[2020]

District of Columbia
Historic Preservation Plan
Preserving For Progress

1 introduction 1

Preserving for progress
The district of columbia's vision for historic preservation

2 dc history and heritage 9

People and progress
A legacy of visionary plans
Landmarks and milestones
A succession of eras

3 preservation achievements 45

What works about preservation in dc

4 preservation challenges 55

Gathering public views
Balancing growth and character
Protecting neighborhoods
Communicating preservation basics
Leading the nation
Planning for preservation
Evaluating available resources

5 goals, objectives, and actions 65

Setting shared goals
Sustaining our progress
Preservation in context
A new planning cycle
Recognizing historic resources
Engaging communities
Improving protections
Maintaining our heritage

6 implementation 79

Achieving our goals

7 resources and appendices 89

Bibliography
Credits and acknowledgements

introduction [1]

Preserving for progress

Introduction

Now well into its third century, the District of Columbia is fortunate in the exceptional value of its cultural, historical, and architectural heritage. This is a rich and varied legacy, manifested not just in the city's majestic museums and monuments, but also in its socially diverse and cohesive neighborhoods, places of work and worship, and scenic parks and landscapes. Its layers of history begin before the built environment, in the stories of people, communities, and institutions that have shaped a place whose origins stretch back thousands of years into prehistoric times.

This legacy survives not just by chance. It has been protected through the concerted efforts of citizens, organizations, business leaders, and government officials advocating for the value of the city's historic resources. A half century ago, when an organized approach to preservation first began in the District, the population was declining and traditional urbanism was losing favor. Advocates for history fought not just the random demolition of "obsolete" structures for parking lots, but massive renewal schemes that would destabilize whole neighborhoods. They advanced an alternative vision that our communities are irreplaceable assets, and most of their fabric should be sustained and renewed rather than replaced.

During that past half century, the preservation of our heritage has become an accepted principle that has helped the District thrive. Tens of thousands of historic buildings have been protected and adapted to meet modern needs. New life has reinvigorated entire neighborhoods. There has not always been complete agreement on every project, but the general goal of respecting the city's historic assets and character enjoys widespread support.

Now, with a strong economy and surging population, the pressure for redevelopment in the District has intensified. Land and housing costs continue to rise. New residents bring vitality, but also their own expectations about the city they now live in. Some may not have the same appreciation of local heritage as long-time District residents concerned about a loss of community character or fearful of being displaced.

This evolution creates a new context for preservation, as the principles of smart growth, sustainability, equitable development, and resilience influence public planning goals. We can sustain and improve established tools that work well, while also seeking common cause with new strategies that advance complementary goals. This plan aims to follow that path in order to ensure that historic heritage remains a vital and valued part of our daily lives.

Continuing on a Path Forward

This plan for 2020 updates the goals established in the District's historic preservation plan for the four years ending in 2016. That plan introduced a new framework for planning that could be sustained through regular updates in the succeeding years. It was intended to promote a continuity of effort, making it easier to measure progress and build step by step toward consistent goals.

While refreshing the preservation goals and setting new targets, this plan retains much of the previous document for the sake of clarity and efficiency. It retains what remains valid, and changes only what needed to be updated.

The plan sets out an ambitious but manageable agenda, and suggests the actions the Historic Preservation Office, city agencies, federal partners, cultural organizations, preservation non-profits, and property owners can take to make progress toward a long-range vision. It includes a wide range of activities responding to many facets of preservation, while also setting priorities that will help focus efforts on the most pressing of our needs.

The 2016 plan noted five major themes underlying its recommendations. Those themes reflected a sense of discouragement that is not as strong now, given recent achievements. But with a few minor adjustments, the themes remain valid today:

1. ***Preservation should focus on the basics.*** Preservation should concentrate on what an informed person can understand as valuable.

2. ***We should build from an understanding of history.*** Telling the story of our communities is the way to foster civic pride in the accomplishments of the past.

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

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

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

A Guide for Everyone

Preservation requires collective action. Community organizations and volunteers foster pride in our history and advocate for the benefits of preservation. Schools, cultural institutions, and a multitude of congregations maintain and pass on our heritage to the next generation. Everyone enjoys our civic spaces and draws inspiration from the life of the city. And thousands of property owners—homeowners, businesses, institutions, and government stewards—help to sustain the District's historic environment whether or not they think of themselves as engaged in preservation.

Inevitably, most of this plan's goals involve the Historic Preservation Office (HPO) and Historic Preservation Review Board (HPRB), the government bodies responsible for implementing preservation laws. But government officials cannot fulfill the purposes of these laws without the participation and support of the community at large. Government relies on the commitment and contributions of many partners working for the common good of the city. This plan is not just a guide for the operations of the Historic Preservation Office. It is intended for everyone in the District of Columbia.

Plan Organization

The 2020 plan is organized in seven chapters:

- First, it describes a common vision, and reviews our history and heritage — Chapters 1 and 2.

- Then it assesses our strengths and challenges, establishes goals, and proposes objectives we should set to reach those goals — Chapters 3, 4, and 5. Chapter 3 also includes fundamentals on historic preservation laws (page 48), the duties of preservation officials (page 50), and a list of partner organizations (page 51).

- In Chapter 6, the plan charts a detailed implementation agenda with specific targets to help measure our progress over the next four years.

- And finally, in Chapter 7, there are lists of planning resources, website links, and acronyms used in this document. The chapter also gives information on how to give us your comments throughout the life of this plan. Your thoughts, suggestions, observations, and participation are needed as we move forward together.

A Rowhouses in Eckington

Plan Methodology

This 2020 plan is the first opportunity to update the 2016 DC Historic Preservation Plan, *Enriching Our Heritage*. That document was intended as a new beginning in how we as a community plan cooperatively for the District's cultural resources, and how we communicate with each other about preservation in the city. It established a sustainable planning function that sets interim goals and helps to measure progress in manageable increments.

These plans demonstrate the renewal of preservation planning that has taken place since the Historic Preservation Office became part of the Office of Planning in 2000. With that merger, preservation has contributed to a more inclusive planning process that draws on the city's natural strengths and competitive advantages. Preservation has also become a routine practice as the District modernizes its schools, libraries, and other public facilities.

Building on Progress

What progress has been made in the past five years since the release of *Enriching Our Heritage*? Among the most notable accomplishments are:

- 54 new historic landmarks
- six new neighborhood historic districts, two district expansions, and seven campus districts
- exemplary DC, federal, and private historic building modernizations
- 464 renovated affordable units in historic buildings
- an explosion of popular publications and blogs on local history
- 55 community projects exploring local DC heritage
- five Ward Heritage Guides
- online access to digital versions of many local archives
- *HistoryQuest DC*, an online history map that lets anyone explore neighborhoods and individual buildings
- exceptional public archaeology, and commitment to a new artifact discovery center at MLK Library
- context studies of farms and estates, and alley buildings
- new zoning regulations in greater alignment with the historic context; and
- resolution of long-standing cases of demolition by neglect.

Overall, more than half of the 2016 plan's targeted actions were completed, and more than two-thirds of the targets were either fully or partly met. A more in-depth report on implementation of the plan is available on the HPO website.

Connections to Long-Range Planning

This plan supports the broad vision outlined in the District's Comprehensive Plan, *Growing An Inclusive City: From Vision to Reality,* which serves as the framework document for all planning efforts in the city. The DC Council adopted the Comprehensive Plan in 2006 after substantial review by the community at large—and for the Historic Preservation element, by the preservation community in particular.

At the same time this 2020 plan was being prepared, the Office of Planning was actively engaged in public outreach for a major update of the Comprehensive Plan at the midpoint of its 20-year term. That enabled coordinated public engagement and consideration of both documents.

The 2020 plan fulfills the District's federal requirement for the State Historic Preservation Officer to prepare and periodically update a state preservation plan. To meet the required standards, it follows National Park Service directives and guidelines for preservation planning.

Preparation of the plan has also been facilitated by the requirement for annual reports to the Council of the District of Columbia. These reports are posted on the HPO website and describe major projects and achievements in implementing the DC historic preservation law.


A


B

Scope of the Update

In keeping with an emphasis on planning continuity, the format of this document is the same as the 2016 plan. The update is focused on those sections of the plan that address new challenges, goals, and actions (Chapters 4, 5, and 6).

The section on achievements (Chapter 3) is updated with new data and graphics, but only a few text changes to reflect progress over the past four years.

The introductory vision statement that follows in this chapter remains unchanged, since that text from the Comprehensive Plan has not yet been updated. The section on DC history (Chapter 2) is also unchanged, except for updates to the population graphics.

Rowhouse bay A
Washington Monument grounds B
Balustrade detail C

Seeking Public Views

Public outreach for this plan began in March 2016, with Mayor Muriel Bowser's *Preserving and Planning for Progress* event at the historic Howard Theatre. At that evening of moderated discussions, local and national experts highlighted creative partnerships and planning innovations that have advanced historic preservation goals in the District and elsewhere. The event established the theme for this 2020 Plan, *Preserving for Progress*.

In October and November 2016, as part of the 10-year update of the District's Comprehensive Plan, the Office of Planning held open community meetings throughout the city to seek public views, including comments on the Historic Preservation element, which guides the preservation plan. These meetings gave the HPO staff an opportunity to talk one-on-one with DC residents from all wards to hear their ideas about preservation. They were an opportunity for engagement on the goals and objectives of the preservation plan as well.

In April 2017, HPO convened a focus group of preservation leaders and stakeholders to continue the dialogue. The group included active citizens, representatives of community and citywide non-profits, and government officials. During that spring, HPO also met informally with stakeholder agencies and organizations to gain perspective on their goals and concerns. The staff continued to seek public responses to its citywide preservation survey, launched at the mayor's kickoff planning event.

During the summer of 2017, HPO analyzed the results of a year's public engagement (see Chapter 4, page 56). With this feedback, HPO prepared a draft 2020 Plan and updates to the preservation components of the Comprehensive Plan. In January 2018, HPO released the draft 2020 plan for public comment, and consulted again with key stakeholder organizations before revising and finalizing the plan.

Planning is a continuous process, and we welcome public comments about the 2020 DC Historic Preservation Plan. See Chapter 7 for how to share your thoughts.


C

The district of columbia's vision for historic preservation

The District of Columbia's vision for the collective stewardship of our heritage is set forth in the Comprehensive Plan, adopted by the D.C. Council in 2006. The Comprehensive Plan states the District's vision as a concise planning goal, followed by a discussion of its context and implications. This is what the text of the Comprehensive Plan says:

Historic Preservation Goal

The overarching goal for historic preservation is to preserve and enhance the unique cultural heritage, beauty, and identity of the District of Columbia by respecting the historic physical form of the city and the enduring value of its historic structures and places, recognizing their importance to the citizens of the District and the nation, and sharing mutual responsibilities for their protection and stewardship of a cultural heritage that is important to both Washingtonians and Americans across the nation. *(Comprehensive Plan, Section 1001.1)*

A Diversity of Plans and Ideas

Washington is unique not only because it is the Nation's Capital, but also because it is the great planned city of the United States. Pierre L'Enfant's famous 1791 Plan for the city has been largely followed and respected over the past two centuries, and was reinforced and amplified by the 1901 McMillan Plan. The city's grand plans were implemented slowly and fitfully, and perfected through a shared passion for civic embellishment that took root as the city matured. These plans were brought to life through the personal stories of a multitude of citizens who contributed their own dreams to the city. Washington is the capital of a democracy. In its wealth of different ideas, its rich and its poor, its messy vitality and its evident compromises, it reflects that fact in a multitude of ways its founders could never have predicted. *(Comprehensive Plan, Section 1000.3)*

A Pennsylvania Avenue as a national civic place
B Smithsonian Quadrangle
C Lincoln Congregational Temple in Shaw

Washington in Our Imagination

The treasured image of Washington and its wealth of historic buildings and neighborhoods is matched by few other cities in the United States. These assets include the grand and monumental legacies of the L'Enfant and McMillan Plans as well as the social story that is embodied in each of the city's neighborhoods. The natural beauty of the District of Columbia is also an inseparable part of the city's historic image. *(Comprehensive Plan, Section 1002.1)*

The most common image of Washington may be the sweeping vista of colonnaded government buildings seen across a tree-lined greensward. For many tourists the marble monuments, rows of museums, and flowering cherry trees define the city. These images are also cherished by the city's residents, but they are not the only view of historic Washington. *(Comprehensive Plan, Section 1007.1)*

Most of the city spreads far beyond its monumental core and out to the boundaries of the District of Columbia. The city's business center is richly endowed with lively commercial architecture and defined by its unique mid-rise scale. Local Washington is a mosaic of neighborhoods—some filled with turreted Victorian rowhouses, some with modest bungalows intermixed with apartments, and others lined block after block with broad turn-of-the century front porches. Washington's architecture is an eclectic mix that belies the dignified uniformity of the tourist postcards. And much of the historic city is still intact. This is a prime source of the city's charm and an inheritance that should make all Washingtonians proud. *(Comprehensive Plan, Section 1007.2)*

Changing Views and Values

Images of Washington have also changed, as have ideas about what to preserve from its past. Old Georgetown was rediscovered and protected by 1950, and in 1964 the national monuments ranked high on the city's first list of landmarks worth saving. By the end of the 1960s, the Old Post Office and other Victorian treasures returned to favor as the rallying point for a new generation of preservationists. With Home Rule in the 1970s, the landmarks of the city's African-American heritage finally gained the attention they deserved. *(Comprehensive Plan, Section 1000.4)*

In the District of Columbia today, there are more than 600 *[now 700]* historic landmarks and more than 40 *[now 64]* historic districts, half of which are local neighborhoods. In all, nearly 25,000 *[now 27,000]* properties are protected by historic designation. Historic landmarks include the iconic monuments and the symbolic commemorative places that define Washington, DC as the Nation's Capital, but they also include retail and commercial centers, residences, and places of worship and leisure of thousands of ordinary citizens who call "DC" home. *(Comprehensive Plan, Section 1000.5)*

National Presbyterian Church	A
Frederick Douglass House, Cedar Hill	B
Former T Street Post Office, now a taqueria	C
Engine Company No. 27 in Deanwood	D
National Museum of African American History and Culture	E
Funk Parade on historic U Street	F
The Wharf development along SW waterfront	G


A


B


C


D


E


F

G

A Revitalization Strategy

For a city like Washington, DC, protection of historic resources is an integral part of the community planning, economic development, and construction permitting processes. Historic preservation is an important local government function as well as an economic development strategy. *(Comprehensive Plan, Section 1015.1)*

Historic preservation is also fundamental to the growth and development of District neighborhoods. Recent building permit and development activity in the city confirms that historic preservation is a proven catalyst for neighborhood investment and stabilization. The financial impact of preservation on the city is also well documented. Preservation has increased real estate values, strengthened the city's tourism industry, and revitalized neighborhood shopping districts like Barracks Row and U Street. Looking to the future, historic preservation will become even more closely integrated with urban design, neighborhood conservation, housing, economic development, tourism, and planning strategies. *(Comprehensive Plan, Section 1015.2)*


B


C


D


E

House restoration on Anna J. Cooper Circle in LeDroit Park A
Aerial view of Mount Vernon Square, a focal point in the L'Enfant Plan B
Restored NW 7 Boundary Stone C
Adaptation of former commercial and service buildings on V Street NW D
Duke Ellington School of the Arts, formerly Western High School E
Historic commercial row on 14th Street NW F


A

F

Advocacy and Leadership

Whether as an economic opportunity or a set of new challenges, historic preservation relies on strong advocates to promote its importance among the host of priorities facing community leaders. Preservation draws strength by forging effective partnerships and ensuring the development of preservation leaders for the future.
(Comprehensive Plan, Section 1015.4)

Challenges and Opportunities

Preservation needs in the city are constantly changing. Fifty years ago, the biggest challenge was to prevent the demolition of entire neighborhoods for freeways and "urban renewal." Today's challenges include unprecedented pressure for new growth, soaring property values, and escalating construction costs. Gentrification is the issue in some historic neighborhoods, but in others it is decay. Unprecedented security considerations, tourism management, and the preservation of buildings from the recent past are high on the preservation agenda.
(Comprehensive Plan, Section 1000.6)

With these challenges come new opportunities. This is an era of revitalized historic neighborhoods, vibrant new design ideas, and a more sophisticated appreciation of the role that preservation can play in rejuvenating the city. Collaboration and consensus about preservation are largely replacing the antagonistic battles of the past.
(Comprehensive Plan, Section 1000.7)

Preservation plaque in Chevy Chase | A
Meridian Hill Historic District walking tour | B
Demolition and redevelopment at Wiltberger and T Streets | C
Rowhouses saved at 6th and K Street NW | D
Scattered Orchestra in Blagden Alley | E
Shotgun House archaeology project | F

A


B


C


D


E


F

People and progress

The first step in planning for our heritage is to promote awareness of the past and the legacy we share as a community. Anyone can find it rewarding to reflect upon the lives of distinguished Washingtonians, learn about historical events, or try to understand why the city looks the way it does today. The more we can establish a collective appreciation of our past, the more we can speak a common language about the value it holds in our everyday lives.

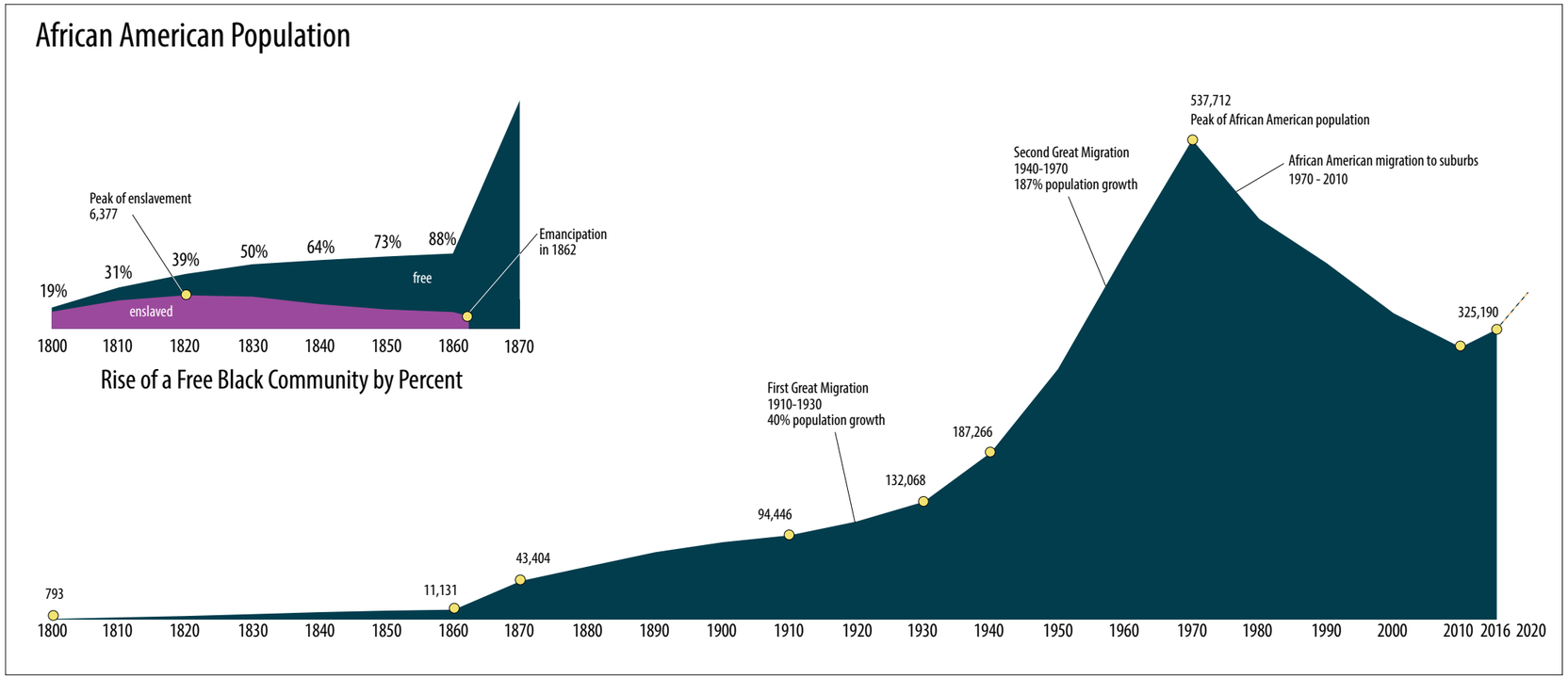
This chapter gives an overview of DC history and the city's development from the colonial era to the present day. It looks at a 400-year timeline in four ways, zooming in from a broad overview to brief essays about shorter time periods.

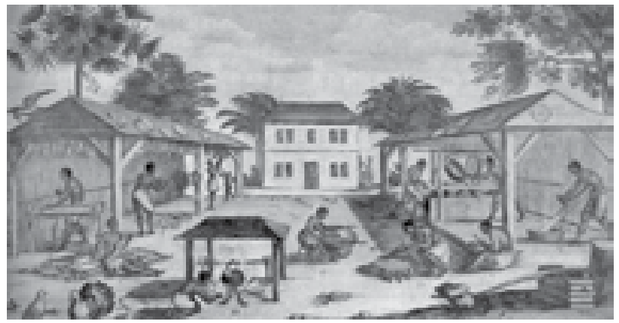
1 People and Progress charts the waves of men, women, and families who shaped the history of our area, whether they arrived in bondage, sought refuge or jobs during wartime, or moved in search of a better life. They tell a story of the quest for liberty and equality.

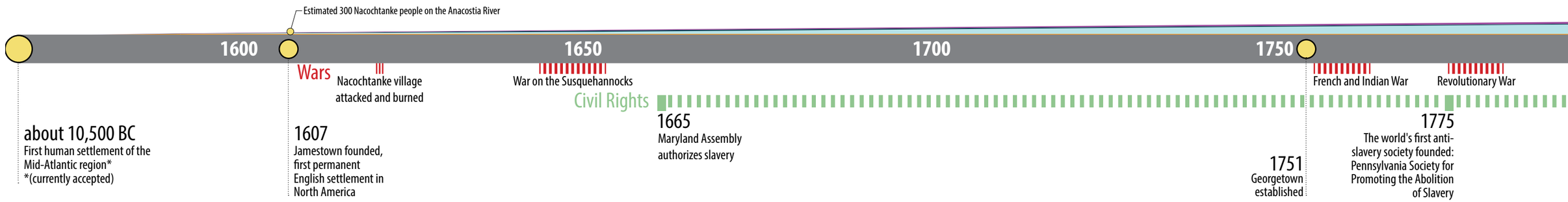
2 A Legacy of Visionary Plans takes a brief look at how four centuries of plans led to the creation of modern Washington. The graphics of these first two timelines are true to scale, showing the actual length of the colonial period relative to our modern era.

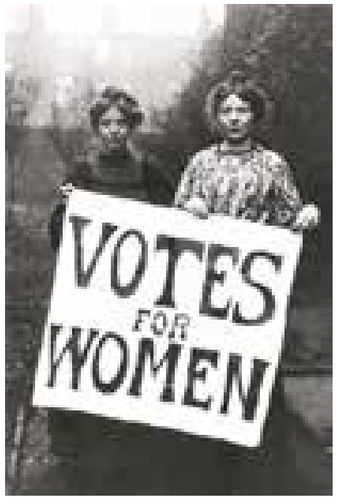
3 Landmarks and Milestones is a more detailed timeline introducing thematic periods and major accomplishments in DC history. The scale of this timeline stretches twice, after the city's founding and the Civil War, adjusting to a faster pace of change.

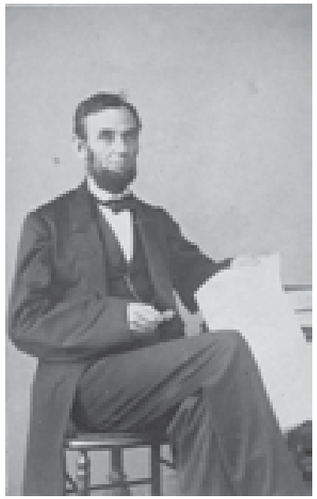
4 A Succession of Eras discusses historical themes and the major concerns of different periods in the city's development, showing how the patterns of local history relate to major events. These essays align with the periods of the second timeline.

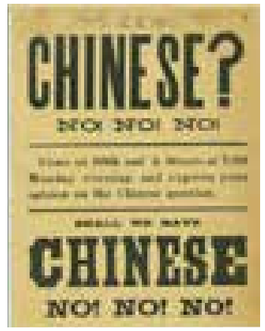












802,178
763,956
756,510
537,712
Peak of black population
663,091
638,333
606,900
572,059
601,723
632,323
Census Estimate
2012
681,000
Census Estimate
2016
731,233
Population Forecast
2020
517,865
Peak of white population
486,869
437,571
331,069
278,718
230,392
177,624
131,700
White migration to the suburbs
1950 -1980
Influx of population
due to Civil War
3
Asian population
9,967
population returns to
Virginia in 1840
1
Native American
population
6,377
Peak of enslaved population
75,081
51,687
43,712
39,834
33,039
23,933
14,103

DC Population
- Other
- Asian
- American Indian
- Enslaved
- African American
- White

1800 1810 1820 1830 1840 1850 1860 1870 1880 1890 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020

War of 1812
Mexican War
Civil War
Spanish-American War
World War I
World War II
Korean War
Vietnam War
War in Iraq / War in Afghanistan

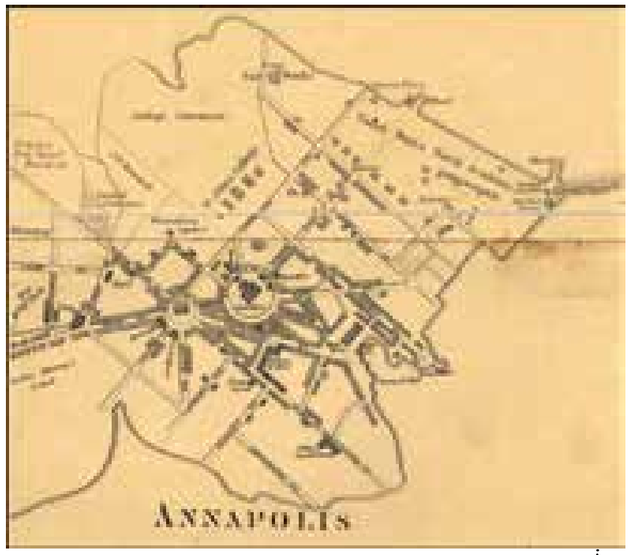
1800 First US Census taken in the District of Columbia
1830 The Indian Removal Act
1848 The Pearl Escape Attempt
1862 Slavery abolished in the District
1863 Emancipation Proclamation
1882 Chinese Exclusion Act
1899 End of Reconstruction
1909 NAACP founded
1913 Wilson segregates government workforce
1920 Women's Right to Vote 19th Amendment
1948 Truman desegregates military
1954 *Brown vs. Board of Education*
1955 Rosa Parks refuses to give up bus seat
1963 Civil Rights Act
1968 Martin Luther King Jr. Assassinated
2004 Marriage Equality: MA is first state to pass legislation
2008 Barack Obama is elected as first African-American President
2013 Supreme Court strikes down DOMA in *United States vs. Windsor*

A legacy of visionary plans

Living on the Native Land

1730

From Farms and Plantations to a City Plan



Annapolis town plan

1696

Andrew Ellicott map - first printed version of L'Enfant's plan

1792

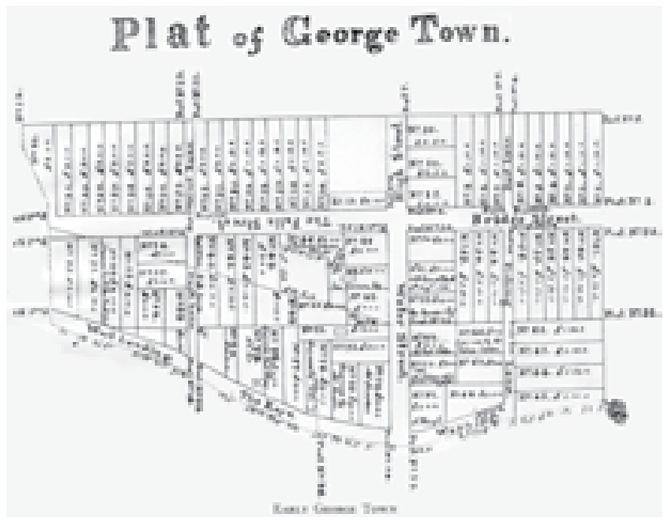
1600 1610 1620 1630 1640 1650 1660 1670 1680 1690 1700 1710 1720 1730 1740 1750 1760 1770 1780 1790

1612

Captain John Smith's map of Virginia

1699

Williamsburg town plan



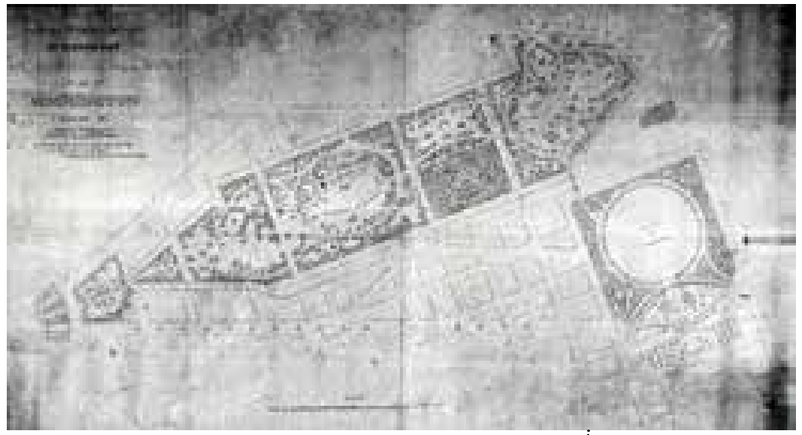
1751

Georgetown established and platted

1791

Pierre Charles L'Enfant designs the plan of Washington

Andrew Ellicott and Benjamin Banneker survey the District, placing boundary stones at every mile



Andrew Jackson Downing's plan for the Mall
1851

The Boschke Map - first to show every building, public and private
1857

McMillan Plan provides "City Beautiful" vision for future development of Washington
1901

The Pennsylvania Avenue Plan
1974

NCPC Legacy Plan
1997

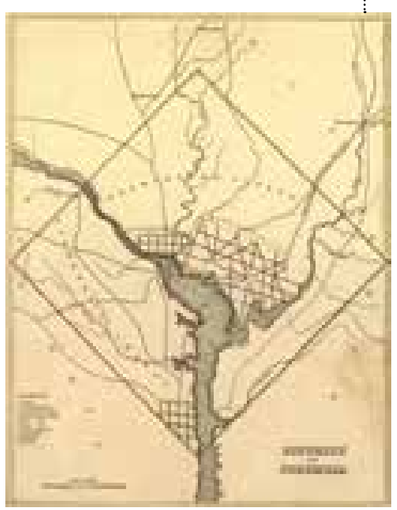
1800 1810 1820 1830 1840 **1850** 1860 1870 1880 1890 **1900** 1910 1920 1930 1940 **1950** 1960 1970 1980 1990 **2000** 2010

1846
Congress returns Alexandria County to Virginia

1881
Congress directs the Army Corps of Engineers to control flooding by reshaping the Potomac riverfront

National Capital Planning Commission (NCPC) Comprehensive Regional Plan

2009
NCPC Framework Plan



Landmarks and milestones

1590-1700:
Living on the Native Land
page 32

English parliament decrees the transportation of sentenced criminals to the colonies
1597

Captain John Smith sails up the Potomac and finds a native settlement at Nacotchtanke
1608

King Charles I grants Cecil Calvert, the second Lord Baltimore, a charter for Maryland
1632

English Catholic settlers found Saint Mary's City, Maryland
1634

The College of William and Mary is founded - the second-oldest institution of higher education in the US
1693

1590 1600 1610 1620 1630 1640 1650 1660 1670 1680 1690

Elizabeth I | James I | Charles I | Commonwealth | Charles II | James II | William & Mary

War on the Susquehannocks

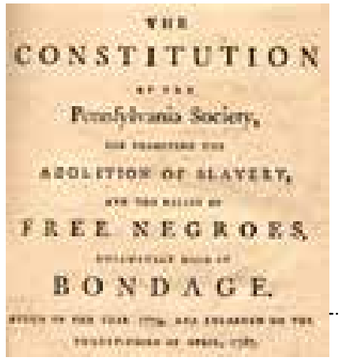
1606
King James grants the Virginia Charter and establishes the Virginia Company for colonial settlement

1607
Jamestown, the first English settlement in America

1663
George Thompson receives land patents for Saint Elizabeths and Duddington on the Anacostia

1667
Settlers and Native Americans of the Potomac area conclude a peace treaty

1695
Maryland capital moves to Annapolis



Prince George's County is established
1696

Quakers demand the abolition of slavery
1727

Baltimore founded
1729

Maryland Tobacco Inspection Act tries to match Virginia's trade advantage
1747

Frederick County divided from Prince George's County
1748

Montgomery County divided from Frederick County
1776

US Constitution permits creation of a federal district "not exceeding ten miles square"
1788

Major L'Enfant offers to design the capital
1789

Construction begun on the Capitol
1793

1700 | 1710 | 1720 | 1730 | 1740 | 1750 | 1760 | 1770 | 1780 | 1790 | 1800

William III | Anne | George I | George II | George III | Continental Congress | Articles of Confederation | Washington | J. Adams

French and Indian War

Revolutionary War

1699
Virginia capital moves to Williamsburg

1713
Virginia requires warehouses to inspect tobacco exports

1730
Virginia Tobacco Inspection Act improves quality and increases demand

1732
George Washington born in Westmoreland County, Virginia

1745
Tobacco inspection house on Potomac at Rock Creek

1751
Georgetown established

1757
Construction of Mount Vernon begun

1765
Stamp Act taxes the colonies

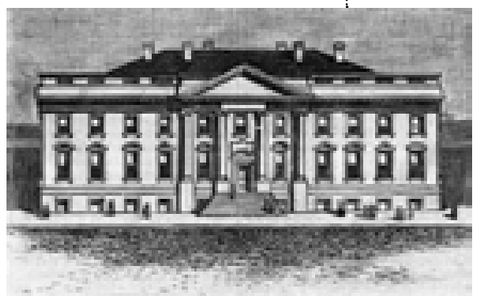
Old Stone House constructed, considered the oldest house in Georgetown

1776
Declaration of Independence

1790
District of Columbia established

1791
First sale of lots in the City of Washington

1792
Construction begun on the White House



1700-1800:
Vision for a New Capital
page 34

The government moves from Philadelphia to Washington

First brick and tile making machine patented

1800

Thomas Jefferson rides horse to Capitol, establishing practice of inaugural parade

1805

US forces retreat, burning the Navy Yard. British forces seize the city and burn most public buildings

1814

The National Theater opens

1823

Aqueduct Bridge over the Potomac

1831

B&O Railroad reaches the city

1835

Depression of 1807

Panics of 1815 and 1819

1800 1810 1820 1830

J. Adams | Jefferson | Madison | Monroe | J.Q. Adams | Jackson

War of 1812

1801
Marine Barracks established

1816
St. John's Church opens

1819
Reconstruction of the Capitol completed, with a new dome by architect Charles Bulfinch

1820
Construction of City Hall begun

1826
Washington Penitentiary begun

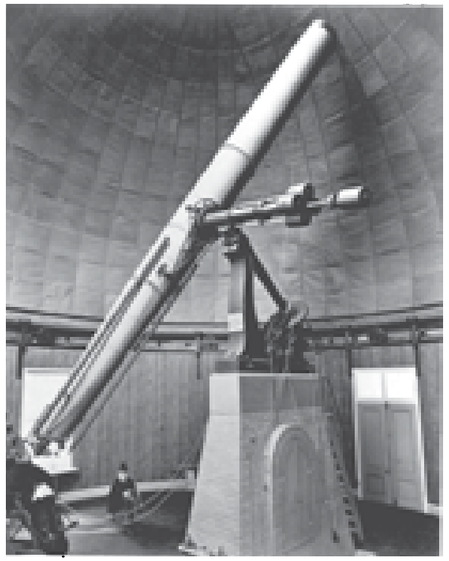
1828
Chesapeake & Ohio Canal begun

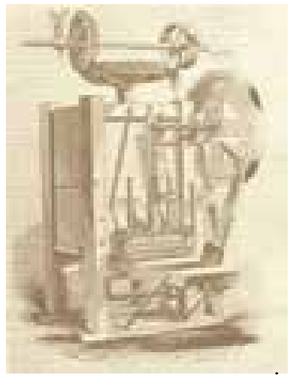
1833
Washington Monument Society formed to build a memorial funded by private contributions

Canal reaches Harper's Ferry

1800-1835: The Federal City page 35

1835-1870
A Capital of a Nation Divided
page 36





The Civil War
and its Aftermath
page 37

1842 — US Naval Observatory built in Foggy Bottom

1845 — First public telegraph office in the US opens in the General Post Office on 7th Street

1849 — Reinforced concrete is invented

1852 — Steam-powered brick making machine invented by Richard Ver Valen

1853 — Mount Vernon Ladies Association founded to protect Mount Vernon: a beginning for historic preservation

1855 — Government Hospital for the Insane (Saint Elizabeths) opens

1862 — Slavery abolished in the District

1863 — US Capitol dome completed

Panic of 1837 | Depression | Panic of 1857

1840 | 1850 | 1860 | 1870

Van Buren | W.H. Harrison | Tyler | Polk | Taylor | Fillmore | Pierce | Buchanan | Lincoln | A. Johnson | Grant

Mexican-American War | Civil War | Reconstruction

1836 — Treasury Department begun; first section completed in 1842 with gas lighting

Patent Office begun; first section completed in 1840

1839 — General Post Office begun; first section completed in 1844

1844 — Samuel Morse sends first telegraph message from Washington to Baltimore

1847 — Smithsonian Institution begun; completed 1855

1848 — Washington Monument begun

1851 — Extension of the Capitol begun, with skylit House and Senate chambers in the new wings

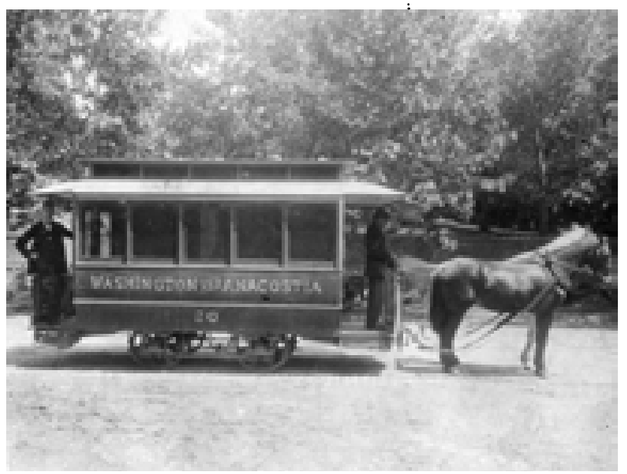
1854 — Uniontown, the city's first suburb, is incorporated across the Anacostia River from the Navy Yard

1857 — Gallaudet College established as the Columbia Institution for the Deaf, Dumb, and Blind

1862 — DC's first horse-drawn streetcar lines built, serving both civic and military uses

1865 — Howard University chartered by Congress

Trial of Lincoln conspirators at Washington Penitentiary



State, War, and Navy Building (now the Eisenhower Executive Office Building) is built

1871-88

DC Board of Public Works undertakes widespread improvements; roads graded and paved, gas and sewer lines laid throughout the city

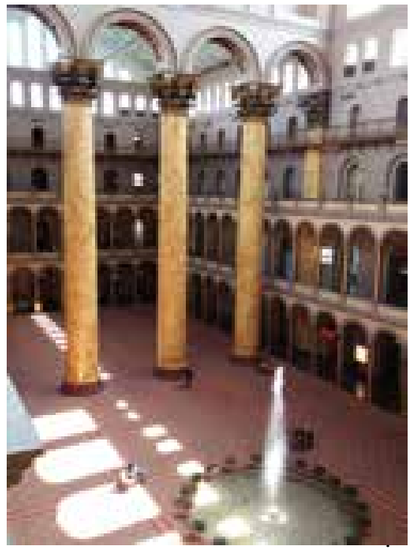
1871-74

Corcoran Gallery of Art opens

1874

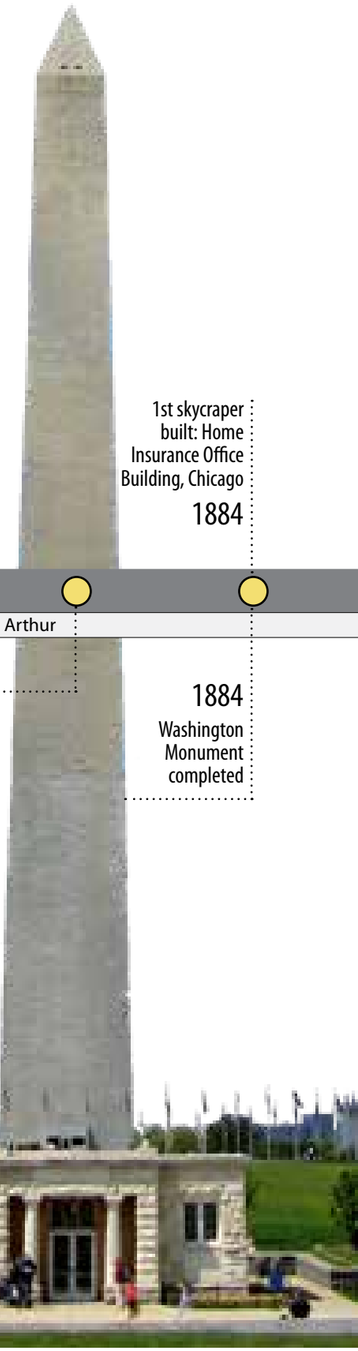
Patent Office fire burns the north and west wings, destroying 114,000 models

1877



Pension Building begun, using mass-produced materials and innovative light and ventilation

1882



1st skycraper built: Home Insurance Office Building, Chicago

1884

Panic of 1873

The Long Depression

1870 | 1880

Grant | Hayes | Garfield | Arthur

Reconstruction

1871
Center Market opens (razed in 1931)

1872
Yellowstone established as first National Park

1873
Adolf Cluss appointed to Board of Public Works

LeDroit Park founded

Adas Israel, the city's first synagogue

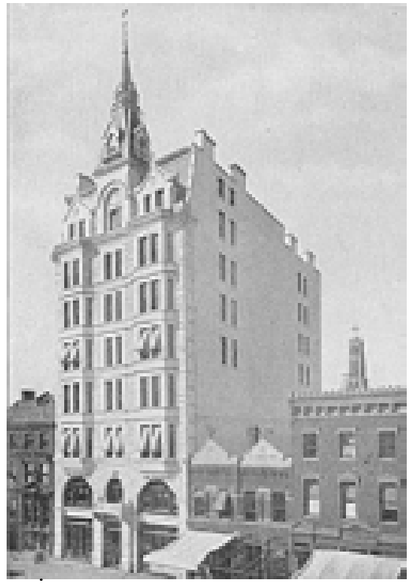
1875
LeDroit Building, showing the new fashion for cast iron facades

1879-81
National Museum built to house collections from the Philadelphia Centennial Exposition

1883
Takoma Park established as a railroad suburb

1884
Washington Monument completed

1870-1885: The City Expands page 38



Baltimore Sun Building, one of the first elevator buildings in Washington

1885

Old Post Office begun (completed in 1899); first steel frame building in DC

1891

1885-1900:
Seeking the Country Air
page 39

First electric streetcar system put into service

1888

World's Columbian Exposition in Chicago

1893

Massive new Government Printing Office Building begun (completed 1904)

1899

Panic of 1893

Panic of 1896

1890

1900

Cleveland | B. Harrison | Cleveland | McKinley

Spanish-American War

1888

National Geographic Society formed

1889

National Zoo founded

Columbia Historical Society founded, now Historical Society of Washington DC

Rock Creek Park is established

1894

DC's first height limit imposed after the Cairo Apartments was built to 160′

1898

The Evening Star newspaper building is completed

1900-1915:
Capital of an American Empire
page 40

The District Building opened (now John A. Wilson Building)

1906

Howard Theater, the city's first for African Americans, opens on "Black Broadway"

Women's suffrage parade on Pennsylvania Avenue

1913

Panic of 1907

1900 | 1910

McKinley | T. Roosevelt | Taft

World War I

1901

McMillan Plan provides "City Beautiful" vision for the future development of Washington

New Willard Hotel opens

1903

President Roosevelt and Andrew Carnegie dedicate the Central Public Library

1907

DC requires registration for the city's 2,200 autos

Construction of Washington Cathedral begun

1908

Walter Reed General Hospital opens

Union Station is completed

1913

US income tax established

1915

Cornerstone laid for the Lincoln Memorial

National Park Service established

1916

Construction of Washington Cathedral suspended during the war

1917

Depression of 1920-21

Mayflower Hotel opens on Connecticut Avenue

National Capital Park Commission (later NCPC) created by Congress

Tivoli Theater begins construction on the city's main uptown streetcar line

1924

The Strand, first movie theater built east of the Anacostia for African American patrons

1928

Stock Market crash, beginning the Great Depression

1929

The Great Depression

1920

1930

Wilson | Harding | Coolidge | Hoover

US enters World War I

1916

The "national labor temple" built by the American Federation of Labor and its head, Samuel Gompers

1919

Beginning of Prohibition

The Whitelaw Hotel - the city's first luxury hotel for African Americans opens

Women gain right to vote

Washington is one of the first US cities to adopt land use zoning

1921

Lincoln Theater opens on U Street

1922

Lincoln Memorial dedicated

1923-1926

Rock Creek and Potomac Parkway built

1925

Construction of Foxhall Village begins, evoking English country life

1926

Congress funds construction of the Federal Triangle

Congress passes the Shipstead-Luce Act, giving the Commission of Fine Arts authority to review private construction in the monumental core

1915-1930: Boom and Bust page 41

1930-1945:
The New Deal
page 42

National Archives begun (completed 1937) with major advances in mechanical air conditioning
1932

Alley Dwelling Authority created by Congress, charged with eliminating alley housing by 1944
1934

Blair House recognized as a site of national historic significance
1937

Zoning Act of 1938 introduces the idea of comprehensive plans for the city
1938

The John Adams Building, annex to the Library of Congress opens
1939

National Gallery of Art opens - at the time the largest marble structure in the world
1941

Jefferson Memorial dedicated
1943

The Great Depression

Recession of 1937

1930 | 1940

Hoover | F. D. Roosevelt

World War II

Pearl Harbor - US enters war

1931
Connecticut Avenue Bridge built over Klingle Valley

1932
On Leong Tong establishes Chinatown on H Street, NW

1933
National Park Service to survey, acquire, restore, and mark historic sites

Prohibition repealed

1935
Historic Sites Act creates national preservation plicy with NPS authority

Supreme Court building opened

1937
Hecht Company Warehouse exemplifies Art Deco expression and modern materials

Suitland Parkway is built

Uline Ice Company and Arena built--first thin-shell concrete building erected in DC

1942
Mayfair Mansions, built with federal help to ease wartime housing shortage for African Americans

The Wire Building is completed, the first modern office building on K Street

1949

Two Inner Loop freeways proposed to cut through DC neighborhoods

GSA emphasizes economics, simplicity, and comfort in public architecture

1954

Chloethiel Woodward Smith designs the Capitol Park Apartments as part of the SW urban renewal plan

1958

1945-1960:
The Post-War Years
page 43

1950

1960

Truman

Eisenhower

1947

Whitehurst Freeway construction begins

1949

US General Services Administration created

Korean War

Congress designates Georgetown as DC's first historic district, with buildings protected through design review by the Commission of Fine Arts

1954

DC public schools and recreation facilities desegregated after *Bolling v. Sharpe* Supreme Court decision

Vietnam War

March on Washington for Jobs and Freedom

Assassination of John F. Kennedy
1963

Streetcars removed from DC streets
1961

Housing and Urban Development Building constructed
1965

Logan Circle becomes first neighborhood historic district after Georgetown

MLK Library dedicated
1972

Hirshhorn Museum opens
1974

Oil Crisis and Stagflation

1960 | 1970

Eisenhower | Kennedy | L.B. Johnson | Nixon

Vietnam War

1962
Guiding Principles for Federal Architecture issued

1964
CFA and NCPC form the Joint Committee on Landmarks, and create the city's first list of landmarks

Watergate Complex begun

1966
National Historic Preservation Act creates National Register and nationwide preservation program administered by states

National Register created

1968
Shopping strips on 7th, 14th, and H Streets burned after assassination of Martin Luther King, Jr.

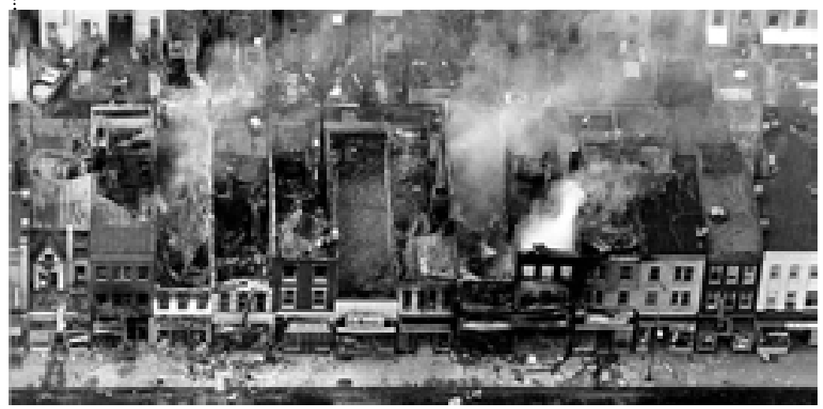
1971
"Don't Tear It Down" (now the DC Preservation League) formed to protest planned demolition of the Old Post Office

Kennedy Center opens

1973
Home Rule charter gives the District limited self-governance

Destruction of McGill Building leads to delay-in-demolition regulation

1960-1975:
New Visions in Turbulent Times
page 44



1975-1990:
Home Rule and Downtown Revival
page 45

1977
Dunbar High School demolished

All unbuilt DC interstate highways canceled

1978
National Gallery of Art - East Wing constructed

1979 Energy Crisis

1982
Union Station rehabilitation begun

Vietnam Memorial dedicated

1986
Reeves Center opens at 14th and U Streets

1987
1001 Pennsylvania Avenue introduces new approach to contextual design

1980 1990

Ford | Carter | Reagan | G. Bush

1976
First segment of Metro opens between Farragut North and Rhode Island Avenue

1978
DC Historic Landmark and Historic District Protection Act

1979
Preservation law saves Keith-Albee Building facades, but Rhodes Tavern is demolished

1981
US Tax Court Building and Plaza spanning Interstate 395 is completed

1984
Techworld project intrudes into the historic street vista of the Patent Office

1986
Gallery Row project begins 7th Street revitalization

1989
Market Square project creates new civic plaza at Navy Memorial

1990-2005:
Toward a New Confidence
page 46

Post-modernism reaches its height with AARP building

1991

Italian Chancery is completed

1996

Museum of the American Indian opens on the Mall

2004

1990 — 2000

G. Bush | Clinton | G.W. Bush

Gulf War

War in Iraq / War in Afghanistan

1992

Thurgood Marshall Federal Judiciary Building is completed, named after the first African-American Supreme Court Justice

1994

Finnish Embassy constructed; becomes first LEED-certified embassy in DC in 2010

1997

World Bank Headquarters completed

2003

14th Street revitalization takes off with reinvention of old auto showrooms

2005-2020:
A Growing and Vital City
page 47

New Arena Stage opens in SW

Martin Luther King Jr. Memorial opens on the Mall

2010

Obama

Trump

2005
Tivoli Theater reopened in Columbia Heights

2008
Construction of Nationals Stadium, first major-league stadium in US to be LEED-certified

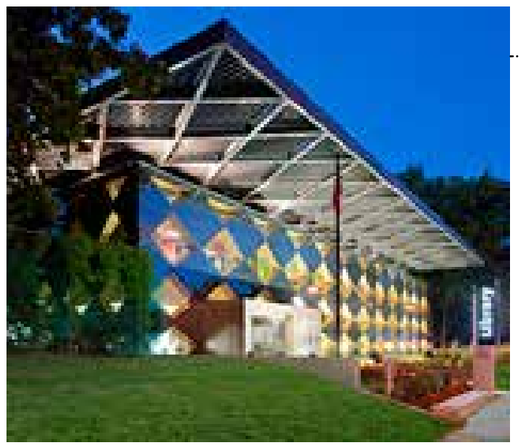
2009
Historic DC Courthouse reopens

A series of new public libraries opens across the city

2011
Construction begins on City Center encompassing five city blocks

2012
DC Historic Preservation Award for public schools modernization

Groundbreaking for the National Museum of African American History and Culture



A succession of eras

Living on the Native Land

1600 1730

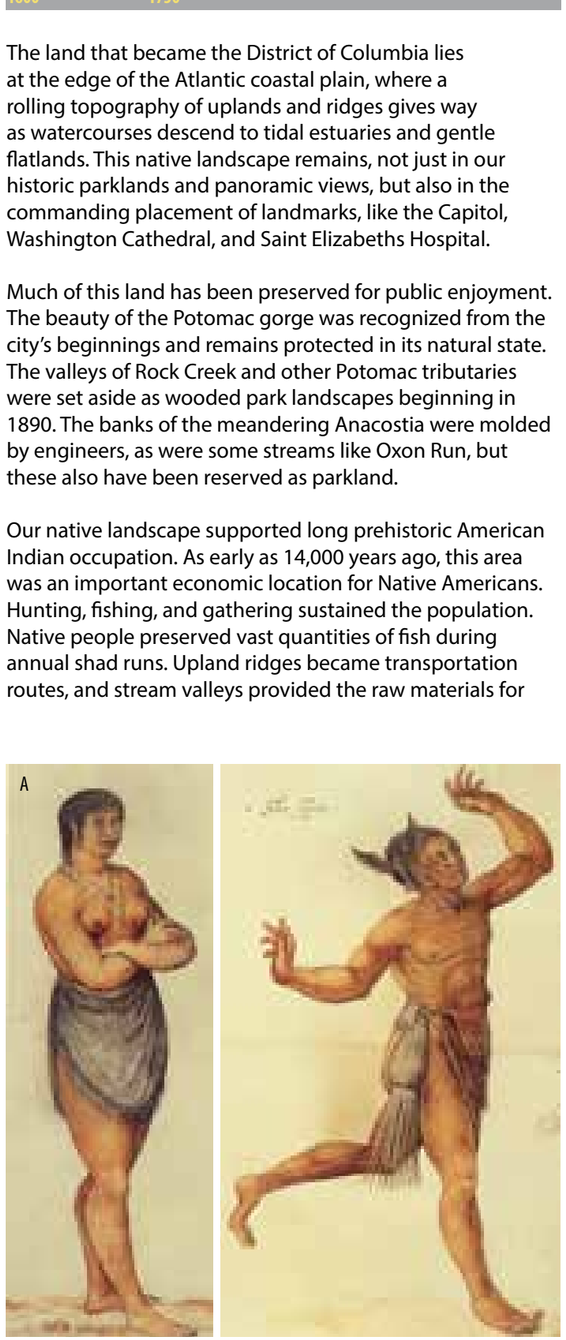
The land that became the District of Columbia lies at the edge of the Atlantic coastal plain, where a rolling topography of uplands and ridges gives way as watercourses descend to tidal estuaries and gentle flatlands. This native landscape remains, not just in our historic parklands and panoramic views, but also in the commanding placement of landmarks, like the Capitol, Washington Cathedral, and Saint Elizabeths Hospital.

Much of this land has been preserved for public enjoyment. The beauty of the Potomac gorge was recognized from the city's beginnings and remains protected in its natural state. The valleys of Rock Creek and other Potomac tributaries were set aside as wooded park landscapes beginning in 1890. The banks of the meandering Anacostia were molded by engineers, as were some streams like Oxon Run, but these also have been reserved as parkland.

Our native landscape supported long prehistoric American Indian occupation. As early as 14,000 years ago, this area was an important economic location for Native Americans. Hunting, fishing, and gathering sustained the population. Native people preserved vast quantities of fish during annual shad runs. Upland ridges became transportation routes, and stream valleys provided the raw materials for stone tool manufacture. Ancient quarries remain along Piney Branch, and the presence of inhabitants in the Rock Creek valley has been shown at many locations. Recently, a major ceremonial site was unearthed near the mouth of the creek.

Native American occupation is documented all along the Potomac and Anacostia rivers. The first inhabitants recorded by history were the Nacotchtanke or Nacostan Indians, whose ancestors established trading sites and hunting and fishing settlements on the shorelines as much as 2,000 years ago. English explorer John Smith encountered these people in 1608, when they were settled in a large village on river flats. The Anacostia was named for this settlement, and the Potomac was similarly named after another Algonkian group, the Patawomeke.

Scores of prehistoric archaeological sites have been identified in the District, mainly on the banks and bluffs along rivers and streams. But sites are present throughout the city, discovered by archaeologists knowledgeable about the ways of survival centuries ago. There are remnants of houses, fire pits, and hearths. Recovered artifacts—cooking pots, fishing gear, tools—reveal the culture and life patterns of early people. They also show how they made use of natural objects: cobblestones from streambeds were fashioned into tools, and soapstone quarried near Rock Creek was carved to make bowls.



A Algonkian Native Americans, 1585
B East Branch of Potomac River, Washington August Kollner, 1839

England Creates Colonies

The arrival of Europeans and Africans in the region after 1600 set off a century of contact and conflict between two incompatible cultures, one gradually displacing the other. In 1622, a group of Jamestown settlers and their Native American allies plundered and burned the settlement at Nacotchtanke. Retaliation against European trading parties soon followed, and it was not until the 1670s that a peace treaty was concluded between the settlers and the natives. By the end of the century the native population had almost completely disappeared, as the effects of war, disease, and displacement destroyed their way of life.

Today's District of Columbia was carved out of the English colony of Maryland, which was itself severed from the domain of the Virginia Company, under a 1632 charter granted by King Charles I to Cecil Calvert, the second Lord Baltimore. Settlers began arriving immediately along the Potomac estuary, and by the 1660s, land as far upriver as the Anacostia was being divided into land patents for farm homesteads and tobacco plantations. Initially, indentured servants provided most of the labor to work these plantations, which were the mainstay of the economy for the next 200 years. But tobacco production came at a great human cost: in 1663, the Maryland Assembly officially authorized race-based chattel slavery, and it became widespread by 1700.

Before 1750, the area of the present District was still the frontier of Maryland, although the Maryland proprietor had fully disposed of the area in grants to landholders by the 1720s. The area was largely open countryside, forest, meadows, marsh and fields. Native American footpaths evolved into a network of primitive country lanes across the farmland. Many of these became rolling roads for transporting hogsheads of tobacco to the rivers for export. Former country lanes now known as Good Hope Road, Alabama Avenue, Foxhall Road, Rock Creek Church Road, Blair Road and Wisconsin Avenue still serve their transportation purpose.

Archaeological evidence of colonial life is scattered across the District, but few buildings or even fragments survive from the time. One rare example is the Rock Creek parish church, where parts of the early Saint Paul's from about 1719 remain in the structure rebuilt about 1768-1775 and 1921-22. Another colonial survivor is Rosedale in Cleveland Park, which grew from a rubble-stone cottage built about 1740.

Even where structures no longer stand, the sites of farms, plantations, and taverns can still tell us much about colonial life. Of particular value are artifacts that add to what little we know about the undocumented lives of enslaved African Americans who constituted as much as 90% of the settler population.

From Farms and Plantations to a City Plan

1730 1800

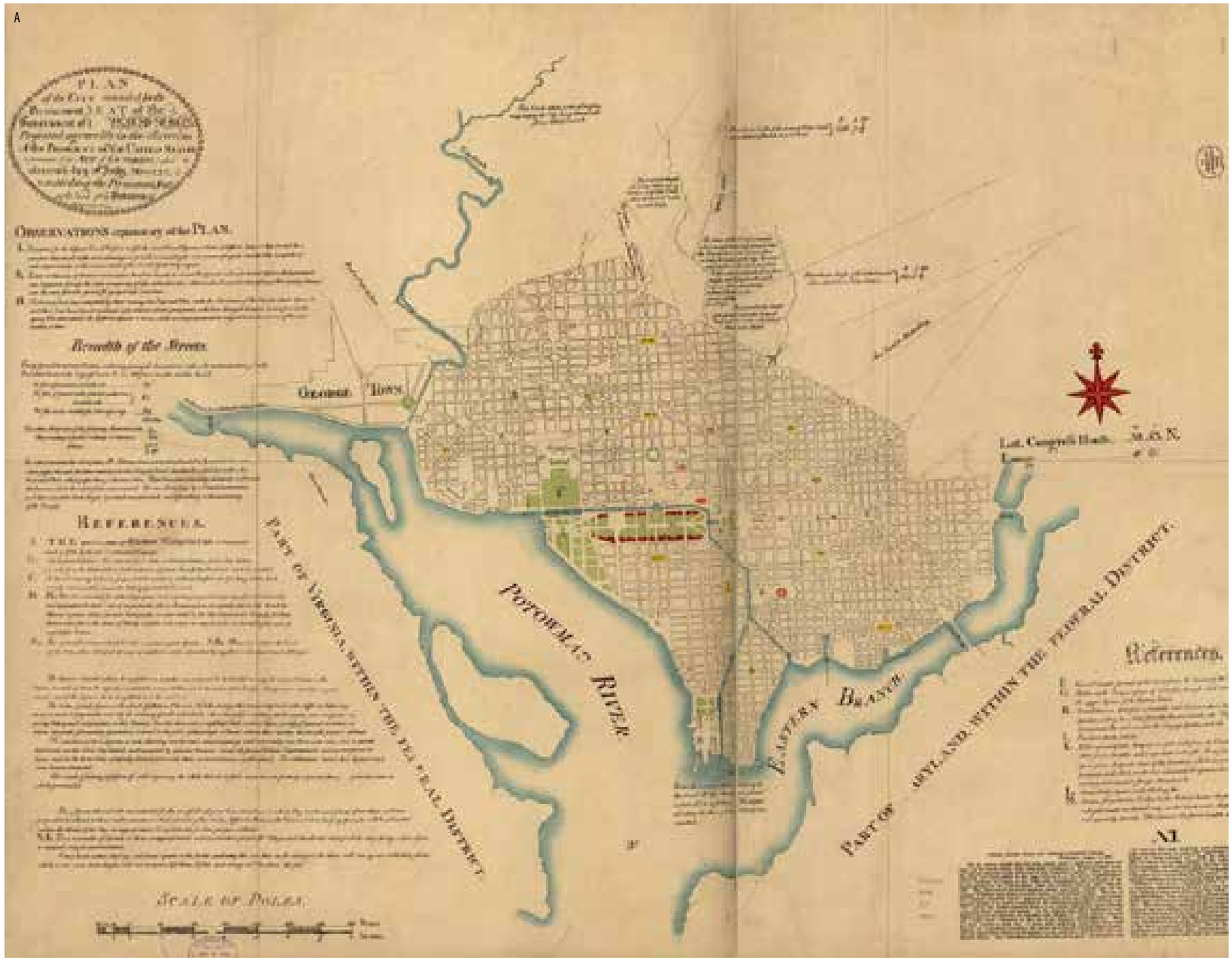
By the mid-18th century, towns were established to meet the needs of commerce: Bladensburg in 1742, Alexandria in 1749, and Georgetown in 1751, each serving as a tobacco inspection port. These trade centers were flourishing when the Federal City was created, but Hamburgh and Carrollsburg, platted in the 1770s, never materialized.

Like Alexandria, Georgetown originated as a tobacco trading station in the 1730s. It became the site of an official tobacco inspection warehouse in 1745, before receiving a town charter from the Maryland colony. The two Potomac River towns were ultimately incorporated into the District of Columbia, the permanent seat of the national government of the United States. For a time, both exceeded the population and productivity of the new Washington City.

Construction of the Chesapeake & Ohio Canal reinvigorated Georgetown as a flour-milling center and a transshipment point for Maryland coal and lumber, but its growth as a commercial and manufacturing center slowed after the Civil War. The municipal corporation was dissolved in 1871, and its responsibilities folded into a unified government for the entire District. These pre-Revolutionary towns still reflect their early beginnings, although they are much changed today. Georgetown's and Alexandria's grid plans and narrow streets seem quaint beside the grandeur of L'Enfant's capital. Georgetown's 18th-century buildings impart an antique character, and remind us of a hardscrabble way of life. The Old Stone House from 1765, for example, is built of blue granite from a local quarry, mixed with native fieldstone and perhaps ballast from merchant ships. Much more evidence of daily life awaits discovery in Georgetown and elsewhere.

A Andrew Ellicott's Ten Mile Square Map showing the City of Washington and the topography of Alexandria and Washington counties, 1794
B Aqueduct Bridge and Georgetown, 1855
C Old Stone House, 1765
D Wisconsin Avenue Bridge, over Chesapeake & Ohio Canal, 1829

A



1887 reprint of Pierre Charles L'Enfant plan, Washington DC, 1791 | A
Pierre Charles L'Enfant, painting by Bryan Leister, 1992 | B

Vision for a New Capital

In the quest for a national capital, the lands around Georgetown and Alexandria held several advantages. Situated at the head of ship navigation, the area offered waterpower from the Potomac falls, tributaries leading to fertile hinterlands, and access to the world's oceans. The location was a compromise between North and South, and was only a few miles upriver from Mount Vernon, George Washington's beloved home.

President Washington proclaimed the site of the federal district in 1791. Only three months after arriving to survey the ground, Charles Peter L'Enfant sited the major public buildings and sketched out the new federal city around them. Like the prehistoric villages before it, the new city occupied the easily settled flat land of the coastal plain. It was fitted to the terrain and surrounded by ridges of woodland and farms that gradually became the uptown neighborhoods and suburbs we know today.

L'Enfant's grand civic spaces, roundabouts, and broad, radial avenues came from European urbanism of the Baroque era. These he superimposed on a grid of streets that was the form favored by Thomas Jefferson. Brilliant in its conception, the Plan of the City of Washington expressed the aspirations and structure of the new republic in its civic spaces, and made provision for a thriving commercial and social life in its everyday fabric.

B

The Federal City

1800 1835

Although Pierre L'Enfant envisioned a majestic rival to the capitals of Europe, for decades the Federal City was just a struggling town or, more accurately, a series of hamlets. In 1800, the government arrived to occupy a handful of incomplete government buildings. Clusters of houses and commercial establishments fronted unpaved streets, although hotels and boarding houses made something more of Pennsylvania Avenue. Well-established Georgetown was prosperous in comparison. But as Washington grew, streets filled up around the public buildings and markets. Communities arose around the Navy Yard and the along the arteries of commerce—the roads, canals, and later, railroads—bringing goods and travelers. By 1860, the city's more than 60,000 residents far exceeded the fewer than 9,000 in Georgetown, and about 5,000 in the farmlands of Washington County.

The White House (begun 1792) and Capitol (begun 1793) are the city's oldest public buildings, built largely by immigrant masons and enslaved African American laborers. Navy Yard and Marine Barracks buildings date from as early as 1800, and the City Hall from 1820. Reconstruction of the White House, Capitol, Treasury and other public and private buildings followed the British invasion of 1814. A new Treasury, Patent Office, and General Post Office were begun in 1830s.

Impressive stone construction gave most of the federal government buildings a feeling of permanence, but for the rest of the city, unassuming brick and frame structures were the norm. Initial regulations requiring masonry construction of private buildings were soon abandoned.

Although outnumbered by detached residences, the rowhouse form was adopted very early—as at Wheat Row on 4th Street SW—and would predominate in inner-city neighborhoods. Houses evolved into a typical side-hall plan, often taking on the characteristics of the successive Federal, Greek Revival, and Italianate styles, and with roof pitches flattening as new technology produced better materials. Many pre-Civil War houses and commercial buildings survive in Georgetown and on Capitol Hill, but most of the early city, especially its more modest architecture, has virtually disappeared. Scattered remnants can be found downtown, mostly near Judiciary Square and the White House, but early buildings also remain in Southwest, the Mount Vernon Square neighborhood, and Shaw.

Across the Potomac and beyond the city boundary at today's Florida Avenue, agriculture continued to dominate Alexandria and Washington counties. Farmsteads and houses sat on country lanes, mills operated creek-side, ferries crossed the rivers, and ports handled goods.

Established routes like Bladensburg Road and Georgetown Pike (now Wisconsin Avenue) led travelers to towns beyond. Today, only traces of that life remain. The District's farm and country houses and outbuildings are extremely rare, and many of these are now recognized as landmarks. Among them are Rosedale (about 1793), Woodley (about 1805), and Peirce Mill (1820).

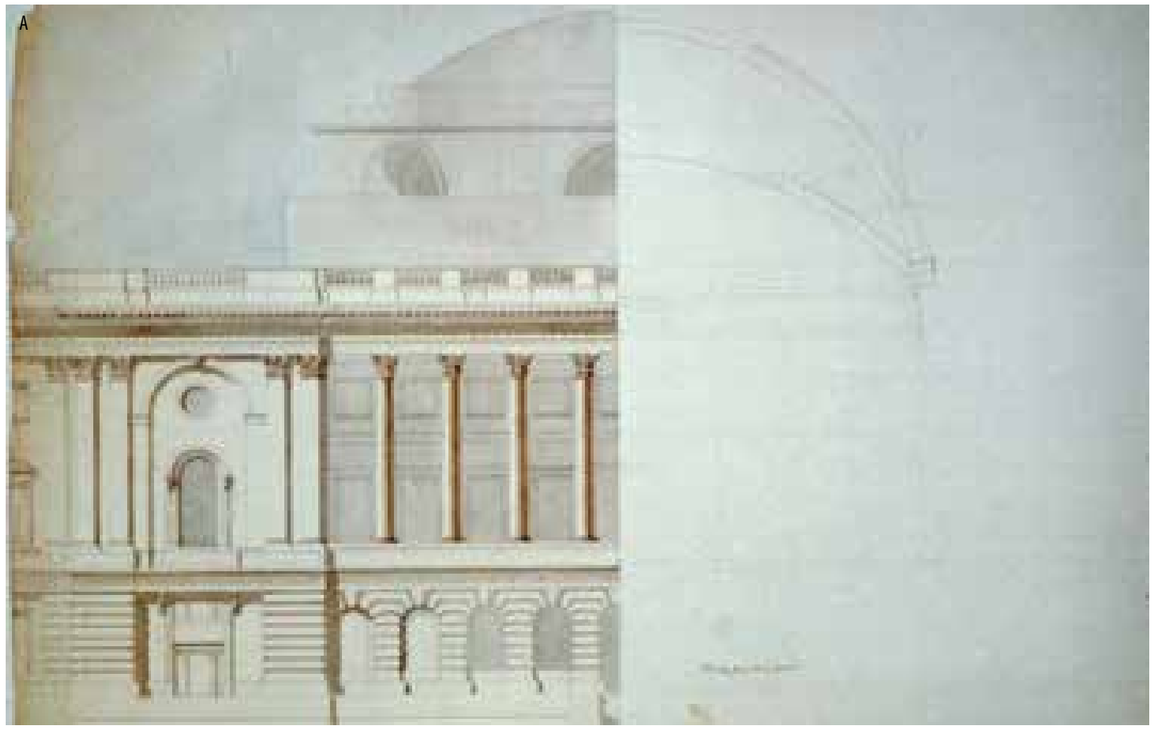
As new turnpikes opened to serve the city, their toll stations and crossroads were the seeds of country settlements. Tenleytown originated about 1790 when John Tennally opened his tavern by the toll house at Georgetown Pike and River Road. Brightwood arose after 1819, where the turnpike to Rockville (now Georgia Avenue) crossed the ford road to Rock Creek. Across the Anacostia, Good Hope developed in the 1820s at the hilltop intersection of today's Naylor Road and Alabama Avenue. Another settlement was Benning Heights, named for the landowner who helped finance the 1797 wooden bridge where Benning Road crosses the Anacostia today.

Congress's unwillingness to fund improvements on the Virginia side of the Potomac and the possibility of gaining pro-slavery representation in the House of Representatives led the people of Alexandria and Alexandria County to seek the retrocession of their portion from the District, which was accepted by Virginia in 1847. As a result, the District lost about 10,000 residents, about a third of them African American.

Turnpikes were important for travel and communications, and for the transport of local farm goods into the city, but they could not handle long-distance transportation or the high volumes of bulky cargo that would be needed for the nation's westward expansion. Canals were the first solution, as George Washington had realized when his Potowmack Company made canal improvements along the Potomac as early as 1785. But it was New Yorkers who first achieved success with the Erie Canal, built from 1817 to 1825. The Erie dramatically cut the cost of transporting goods to and from the new western states and helped make New York City the nation's major port.

Not wanting to miss an opportunity, Washington entrepreneurs converted the Potowmack Company into a larger venture to reach the Ohio River. The Chesapeake and Ohio Canal handled products like coal and grain, stimulating industry in Georgetown and along Rock Creek. It began construction in 1828, and reached Harper's Ferry in 1833, but before reaching Cumberland it was rendered obsolete by the arrival of a newer technology. The Baltimore and Ohio Railroad, first chartered in 1827, gave Baltimore the edge in commerce and western trade. By 1835, Washington was connected by a branch line to the B & O, with a terminal at New Jersey Avenue and D Street, NW, just blocks from the Capitol.

A US Capitol - West façade,1803
B The White House plan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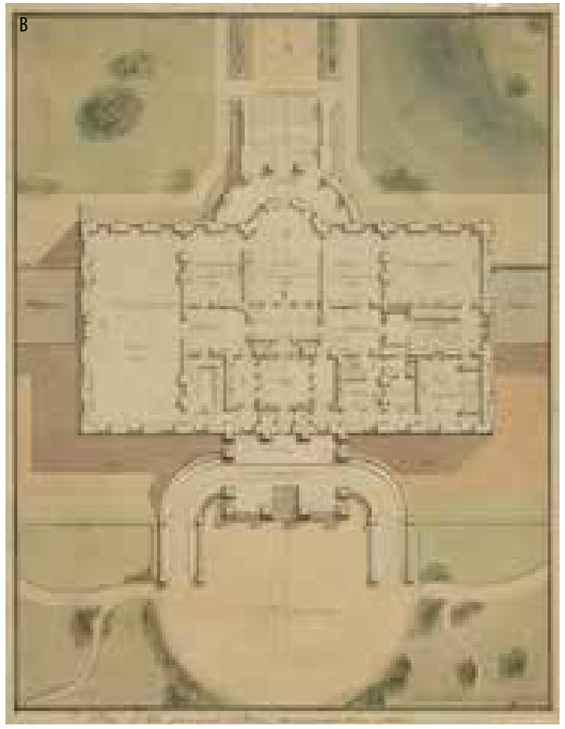

B

Capital of a Nation Divided

1835 1870

The Antebellum Era

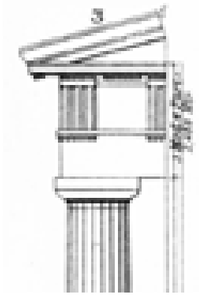
By mid-century, Washington County was an important locale for institutions seeking respite from the city. In 1851, the United States Military Asylum (to be renamed the Soldier's Home) began to care for aged veterans in a healthful country setting off Rock Creek Church Road. In 1855, the Government Hospital for the Insane (now Saint Elizabeths Hospital) opened on the Anacostia heights to provide "the most humane care and enlightened curative treatment." In 1857, the Columbia Institution for the Instruction of the Deaf and Dumb and Blind, now Gallaudet University, began on land donated by Postmaster General Amos Kendall.

Across the river federal neglect of Alexandria led to its retrocession to Virginia in the 1840s, and the silting of the Potomac River at Georgetown diminished its role as a seaport.

Country suburbs arose at the same time. William Holmead subdivided the former racetrack parcel on Meridian Hill in 1845, and Amos Kendall's donation of the Gallaudet land began as a modestly successful development of two-acre "villa" sites. But Uniontown (now the Anacostia Historic District) was the first large and permanent suburb, platted by the Union Land Company in 1854. It was connected to the city by a wooden bridge across the Anacostia River, making its narrow and affordable lots an attractive home for Navy Yard shipwrights and tradesmen. Still, the development only came into its own in the 1880s, with most of the modest frame dwellings dating to the turn of the century.

New cemeteries, now being designed in a picturesque landscape style, were required to locate beyond the city limits. The same Romantic landscape ethic was applied to the National Mall by Andrew Jackson Downing.

A



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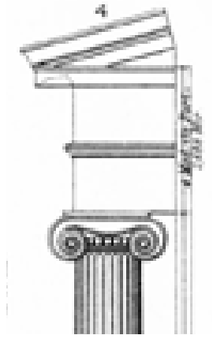

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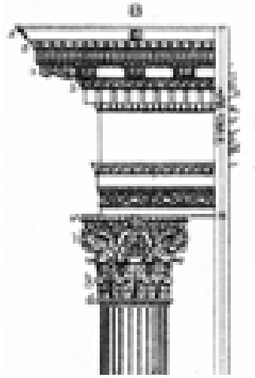
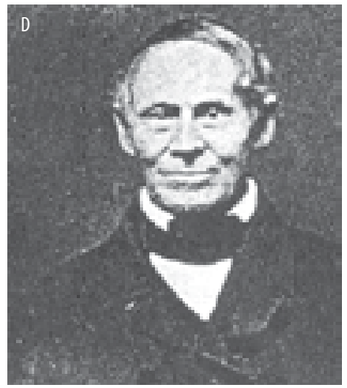


robert mills

Most famous for designing the Washington Monument, Robert Mills had a greater initial impact on the character of Washington when engaged as the architect of public buildings. After fires devastated the US Treasury, Patent Office and General Post Office, Mills was to design and simultaneously superintend the construction of their grander replacements. Planned in the most up-to-date Greek Revival style, the beautiful edifices are illustrative exercises in the classical orders: the Patent Office (1836-1840) is Doric, the Treasury's (1836-1842) Ionic columns, and the slender Corinthian colonnade of the General Post Office (1839-1842).

D



E

Buildings by Robert Mills:
Patent Office Building, 1867 (Doric) A
Treasury, 1842 (Ionic) B
General Post Office, 1842 (Corinthian) C
Robert Mills, Architect D
Slave House of J.W. Neal & Co., 1836 E

The Civil War and its Aftermath

With the outbreak of the Civil War, Washington stood on the frontier of rebellion and still within slave-holding territory. Suddenly vulnerable, the government set the Union army to the task of constructing a ring of defenses to protect the capital. This huge undertaking brought devastation to the lands around the city as vast areas of woodland were cut to clear sightlines and fields of fire, and scores of buildings and fences were pulled down to deprive attackers of potential cover. But the traumatic years of the war transformed even more dramatically the urbanized areas of the city and its culture.

Washington more than doubled its population during the course of the war. As the conflict intensified, government expansion brought newcomers from the North, and many Southern sympathizers departed. Thousands of soldiers encamped in the city, supporting hundreds of new bars, brothels, and gambling houses. Government workers and entrepreneurs filled boarding houses.

Also arriving by war's end were an estimated 40,000 self-emancipated refugees from enslavement—termed "contraband" by the government—seeking both freedom and employment. These freedpeople crowded into alley dwellings and hastily built frame structures. They set up camps near the forts, sometimes expanding established free-black communities, as in Brightwood or "the Ridge". These were settlements in the countryside, but much later they grew into neighborhoods and subdivisions at places like DePriest Village (Capital View), Chain Bridge Road, Burrville, Bloomingdale, and Lincoln. At times the toll of battle could swell the city by as many as 20,000 wounded, brought in by train, wagon, or ship for treatment in makeshift hospitals across town, or in tent camps thrown up on suburban estates.

The war accelerated modernization of the city and its infrastructure. In 1862, horse-drawn streetcars replaced the old omnibus services along the main business streets—from Georgetown along Pennsylvania Avenue to the Navy Yard, and from the wharves on the Potomac northward up 7th and 14th Streets. Aside from easing daily commerce, these conveyances helped deploy troops within the capital. Less benevolently, they also presented some of the first instances of racial segregation of public accommodations.

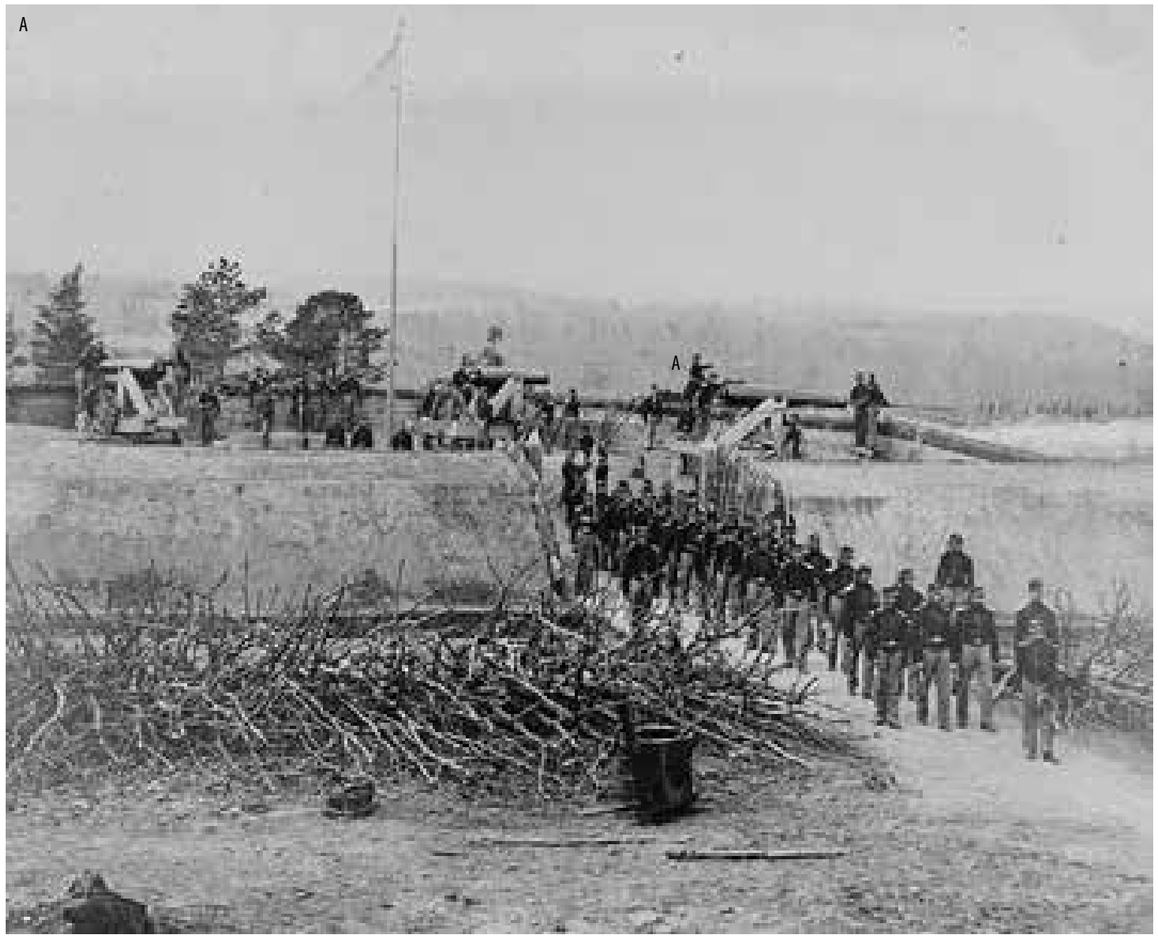
City sanitation was still primitive, but by 1864, the aqueduct begun twelve years earlier by the Army Corps of Engineers finally flowed into Georgetown and Washington. Advances in public health and medicine would be realized in years to come, but largely because the demands that war placed on the office of the Surgeon General and pioneers like Clara Barton, known as the Angel of the Battlefield.

In contrast to the upheaval of society, the war years left relatively little direct imprint on Washington's architecture. Much of what was built was temporary, and dismantled at war's end. The overall effects included higher rents and a denser development pattern; in Georgetown, for instance, many of the front yards disappeared as properties were redeveloped or even received front additions. One innovation was a major residential subdivision of modest homes created by and for African American refugees of the war. In 1867, the Freedmen's Bureau purchased the 375-acre Barry Farm as an experiment in resettlement of former slaves on their own one-acre plots bought on time. Renamed Potomac City and then Hillsdale, it later became a thriving neighborhood with its own churches, schools and businesses.

Even as the nation's resources were devoted to the conflict, President Lincoln decreed that one symbolic effort would continue: the completion of the Capitol's iron dome. In the winter of 1863, this task was accomplished as the statue of Freedom was hoisted to its crown. A sadder tribute to that ideal can be found in the rows of gravestones at the city's military cemeteries, the largest of which lies across the Potomac at Arlington.

Washington did inherit a lasting legacy of history in the sites that witnessed the national ordeal. President Lincoln finished the Emancipation Proclamation while in summer residence at the Gothic Revival cottage now restored on the grounds of the Soldier's Home. Clara Barton organized aid from 7th Street rooms unused since her departure; Walt Whitman nursed the wounded at the Patent Office; Matthew Brady's sky-lit studio still remains on Pennsylvania Avenue. Ford's Theatre and the house where Lincoln died will always be places of national pilgrimage.

As the war ended, Washington was the most heavily fortified city in the world. Its defensive ring included 68 forts, nearly 100 detached batteries, and miles of rifle trenches and military roads. Once their purpose was served, their more lasting effect lay in the communities of refugees who settled near the forts, making new lives and changing the city's cultural landscape for decades to come. The Civil War set Washington's course for the rest of the century. Newly confident and reordered around an expanded federal bureaucracy, the city was destined to prosper under President Grant as the government set out to ensure that it would remain a permanent and fitting symbol of the nation's unity.



A Fort Stevens, Detachment of Company K, 1865
B Street cars on Pennsylvania Avenue, 1862
C Lincoln Cottage, 1842

The City Expands

1870 1885

After the Civil War, a booming population, real estate speculation, and lavish public works spurred widespread development of new neighborhoods in the confident capital. Indeed, much of the old city's housing stock dates from this period, when speculative developers built rows of brick houses for the middle and working classes.

Gradually the city repaired the destructive wear and tear from the war years. Commercial corridors emerged along the streetcar lines reaching north along 7th and 14th Streets, and outward from Capitol Hill. The fetid Washington Canal was removed from the Mall, making way for a new Center Market and a Pennsylvania Railroad terminal at 6th Street.

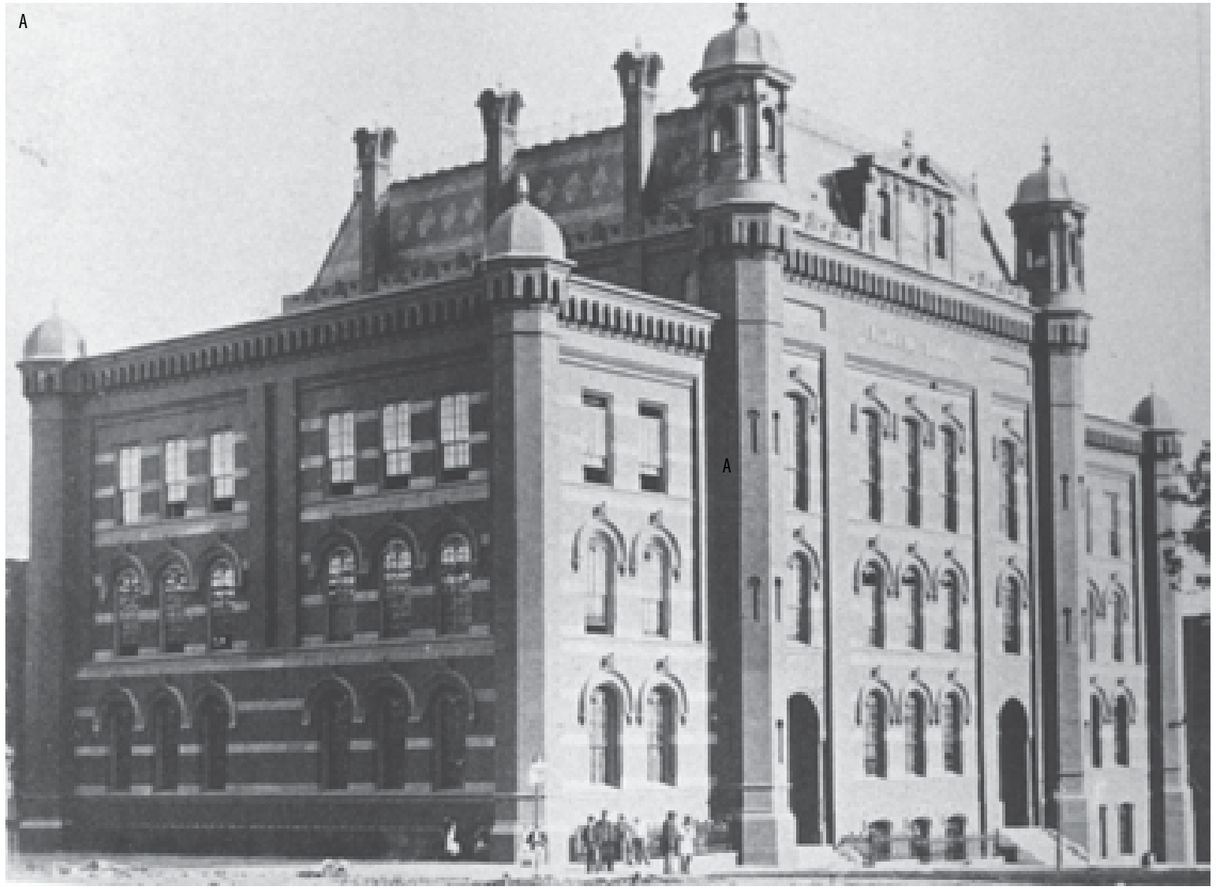
Finally released from doubt about whether Washington would survive as a capital, the government set about the task of making the city worthy of its status. Frederick Law Olmsted gave the Capitol its majestic terraces, and planned the magnificent landscaping of the grounds over a period of 15 years. By the White House, the flamboyant State, War, and Navy Building began to rise in the fashionable French style, taking 17 years to construct and becoming the nation's largest building when completed in 1888. Erection of the Washington Monument also resumed, topping out in the same year.

Congress sought to make District government more efficient by revoking the charters of Washington City and Georgetown, discarding the outmoded Levy Court of Washington County, and instituting a unified territorial government under an appointed governor. The Organic Act of 1871 set the precedent for appointed government which persisted for a century.

The new system's most immediate effect was felt through its Board of Public Works. Board member and then governor Alexander Robey Shepherd, a real estate speculator himself, expended huge sums in a frenzy of public works. Very rapidly, paved streets, sewers, ornamental parks, and modern schools appeared, concentrated in the northwest quadrant where well-connected investors were developing land. These improvements made possible much of the Victorian city, best exemplified by Logan Circle and the neighborhoods around 14th Street. Credited for modernizing Washington, the Board's campaign also plunged the city into insolvency and led Congress to abolish the new government.

Efficient to construct and relatively affordable, rowhouses quickly became the city's predominant building type. To adapt to this greater density, the District enacted its first substantial building code and a requirement for building permits in 1877. New fire limits restricted frame buildings to the suburbs beyond the original city and Georgetown. Just as the streetcars spurred growth within the city, they also promoted the creation of suburbs. At the terminus of the 7th Street line, LeDroit Park was established in 1873 as an architecturally unified suburb of picturesque villas and cottages. Deanwood originated in 1871 from the carving up of the Sheriff farm into subdivisions that coalesced after a streetcar connection.

Suburbs also popped up along the railroad branches of the Baltimore & Ohio, some springing from industrial operations. Ivy City, for instance, was platted in 1872 and thrived as a brick manufacturing center supporting the city's construction boom. Others were pure suburbs, promising rural beauty and quiet and with speedy access to the city. When Benjamin Gilbert founded Takoma Park in 1883, it became clear that the suburbs would grow as far out as the District boundary.



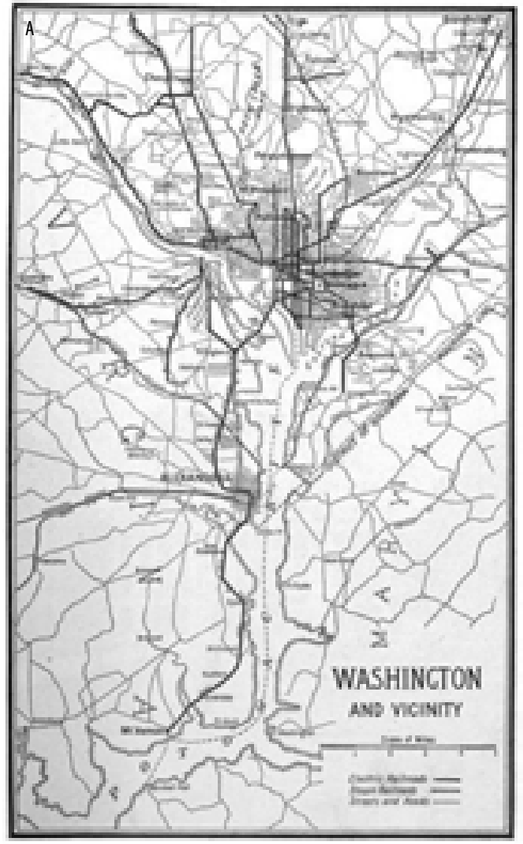
Benjamin Franklin School, Architect Adolf Cluss, 1869 — A
Adolf Cluss — B
Center Market, Architect Adolf Cluss, 1871, razed 1931 — C

Seeking the Country Air

1885 1900

The end of the 19th century was a time of continuing prosperity in Washington, with the city growing at a steady pace slackened only by the economic recession of 1893. Soon the character of the entire District began to change, as a denser city spilled beyond its original boundaries and developers platted subdivisions far out into what was once countryside. Tall buildings appeared in the downtown business district, made possible by reliable elevators and improved construction using wrought iron and steel. Apartment houses appeared and gradually became an accepted alternative to rowhouse living.

The government continued to build on a grand scale. The Pension Building took five years to build, the Library of Congress eleven, and the Post Office eight—long enough for it to be considered old-fashioned when completed. But an increasingly sooty coal-heated city forced the Navy to escape its Foggy Bottom location for a gleaming new observatory in the clear air of the hills north of Georgetown.



A

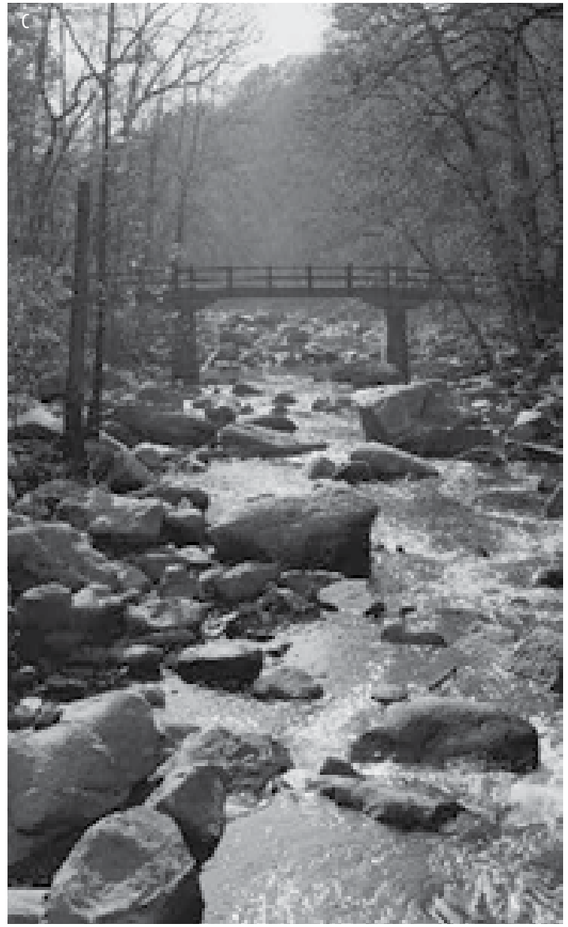
Summer breezes also attracted suburban development to the highlands around the city. Estates and summer homes were at first common here, but streetcar extensions soon led to more concentrated development as subdivisions just beyond the original city boundary followed in rapid succession. Brookland was platted in 1887 on the old Jehiel Brooks estate; the 1889 streetcar line along the Seventh Street Turnpike prompted the subdivisions of Petworth and Brightwood; and in 1890, Senators William Stewart and Francis Newlands founded the Chevy Chase Land Company to extend Connecticut Avenue and a trolley to their suburban venture. Educational campuses also claimed tracts of suburban land—Columbian College (now GWU) in Columbia Heights, Catholic University of America (1887) in Brookland, and American University (1893) in Wesley Heights.

In the rush to develop new suburbs, there was at first no plan like the one that guided Washington City from its beginning. Residential subdivisions were haphazard in location and often ill-connected to each other. The Highway Act of 1893 directed the Commissioners to plan a suburban street network that conformed to the original city. Thus the Highway Plan—really multiple plans—extended the broad, radial avenues as well as the grid of secondary streets, with a few adjustments for topography. Preparation of the plan delayed further subdivision for a few years, but ultimately removed much uncertainty for landholders and developers.

Though land was plentiful, early conservationists feared that the city's most beautiful spots might soon be occupied by private homes. They sought to establish a huge public park, along the lines of New York's Central Park, in the valley of Rock Creek, then still in agricultural and industrial use. Congress responded by establishing the National Zoo in 1889 and the park in 1890, forever preserving the land for recreation. Similarly, Congress created Potomac Park in 1897, ensuring that the land reclaimed from the Potomac flats would be used for park purposes.

The city's height limit is another legacy of this era. It was first adopted in 1894 in response to construction of the 156-foot, steel-framed Cairo apartments in a neighborhood of rowhouses. Its architect, Thomas Franklin Schneider, had just returned from a trip to the 1893 World's Columbian Exposition in Chicago, where he had been inspired by that city's new skyscrapers. But ironically, it was an entirely different model from that fair that was about to capture the city's imagination. Another Washington architect, Glenn Brown, had long been inspired by the US Capitol and L'Enfant's vision for the federal city. As secretary of the American Institute of Architects, he was about to make the AIA's 1900 convention in Washington an opportunity to celebrate the city's centennial by renewing its founder's vision.


B


C


D

A Street Car map, Rand McNally & Co., 1904
B Library of Congress, interior, 1897
C Rock Creek Park
D Eckington Street Car

Capital of an American Empire

1900 1915

With the turn of the twentieth century came the triumph of the City Beautiful movement, a reform philosophy meant to transform the disordered industrial city into a place of beauty and order, inspiring harmony and civic virtue among the populace. Inspired by the "White City" fairgrounds of the 1893 Chicago exposition, cities across America embraced the grandeur of classical architecture, formal civic centers, and majestic systems of boulevards and parks.

Once presented at the 1900 AIA convention, these ideals persuaded the US Senate to establish what came to be known as the McMillan Commission—led by the renowned architects Daniel Burnham and Charles McKim, landscape architect Frederick Law Olmsted, Jr., and sculptor Augustus Saint-Gaudens—and no city embraced the movement more fervently than the nation's capital.

The commissioners' plan for Washington was completed in 1901 after inspirational visits to European capitals. It sought to revitalize and expand Washington's government center to suit a prosperous and mature country with imperial ambitions fueled by victory in the Spanish-American War. While reaffirming L'Enfant's original conception, it also magnified its monumentality by ringing the Capitol, White House, and National Mall with a vast classical unity of government buildings and memorials. The Mall was extended out into the parkland reclaimed from the Potomac in the 1880s and 1890s, new memorials were placed astride L'Enfant's open vistas, and the city fabric receded from discrete government precincts.


A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A Union Station, Architect Daniel Burnham, 1908
B Meridian Hill mansions at 15th Street
C Daniel Burnham
D Mary Foote Henderson

The McMillan Plan looked beyond the original city to encompass the entire District of Columbia. An interlocking system of greenways and parks linked riverfronts to the hilltop sites of Civil War fortifications, and new facilities for sanitation and health: a huge modern water purification plant at the City Reservoir, greenswards reclaimed from the Anacostia's malarial flats, and recreation centers across the city.

So that fulfillment of the McMillan Plan would not be left to the vagaries of politics or commerce, Congress established in 1910 the US Commission of Fine Arts, to advise on the siting and design of public buildings and guide the city's architectural development. Members of the McMillan Commission were among its first appointees. Two years later, the position of Municipal Architect was created for the District of Columbia, so that local facilities would also be developed in sympathy with the plan.

Washington's business elite responded in kind, with lavish commercial buildings in classical dress. Mary Foote Henderson, the influential wife of a wealthy Missouri senator, guided the creation of Meridian Hill Park and began developing 16th Street as the "Avenue of the Presidents," lined with mansions and embassies. Massachusetts Avenue became a fashionable address for the wealthy. Apartment buildings became grander, with more resident services. New suburban communities like Mount Pleasant, Park View, and Petworth cast off the bay-fronted red brick model of the old city in favor of a new fashion for classically proportioned buff brick houses with open front porches.

In an era full of optimism for some, racial struggle and discrimination also influenced the cityscape. "Jim Crow" laws and customs led to an increasingly segregated city. New housing developments were usually intended for whites, leaving African Americans to purchase or rent old housing stock. A son of the South, Woodrow Wilson increased segregation in the federal government.

In reaction to these exclusionary practices, U Street began to develop as a commercial and social center for black Washington. The True Reformer Building, Howard Theatre, Anthony Bowen YMCA, and Industrial Savings Bank all date from this era. Alley housing was still the only option for many, but the first attempts to produce decent affordable housing began with Washington Sanitary Housing Commission projects on Bates Street NW and Carrollsburg Place SW.

Boom and Bust

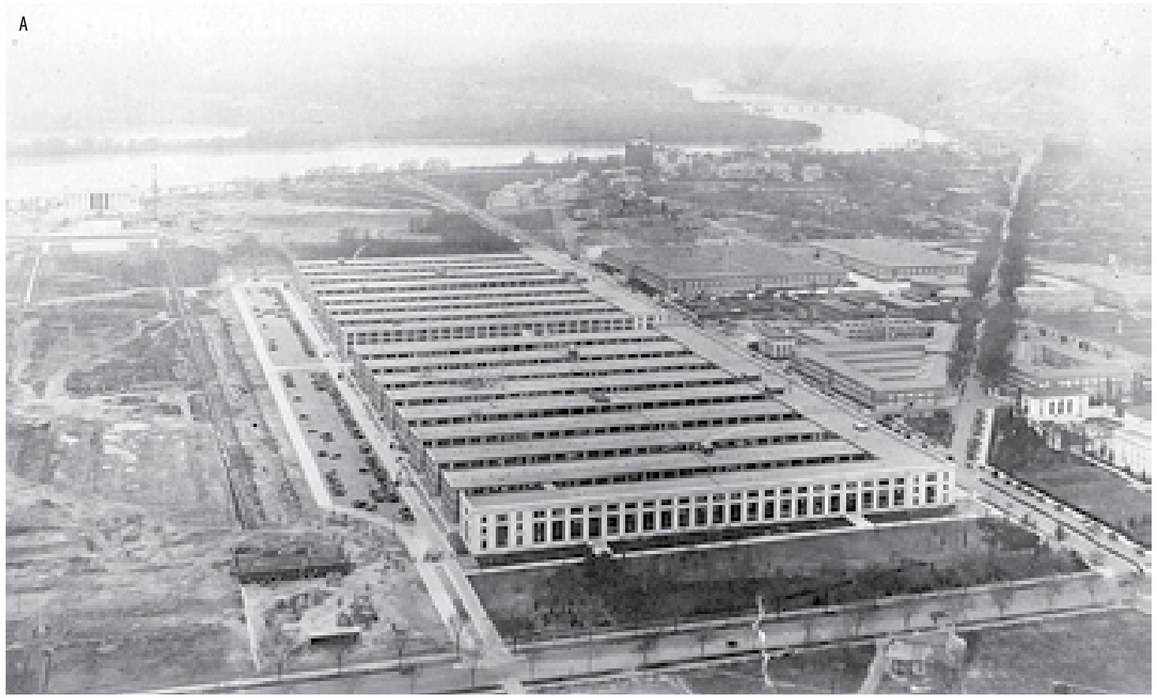
1915 1930

A more sober era followed the heady enthusiasm during the peak of the City Beautiful Movement after the turn of the century. Industrial abuses, war in Europe, and the repercussions of economic crisis—including the establishment of income tax in 1913—led to an era focused more on progressive reforms than urban ostentation. The federal government had expanded greatly since 1900, but without keeping pace in building new offices. With America's entry into World War I, the shortage became a crisis as wartime workers flocked to the city. Sprawling temporary buildings were erected, many on the National Mall, as the Navy Yard, airfields, and defense plants expanded along the river.

The war's end released a pent-up demand for more housing. Apartment construction boomed in the 1920s, outpacing single-family homes, and giving the city a proportion of apartment dwellers comparable to that in New York and Chicago. Rising automobile ownership and lower land costs promoted subdivisions of bungalows and middle-class homes in Brightwood, Tenleytown, Congress Heights, Good Hope, Deanwood, and other once-distant hamlets and villages.

The city's social and geographic segregation continued, but if there was any positive consequence, it was the self-sufficiency of a flourishing African American community. Outstanding black teachers led black schools. Black entrepreneurs founded businesses, financial institutions and fraternal organizations. Black artists headed bands, troupes, and art schools. Next-door to Howard University, LeDroit Park thrived as the home of the black intelligentsia and civic leadership. The U Street corridor attracted banks, fraternal organizations, and stores run by and for African Americans. These were among the most important and well-known black neighborhoods in the country, celebrated today for cultural achievements including the theaters and clubs that attracted the greatest African American musical and stage talents—and racially and culturally diverse audiences to appreciate them.

Prosperity favored ambitious plans for Washington. In 1927, the government broke ground for the Federal Triangle, the lavish ensemble that finally addressed the need to house an expanded federal workforce. The Triangle was a magnificent realization of the McMillan Plan. The work went ahead even as the stock market crashed, but it could not escape the changing times that would ultimately prevent its completion.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A Temporary War Buildings on the Mall, 1918
B Federal Triangle area/Pennsylvania Avenue
C Lincoln Theater, U Street, 1921
D Woodward Building, 15th and H Streets, 1911
E Model T Car Showroom, 14th Street NW, 1919

The New Deal

1930 1945

In many ways the 1930s were contradictory times for Washington. Private construction slowed dramatically, but building after building arose in the Federal Triangle. Banks failed, but government agencies grew by leaps and bounds. Even In the midst of the Depression, the city prospered as workers flocked to the capital in search of government jobs. Luxuries still existed, but times were bleak for the city's neediest residents, particularly African Americans, until New Deal housing programs provided some relief.

A suddenly larger bureaucracy generated great demand for housing. Federal workers filled homes and apartments and entire suburbs within the District, wiping out agricultural land. Even the surrounding counties began changing from villages and farms to bedroom communities. Modernism arrived, although it was slow to catch on in architecturally conservative Washington. Government housing programs helped introduce the new style, as President Roosevelt and his advisers sought new ideas to lift the nation from its despair. Indeed, the International Style apartment complex Langston Terrace (1935-38), by African American architect Hilyard Robinson, may be the District's first example of truly modern architecture.

Far more common in Washington was Stripped Classicism, traditional in aura and outline but pared down and flattened in detail. After such early examples as Garfinckel's (1930), the Pepco headquarters (1930), and Folger Library (1932), the style flourished in government buildings from the Justice Department (1931-35) to the Federal Reserve (1937) and Social Security Administration (1939-40), the latter buildings forming part of two more massive civic complexes modeled on the Federal Triangle.

As the population grew toward its wartime peak, it continued to be divided by race and class. Restrictive covenants, most targeting African Americans and Jews, were common in new developments. There were exceptions, like the rowhouse neighborhood of Kingman Park, which encouraged African American ownership, and Eastland Gardens, which was largely designed, built, and occupied by African Americans. But most of the neighborhoods that were rapidly filling out the city were restricted to whites. Even the earliest public housing projects, like Langston Terrace Dwellings, were racially segregated. This practice continued in wartime housing projects: the garden-apartment complexes of Fairfax Village and Naylor Gardens were for whites, while Mayfair Mansions and Parklands Apartments were for blacks.

Private construction in the city came to a virtual halt in 1941 as materials rationing began in preparation for World War The government embarked on another huge building campaign, best symbolized by the wartime construction of the Pentagon, the largest office building in the world, to house the Department of Defense.

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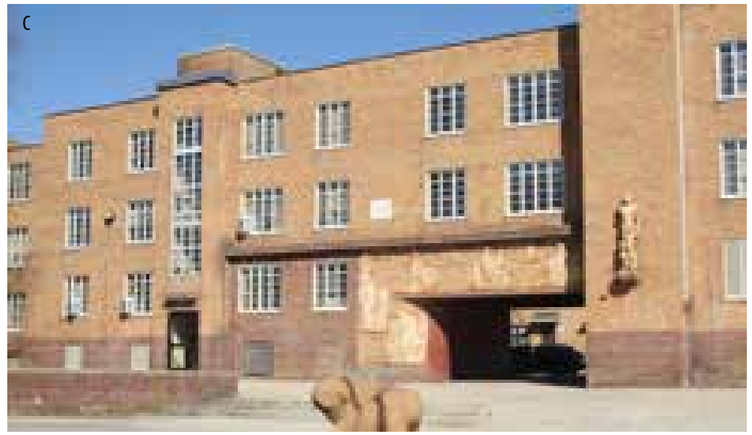


D

A Garfinckel's Department Store, 14th and F NW, 1929
B Folger Library, Capitol Hill, 1929
C Langston Terrace Dwellings, 1937
D War Department, Architect Gilbert Stanley Underwood and William Dewey Foster, 1941

The Post War Years

1945 1960

The years after World War II have long been defined by the great mass migration to the suburbs. By the tens of thousands, urban dwellers left congested cities for a new lifestyle made possible by affordable automobiles, highway subsidies, lower land costs, and cheaper mortgages. In Washington as elsewhere, there was also a racial impetus, as prejudice or fear of desegregation led many to abandon the city centers they saw as dominated by African Americans who were unable to live anywhere else.

The erosion of Washington's traditional fabric could be measured in a myriad of ways: roadways widened, gas stations and repair garages built, buildings demolished for parking, shopping districts dispersed, and entire neighborhoods threatened by highway and urban renewal plans. Civic leaders embraced the new future as swaths of the city were sacrificed and the streetcar system met its demise. Greater speed of travel even influenced the way that buildings were designed and perceived, with streamlining and simplified details and larger, lighted signage.

The most momentous redevelopment project of the time arose from a campaign against alley dwellings and neighborhoods characterized as "slums" by planners, reformers, politicians, and developers. On this debatable premise, much of Southwest was leveled wholesale for new superblocks of high-rise apartments and townhouses. Most of the largely African American residents were displaced, with many families moving to apartments east of the Anacostia River, where poorly planned overbuilding led to a concentration of poverty. Workers were separated from jobs, consumers from shopping, and thousands of residents from the social network of their previous communities.

The postwar years were a time of transition in Washington architecture. Recognition of Georgetown as the city's first historic district in 1950 probably perpetuated the popularity of Colonial Revival traditions. Residential construction remained largely conservative, as did the design of many churches built in mostly outlying neighborhoods. In contrast, synagogues were almost uniformly modern in style, and commercial facades became opportunities for flashy advertising using the latest graphics.

Classicism continued to reverberate through attempts at modernism, especially in government buildings of the late 1940s and early 1950s. But aside from style, massive buildings like the General Accounting Office (1949-51) and US Courthouse (1949-52) were more influenced by changes in building technology, as air conditioning and reliance on artificial lighting freed designers from constraints that had long determined building size and shape. By the end of the decade, new building materials and techniques—in metal, glass, and concrete—finally brought about a clear break with tradition.

Georgetown rowhouses along the canal | A
Adas Israel Synagogue, Cleveland Park, 1951 | B
General Accounting Office, 1949 | C
SW Urban Renewal, 1960 | D

New Visions in Turbulent Times

1960 1975

The 1960s began with a spirit of optimism about the future. The youthful enthusiasm of the Kennedy administration brought progressive ideas for tackling urban problems and new attention to the arts. The growing need for federal facilities and the shabby condition of Pennsylvania Avenue motivated the new president to seek expert advice in two areas that would greatly influence Washington's future: improving the quality of federal architecture and rejuvenating the nation's Main Street.

The commission on federal office space tendered its report in 1962, proposing three basic tenets for federal architecture: government buildings should embody the finest contemporary American architectural thought, the government should not dictate an official style, and buildings should be appropriately sited with careful relation to their urban context. The President's Council on Pennsylvania Avenue unveiled its vision in 1963: lining the avenue's north side with a phalanx of government offices, and carving out a gigantic National Square at its western end. While neither report brought immediate change, both had a profound influence on federal government building and planning in the city.

Largely in reaction to the destruction wrought by such urban plans, the 1960s also witnessed the rise of the historic preservation movement. In 1961, Jacqueline Kennedy stepped in to rescue the 19th-century houses on Lafayette Square, showing how redevelopment could benefit by keeping older buildings. The National Capital Planning Commission and Commission of Fine Arts established a Joint Committee on Landmarks in 1963, to create the first list of District buildings significant for their history and architecture. And in 1966, the National Historic Preservation Act placed the federal government squarely in the forefront of historic preservation, proclaiming that the "spirit and direction of the Nation" are embodied in its historic heritage.

But federal preservation law did not establish local protections. Washington's historic fabric continued to disappear as a new office precinct arose northwest of the White House and apartments encroached into Victorian neighborhoods. Modern construction methods and rising labor costs often cheapened building materials and details, in stark departure from the handcrafted charm of older buildings. Residents began mobilizing against these assaults, and also in the grassroots fight against freeway proposals for the city.

A

B

C

Aftermath of King assassination, 1968 A
"Don't Tear It Down" rally at the Old Post Office B
Model of Completed 8th Street Axis from the Report of the President's Temporary Commission on Pennsylvania Avenue, 1969 C
Department of Housing and Urban Development, Architect Marcel Breuer, 1968 D
Hirshhorn Museum and Sculpture Garden, Architect Gordon Bunshaft, 1974 E

Among an increasingly African American citizenry lacking self-government, these tensions would only worsen, and explode after the assassination of Dr. Martin Luther King. The destruction of neighborhood commercial centers along the old streetcar routes on 7th, 14th, and H Streets was a tragic result that would not be repaired for decades.

The first visible product of the new federal architectural standards was the HUD building (1965-68), a dramatic modernist statement located symbolically in the Southwest urban renewal area. The plan for Pennsylvania Avenue led to the gargantuan and controversial FBI building (1974), followed by the establishment of the Pennsylvania Avenue Development Corporation. But it was the proposed demolition of the Old Post Office that may have had the greatest impact, by galvanizing local preservation efforts through a newly formed activist group known as Don't Tear It Down, which would evolve into the DC Preservation League and become the city's leading advocate for preservation in the coming decades.

Indeed times had changed. Rising from despair, the city opened its memorial library to Martin Luther King in 1972, housed in a building by Mies van der Rohe, one of the international giants of Modernism. Home Rule arrived in 1973, Metro opened in 1975, and there was renewed optimism that the citizens of Washington could chart a better future for their city.

D

E

Home Rule and Downtown Revival

1975 1990

With local self-government, the District's priorities began slowly to change, with an emphasis on jobs, community development, and the social and housing needs of the city's most disadvantaged residents. In its public projects, the local government sought to establish a new image for the city, progressive in outlook, and for the first time with African American architects and civic leaders guiding its formulation.

The role of historic preservation was also among the first policy questions addressed by the Home Rule government. DC agencies supported the creation of historic districts in Anacostia and LeDroit Park, both to honor African American cultural sites and to generate support for their renewal. But with continued white flight to the suburbs, the downtown business district declined and older buildings were left to decay or be demolished in efforts at revitalization.

Under pressure from activists, the city adopted a delay-in-demolition regulation in 1976 that established for the first time at least some protection for historic buildings. One of the cases considered was the demolition of Dunbar High School to make room for an athletic field for the new modern high-rise Dunbar. The emotional debate about legacy and progress pitted alumni of the illustrious school against younger leadership in the African American community.

Motivated by the loss of Dunbar, the McGill Building, and other architectural treasures, Don't Tear It Down joined with DC Councilmember John A. Wilson to push for greater protections in DC law. Enacted in 1978, the Historic Landmark and Historic District Protection Act gave the District one of the nation's strongest municipal preservation laws. At the same time, preservation activists redoubled their efforts to identify and designate historic landmarks and districts. Successful campaigns protected not just Dupont Circle, Downtown, and the Financial District, but also Takoma Park, Strivers' Section, and the landmarks of African American culture on U Street.

Even as grass-roots preservation was emerging as a stronger force, the Pennsylvania Avenue Development Corporation was charged by Congress with implementing the grand plans for the nation's Main Street. Competing visions for downtown brought conflict between PADC and preservationists, but ultimately both sides of the debate achieved some of their goals. PADC's parks and public improvements, and its coordinated assembly of key sites for development, made reinvestment in the old downtown possible at a time when it had been virtually written off. As confidence in the area revived, civic and business leaders turned their attention to creating a "living downtown" with apartments, an arts community, and a vibrant street scene. Saving downtown's architectural legacy became part of that vision.

Another landmark of the era, completed in 1978, helped downtown return to favor: I.M. Pei's East Building for the National Gallery of Art. A stunning addition to the Mall, it was the perfect foil to John Russell Pope's 1941 masterpiece of late classicism—fully its equal in elegant materials, craftsmanship, and finesse, and just as uncompromising in its stylistic conviction. While raw concrete Brutalism could be off-putting, the East Wing's accessible refinement helped Washingtonians understand how high-style Modernism could coexist with the city's architectural traditions.

In experiments with façadism and historicism, architects struggled to find a balance between preservation and late 20th-century building realities. Results were not always successful, but the best became lessons in how to adjust huge buildings to the scale of 19th century streetscapes. Some community revitalization efforts, like the construction of the Reeves Center (1986) at 14th and U Streets, challenged conventional assumptions about what was possible, but it would take many years to realize the full potential of these brave beginnings.

By the end of the 1980s, the goal of a living downtown did move closer to reality as civic leaders, the business community, and preservationists worked together on the Joint Project to Preserve Small Downtown Buildings (1988). This cooperative effort established a strategy to build housing, promote retail, and accommodate both preservation and new development as the old downtown revitalized. It led to the adoption of zoning protections and incentives for preservation, retail, arts, and housing in the Downtown Development Zone (1991), and ultimately helped set the stage for the impressive results to come.

A

B

C

D

A DC Metro
B National Gallery of Art, West Wing, 1941
C National Gallery of Art, East Wing, 1978
D F Street historic buildings with new construction

Toward a New Confidence

1990 2005

The downtown revival begun in the 1970s continued to strengthen with the approaching millennium, and the reviving fortunes of downtown helped to burnish the city's image overall. Toward the end of the century, rising property costs in the suburbs, a lack of nearby amenities, and disillusionment with commuting began to make Washington comparatively attractive for some. New immigrants from Latin America, Asia, and Africa also arrived, and began establishing community ties in relatively affordable DC neighborhoods. At the same time many African Americans, too, sought the dream of the suburbs and better educational choices for their children.

The District's changing demographics registered strongly in the 1990 US Census. For the first time in 40 years, the white population rose by a modest amount, and although still relatively small, both the Asian and Latino populations nearly doubled. In contrast, 50,000 African American residents, more than 10 percent of their number, had moved to the suburbs in the 1980s, and that was in addition to the 90,000 who had relocated in the 70s.

Gentrification was both a cause and a result of these demographic trends. It had begun as far back as the 1930s when professionals moving to Washington with Roosevelt's New Deal administration rediscovered the charm of historic Georgetown. It continued in Foggy Bottom in the 1960s, in Dupont Circle and Capitol Hill in the 1970s, Mount Pleasant in the 1980s, and many more neighborhoods at the turn of the century.

With a declining population, the building fabric in many DC neighborhoods had not changed much since the city's peak in the 1950s, although in-town communities saw more demolition and rebuilding as downtown and the Capitol complex expanded. Certainly nothing approached the scale of urban renewal in Southwest. Elsewhere, new architectural ideas were mostly on display at a modest scale: glassy Modernist houses scattered along the fringes of Rock Creek Park, warehouse adaptations in Georgetown, and a handful of innovative office buildings near Dupont Circle.

By the 1990s, creative infill projects responding to Capitol Hill's exuberant Victorian architecture caught the public eye. The exciting cultural mix of Adams Morgan drew weekend crowds from across the region, Eastern Market was no longer just a neighborhood gem, and new galleries lured art patrons to 7th Street downtown. In 1991, a downtown neighborhood began to take root as the first apartment buildings in PADC's housing program opened, at Lansburgh's and Market Square. The Warner Theatre reopened in 1993, and the Lincoln Theatre in 1994. Each of these milestones showed the kind of accomplishments that would be needed to revive other city neighborhoods.

The architectural trend known as Post-Modernism flourished in these years. In part a backlash against Modernism for its association with the destruction of urban character and human scale, it also helped architects confront the question of how to place new buildings within a historic context. Market Square (1990) is perhaps the most prominent example, with its colossal columns of solid limestone responding to the National Archives, and embracing facades creating a plaza for the Navy Memorial. Massive classical columns appeared on other buildings as well, as did picturesque towers, decorated facades, and other more conscious efforts to evoke historic architecture. The best of these projects could display a lively architectural wit, but the worst could descend into hollow pastiche.

The experiment with Post-Modernism was not long lived, but it did help bring about a more self-assured contextual architecture reflecting the particular challenges of building in Washington. For many years, the city's height limits, development pressures, and conservative traditions had been a recipe for humdrum buildings. But a new, more inventive, architecture was now being created—more adept at blending into historic streetscapes and less concerned about rigid rules of traditional or modern design. The turn of the millennium brought a proliferation of fresh ideas to the cityscape—cadenced bays on Massachusetts Avenue apartments, buildings as glass sculptures on improbable sites, and invigorating internationalism in a spate of new embassies.

A

B

Lincoln Theater restored, U Street NW A
United States Storage Company (1909) with Pennsylvania Avenue development, 1987 B

A Growing and Vital City

2005 2020

Washington has entered a new phase in its history as it becomes once again a growing city. After a half century of decline from its 1950 peak, the District registered an increase in population in the 2010 US Census. That growth continues at a rate that now brings the city more than a thousand residents each month.

This new vitality is changing the face of Washington. It is reflected in the apartment buildings rising in Mount Vernon Triangle, in NoMa, and in Southwest; in the new Woodson and Dunbar high schools, and the reincarnations of Eastern and Wilson; in the bustling center of Columbia Heights and the signs of new growth along Georgia Avenue. H Street is alive with new businesses and new buildings. Commercial development is finally arriving at Fort Lincoln, Brookland, and Skyland; new homes are under construction west of the park, east of the park, and east of the river. A visit to almost any DC neighborhood will show home remodeling in progress.

The District government is modernizing not just its schools, but other public facilities as well. New libraries and recreation centers are opening, and fire houses are being renovated. A massive project is under way to improve water quality and improve the city's antiquated sewer system. New bridges are being built, a network of bike lanes is expanding, and ambitious plans are moving forward to return streetcars to the streets. Car-share and bike-share are realities, and temporary urbanism is no longer an untested idea.

With a faster pace of development, the city is also struggling with negative consequences. Strong demand for market rate housing is reducing the supply of affordable housing, and despite new zoning requirements, the production of new affordable units lags demand. High land prices have squeezed construction budgets, and made more common the compressed "design-build" schedules and "stick-built" construction techniques that can lower the architectural quality of new buildings. Over-scaled and poorly designed projects have brought complaints from residents concerned about neighborhood character.

A

Washington's recent architectural past has been much discussed in recent years. Landmark designation of the Third Church of Christ Scientist was highly controversial, but other modernist buildings have been widely accepted as worthy of protection. Residents of Southwest have promoted recognition of their modernist apartment complexes, while an improved town center and plans for a revitalized waterfront promise to infuse new life into the neighborhood. Planners and the community are also beginning to work on a framework for bringing complementary new development with street-oriented shops, better connectivity, a wider mix of uses, and improved amenities to the area.

New ideas from creative non-profits are also changing the city. Cultural heritage trails are bringing a new appreciation of the historic environment. Grass-roots education projects are documenting the history of Ivy City, Deanwood, Eastland Gardens, and Barry Farm. Urban art projects are offering new perspectives in unexpected places. Even the internet revolution has begun to influence city life, as mobile phone apps help people navigate the city and keep track of everything from groceries to restaurants and transit schedules to parking meters.

Even more ambitious redevelopment projects are just getting off the ground: Saint Elizabeths, McMillan Sand Filtration site, the Southwest Waterfront, and Walter Reed. To varying degrees, each of these will restore historic resources and bring new life to parts of the city that are hoping for new investment. Other projects like Capital Crossing over Interstate 395 and the Southwest Ecodistrict will begin to reconnect city street life across old scars in the historic L'Enfant Plan street network. Redevelopment of the FBI site promises to bring new life to Pennsylvania Avenue. With these projects and more to come, Washington will continue to grow and transform itself in ways that sustain and enrich our living historic heritage.

B

C

D

E

A City Center, Foster + Partners, Shalom Baranes, construction begun 2011
B FBI Building, Architect Charles F. Murphy and Associates, 1975
C Howard Theater, Architect J. Edward Storck, 1910
D Howard Theater, Abandoned from 1970-2012
E Howard Theater, Restored and Reopened April 9, 2012

What works about preservation in dc

Historic preservation continues to thrive in the District of Columbia. More than ever, the city's historic and cultural assets are being recognized as a key element of the city's potential. Washington is a confident city finding renewed inspiration in its unique physical character and heritage.

This has not occurred by accident, but through the sustained efforts of civic leaders and an informed citizenry over the past several decades. This section looks at ten factors that make preservation work well in DC.

1 Pride in our heritage

Washington's national heritage and impressive civic environment are treasured by the residents of the District of Columbia just as much as by Americans across the country. There is also a renewed sense of local pride in the unique texture of a welcoming and culturally diverse city: its historic downtown, thriving neighborhoods, majestic monuments, and visible reminders of history.

A Martin Luther King Jr Memorial

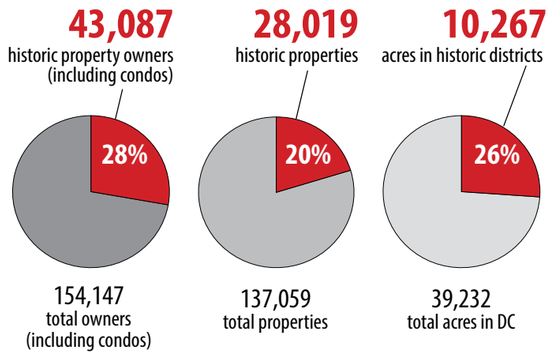
2 Protected historic properties

Washington benefits from a wealth of historic landmarks and districts. Since the creation of the Georgetown Historic District in 1950, the city's inventory of has grown steadily to encompass thousands of properties representing all aspects of the city's history and culture.

Under the DC preservation law, applications for historic designation may be made by property owners, government agencies, Advisory Neighborhood Commissions, and community historic preservation organizations. This encourages broad public participation in the process of recognizing significant parts of our heritage, and is ultimately reflected in the diversity of the DC Inventory of Historic Sites.

DC Inventory of Historic Sites

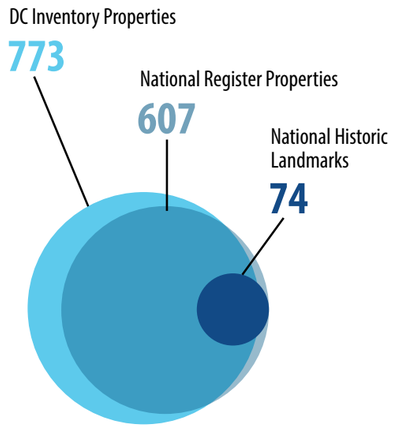
The DC Inventory is the city's official list of historic landmarks and districts. With more than 700 historic landmarks and 27,000 contributing buildings in historic districts, Washington has one of the nation's largest inventories of protected historic properties.



DC Inventory Properties

National Register of Historic Places

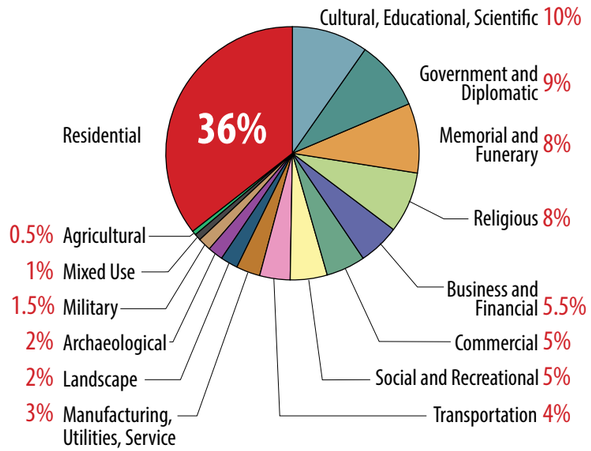
Three-fourths of the properties in the DC Inventory are also listed in the National Register of Historic Places, and more than 10% are National Historic Landmarks. The District of Columbia has more National Historic Landmarks than all but seven states.



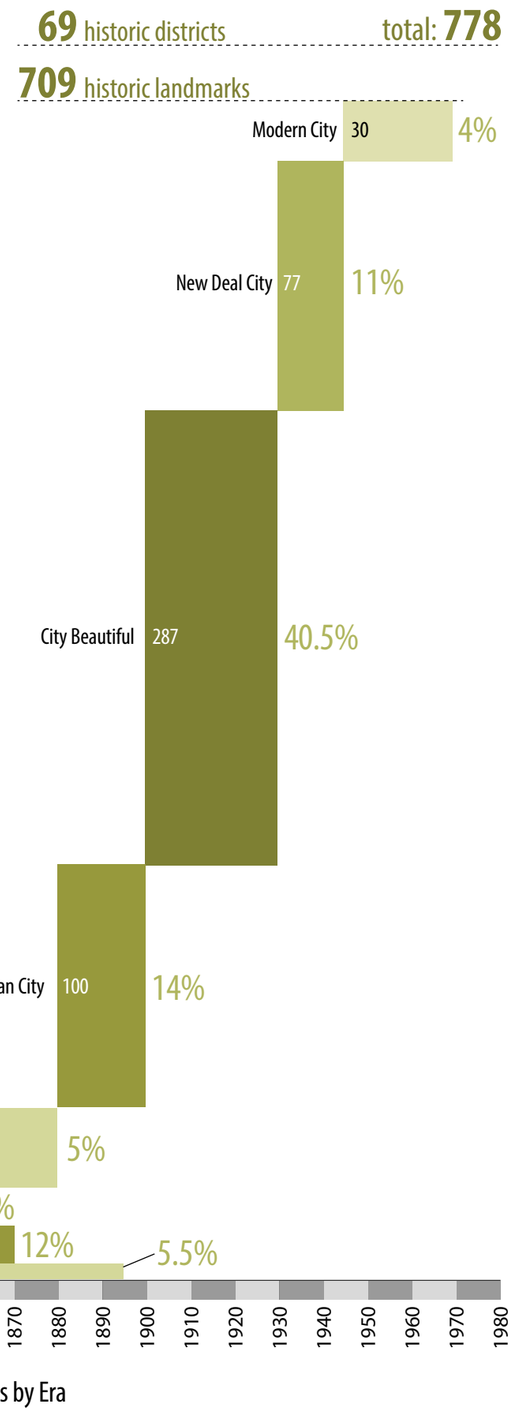
National Register Properties

DC Historic Landmarks

All kinds of properties are DC historic landmarks. More than a third are houses and apartment buildings, but there are many other types of buildings, memorials, landscapes, engineering structures, and archaeological sites. DC landmarks also document all eras of the city's history, architecture, and social heritage from prehistoric to modern times.



Historic Landmarks by Type

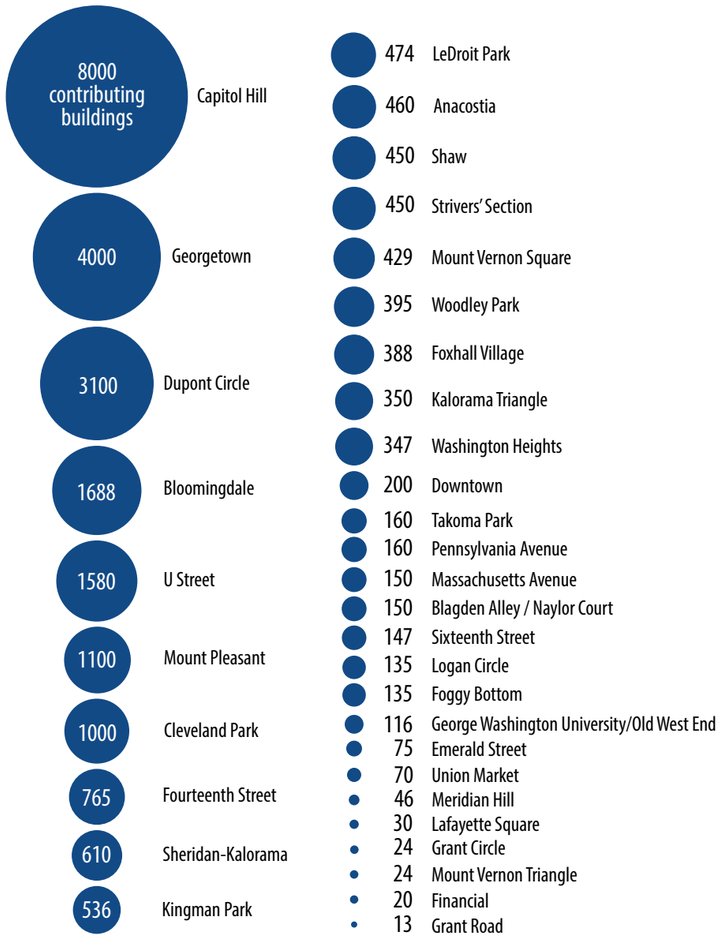


Historic Landmarks by Era

DC Historic Districts

Washington is a city of neighborhoods as well as grand plans, and both are reflected in its many historic districts. The Old Georgetown Act established the city's first historic district in 1950, long before home rule or a preservation program. During the 1960s, the city's most iconic public spaces and building groups were recognized.

Designation of neighborhood historic districts began in earnest in the 1970s, and has continued since. The trend declined after 2000, but has risen again as community interest in protection continues. More recent designations also recognize historic campuses scattered across the city.

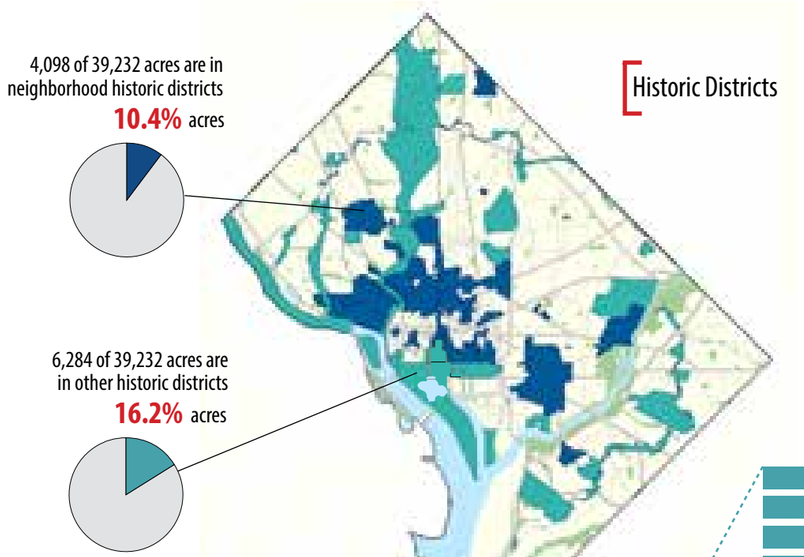


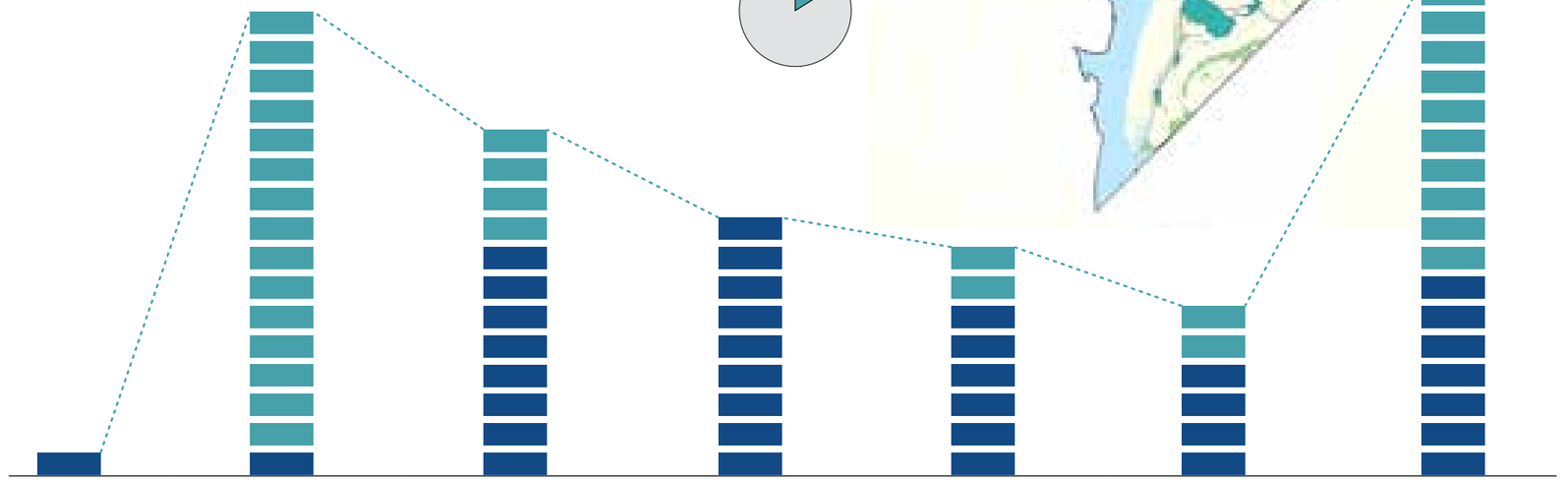
Historic Districts by Size

69 Historic Districts

36 Neighborhood Historic Districts

33 Other Historic Districts (Parks, Campuses, Military)





1950s

Georgetown	1950

1960s

The Potomac Gorge	1964
Roosevelt Island	1964
National Mall	1964
Potomac Park, East & West	1964
Rock Creek Park	1964
Washington Navy Yard	1964
Marine Barracks	1964
Congressional Cemetery	1964
Fort McNair	1964
Federal Triangle	1964
National Zoological Park	1964
Mount Vernon Memorial Highway	1964
Pennsylvania Avenue National Historic Site	1966
Seventeenth Street	1968
National Arboretum	1968
Washington Cathedral	1968

1970s

Logan Circle	1972
C & O Canal	1973
Capitol Hill	1973
Fort Circle Parks	1973
Rock Creek and Potomac Parkway	1973
Lafayette Square	1973
Gallaudet College	1973
Anacostia	1973
LeDroit Park	1973
Massachusetts Avenue	1973
Sixteenth Street	1977
Dupont Circle	1977

1980s

Takoma Park	1980
Financial	1981
Downtown	1982
Strivers Section	1983
Mount Pleasant	1986
Foggy Bottom	1986
Kalorama Triangle	1986
Cleveland Park	1986
Sheridan Kalorama	1989

1990s

Woodley Park	1990
Blagden Alley/ Naylor Court	1990
Georgetown Visitation Convent	1990
McMillan Park Reservoir	1991
Fourteenth Street	1994
U Street	1998
Mount Vernon Square	1999
Shaw	1999

2000s

Grant Road	2002
Saint Elizabeths Hospital	2005
Mount Vernon Triangle	2005
Washington Heights	2006
Foxhall Village	2007
Armed Forces Retirement Home	2008

2010s

Majorie Webster Junior College	2011
Immaculata Seminary	2011
Meridian Hill	2014
Walter Reed Army Medical Center	2014
GWU/Old West End	2014
Grant Circle	2015
Young/Browne/Phelps/ Spingarn Schools	2015
Glenwood Cemetery	2016
Mount Vernon Seminary	2016
Observatory Hill	2016
Union Market	2016
Washington Monument Grounds	2016
Smithsonian Quadrangle	2017
Emerald Street	2017
Langston Golf Course	2018
Kingman Park	2018
Bloomingdale	2018

1978: DC Preservation Law enacted

What works about preservation in dc

3 Strong preservation laws

Strong national and local historic preservation laws protect Washington's heritage. These laws ensure that each year thousands of construction projects are evaluated for compatibility with the city's historic environment. These reviews protect historic properties from demolition and inappropriate alteration, and encourage high standards of design and construction in much of the city.

National Historic Preservation Act

The National Historic Preservation Act of 1966 commits the federal government to protecting the nation's irreplaceable cultural heritage. Federal laws and policies play a key role in the outstanding quality of preservation in Washington, especially in the city's monumental precincts. The national preservation standards adopted under NHPA authority promote exemplary preservation of federal buildings and encourage high standards for local preservation efforts.

DC Landmark and Historic District Protection Act

The District of Columbia Historic Landmark and Historic District Protection Act has been equally important in protecting the historic character of the city since 1979. It is widely recognized as one of the strongest municipal preservation laws in the nation. Since its enactment, the law has been strengthened to include property maintenance standards, enforcement provisions, protections for archaeological resources, and a preservation review before construction of District government projects.

section 106 review

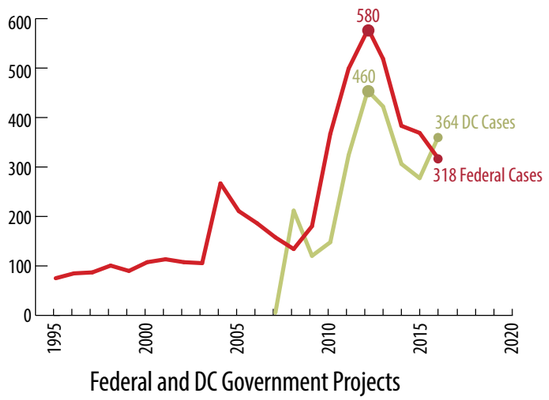
Before undertaking, approving, or licensing a construction project, federal agencies must take into account the effect on recognized or potential historic properties, and must provide the State Historic Preservation Officer a reasonable opportunity to comment.

dc government project review

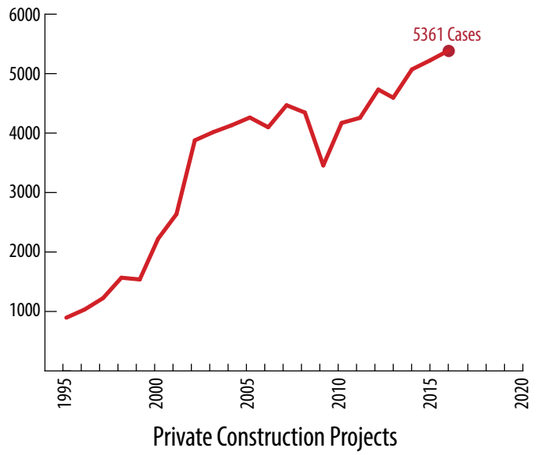
Before starting a construction project, DC agencies must take into account its effect on recognized or potential historic properties, and must provide the State Historic Preservation Officer a reasonable opportunity to comment. This process is similar to Section 106 Review.

hprb review of private construction

Before the city issues a permit for work on a historic landmark or property in a historic district, or for new construction, the Historic Preservation Review Board must advise on whether the work is compatible with the historic character of the property, or encourages its adaptation for current use.



Federal and DC Government Projects



Private Construction Projects

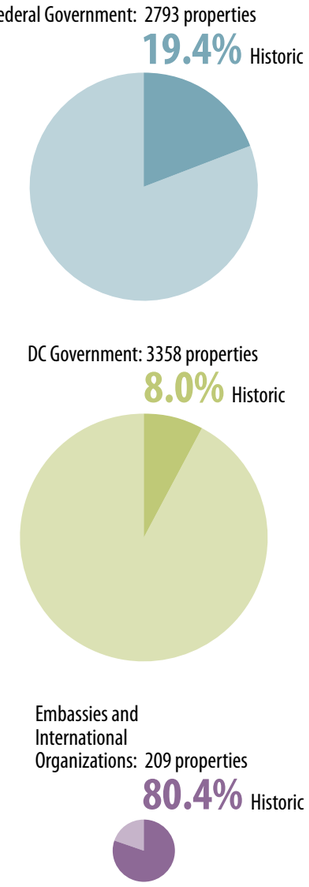
4 Responsible civic stewardship

The federal government has traditionally set a high standard of responsible preservation stewardship in Washington. On the local level, civic leaders in both government and the private sector have supported protection of historic heritage while allowing for economic growth. Foreign governments and international institutions also contribute as stewards of prominent historic properties in the city. The excellent condition of much of the city's historic environment is due in large part to the responsible stewardship of these civic leaders.

Government Properties

The United States and District governments are major landowners in the District of Columbia. The US government owns more than one fifth of the city's area, including large areas of historic parkland, monuments, memorials and historic sites managed by the National Capital Region of the National Park Service.

The District government owns more than 3,000 properties, several hundred of which are historic. Foreign governments are also important owners of DC historic property, including many historic mansions along Massachusetts Avenue's Embassy Row.



Government Properties by Type

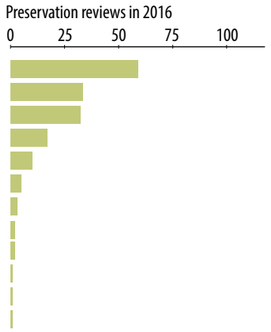
A Southeast Branch, DC Public Library
B Roosevelt High School auditorium restoration
C Ceiling at Old Executive Office Building

Federal Government Stewardship

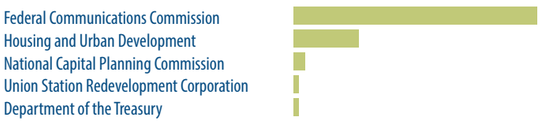
Federal government leadership in historic preservation has had a strong influence in Washington since so many federal agencies are housed in the city. Federal agencies are required to treat historic preservation as a fundamental part of their mission, to establish agency preservation programs, to identify and nominate eligible properties to the National Register of Historic Places, and to assume responsibility for protection of their historic properties. These requirements have played a key role in the outstanding quality of preservation in Washington.

The healthy state of federal agency preservation programs was evident during the preparation of this plan, even as a change in administration has led to some shifting priorities. Strong working relationships and routine contact between SHPO and federal agency staff helps to resolve issues that arise during complex project reviews. Particularly notable is the standard practice for the staff of the SHPO, Commission of Fine Arts, and National Capital Planning Commission to meet jointly with agencies during project design. The Advisory Council on Historic Preservation and the public also participate routinely in review meetings with key agencies including the National Park Service, General Services Administration, and Smithsonian Institution.

Major Federal Agencies Undertaking Construction



Major Federal Licensing Agencies



A Restored historic Guard Booth returned to the Navy Yard from Indian Head MD
B New roof for the education center at President Lincoln's Cottage
C Lockkeeper's House before planned restoration on Constitution Avenue

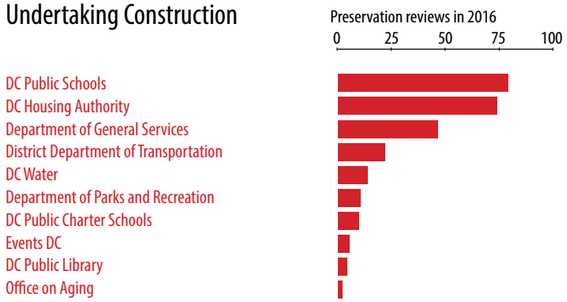
DC Government Stewardship

District agencies have also become leaders in historic preservation, albeit more recently. The 2006 amendments to the DC historic preservation law have meant that District agencies now plan for historic properties at the beginning of project development, when preservation concerns can be addressed most effectively. The most striking evidence of this change is the remarkable modernization of the city's public schools and libraries. Top quality projects by these agencies, the Department of General Services, and District Department of Transportation have all won historic preservation awards within the last four years.

The Department of Consumer and Regulatory Affairs and DDOT play a key role in ensuring that government permits and licenses are issued in accordance with preservation laws. DCRA's role is particularly important in managing permit applications and addressing vacant and blighted properties.

As with federal agencies, productive daily working relationships between the SHPO and DC agencies are critical. Regular coordination with the Deputy Mayor for Economic Development, DDOT, DGS, and other key agencies ensures that historic preservation concerns are factored into project planning. As a result, only a few concerns are noted for this plan, largely relating to lack of staffing continuity and long-running cases of property deterioration.

Major DC Agencies Undertaking Construction



Other DC Agencies

D Installation of restored DC boundary stone
E Modernization concept for Martin Luther King Jr Memorial Library
F WPA mural restoration at Roosevelt High School
G Design for a new Cleveland Park Public Library

What works about preservation in dc

5 Effective preservation programs

Preservation laws would not attain their potential without the achievements of dedicated government workers who implement their mandates. These civil servants are guided by the panels of distinguished appointees who represent their respective professions and the public at large. Through careful deliberation and collective wisdom, expert advisers chart the course of preservation programs and move projects forward in a way that meets the public interest. The District's review boards and agency staff consistently earn high marks for their competence and achievement.

Historic Preservation Review Board (HPRB)

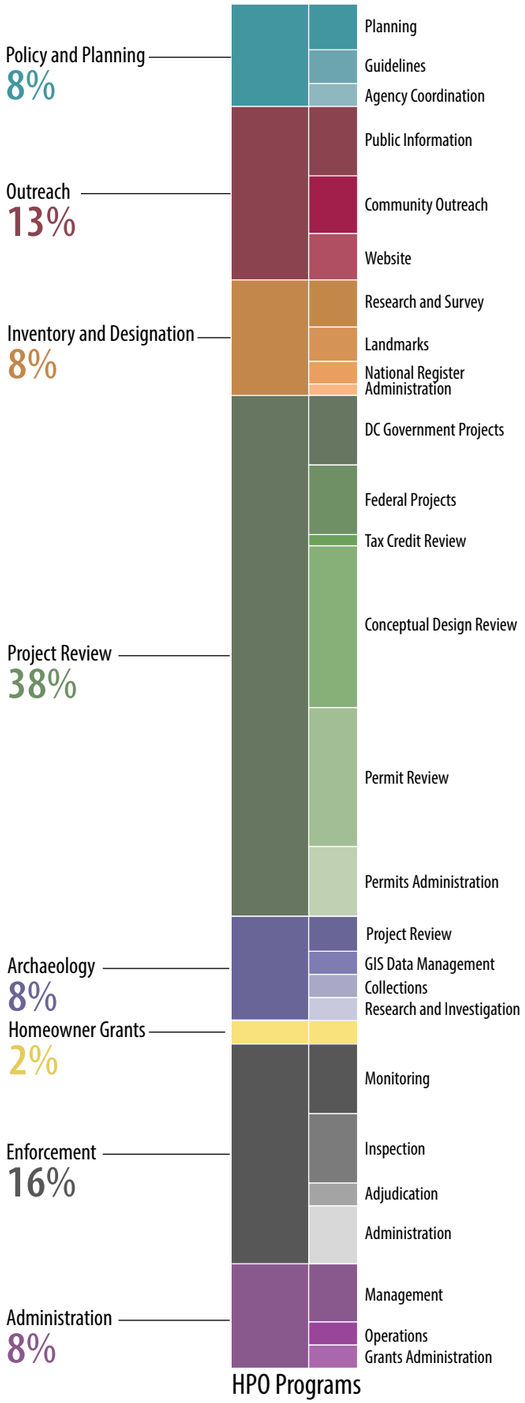
The Historic Preservation Review Board is the official body of advisors appointed by the Mayor and confirmed by the Council to guide the government and public on preservation matters in the District of Columbia. As the State Review Board, HPRB also assists with the implementation of federal preservation programs and the review of federal projects in the District of Columbia.

MEMBERS: 9 ESTABLISHED: 1984

DC Historic Preservation Office (HPO)

The Historic Preservation Office promotes stewardship of the District of Columbia's historic and cultural resources through planning, protection, and public education. HPO is part of the Office of Planning and serves as the staff for the Historic Preservation Review Board and Mayor's Agent for historic preservation. HPO also implements federal historic preservation programs as the State Historic Preservation Office for the District of Columbia.

STAFF: 17 ESTABLISHED: 1979



HPO Programs

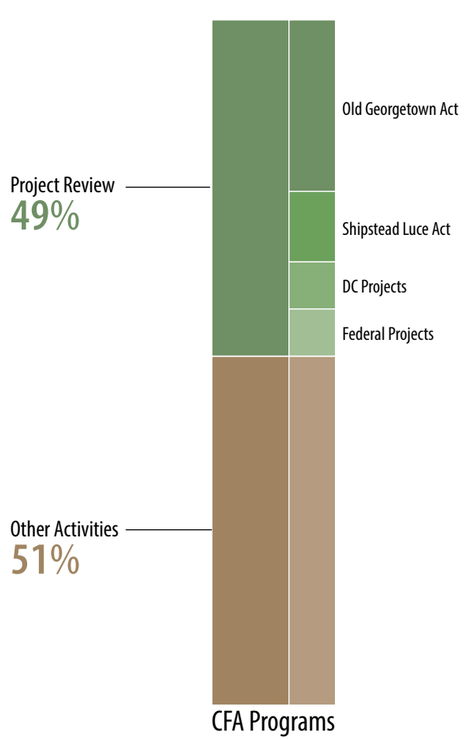
US Commission of Fine Arts

Gives expert advice to the President, Congress, and agencies of the federal and DC governments on matters of design and aesthetics, as they affect the federal interest and preserve the dignity of the nation's capital.

STAFF: 12 ESTABLISHED: 1910

cfa role in preservation

CFA reviews both government and private projects affecting historic property. CFA's Old Georgetown Board reviews most exterior construction in Georgetown, greatly easing the workload of HPRB and HPO.



CFA Programs

Other Partners

National Park Service

The National Park Service develops historic preservation policy, standards, and guidance, maintains the National Register, administers federal tax incentives, and funds heritage education and state preservation programs.

STAFF: 22,000 ESTABLISHED: 1916

National Capital Planning Commission

Acts as the central planning agency for federal land and buildings in the National Capital Region, with an advisory role to the District for certain land use decisions.

STAFF: 36 ESTABLISHED: 1924

Advisory Council on Historic Preservation

Promotes preservation, enhancement, and productive use of our nation's historic resources; advises the President and Congress on national historic preservation policy.

STAFF: 40 ESTABLISHED: 1966

National Conference of State Historic Preservation Officers

Coordinates state government officials who carry out the national historic preservation program as delegates of the Secretary of the Interior pursuant to the National Historic Preservation Act of 1966.

National Association of Preservation Commissions

The only national nonprofit organization dedicated to supporting local historic preservation commissions and the historic resources they help protect.

National Trust for Historic Preservation

Takes direct, on-the ground action to preserve historic buildings and sites, and advocates on Capitol Hill and in statehouses and town halls nationwide for legislation that protects historic properties.

Preservation Action

Serves as the national non-profit grassroots lobby for historic preservation.

6 Non-profits and volunteers

Government programs alone cannot accomplish the work of preservation. Agencies rely on the support and advice of elected community representatives and partnerships with non-profit and volunteer organizations. These are the groups and individuals who envision educational programs, research landmark applications, and build appreciation for neighborhood heritage. Their imagination has brought local history to our streets and inspired both young and old to become part of the projects that breathe life into DC communities.

	ANCs by Ward	Historic District
W1	1A	Meridian Hill
	1B	LeDroit Park, U Street, McMillan Park Reservoir, Merdian Hill
	1C	Kalorama Triangle, Meridian Hill, Washington Hts, Strivers'
	1D	Mount Pleasant, Meridian Hill
W2	2A	Foggy Bottom, GWU/Old West End
	2B	Dupont Circle, Strivers' Section, 14th, 16th, U Streets
	2C	Downtown, Financial, Pennsylvania Avenue
	2D	Sheridan Kalorama
	2E	Georgetown
	2F	Logan Circle, 14th Street, Shaw, Blagden Alley
W3	3B	
	3C	Cleveland Park, Woodley Park
	3D	Foxhall Village
	3E	Grant Road
	3F	Rock Creek Park
	3G*	Rock Creek Park (*3G is located in W3 and W4)
W4	4A	Takoma Park, Walter Reed, Rock Creek Park
	4B	Takoma Park
	4C	Grant Circle, Rock Creek Park
	4D	
W5	5A	Armed Forces Retirement Home, Fort Circle Parks
	5B	Fort Circle Parks
	5C	National Arboretum
	5D	Gallaudet, Union Market, Young/Browne/Phelps/Spingarn
	5E	McMillan Park Reservoir
W6	6A	Capitol Hill, Emerald Street
	6B	Capitol Hill
	6C	Capitol Hill
	6D	Navy Yard
	6E	Mount Vernon Square/Triangle, Shaw
	7B	Fort Circle Parks
W7	7C	
	7D	
	7E	Fort Circle Parks
	7F	Fort Circle Parks
W8	8A	Anacostia, Fort Circle Parks
	8B	Fort Circle Parks
	8C	Saint Elizabeths
	8D	
	8E	

Percent of ANC in Historic District
- 0%
- 1-25%
- 25-50%
- 50-75%
- 75-100%

Historic District Concentration by ANC and Ward

Advisory Neighborhood Commissions

ANCs advise the District government on matters of public policy, including decisions on planning, streets, recreation, social services programs, education, health, safety, budget, and sanitation in that neighborhood commission area. ANC Commissioners are elected to two-year terms and serve as volunteers representing approximately 2,000 residents.

Citywide Partnership Organizations

Historical Society of Washington, DC

Tells the diverse stories of our nation's capital, and celebrates everyday life in DC through education, initiatives and exhibits.

STAFF: 9 ESTABLISHED: 1894

DC Preservation League

Preserves, protects, and enhances the historic built environment of DC through advocacy and education.

STAFF: 3 ESTABLISHED: 1971

Humanities DC

Provides grant support for community programs that enrich the lives of DC citizens through the humanities disciplines.

STAFF: 8 ESTABLISHED: 1980

Cultural Tourism DC

Delivers memorable experiences and learning opportunities in heritage, international exchange, and humanities.

STAFF: 4 ESTABLISHED: 1996

partnership projects by the numbers

DC Preservation League **132** Designations sponsored

Humanities Council **152** Community Heritage Projects

Cultural Tourism DC **14** Neighborhood Heritage Trails

Cultural Tourism DC **100** African American Trail sites

A 1347 Maple View Place SE, L'Enfant Trust House restoration project
B African American Heritage Trail sign
C Humanities Council History Showcase

Professional and Non-Profit Organizations

American Institute of Architects, DC Chapter
American Society of Landscape Architects, DC Chapter
Archaeology in the Community
Art Deco Society of Washington
Association for Preservation Technology, Washington Chapter
Association of the Oldest Inhabitants of DC
Citizens Planning Coalition
Committee of 100 on the Federal City
Docomomo DC
Groundwork DC
Historic Districts Coalition
Society of Architectural Historians, Latrobe Chapter
Washington Architectural Foundation
Washington Society, Archaeological Institute of America

Neighborhood Organizations

Capitol Hill Restoration Society
Citizens Association of Georgetown
Cleveland Park Historical Society
Dupont Circle Citizens Association
Dupont Circle Conservancy
Foggy Bottom Historic District Conservancy
Foxhall Village Community Citizens Association
Historic Anacostia Block Association
Historic Chevy Chase DC
Historic Mount Pleasant
Historic Takoma
Kalorama Citizens Association
LeDroit Park Civic Association
Logan Circle Community Association
Sheridan-Kalorama Historical Association
Southwest Neighborhood Assembly
Takoma DC Neighborhood Association
Tenleytown Historical Society
Woodley Park Historical Society

Preservation Easement Holders

American Easement Foundation
Capitol Historic Trust
Foundation for Historic Georgetown
L'Enfant Trust
National Trust for Historic Preservation

Conservation Organizations

Alliance to Preserve the Civil War Defenses of Washington
Dumbarton Oaks Conservancy
Restore Massachusetts Avenue
Rosedale Conservancy
Tregaron Conservancy
Trust for the National Mall

What works about preservation in dc

7 Preservation advocates

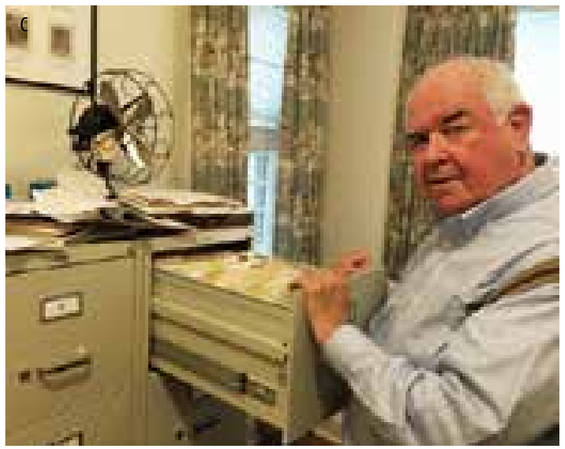
Sometimes hard-working professionals and volunteers aren't enough. A more forceful voice may be needed when ill-conceived plans threatened to damage communities. The massive urban renewal and highway programs of the 1950s, 60s, and 70s are one example. Today's advocates keep the tradition alive. The District has been fortunate to have grass-roots leaders who have stood up and fought back, and their foresight should be remembered and honored.

8 New and old residents

Young and old, people are coming to Washington—more than 10,000 annually in recent years. Whether empty nesters from the suburbs, seekers of a first big job, or immigrants from abroad, these residents are adding a new dynamism to our neighborhoods. They come just as other generations did before them, seeking to benefit from what the nation's capital has to offer, and ready to join with longtime residents in contributing their talents and energies to the civic life of the District of Columbia.


A


B


C

D

9 Committed owners and workers

No matter how effective preservation programs or organizations may be, the actual work of preservation is accomplished by property owners and their many agents: the architects, architectural historians, researchers, landscape architects, archaeologists, attorneys, engineers, developers, financial backers, contractors, builders, and construction workers whose expertise brings projects to fruition and whose craftsmanship restores and enhances the physical fabric of our historic environment.

Washington is extremely fortunate that thousands of property owners are passionate about preserving their properties, dozens of developers embrace the challenge of preservation, and hundreds of professionals commit their talents and energies to the cause.


E

F

Celebrate Petworth Day festival A
Robert Sonderman, Charles LeeDecker, Ruth Trocolli at 2015 Historic Preservation Awards B
James Goode, Lifetime Achievement award winner at 2017 Historic Preservation Awards C
Award to Ethiopian Orthodox Tewahedo Church for its firehouse restoration D
Laylight restoration at Daughters of the American Revolution library E
Stonework and stained glass restoration at Washington National Cathedral F

10 Results on the street

The results of Washington's commitment to preservation can be seen throughout the city in stone and glass, in restored monuments and rejuvenated landscapes, and in creative new architecture that brings another layer of artistic vision to the city.

People and places matter just as much: a vibrant historic downtown pulsating with crowds on weekday nights, festivals in the parks and on the avenues, and block after block of well-maintained homes in neighborhoods throughout the city. Front porches and local hangouts remain the places where communities are built.

Historic preservation in Washington is a system that achieves positive results—to the lasting benefit of the District of Columbia, its residents, and the enrichment of our heritage.


B


C


D


E


F


A


G


H

Cafe at the Hill Center, Capitol Hill | A
Hecht's Warehouse | B
George Washington University Museum and the Textile Museum | C
Potomac Boat House | D
Le Diplomate in restored building on historic 14th Street | E
Home Owner grant project, 2105 13th Street SE | F
District Apartments at the former Whitman-Walker building | G
Duke Ellington High School | H

preservation challenges [4]

Gathering public views

The views of stakeholders and constituents were essential in shaping the goals of this plan. Many people—property owners, community activists, agency officials, non-profit leaders, preservation professionals, bloggers, and residents across the city—expressed their views in multiple ways. Some ideas came informally through day-to-day contacts, or more directly through the community workshops held by the Office of Planning for public input on the updates of this plan and the Comprehensive Plan.

Conversations and workshops

Communication about historic preservation takes place every day. The Historic Preservation Office listens to public views routinely in its contact with constituents seeking services from the government. It hears and reads much of the continuous public dialogue in traditional and social media about preservation, planning, and community development. It participates in annual agency oversight hearings where issues are raised before the DC Council. Many of the ideas and concerns from these ongoing conversations are reflected in this plan.

Formal engagement on updating this plan began in early 2016 and continued for a year and a half. It included a mayoral event, meetings and informal contacts with key agencies and community groups, and organized public forums on this and the Comprehensive Plan. Public outreach continued through 2017, as the draft of the plan was prepared. For more details, see Chapter 1, page 3.

Comments on the draft plan

In January 2018, the Historic Preservation Office released the draft plan for a final round of public review and comment. There were appreciative responses in support of the plan, as well as constructive suggestions and some strong disagreements about the direction of preservation efforts in the District.

A compilation of comments on the draft, with brief responses, is posted on the HPO website along with the final plan. Most of the specific suggestions from the public have been addressed by changes to the plan, but more fundamental differences of viewpoint are discussed here.

Many different perspectives

The public engagement for this plan brought insight into what people thought about not just preservation, but also the broader trends that are causing physical change in DC communities. Preservation cannot alter these trends, even though they establish much of the context for current conflicts and challenges in preservation. A continuing influx of new residents drives demand for new development and housing—especially affordable housing, as costs rise. This in turn leads to the "pop-up" additions and increased scale of development that can split community opinion.

There has been progress in preservation since adoption of the 2016 plan, but even so, many of the concerns expressed then remain current today. Some residents urge a more active HPO role in helping communities to consider historic districts, or conservation districts as an alternative. Others say that there are too many historic districts, and that preservation operates without clear designation standards or adequate grounding in the city's planning goals.

These divergent views demonstrate the challenge implicit in the title *Preserving for Progress*. In addressing that challenge, this plan seeks to be responsive to public comments, while also relying on the policy guidance and balancing of public goals that is expressed in the District's Comprehensive Plan.

The word cloud below visually represents the sentiments expressed by DC residents on what the city should do about such preservation concerns. An analysis grouped the comments under topic headings, shown here at sizes that reflect the number of comments in support of each view. Selected quotations from members of the public illustrate typical comments.

This analysis is based on written and oral comments made by 510 members of the public at seven community workshops in October and November 2016 on the update of the DC Comprehensive Plan. A complete list of the comments is available on the internet at *plandc.dc.gov*, under the link for *Feedback We Have Received.*

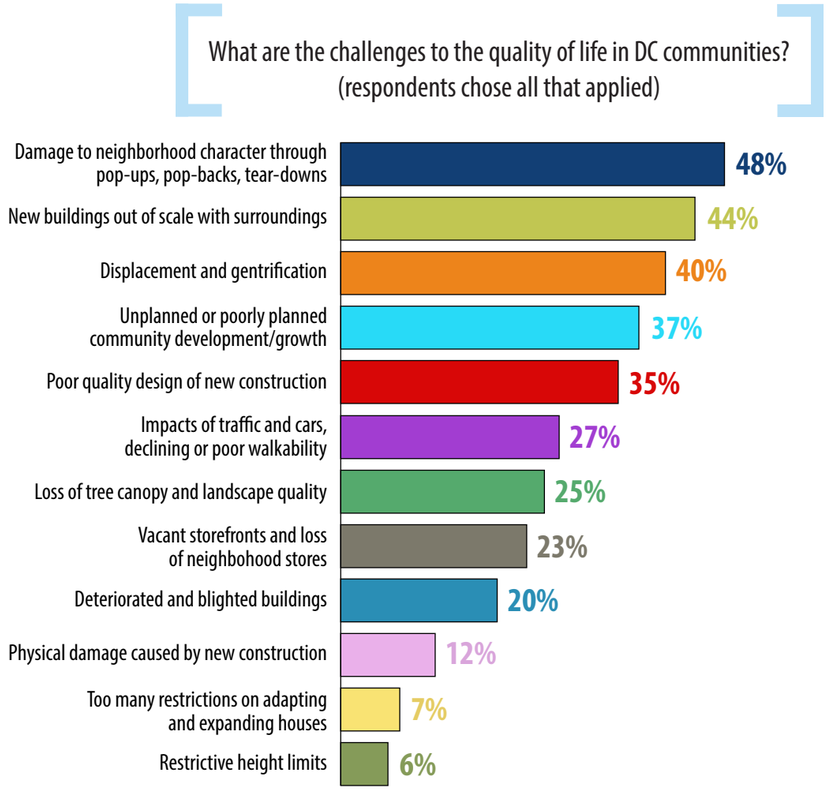
Balancing growth and character

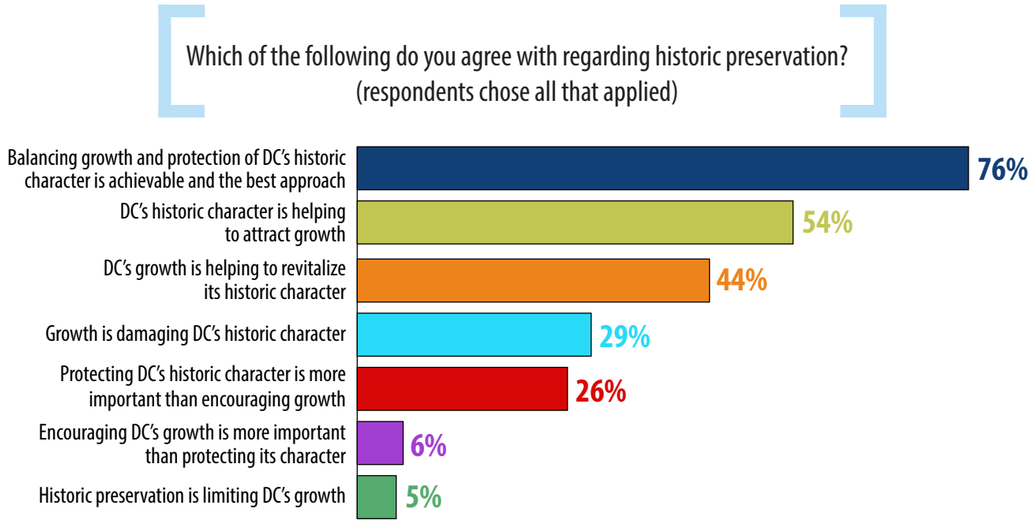
The most recurring theme in current public discussion of preservation is the tension between encouraging growth and protecting community character. Both goals offer benefits, and there are strong opinions on both sides, but some do not see the need or the way to compromise. How can we strike a balance and attain both?

Mayor Bowser highlighted a positive approach to this question in her kickoff forum on *Preserving and Planning for Progress*. All three P's are important. New development can be accommodated without damaging the neighborhood character that residents value. At the same time, communities can grow in ways that do not limit the city from realizing its goal to provide more suitably for all its citizens. Effective planning is the key to achieving both.

The responses to the Historic Preservation Office's public survey undertaken for this plan show that there is widespread support for this middle ground. This survey reached a broad constituency, from every ward and including both recent arrivals and long-time residents.

Most people seem eager for new growth that enhances the character of their community, but also expect a sensitivity to community context that will elevate the quality of new buildings and spaces. This plan responds to both concerns, and aims to lead preservation forward as an effective tool in achieving those goals.





For more on how renovated buildings and sensitive development are enhancing the character of DC neighborhoods, see the Washington DC Economic Partnership's *Washington DC Neighborhood Profiles*: *wdcep.com/reports/neighborhoods*

For an overview of active DC development, including more than $6.7 billion of investment in 56 projects involving historic property, see the partnership's *Washington DC Development Report 2017/2018: wdcep.com/reports/dc-development-report*

Even a quick tour of District neighborhoods shows how much historic landmarks and districts are contributing to our future. Historic preservation goals are shaping the District's progress in ways that strengthen economic growth and our quality of life. Reinvestment in landmark buildings and historic neighborhoods brings in hundreds of millions of dollars to the local economy.

Consider the transformation around 14th and U Streets that has taken place over the past two decades, or the revitalization of the historic Union Market that is now under way. Development thrives in historic neighborhoods because of their authentic character, and because investors in the future are confident that the character will be protected as growth takes place in line with the city's economic development policies.

Historic buildings that cannot be put to a good use stand little chance of survival. That is why the District's preservation law promotes adaptation of historic properties for current use. With creativity and vision, an old school finds new life as loft apartments, a post office becomes a taqueria, and a cold storage facility becomes a Bible Museum.

The District's preservation law also includes a process for recognizing when the economic hardship to a church congregation justifies the loss of its historic building, or when the public benefit of a critical new project justifies the relocation of historic houses to make room for it. These mechanisms help to balance competing public goals.

Sometimes residents question historic designation for fear that it will block development. But in the same way that government agencies are required to complete an objective identification of potential historic properties before designing their project plans, the District's preservation law allows the public to identify potential historic properties before private development occurs. This system protects a collective legacy while encouraging developers and architects to use their creativity in shaping projects that are sensitive to the character of District neighborhoods.

Protecting neighborhoods

Neighborhoods are a primary concern of the District's Comprehensive Plan, and that document gives important direction on how to address neighborhood preservation challenges. The plan's framework element describes guiding principles on how to manage growth and change, while protecting the character that helps create successful neighborhoods. The most pertinent principles can inform preservation planning goals for local communities. Those principles are copied here.

The Comprehensive Plan and its General Policy Map identify Neighborhood Conservation Areas in every ward. To conserve and enhance these areas as desirable places to live, the plan recommends a range of general policies and specific actions, such as:

- Adjusting rowhouse zoning to better recognize and conserve neighborhood architectural form;
- Considering zoning adjustments to help avoid construction of excessively large, out-of-context homes;
- Emphasizing effective code enforcement to protect neighborhoods;
- Selective rezoning in parts of Adams Morgan, Columbia Heights, and nearby areas;
- Using design review to support authentic cultural expression in Chinatown;
- Protecting the special architectural character of lower 16th Street as the approach to the White House; and
- Conserving historic estates west of Rock Creek Park, perhaps through open space conservation easements.

The plan also addresses potential historic districts and conservation districts for older neighborhoods that may not meet historic designation criteria, but display character-defining architectural features. Suggestions include additional row house neighborhoods, areas around Capitol Hill, in Mid-City, along upper 16th Street, and in Rock Creek West.

The District has made notable progress on neighborhood conservation, using many of the tools suggested in the Comprehensive Plan. Six new DC residential and commercial historic districts have been designated in the past five years, and three have been extended. Revised regulations have brought zoning rules more in line with existing buildings, especially for rowhouses. Reductions in allowable height and the size of rear additions, as well as protections for rooftop architectural elements, are also in place. For new historic districts, tailored design guidelines now ensure a closer fit with existing character.

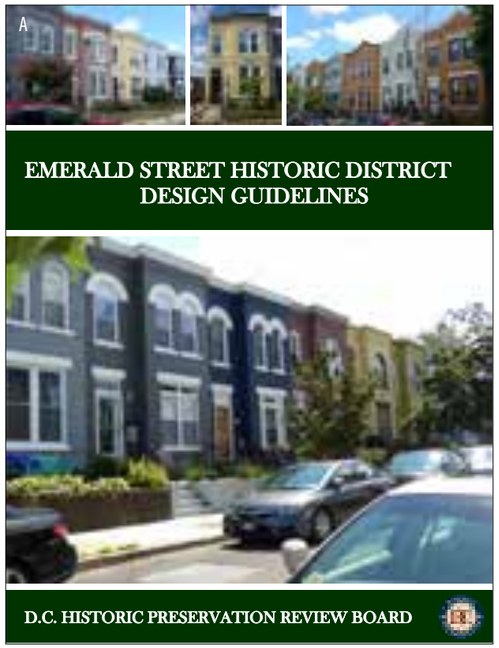
key dc guiding principles on managing growth and change

Change in the District of Columbia is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives such as poverty, crime, and homelessness.

Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must not compromise the integrity of stable neighborhoods and must be designed to respect the broader community context. Adequate infrastructure capacity should be ensured as growth occurs.

DC Comprehensive Plan, Secs. 217.1, 217.6

A



key dc guiding principles on creating successful neighborhoods

The residential character of neighborhoods must be protected, maintained and improved. Many District neighborhoods possess social, economic, historic, and physical qualities that make them unique and desirable places in which to live. These qualities can lead to development and redevelopment pressures that threaten the very qualities that make the neighborhoods attractive. These pressures must be controlled through zoning and other means to ensure that neighborhood character is preserved and enhanced.

Many neighborhoods include commercial and institutional uses that contribute to their character. Neighborhood businesses, retail districts, schools, park and recreational facilities, houses of worship and other public facilities all make our communities more livable. These uses provide strong centers that reinforce neighborhood identity and provide destinations and services for residents. They too must be protected and stabilized.

The District of Columbia contains many buildings and sites that contribute to its identity. Protecting historic resources through preservation laws and other programs is essential to retain the heritage that defines and distinguishes the city. Special efforts should be made to conserve row houses as the defining element of many District neighborhoods, and to restore neighborhood "main streets" through sensitive renovation and updating.

DC Comprehensive Plan, Secs. 218.1, 218.2, 218.4

For more about how preservation supports contemporary planning goals, see the *Ten Principles for ReUrbanism* on the National Trust's website: *savingplaces.org/reurbanism*

Using existing tools

Given the progress being made with zoning and historic districts, and the difficulty of creating an entirely new regulatory mechanism, the 2020 Plan does not recommend conservation districts as a priority. Conservation districts were also discussed during recent planning for Mid-City East. The resulting small area plan, approved by the DC Council in 2014, does not pursue the option. Instead, it recommends exploring historic districts for Bloomingdale and Eckington, and a Bloomingdale district has since been designated.

In addition to historic districts, more effective use of other existing tools could help protect DC neighborhoods. Zoning refinements, DC Main Streets programs, and better design guidelines can help to encourage more sensitive development. Some have called for revising permit rules that allow almost full building demolition without a raze permit and public notice. These efforts are supported by the recommendations under Goal C3, *Conserve Neighborhood Character*, in Chapters 5 and 6.

B

A Emerald Street Historic District design guidelines
B Bloomingdale row houses

Special places in every community

Why is protecting neighborhood character such an important planning concern in the District? Take a look at what people identify as their favorite places in the city. Most are historic sites (54 of 64 on the lists below), and not surprisingly, the city's major attractions and best-known neighborhoods rank among the most popular places.

But in total, just as many people cited notable places in their community—a neighborhood, a local main street, a park, their church, their home—as having special meaning. All parts of the District contribute to its historic character, and every community carries the significance of home for its residents. That is part of what creates their sense of identity.

The data for this map comes from the 580 responses to the Historic Preservation Office's public survey, collected between March 2016 and June 2017. Of the respondents, 70% were DC residents in all wards, and about half of these were long-time residents (more than 20 years). Another 20% of the respondents either worked or studied in DC.

Of the DC residents, 28% said they lived in a historic district. This is slightly higher than the 24% of District owners whose properties are historic landmarks or within districts.

What are your 3 favorite places or buildings in DC?

favorite civic places

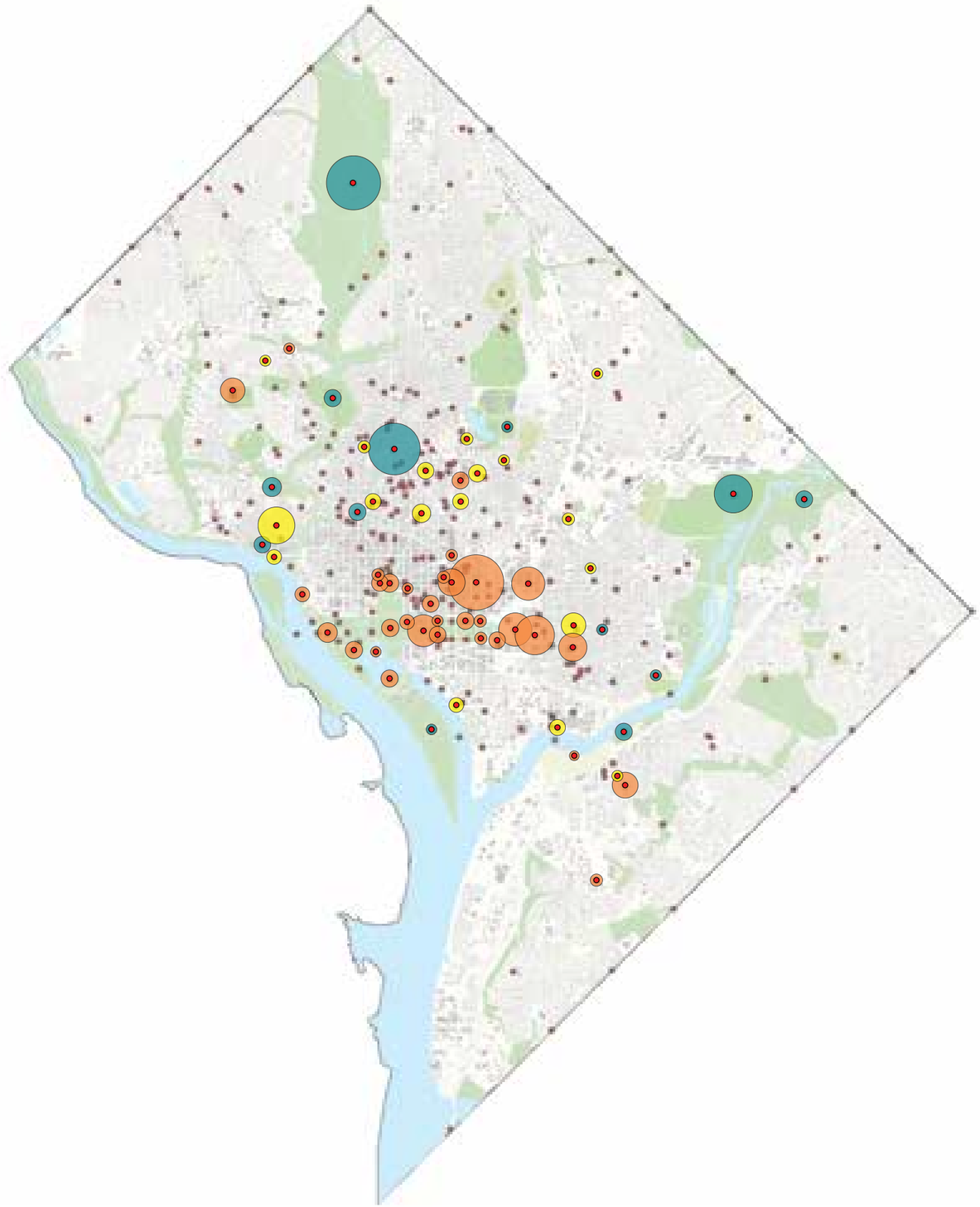
National Building Museum	51
Library of Congress	37
US Capitol	31
Union Station	31
National Mall	30
Eastern Market	26
National Portrait Gallery	25
Frederick Douglass House	23
National Cathedral	22
Lincoln Memorial	18
White House	16
Washington Monument	14
Martin Luther King Jr Memorial	12
National Gallery of Art	12
Jefferson Memorial	11
Howard Theater	10
Old Post Office	10
Smithsonian Museums	10
Old Executive Office Building	9
Smithsonian Castle	9
US Botanic Garden	9
Carnegie Library	8
Kennedy Center	7
National Museum of African American History and Culture	7
Martin Luther King Jr Memorial Library	6
National Gallery of Art East Wing	6
National Museum of the American Indian	6
Renwick Gallery	6
Saint Elizabeths Hospital	6
Hillwood Museum	5
National Museum of Natural History	5
Willard Hotel	5

favorite green spaces

Rock Creek Park	48
Meridian Hill Park/Malcolm X Park	46
National Arboretum	36
Dumbarton Oaks	15
Dupont Circle	13
Anacostia Park	11
National Zoo	11
Kenilworth Aquatic Gardens	10
Chesapeake and Ohio Canal	9
Hains Point	6
Tidal Basin	6
Congressional Cemetery	5
Lincoln Park	5
McMillan Park	5

favorite community places

Georgetown	34
Capitol Hill	22
Logan Circle	16
LeDroit Park	13
U Street	9
Dupont Circle	8
Navy Yard	8
Shaw	8
Georgetown Waterfront	7
Southwest Waterfront	7
Adams Morgan	6
Howard University	6
Union Market	6
Anacostia	5
Bloomingdale	5
Brookland	5
Cleveland Park	5
H Street NE	5



Communicating preservation basics

Public comments show that community leaders and residents want help in understanding how the preservation system works, and what benefits it can offer.

This plan recognizes that challenge and proposes actions in response. Chapters 5 and 6 give more detail about targets for improving ready access to practical information about the implications of historic districts. See Goal B2, *Speak Out for Preservation*, and Goal C1, *Communicate More Clearly*.

On a more fundamental level, some have asked for a better explanation of how historic preservation relates to broader public planning goals. This is an important and basic question.

The following pages explore the contemporary purposes and benefits of historic preservation, as reflected in the word cloud below. These are among the things that preservation can contribute to our society today.

A first step toward understanding how preservation benefits us all is to look at the expressions of public goals in major preservation laws. The national and local laws that created our historic preservation programs each include declarations of their overarching purpose. The core sections of these declarations are copied on these pages.

There are also statements of preservation goals in the District's Comprehensive Plan. Among these are the introduction to the preservation element, quoted in Chapter 1 (see page 8), and the framework element's guiding principles for creating successful neighborhoods (see page 58). The current Comprehensive Plan amendment process creates an opportunity to refresh these statements to be certain they reflect present-day needs.

Finally, a third way to explore the benefits of preservation is to explore thoughtful conversations online. A key national and local forum for this dialogue is the National Trust for Historic Preservation. Another important source of information about national preservation policies, with guidance on construction techniques for preserving historic buildings, is the Technical Preservation Services office at the National Park Service. Find out more at the links below.

A Franklin School

national preservation policy

The Congress finds and declares that:

- the spirit and direction of the Nation are founded upon and reflected in its historic heritage
- the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people
- historic properties significant to the Nation's heritage are being lost or substantially altered, often inadvertently, with increasing frequency
- the preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations of Americans
- in the face of ever-increasing extensions of urban centers, highways, and residential, commercial, and industrial developments, the present governmental and non-governmental historic preservation programs and activities are inadequate to insure future generations a genuine opportunity to appreciate and enjoy the rich heritage of our Nation

National Historic Preservation Act of 1966

For more on preservation and sustainability, see *The Greenest Building is . . . One that is Already Built,* in Forum Journal: *sohosandiego.org/images/forum_greenest_bldg*

For research on preservation and sustainability, see *Preservation & Sustainability* at the Preservation Leadership Forum: *forum.savingplaces.org/learn/issues*

For more on how preservation has supported planning goals over time, see the article on the preservation movement: *encyclopedia.com*

For a non-technical explanation of national preservation standards, see *The Standards* at NPS Technical Preservation Services: *nps.gov/tps*

Leading the nation

The District holds a unique position in historic preservation, unlike that of any other city. The nation's preservation programs were conceived in Washington, putting District residents at the forefront of preservation innovation for more than a century. Our civic culture reflects a strong commitment by both local and national leaders to the public benefits of historic preservation. The structure of the city's preservation programs is also unlike others, with coordinated federal, state and local efforts that support active recognition and protection of a diverse heritage.

Washington's planned origins made civic design a part of our culture. Sustained efforts to create a special place have given us not just national monuments, but exceptional neighborhoods as well. Noted institutions, social life, and cultural diversity have added to the wealth of history in the national capital. These essential attributes distinguish Washington from other cities, and they are strongly protected by our planning policies and economic development strategies.

Washington is a symbolic city for the nation, and a leader in preserving sites of national memory. Our dozens of memorials testify to that role, and not only as a function of the government. Concerned citizens led 19th-century efforts to save Mount Vernon, the home of Frederick Douglass, and the house where Abraham Lincoln died. Private advocacy has been inseparable from preservation ever since.

In creating the National Trust for Historic Preservation, to be headquartered here, Congress recognized the need for private leadership in advancing the benefits of preservation through education and advocacy. The Trust's leadership now includes cutting-edge studies on how preservation supports vibrant urbanism, sustainability, cultural inclusion, and other goals.

The District's Home Rule government has also pioneered the benefits of preservation. Early on, it adopted a strong preservation law, aiming to put control of the city's future in the hands of local leaders and citizens. This law is a model for the nation, giving us thriving historic neighborhoods and a quality of life that is attracting thousands of new residents to one of the nation's most desirable places to live.

A decade ago, the District reinforced its preservation leadership by amending this law to require projects built on District land to be as sensitive to preservation concerns as federal projects. The result is stronger stewardship and exceptional quality in our newly modernized schools, libraries, and public facilities.

Aside from our unique planning history and civic traditions, other factors have fostered effective preservation programs here. Most of the city was spared from destructive urban renewal and highway programs in the 1950s and 60s. Our local zoning policies, height limits, stable economy, and balanced transportation system have also tended to limit demolition of usable older buildings. ANCs and longtime community organizations have given residents a consistent voice in neighborhood protection.

The District's inherent planning strengths have helped it to weather the cycle of good years and lean, sustaining our heritage through foresight and creative repurposing. Recent vigorous growth has renewed a sense of urgency about the city's heritage, and there is a robust public conversation about caring for that heritage while growing in a way that benefits the full plurality of District communities.

The 2020 plan seeks to advance both of these mutually supportive goals. It draws from the District's unique traditions and circumstances, and proposes actions that will reinforce our strengths for the future. For a graphic depiction of how preservation fits into DC's longtime planning efforts, see the Washington Planning Arc diagram at the beginning of Chapter 5 (page 68).


A


B

A Sedgwick Gardens
B Theodore Roosevelt High School renovation

dc preservation policy

It is hereby declared as a matter of public policy that the protection, enhancement and perpetuation of properties of historical, cultural and aesthetic merit are in the interests of the health, prosperity and welfare of the people of the District of Columbia. Therefore, this act is intended to:

- Effect and accomplish the protection, enhancement and perpetuation of improvements and landscape features of landmarks and districts which represent distinctive elements of the city's cultural, social, economic, political and architectural history
- Safeguard the city's historic, aesthetic and cultural heritage, as embodied and reflected in such landmarks and districts
- Foster civic pride in the accomplishments of the past
- Protect and enhance the city's attraction to visitors and the support and stimulus to the economy thereby provided; and
- Promote the use of landmarks and historic districts for the education, pleasure and welfare of the people of the District of Columbia

Historic Landmark and Historic District Protection Act of 1978

For more on the benefits of traditional urbanism, see *The Atlas of Reurbanism: Buildings and Blocks in American Cities* at the Preservation Leadership Forum: *forum.savingplaces.org/learn/issues*

For more on economic benefits of preservation, see *Preservation & Economics* at the Preservation Leadership Forum: *forum.savingplaces.org/learn/fundamentals*

For more on how local preservation laws work, see *Local Preservation Laws* at the Preservation Leadership Forum: *forum.savingplaces.org/learn/fundamentals*

For more on how preservation is evolving to champion cultural diversity, see *Preservation & Inclusion* at the Preservation Leadership Forum: *forum.savingplaces.org/learn/issues*

Planning for preservation

Historic preservation is a planning function that supports the public interest in managing growth and change in ways that protect the District's exceptional heritage. Like comprehensive planning and zoning, it is a tool that cities use to achieve development that is orderly, economically beneficial, and conducive to a healthy quality of life.

The challenge of encouraging the city's growth while protecting its character is epitomized by the debate over new historic districts. These proposals affect residents, businesses, and communities in ways that can draw out very different views. The District's preservation regulations give community residents a strong voice in deciding whether to create historic districts, but not the final decision-making authority. For this reason, such historic district proposals need to be grounded in the District's overall planning goals.

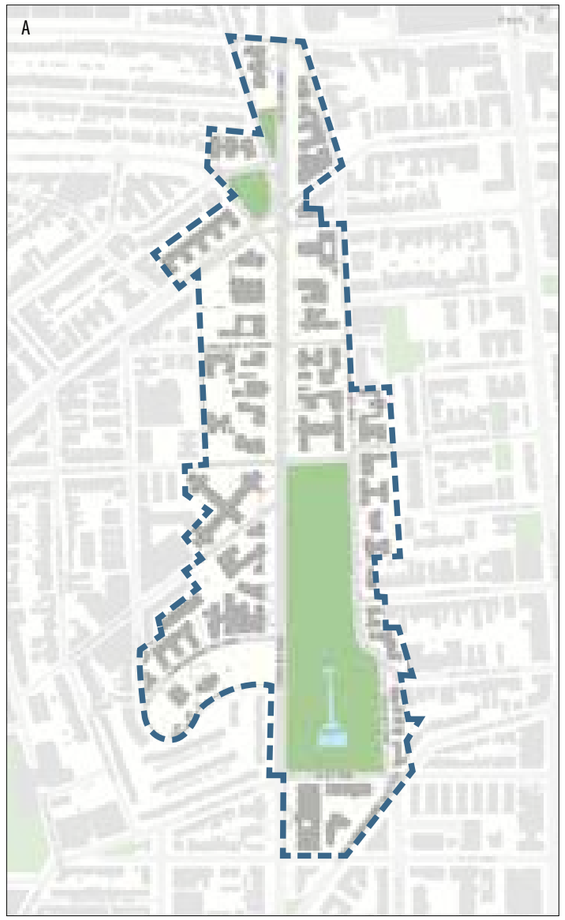
Recent designations of the Meridian Hill, Union Market, Emerald Street, and Kingman Park historic follow actions recommended in plans approved by the DC Council. And more than half of the potential historic districts identified in the 2000 DC Historic Preservation Plan are now designated, all with support from the affected Advisory Neighborhood Commissions. Such links are important.

This 2020 plan sets forth designation priorities that emphasize downtown, government properties, and community landmarks, rather than new neighborhood historic districts. Some neighborhood district proposals are already in progress, based on clear planning guidance. But more planning work needs to be done before priority can be placed on new proposals for neighborhood historic districts. These proposals also need to be supported by the District's adopted planning documents.

For more on planning and designation priorities, see Goal C1, *Communicate More Clearly*, Goal A1, *Complete the City Survey,* and Goal A3, *Designate Significant Properties,* in Chapters 5 and 6.

For more on historic districts, see the National Trust's article *10 Benefits of Establishing a Local Historic District*: *savingplaces.org/stories 12/8/15*

For more on historic districts in the context of rapid gentrification, see the CityLab article *Using Preservation to Stop Gentrification Before it Starts: citylab.com*



A Meridian Hill Historic District map
B 16th Street NW in the Meridian Hill Historic District
C Completed homeowner Grant project in Anacostia
D Homeowner Grant project under way in Mount Pleasant

Housing affordability

Housing affordability clearly ranks among the District's top planning concerns. The city's population has soared by 100,000 residents in the last decade, driving up housing costs. Median home values have tripled in fifteen years, with rising property taxes and rents as a result.

As developers take advantage of the high demand for housing, more and more renovations of existing buildings include additions up to the maximum allowable density. The resulting proliferation of pop-ups and pop-backs in older neighborhoods has led community groups in some affected areas to seek the protection of historic district designation.

But some residents claim that a historic district will just add more to everyone's housing costs. Won't that drive out elderly residents living on fixed incomes?

Such arguments shift the blame for an existing condition. An influx of new residents in many neighborhoods has already affected longtime owners who purchased their homes at lower values. The compounding effect of a 10% annual increase nearly doubles a tax bill in seven years and quadruples it in fifteen. Newcomers buying into the neighborhood at current values don't face such steep increases.

Historic district designation won't change the underlying effects of an increasing population. But designation can limit the construction of pop-ups and oversized additions, thus moderating speculative development that tends to overheat sales prices. Tools like the targeted historic homeowner grant program can also help seniors and longtime residents with the costs of maintaining an older home.

For technical guidance on maintenance and repair methods, see *How to Preserve* at NPS Technical Preservation Services: *nps.gov/tps*

For technical guidance on home energy conservation, see *Sustainability* at NPS Technical Preservation Services: *nps.gov/tps*

Evaluating available resources

To be successful, the program of action described in this plan has to be matched with available resources. The Historic Preservation Office will lead many of the targeted activities, so careful consideration has been given to HPO staffing as well as discretionary funds available for HPO initiatives.

As was the case for the 2016 plan, the outlook for 2020 means more local support for HPO preservation activities as annual federal allocations for preservation programs are expected to remain largely unchanged. Other government grants and sources of outside support will also be important in funding both government and non-profit preservation initiatives.

Annual federal funding

For the past several years, federal budgets have been adopted through continuing resolutions that largely maintain the preservation program funding levels of the previous year. This trend is likely to continue. The federal budget for fiscal year 2017 increased Historic Preservation Fund (HPF) assistance to the DC SHPO by $6,300, or about one percent. This plan anticipates roughly even funding through 2020.

At the same time, HPO salaries drawn from HPF funds are expected to rise gradually with labor union agreements. This means a continued slow reduction in the amount of HPF funding available for HPO initiatives. The SHPO has helped offset this decline through additional monies from other sources, which will support key HPO projects through 2020.

Local funding

While annual federal funding for the District's preservation programs remains level, local funding has increased. The majority of HPO salaries, including two newly created staff positions, are paid from Office of Planning operating funds.

District budgets have added one position to OP's historic preservation staff in both fiscal years 2017 and 2018. A staff assistant will support increased public notice and website information, and another inspector will augment permit enforcement capacity. District funds also enable HPO to sustain internships for its archaeological programs and special projects.

Funding from the OP budget supports HPO's long-term project to create comprehensive GIS documentation of historic buildings. The project reached a milestone with the launch of the *HistoryQuest DC* internet application in 2016. Further work will include expansion of data coverage to the entire District, investigation of mid-century modern buildings, and regular data updates to reflect changes from ongoing development.

Since fiscal year 2015, District capital funds are no longer available for OP staff salaries. Instead, OP has also sustained preservation activities through the Historic Landmark-District Protection (HLP) Fund created by the DC preservation law. Expenses for the Historic Preservation Review Board and Mayor's Agent—videocasts of meetings, transcripts, and stipends—are now regularly drawn from the HLP Fund. The HLP Fund can also be used for other program activities, including archaeological support, public engagement, and special projects.

Grant funding

In 2015, the SHPO staff added a new historic preservation specialist through an agreement with the District Department of Transportation (DDOT). The position is supported by federal highway funds and expedites historic preservation reviews of District transportation projects.

The SHPO has also obtained funding for special projects from National Park Service grant programs. In 2017, the SHPO received three grant awards, of $50,000 from the Underrepresented Communities program to explore and increase public awareness of LGBTQ history, $37,000 from the African American Civil Rights program to create a website documenting 100 civil rights sites in the District, and $2,500 from the National Maritime Heritage program. The latter award is an administrative fee to the SHPO for managing a $49,700 award to the Naval Heritage Foundation for making naval documents of the American Revolution available online. These three projects should be completed by fiscal year 2020 or earlier.

Other District organizations have also received NPS awards from the African American Civil Rights grant program. The Historical Society of Washington DC was awarded a $50,000 grant for a study on ending racially restrictive covenants, the Smithsonian was awarded $49,616 to study civil rights and neighborhood change in the District, and the National Trust was awarded $50,000 to study Rosenwald schools in the South. More grants may be possible from this and other NPS programs.

Finally, as part of an agreement on construction of the Eisenhower Memorial on Maryland Avenue SW, the SHPO received $50,000 from the memorial sponsor to update and expand documentation of the L'Enfant Plan.

Homeowner grants

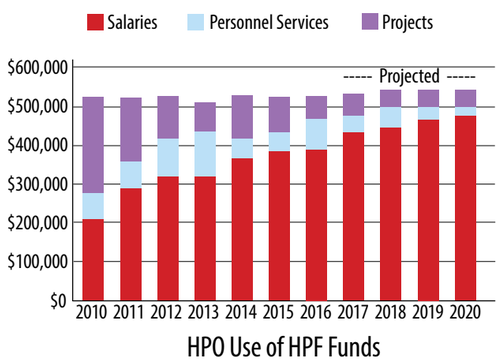
Historic homeowner grants are funded by a separate District budget allocation authorized in 2007. These grants assist low- and moderate-income homeowners with the cost of repairing their historic homes. They are available in twelve of the city's historic districts.

The program's original funding will be fully expended in fiscal year 2018, but new funding is expected for fiscal year 2019. This authority may also include expansion of eligibility to new historic areas.

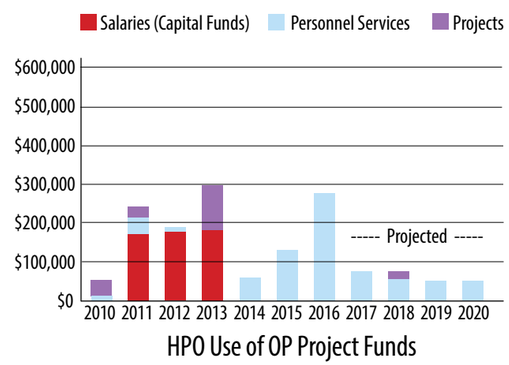
Funding for non-profits and others

Non-profit organizations will lead some of the critical efforts described in this plan, including advocacy, education and outreach. Through their own preservation programs, federal agencies will accomplish other projects that complement local preservation efforts. And property owners, both government and private, will undertake the physical preservation of historic property as stewards and managers..

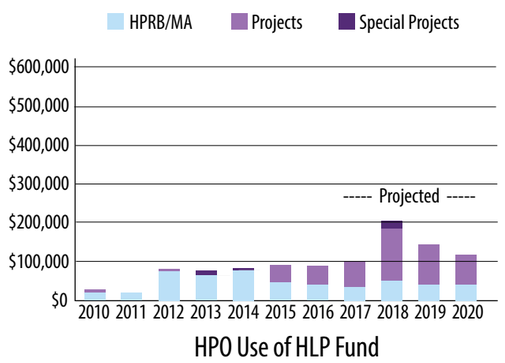
The outlook for financial and human resources available to these groups for preservation activity has not changed dramatically since 2016. Non-profit and volunteer organizations still find limited resources a challenge, as do federal agencies. But efforts related to the DC Cultural Plan may help create a dedicated local funding stream for the arts and humanities. National Park Service grants have also been important as Howard University, the DC Preservation League, and others pursue further bids for these grant funds.



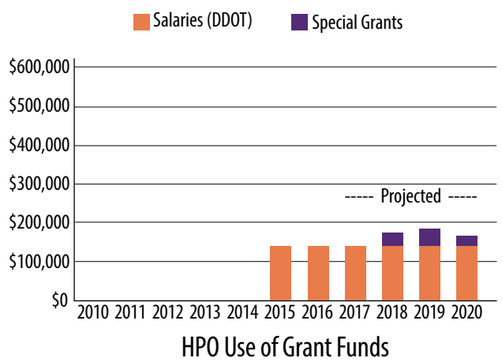
HPO Use of HPF Funds



HPO Use of OP Project Funds



HPO Use of HLP Fund



HPO Use of Grant Funds

goals, objectives and actions [5]

Setting shared goals

This chapter describes twelve goals to be pursued as the District continues *Planning for Progress*. These goals and associated actions align with the policies in the historic preservation element of the District's Comprehensive Plan.

The twelve goals are grouped into four thematic sections:

- Planning for Historic Resources
- Engaging Communities
- Improving the Process
- Protecting Our Heritage

Three of these sections align with the key elements of the District's preservation program: planning, protection, and public engagement. The fourth recognizes the need to ensure that the District's public review procedures take advantage of new information technologies and adapt to higher public expectations for access to information.

In this chapter, each goal is described along with a more specific objective and targeted actions, in this format:

goals, objectives, and actions

A1 Statement of the goal

A brief description explains the planning context and the reason for setting the goal

OBJECTIVE

The objective states the outcome to be accomplished

ACTIONS

Identified lead groups should pursue:

- Priority actions shown by an orange dot
- Other actions that follow
- Four targeted actions for each objective

For a detailed look at making progress on targeted actions each year, see the implementation charts in Chapter 6.

Different Kinds of Goals

What kind of goals does this plan set? All of the goals describe a desired outcome, but not all goals operate the same way.

Some goals can be clearly defined and achieved within four years. Others describe a condition that may not be reached until well into the future. Interim targets are needed to help advance toward these goals.

A few goals describe an aspiration that may never be fully achieved. These goals require consistent action toward reaching the ideal.

Specific Objectives

For each of the plan's goals, a supporting objective describes a specific outcome designed to meet the goal. These objectives are designed to be attainable within the plan's time span.

Targeted Actions

More detailed actions describe how the plan's objectives can be attained.

Some actions are concrete tasks like creating a specific product under an existing program. The task can be defined, resources can be allocated, and the work can be finished. The product is then usable for many years.

A similar action may call for the establishment of a new program or activity. Once the program is established, the action is complete, even though a continuing operational effort is required.

Another type of action sustains or improves a priority activity. It could involve efforts to meet an increase in demand, or to enhance the quality of a service for constituents. The product would be improved service delivery, but the benefit typically needs to be sustained through continued attention.

Finally, a few actions are intended to add urgency to a high-priority goal. The goal may not be attainable within four years, but the actions still set targets. Even if the targets are not met, at least they encourage measurable progress.

2016 preservation plan goals

Recognizing Historic Resources

A1 Complete the city survey

A2 Make local history more accessible

A3 Map what's important

Appreciating Our History

B1 Tell community stories across the city

B2 Speak out about preservation

B3 Make archaeology visible

Protecting Historic Properties

C1 Designate significant properties

C2 Communicate more clearly

C3 Act before it's too late

Planning for Our Heritage

D1 Practice sustainable urbanism

D2 Improve DC's review procedures

D3 Enhance campuses and landscapes

D4 Invest in affordable housing

2020 preservation plan goals

Recognizing Historic Resources

A1 Complete the city survey

A2 Explore new perspectives

A3 Designate significant properties

Engaging Communities

B1 Tell community stories

B2 Speak out for preservation

B3 Keep archaeology visible

Improving Protections

C1 Communicate more clearly

C2 Improve review procedures

C3 Conserve neighborhood character

Maintaining Our Heritage

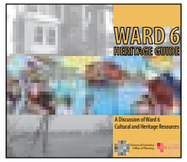
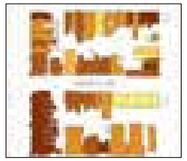
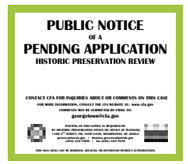
D1 Practice sustainable urbanism

D2 Reuse, adapt and enhance

D3 Preserve campuses and landscapes

Sustaining our progress

Many of the goals and actions recommended in this plan continue long-range projects that take years to complete. Here is a look at some of the most important ones.

		Achieved 2016	Targeted for 2020	Projected for 2025
1 Ward Heritage Guides		• Ward 8 guide (2012) • Ward 7 guide (2013) • Ward 5 guide (2014) • Ward 4 guide (2015) • Ward 1 guide (2015)	• Ward 6 guide (2017) • Ward 3 guide (2018) • Ward 2 guide (2018) • Plan for post-2020 census updates	• *Updated guides for all wards* • *Revised ward boundaries*
2 HistoryQuest DC		• *HistoryQuest DC* survey data app • Farms and Country Estates survey • Alley Buildings survey • Data on 130,000 buildings posted online • DC's oldest buildings identified	• Complete citywide data coverage • Identify eligible properties online • Protect DC's oldest buildings	• *Add data on 1950s and 1960s* • *Complete eligibility identification*
3 Exploring Diversity		• Kickoff and scoping for DC LGBTQ study • NPS regional study of LGBTQ sites • Mapping Segregation project launch • NPS grants for LGBTQ/civil rights projects • African American trail of 100 marked sites	• DC Cultural Plan • LGBTQ historic context document • Online civil rights trail of 100 sites • Anacostia Museum exhibit • African American history context	• *Expanded public engagement programs* • *More recognition in designations* • *New and improved online history trails* • *Exploring diversity through archaeology*
4 Public Archaeology		• GIS-based site inventory • Digitized library of archaeology reports • Yarrow Mamout investigation • Shotgun House investigation • Annual Day of Archaeology	• New discovery center at MLK Library • Secure storage for artifacts • Exhibits at library and online • Yarrow and Shotgun analyses • International Archaeology Day	• *Federally compliant artifact curation* • *Archaeological data in DC Inventory* • *GIS elevation change model*
5 Design Guidelines		• Window repair and replacement (2011) • Basement entries and windows (2011) • Utility meters (2012) • Anacostia (2013) • Meridian Hill (2013) • GWU/Old West End (2014)	• Sustainability (2017) • Doors (2018) • Roof Additions (2018) • Union Market (2018) • Emerald Street (2018) • Kingman Park (2018) • New and infill construction (2020)	• *New historic district guidelines* • *New DC archaeology guidelines*
6 Open Public Process		• Improved HPO website • Posted notice of proposed projects • Expanded public notice • Improved ANC communications • Electronic filing of project plans	• HPO project information portal • Project plans posted online	• *Expanded project information portal* • *User-managed interface*

Preservation in context

A continuous arc of planning has shaped Washington since the beginning of the last century. Historic preservation planning is just one of several related endeavors that have shaped this trajectory. Beginning with the McMillan Plan at the turn of the twentieth century, each generation of leaders has envisioned ways to improve the physical environment and quality of life in the District of Columbia.

Innovative planning has sought to protect the city's beauty, guide its rational development, and preserve its cultural heritage. As Washington is the home of the nation's government, local efforts have sometimes intertwined with allied goals for the entire nation. This is particularly true of efforts to protect monuments of national significance.

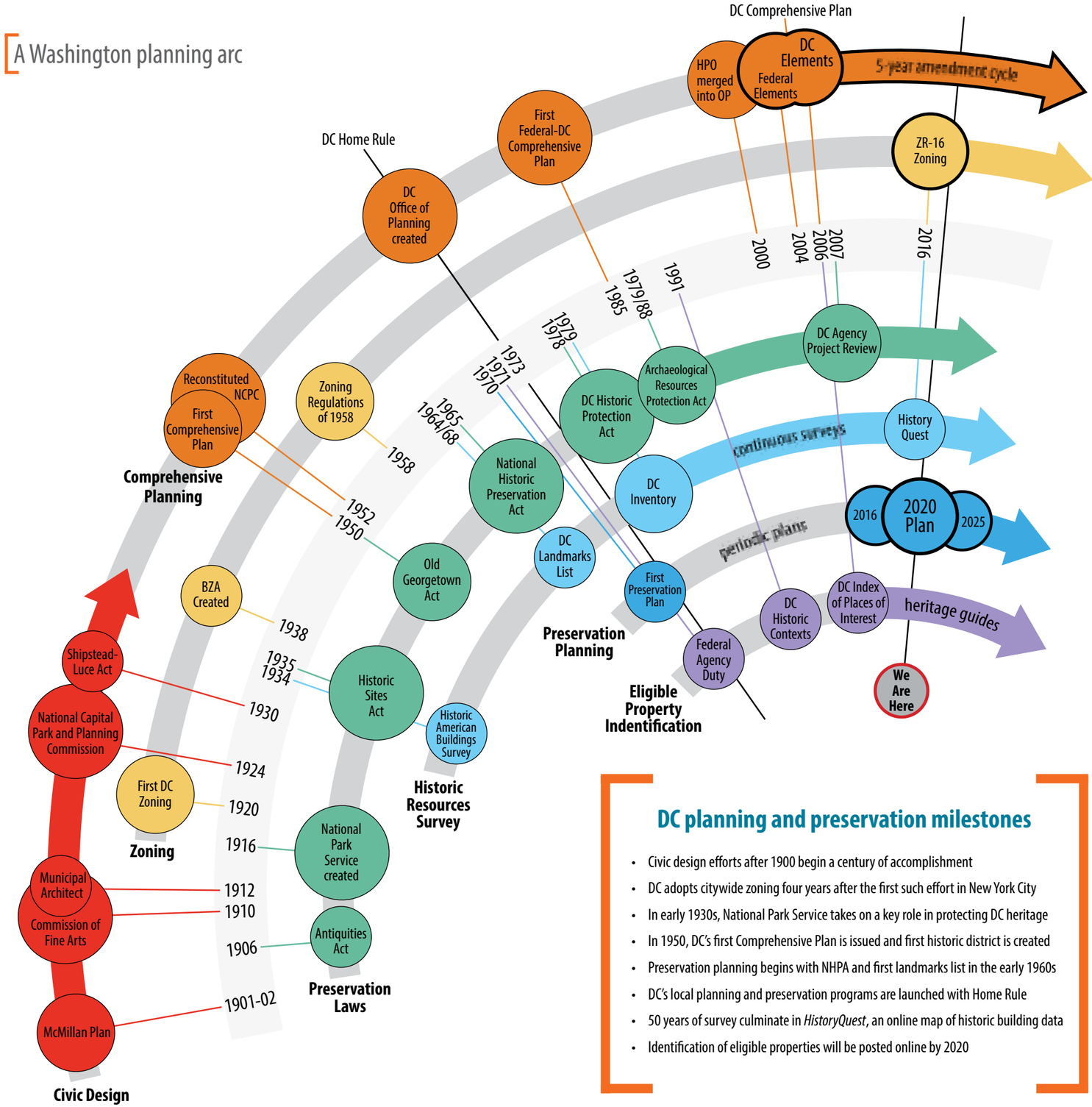
To implement new ideas, progressive leaders have enacted new authorities and created new agencies to carry visions forward to reality. With each passing generation, fresh perspectives and the benefit of hindsight have led to advances that refine existing programs to meet contemporary challenges.

With the attainment of Home Rule, the District's leaders began a new era in which the city forged its own destiny. The District formed its own planning office and enacted its own historic preservation law, creating the foundations for locally guided comprehensive and preservation planning.

Merger of the Historic Preservation Office into the Office of Planning has boosted coordination with the city's comprehensive planning functions. Preservation planning is strengthened by this interaction, just as HPO's professional expertise, historic resources surveys, Ward Heritage Guides, and other programs add a new complement of resources for comprehensive planning.

After a century of incremental innovation and refinement, a coordinated network of planning policies and systems is now in place. It guides effective stewardship of the District's cultural inheritance as an essential ingredient in responsible planning for an equitable and dynamic future.

A Washington planning arc



DC planning and preservation milestones

- Civic design efforts after 1900 begin a century of accomplishment
- DC adopts citywide zoning four years after the first such effort in New York City
- In early 1930s, National Park Service takes on a key role in protecting DC heritage
- In 1950, DC's first Comprehensive Plan is issued and first historic district is created
- Preservation planning begins with NHPA and first landmarks list in the early 1960s
- DC's local planning and preservation programs are launched with Home Rule
- 50 years of survey culminate in *HistoryQuest*, an online map of historic building data
- Identification of eligible properties will be posted online by 2020

A new planning cycle

Preservation planning needs to sustain progress toward a long-range vision while allowing periodic refreshment in response to continuous change. As an example, the District's Comprehensive Plan looks ahead twenty years, but with a built-in update cycle for minor revisions at five and fifteen years, and a major amendment at ten years.

This 2020 plan is the second in a series of three coordinated historic preservation plans for the District of Columbia. Just as this plan builds on the first, the third will build on this one, sustaining the momentum of consistent goals and a familiar format, updated to remain current. In effect, the three plans in sequence are similar to the Comprehensive Plan, as an overarching document with periodic updates.

Taken together, the three phases help to sustain progress toward overarching goals that may take a decade or more to achieve. Considered separately, each plan allows for closely monitored progress, and the tinkering and adjustment needed in a rapidly changing city.

The timing of these plans has been adjusted to align with the planning cycle for the District's Comprehensive Plan. As the 2020 plan is being finalized, the Comprehensive Plan is undergoing the major update at the midpoint of its term. Coordination of these cycles has promoted consistent goals and energized public engagement in preparing the plans.

2016 Plan

The District's 2016 Plan, *Enriching Our Heritage*, introduced a new model for the District's historic preservation plans. The plan sought to present a more engaging overview of the city's historic resources and preservation issues. It defined clearer goals and interim targets for each year. This prototype will be extended with two updates.

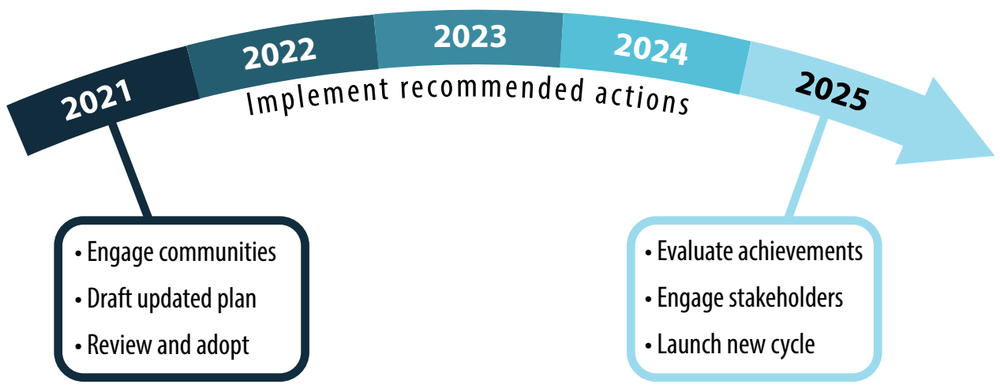
2020 Plan

The 2020 Plan, *Preserving for Progress*, builds on the success of the 2016 plan, keeping the format intact while refreshing the goals and objectives. It reduces the number of targeted actions by one-third, for a more realistic focus on planning priorities. The plan extends the path forward on the key concerns identified in the 2016 document.

2025 Plan

The 2025 Plan will bring this cycle to its culmination. Preparation will begin in 2020, with a retrospective on a decade of achievement. After a kickoff event and public review, the new plan will be finalized in 2021. It will include a fresh vision statement from the amended Comprehensive Plan, new data from the 2020 census, and updates to the current plan's goals, objectives, and targeted actions.

The 2025 Plan will also transition to a five-year planning cycle, which offers multiple benefits. It fits better with the District's comprehensive planning cycle and the 10-year cycle for the U.S. Census. It also affords more time at the beginning of each phase for public engagement and review of a draft plan, and at the end for assessing achievements and planning ahead. More than a third of the states use this longer cycle for their preservation plans, and the change is consistent with advice from the National Park Service.



2020 preservation plan goals

Recognizing Historic Resources

- **A1** Complete the city survey
- **A2** Explore new perspectives
- **A3** Designate significant properties

Engaging Communities

- **B1** Tell community stories
- **B2** Speak out for preservation
- **B3** Keep archaeology visible

Improving Protections

- **C1** Communicate more clearly
- **C2** Improve review procedures
- **C3** Conserve neighborhood character

Maintaining Our Heritage

- **D1** Practice sustainable urbanism
- **D2** Reuse, adapt and enhance
- **D3** Preserve campuses and landscapes

potential goals for 2025

Recognizing Historic Resources

- **A1** Identify eligible properties
- **A2** Explain new perspectives
- **A3** Designate significant properties

Engaging Communities

- **B1** Tell community stories
- **B2** Speak out for preservation
- **B3** Raise archaeology's profile

Improving Protections

- **C1** Expand information online
- **C2** Improve review procedures
- **C3** Conserve neighborhood character

Sustaining Our Heritage

- **D1** Expand resilient infrastructure
- **D2** Reuse, adapt and enhance
- **D3** Enhance campuses and landscapes

Recognizing historic resources

The twelve goals in this chapter address the District's historic preservation challenges and describe key opportunities for the next few years. For each goal, there is a primary objective followed by recommended actions that will help to achieve the objective. Of the total 48 actions, 17 priorities at the top of the various action lists are marked with an orange dot. .

A1 Complete the city survey

Without an understanding of the cultural heritage around us, we cannot appreciate its value or plan for its preservation. The first step toward achieving this understanding is to gather basic information through a citywide cultural resources survey.

Survey data on the construction history of about 125,000 District buildings is now available on the internet, along with photographic surveys of every street and building in the city. This is an invaluable resource for everyone from scholars doing research to residents just curious about their homes.

OBJECTIVE

Complete a comprehensive and accessible source of basic historical information on all city properties

ACTIONS

HPO and preservation partners, including public volunteers, should:

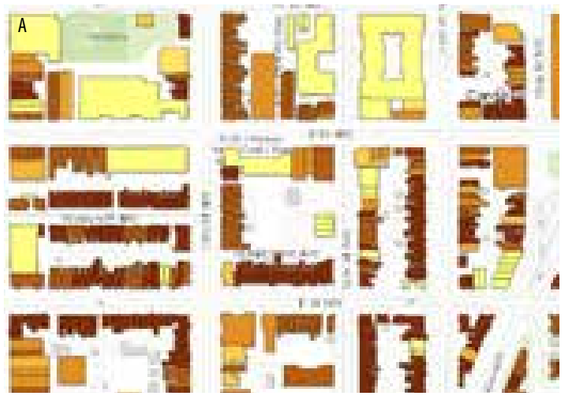
- ***HistoryQuest DC***
  Improve HPO's interactive internet map of DC buildings by adding data to complete comprehensive citywide coverage.

- **DC's Oldest**
  Undertake research and gather historical records to expand understanding of DC's oldest buildings, especially those not documented by building permits.

- **DC's Newest**
  Evaluate significant architectural heritage from the 1950s to the 1980s, especially in downtown and neighborhood clusters.

- **Properties at Risk**
  Survey resources endangered by potential climate hazards, active redevelopment trends, or location near Metro stations.

A



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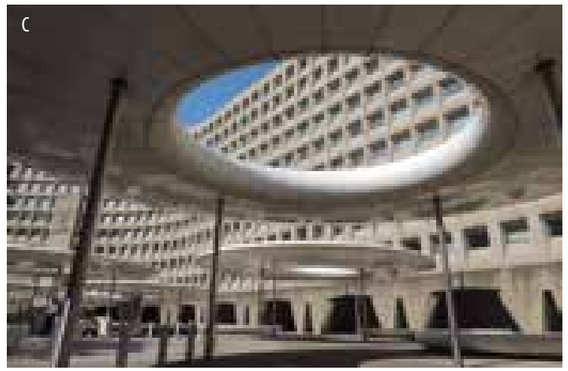


A *HistoryQuest DC*
B The Rest
C Department of Housing and Urban Develop-

A2 Explore new perspectives

Perspectives on our history change as each generation brings new values to an appreciation of the past. Fresh explorations and an evolving understanding of community history can renew pride in our heritage and engage residents in seeking out landmarks closest to home.

More than ever, it is important to make DC history accessible to all. A wealth of information documents most of the District's historic sites, but much of it is not readily available to the public. These stories should be brought into the open in a more consistent way.

OBJECTIVE

Broaden public awareness of DC historic sites, including new perspectives on DC history and culture.

ACTIONS

HPO and preservation partners, including researchers and scholars, should:

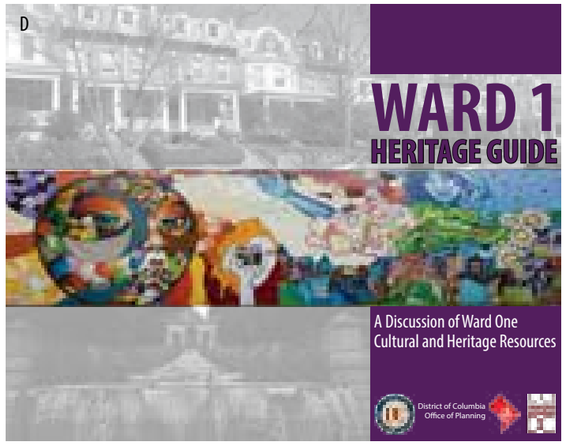
- **Ward Heritage Guides**
  Complete the series of community guides identifying important resources and preservation concerns in each DC ward.

- **New DC Inventory**
  Present a more vivid story of the District's historic resources in a 50th anniversary edition of the DC Inventory of Historic Sites.

- **Exploring Diversity**
  Expand thematic studies of untold or neglected stories about the District's social and demographic heritage.

- **Workforce Housing**
  Document how, over time, the District has provided affordable housing for average workers and its neediest residents.

D



E

F

D Ward 1 Cultural Heritage Guide
E The Furies Collective
F Inventory of Historic Sites

A3 Designate significant properties

Washington's heritage is protected through the public process of designating historic landmarks and districts. This system must be fair to the interests of property owners and preservation advocates, while also reflecting the public interest in safeguarding the District's heritage for the future.

Comprehensive planning policies should guide designation priorities, but the process was also designed to allow for immediate consideration of properties at risk. In any case, designations should be based on sufficient understanding of nominated sites within their historical context.

OBJECTIVE

Conduct an understandable designation process with clear priorities that promote predictability for owners and communities.

ACTIONS

HPO, HPRB, government and private property owners, Advisory Neighborhood Commissions, and preservation partners should:

- **Downtown**
  Complete historic landmark and historic district designations in the old downtown.

- **L'Enfant Plan**
  Update and improve documentation of the *Plan of the City of Washington* to meet National Historic Landmark standards.

- **Community Landmarks**
  Identify significant public and private properties in DC neighborhoods, and pursue priority designations with community involvement.

- **Federal Properties**
  Nominate eligible federal buildings, parks, and districts to the National Register, with concurrent nominations to the DC Inventory.

A Observatory Hill
B The Sylvan Theater, Bloomingdale
C The Florida Avenue Grill
D The Corcoran Art Museum interior

Engaging communities

B1 Tell community stories

Storytellers bring history to life and give us new ways of understanding the past. These perspectives should inform our understanding of the people and places that DC residents find significant to their lives.

Preservationists should forge partnerships with local organizations and volunteers to seek out community stories. Heritage trails, walking tours, history blogs, and archaeological site investigations are just a few of the ways to celebrate these stories and keep them part of DC's living heritage.

OBJECTIVE

Strengthen programs and partnerships that engage the public in exploring community history and places of significance.

ACTIONS

Community leaders, non-profits, funding organizations, preservation advocates, and individuals should:

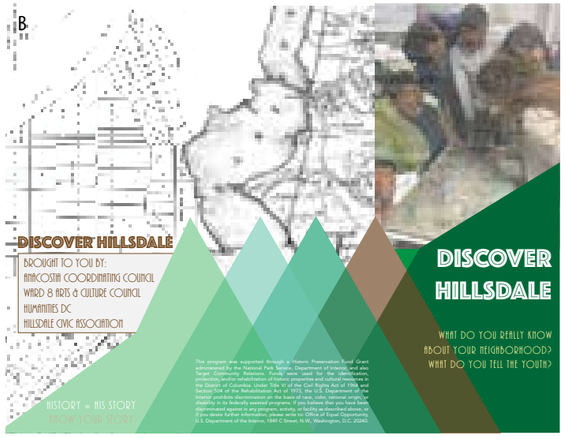
- **Local History Programs**
  Participate in and contribute to programs that engage the public through exhibits, conferences, journals, tours, heritage trails, preservation of personal histories, and other activities.

- **Heritage Partnerships**
  Strengthen preservation partnerships among the SHPO and non-profit organizations.

- **History Online**
  Expand access to internet information on DC history through improved web portals, online blogs, and mobile phone applications.

- **Learning Centers**
  Modernize key libraries and archives as enhanced centers for learning about DC history.


A



B

C

B2 Speak out for preservation

Preservation works best when it engages community support. Many local organizations actively pursue outreach programs aimed at raising public awareness and appreciation of Washington's cultural heritage. Public response to these activities has been strong, but more coordinated efforts could have a greater impact on a wider audience.

Preservation advocates and neighborhood preservation organizations also play a vital role in helping communities to retain a sense of place and identity. There is widespread interest in protecting the character of DC neighborhoods, and preservationists can help make the case for the values of preservation in this community dialogue.

OBJECTIVE

Increase public advocacy for historic preservation and cultural heritage programs.

ACTIONS

Preservation advocates and individuals, with the support of professionals and non-profit organizations, should:

- **Networking**
  Strengthen advocacy networks that promote the civic benefits of historic preservation and community heritage programs.

- **Positive Messaging**
  Share positive stories about preservation through awards, public programs, and expanded coverage in print, online, broadcast, and social media.

- **Advocacy Day**
  Create a Preservation Advocacy Day at the DC Council to promote the complementary benefits of preservation, sustainability, and economic development.

- **Broader Audience**
  Expand involvement in preservation to a


D

E


F

A House History workshop
B Hillsdale brochure
C DC Community Heritage Project Showcase

D Comprehensive Plan Community Open House
E Comprehensive Plan call for ideas
F Preserving and Planning for Progress Event

B3 Keep archaeology visible

Archaeology lets people see and touch history. Washington's landscape has been a place of human occupation for thousands of years, and the physical evidence of this history brings back the past. Recent public archaeology projects have proven the widespread interest in exploring this elusive history through archaeology.

The District needs to cultivate a stronger appreciation of its archaeological inheritance. There has been substantial progress toward making the District's artifact collections more accessible, more routinely investigated, and better understood as a public resource, but much more needs to

OBJECTIVE

Engage the public in archaeology and make DC artifact collections available for research and public enjoyment.

ACTIONS

The SHPO, DC government, archaeological community, and institutional partners should:

- **Discovery Center**
  Establish a discovery center and curation facility for the study, long-term management, and preservation of DC's archaeological artifacts.

- **Artifact Collections**
  Prepare DC archaeological collections for curation according to national professional standards.

- **Public Archaeology**
  Increase awareness and appreciation of archaeology through hands-on site investigations, public events, youth education programs, online exhibits, and other activities.

- **Artifacts Database**
  Complete the transfer of data on all DC


A


B


C


D

A Yarrow Mamout Archaeology site tour
B Shotgun House Archaeology site
C Artifacts from Shotgun House
D Archaeology Day 2017

Improving protections

C1 Communicate more clearly

District residents may first encounter the practice of preservation through a home improvement project. Communities may have the same experience when new development or a historic district is proposed. For developers, it may be when a historic landmark application is filed. In each case, they deserve ready access to clear information

The government's policies and rules for preservation should be understandable and easily obtained. Information on the implications of historic designation and eligible properties should be presented in a straightforward way. Continued improvement of HPO's website should ensure that all these needs are met.

OBJECTIVE

Improve access to well-organized planning information needed by community groups, businesses, and the public.

ACTIONS

HPO, HPRB, and planners, with involvement by communities and the public, should:

- **Preservation Planning**
  Update the goals, policies, and recommended actions in the major DC planning documents that guide historic preservation.

- **Website Information**
  Expand and improve public information available on the HPO website.

- **Cultural Plan**
  Communicate the importance of the District's historic and cultural heritage through the new DC Cultural Plan.

- **Eligible Properties**
  Increase public awareness of properties that are noteworthy or considered eligible for designation.

A DC Design Forum
B DC Cultural Plan kick-off

C2 Improve review procedures

The District government is both a major steward of historic property and the monitor of private construction that affects the city's historic resources. The public review procedures that help discharge these duties need to work effectively for both property owners and communities.

The District's procedures for historic preservation reviews can be made more transparent and efficient. Stronger enforcement is also needed if we are to treat all owners fairly and protect the community character that DC residents value.

OBJECTIVE

Maintain an open and effective public review process for private and government projects affecting historic properties.

ACTIONS

HPO, HPRB, and District agencies, working with community partners, should:

- **Private Project Reviews**
  Improve the review process with increased public notice, online access to project plans, and clearer consideration of ANC comments.

- **Permit Compliance**
  Improve programs that stop illegal construction and ensure compliance with permit requirements.

- **Blighted and Neglected Properties**
  Bring blighted and deteriorated properties into compliance through interagency coordination and enforcement of property maintenance standards.

- **Government Projects**
  Enhance interagency coordination on both District and federal projects, and provide faster turn-around on archaeology reviews.

C Results of compliance action in Anacostia Historic District
D Results of compliance action in U Street Historic District

C3 Conserve neighborhood character

Whether deliberate or the result of neglect, demolition erodes the fabric of neighborhoods. Crude "pop-ups" and overscaled intrusions disrupt once harmonious streets. Construction violations and unpermitted work undermine property values and the character of entire communities.

The Comprehensive Plan establishes guiding principles for creating successful neighborhoods. These principles recommend using zoning, preservation laws, and other means to ensure that neighborhood character is preserved and enhanced.

OBJECTIVE

Use all available tools to support preservation efforts and discourage incompatible development in DC neighborhoods.

ACTIONS

Public officials, preservationists, ANCs, developers, and communities should:

- **Incompatible Development**
  Use multiple tools to control pop-ups, tear-downs, and development that is incompatible or out of scale with neighborhood character.

- **Zoning Compatibility**
  Review historic districts for zoning compatibility, and fine-tune the zoning regulations adopted in 2016 (ZR16) as needed.

- **Design Guidelines**
  Develop new design guidelines as a more comprehensive and effective tool to guide preservation of historic resources and neighborhood character.

- **Preservation Incentives**
  Investigate new tools and incentives to promote building preservation and rehabilitation.

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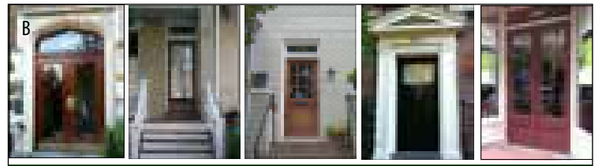

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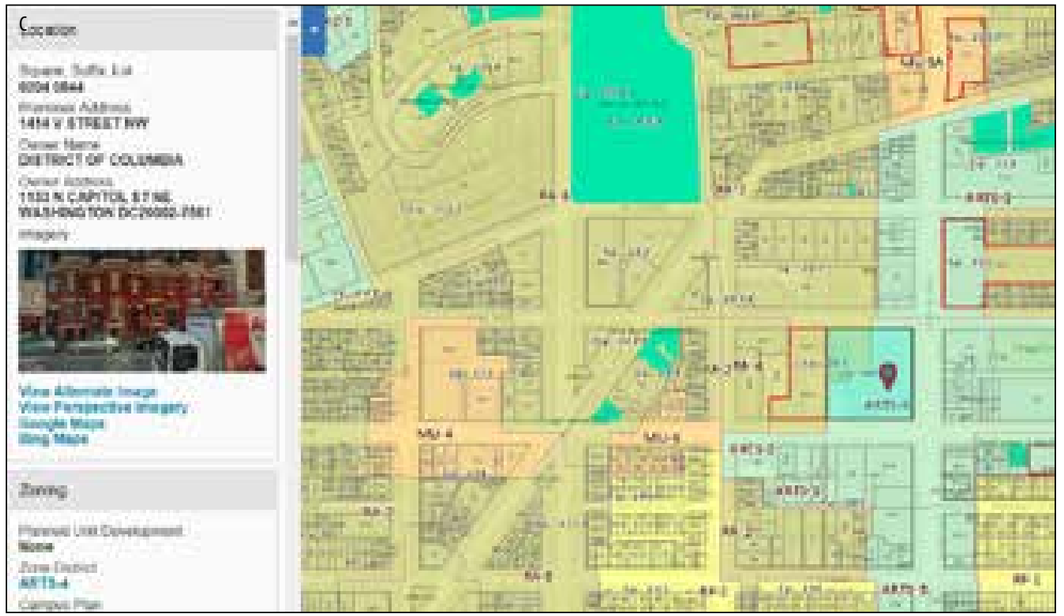

D

A Incompatible development in rowhouse neighborhood
B Door Repair and Replacement Design Guidelines
C Updated Zoning Regulations and map
D The Homestead Apartments, tax incentives program

Maintaining our heritage

D1 Practice sustainable urbanism

Preservation embodies the principles of environmentally responsible urbanism. Reinvestment in the city's existing building stock, transit systems, and neighborhood Main Streets helps to conserve both renewable historic resources and the fabric of strong and resilient DC communities.

Already a leader in green building practices, the District aims to become the healthiest, greenest, and most livable city by enhancing its economic, social, and environmental sustainability. Increased walkability and public transit use are important aspects of the Sustainable DC Plan. So is improving the performance of older buildings through green retrofits.

OBJECTIVE

Reinforce the goals of preservation through policies and programs that support resilience and sustainable growth.

ACTIONS

DC agencies, planners, preservationists, developers, and property owners should:

- **Sustainability Guidelines**
  Develop and implement sustainability guidelines to promote compatible adaptations for energy efficiency.

- **Resilience Planning**
  Incorporate historic preservation concerns into preparedness planning for emergencies, disasters, and climate change.

- **Walkable DC**
  Expand walkable development by reconnecting historic streets, enhancing Main Streets, revitalizing alleys, and other strategies.

- **Historic Transit**
  Invest in the restoration, revitalization, and enhancement of Union Station, Metro, and other historic public transportation facilities.


A


B


C

A H Street streetcar
B 15th Street Cycle Track
C Lady Bird boring machine creating new sewer tunnel to mitigate overflows

D2 Reuse, adapt and enhance

Washingtonians benefit from a city fabric that is mostly well-maintained and uninterrupted by urban wasteland. Most of the redevelopment downtown and in city neighborhoods is respectful of the city's historic context and building traditions. Fine examples of innovative modern architecture have brought visual energy and a fresh feel to in-town neighborhoods and even the National Mall.

At the same time, too many communities complain that reusable buildings are being replaced by poorly designed, out-of-scale, or incompatible projects that seem intended merely for profit. The city's planners and its building community should collaborate to promote both the reuse of existing buildings and sensitive new development.

OBJECTIVE

Preserve historic properties through sensitive rehabilitation and adaptation for current use.

ACTIONS

District agencies, together with the SHPO, CFA, ANCs and the public should:

- **Affordable Housing**
  Increase rehabilitation of older buildings for affordable housing, with support from federal preservation tax credits.

- **Homeowner Grants**
  Expand historic homeowner grants to help limited-income homeowners and strengthen historic neighborhoods.

- **DC's Treasures**
  Draw public attention to, and mobilize financial support for iconic DC and national landmarks in critical need.

- **Industrial DC**
  Recycle industrial buildings as a sustainable way to protect DC's heritage and recapture unique spaces for contemporary use.


D


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F

D Home Owner Grant completed project, 1317 Valley Place SE
E O Street Market development
F Dorsch's Bakery, industrial building adaptive reuse

D3 Preserve campuses and landscapes

The District's historic green space ranges from majestic national parks to simple front yards in the public space on city streets and avenues. These city landscapes should be recognized, maintained and protected as the city grows.

The District is also fortunate to have numerous institutional campuses, both government and private. The historic features of these campuses should be respected through sensitive management and infill development. This will protect campus heritage and promote efforts to meet both institutional and community goals.

OBJECTIVE

Protect and sustain historic and cultural landscapes through sensitive management, planning, and development.

ACTIONS

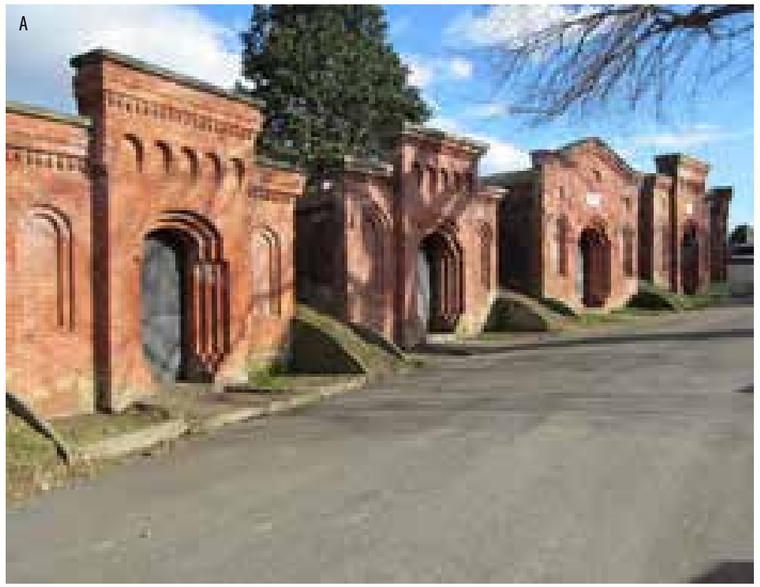
Institutional and government campus owners, along with planners, preservationists and technical advisers, should:

- **Campus Planning**
  Increase the identification and protection of historic resources in campus master plans and on institutional sites with significant open landscape.

- **Parks and Landscapes**
  Preserve and enhance significant DC parks, landscapes and green areas in public space.

- **Public Space**
  Improve the historic public space regulation systems that protect the character of green space along DC streets and avenues.

- **Cemeteries**
  Expand recognition and protection of significant DC cemeteries.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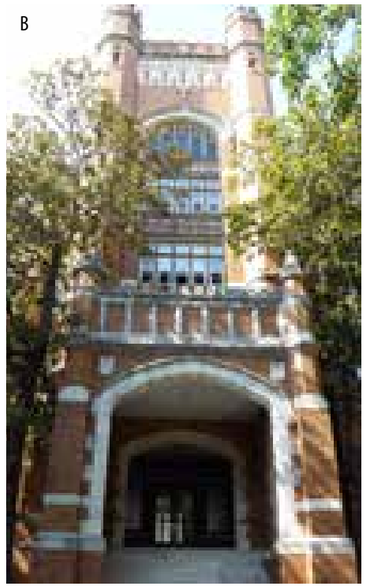
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C


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A Glenwood Cemetery
B Howard Law School
C Holy Name College (pending landmark)
D Walter Reed campus master plan
E Public space on T Street NW

Achieving our goals

This chapter sets out an action plan with yearly targets. After the end of each year, the Historic Preservation Office includes an evaluation of progress on meeting the targets in its Annual Report posted on the Office of Planning website.

Accomplishing the objectives and actions in this chapter will involve many individuals and organizations:

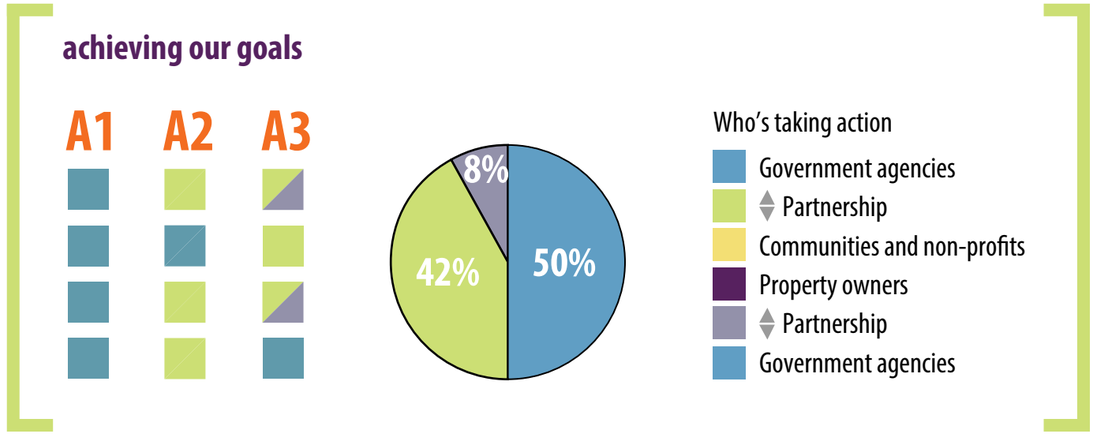
- HPO will lead many efforts related to its key program objectives, but this is not just an HPO program plan.
- Federal and District agencies manage and improve historic properties, or act as design review advisors for government projects on historic property.
- Non-profits and community groups share in the plan's goals, and their efforts are critical for it to succeed.
- Advisory Neighborhood Commissions serve as a voice for community participation.
- Libraries, museums, and educational institutions have an important stake in the work ahead.
- Property owners, developers, and individuals preserve and maintain historic resources on their own initiative.
- Many shared goals require action through formal or informal partnerships.

Recognizing Historic Resources

Preservation activities are built upon a foundation of knowledge about DC's history and cultural heritage. This information comes from both scholarly research and field surveys of buildings and cultural resources.

Who's involved?

- HPO surveys the city's historic resources with the help of contractors and community partners.
- Libraries, museums and non-profits hold historical materials and increase public understanding through education and outreach.
- Researchers and scholars expand historical knowledge through their individual efforts.
- Cooperative partnerships help to bring the stories of local history to residents throughout the city.



Goal	Action Agent	Objective or Action	Target for 2017	Target for 2018	Target for 2019	Target for 2020
A1	**Complete the City Survey**					
	Complete a comprehensive and accessible source of basic historical information on all city properties.					
●	HPO and contractors	***HistoryQuest DC:*** Improve HPO's interactive internet map of DC buildings by adding data to complete comprehensive citywide coverage.	Identify data gaps in *HistoryQuest*, and complete an implementation plan for filling these gaps. Begin to compile data from 1950s building permits.	Complete data on pre-1950 primary buildings, especially in the eastern third of the city. Develop and implement maintenance procedures to keep data current.	Continue to compile and add 1950s and 1960s permit data. Complete regular annual updates.	Expand and update the implementation plan.
	HPO, contractors, individuals, and preservation partners	**DC's Oldest:** Undertake research and gather historical records to expand understanding of DC's oldest buildings, especially those not documented by building permits.	Finish a research plan for work on the city's pre-1865 buildings, both urban and rural. Post a project description and preliminary list of these buildings on the internet.	Seek funding and begin research to update existing data. Post completed records, noting the data sources and level of reliability.	Prepare and distribute a public brochure on the project. Begin archaeological assessments of selected properties.	Update targets and continue the research project. Merge information into *HistoryQuest* and other DC survey records.
	HPO, contractors, and preservation partners	**DC's Newest:** Evaluate significant architectural heritage from the 1950s to the 1980s, especially downtown and in neighborhood clusters.	Identify downtown modern buildings in *HistoryQuest*. Make an initial evaluation of eligible and notable buildings.	Add 1950s permit data into the modernism survey as it becomes available. Identify priorities for further research and evaluation.	Identify designation priorities and coordinate with property owners. Merge information into *PropertyQuest*.	Prepare a context study to help evaluate significant stylistic trends and architects involved in modernism.
	HPO, property owners, and resilience planners	**Properties at Risk:** Survey resources endangered by potential climate hazards, active redevelopment trends, or location near Metro stations.	Identify survey priorities by type of risk, such as intensity of zoning, redevelopment pressure, proximity to Metro station, or location in flood zone.	Develop a survey plan and scope of work. Make preliminary determinations about eligible properties using existing survey data.	Undertake supplemental research needed to evaluate the eligibility of properties.	Complete the project with identification of historic resources in at-risk areas.

Goal	Action Agent	Objective or Action	Target for 2017	Target for 2018	Target for 2019	Target for 2020
A2	**Explore New Perspectives**					
	Broaden public awareness of DC historic sites, including new perspectives on DC history and culture.					
●	HPO and community partners	**Ward Heritage Guides:** Complete the series of community guides identifying important resources and preservation concerns in each DC ward.	Post the Ward 6 guide on the HPO website, and begin a Ward 2 guide. Use the guides to compile information on significant properties.	Post the Ward 3 guide on the HPO website. Present the complete series of guides in an enhanced web-accessible format.	Post the Ward 2 guide on the HPO website. Evaluate the series of guides and identify needed updates and improvements. Use them for a DC Inventory chapter on neighborhoods	Begin an updated series of Ward Heritage Guides to reflect community changes and boundary adjustments of the 2020 Census.
●	HPO and contractors	**New DC Inventory:** Present a more vivid story of the District's historic resources in a 50th anniversary edition of the DC Inventory of Historic Sites.	Develop a scope of work to complete the project. Begin to compile sections of the Inventory by theme. Establish the format for print and internet versions.	Complete the Inventory introduction. Release sections as they are completed, and update them as designations occur.	Continue to compile, release, and update completed sections of the Inventory.	Make the Inventory available in printed and website versions. Implement a system for updates to keep the document current.
●	HPO, NPS, contractors, and non-profit partners	**Exploring Diversity:** Expand thematic studies of untold or neglected stories about the District's social and demographic heritage.	Secure NPS grants for LGBTQ and DC Civil Rights history. Release an NHL theme study on the Reconstruction Era. Begin a regional NPS study on Reconstruction, including DC sites.	Complete the Civil Rights context, and seek NPS funding for a multiple property documentation study. Finish an NPS Special History Study for the 1968 Summer in the Parks program.	Complete the LGBTQ context, identify significant sites, and publicize results. Update designations to reflect multiple layers of significance. Begin Civil Rights multiple property study.	Continue to update designations to reflect multiple layers of significance including LGBTQ history. Finish the Civil Rights multiple property study.
	HPO,contractors, and non-profit partners	**Workforce Housing:** Document how, over time, the District has provided affordable housing for average workers and its neediest residents.	Develop a research plan for affordable housing in DC. Compile and review readily available information related to the theme.	Begin to document the historic context for workforce housing. Identify potential funding sources.	Create a database and map of related buildings and areas. Identify significant sites.	Complete the context study. Establish designation priorities.

Goal	Action Agent	Objective or Action	Target for 2017	Target for 2018	Target for 2019	Target for 2020
A3	**Designate Significant Properties**					
	Conduct an understandable designation process with clear priorities that promote predictability for owners and communities.					
●	Community and owner sponsors, HPO, HPRB, and NPS	**Downtown:** Complete historic landmark and historic district designations in the old downtown.	Post information on downtown properties identified as potential landmarks on the HPO website. Support NHL listing for the Pan American Union and Annex.	Act on the proposed Chinatown expansion of the Downtown HD. Complete landmark nominations for office and utility company buildings, places of worship, and other sites.	Act on the Judiciary Square HD, Municipal Center, and Recorder of Deeds nominations.	Complete the nomination of eligible properties in the old downtown.
●	HPO with contractors and preservation partners	**L'Enfant Plan:** Update and improve documentation of the *Plan of the City of Washington* to meet National Historic Landmark standards.	Secure funding for updating the plan. Identify documentation issues, prepare a scope of work for the project.	Complete GIS mapping that identifies all plan elements and features, as well as evolution over time, current intrusions, and gaps in protection.	Complete documentation of the minor streets and public space rules developed to implement the plan. Identify significant landscapes.	Complete the project with updated documentation to National Register and NHL standards.
	HPO, ANC and community sponsors, and HPRB	**Community Landmarks:** Identify significant public and private properties in DC neighborhoods, and pursue priority designations with community involvement.	Identify priorities for designation based on completed Ward Heritage Guides, survey data, and community priorities.	Consider landmark designations as DC schools and other municipal buildings are modernized. Continue to identify designation priorities in redeveloping areas.	Complete landmark designation of DC high schools with six listings (Anacostia, Banneker, Coolidge, Eastern, McKinley, and Roosevelt).	Develop a designation schedule for DC schools, libraries and recreation centers, in coordination with modernization plans.
	Federal agencies and SHPO	**Federal Properties:** Nominate eligible federal buildings, parks, and districts to the National Register, with concurrent nominations to the DC Inventory.	List the Smithsonian Quadrangle, Hirshhorn Museum, and the State and Education department buildings. List updates for Main Agriculture and the Bulfinch gatehouses and gateposts.	Update NR documentation for the Lafayette Square Historic District, Civil War Defenses, and Fort Circle Parks. List the Langston Golf Course in the DC Inventory.	Complete an NPS Mission 66 multiple property documentation form and list the National Capital Region headquarters in the National Register as a related property.	Update NR documentation for the Arboretum. Seek NHL designation for Arlington Memorial Bridge. Nominate Anacostia Park and Fort McNair to the National Register.

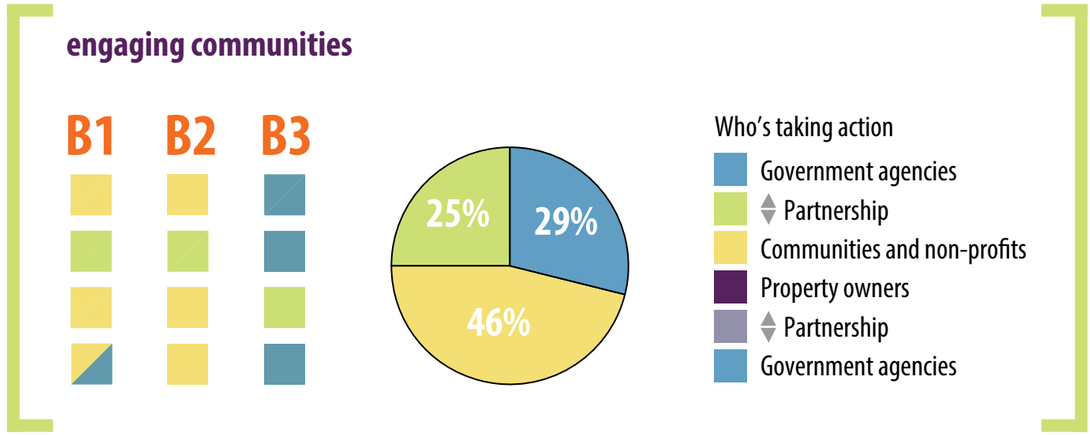
Engaging Communities

Public support for historic preservation depends on civic dialogue, and an understanding and appreciation of the District's history and heritage.

To achieve this support, sustained public education and outreach programs are critical. They increase public awareness of the District's history and nurture respect for our cultural heritage. Advocates for historic preservation also make a difference by drawing attention to possible solutions to community problems.

Who's involved?

- Community organizations mobilize public support for the benefits of historic preservation.
- Libraries, museums, and cultural organizations engage the public through programs about DC heritage.
- Archaeologists offer hands-on participation and insight into ancient cultures as well as the more recent past.
- Government and other funders help make educational and outreach programs possible.
- Independent researchers reach a wide audience through blogs and popular history publications.
- Partnerships create a network of connections expanding into each community.
- Individuals contribute to history projects, tell their stories, create an audience, and volunteer to help with community projects.
- With better access to historical records, DC residents can explore personal stories on their own.



Goal	Action Agent	Objective or Action	Target for 2017	Target for 2018	Target for 2019	Target for 2020
B1	Tell Community Stories					
	Strengthen programs and partnerships that engage the public in exploring community history and places of significance.					
●	Individuals, non-profits, and historical groups	**Local History Programs:** Participate in and contribute to programs that engage the public through exhibits, conferences, journals, tours, heritage trails, preservation of personal histories, and other activities.	Hold a DC Youth Summit to expose high school students to careers in cultural heritage management. Coordinate history programming around complementary themes.	Commemorate the 50th anniversary of the year 1968 in special projects coordinated with the DC History Conference, journals and blogs, and the DC Community Heritage Project.	Participate in the DC History Conference or a community history preservation project. Launch an online version of *Washington History*.	Attend a house history workshop, preservation awards program, or author talk. Help out a community oral history project.
●	Humanities DC, Historical Society, HPO, and partners	**Heritage Partnerships:** Strengthen preservation partnerships among the SHPO and non-profit organizations.	Launch a cooperative agreement between HPO and the Historical Society. Begin digitization of HPO survey records for posting online.	Continue the DC Public Library's Oral History Collaborative with Humanities DC and the Historical Society. Identify existing DC oral history collections and develop a finding guide.	Sustain *HistoryQuest*, the DC Community Heritage Project, and other key programs through partnership agreements.	
	Non-profits, institutions, and HPO	**History Online:** Expand access to internet information on DC history through improved web portals, online blogs, and mobile phone applications.	Expand online capacities in advance of the temporary closures of the Martin Luther King Jr Memorial Library and archives of the Historical Society of Washington DC.	Refine DC Preservation League's DC Historic Sites app based on user feedback, and implement a system to keep the app current.	Complete an online African American 20th Century Civil Rights Heritage Trail, featuring 100 sites. Expand the DC Historic Sites app with more tours on history and architecture themes.	Launch a new website and app for the African American Heritage Trail, using the Civil Rights trail as a nucleus.
	Public and private libraries and archives	**Learning Centers:** Modernize key libraries and archives as enhanced centers for learning about DC history.	Begin modernization of MLK Library and the Historical Society facilities in the Carnegie Library.	Evaluate potential sites for a new DC Archives.	Reopen the Historical Society archives and library in a modernized Carnegie Library.	Reopen the modernized MLK Library.

Goal	Action Agent	Objective or Action	Target for 2017	Target for 2018	Target for 2019	Target for 2020
B2	**Speak Out for Preservation**					
	Increase public advocacy for historic preservation and cultural heritage programs.					
●	Heritage and preservation groups with HPO	**Networking:** Strengthen advocacy networks that promote the civic benefits of historic preservation and community heritage programs.	Hold monthly meetings of the DC Living Heritage Network, and regular small group meetings.	Strengthen partnerships through cooperative projects commemorating the year 1968. Reinvest in the Historic Districts Coalition with semi-annual meetings to identify advocacy needs.	Develop a "Fact and Fiction" page available for community groups as a resource to combat misinformation about preservation.	Build advocacy on a neighborhood level that leads to citywide support. Begin to plan for participation in preparing the Historic Preservation Plan for 2025.
●	Individuals, preservation groups, and media participants	**Positive Messaging:** Share positive stories about preservation through awards, public programs, and expanded coverage in print, online, broadcast, and social media.	Increase marketing of preservation awards to engage a wider audience. Expand blogs and media coverage of local history and preservation.	Celebrate the 50th anniversary of enactment of the DC preservation law with tours, talks, and outreach on the lasting benefits preservation has brought to the city.	Digitize and make available the DC Preservation League's photograph collection from 1971-2000. Increase access to online answers to frequently asked questions about preservation.	Use diverse programming, tours and events to identify young professionals interested in the city's history and eager to participate.
	Individuals, preservation groups and community non-profits	**Advocacy Day:** Create a Preservation Advocacy Day at the DC Council to promote the complementary benefits of preservation, sustainability, and economic development.	Identify a network of organizations to participate in Advocacy Day. Establish a coordinating mechanism. Identify priority issues for 2018.	Advocate for improvements in the regulatory rules allowing nearly complete property demolition without obtaining a raze permit.	Launch Advocacy Day in January 2019. Coordinate meetings with city leaders to address priority issues.	Apply lessons learned and continue to hold an annual Advocacy Day.
	Individuals, preservation groups and community non-profits	**Broader Audience:** Expand involvement in preservation to a broader and younger audience.	Diversify volunteer boards and seek more funding sources. Continue Historic Preservation 101/201 training for realtors.	Launch a Historic Preservation Community Day to give residents a chance to get answers from experienced preservation professionals and contractors.	Identify potential partnerships with "non-preservation" organizations to help broaden the audience of supporters for preservation.	Contribute your energy and talents by joining and helping a community organization in your neighborhood.

Goal	Action Agent	Objective or Action	Target for 2017	Target for 2018	Target for 2019	Target for 2020
B3	**Keep Archaeology Visible**					
	Engage the public in archaeology and make DC artifact collections available for research and public enjoyment.					
●	HPO and preservation partners	**Discovery Center:** Establish a discovery center and curation facility for the study, long-term management, and preservation of DC's archaeological artifacts.	Conclude agreement between the DC Public Library and SHPO to include an archaeology discovery center in the modernized MLK library. Organize an oversight committee.	Finish a collections agreement plan (CAP). Seek guidance and funding through the Institute of Museum and Library Services (IMLS).	Refine plans for the discovery center and design the layout and infrastructure. Seek funding for implementation.	Fit out the facility and prepare for opening with the modernized library.
●	HPO and contractors	**Artifact Collections:** Prepare DC archaeological collections for curation according to national professional standards.	Assemble DC-owned collections and continue condition and needs assessment. Implement protocols for culling the collections.	Complete preliminary condition and needs assessment of extant collections. Prioritize neediest cases and attend to priorities. Continue culling.	Continue rehousing of collections according to priority list. Prepare for transit to the new learning center.	Implement an inventory controls system to link archival records tying electronic records to artifact locations in the storage facility. Populate the new facility.
	Archaeologists, volunteers, HPO and community partners	**Public Archaeology:** Increase awareness and appreciation of archaeology through hands-on site investigations, public events, youth education programs, online exhibits, and other activities.	Engage the public in an archaeology project at the Shotgun House on Capitol Hill. Promote activities through radio programs, conference papers, and the Day of Archaeology.	Analyze and catalog the Shotgun House data. Process artifacts with volunteers. Launch a cooperative agreement between the SHPO and a non-profit archaeology organization.	Continue partnerships on NPS Urban Archaeology Corps projects, targeting Wards 7 and 8. Volunteer to help process artifacts from an archaeological site.	Launch an exhibit at the new Discovery Center at MLK Library. Implement collections agreement plan. Attend an archaeology festival.
	HPO and contractors	**Artifacts Database:** Complete the transfer of data on all DC artifact collections into a consolidated computer database.	Expand the HPO catalog of 500,000 artifacts by preparing older records for conversion to the PastPerfect database.		Complete the upload of data from any remaining old artifact catalogs into the PastPerfect system.	Establish an online version of the PastPerfect artifact catalog for public use.

Improving Protections

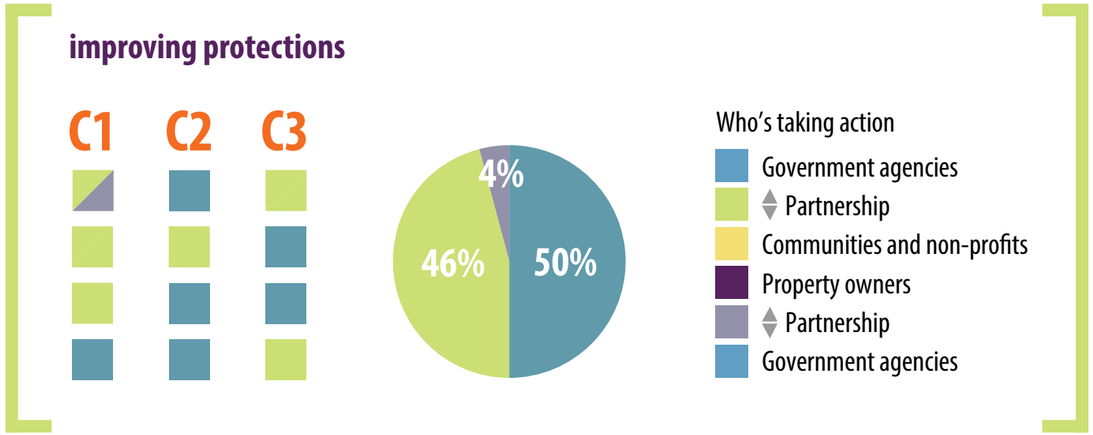
Effective historic preservation programs typically depend on the combined efforts of individuals and communities working cooperatively with civic leadership.

For such collaborations to be successful, preservation policies need to balance public, private, and community interests. Public procedures also need to work openly, fairly, and efficiently so that all of those affected can participate freely.

Effective preservation programs must also balance attention to designated properties and those eligble for designation. Information that identifies and explains the significance of eligible properties needs to be readily available to both property owners and planners.

Who's involved?

- City leaders establish the policies and procedures that support preservation as a public benefit.
- Government agencies implement these policy mandates through their programs and activities.
- Community groups and individuals participate as advocates for their interests and those of their constituents.
- Owners maintain and protect historic properties through their own resources and energies.
- Compliance officials work with communities to protect the character of historic neighborhoods.
- Planners and community advocates envision new preservation tools, and work with civic leaders to implement them.



Goal	Action Agent	Objective or Action	Target for 2017	Target for 2018	Target for 2019	Target for 2020
C1	**Communicate More Clearly**					
	Improve access to well-organized planning information needed by community groups, businesses, and the public.					
●	OP and HPO, with public involvement	**Preservation Planning:** Update the goals, policies, and recommended actions in the major DC planning documents that guide historic preservation.	Develop and release the 2020 Historic Preservation Plan for public comment. Evaluate proposed revisions to the preservation sections of the Comprehensive Plan.	Finalize the 2020 Preservation Plan. Adopt revisions to the preservation element and related sections of the Comprehensive Plan. Follow action priorities in the 2020 Plan.	Continue to follow action priorities in the 2020 Plan.	Evaluate accomplishments and challenges in preparation for the 2025 Preservation Plan. Begin public outreach with a kickoff event.
	HPO and contractors	**Website Information:** Expand and improve public information available on the HPO website.	Finish major revisions to the HPO website. Begin to require electronic project plans for HPRB review. Investigate systems for posting plans online.	Continue website enhancements to improve its usability. Add historic preservation easements to *PropertyQuest*.	Begin regular posting of project plans on a link from the HPO website. Post more FAQ information about historic district designation.	Add function allowing project applicants to upload plans directly to the website. Add to the range of available information.
	Planners, community stakeholders, and HPO	**Cultural Plan:** Communicate the importance of the District's historic and cultural heritage through the new DC Cultural Plan.	Make historic preservation and the District's heritage part of the DC Cultural Plan. Work cooperatively through the DC Living Heritage Network and other organizations.	Issue the draft Cultural Plan for public comment. Address comments and refine the plan for final adoption.	Set up a Cultural Plan steering committee. Move forward with implementation of specific policies and actions in the adopted plan.	
	HPO, community organizations, and contractors	**Eligible Properties:** Increase public awareness of properties that may be eligible for designation, using *PropertyQuest* as an information tool.	Use Ward Heritage Plans, Section 106 eligibility surveys, and other research to identify significant properties for *PropertyQuest*.	Begin regular additions of eligibility information to *PropertyQuest*. Publicize the availability of the information. Evaluate all DC bridges for eligibility.	Expand data based on additional research and changes due to designation and development. Link to information explaining why properties are significant.	Add evaluations of parks and landscapes. Assess the status of the project and identify targets for the 2025 plan.

Goal	Action Agent	Objective or Action	Target for 2017	Target for 2018	Target for 2019	Target for 2020
C2	**Improve Review Procedures**					
	Maintain an open and effective public review process for private and government projects affecting historic properties.					
●	HPO, and HPRB	**Private Project Reviews:** Improve the review process with increased public notice, online access to project plans, and clearer consideration of ANC comments.	Improve responsiveness to ANC comments. Increase HPO administrative capacity and expand public notice of project reviews.	Evaluate the zoning set-down process as a model for potential improvements in the HPRB review process.	Develop an on-going preservation survey using lessons learned from the 2020 plan survey.	Test a mechanism for customer feedback on the HPO website.
●	HPO, ANCs, and community groups	**Permit Compliance:** Improve programs that ensure compliance with permit requirements and stop illegal construction.	Sustain consultation among HPO, ANCs, and community groups about bringing violations into compliance. Expand the HPO staff with a new inspector.	Use the new inspector to increase daily field coverage to include early morning construction hours. Update HPO website information on how to request an inspection.	Improve consistency of follow-up for faster resolution of compliance cases, and access to online case status information.	
	HPO, DCRA, and agency partners	**Blighted and Neglected Properties:** Bring blighted and deteriorated properties into compliance through interagency coordination and enforcement of property maintenance standards.	Resolve the Shotgun House and Big K projects. Implement stronger blighted property rules enacted in 2016. Expedite disposal of vacant DC-owned properties for rehabilitation.	Improve interagency coordination in taking abatement action. Improve early identification of and action on blighted properties using expanded HPO inspections capacity.	Adopt regulations for the property maintenance and demolition by neglect provisions of the preservation law.	
	HPO and DC agencies	**Government Projects:** Enhance interagency coordination on both District and federal projects, and provide faster turn-around on archaeology reviews.	Update NCPC project review submission guidelines. Monitor progress on fulfilling mitigation commitments. Develop a signage prototype for schools.	Evaluate charter school buildings for eligibility, and familiarize schools with review process. Update the DDOT-SHPO programmatic agreement. Enhance archaeology review tracking.	Coordinate with DC Public Schools on advance planning for SHPO review of modernizations. Develop ways to document and recognize eligible properties as modernization occurs.	Launch a standard process for designating eligible DC government properties. Evaluate archaeological review data and procedures and identify potential improvements.

Goal	Action Agent	Objective or Action	Target for 2017	Target for 2018	Target for 2019	Target for 2020
C3	**Conserve Neighborhood Character**					
	Use all available tools to support preservation efforts and discourage incompatible development in DC neighborhoods.					
●	HPO, OP, and community partners	**Incompatible Development:** Use multiple tools to control pop-ups, tear-downs, and development that is incompatible or out of scale with neighborhood character.	Monitor preservation impacts of the ZR16 regulations. Implement incentives for converting blighted structures to affordable housing.	Evaluate planning policies on such tools through the Comprehensive Plan update process.	Improve the regulatory rules that allow nearly complete property demolition without obtaining a raze permit.	
	HPO, OP, and community partners	**Zoning Compatibility:** Review historic districts for zoning compatibility, and fine-tune the zoning regulations adopted in 2016 (ZR16) as needed.	Implement the new ZR16 regulations and monitor for compatibility with historic preservation concerns.	Consider issues that arise and evaluate regulations for needed refinements.	Propose amendments as needed to ensure greater compatibility. Develop design guidelines as needed to help implement zoning regulations.	Pursue further refinements as needed.
	HPO, HPRB, and contractors	**Design Guidelines:** Develop new design guidelines as a more comprehensive and effective tool to guide preservation of historic resources and neighborhood character.	Update utility meter guidelines in coordination with Washington Gas. Draft Union Market design guidelines. Obtain community comments on the Anacostia historic district guidelines.	Finish design guidelines for Emerald Street, Kingman Park, door repair and replacement, and roof additions. Evaluate potential design guidelines to protect neighborhood character.	Finish design guidelines for Union Market and Bloomingdale. Prepare a scope of work for updating other guidelines.	Prepare a draft of updated preservation design guidelines.
	District leaders, planners and communities	**Preservation Incentives:** Investigate new tools and incentives to promote building preservation and rehabilitation.	Expand public awareness of new tools, such as the revolving fund created by the L'Enfant Trust with its historic properties redevelopment program.	Evaluate newly acquired historic properties in the redevelopment program and prepare rehabilitation plans.	Complete projects to rehabilitate four deteriorated properties for workforce housing. Investigate partnerships with programs such as the National Trust's HOPE Crew.	

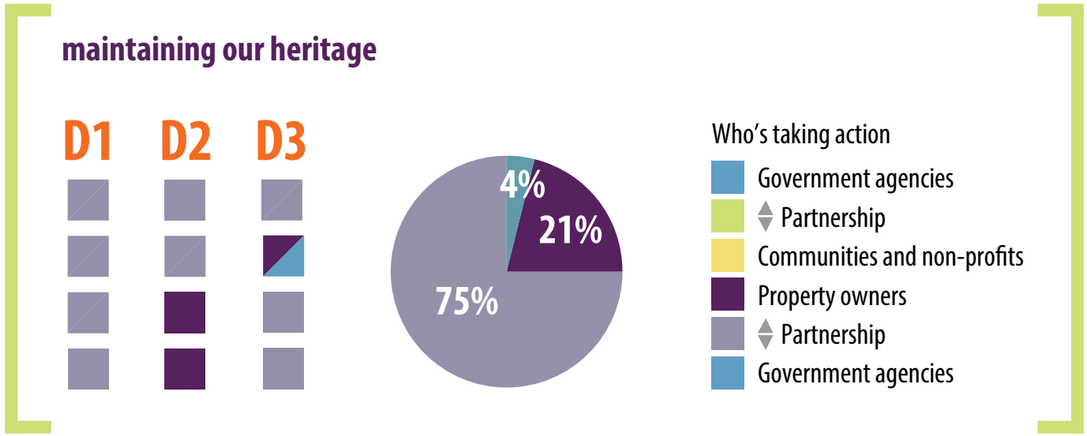
Maintaining Our Heritage

Property owners—whether government agencies, private institutions, commercial entities, or homeowners—take on the primary responsibility for preserving the fabric of our historic environment.

Sound government planning and public attitudes can establish a supportive environment for preservation. Community vigilance can also be important in balancing public and private interests. But ultimately, it is the commitment and resources of property owners that keep our built heritage a thriving asset for the city.

Who's involved?

- District government planners work with the public to identify important policy goals and programs for sustaining the historic environment.
- Agencies and institutions plan ahead as good stewards of major civic buildings and places.
- Property owners and businesses work to maintain and improve the city's historic assets.
- Architects and developers envision how to adapt historic structures and build the new places the city needs in order to thrive.



Goal	Action Agent	Objective or Action	Target for 2017	Target for 2018	Target for 2019	Target for 2020
D1	Practice Sustainable Urbanism					
	Reinforce the goals of preservation through policies and programs that support resilience and sustainable growth.					
●	HPRB, property owners, and civic leaders	**Sustainability Guidelines:** Develop and implement sustainability guidelines to promote compatible adaptations for energy efficiency.	Coordinate with DOEE on drafting guidelines for historic and older buildings. Obtain community feedback.	Finalize and adopt guidelines. Post on the HPO website.	Update HPO website information on green practices. Consider adapting DCRA's preliminary design review meeting (PDRM) process to address sustainability and resilience issues.	
	Government agencies and property owners	**Resilience Planning:** Incorporate historic preservation concerns into preparedness planning for emergencies, disasters, and climate change.	Address resiliency in updates to the Comprehensive Plan. Establish coordination between the DC SHPO and Homeland Security Emergency Management Agency (HSEMA).	Assess hazard vulnerability of historic resources in flood zones. Evaluate preparedness and identify disaster planning needs. Assess possible site changes at the 23rd Street levee.	Develop better information materials on procedures in emergencies. Plan for improvements to address any preparedness deficiencies.	Reassess resilience readiness and update targets for the 2024 plan.
	Planners, developers and SHPO	**Walkable DC:** Expand walkable development by reconnecting historic streets, enhancing Main Streets, revitalizing alleys, and other strategies.	Continue planning for repairing the L'Enfant street pattern at the FBI site. Use the Pennsylvania Avenue Initiative to examine street improvement options.	Complete transportation study for Pennsylvania Avenue configuration options. Review Southeast Boulevard plans for improved street connectivity and urban character.	Issue the Pennsylvania Avenue Initiative report. Reconnect G Street for a pedestrian link across I-395, as part of the Capital Crossing project.	Reconnect F Street across I-395 with the completed Capital Crossing. Reconnect L Street in the Northwest One project west of North Capitol Street.
	Property owners, developers, and preservation partners	**Historic Transit:** Invest in the restoration, revitalization, and enhancement of Union Station, Metro, and other historic public transportation facilities.	Continue renovation and plan interim expansion projects at Union Station. Complete Phase I survey of Metrorail stations. Consider adaptive uses for the Foundry Branch streetcar trestle.	Develop programmatic agreement for review of Union Station expansion. Conduct Phase II survey of Metrorail stations.	Develop a multiple property NR document for Metrorail stations. Draft a programmatic agreement.	List the Metrorail MPD in the DC Inventory and National Register with associated sites.

Goal	Action Agent	Objective or Action	Target for 2017	Target for 2018	Target for 2019	Target for 2020
D2	**Reuse, Adapt and Enhance**					
	Preserve historic properties through sensitive rehabilitation and adaptation for current use.					
●	Housing providers, DC agencies, and HPO	**Affordable Housing:** Increase rehabilitation of older buildings for affordable housing, with support from federal preservation tax credits.	Use GIS analysis to identify historic and older buildings suitable as potential affordable housing projects. Support affordable providers seeking landmark designations.	Strengthen Comprehensive Plan policies on use of older buildings for affordable housing. Launch a DC predevelopment loan fund to help affordable housing providers.	Use the predevelopment loan fund to help housing providers prepare the architectural plans and reports required for DHCD housing rehab applications.	Sustain vigorous use of the Housing Trust Fund (HPTF) as a critical support for rehabilitation of existing buildings as affordable housing.
	HPO, preservation supporters, and civic leaders	**Homeowner Grants:** Expand historic homeowner grants to help limited-income homeowners and strengthen historic neighborhoods.	Increase the total amount of grant awards and expenditures to eligible homeowners. Evaluate new historic districts for possible extension of the program.	Sustain the level of awards and expenditures. Extend eligibility to homeowners in new historic districts with significant need. Launch efforts for program reauthorization.	Continue the program with new authorization and funding.	Evaluate the program for possible improvements and implement appropriate innovations.
	Property owners with support from funding organizations	**DC's Treasures:** Draw public attention to, and mobilize financial support for iconic DC and national landmarks in critical need.	Complete restoration of Union Station's rostral columns, and launch conservation repairs on other sculpture.	Begin earthquake repairs needed to reopen the north courtyard at Washington Cathedral to the public, following the phased restoration plan developed in 2016.	Complete a modernization plan for Founders Library at Howard University. Finish new elevator and security features at the Washington Monument.	Complete Phase I rehabilitation of Arlington Memorial Bridge and open new visitor center at the Lincoln Memorial.
	Developers, HPO, HPRB, and partners	**Industrial DC:** Recycle industrial buildings as a sustainable way to protect DC's heritage and recapture unique spaces for contemporary use.	Reassess the 1992 warehouse survey and identify priorities for reuse of industrial heritage.	Protect significant structures through historic landmark designation and creative adaptation.	Continue identification and protection of significant industrial buildings.	Develop an informational brochure highlighting successful adaptive reuse projects and other opportunities.

Goal	Action Agent	Objective or Action	Target for 2017	Target for 2018	Target for 2019	Target for 2020
D3	**Preserve Campuses and Landscapes**					
	Protect and sustain historic and cultural landscapes through sensitive management, planning, and development.					
●	Universities and government agencies with HPO and OP	**Campus Planning:** Increase the identification and protection of historic resources in campus master plans and on institutional sites with significant open landscape.	Finish updated George Washington and Georgetown university campus plans. Reach agreement with the State Department to protect historic structures at Walter Reed.	Complete a programmatic agreement on the Smithsonian South Mall plan. Finish an updated master plan for Fort McNair.	Consult and prepare for new historic preservation elements of the Howard, American, and Catholic campus plans. Nominate the Howard University Main Quad to the DC Inventory.	Complete the 2020 GWU Mount Vernon campus plan. Consult and prepare for expanded historic preservation sections of the 2021 HU and AU plans and the 2022 CUA plan.
	Property owners and preservation partners	**Parks and Landscapes:** Preserve and enhance significant DC parks, landscapes and green areas in public space.	Complete turf reconstruction on the National Mall. Resolve plans for the WWI Memorial in Pershing Park. Complete a historic resources study on NPS golf courses.	Celebrate 100 years of Anacostia Park during the Year of the Anacostia. Relocate the Lockkeeper's House in Constitution Gardens. Complete the WWI Memorial in Pershing Park.	Begin documenting NPS reservations outside the L'Enfant Plan. Extend alley survey to study "safety parks" on block interiors.	
	OP planners, DC agency partners, and property owners	**Public Space:** Improve the historic public space regulation systems that protect the character of green space along DC streets and avenues.	Research the origins and refinement of the public space regulations. Increase awareness of the urban landscape design goals that led to these regulations.	Adopt new guidelines for review of public space alterations.		Plan activities to commemorate the 150th anniversary in 2021 of the 1871 Parking Act establishing the landscaping rules for DC public space.
	Cemetery owners, advocates, and review agencies	**Cemeteries:** Increase recognition and protection of significant DC cemeteries.	Clarify permit rules and preservation review requirements for major cemetery alterations. Prepare an NR nomination for the Walter Pierce Park cemetery.	Complete DC designation and NR listing of Walter Pierce Park cemetery. Document Holy Rood Cemetery for DC and NR listing.	Complete DC and NR listing of Holy Rood Cemetery. Merge eligibility and historical data for cemeteries into *PropertyQuest* and *HistoryQuest*.	Document the history of and significance of historic Jewish cemeteries in Southeast.

resources and appendices [7]

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A Eisenhower Executive Office Building


A

Glossary of Abbreviations and Acronyms

AIA	American Institute of Architects
ANC	Advisory Neighborhood Commission
CFA	Commission of Fine Arts
DCMR	DC Municipal Regulations
DCRA	Department of Consumer and Regulatory Affairs
DOEE	Department of Energy and Environment
DHCD	Department of Housing and Community Development
DDOT	District Department of Transportation
DGS	Department of General Services
DMPED	Deputy Mayor for Planning and Economic Development
DPR	Department of Parks and Recreation
GIS	Geographic Information Systems
GSA	General Services Administration
GWU	George Washington University
HPO	Historic Preservation Office
HPRB	Historic Preservation Review Board
NCPC	National Capital Planning Commission
NHL	National Historic Landmark
NPS	National Park Service
NR	National Register of Historic Places
NTHP	National Trust for Historic Preservation
OP	Office of Planning
SHPO	State Historic Preservation Office

How to contact us

This plan was developed with input from many interested individuals and organizations. We welcome and encourage your thoughts and comments by email, in writing, or by calling the Historic Preservation Office.

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B

A Stair at Eisenhower Executive Office Building
B Restored wall detail at the Eisenhower Executive Office Building

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TOC: *Colin Winterbottom, National Cathedral south transept grand pinnacle*

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Page 48: *B) Sarah Mechling, Perkins Eastman*
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Chapter 5
Cover: *Andrew Lewis (HPO), Navy Watch box being transported down the Anacostia River*
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Chapter 6
Cover: *Colin Winterbottom/ Washington National Cathedral, boss stones above the nave*

Chapter 7
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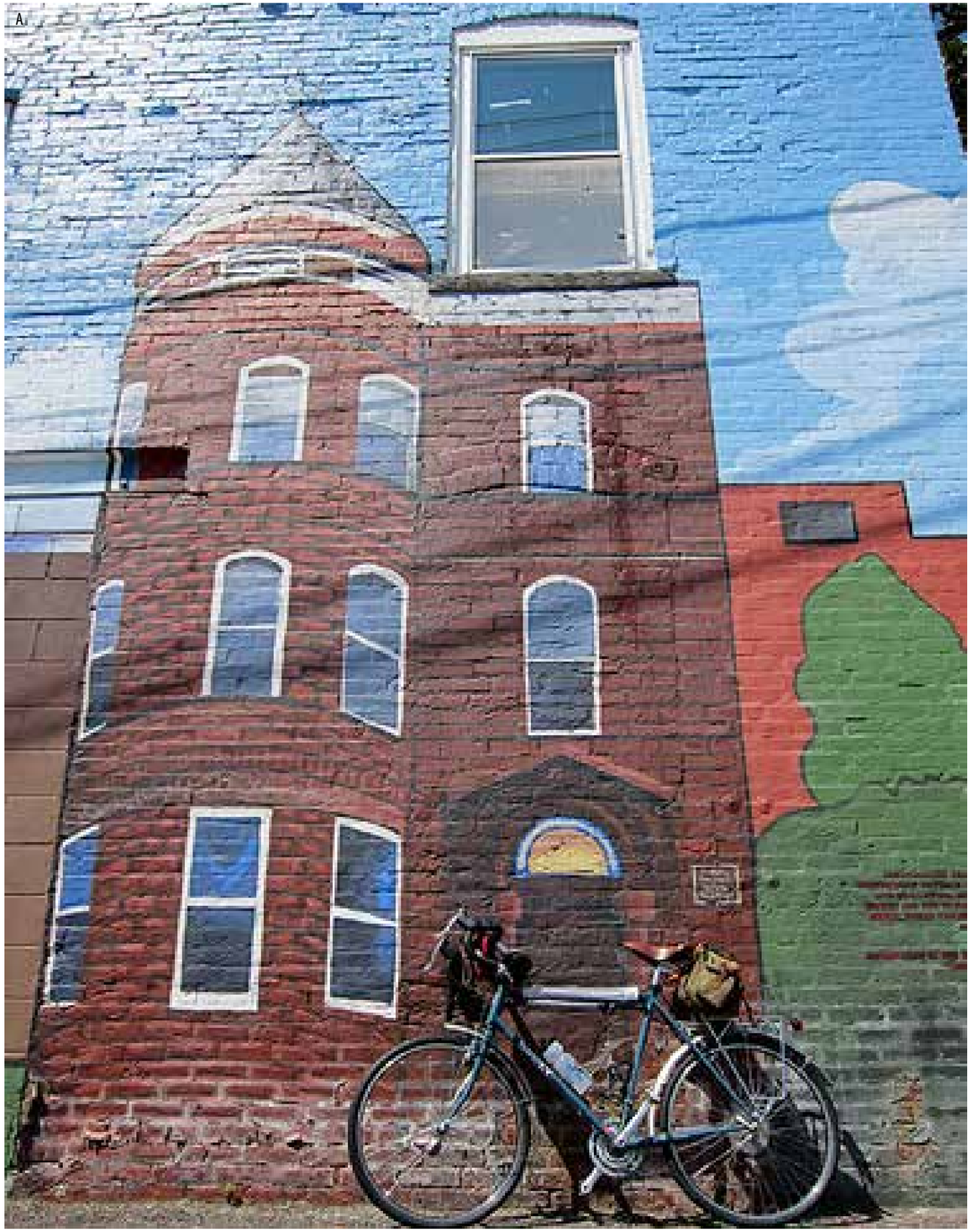

"New Community Church" mural by Byron Peck A

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House in LeDroit Park neighborhood A

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