundaries of the Financial Historic District and designated a new historic district, the former Mount Vernon Seminary campus at Ward Circle. The newly designated properties are listed below by ward.

Ward 1

Kelsey Temple Church of God in Christ

1435-1437 Park Road, NW

Completed in 1922, the temple-fronted edifice is important architecturally and as the home of two notable congregations. Built for the Columbia Heights Christian Church, that congregation moved 35 years later, as the racial composition of Columbia Heights changed in the years after public school desegregation. In 1958, the church became the home of the Kelsey Temple Church of God in Christ, which had been forced out of Southwest during urban renewal. During the Civil Rights era, and especially in the years following the assassination of Martin Luther King Jr, Kelsey Temple played a pivotal role in the city, operating programs that catered to a community in need during a time of racial, social and economic strife. Nominated by D.C. Preservation League and designated April 28, 2016

Kalorama Park and Archaeological Site

1875 Columbia Road, NW

The Kalorama Park and Archaeological Site designation amended an earlier designation of the Kalorama Park Archaeological Site. Listed in the DC Inventory in 2010 based upon archaeological investigations, the site is primarily significant for revealing evidence of the John Little plantation and the enslaved individuals who lived on that farm. This amendment expanded the property's significance to include the evolution of the former farm to a public park, resulting in a period of significance from 1836 to 1942.

Nominated by the Kalorama Citizens Association and designated November 19, 2015; see photo page 18

HISTORIC LANDMARK DESIGNATIONS

Applications		Approved			Denied		
FY	#	#	Owner-Opposed		#	Owner-Opposed	
2016	21	21	0	0 %	0	0	-
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 %
TOTAL	213	169	8	5 %	18	14	78 %



KELSEY TEMPLE CHURCH OF GOD IN CHRIST

RECOGNIZING OUR HERITAGE

Ward 2

Financial Historic District

The new Financial Historic District expands the Fifteenth Street Financial Historic District designated in 1984. The expansion better reflects the evolution of the city's financial sector from the 19th century to the mid-20th century by adding seventeen buildings associated with the city's financial and real estate industries.

Nominated by the D.C. Preservation League and designated July 28, 2016

Davidson Building

927 15th Street, NW

The twelve-story Davidson Building was built on the east side of McPherson Square in 1917, under the direction of architect B. Stanley Simmons. It was commissioned as the offices of the real estate firm Davidson & Davidson, who planned to lease other floors to the recently formed Federal Trade Commission. At the time, the expansion of federal agencies outstripped the supply of government buildings. Like the B.F. Saul Building, the Davidson Building illustrates the transformation of McPherson Square from a Victorian-era residential neighborhood to an early 20th-century business district.

Nominated by the D.C. Preservation League and designated July 28, 2016

B.F. Saul Building

925 15th Street, NW

This limestone-clad, Classical Revival-style financial and office building from 1924 was designed by notable local architect George N. Ray for the B.F. Saul Company, a major real estate firm that was established in Washington in 1892 and remains in operation. It housed the company's mortgage banking business. This is one of a collection of early 20th-century office buildings that illustrates the growth of the financial district from the vicinity of the Treasury north into the formerly residential McPherson Square.

Nominated by the D.C. Preservation League and designated July 28, 2016

Denrike Building

1010 Vermont Avenue, NW

Completed in 1926, the Denrike Building is an eleven-story office building designed by notable local architect Appleton P. Clark, Jr. and executed in a Tudor Gothic Revival style that is rare for commercial buildings in the District. The Denrike is another of the collection of 1920s office buildings that surround McPherson Square.

Nominated by the D.C. Preservation League and designated June 23, 2016



DAVIDSON BUILDING



B.F. SAUL BUILDING



DENRIKE BUILDING DETAIL



Southern Railway Building

1500 K Street, NW

This massive 1928-29 structure by noted architect Waddy Butler Wood was built as the executive headquarters for the Southern Railway Company at a time when it was a conglomerate of more than 125 merged southern railroads. The railway located its headquarters in Washington when founded in 1894, but these were its first purpose-built offices.

Nominated by the D.C. Preservation League and designated February 25, 2016

Federal Home Loan Bank Board

1700 G Street, NW

The Federal Home Loan Bank Board built an expanded headquarters in 1974, to the plans of the prominent New York architecture firm of Max O. Urbahn. Urbahn's Modern design blends the rational grid of the International Style with the plasticity and honest unity of structure and skin exhibited in Brutalist architecture. Created during the Depression to extend credit to farms, homeowners and small businesses through the nation's savings and loans associations, FHLBB continued operation until 1989.

Nominated by the Consumer Financial Protection Bureau and designated June 23, 2016



SOUTHERN RAILWAY BUILDING



FEDERAL HOME LOAN BANK BOARD

Ward 3

Mount Vernon Seminary for Girls

3801 Nebraska Avenue, NW

This 39-acre property was an educational campus for Mount Vernon Seminary, the first non-sectarian female boarding school in Washington. It served that purpose from 1916 until 1943, when occupied by the U.S. Naval Communications Annex. Here, Navy cryptanalysis of coded German U-boat messages helped turn the tide of the North Atlantic sea campaign during World War II.

Nominated by the U.S. General Services Administration and designated May 26, 2016

Palisades Playground

5200 Sherier Place, NW

The playground, established in 1922, was designated for the archaeologically documented evidence of prehistoric Indian occupation over thousands of years, and for its significance as a 1930s park design, produced by the National Park Service with funding from the Public Works Administration. Its Colonial Revival fieldhouse, opened in 1936, is one of few examples from that era.

Nominated by Historic Washington Architecture and designated April 28, 2016



MOUNT VERNON SEMINARY FOR GIRLS



PALISADES PLAYGROUND

RECOGNIZING OUR HERITAGE

Ward 4

Jost-Kuhn House

1354 Madison Street, NW

This two-story brick farmhouse was constructed in 1859 on a 24-acre tract in the rural Brightwood area and served two successive farm families. With a cube-like massing, the dwelling is an Italianate-style country villa built before the Civil War, a rare surviving example of the farm and country houses that once dotted the District's landscape. Unlike many others, it remains on its original spot.

Nominated by the property owner and designated January 28, 2016

Chilchester Arms Apartments (Vizcaya Apartments)

1388 Tuckerman Street, NW

5922 13th Street, NW (Valencia Apartments)

Park Vista and Pine Manor (Concord Apartments)

5807-5825 14th Street, NW

These four low-rise buildings in Brightwood, built in 1936, 1937, and 1938-39 respectively, are representative of the modest apartment buildings constructed to address the city's explosive population growth during the Depression. The city's population expanded by 176,000, or more than one-third, between 1930 and 1940. Modest, efficient, and affordable apartment buildings like these were intended mainly to serve a growing federal workforce. Their concentration in Brightwood is representative of the neighborhood's evolution from rural to urban following the extension of transit lines and the adoption of a new zoning ordinance.

Nominated by the property owners and designated July 28 and September 22, 2016



JOST-KUHN HOUSE



CHILCHESTER ARMS APARTMENTS



CONCORD APARTMENTS

Ward 5

Glenwood Cemetery

2219 Lincoln Road, NE

Chartered by Congress in 1852, Glenwood Cemetery was the first for-profit cemetery in the District, and a very early example in the United States. This business model, initially disdained as disrespectful to the deceased, was adopted by most cemeteries of the late nineteenth century and through the present. Glenwood was laid out by engineer Georges de la Roche, whose landscaping and curving roads frame the cemetery's diverse collection of grave markers, statuary, mausolea, and other memorials.

Nominated by the property owner and designated April 28, 2016

U.S. Post Office Department Mail Equipment Shops

2135 5th Street, NE

This warehouse-type building was erected in 1918 by the Post Office Department in order to centralize the manufacture and repair of mail sacks, locks, boxes and other equipment for the entire US postal system. By the 1930s, the building housed 500 employees who produced millions of mail sacks and hundreds of thousands of locks each year, designed and patented various pieces of equipment, and annually cleaned and repaired as many as five million mail sacks. The equipment shop was the only major location for mail equipment repairs through 1954, and remained the sole manufacturer of mailbags, locks, individual mail boxes, and keys until 2002. These seemingly mundane functions enabled the delivery of the nation's mail for nearly a century. The building is also one of the first large reinforced-concrete column-and-slab buildings in Washington, brought about by the federal government's early interest in such fireproof facilities.

Nominated by the property owner and designated May 26, 2016

Brookland Bowling Alleys

3726 10th Street, NE

Constructed in 1938 as a single-story building holding duckpin-bowling lanes, this Brookland recreation facility was popular enough to be expanded by the addition of a second floor the following year. It is one of a small handful of purpose-built bowling centers in the District of Columbia, and the best remaining example. A combination of Art Deco and Art Moderne styles, the building is a visual standout in Brookland, yet it fits within a small collection of modernistic buildings in the neighborhood that accommodate mostly commercial uses.

Nominated by the D.C. Preservation League and designated July 28, 2016



GLENWOOD CEMETERY



U.S. POST OFFICE DEPARTMENT MAIL EQUIPMENT SHOPS



BROOKLAND BOWLING ALLEYS

RECOGNIZING OUR HERITAGE

Ward 6

Control Point Virginia Tower

2nd Street and Virginia Avenue, SW

This two-story brick railroad control tower was erected circa 1905 as a railroad interlocking station, responsible for mechanically switching trains between the First Street tunnel connection to Union Station and the main Pennsylvania Railroad line along Virginia Avenue. The tower was one piece of a massive turn-of-the-century reconstruction, rationalization and unification of District railway facilities that included the construction of a single "union" station. Control Point Virginia is among the last of seven contemporaneous interlocking towers in Washington, a rare fixture of century-old train operations.

Nominated by the property owner and designated March 24, 2016

Municipal Fish Market, Lunch Room and Oyster Shucking Shed

1150 Maine Avenue, SW

Commonly known today as the Fish Cleaning Building, this one-story structure and attached shed are the only remnants of the municipal fish market complex, built in 1916-18 in a Progressive-Era clean-up of the insanitary and chaotic old wharves. The Colonial Revival-style brick lunchroom complemented a larger market house, which was demolished with the Southwest urban renewal. Its purpose was to supplement the food-service uses that had sprung up at the market, principally serving the wharves' workers, who were not necessarily welcome in other restaurants. An open shed was added for cleaning fish and shellfish.

Nominated by the owner (the Government of the District of Columbia), and designated November 19, 2015; see restoration concept on page 19

Lexington Apartments

1114 F Street, NE

The Lexington is a conventional low-rise apartment building erected in 1928 by developer Charles Sager to house a portion of the city's expanding middle class at the eastern edge of Capitol Hill. The Classical-Revival building is one of the earlier apartments by the prolific residential architect George Santmyers.

Nominated by the property owner and designated November 19, 2015



CONTROL POINT VIRGINIA TOWER



LUNCH ROOM AND OYSTER SHUCKING SHED



LEXINGTON APARTMENTS

Lincoln Playground Field House

555 L Street, SE

Built in 1934, this is one of the earliest purpose-built public recreation facilities remaining in a District of Columbia park. It is one of a handful of contemporaneous park fieldhouses designed to resemble a Tidewater hall-and-parlor house, inspired by Colonial Williamsburg and by the Commission of Fine Arts' preference for Colonial-style neighborhood facilities. It was the only one of these constructed for a segregated African-American playground, as well as the only one whose primary structural material is brick rather than frame.

Nominated by Historic Washington Architecture and designated February 25, 2016

Saint James Mutual Homes

201-217 P Street; 1410-1414 3rd Street; 200-220 and 215-229 O Street; 1411 and 1415 James Creek Parkway, SW

The Saint James Mutual Homes represents a milestone in the development of planned housing for persons of moderate income, and the evolution of the "sanitary housing" movement, an important force in the residential development of Southwest. Originally known as Kober Court and Sternberg Court, the eight-building multi-unit complexes were built in 1937 and 1939 by the Washington Sanitary Improvement and Washington Sanitary Housing companies, which built model housing in the District between 1897 and 1939. Former Surgeon General George Sternberg was its first president, and public health expert George Kober its first secretary. This was the last project built by the companies before the era of government-assisted public housing. The complex is the only multi-unit housing development in the Southwest Redevelopment Area that survived urban renewal. In 1967, it was converted to the present cooperative ownership.

Nominated by the property owner and designated October 22, 2015

The Furies Collective

219 11th Street, SE

Between 1971 and 1973, this Capitol Hill house was the operational center of the Furies Collective, a lesbian-feminist separatist group of a dozen women. Over a period of two years, the collective raised and discussed major questions of women's identity, sexuality, and role in society, setting the agenda of lesbian and feminist discussion for years to come. They reached out to and coordinated with other like-minded groups and individuals locally, nationally and internationally through publications such as the tabloid-sized newspaper *The Furies*, and through articles, classes and performances.

Nominated by the property owner and designated January 28, 2016



LINCOLN PLAYGROUND FIELD HOUSE



SAINT JAMES MUTUAL HOMES



THE FURIES COLLECTIVE

RECOGNIZING OUR HERITAGE

National Register Listings

The National Register of Historic Places is the nation's official list of resources worthy of preservation and commemoration. Listing in the National Register 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 2016, the DC SHPO nominated fifteen properties to National Register after their DC landmark designation. Three new DC historic districts were also listed: the Mount Vernon Seminary for Girls, Grant Circle Historic District, and the Young, Browne, Phelps, and Spingarn Educational Campus.

The Capitol Hill Historic District listing was amended to expand its boundary, and new information was added to the listing for the Department of Agriculture administration building. Combined, these new listings and expansions contain 70 buildings, six sites, five structures, and one object.



HEURICH-PARKS HOUSE

About National Register and NHL listing

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

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

NATIONAL REGISTER LISTINGS

Ward	Property	Address
1	Kalorama Park and Archaeological Site	1875 Columbia Road NW
2	Denrike Building Southern Railway Building Department of Agriculture Administration Building	1010 Vermont Avenue NW 1500 K Street NW 12th and Jefferson Ave SW
3	Col. William R. Davis House Heurich-Parks House Sedgwick Gardens Apts Tilden Hall Apartments Mount Vernon Seminary for Girls	3020 Albemarle Street NW 3400 Massachusetts Ave NW 3726 Connecticut Ave NW 3945 Connecticut Ave NW 3801 Nebraska Avenue NW
4	Emory United Methodist Church Jost-Kuhn House	6100 Georgia Ave NW 1354 Madison Street NW
5	U.S. Post Office Mail Equipment Shops Young, Browne, Phelps, Spingarn Educational Campus	2135 5th Street NE 2500 Benning Road NE
6	Capitol Hill Historic District (Boundary Increase) The Maples The Furies Collective Lexington Apartments St. James Mutual Homes U.S. Department of Agriculture Cotton Annex	Between 2nd and 4th and F and H Street NE 619 D Street SE 219 11th Street SE 1114 F Street NE 3rd, O, and P Streets SW 300 12th Street SW



KALORAMA PARK AND ARCHAEOLOGICAL SITE

ENCOURAGING GOOD STEWARDSHIP

District Government Projects

The District of Columbia is one of the major owners and stewards of historic property in Washington. Under the District's preservation law, the State Historic Preservation Office advises District agencies on historic preservation concerns related to their properties and projects, beginning at the concept stage of development. In addition to protecting historic resources, this process promotes sound facilities planning and efficient use of government funds.

In FY 2016, the SHPO received 364 applications from District agencies for project review, a 34% increase compared with FY 2015. Major projects considered during the year include:

Cleveland Park Library Replacement

After evaluating the existing building and concluding that it did not contribute to the character of the historic district, consultation on this project involved a design review for the replacement building, in coordination with HPRB.

Public School Modernization

Modernizations at Lafayette and Murch elementary schools were notable in 2016. In both cases, the historic buildings are to be renovated, with compatible additions. HPO assisted by conducting site visits, participating in design review meetings and reviewing final project plans.

Southwest Waterfront History

The District Wharf project in Southwest includes restoration of the two last remnants of the 1917 Municipal Fish Market. Restaurants will occupy the former lunch room and oyster shucking shed, and the layout will include historic photographs and information on the waterfront's history.

Smart Roof Projects

Consultation continued on solar panel installations, with a focus on ensuring that the equipment would not be visible on historic buildings. Proposals were reviewed for forty schools, six recreation centers, three police facilities, and other District-owned properties.

Green Infrastructure/Green Alley Projects

HPO assisted DDOT and DC Water in efforts to reduce stormwater runoff by reviewing a number of green infrastructure and green alley projects for permeable pavement and other Low Impact Development (LID) measures in historically significant areas.

Review of DC Government Projects

District agencies are required to consult with the SHPO before designing or seeking permits for their construction projects. The reviews take into account the effect of projects on listed and eligible historic properties by managing demolition and promoting compatible design. Reviews are coordinated with concurrent reviews of DC projects by the Commission of Fine Arts and National Capital Planning Commission.



CLEVELAND PARK LIBRARY



LUNCH ROOM AND OYSTER SHUCKING SHED

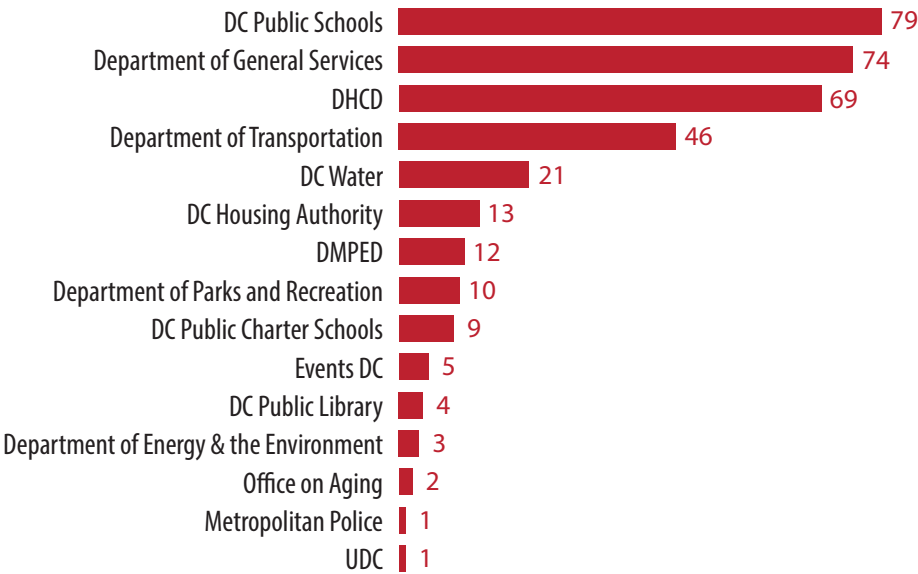


MURCH ELEMENTARY SCHOOL



District Government Project Reviews

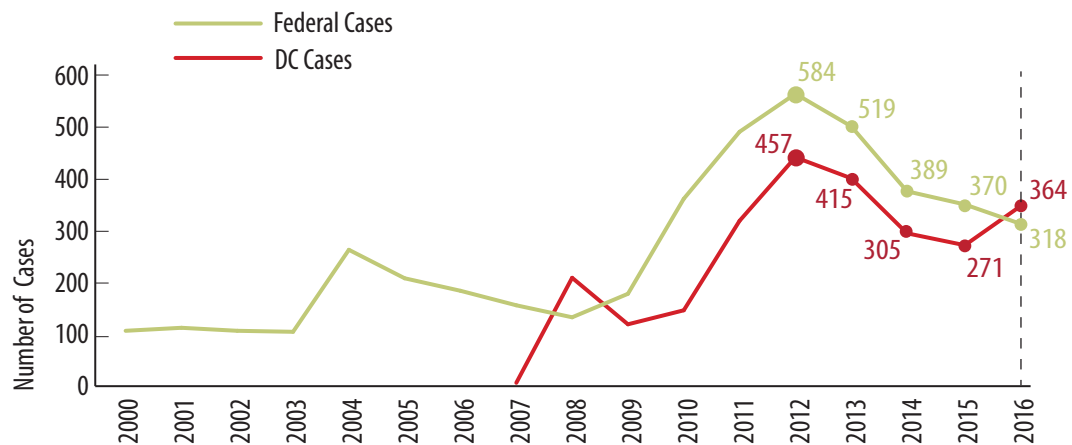
Total completed: 349



BOUNDARY STONE SE-6, BOUNDARY STONE PRESERVATION AND STABILIZATION WORK

ENCOURAGING GOOD STEWARDSHIP

Federal and DC Government Requests for Consultation



HIRSHHORN MUSEUM AND SCULPTURE GARDEN

Determinations of Eligibility

State historic preservation offices grew out of federal programs created in the 1930s to identify and protect significant historic properties that were disappearing as the nation grew. District and federal agencies continue this basic function today. Determinations of eligibility (DOEs) allow government agencies to fulfill obligations to consider the effect of their projects on resources either eligible for or listed in historic registries. The information contained in these determinations also helps to expand public understanding of local history and heritage, as communities continue to grow.

In FY 2016, the SHPO reviewed and concurred with six agency determinations of eligibility, including:

Hirshhorn Museum

The Smithsonian Institution determined that the Hirshhorn is eligible for the National Register for reflecting the evolution of the Smithsonian and the Mall during the middle half of the twentieth century, when there was a discernible shift toward Modernism in building design. The museum and sculpture garden constitute an outstanding example of Modernist architecture by a recognized master in the field, with a design closely tailored to its urban planning context as well as the associated collection of modern and contemporary art.

Pershing Park

The National Park Service determined that Pershing Park is nationally significant as the site of the General John J. Pershing Memorial, authorized by Congress in 1956 as the nation's tribute to the commanding general of the American Expeditionary Force during World War I. The park is also significant nationally and locally as an exceptional example of landscape design in the modern era, and of public space design used to encourage urban revitalization. The park is a signature work of M. Paul Friedberg, one of modern American landscape architecture's most accomplished urban designers.

U.S. Reservation 301

Reservation 301, at Massachusetts Avenue, 24th, and S Streets in Sheridan-Kalorama, is significant for Jerome Connor's 1916 portrait sculpture of Irish patriot Robert Emmet, which stands as the centerpiece of the property. The property is also significant for its association with Lady Bird Johnson's mid-1960s Beautification Program for the National Capital, a notable element of the Johnson administration's Great Society policies. Mrs. Johnson's program demonstrated in Washington how plantings and park enhancements could improve cities, and it achieved recognition as a model for later efforts.

Archaeological Resources

Two archaeological features were identified in DOEs: a rare and well-preserved 1890s sewer catch basin from the former Swampoodle neighborhood, found under the Union Station track platforms, and an arched brick conduit encountered during utility work in the Observatory Hill historic district, which may yield significant information about the development of the naval hospital complex on the site.



PERSHING PARK



ROBERT EMMET SCULPTURE, U.S. RESERVATION 301

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 2016, HPO received 398 federal agency requests for project consultation, an eight percent increase compared to FY 2015. Some of the more complex projects included:

Arlington Memorial Bridge Rehabilitation

Two additional public meetings were held to continue discussions with consulting parties about the alternatives for rehabilitation of this landmark bridge, and the first draft Memorandum of Agreement was prepared and circulated for public comment.

FBI Headquarters

Consultation on the future of this key downtown site continued, with the preparation of Square Guidelines and a Programmatic Agreement that will guide redevelopment of the site, as well as the construction of a replacement FBI headquarters in the suburbs.

Northeast Corridor Rail Improvements

A lengthy consultation since 2012 on this massive railway investment, involving the District of Columbia and eight states, concluded with a Programmatic Agreement that will help guide the analysis of preliminary routes and their impact on historic properties.

Kennedy Center Bridge to Riverside Trail

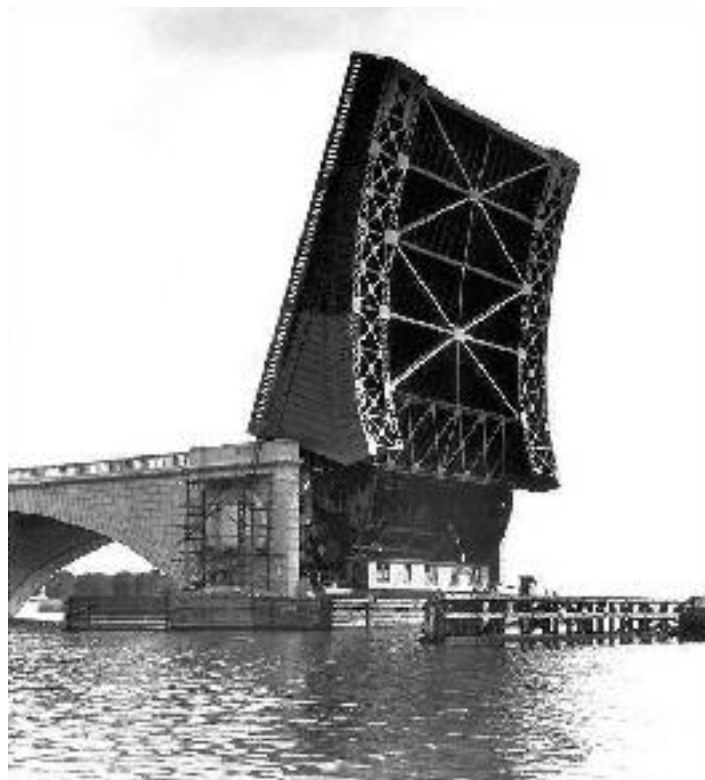
As a follow-up to last year's review of the Kennedy Center expansion, the SHPO consulted on a proposed bridge to connect pedestrians and bicyclists to the Potomac riverside trail on the opposite side of Rock Creek and Potomac Parkway. The resulting MOA will enable preparation of a Cultural Landscape Report to help manage the historic landscape along the parkway.

Smithsonian Institution South Mall Campus

Consultation on this long-range project continued in 2016 with additional site visits and meetings being held to focus on individual resources such as the Castle, as well as more detailed discussions of project alternatives.

About Section 106 Review

Section 106 reviews typically involve coordination with the Commission of Fine Arts, National Capital Planning Commission, Advisory Council on Historic Preservation. The public is invited to participate, and civic groups are often consult on major projects. Consultation typically concludes with a binding Memorandum of Agreement (MOA) among the agencies, or a Programmatic Agreement (PA) for a multi-year plan involving sequential construction projects.



ARLINGTON MEMORIAL BRIDGE



KENNEDY CENTER EXPANSION



Union Station Main Hall Restoration

After a long consultation extended during earthquake repairs, an early concept to insert escalators into the floor of Union Station's Main Hall was revised to focus on restoring the historic space to its original appearance. The elevated Center Café from the 1980s was removed during the ceiling restoration, and its revenue was replaced by periodic promotional events and discreet electronic advertising and information screens, all controlled by guidelines in tenant marketing criteria.

WWI Memorial

Ongoing consultation on the proposed World War I Memorial at Pershing Park included a review of the five competition entries, as well as an extended dialogue with public and consulting parties on refinements to the selected design to address effects on Pershing Park.

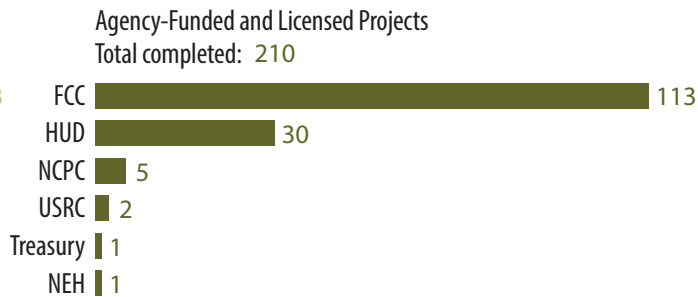
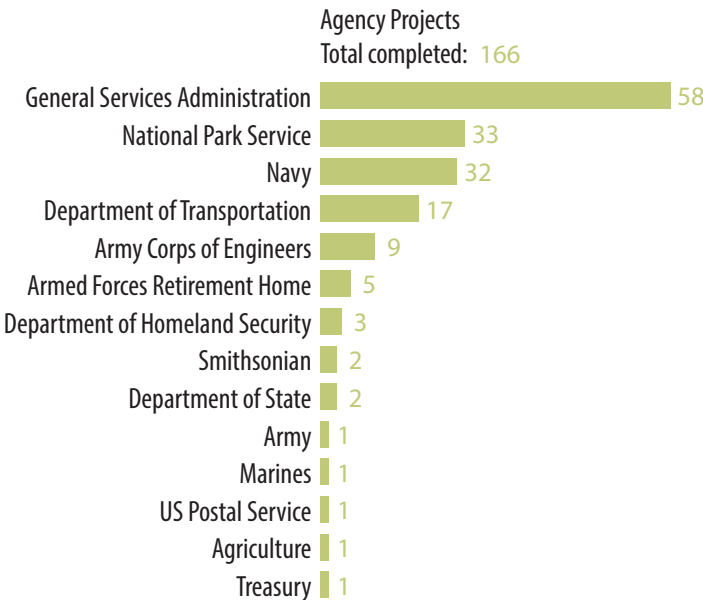


WWI MEMORIAL



UNION STATION

Federal Government Project Reviews



PROMOTING HIGH QUALITY REINVESTMENT

HPRB Design Review

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

In FY 2016, the Board held 20 public meetings and reviewed 92 projects on the agenda, 80 cases on the consent calendar, and two on the denial calendar. Some of the more notable cases included:

Ward 1

1706 V Street, NW

For a vacant site in the Strivers' Section Historic District, the Board approved the design concept for a low-rise apartment building that reflects the pattern of bay-fronted rowhouses in a contemporary vocabulary.

1357 U Street, NW

The Board approved a concept design for construction of a seven-story apartment building behind two retained historic retail buildings in the U Street Historic District.

1800 Columbia Road, NW

The Board reviewed several iterations of concept plans for construction of a seven-story retail and residential building at the corner of 18th Street and Columbia Road in the Washington Heights Historic District.



NEW APARTMENTS AT 1706 V STREET, NW

Ward 2

American Geophysical Union

The Board approved alterations and installation of solar panels to the institution's headquarters at 2000 Florida Avenue, NW, in the Dupont Circle Historic District. The building will be the first retrofit of an existing building in a local historic district to achieve zero net energy.

1101 and 1111 16th Street, NW

The Board approved the redesign of two non-contributing, concrete-faced 1970s office buildings as a unified structure more compatible with the traditional character of the 16th Street Historic District.

Equitable Cooperative Building Association

The Board reviewed concept plans for this historic landmark at 915 F Street NW, in the Downtown Historic District. The skylit banking hall, which is a designated interior of the landmark, will be renovated for use as a restaurant.



AMERICAN GEOPHYSICAL UNION

Federal-American National Bank

For the long-vacant historic landmark at the corner of 14th and G Streets, NW, the Board reviewed concept plans for restoration of the building and construction of an adjacent office building. The lavish historic banking hall, one of the finest remaining downtown, will serve as the complex's lobby.

Whitman-Walker Project

The Board approved the concept design for construction of a new retail, residential and office building for the Whitman-Walker clinic, incorporating two 1920s commercial buildings at 1701 and 1711 14th Street. The project includes major restoration of the historic facade at the corner of 14th and R Streets, based on the original blueprints.

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 routinely provide community comments for the Board's consideration. ANC comments receive "great weight" in HPRB deliberations.



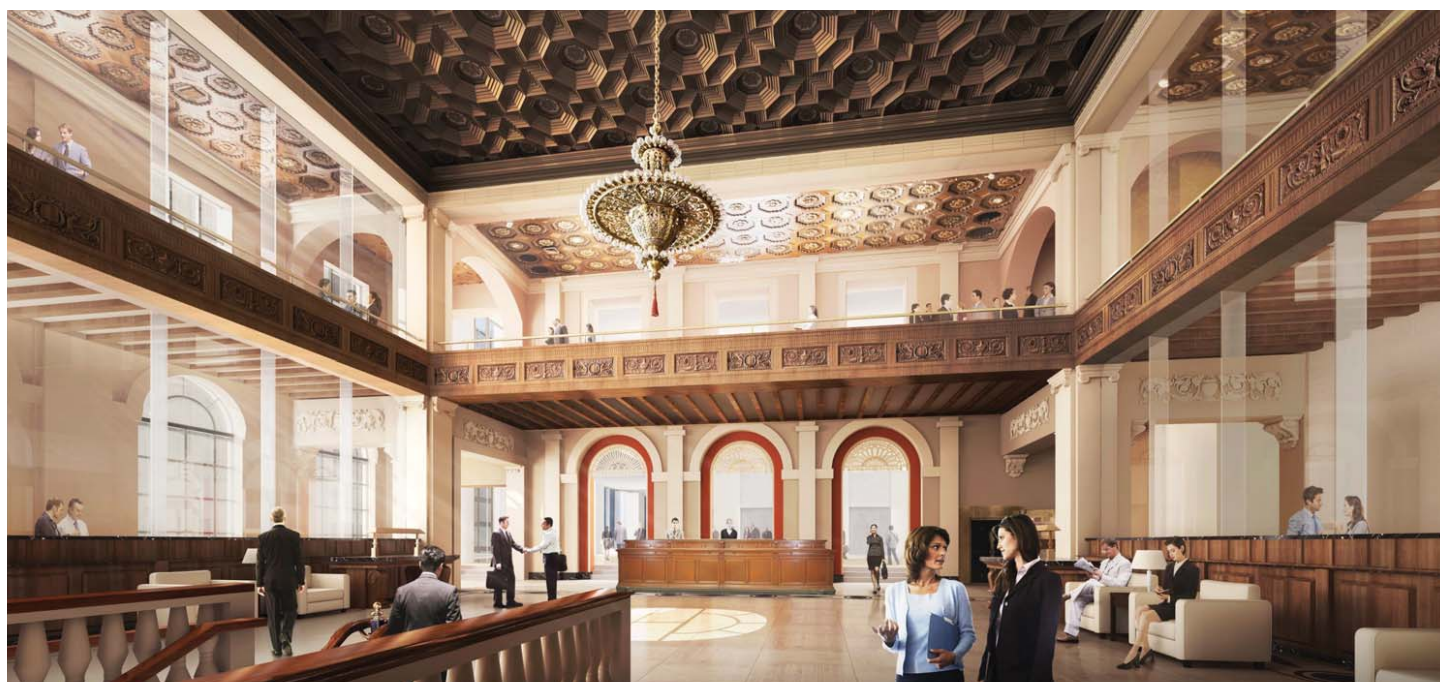
CURRENT FACADE



ORIGINAL WEST FACADE BLUEPRINT



PROPOSED WEST FACADE REHABILITATION



LANDMARK INTERIOR OF THE FEDERAL-AMERICAN NATIONAL BANK

PROMOTING HIGH QUALITY REINVESTMENT

Ward 3

3515 Woodley Road, NW

The Board approved plans for the reconstruction of a 1911 house that was demolished after improper structural work undermined its foundations and led to the need for an emergency raze.



3515 WOODLEY ROAD, NW

Ward 4

Walter Reed Army Medical Center Campus

The Board reviewed a master plan and design guidelines for new construction and renovation of the historic buildings and landscape, to become a new community known as the Parks at Walter Reed. The Board also approved alterations and a gym addition to Delano Hall, for its reuse as a charter school.



OVERVIEW OF THE PROPOSED PARKS AT WALTER REED



MASTER PLAN OF THE PARKS AT WALTER REED

Ward 6

8th and O Streets, NW

For the Shaw Historic District, the Board approved the design for a contemporary 10-story retail and residential building at 1336 8th Street, NW, just across from the recently restored O Street Market.

Frager's Hardware

The Board approved conceptual plans for a residential building and reconstructed store for Frager's Hardware, at 1101 Pennsylvania Avenue, SE. The project incorporates the facades of two historic commercial buildings, all that remains following a devastating fire in 2013.

Shotgun House Project

The Board approved conceptual plans for reconstruction and additions to the deteriorated and long-vacant 1850s "Shotgun House" at 1229 E Street, and construction of a related five-story apartment building at 1230 Pennsylvania Avenue, SE. The project finally resolves the long-running enforcement case involving the previous owner.

Capitol Park Tower

The Board approved a concept plan for landscape restoration, building renovation, and addition to the mid-century modern tower at 301 G Street in Southwest.



1336 8TH STREET, NW



CAPITOL PARK TOWER



FRAGER'S HARDWARE PROJECT

PROMOTING HIGH QUALITY REINVESTMENT

Ward 8

"Big K" Affordable Housing Project

The Board reviewed several iterations of concept plans for a five-story residential and retail building on the "Big K" site in the Anacostia Historic District. The project, which will involve relocation and rehabilitation of two frame houses at 2234 and 2238 Martin Luther King Jr Avenue, SE, was previously approved as a project of special merit by the Mayor's Agent.

Former Saint Teresa's Parochial School

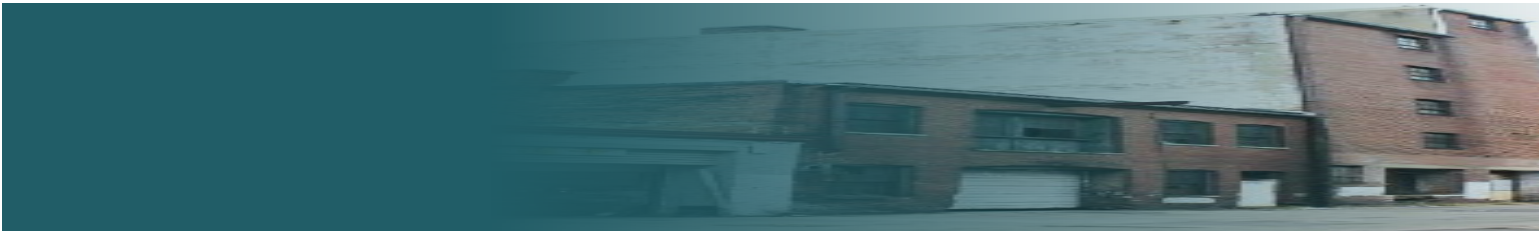
At another site in the Anacostia Historic District, the Board approved plans for renovation and addition of new wings to the former school at 1409 V Street, SE, for reuse as a charter elementary school.



ADDITIONS TO THE FORMER SAINT TERESA'S PAROCHIAL SCHOOL



"BIG K" PROJECT ON MARTIN LUTHER KING JR AVENUE, SE



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

During FY 2016, the Mayor's Agent held hearings on the following demolition, and two applicant requests for additional consideration after receiving a recommendation of denial from HPRB:

616 I Street, NW

The Mayor's Agent found that the demolition of a historic warehouse in the Chinatown section of the Downtown Historic District is necessary for the construction of a project of special merit, a large mixed-use development including affordable housing.

1223 4th Street, NW

The Mayor's Agent issued a decision determining that the alteration of the façade with the addition of a third second-story window was incompatible with the character of the row and the Mount Vernon Square Historic District.

Square 1230, Lots 804, 814, 818, 820 and 822

The Mayor's Agent denied the consolidation into a single lot of record of five assessment and taxation lots comprising an old private alley in the Georgetown Historic District. The applicant had failed to set forth an applicable argument.

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.



616 I STREET NW

PROMOTING HIGH QUALITY REINVESTMENT

Building Permit Reviews

While HPRB considers major projects, HPO reviews more routine applications under delegated authority. The overwhelming majority of construction permits for work affecting historic property are processed "over the counter" by the HPO staff. 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 2016, HPO received more than 5,300 applications for permits and related reviews. Of this total, 97% were reviewed on an expedited basis, typically with a turnaround time of a few minutes to a few days. Compared to FY 2015, this is a 3% increase in the number of applications received.

PERMIT AND CONCEPT APPLICATIONS BY TYPE

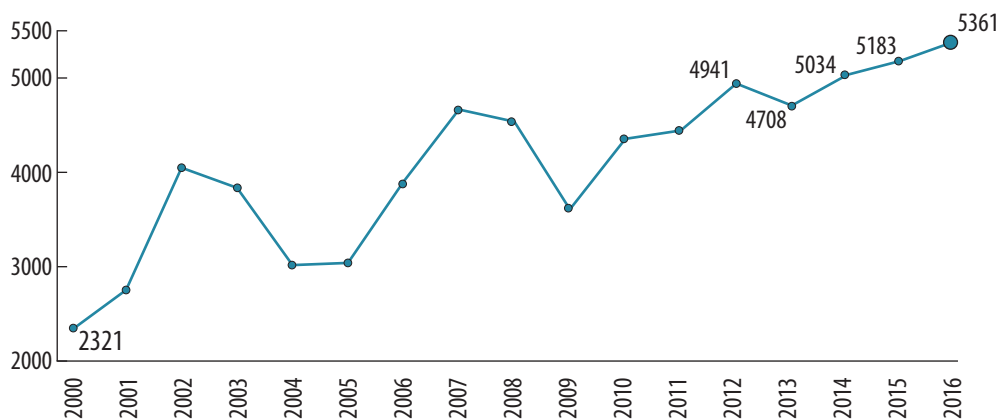
Application Type	HPO	HPRB	Mayor's Agent
Alteration/Addition	2946	122	1
New Construction	53	38	0
Interior Only	1716		0
Demolition	22	9	1
Subdivision	293	3	1
Other *	331		0
TOTAL FY 2015	5361 (97%)	172	3
FY 2015	5183 (95%)		7
FY 2014	5034 (95%)		6
FY 2013	4708 (96%)		1
FY 2012	4941 (96%)		4

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



HISTORIC PRESERVATION REVIEW AT DCRA

HPO and HPRB Permit and Conceptual Design Applications

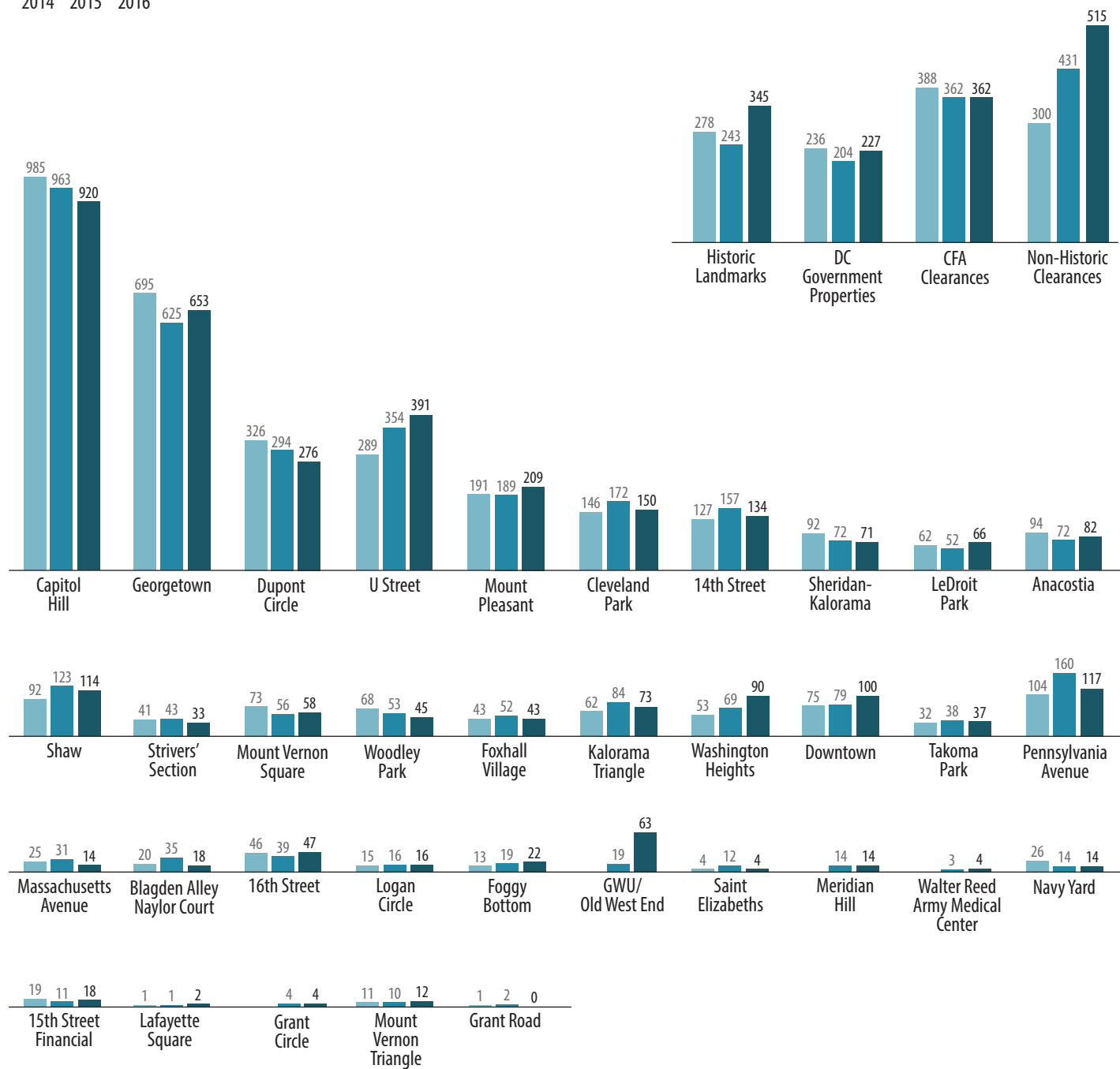




Permit Reviews by Historic District

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

2014 2015 2016



PROMOTING HIGH QUALITY REINVESTMENT

Preservation Tax Incentives

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

During FY 2016, the SHPO reviewed four applications for preliminary certification of proposed construction plans, including two affordable housing projects. Two completed projects received final NPS certification for receipt of the credits.

The SHPO also recommended six properties as historic structures eligible to receive the federal preservation tax incentives and one property as eligible for a preservation easement.

Federal preservation tax incentives

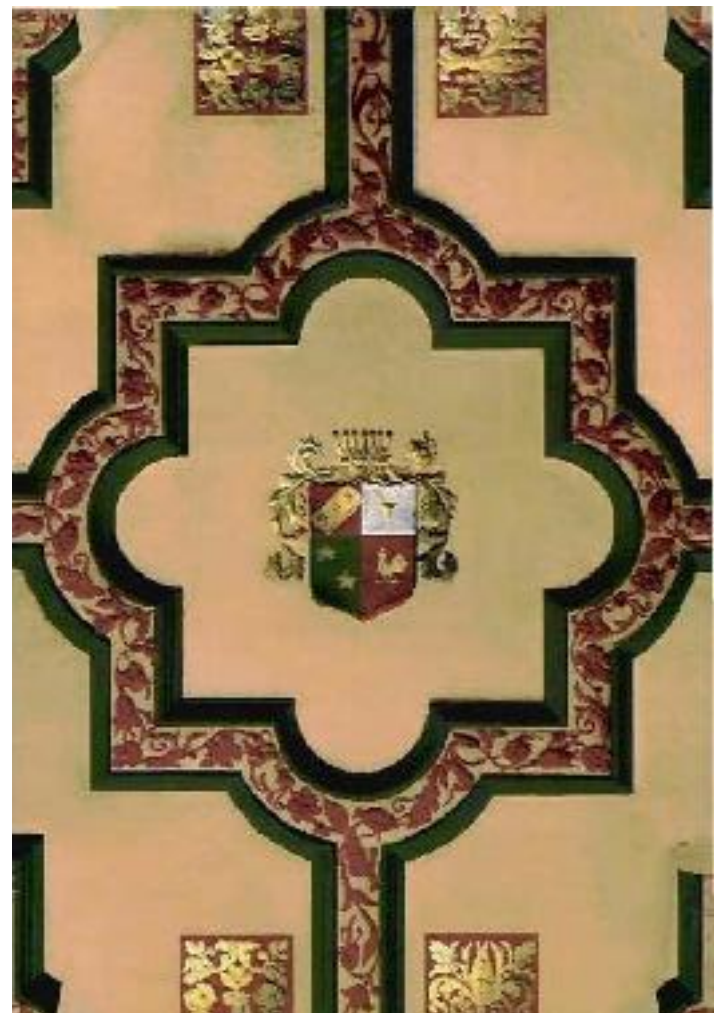
The federal tax code offers a 20% tax credit for the cost of substantially rehabilitating an income-producing property listed in the National Register of Historic Places. All work must comply with the Secretary of the Interior's Standards for Rehabilitation. Another incentive allows the owner of a National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

PROPOSED CERTIFIED REHABILITATION PROJECTS

Preliminary Certification of Construction		
301 M St. NW	301 M Street, NW	\$ 800,00
Fulforth Apartments	2518 17th Street, NW	\$ 6,625,130
Glenn Arms Apartments	2524 17th Street, NW	\$ 1,766,700
Manhattan Laundry	1326-46 Florida Avenue, NW	\$ 25,811,003
TOTAL		\$ 35,002,833

COMPLETED PROJECTS RECEIVING FINAL CERTIFICATION

Final Certification of Completed Construction		
1543 8th St. NW	1543 8th Street, NW	\$ 559,209
Metropolitan Apartments	200-210 Rhode Island Ave, NE	\$ 16,750,000
Total FY 2016		\$ 17,309,209
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



METROPOLITAN APARTMENTS RESTORED LOBBY CEILING

Affordable Housing

The District's large supply of older and historic residential buildings is an important renewable resource in the city's quest for adequate affordable housing. Since 2000, affordable housing providers have been 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 2016, the affordable housing project at the Monsenor Romero apartments in the Mount Pleasant Historic District was completed, adding 63 new affordable units to the city's supply. An additional 319 affordable housing units were in process for rehabilitation using the federal preservation tax credit. Most of these buildings were designated as historic at the request of developers seeking to use the credits.

Since 2003, projects assisted by the tax credits have renovated 1,817 affordable apartment units in the District, leveraging more than \$47 million in federal support through the credits.

CURRENT TAX-ASSISTED AFFORDABLE HOUSING PROJECTS

Project	Location	Number of Units
Fulforth Apartments	Reed-Cooke	45
Glenn Arms	Reed-Cooke	12
Homestead Apartments	Brightwood	55
The Glade	Brightwood	18
Concord Apartments	Brightwood	79
The Vizcaya	Brightwood	16
The Valencia	Brightwood	31
The Maycroft	Columbia Heights	63
Total in progress		319
Total completed since 2003		1,817



THE MAYCROFT APARTMENTS



THE VALENCIA APARTMENTS

PROTECTING HISTORIC ASSETS

Property Maintenance

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

HPO did not need to draw from the Historic Landmark and District Protection (HLP) Fund to abate unsafe building conditions during FY 2016. Notable successes in securing property repairs during the year included:

Shotgun House

After coordinated DC agency enforcement action begun in 2000, the Shotgun House case was finally resolved with the sale of the property, located at 1229 E Street SE, in the Capitol Hill Historic District. The new owner authorized an intensive archaeological investigation of the property, and will reuse the salvageable remains of the house in a new structure rebuilt to its historic appearance.

"Big K" Houses

The two remaining "Big K" houses at 2234 and 2238 Martin Luther King Jr Avenue were readied for relocation to a new site in the Anacostia Historic District, where they will be renovated for new residents.

12th and Q Streets NW

Repair and renovation proceeded on the building at 1527 12th Street NW, near Logan Circle in the 14th Street Historic District. HPO enforcement actions began in 2009.

1402 12th Street NW

Replacement of the missing cornice and oriel cladding was completed on the house at 1402 12th Street NW, in the Shaw Historic District. Enforcement efforts began in 2012.

220 N Street NW

The collapsing stone foundation veneer was repaired on a rowhouse at 220 N Street NW, in the Mount Vernon Square Historic District. Enforcement began in 2013.

Demolition by Neglect

When substantial deterioration results from a failure to maintain historic property, HPO takes progressive enforcement action to seek voluntary compliance. Most cases are resolved through infraction notices and civil fines, often coordinated with efforts by BCIB, which includes an HPO representative. The classification of property as blighted increases the property tax rate, and is another highly effective tool. If repeated efforts to obtain voluntary compliance fail, a last resort is to seek a court order under the demolition by neglect provisions of the preservation law.



SHOTGUN HOUSE



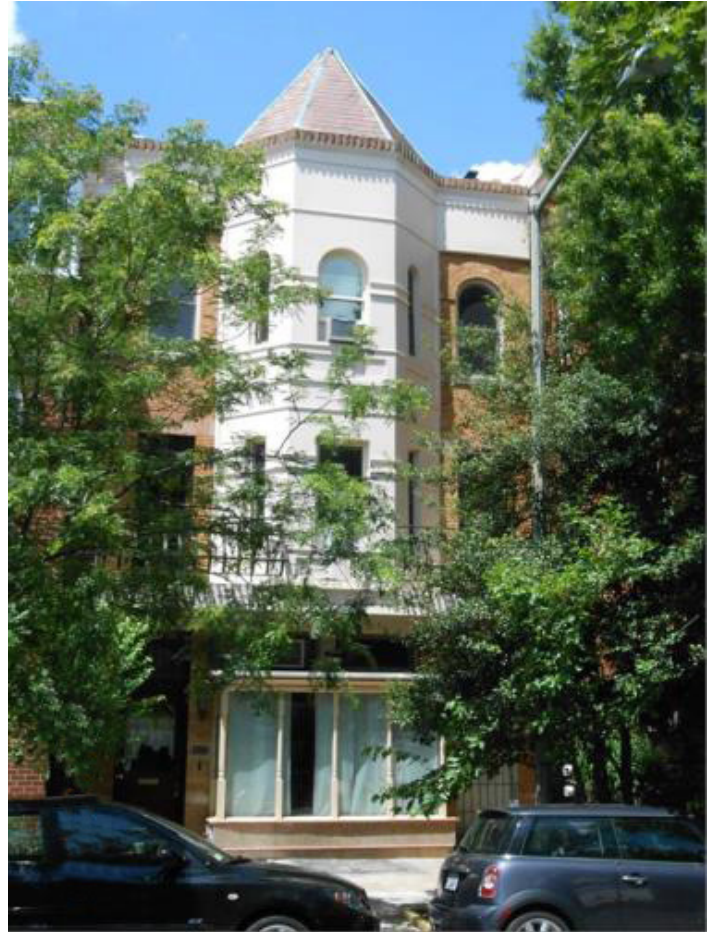
"BIG K" HOUSE AT 2234 MARTIN LUTHER KING JR AVENUE



12TH AND Q STREETS NW



1402 12TH STREET NW- BEFORE



1402 12TH STREET NW- AFTER

HISTORIC LANDMARK AND DISTRICT PROTECTION FUND

Beginning Balance (10/1/15)	Service	\$ 243,939
Revenues	Assessments and collections	108,300
Expense (to HPRB members)	Meeting stipends	- 13,944
Expense (to DC Office of Zoning)	Video broadcast of HPRB meetings	- 20,024
Expense (to HPO outreach consultant)	Outreach services	- 38,560
Expense (to archaeology assistant)	Archaeological services	- 9,600
Expense (to Mayor's Agent Hearing Officer)	Mayor's Agent Hearing Officer services	- 5,000
Ending Balance (9/30/16)		\$ 265,111

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 2016, HPO inspectors conducted 328 inspections and took 146 enforcement actions. This represents a 21% decrease in inspections and 18% decrease in enforcement actions compared with FY 2015. The number of community requests for enforcement action also declined in FY 2016, down to 225 compared with 240 in the previous year.

When necessary, HPO inspectors can stop work and issue a notice of infraction and fine, which is typically \$2,000. The 112 tickets and stop work orders issued by HPO in FY 2016 resulted in a total of \$178,000 in fines. After suspension, reduction, or compounding of fines through Stop Work Order Appeal Settlements or adjudication by the Office of Administrative Hearings, the total fine amount was reduced to \$132,210.

Notable among the enforcement cases resolved in FY 2016 was the following case in the Takoma Park Historic District:

6919 6th Street, NW

This enforcement case originated in 2004 and involved the construction of a rear addition exceeding the scope of the permit. HPO worked in coordination with DCRA, which ultimately removed the addition and imposed a special assessment for costs. After tax sale of the property, a new owner completed the house renovation in accordance with approved plans.

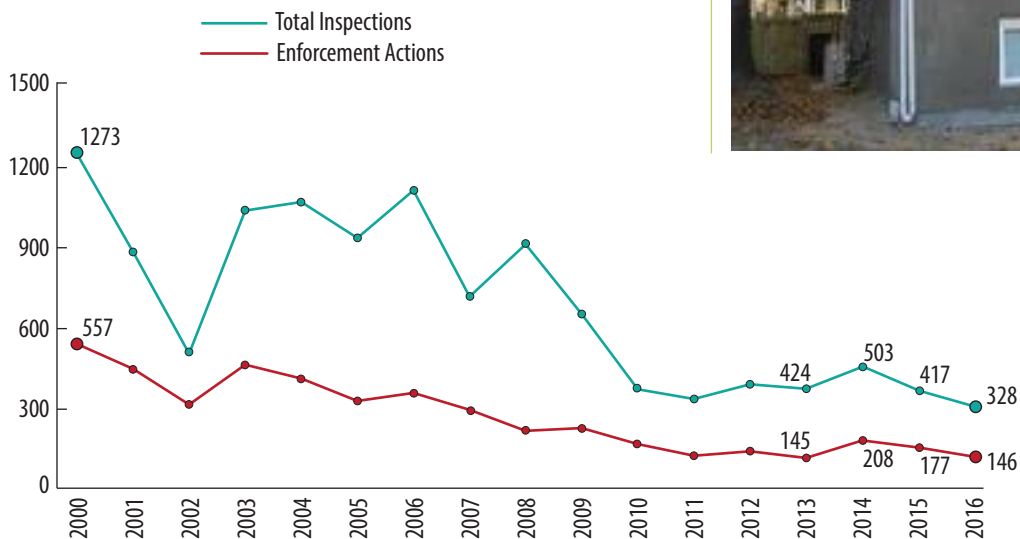


6919 6TH STREET NW - BEFORE



6919 6TH STREET NW - AFTER

Inspections and Enforcement Actions



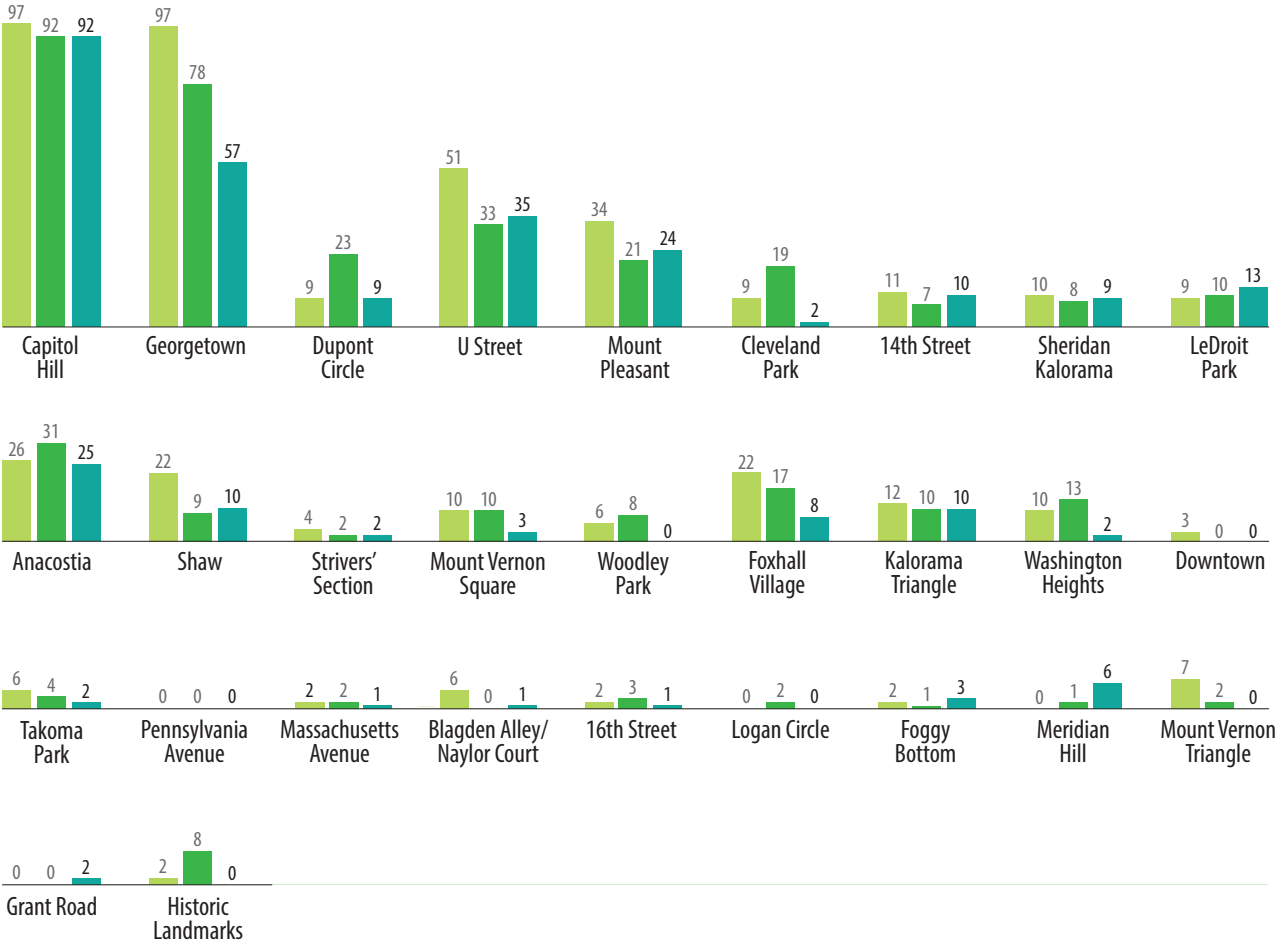


Inspections by Historic District

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

■ 2014
 ■ 2015
 ■ 2016

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



RECOGNIZING EXCELLENCE

Historic Preservation Awards

The SHPO and partner DC Preservation League staged its last 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. The next Historic Preservation Awards will be presented in May 2017. Here are some of the award winners over the last five years.



CORDOZO SENIOR HIGH SCHOOL



WORLD WAR I MEMORIAL



SHERMAN BUILDING



R.I.S.E. DEMONSTRATION CENTER



LAYLIGHTS AT THE DAUGHTERS OF THE AMERICAN REVOLUTION LIBRARY



WILSON HIGH SCHOOL



HILL CENTER AT THE OLD NAVAL HOSPITAL



NPR HEADQUARTERS



HOWARD THEATER

RECOGNIZING EXCELLENCE



HISTORIC PRESERVATION REVIEW BOARD

Marnique Heath, Public Member, Architect, Chair
Rauzia Ally Architect
Andrew Aurbach Historian
Brian Crane Archaeologist
Linda Mercado Greene Public Member
Outerbridge Horsey Public Member, Architect
Christopher Landis Architect
Gretchen Pfahler, Architectural Historian, Architect
Joseph E. Taylor Architect



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
Gabriela Gutowski Preservation Specialist
Keith Lambert Enforcement Officer
C. Andrew Lewis Senior Preservation Specialist
J. Brendan Meyer Preservation Specialist
Imania Price Preservation Specialist
Chardé Reid Archaeology Assistant
Michael Robb Preservation Specialist
Ruth Troccoli Archaeologist
Kim Prothro Williams Architectural Historian
Bruce Yarnall Operations and Grants Manager





NATIONAL MUSEUM OF AFRICAN AMERICAN HISTORY AND CULTURE

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

