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[2016]

District of Columbia Historic Preservation Plan

Enriching our Heritage



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Enriching our Heritage

A Vision for our City

We in the District of Columbia are uncommonly fortunate to be the inheritors of a precious cultural legacy. Washington is a city that is not only inspiring to our spirits, but enriching in its layers of history, comforting in its architecture, and soothing in its natural beauty. These days it is more exciting than ever to live here, as our communities are being reinvigorated by new creativity, new people and new ideas. A fresh and distinctive new vibe is merging with the city's timeless presence and longstanding traditions. The city is beginning to grow again, and to change more quickly than it has in past decades, as more and more newcomers recognize what an enchanting and transcendent place this is to live. We are adding new layers to our history and heritage.

As Washington takes on new life and ever-increasing diversity, we are at the same time called upon to become truly One City. How do we do this in a way that opens our imaginations and respects all voices, while also honoring the heritage that makes our home unique? Can our cherished cultural heritage become part of the glue that binds us together? How do we take care of that legacy and pass it forward unharmed for those who will succeed us? How do we add new dimensions to it? And what role does historic preservation play in securing this future? These are the questions this plan seeks to address.



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A Path Forward to 2016

This plan is a guide to our city's historic preservation efforts for the next four years. It lays out a manageable list of goals and suggests the actions we can take collectively in the near term to help achieve our long-range vision. It strives to include a wide range of activities and be responsive to many opinions, while also setting priorities that will allow us to focus on the most pressing of our needs.

Several major themes weave through this plan. These are not explicitly discussed in the text, but nonetheless underlie many of its recommendations. They reflect a critical assessment of where we stand now, based upon the comments we heard and a thoughtful look at what the city's preservation community is doing well and not so well.

These five themes are:

- 1** *We need to get back to basics.* If the fundamentals of our preservation efforts are not sound, they will not provide an adequate foundation for more ambitious efforts.
- 2** *We need to finish some deferred maintenance.* Some of our systems are rusty, and need attention to function effectively in meeting new demands.
- 3** *We need to strengthen and reinvigorate our partnerships.* By relying on each other, we can broaden our resources, foster new leadership, and work smarter in a common cause.
- 4** *We need to send a more forceful and convincing message.* Our communications are not up to par and need improvement if we are to be effective in advancing the goals of preservation.
- 5** *We need to be open to new possibilities.* We should challenge the assumption that we cannot get some of the tools we need, and be willing to consider some new approaches.

A DC War Memorial
B 10th and V Street Church
C Howard Theater

The plan is organized in seven chapters:

- First, we portray images for a common vision, and review our history and heritage — [Chapters 1 and 2](#).
- Then we assess our strengths and challenges, and propose the goals we should set and actions we should take to reinforce our strengths and confront our challenges — [Chapters 3, 4, and 5](#).
- In [Chapter 6](#), we look in depth at our accomplishments over the past four years and chart how our goals for the next four will respond to the preservation mandates of the District's Comprehensive Plan.
- And finally, in [Chapter 7](#), we include a list of planning resources and describe how you can give us your critical feedback throughout the life of this plan. We want your thoughts, suggestions, and observations as we move forward together.



Plan Methodology

This document is unlike, and we hope better than, any previous plan produced by the DC Historic Preservation Office. With it we begin a new chapter in how we plan together for the District's cultural resources, and how we communicate with each other about preservation in the city.

In 2000, HPO became a part of the DC Office of Planning. That merger came from the recognition that protection of the city's cultural heritage was more of a planning function than one of reviewing construction permits when plans reached the implementation stage—in other words, once the horse was already leaving the barn.

Some were initially skeptical about what that move might mean for the integrity of the city's historic preservation program. In the dozen years since that merger, however, the city's planning and preservation efforts have intermeshed in unforeseen ways that have strengthened both immeasurably. We now function as inseparable parts of a more inclusive planning process that is helping to propel the growth of the city by building on its natural strengths and competitive advantages. We can now focus on attracting the kind of new economic engines that thrive in the cultural and physical environment that the District of Columbia provides in abundance.

What progress has been made in the past dozen years?

At the halfway mark, the District rewrote its Comprehensive Plan, for the first time with historic preservationists as colleagues and equal members of the planning team. Soon after, the Historic Features Element of the new Comp Plan, with modest additions, served double duty as *Preserving Communities and Character: The Historic Preservation Plan for the District of Columbia, 2008-2012*. And now with that foundation in place, we take the next step toward realizing a sustainable preservation planning function that sets interim goals and allows us to measure our progress in manageable four-year increments. We view this plan as only the beginning of an engagement and dialogue that will continue with more vigor in the upcoming years.

Connections to Long-Range Planning

This plan builds on 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 Features Element, from the preservation community in particular.

Since this plan fulfills the District's requirement for the State Historic Preservation Office to prepare and periodically update a state historic preservation plan, it was also guided by National Park Service guidelines for preservation planning. Preparation of the plan was further supported by a review of the recent Annual Reports submitted to the Council of the District of Columbia, describing achievements in implementing the DC historic preservation law.



Seeking Public Views

District residents are not shy about expressing their views on historic preservation. They voice them every month at meetings of the Historic Preservation Review Board, every day in the course of business with the Historic Preservation Office, and every year at oversight hearings of the DC Council. In a small jurisdiction like the District of Columbia, it is not difficult to keep an ear to the ground on much of our civic discourse, though sometimes those who speak the loudest or most persistently may dominate the conversation.

We have been mindful to reach out and hear new voices from all across the city, and to be diligent in seeking new perspectives from those who are not among the usual suspects. We pursue these efforts through our community outreach programs, occasional roundtables, and frequent visits to Advisory Neighborhood Commission and community meetings.

Planning for this document began in earnest in early 2011. To help us with the effort, HPO convened a steering committee of local preservation leaders and stakeholders. The committee met twice in the summer of 2011 to review the previous plan, discuss the strengths and weaknesses of local preservation efforts, and provide guidance on priorities for the future. A public working session was convened at the Sumner School Museum and Archives on September 13, 2011, open to all and attended by about 50 city residents. Participants at the public meeting discussed ideas and recommendations in a series of small-group sessions.

The draft goals of the plan and minutes from the committee and public meetings have been available since September 2011, and have been posted on our website with a link for those wishing to comment.

We continue to seek public comments at any time, and yours are welcome: see Chapter 7 for how to share your thoughts.

The District of Columbia's Vision for Historic Preservation

The Comprehensive Plan adopted by the Council of the District of Columbia in 2007 establishes a common vision for the stewardship of our heritage. This is how the plan describes that vision:

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.

- A National Building Museum
- B Rowhouses in SW
- C Union Station ceiling
- D Restoration of Sherman Building, Armed Forces Retirement Home following earthquake damage



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.

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.



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.

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.

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 midrise 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.

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.

In the District of Columbia today, there are more than 600 historic landmarks and more than 55 historic districts, half of which are local neighborhoods. In all, nearly 25,000 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.



Smithsonian A
The Big Chair in Anacostia B
Basilica of the National Shrine C
Eastern Market D



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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.

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.

The Clara restoration, 301 M Street NW
Tivoli Theater, Columbia Heights, NW
2125 14th Street, NW
Project kick-off
Franciscan Monastery, Petworth



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.

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.

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.



Humanities Council Showcase A
 2016 Historic Preservation Plan Advisory Committee meeting B
 Adams Morgan Day C
 Ben's Chili Bowl, U Street D
 School without Walls, Foggy Bottom E



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dc history and heritage [2]



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A Legacy of Visionary Plans

The first step in planning for cultural heritage is to promote awareness of the past and the legacy we share as a community. The true scholars among us may be few, but anyone can find it rewarding to reflect upon the lives of distinguished Washingtonians, learn about events of local history, or try to understand why the city looks the way it does today. The more we can establish a collective appreciation of our heritage, 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 development of the city from the colonial era to the present day. It looks at a 400-year time span in three different ways, zooming in from a broad overview to brief topical essays about shorter time periods. There are three parts:

- 1 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 this timeline are true to scale, showing the actual length of the colonial period relative to our modern era.
- 2 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 an escalating pace of historical development.
- 3 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.



John Smith map of Virginia
1612



Georgetown established
1751

1590

1650

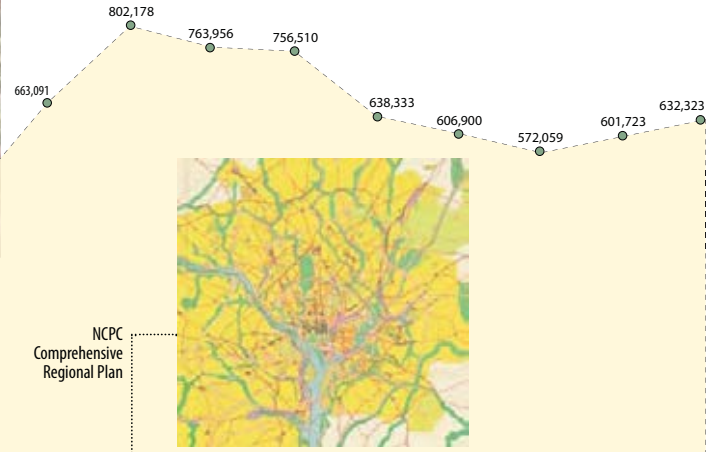
1700

1750



1696
Land grants map





The US Constitution permits the "...establishment of a District not exceeding 10 square miles..."
1787

The Organic Act: places all of DC under exclusive control of the Federal Government
1801

Congress returns DC land west of the Potomac back to Virginia
1846

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

NCPC Comprehensive Regional Plan



1791 Peter Charles L'Enfant develops the urban plan of DC

Andrew Ellicott and Benjamin Banneker survey the District - boundary stones are placed at every mile

1854 Uniontown, one of the city's first suburbs, incorporated in Anacostia

1860 Construction of new dome on the US Capitol

2013 South West Eco District Plan by NCPC



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A Succession of Eras

Living on the Native Land

1590 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, Old Soldiers' Home, 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



Algonkian Native Americans, 1585

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 Patowomeke.

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.

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 Anacostia was divided into land patents for farmsteads and



East Branch of Potomac R. Washington
August Kollner, 1839
Library of Congress

Potomac estuary, and by the 1660s, land as far upriver as the 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.

By the 1720s, the area of the present District had been fully disposed of to landholders by grants from the Maryland proprietor. 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 survival 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

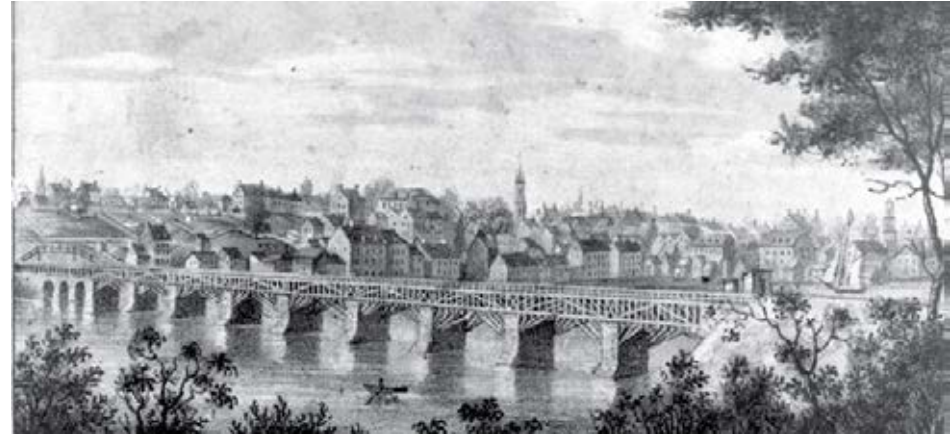
1590 1730 1800

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

Like Alexandria, its Virginia neighbor, Georgetown in Maryland 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 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. But 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. 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.

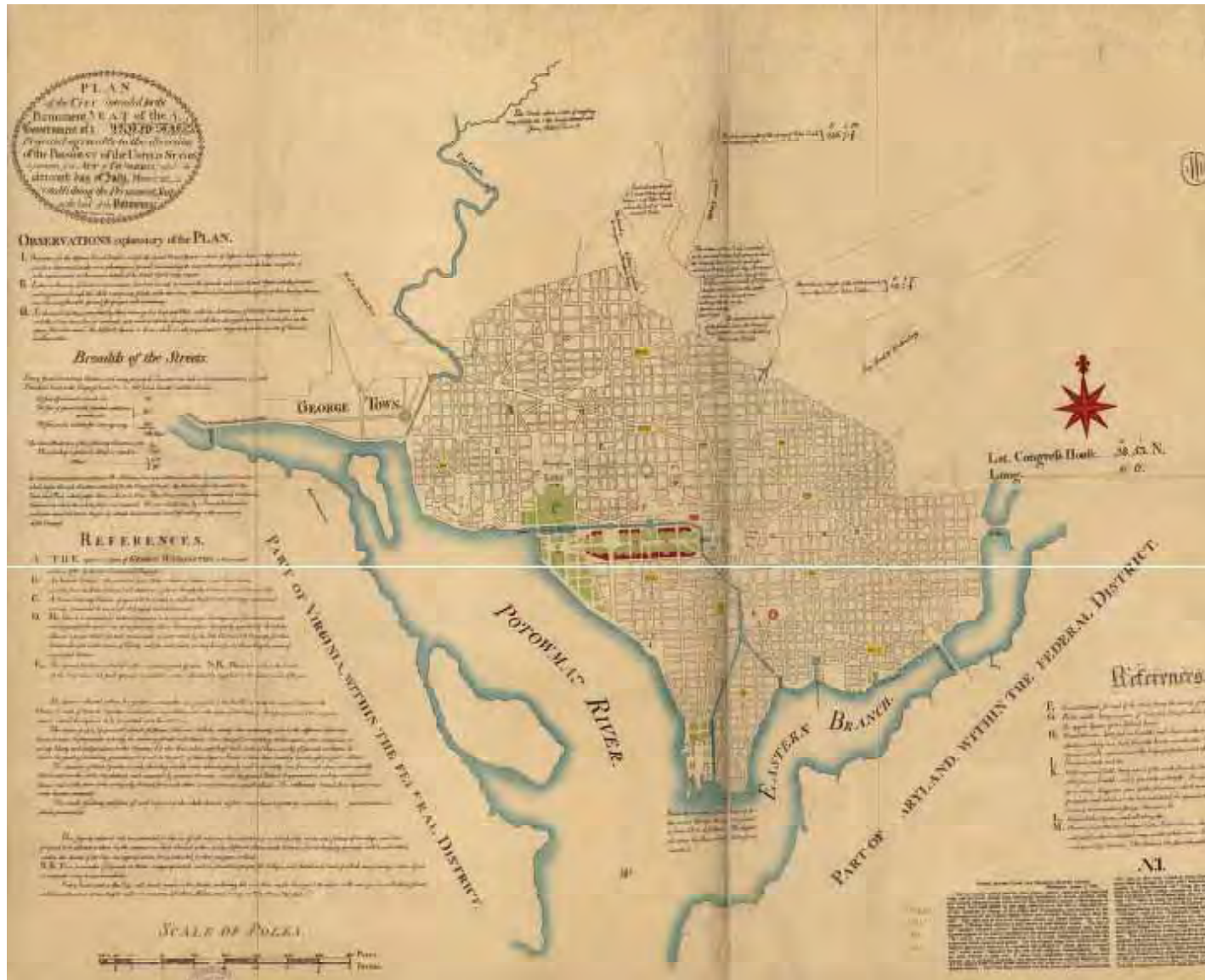


Aqueduct Bridge and Georgetown, 1855
Historical Society of Washington, DC

Old Stone House, 1765
Historical Society of Washington, DC
Kiplinger Washington Collection

Wisconsin Avenue Bridge, 1829
over Chesapeake & Ohio Canal
Library of Congress

Ellicott plan
Washington DC
1791
Library of Congress



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 straddled the symbolic dividing line 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.



Pierre Charles L'Enfant plan
Washington DC, 1791
Library of Congress

Pierre Charles L'Enfant
painting by Bryan Leister
1992

The Federal City

1590 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 enslaved African American laborers and immigrant masons. 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.

Beyond the city boundary, agriculture continued to dominate Washington and Alexandria 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).

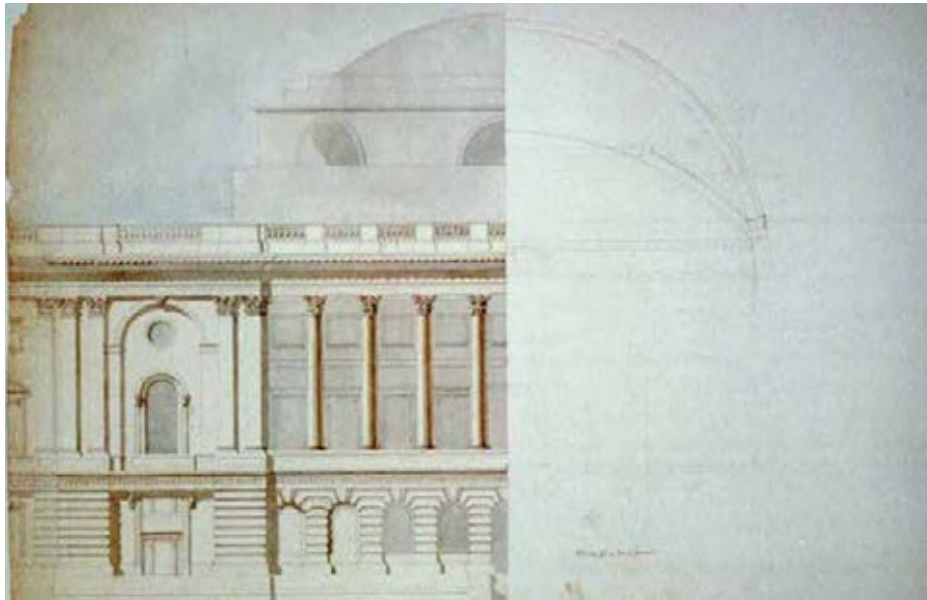
As new turnpikes opened to serve the city, their toll stations and crossroads were the germs of country settlements. Tenleytown originated about 1790 when John Tennally opened his tavern by the toll house at Georgetown Pike and River Road. Brightwood arose after 1819, where the turnpike to Rockville (now Georgia Avenue) crossed the Rock Creek ford road. 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, accomplished in 1847.

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 already rendered obsolete by a newer technology that had already arrived. The Baltimore and Ohio Railroad, first chartered in 1827, gave Baltimore the edge in commerce and western trade. Washington was connected by a branch line to the B & O, which opened in 1835 with a terminal at New Jersey Avenue, just blocks from the Capitol.

US Capitol - West facade
1803



The White House plan
Library of Congress



1590 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.

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.



Buildings by Robert Mills:
The Patent Office Building, 1867 (doric)
The Treasury Building, 1842 (ionic)
General Post Office Building, 1842 (corinthian)

Street cars on
Pennsylvania Avenue
1862

robert mills

Most famous for designing the Washington Monument, Robert Mills had a greater initial impact on the character of Washington with his design of government buildings. Mills was engaged as the architect of public buildings for the federal government. Fires had recently devastated the US Treasury, Patent Office and General Post Office, and 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).



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, as 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 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 of war brought forth pioneers like the Surgeon General, Clara Barton, and the American Red Cross.

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. Later renamed Potomac City and then Hillside, it remained a vibrant 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.



Fort Stevens
Detachment of Company K
1865
Library of Congress

Williams Slave Pen
1836

Lincoln Cottage
1842

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The City Expands

1590

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

Adolf Cluss

Grand Central Palace / Central Market
Architect Adolf Cluss
1871

Seeking the Country Air

1590

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 the 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.



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 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 Steward 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.



Street Car map
Rand McNally & Co.
1904

Library of Congress, interior
1897

Rock Creek Park
Library of Congress
Eckington Street Car

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Capitol of An American Empire

1590

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.



Daniel Burnham

Union Station
Architect Daniel Burnham
1908



Meridian Hill mansions
at 15th Street

Mary Foote Henderson

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 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.

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

Boom and Bust

1590

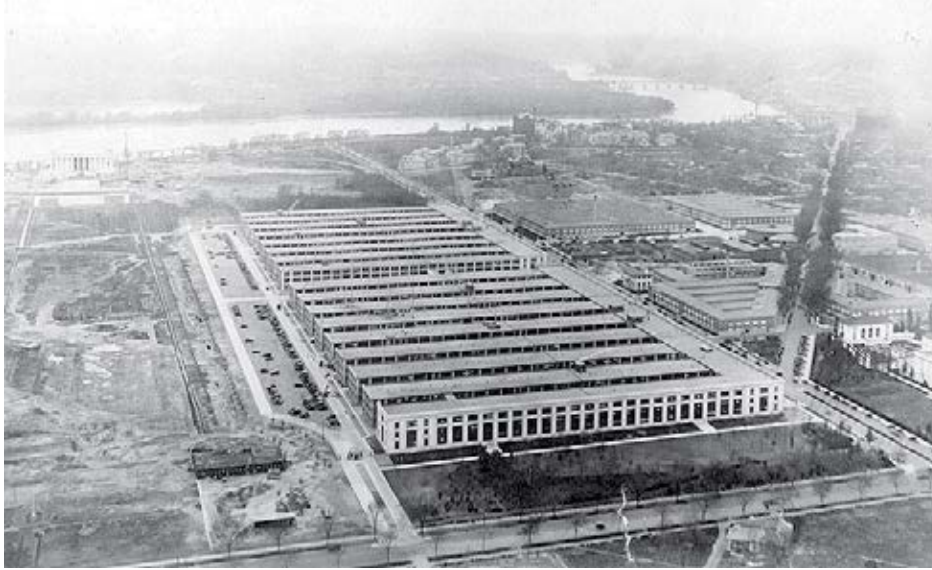
1915 1930

A more sober era followed the heady enthusiasm 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 were any positive consequences, they were the self-help efforts of the 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, perhaps most fondly remembered today for 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 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.



Temporary War Buildings on the Mall
1918

Federal Triangle area/Pennsylvania Avenue

Lincoln Theater
U Street, 1921

Woodward Building,
15th and H Streets, 1911

Model T Car Showroom
14th Street NW, 1919

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The New Deal

1590

1938 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. 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 II. 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.



Garfinckel's Department Store, 13th and F NW, 1918

Folger Library, Capital Hill, 1929

Langston Terrace Dwellings
Architect Hilyard Robinson
1937

Row houses at 16th and Webster
1920s

State Department Building, 1941
Architect Louis A. Simon

The Post War Years

1590

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 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 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 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.



L'Enfant Plaza

General Accounting Office, 1949

Aerial of SW and L'Enfant Plaza

New Visions in Turbulent Times

1590 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 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.



Riots in 1968
"Don't Tear It Down"
rally at the Old Post Office



Model of Completed 8th Street Access
from the Report of the President's Temporary
Commission on Pennsylvania Avenue, 1960s
Department of Housing and Urban Development,
1968
Architect Marcel Breuer
Hirshhorn Museum and Sculpture Garden, 1974
Architect Gordon Bunshaft

Among an increasingly African American citizenry lacking self-government, these tensions would only worsen, and explode after the assassination of 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 the 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 Dr. King in 1972, housed in a building by 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 the District of Columbia.



Home Rule and Downtown Revival

1590

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 culture 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 sacrificed in the name of revitalization.

Under pressure from activists, the city adopted in 1976 a delay-in-demolition regulation 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. Conflicting visions for downtown brought conflict between PADC and preservationists, but ultimately both sides of the debate succeeded in 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. Brilliantly conceived, it became 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.



National Gallery of Art, East Wing, 1978
Architect I.M. Pei

National Gallery of Art, West Wing, 1941
Architect John Russell Pope

F Street
historic buildings with new construction



1590

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 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. Eastern Market was no longer just a neighborhood gem, the vibrant cultural mix of Adams Morgan drew weekend crowds from across the region, 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.



Lincoln Theatre restored, U Street NW

Mt. Pleasant neighborhood

A Growing and Vital City

1590

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 business 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. Gentrification is reducing the supply of affordable housing, and despite new zoning rules, the production of new affordable units has been disappointing. High land prices have squeezed construction budgets, and made more common the "design-build" schedules and "stick-built" construction techniques that can lower the architectural quality of new buildings. Unashamed disregard for the scale and architectural character of communities is another result, as ugly "pop-ups" disfigure a growing number of city streets.

On the other hand, appreciation for Washington's recent architectural past has re-emerged in recent years. Modernist landmarks are being protected through historic designation, and the positive architectural qualities of the Southwest Urban Redevelopment are becoming more widely recognized. Despite tainted beginnings and manifest shortcomings, the once-new Southwest is now 50 years old, and even without vibrant retail, an active street life, and "defensible space," it has proved popular among its residents, many of whom have remained for decades.

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 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 Reservoir, 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 Eco-District 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. Washington continues to grow and transform itself in ways that enrich our historic heritage.



US Coast Guard Headquarters
St. Elizabeths site, west campus
Architect WDG, HOK, and
McKissak & McKissak

FBI Building, 1975
Architect Charles F. Murphy and Associates

Howard Theater, 1910
Architect J. Edward Storck

Abandoned from 1970-2012

Restored and Reopened April 9, 2012

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Why Preservation Works in DC

Historic preservation is thriving in the District of Columbia. More than ever, the city's historic and cultural assets are being recognized as a driver in the city's future potential. Washington is a resurgent city finding new 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 chapter looks at eight factors that make preservation work well in DC.

1 Pride in our heritage

Washington's national landmarks and historic neighborhoods are treasured not just by Americans across the country, but by local civic leaders, the business community, and residents throughout the District of Columbia and its metropolitan area. There is a renewed sense of civic pride in the unique texture of the city: its majestic monuments, historic downtown, thriving neighborhoods, cultural diversity, and vibrant sense of history.



2 Historic landmarks and districts

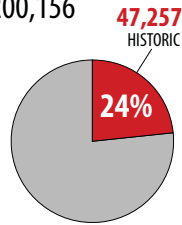
Washington benefits from a wealth of historic landmarks and districts. Since the creation of the Georgetown Historic District in 1950, the city's inventory of has grown steadily to encompass thousands of properties representing all aspects of the city's history and culture.

Under the DC preservation law, applications for historic designation may be made by property owners, government agencies, ANCs, 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.

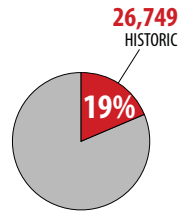
DC Inventory of Historic Sites

The DC Inventory is the city's official list of historic landmarks and districts. With more than 650 historic landmarks and 25,000 designated properties, Washington has one of the nation's largest inventories of protected historic sites.

DC Properties Owners:
200,156

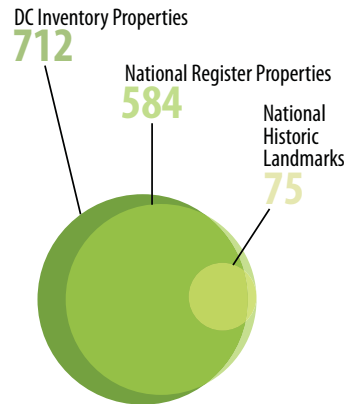


DC Properties: 142,758



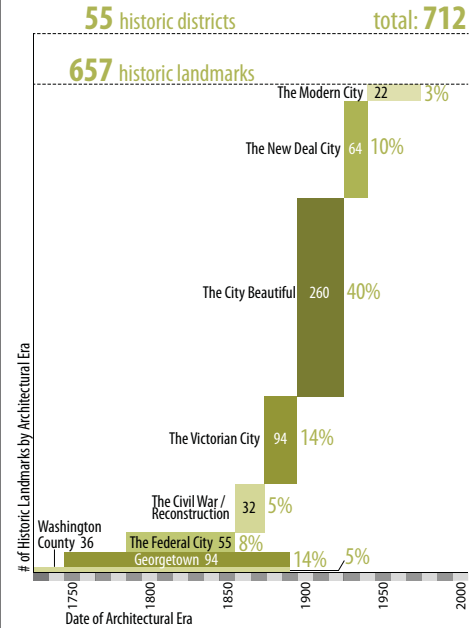
National Register of Historic Places

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.

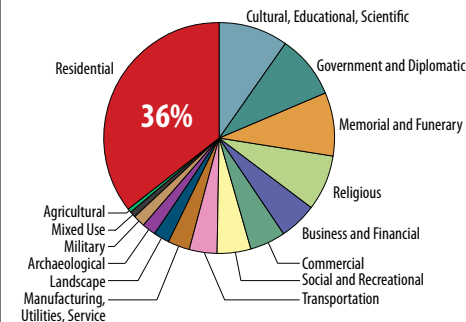


DC Historic Landmarks

DC historic landmarks document all eras of the city's history, architecture, and social heritage. More than a third of landmarks are houses and apartment buildings, but almost all property types are well represented.



Historic Landmarks by Type



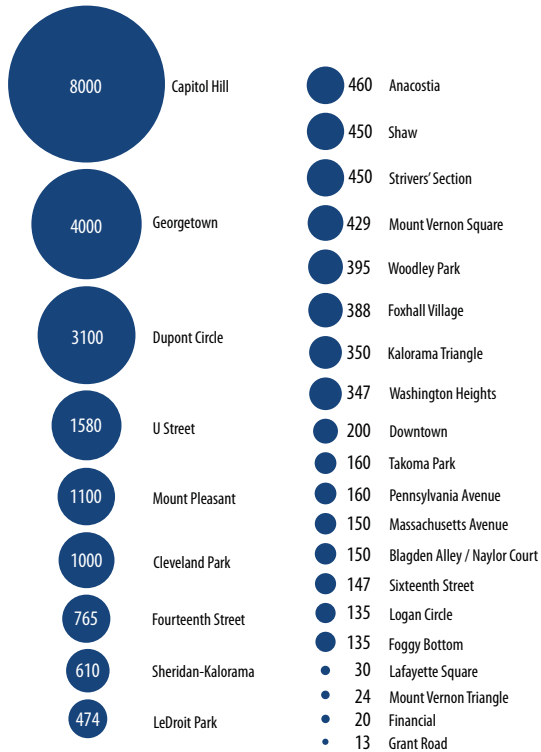
A Navy Ceremony at Market Square
B Robert and Lillie Stone House
C Martin Luther King Jr. Memorial Library
D Dorsch's White Cross Bakery
E DC Water and Sewage Authority Main Pumping Station

DC Historic Districts

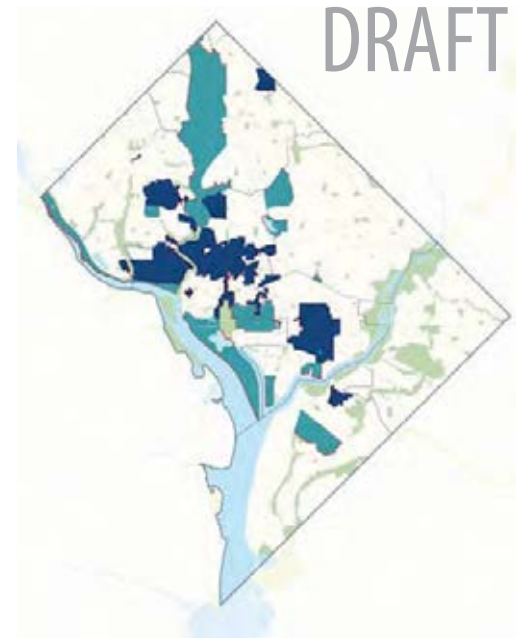
Washington is a city of neighborhoods as well as grand plans. Both aspects of the city are represented in its many historic districts. The Old Georgetown Act established DC's first historic district in 1950, long before the city had a historic preservation program. With fuller efforts to catalog Washington's historic environment in the 1960s, the city's most iconic public spaces began to be recognized as historic districts.

Establishment of neighborhood historic districts began in the 1970s, and most were created by 2000. The pace of designation has slowed, but remains a topic of discussion in some DC neighborhoods. More recent designations have also recognized historic campuses across the city.

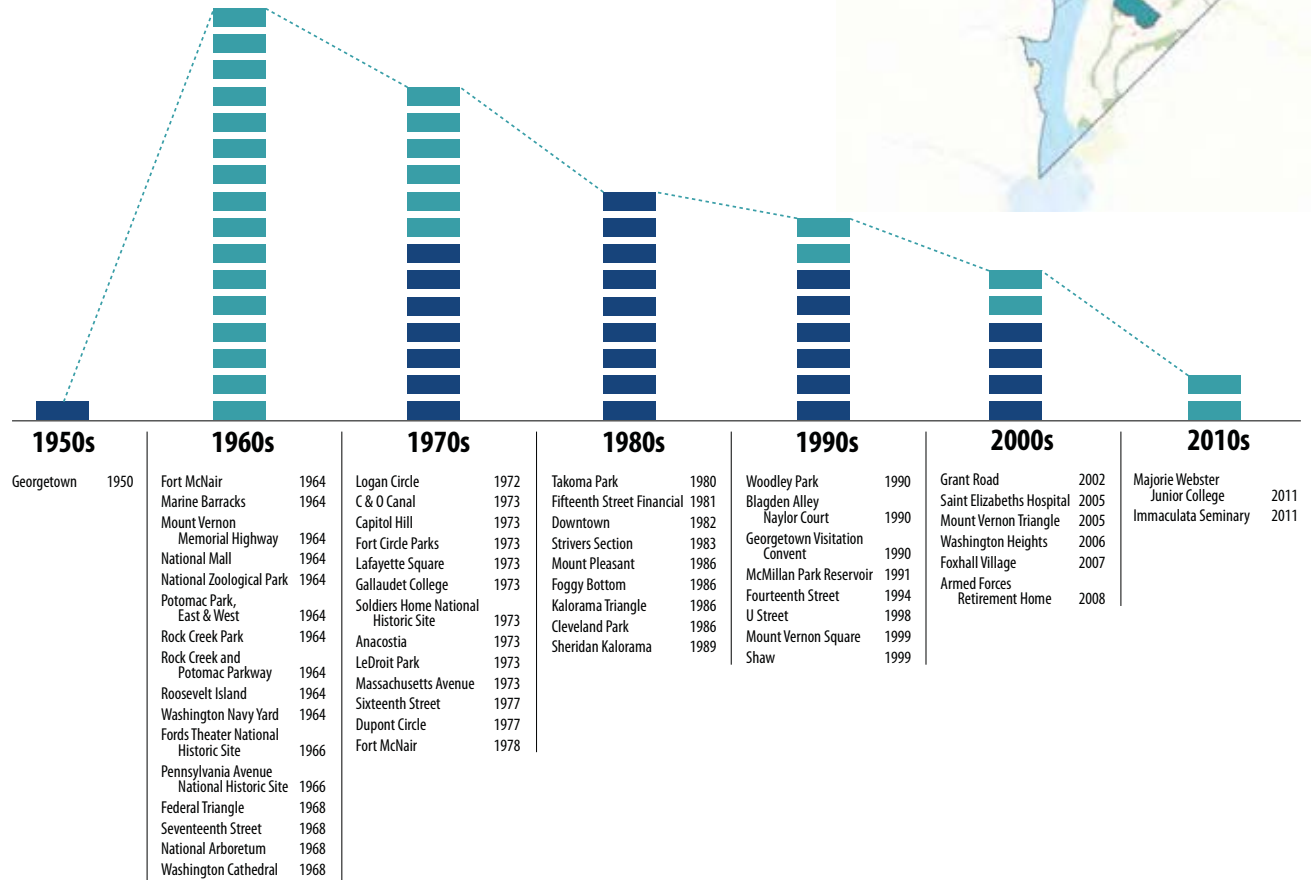
Historic District by Size (# of Contributing Buildings)



Map of Historic Districts



55 HISTORIC DISTRICTS
27 NEIGHBORHOOD HISTORIC DISTRICTS
28 OTHER HISTORIC DISTRICTS (PARKS, CAMPUSES, MILITARY SITES)



3 Responsible civic stewardship

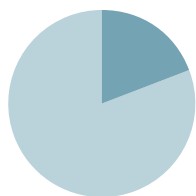
For many years, the federal government has set a consistently high standard of responsible preservation stewardship in Washington. Local civic leaders in both government and business have supported a balanced approach of protecting historic heritage while allowing for economic growth. Foreign governments 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.



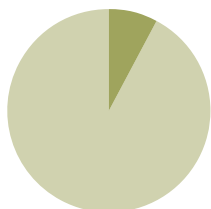
Government Properties

The federal and District governments are major landowners in the District of Columbia. The federal government owns more than one fifth of the city's area, including large areas of historic parkland. 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.

Federal Government: 2793 properties
19.4% HISTORIC



DC Government: 3358 properties
8.0% HISTORIC



Embassies and International Organizations: 209 properties
80.4% HISTORIC



A Main Pumping Station
B Old Executive Office Building
C Islamic Center

4 Strong preservation laws

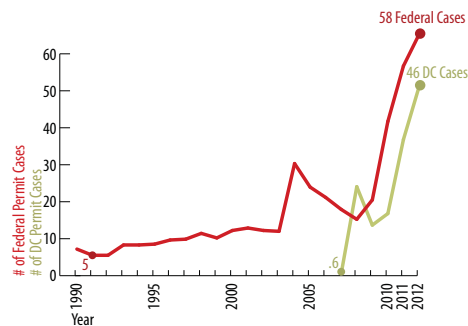
Government support for preservation in Washington is most clearly manifested in strong national and local historic preservation laws. The review procedures created by these laws ensure that each year, thousands of construction projects are evaluated for compatibility with the city's historic environment. 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 proclaimed the importance of the nation's cultural heritage, and committed the federal government to lead in its preservation. 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 support high standards for local preservation efforts.

section 106 review

Before undertaking, approving, or licensing a construction project, US government agencies must take into account the effect of the project on recognized or potential historic properties, and must provide the State Historic Preservation Officer a reasonable opportunity to comment on the proposal. This consultation process is held under rules adopted by the Advisory Council on Historic Preservation, and is called Section 106 Review.



DC Landmark and Historic District Protection Act

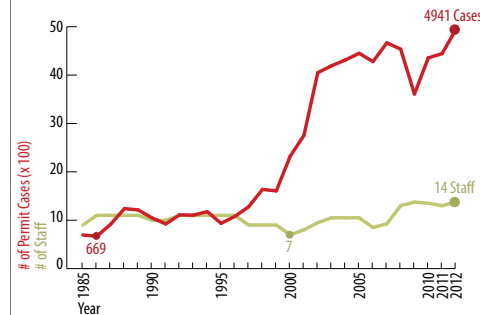
The District of Columbia Historic Landmark and Historic District Protection Act has been equally important in protecting the historic character of the city since 1979. It is widely recognized as one of the strongest municipal preservation laws in the nation. Since its enactment, the law has been strengthened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

dc government project review

Before beginning a DC government construction project, DC agencies must take into account the effect of the project on recognized or potential historic properties, and must provide the State Historic Preservation Officer a reasonable opportunity to comment on the proposal. This consultation process is modeled after Section 106 Review.

hprb review of private construction

Before issuing a building permit to demolish or alter a historic landmark or property in a historic district, the Mayor must obtain the advice of the Historic Preservation Review Board on whether the proposal is compatible with the historic character of the property, or furthers its adaptation for current use. This consultation requirement also applies to new construction and land subdivision.



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. They must establish agency preservation programs, identify and nominate eligible properties to the National Register of Historic Places, and assume responsibility for protection of their historic properties. These requirements have played a key role in the outstanding quality of preservation in Washington.



Major Agencies involved in Construction:

- National Park Service
- US Navy
- General Services Administration
- US Army
- Department of Transportation
- DC National Guard
- Smithsonian Institution
- Department of Homeland Security
- Armed Forces Retirement Home
- Department of Health and Human Services
- Federal Reserve
- Department of Agriculture

Major Licensing Agencies:

- Department of Housing and Urban Development
- Federal Communications Commission
- Department of Commerce
- Environmental Protection Agency
- National Capital Planning Commission



A Union Station
B Kennedy Center
C DC War Memorial

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 historic preservation concerns can most readily be addressed. District agencies like DCRA and DDOT also play a key role in ensuring that government permits and licenses are issued in accordance with preservation laws. Working relationships between the SHPO and all DC agencies with these agencies on historic preservation matters have also strengthened in recent years.



Major Agencies involved in Construction:

- DC Public Schools
- DC Housing Authority
- Department of General Services
- District Department of Transportation
- DC Water
- Department of Parks and Recreation
- District Department of the Environment
- Deputy Mayor for Planning and Economic Development
- DC Public Library
- DC Courts
- Fire and Emergency Medical Services

Key Licensing Agencies:

- Department of Consumer and Regulatory Affairs
- District Department of Transportation
- Department of Housing and Community Development



A Eastern High School
B Wilson High School
C Ulysses S. Grant / School without Walls

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 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

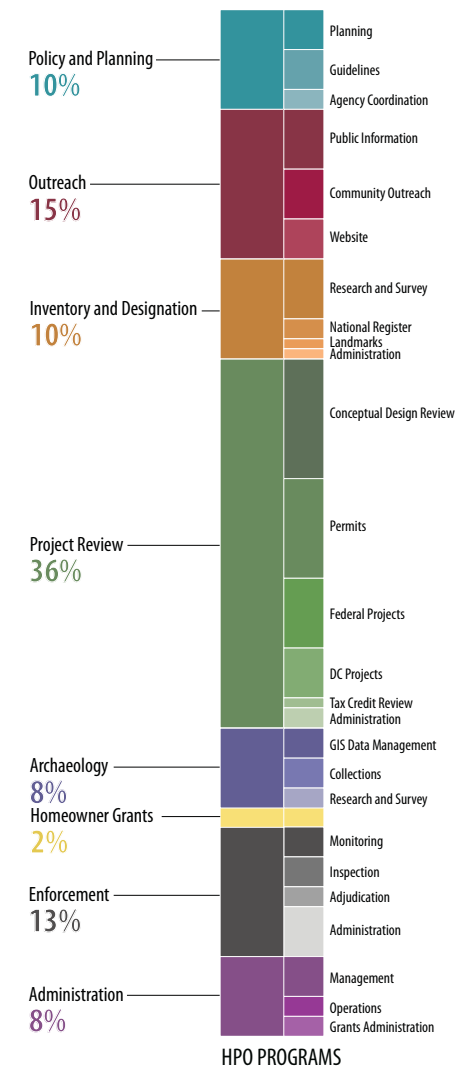
STAFF: 9 ESTABLISHED: 1979

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: 14 ESTABLISHED: 1979

DC Historic Preservation Office



US Commission of Fine Arts

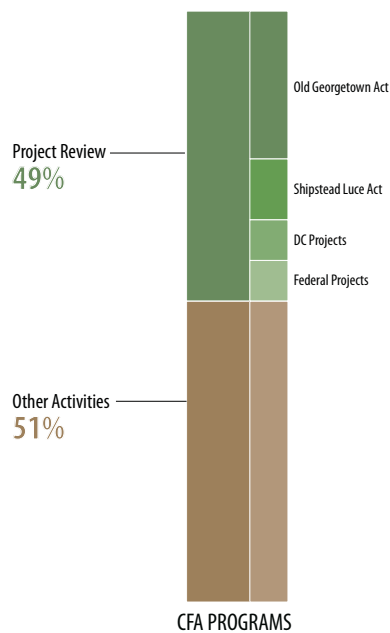


Gives expert advice to the President, Congress and the heads of departments and agencies of the Federal and District of Columbia governments on matters of design and aesthetics, as they affect the Federal interest and preserve the dignity of the nation's capital.

STAFF: 10 ESTABLISHED: 1910

cfa role in preservation

The Commission of Fine Arts continues its long tradition of involvement in protecting DC's historic heritage. Each year CFA reviews hundreds of government and private projects affecting historic property. CFA's Old Georgetown Board reviews most exterior construction in Georgetown, greatly easing the workload of the Historic Preservation Review Board and HPO staff.



Other Partner Agencies

DC Office of Planning



Guides development of the District, including the preservation and revitalization of our distinctive neighborhoods, by informing decisions, advancing strategic goals, encouraging the highest quality outcomes, and engaging all communities. HPO is part of OP, and OP's Director is the Mayor's Agent under DC preservation law.

STAFF: 59 ESTABLISHED: 1973

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: 39 ESTABLISHED: 1924

Advisory Council on Historic Preservation



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

STAFF: 38 ESTABLISHED: 1966

National Advocacy Organizations

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 Trust for Historic Preservation



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

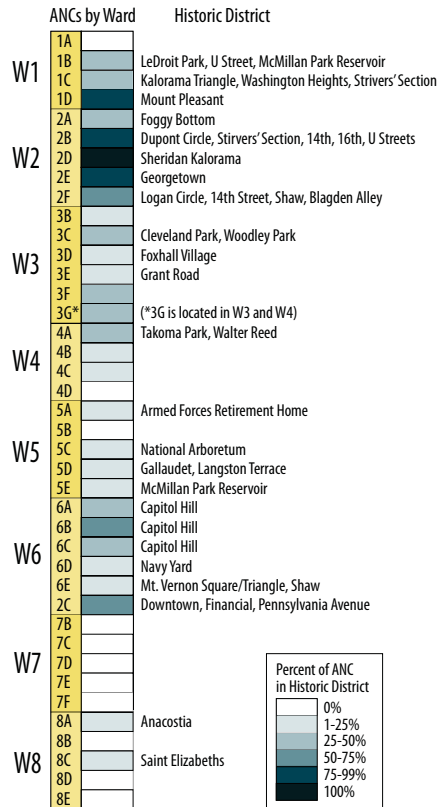
Preservation Action



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

6 Committed volunteer organizations

Government programs alone cannot accomplish the work of preservation. Their work relies on the support and advice of elected community representatives and the city's many preservation advocates in non-profit and volunteer organizations. These are the groups and individuals who envision educational programs, research landmark applications, and build a network of support for preservation across the city. 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 our community.



Advisory Neighborhood Commissions

ANCs advise the District government on matters of public policy including decisions regarding planning, streets, recreation, social services programs, health, safety, and sanitation in that neighborhood commission area. ANC Commissioners are elected to a two-year term and serve as a volunteer representing approximately 2000 residents.

Citywide Partnership Organizations

DC Preservation League



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

STAFF: **2** ESTABLISHED: **1971**

Cultural Tourism DC



Develops, delivers, and celebrates experiences that are authentic to DC; and serves as a leading advocate and broker of local, national, and international culture and heritage.

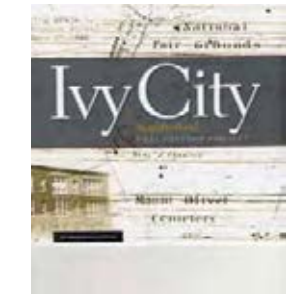
STAFF: **15** ESTABLISHED: **1966**

Humanities Council



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

STAFF: **8** ESTABLISHED: **1980**



Local Volunteer Organizations

- American Institute of Architects, Washington Chapter
- Art Deco Society of Washington
- Association for Preservation Technology, Washington Chapter
- Citizens Planning Coalition
- Committee of 100 on the Federal City
- Historic Districts Coalition
- Historical Society of Washington, DC
- Society of Architectural Historians, Latrobe Chapter
- Washington Architectural Foundation

Neighborhood Organizations

- Historic Anacostia Block Association
- 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 Mount Pleasant
- Historic Takoma
- Kalorama Citizens Association
- LeDroit Park Civic Association
- Logan Circle Community Association
- Sheridan-Kalorama Historical Association
- 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

- Dumbarton Oaks Conservancy
- Restore Massachusetts Avenue
- Rosedale Conservancy
- Tregaron Conservancy
- Trust for the National Mall

Main Street Programs

- Barracks Row, Congress Heights, Deanwood, Dupont Circle
- Georgia Avenue, H Street NE, North Capital Street, Shaw
- Main Street

citywide partnership organizations by the numbers to date

Cultural Tourism DC **14** NEIGHBORHOOD HERITAGE TRAILS

Cultural Tourism DC **100** AFRICAN-AMERICAN HERITAGE TRAIL MARKED SITES

Humanities Council **78** COMMUNITY HERITAGE PROJECTS

DC Preservation League **200+** LANDMARK NOMINATIONS

7 Supportive developers and property owners

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 professional 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 are engaged in faithful preservation, and hundreds of professionals commit their talents and energies to the cause.



Union Station, surveying ceiling damage
7th Street NW
O and P Street restoration
Project Kick-off
39th Annual DC Studies Conference

8 Exemplary preservation and revitalization

The results of Washington's many advantages and commitment to preservation can be seen throughout the city, in restored monuments and rejuvenated landscapes, a vibrant historic downtown pulsating with crowds on weekday nights, and block after block of lovingly maintained homes in neighborhoods throughout the city.

Historic preservation in Washington is a system that does not lose sight of achieves positive results—to the lasting benefit of the District of Columbia, its residents, and the future of our heritage.



Peirce Mill, construction of new flume
 Peirce Mill, installation of new wheel
 Arts & Industries Building restoration

A
 B
 C



C

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What we heard from our constituents

In listening to our constituents talk about preservation, we heard a lot that helped in the preparation of this plan. Chapter 1 describes how we sought out community views about the challenges we face.

We were gratified to hear a consistent appreciation of Washington's historic environment, and widespread support for the District's historic preservation programs. But we also heard complaints about what isn't working, and constructive criticisms about how we might address concerns in a way that benefits both current citizens and our legacy for the future. And we continue to welcome feedback at any time—to submit your views, see the Resources section in Chapter 7.

Limited financial and human resources

All activities operate within resource constraints, and preservation is no different. As a city, Washington must deal with the structural and resource constraints of its unique political status. While the city is growing and diversifying its economy, it does not have the deep pockets and corporate presence that have allowed some cities to develop a long tradition of public philanthropy.

Non-profit leaders and volunteer organizations face a constant struggle for adequate resources to run their programs. Some worry about future membership, or how to organize and operate effectively to support their missions. Historic Preservation Office resources have been stable, but suffered from two staff departures—in lean budget years, leading to year-long rehiring delays. Vacancies also reduced the Historic Preservation Review Board's capacity until a full slate was reappointed in 2102.

Inadequate communications and information

The internet has transformed expectations about access to information, and there were many complaints about not having enough of it. Ineffective communication was also seen as a problem.

Observers cited poor communications among community groups and residents, between government and ANCs, and among government agencies. Another frustration is not having ready access to information about how the preservation process works. The cumbersome HPO website and lack of interactive web resources—with photographs and more detailed material—were cited as specific deficiencies. So was lack of access to archaeological artifacts for study,

More design guidelines and information about the practical impact of being in a historic district were frequent requests.

Poor understanding of preservation

Many people said that inadequate communications have led to a lack of understanding about preservation in some communities, or a misunderstanding of how the process works at a practical level. Promoting awareness of neighborhood history was seen as a first step, and there were calls for basic community education on “what is preservation.” For areas already designated or considering designation, many felt that more information on the practical “how to” would be helpful. There was a general feeling that public attitudes about preservation were being formed on the basis of wrong information, or through misunderstanding for lack of access to information.

Negative attitudes about preservation

While acknowledging there is much appreciation of the city's heritage, most observers admitted that there are negative attitudes about historic preservation, especially in some DC communities. One speaker was blunt: preservation has a perception problem.



The most pessimistic assessment was that preservation seems arbitrary, elitist, and stuck in a rut—concentrated on a few core neighborhoods and constrained by the same old processes. One person observed that a lot of people are scared of preservation, especially East of the River. Another pointed out a general perception that the review process is seen as impediment for individual homeowners. There are surely many causes of negative attitudes, but

whether formed by firm conviction, bad press, or listserve banter, the consensus was that they make it hard for preservation advocates to convey a convincing message.

Opposition to historic districts

The link between negative perceptions and opposition to historic districts has been obvious to all. The failure of recent proposals for historic districts in Barney Circle, Chevy Chase, and Lanier Heights was cited repeatedly.

Threatened resources

We heard much about the threat to historic resources where protections do not exist. Subsequent events have substantiated those fears. Tear-downs continue unabated as shown by HPO's email notices of raze applications. In Lanier Heights, a last-ditch attempt at historic landmark designation failed to forestall demolition of one of the neighborhood's oldest houses, which would have been protected by the proposed historic district.

Insensitive development

Many complained that the city lacks tools to control matter-of-right development, leaving communities without a voice when faced with insensitive proposals. “Pop-ups” and out-of-place buildings were cited as more common and troublesome. Barney Circle has seen its first modest example, and Chevy Chase now confronts an all-glass apartment block planned for the neighborhood's largest open lot.

Need for new tools

Many people felt that a wider range of preservation options are needed, including tools beyond historic district designation. Some suggested that we should designate small, interested areas as a first step to larger historic districts. The need for DC historic tax credits or other financial incentives was cited frequently, as were stronger tools to address vacant properties and demolition by neglect.

Need for better services

Identifying a wish list is usually easy, and we heard no shortage of ideas. Stronger enforcement topped some

lists, as did better access to information, stronger advocacy, or marking and interpretation of historic sites. Public education was a constant theme, whether about local history, as a means to engage children and youth, or to prepare workers for jobs in rehabilitation trades. Some said more historic resource surveys were needed, and others felt that some neighborhoods or property types were not getting enough attention: outlying areas, modernism, landscapes and vistas, cemeteries, archaeological heritage, and cultural artifacts were all given as examples.



Preservation program enhancements

Many of these public comments reinforce conclusions that we have begun to reach internally about challenges facing the DC Historic Preservation Office and Historic Preservation Review Board specifically.

We see a need to establish a stronger basis for making and explaining determinations about compatible changes to historic properties. We understand that communications should improve. We recognize that more timely and transparent identification of eligible historic properties would benefit the community at large.

We also believe it is important to promote thoughtful strategies for dealing with architectural modernism as part of the city's historic legacy. Renewal of modernist buildings and neighborhoods will continue, presenting both challenges and opportunities to enrich our heritage. Some of these initiatives have already begun, and are addressed in the next chapter along with new ideas for the entire preservation community.



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goals, objectives and actions



Recognizing historic resources

The thirteen goals in this chapter are designed to address the historic preservation challenges the District now faces. For each goal, there is a major objective followed by suggested actions that a wide range of players can take to help achieve the objective. Priority actions are indicated by ●.

A1 Complete the city survey

Without awareness of the history around us, communities will be unable to appreciate its value or plan for its preservation. The first step toward understanding is to identify the heritage we enjoy.

More than 100,000 buildings in the District are now documented in historic resource surveys. Comprehensive photographic records of the city are also available on both commercial and government websites. This vast archive can be used by everyone from scholars doing research to residents just curious about their homes.

OBJECTIVE

Complete a comprehensive source of basic historical information on all of the city's buildings.

ACTIONS

HPO and preservation partners should:

- Organize and prioritize survey efforts according to the potential for identifying historic resources, planning and development considerations, and research efficiency.
- • Document all primary buildings in DC's historic districts, with data sufficient to evaluate their relative significance.
- Conduct a phased alley survey to identify and document alley resources including dwellings, service buildings, and other structures.
- • Complete a comprehensive evaluation of the city's oldest buildings.
- Survey the outlying parts of the city—the area originally known as Washington County—to identify rare farmhouses and country homes.
- Survey and evaluate architectural heritage between 30 and 50 years old.



A Burrows Farmhouse, Verplank Street, NW
 B Naylor Court alley building, NW
 C Porch fronts, ???Location?

A2 Introduce history in new ways

The course of history can be traced in a multitude of places that reveal it. The DC Inventory of Historic Sites is the city's official record of those places, now designated as historic landmarks and historic districts.

The significance of these places is explained in a document available in print and on the HPO website. This compilation is an important pathway to appreciating our heritage, but the stories it tells could be made more vivid and understandable. They could also be tied more directly to neighborhood history, so that residents become engaged in the heritage closest to home.

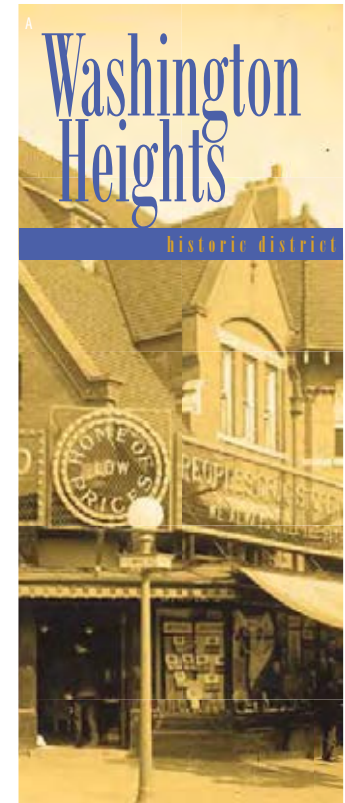
OBJECTIVE

Present DC history in more engaging and accessible formats, such as illustrated brochures, an interactive web version of the DC Inventory, and ward heritage guides.

ACTIONS

Researchers, scholars, archivists, HPO, and preservation partners should:

- Distribute engaging information to a wide audience using both traditional and new media.
- Publicize the designation of historic landmarks and districts through press releases, downloadable flyers, and other means.
- • Create an interactive website for the DC Inventory that promotes convenient public access and encourages exploration of the images and information.
- Expand the website with new information, images, and features as production capacity grows.
- Add to the series of illustrated brochures on each of the city's historic districts, and expand it to include more thematic topics.
- • Work together to prepare a Community Heritage Guide for each of DC's wards.
- Develop new volumes on DC neighborhoods and local history in the series of popular books printed by Arcadia Publishing and the History Press.



A Historic District brochure
 B "Art on Call" installation

A3 Map what's important

Online maps are increasingly becoming a primary tool for distributing public information in a visual format. Maps can turn tedious data into visible information.

Boundary maps of the District's designated historic properties are available, but the citywide map is outdated and out of print. Much better informational and analytical maps would open new perspectives on the city's heritage of buildings, landscapes, archaeological sites, and places of cultural importance.

OBJECTIVE

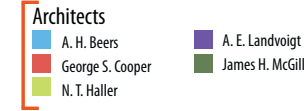
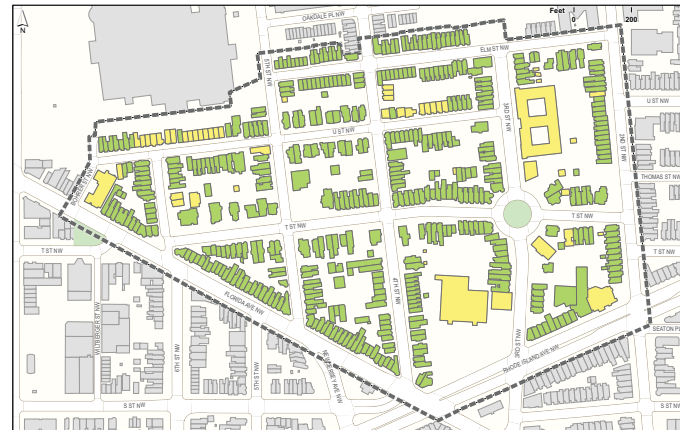
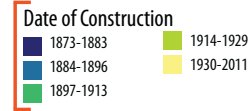
Make maps with all types of analytical information about historic properties routinely available to professionals and the public, using the District's geographic information system (GIS).

ACTIONS

HPO and preservation partners should:

- Produce a new citywide map showing historic landmarks and districts.
- Add new data to support GIS as an indispensable tool for locating potential archaeological sites.
- Engage GIS professionals to convert the massive existing survey databases into a map-ready format.
- Make GIS the primary tool to store and manage the data produced in completing the city survey.
- Produce a series of ready-made analytical maps for each of the city's historic districts showing various building attributes.
- Produce a sequence of maps for each ward to show how DC communities developed.
- Map all properties eligible for historic designation within the original L'Enfant Plan city boundaries.

LeDroit Park Historic District



Promoting appreciation of our history

B1 Tell community stories across the city

Residents all across the District have stories about people and places they find significant to their lives. The Humanities Council of Washington DC and HPO are engaged in recording these stories. Cultural Tourism DC has made walking and biking trails a new way to rediscover our community heritage. Other preservation groups both large and small host lectures, house tours, archaeology days, and other events.

The best way to showcase local history can be through collaboration. The 2012 DC Historical Studies Conference, for example, had eleven sponsors including smaller groups like the Association of Oldest Inhabitants, Sumner School Museum and Archives, Friends of Washingtoniana Division, H-DC Washington DC History, Moorland-Spingarn Research Center, and Rainbow History Project. We should use this teamwork as a model for engaging DC residents.

OBJECTIVE

Strengthen partnerships that promote local history, and grass-roots heritage projects in DC communities.

ACTIONS

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

- Engage the public in interactive programs on DC history, heritage, and preservation.
- Increase financial support for non-profit history and heritage programs that have proven their effectiveness.
- Publicize and promote tours, conferences, and other events in emails, website links, community libraries, and other announcements.
- Create a Women's History Trail using existing models or an innovative new one.
- Link recreational and neighborhood heritage trails through coordinated guides and physical connections.
- Develop a program for mobile phone apps or interpretive markers for DC historic landmarks.



A Neighborhood Heritage Trail sign
B Humanities Council website

B2 Speak out about preservation

Preservation works best when communities participate in it actively. The more volunteers and professionals become involved, the greater the need for a community preservation forum to exchange ideas, perspectives, and expertise.

Preservation advocates and neighborhood preservation organizations also play a vital role in influencing policy and opinion. But in recent years, preservation advocacy has not kept pace with the proliferation of new media: blogs and listserves now grab people's attention. Preservationists need to make their voices heard more clearly in this new dialogue.

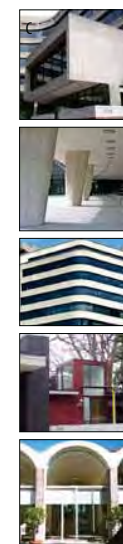
OBJECTIVE

Strengthen mutual support systems needed for an effective community voice for preservation, and use that voice to advocate for preservation in all modes of public dialogue.

ACTIONS

DC preservation advocates and activists, with the support of professionals and non-profit organizations, should:

- Establish an information network with many voices: activists, bloggers, journalists, educators, community leaders, and more.
- Revitalize the Historic Districts Coalition as a collective voice for residents across the city, and a mentor for new community preservation groups.
- Respond to online misinformation with accurate and persuasive reasoning about the benefits of preservation.
- Voice neighborhood concerns about preservation and related community development issues to DC policymakers.
- Write about preservation success stories for blogs, newspapers, and magazines.
- Establish and develop an advocacy group for DC Modernism.



MODERNISM IN WASHINGTON

A Community Heritage Guide
B Community Planning Meeting
C Modernism Brochure

B3 Make archaeology visible

Washington's landscape has been a place of human occupation for thousands of years, and the physical evidence of this history is a fascinating and important part of the District's heritage. Unfortunately, archaeological artifacts too easily go unnoticed when they are underground or conserved in collections.

DC needs to take better care of its archaeological inheritance. There has been substantial progress toward making the wealth of DC archaeology more accessible, more routinely investigated, and better understood as a public resource, but much more needs to be done.

OBJECTIVE

Establish a DC archaeological curation facility that makes collections available for research and public enjoyment.

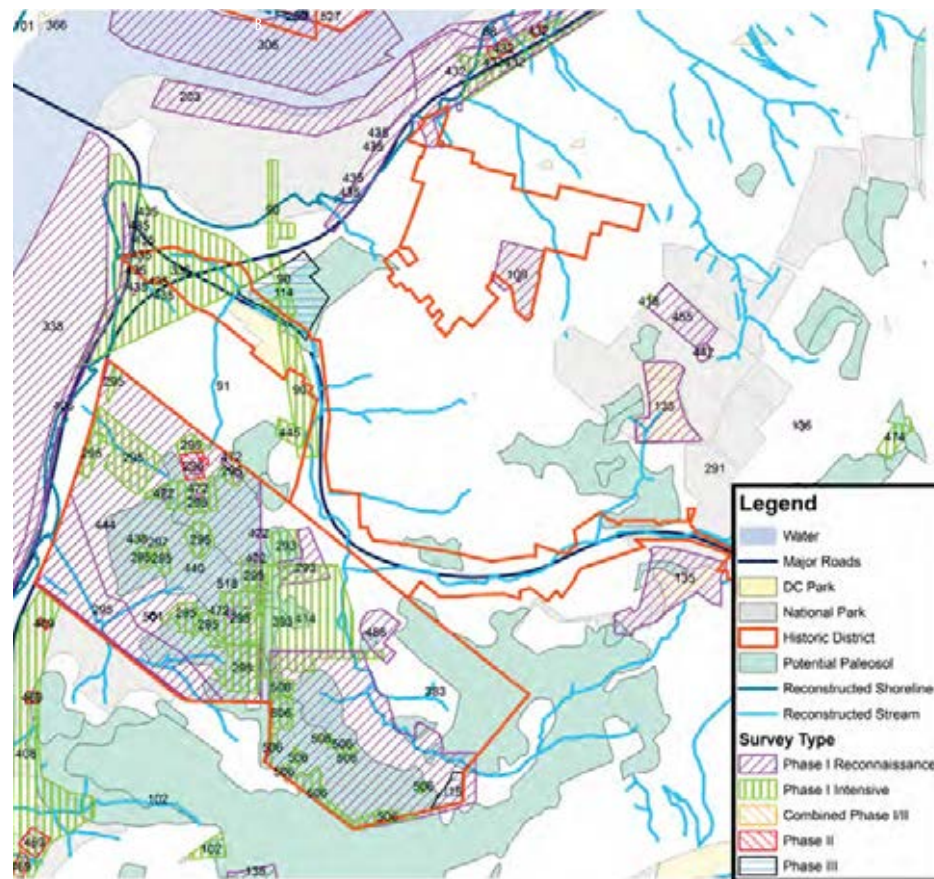
ACTIONS

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

- Finish preparing all DC archaeological collections for curation according to national professional standards.
- Complete the recordation of data on all DC artifact collections using the PastPerfect software system.
- Produce online exhibits of artifacts from DC collections.
- Evaluate best practices for state and local archaeological collections management.
- Develop a curation facility plan suited to the DC context in collaboration with peer group advisers.
- Identify potential sites, co-sponsoring organizations, and sources of funding for a curation facility.
- Open an archaeological curation facility for the protection and study of DC artifacts.



A Taking fabric and tissue samples for analysis of Iron Coffin discovered at 1465 Columbia Road
 B Archaeology Day
 C Past Perfect - DC Archaeological Collections website



the three phases of archaeological investigation

Phase I – Site Identification
 Archaeologists dig small test pits and do surface walk-overs to locate promising areas and find sites.

Phase II– Site Identification
 Archaeologists test sites by digging test units to determine the size and to assess the significance of the site.

Phase III – Data Recovery
 Archaeologists dig larger units to sample and salvage portions of a significant site before it is destroyed.

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Protecting historic properties

C1 Make designations more predictable

DC'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, preservation advocates, and the city at large. Anticipating likely designations is essential if preservation and economic development are to remain coordinated as the city grows.

Ample information exists to identify many properties eligible for designation. While perspectives will always be evolving on the record of history, priorities for designation should emphasize the properties that are highly significant or most likely to be at risk.

OBJECTIVE

Complete designations in the heart of the city and in other key areas, following an understandable designation plan and established priorities.

ACTIONS

HPRB, HPO, community leaders, planning officials, and property owners should:

- Evaluate properties for historic designation on the basis of clear criteria, relevant survey data and research.
- Establish designation priorities for government agencies, community groups, and preservation organizations.
- Identify community priorities for designation in the process of preparing Ward Heritage Guides.
- Identify potential historic properties through determinations of eligibility under the preservation review process for federal and DC government projects.
- Publicize the risk of loss or deterioration of significant properties through advocacy mechanisms like an annual Most Endangered Places listing.
- Complete historic landmark and historic district designations in the old downtown.



A Friendship Arch, Chinatown
 B Engine Company 19, Randle Highlands neighborhood
 C Architectural detail, U Street

C2 Communicate more clearly

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

The government's rules for the preservation process should be understandable and easily obtained. Information on the implications of historic designation should be presented in a straightforward way. But HPO's website is confusing and some of its informational materials are outdated and inadequate. Progress has been made to improve design guidelines, but more work needs to be done.

OBJECTIVE

Develop more useful and more comprehensive public information materials and illustrated guidelines for the historic preservation review process.

ACTIONS

HPRB, HPO, and technical advisors, working with community partners should:

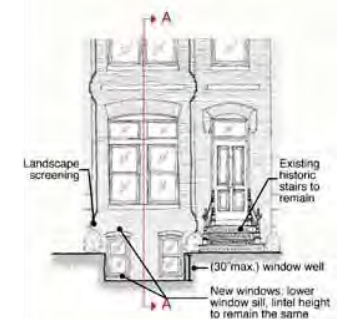
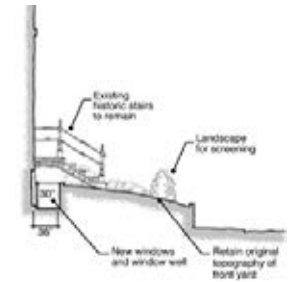
- Issue more detailed guidelines on additions to residential properties.
- Develop guidelines that address the different issues and sensitivities of specific neighborhoods or historic districts.
- Develop guidelines specific to particular sites, such as campuses or key historic landmarks.
- Identify the inherent differences among various types of buildings through analysis of survey data and GIS maps.
- Consider different building types and the relative significance of properties in developing guidelines suitable to a variety of existing conditions.
- Improve the HPO website using the new DC platform standards.
- Update and improve HPO informational materials so that they cover a full range of topics in a user-friendly manner.



WINDOW REPAIR AND REPLACEMENT PRESERVATION AND DESIGN GUIDELINES



D.C. HISTORIC PRESERVATION REVIEW BOARD



C3 Act before it's too late

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 remedy for this kind of needless destruction and disfigurement is to take preventive action before the damage is irreversible. Stronger enforcement and new tools are needed if we are to protect the quality of life that DC residents treasure so highly.

OBJECTIVE

Strengthen enforcement and seek better tools to combat destructive development and promote development that enhances the city.

ACTIONS

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

- Work together to identify deteriorated historic properties, illegal construction, and other community enforcement concerns.
- Coordinate enforcement efforts by DC agencies, using the most effective enforcement methods to achieve compliance.
- Bring properties on the city's list of vacant, blighted, and deteriorated properties into compliance through enforcement of property maintenance codes and standards.
- Adopt fine schedules and other regulations needed to enforce the property maintenance provisions of the DC preservation law.
- Pursue the most severe cases of demolition by neglect using all available legal authorities, including court action if necessary.
- Highlight DC enforcement programs by publicizing success stories.
- Make the system for reporting property deterioration, and tracking progress more transparent for the public.
- Investigate tools to discourage overscaled and incompatible development that disfigures the character of neighborhoods.



A 8th and C Street NE, Before and Restored
 B 430 10th Street NE, Before and Restored
 C 3324 18th Street NW, Before and Restored

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Planning for our heritage

D1 Practice sustainable urbanism

Preservation represents the best of environmentally responsible urbanism. Reinvestment in the city's existing building stock, public transportation systems, and neighborhood Main Streets helps to conserve renewable resources and the fabric of our communities. Sustainable urbanism also supports economic growth: adapted buildings mean both resources saved and jobs created.

By promoting this message and living by its principles, we can strengthen the case for protecting our heritage.

OBJECTIVE

Make a stronger case for the connection between preservation, sustainability, and economic growth, and adopt supportive public incentives.

ACTIONS

Architects, planners, environmentalists, sustainability advocates, preservationists, developers, public officials, and property owners should:

- Implement transit-oriented and walkable development principles through reinvestment in historic buildings, planning, zoning strategies, and sustainable development regulations.
- Develop sustainability guidelines to educate residents about the resource investment in historic buildings, and ways to adapt them as energy-efficient, renewable resources.
- Publicize the sustainability benefits of preservation on websites and through award presentations, publications, educational programs, and professional networks.
- Invest in the restoration, revitalization, and enhancement of landmark transportation facilities like Union Station and Metro.
- Create amazing architectural spaces for new uses in DC's industrial buildings.
- Adopt financial incentives to help revitalize DC's Main Streets as vibrant retail centers.



A Capital Bike Share Station
B The Lumber Shed, 301 Water Street SE, before and proposed rendering of adaptive reuse

D2 Strengthen government partnerships

Government is a major steward of historic property, and effective working relationships among government agencies are critical to the success of the preservation projects that businesses, residents, and communities rely on. Preservation reviews have long been mandatory for federal projects, and in 2006 the District adopted a similar requirement to consider effects on potential historic properties before undertaking local public projects. Key federal and District agencies are joining forces to streamline preservation reviews and strengthen public coordination, but improvements can still be made.

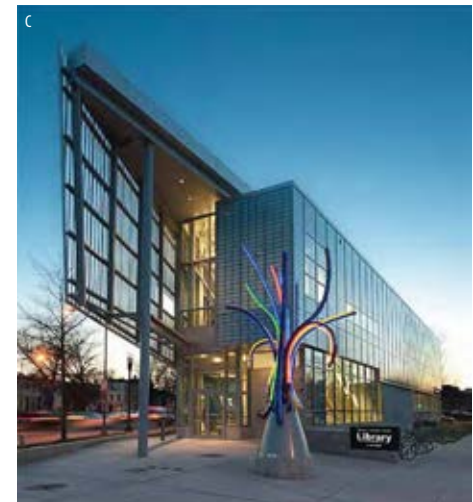
OBJECTIVE

Improve inter-agency communication and cooperation so that the full benefit of coordinated preservation and facilities planning accrues to all public projects.

ACTIONS

Federal and DC government agencies, in cooperation with the SHPO, CFA, other reviewing agencies, and interested public parties should:

- Work cooperatively to evaluate all properties under their stewardship, and to identify potential historic buildings, landscapes, and archaeological sites.
- Rely on historic resource surveys and the expertise of the SHPO and preservation professionals to inform sound capital facilities planning.
- Update older historic resource surveys of government properties.
- Complete a list of DC government properties eligible for designation.
- Discuss preservation concerns routinely as early as possible in the planning process, before project designs are developed.
- Coordinate closely on preservation planning for DC public facilities like schools, libraries, fire stations, and recreation centers.
- Ensure that agency managers are familiar with historic preservation review requirements and procedures.



A Takoma Park Library
B Martin Luther King, Jr. Library
C Watha T. Daniel / Shaw Library

D3 Plan ahead for campus growth

From Southeast to Northwest, every part of the District is endowed with historic campuses—most laid out for educational institutions, hospitals, military installations, or national religious centers. These are some of our finest historic environments, and they are rich in history even if they lack official recognition.

As new development and new users arrive on these campuses, preservation routinely arises as a factor whether anticipated or not. Prudent planning should assess historic features before development plans are formulated. It will protect campus heritage and promote efforts to meet both institutional and community goals.

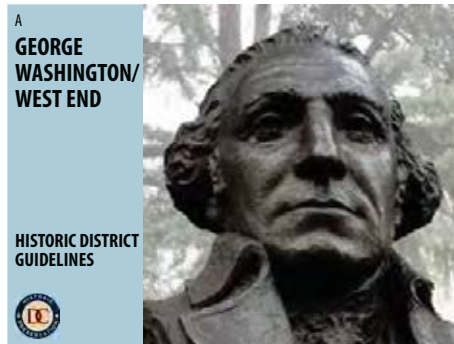
OBJECTIVE

Promote awareness of DC's heritage of historic campuses, and make historic preservation an essential component of campus planning.

ACTIONS

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

- Identify campus historic resources and consider them routinely in campus planning efforts.
- Provide information about historic heritage on campus websites, and promote historic properties as important assets in the campus experience.
- Adopt new zoning standards that require historic preservation components of campus master plans.
- Achieve exemplary historic preservation standards as development proceeds on major government campuses like Saint Elizabeths, Walter Reed, McMillan Reservoir, and Hill East.
- Sponsor and support designation of significant campus buildings, landscapes, and archaeological sites that contribute to the city's heritage.



A George Washington University Historic District Guidelines
 B George Washington University residence hall project
 C George Washington University University Yard

D4 Invest in affordability

Washington is fortunate in its vast resource of usable older buildings. Neighborhoods thrive where this fabric is intact and in use. Yet hundreds of buildings are decaying or outmoded even as they are most critically needed.

The federal tax credit has helped spur the renovation of more than 1,500 affordable DC homes over the past ten years, but other jurisdictions leverage even better results with supplemental local support. The District's financial incentives for reinvestment in historic buildings are few—the successful historic homeowner grant program is one—and we lag behind comparable jurisdictions both locally and nationally.

OBJECTIVE

Enact a local financial incentive to help repair our older buildings as affordable housing for residents and small businesses.

ACTIONS

- Political leaders, planners, government housing officials, and partners in affordable housing, working in coordination with HPO and HPRB, should:
- Adopt a local financial incentive to support the adaptation of historic buildings for affordable housing.
 - Refine selection criteria and streamline procedures for DC housing support programs so as to encourage the adaptation of older apartment buildings for affordable housing.
 - Simplify the use of federal rehabilitation tax credits by selective National Register listing of non-designated DC neighborhoods with a substantial number of older apartment buildings and potential workforce housing.
 - Extend the historic homeowner grant program as a permanent means to help struggling homeowners and strengthen pride in historic DC neighborhoods.
 - Help small businesses to revitalize DC Main Streets by establishing a tax abatement program or other financial incentive.



A Fort View Apartments
 B Webster Gardens
 C Hubbard Place (The Cavalier)

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Taking action together

In thinking about what we heard from our constituents, we realized that our challenges are interrelated, one leading to another in what can be seen as a self-perpetuating cycle. How can we break that cycle?

Some of our challenges are relatively easy to address with the actions that we are proposing in this plan. Better design guidelines can be written, communications can be improved, and getting information can be made easier. We can meet these challenges directly.

Other challenges are harder to address. With successful advocacy, we may be able to create a few critical investments in the future. The DC revenue picture is improving, but the city's needs are great and we cannot realistically expect a major increase in everyday resources in preservation in the next four years. Both government and non-profit programs will still face limited budget dollars, especially from federal sources. And a new crop of preservation volunteers will not suddenly appear.

Since we will not be able to do everything, we must plan strategically for what we can accomplish. Our harder challenges cannot be met directly, but only indirectly. We cannot stop demolition of buildings or ugly development, but we can influence the conditions that promote them. We cannot change perceptions overnight, but we can equip ourselves to respond.

Negative perceptions about historic preservation and attitudes to historic districts are symptoms caused by underlying problems. The way to change them is by addressing the problems, and that we can do, working together as One City.



Tasks for Everyone

WHAT WE CAN DO

The Historic Preservation Review Board and Historic Preservation Office will take the lead in many of the actions proposed in this plan. Here is what we can do:

- Improve our communications
- Create a more informative website
- Explain our procedures more clearly
- Issue more helpful guidelines
- Strengthen our enforcement efforts
- Identify eligible properties faster
- Give more support to our fellow agencies
- Plan more systematically
- Help build consensus
- Recognize achievement

WHAT YOU CAN DO

While we can lead, everyone in the city should take part in the preservation of our cultural heritage. Here is only some of what you can do:

Political Leaders

- Enact a rehabilitation credit for affordable housing
- Create incentives for DC historic main streets

Agencies

- Get the SHPO to help identify historic properties
- Engage OP in a facilities planning effort

Federal Agencies

- Partner with the SHPO to streamline procedures

Planners

- Put preservation to work as a revitalization strategy
- Make zoning more preservation-friendly

Advisory Neighborhood Commissions

- Tell us what your preservation priorities are
- Start a planning and land use committee

Non-Profit Organizations

- Extend your reach with a network of websites
- Take on a new partnership project

Historical Societies

- Produce a brochure with a DC heritage grant
- Do an exhibit with your community library

Neighborhood Activists

- Photograph your community treasures
- Reinvigorate the Historic Districts Coalition

Journalists

- Write a story about a successful rehab project
- Interview a local preservationist

Bloggers and Tweeters

- Speak out for respecting our heritage
- Start challenging preconceptions

Preservationists

- Don't oppose change—help guide it
- Make preservation a tool for smart growth

Smart Growth Advocates

- Embrace preservation as a revitalization strategy
- Do a vision plan with a preservation group

Sustainability Experts

- Help make the case: the greenest building is already built

Environmentalists

- Replant the green canopy on a historic street
- Join a conservancy and help restore a park

Landscape Architects

- Create an agenda of landscapes to preserve

Developers

- Make preservation a part of due diligence
- Take advantage of the federal tax credits

Business Groups

- Market preservation as an asset, not a constraint
- Keep publishing great photos of historic streetscapes

Small Businesses

- Apply for a storefront rehabilitation grant
- Join forces with a Main Street organization

Architects

- Make the District Architecture Center a provocative new forum
- Help a small business to restore a storefront

Architectural Historians

- Form an advocacy group for modernism
- Sign up to guide a local walking tour

Historians

- Share your insights at a local history conference

Archaeologists

- Promote archaeology day
- Advocate for a curation facility

Religious Congregations

- Preserve and share your historical archives
- Write a history of your congregation and building

Universities

- Promote your campus heritage
- Start working on a campus preservation plan

Schoolteachers

- Be creative with a Humanities Council grant
- Schedule an archaeologist with a teaching trunk

DC High Schools

- Engage students in a community planning project

College Students

- Do an internship with a local non-profit, OP, or HPO
- Write a landmark nomination for a DC building

Homeowners

- Get advice from an HPO staffer

Moms and Dads

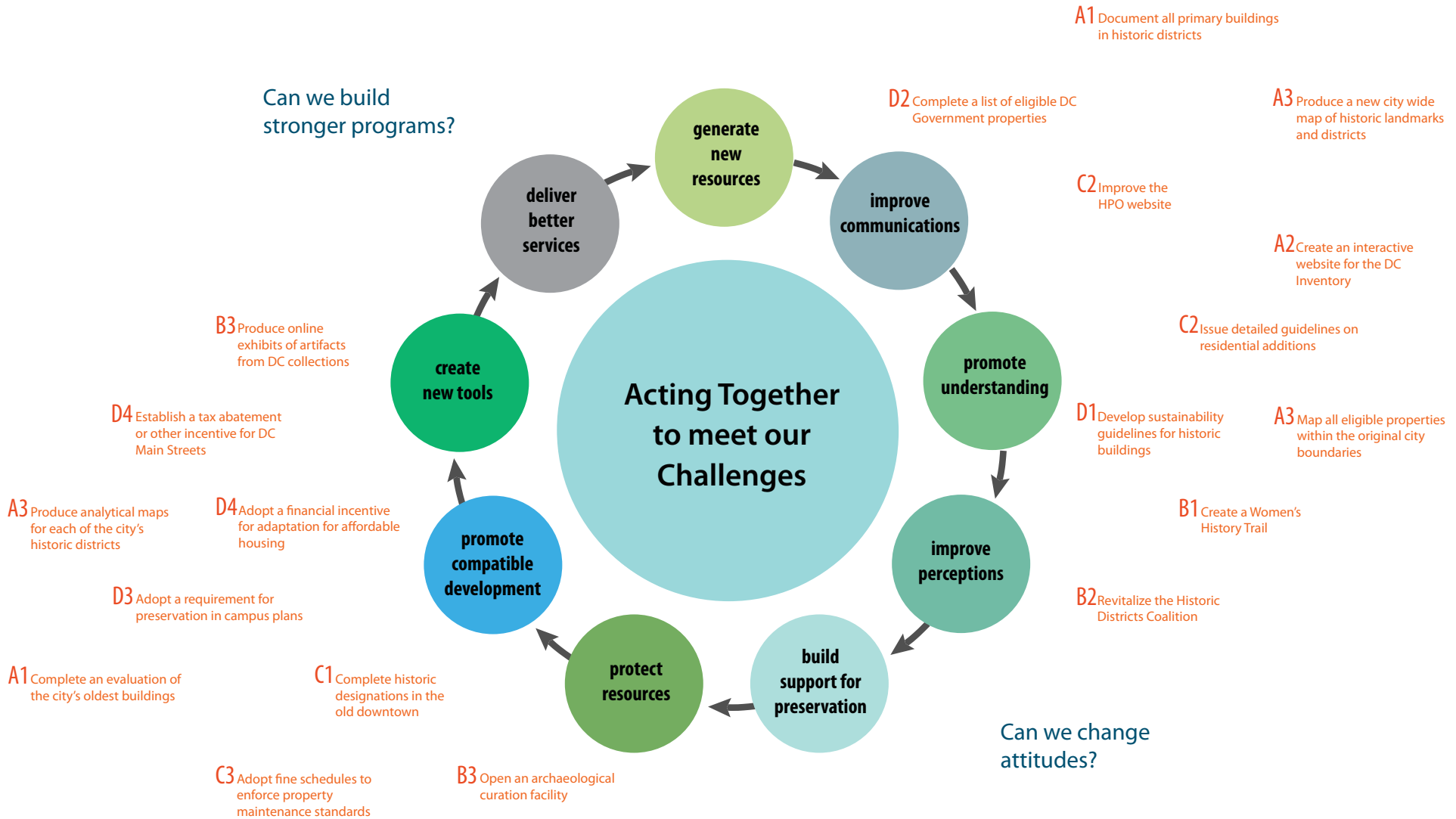
- Go on a heritage trail for a Sunday bike ride
- Take your kids to Archaeology Day

DC Residents

- Think beyond your personal interests
- Support what we share as a historic community

Can we build stronger programs?

Can we change attitudes?



DRAFT



Four years past and four years ahead

How well have we done in implementing the goals of the DC Comprehensive Plan? What about the 2008-2012 Historic Preservation Plan? In this chapter we measure our collective progress over the last four years in carrying out the specific policies and actions recommended in those plans.

Because the two plans were developed simultaneously, their policies and major actions are nearly identical. Those listed only in the Preservation Plan (or listed in a different order) are shown with their corresponding numbering in parentheses. We list accomplishments from roughly October 2009 to September 2012, and show how our 2016 goals address the Comprehensive Plan. We will continue to use this chart to measure accomplishments in the years ahead.

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
HP-1.1	Defining Historic Significance				
HP-1.1.1		The City's Historic Image	Recognize the historic image of the national capital as part of the city's birthright. After two centuries of growth, the original vision of the city remains strong and remarkable in an increasingly homogenous global world. Over the years this fundamental character has been protected by local and national laws and policies. It must remain inviolate.	Washington's historic image remained strong during the past four years as the city grew in population and diversified economically. The importance of protecting the city's fundamental historic character was widely discussed and acknowledged in public dialogue about the city's future.	All of the Plan's goals are designed to work toward implementation of the Comprehensive Plan: A Recognizing historic resources B Promoting appreciation of our history C Protecting historic properties D Planning for our heritage
HP-1.1.2		Defining Significance Broadly	Adopt an encompassing approach to historic significance. Recognize the city's social history as well as its architectural history, its neighborhoods as well as its individual buildings, its natural landscape as well as its built environment, its characteristic as well as its exceptional, and its archaeology as well as its living history.	Washington's physical environment and social history were appreciated as inseparable parts of the city's heritage, whether in the context of rehabilitating landmarks or recognizing historic districts. Washington's legacy of urban design and civic landscapes was documented, debated, and protected in the planning for renewal of the city's infrastructure and campuses. Archaeological finds drew media attention and supported the work of historians and scholars. The unifying commonality of the city's collection of schools and firehouses grew as a source of civic pride, while the unique value of its main library became more apparent as fresh contemporary architecture replaced several uninspiring community libraries.	A2: Introduce history in new ways B1: Tell community stories across the city B2: Speak out about preservation B3: Make archaeology visible
HP-1.1.3		Cultural Inclusiveness	Celebrate a diversity of histories, tracing the many roots of our city and the many cultures that have shaped its development. A multitude of citizens both famous and ordinary wrote its history. Historic preservation should bear witness to the contributions of all these people.	Washington's diversity was promoted in both policy and practice. The DC Council, DC agencies, and public gave enthusiastic support to inclusive programs like the neighborhood heritage trails of Cultural Tourism DC, and the Community Heritage Project of the Humanities Council of Washington DC. These projects engaged citizens from Barry Farm to Deanwood to Pleasant Plains to Tenleytown in telling their own history. Products included produced trails and other works on African American neighborhoods, Muslim history in DC, and Latino cultural sites. OP's small area plan for Chinatown promoted the recognition of Chinese cultural heritage, and HPRB designated historic landmarks recognizing the lives of individuals like formerly enslaved minister James C. Dent and gay rights pioneer Franklin Kameny.	A2: Introduce history in new ways B1: Tell community stories across the city

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
HP-1.1.4		The Recent Past	Anticipate the need to preserve the record of our own time. Significant structures and settings from the modern era after the Second World War are the products and places of the recent past whose preservation will retell the story of our era for future generations. Evaluation of the recent past should not be colored by current fads or trends but should instead be judged by scholarly research and documentation after sufficient time has passed to develop an objective historical context.	Washington's Modernist legacy benefited from the scholarly framework provided by two comprehensive context studies, Growth, Efficiency and Modernism: GSA Buildings of the 1950s, 60s, and 70s and DC Modern. These studies informed persuasive evaluations of the initial federal embrace of Modernism, the designation of historic landmarks like I.M. Pei's Slayton House and Tiber Island, design guidelines for Mies van der Rohe's MLK Library, and evaluation of both the positive and negative aspects of Southwest urban renewal history. HPRB designated Sousa Junior High School, and the property was also renovated and listed as a National Historic Landmark. The Modernist Tiber Island complex in Southwest was also designated. Eligible modernist properties like the Kennedy Center, LBJ Department of Education Building, and Wilbur Wright Building were identified through the Section 106 process.	A1: Complete the city survey C1: Make designations more predictable
HP-1.2	Identifying Potential Historic Properties				
HP-1.2.1		Historic Resource Surveys	Identify properties meriting designation as historic landmarks and districts through a comprehensive program of thematic and area surveys that document every aspect of the prehistory and history of District of Columbia. Support these surveys with scholarly research and analytical tools to aid evaluation.	DC benefits from ample survey information including readily accessible photographic documentation from commercial services like Google and Bing, and a computer database that documents most buildings to a level sufficient for a preliminary evaluation of historic significance. In this context, the purpose of most DC surveys is to supplement existing data with evaluative research. Community sponsors completed surveys of Lanier Heights and Hill East, while HPO surveyed Meridian Hill and cemeteries. Research and evaluation of the Judiciary Square area, Chinatown, and downtown office buildings progressed, as did thematic surveys and analysis of alley buildings, outlying farmsteads and estates, and the origins of Tenleytown, Brightwood, and Deanwood.	A1: Complete the city survey A2: Introduce history in new ways A3: Map what's important C1: Make designations more predictable
HP-1.2.2		Survey Leadership	Undertake surveys directly, or provide professional guidance and financial support to assist government agencies and local communities in conducting their own historic resource surveys.	In addition to surveys, HPO completed in-house studies of cemetery history and the Meridian Hill area legacy of Mary Foote Henderson. HPO engaged scholars to research National Churches, DC Municipal Architects, and sites of African American history. New biographical directories of historic DC architects, builders, and developers now provide support for future survey and evaluation efforts. Through Section 106 review, the Vietnam Veterans Memorial Fund agreed to allocate \$100,000 for updating the cultural landscape inventory for the Lincoln Memorial Grounds.	A3: Map what's important D2: Strengthen government stewardship
HP-1.2.3		Coordinated Survey Plan	Organize surveys by historical theme or by neighborhood so that survey efforts proceed according to a logical plan with clear priorities.	HPO surveys followed two overarching priorities: completing designations downtown and concentrating on the earliest development in outlying neighborhoods. Other priorities included survey of threatened areas and under-represented resources like alley buildings, cemeteries, and modernism.	A1: Complete the city survey

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
HP-1.2.4		Inclusiveness of Surveys	Ensure that surveys seek out not just buildings, but all types of potential historic properties, including sites of cultural significance, historic landscapes, and archaeological resources.	<p>Many efforts targeted the cultural heritage sites that document the diversity of Washington. HPO's community outreach efforts, the DC Humanities Council's small grant awards, and Cultural Tourism DC's heritage trails all placed an emphasis on exploring under-represented aspects of history.</p> <p>HPO capacity for archaeological surveys was transformed through the use of GIS and digitization of existing data. Historic landscapes were documented in surveys of Saint Elizabeths and Walter Reed, a draft National Register nomination for Anacostia Park, and NPS cultural landscape inventories for the Washington Monument, DC War Memorial, Battleground National Cemetery, Fort Stevens, President's Park South, Roosevelt Island, Kenilworth Aquatic Gardens, Sherman Circle, and Washington Circle.</p>	<p>A2: Introduce history in new ways A3: Map what's important</p>
HP-1.2.5		Community Participation in Surveys	Encourage property owners, preservation organizations, Advisory Neighborhood Commissions, and community and neighborhood associations to participate in the survey process.	ANC 6-B and the Capitol Hill Restoration Society surveyed Hill East, and the Kalorama Citizens Association surveyed Lanier Heights, both using HPO funds. ANC 6-D surveyed Southwest parks, and ANC 1-A completed a survey and report on designated and potential landmarks within its boundaries.	<p>A2: Introduce history in new ways B2: Speak out about preservation</p>
	(1.3)		Develop and disseminate technical information to owners of historic property and community groups undertaking historic survey and designation efforts to assist them in their efforts.	Most surveys were undertaken by professionals, whose expertise limited the need for HPO technical guidance. HPO supported community efforts in Hill East and Lanier Heights through public outreach and explanation of the role of surveys in the designation process. HPO and Foxhall Village prepared design guidelines after its historic district designation, and HPO responded to requests for guidance from residents in Chevy Chase and Barney Circle after proposals for historic districts there did not advance.	A3: Map what's important
	HP-1.2-A	Establishment of Survey Priorities	Give priority to the survey of endangered resources and those located in active redevelopment areas. As factors in setting survey priorities, consider the surpassing significance of some properties, the under-representation of others among designated properties, and the responsibility of government to recognize its own historic properties.	Priorities for further research and evaluation emphasized endangered resources (downtown), gentrifying neighborhoods (Lanier Heights and Hill East), surpassing significance (Meridian Hill), under-representation (cemeteries and alley buildings), and rarity (early farmhouses and estates).	<p>A1: Complete the city survey C1: Make designations more predictable D2: Strengthen government stewardship</p>
	HP-1.2-B	Database of Building Permits	Continue the development of a computer database of information from the complete archive of 19th and 20th century District of Columbia building permits, and use this information as a foundation for survey efforts.	The initial phase of the computer archive is complete, with data on 145,000 buildings, of which 100,000 are confirmed extant. The database is available at MLK Library and the National Archives, and compiler Brian Kraft held 8 training sessions on use of the system for more than 170 attendees.	A1: Complete the city survey

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
	HP-1.2-C	Extensions of the Historic Plan of Washington	Complete the documentation and evaluation of the significant features of the historic Plan of the City of Washington, including added minor streets. Survey the extensions of the original street plan and the pattern of reservations throughout the District, and evaluate elements of the 1893 Permanent System of Highways for their historic potential.	A historic context study for the Permanent Highway System, and documentation of L'Enfant Plan minor streets were completed in 2009. The Section 106 MOA for the Eisenhower Memorial provides for \$50,000 in mitigation funds to complete the National Historic Landmark nomination for the Plan.	C1: Make designations more predictable
	HP-1.2-D	Survey of Existing Historic Districts	Complete comprehensive surveys of Anacostia, Capitol Hill, Cleveland Park, Georgetown, LeDroit Park, Takoma Park, and other historic districts where building-by-building information is incomplete.	HPO's building permit database provides substantial information on these historic districts. Further research and building-by-building documentation of LeDroit Park and Anacostia was completed in the initial phase of the GIS mapping project, and upcoming phases will address all other historic districts	A3: Map what's important
	HP-1.2-E	Updating Surveys	Evaluate completed surveys periodically to update information and to determine whether properties that did not appear significant at the time of the original survey should be reconsidered for designation.	The DC Preservation League updated its Downtown Survey (1979-80) with additional research on a potential expansion of the Downtown Historic District in Chinatown. The National Law Enforcement Museum funded preparation of a Judiciary Square Historic District nomination for another area covered in the Downtown Survey. HPO reviewed surveys of the DC Schools (1989, 1998) and Libraries (1997) to create an updated analysis of eligible properties. DDOT sponsored a survey of potential boundary expansions for the Anacostia Historic District as part of the Anacostia streetcar project.	A3: Map what's important C1: Make designations more predictable D2: Strengthen government stewardship
HP-1.3	Designating Historic Landmarks and Districts				
HP-1.3.1		Designation of Historic Properties	Recognize and protect significant historic properties through official designation as historic landmarks and districts under both District and federal law, maintaining consistency between District and federal listings whenever possible.	HPRB designated 45 properties as historic landmarks or districts, and denied applications for 4 properties not meeting the criteria. The SHPO nominated 47 properties, and also forwarded 9 amended nominations and one multiple property documentation form to the National Register. Nearly all properties were listed on both registers.	C1: Make designations more predictable
HP-1.3.2		Designation Criteria	Maintain officially adopted written criteria and apply them consistently to ensure that properties meet objective standards of significance to qualify for designation.	Criteria are Included in HPRB regulations (DCMR Title 10-C). HPO and HPRB prepared proposed revisions to the regulations for historic landmark and district designation, and circulated them for public comment.	No action is needed.
HP-1.3.3		Leadership in Designation	Systematically evaluate and nominate significant District-owned properties for historic designation. Encourage, assist, or undertake the nomination of privately owned properties as appropriate in consultation with owners, Advisory Neighborhood Commissions, and community groups.	The 18 DC government properties listed as historic landmarks represented 40% of HPRB's 45 designations. Sponsors were OPEFM, DMPED, and DPR, as well as ANC 1A, DC Preservation League, Capitol Fire Museum, and Tenleytown Historical Society. The new landmarks are Slater, Langston, Bunker Hill, Janney, Reno, and Park View Schools; Sousa Junior High, MM Washington, and Wilson High; the Fire Alarm Headquarters and Engine Companies 16, 19, 22, 26, 27, and 31; Kalorama Park Archaeological Site; and the Main Sewerage Pumping Station.	C1: Make designations more predictable

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
HP-1.3.4		Historic District Designation	Use historic district designations as the means to recognize and preserve areas whose significance lies primarily in the character of the community as a whole, rather than in the separate distinction of individual structures. Ensure that the designation of historic districts involves a community process with full participation by affected Advisory Neighborhood Commissions, neighborhood organizations, property owners, businesses, and residents.	HPRB designated Marjorie Webster Junior College (now Lowell School) and Immaculata Seminary (the future home of American University's Washington College of Law) as historic districts, after substantial community involvement. There were no neighborhood historic district designations, although potential historic districts were studied with community participation in Barney Circle, Hill East, Lanier Heights, Meridian Hill, and the GWU campus area, as was a district expansion on U Street.	C1: Make designations more predictable
HP-1.3.5		Consulting the Public on Designations	Ensure that the views of property owners, Advisory Neighborhood Commissions, neighborhood organizations, and the general public are solicited and given careful consideration in the designation process.	HPRB routinely solicits and considers all views, and gives "great weight" to adopted ANC resolutions. There were no owner objections to the 45 designated historic landmarks and districts.	C1: Make designations more predictable
	HP-1.3-A	Nomination of Properties	Act on filed nominations without delay to respect the interests of owners and applicants, and to avoid accumulating a backlog of nominations. When appropriate, defer action on a nomination to facilitate dialogue between the applicant and owner or to promote efforts to reach consensus on the designation.	HPO adheres to this policy, with many nominations heard as quickly as notice allows. Others remain on hold at the request of the owners or to promote dialogue and consensus. HPRB received 53 applications and disposed of 49; five more were withdrawn. At the end of 2012, there were 25 nominations on hold: one filed in 2006, two in 2007, four in 2008, five in 2009, three in 2010, six in 2011, and four in 2012.	C1: Make designations more predictable
	HP-1.3-B	Nomination of National Register Properties	Nominate for historic landmark or historic district designation any eligible National Register properties not yet listed in the DC Inventory of Historic Sites.	Of 584 DC properties listed in the National Register, only 13 are not listed in the DC Inventory. Among these, 3 are protected as part of historic districts and 7 through federal ownership. The remaining 3 are Howard University Yard, Nannie Helen Burroughs School, and USS Sequoia.	C1: Make designations more predictable C2: Communicate more clearly
	(1.3)		Identify and nominate for listing in the National Register of Historic Places those properties already listed in the DC Inventory and determined eligible for the National Register. Develop a list of federal and District owned properties eligible for designation on the National Register the DC Inventory.	Of the 657 historic landmarks listed in the DC Inventory, 172 are not listed in the National Register. Among these, 29 are not eligible for listing because of their condition or statutory ineligibility. Eleven others are federal buildings that must be nominated by federal agencies. The rest includes 61 historic landmarks in Georgetown, 15 churches, eight embassies, and other buildings documented to 1950s and 60s standards. Federal agencies and the SHPO maintain eligible property lists, which will be updated and made more accessible by the GIS data conversion project.	B3: Make archaeology visible C1: Make designations more predictable C2: Communicate more clearly
(1.3)	HP-1.3-C	Nomination of Federal Properties	Encourage federal agencies to nominate their eligible properties for listing in the National Register of Historic Places, and sponsor concurrent nomination of these properties to the DC Inventory of Historic Sites.	GSA and NPS sponsored listings on both registers. GSA nominated the Civil Service Commission and NPS added documentation to the listings of Battleground National Cemetery, Linnaean Hill, and Peirce Mill. The agencies also agreed to nominate the DC War Memorial and Department of Education headquarters.	C1: Make designations more predictable D2: Strengthen government stewardship D3: Plan ahead for campus growth

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
	HP-1.3-D	The Historic Plan of Washington	Complete the documentation and designation of the historic Plan of the City of Washington as a National Historic Landmark.	The Section 106 MOA for the Eisenhower Memorial included a commitment of \$50,000 in funds from the Eisenhower Memorial Commission to complete the documentation. NPS, GSA, the Smithsonian, and SHPO agreed in concluding the Section 106 review of the National Mall Plan to update the National Register nomination of the National Mall.	C1: Make designations more predictable D2: Strengthen government stewardship
	HP-1.3-E	Updating Designations	Evaluate existing historic landmark designations and systematically update older designations to current professional standards of documentation. Evaluate historic district designations as appropriate to augment documentation, amend periods or areas of significance, or adjust boundaries.	The National Register accepted 6 SHPO amendments to list national significance for the Old Naval Hospital, Rock Creek Parish Glebe, Metropolitan AME Church, Washington Cathedral, Meridian House, and White-Meyer House. The NR also accepted updated NPS documentation for Battleground National Cemetery, Linnaean Hill, and Peirce Mill. NPS agreed to update National Mall documentation in the upcoming years.	C1: Make designations more predictable A3: Map what's important
HP-1.4	Increasing Awareness of Historic Properties				
HP-1.4.1	(1.2)	Publication of the DC Inventory of Historic Sites	Maintain the DC Inventory of Historic Sites and a map depicting the location of historic landmarks and districts. Keep them current and readily available to the public both in print and on the Internet.	HPO produced two versions of the DC Inventory (in thematic and alphabetical formats) in print and on its website. HPO distributed the manually produced 2005 print map while establishing the capacity for a new GIS-produced version. The online, GIS-based DC Property Quest application allows ready identification of historic landmarks and districts by street address. HPO and the DC Preservation League began preparation of interactive internet access to the Inventory.	A2: Introduce history in new ways A3: Map what's important
HP-1.4.2	(1.2)	Dissemination of Historic Information	Make survey and designation information widely available to the public through open access to survey and landmark files, assistance with public inquiries, website updates, posting of maps of historic resources in public buildings, and distribution of educational materials documenting the city's historic properties. Display archaeological artifacts and make data from excavations available to the public through educational programs.	HPO archives contain 83 file drawers of survey and landmark information, available to the public upon request. Electronic copies of the computer database of permit data on 145,000 buildings are provided to the public upon request. HPO maintains 29 brochures on historic districts and historical themes, and distributed 26,000 copies free of charge. HPO made major progress in making archaeological artifacts accessible to the public, completing half of a 4-phase process to digitize all of its collections and photograph artifacts for online display using PastPerfect Exhibit software.	A1: Complete the city survey A2: Introduce history in new ways A3: Map what's important B3: Make archaeology visible
HP-1.4.3	(1.2)	Marking Of Historic Properties	Develop and maintain a coordinated program for public identification of historic properties through street signage, building markers, heritage trail signage, and other means.	HPO and DDOT have jointly produced identification signage for 14 historic districts. Cultural Tourism DC maintains 15 neighborhood heritage trails and 100 interpretive building markers on the African American Heritage Trail, developed in partnership with HPO.	A1: Complete the city survey A2: Introduce history in new ways A3: Map what's important B1: Tell community stories across the city

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
HP-1.4.4		Identification of Potential Historic Properties	Publicize survey projects and survey results as a means of increasing awareness of potential historic properties. Give priority to the public identification of eligible historic properties in active development areas.	OP and HPO routinely promote awareness of eligible properties in through planning meetings and small area plans. Preservation advocacy groups regularly identify and apply for designation of eligible properties subject to redevelopment. Eligible properties are also identified in government project reviews, particularly for DC public schools and transportation projects.	
HP-1.4.5		Community Awareness	Foster broad community participation in efforts to identify, designate, and publicize historic properties.	An array of community groups and owners sponsored the 63 designation applications submitted to HPRB. In addition to the DC Preservation League (sponsor of 22 applications, two jointly with the owners) and Tenleytown Historical Society (seven applications, four jointly with the owners), ANC 1-A, ANC 5-A, and Historic Washington Architecture sponsored two each; and ANC 6-D, the Art Deco Society, Brightwood Neighborhood Preservation Association, Brookland CDC, Capitol Hill Restoration Society, Chevy Chase Heights Historic Preservation Inc, HPO, Kingman Park Civic Association, and Southwest Neighborhood Assembly sponsored one each. The remaining 19 applications were from owners including GSA, DPR, DMPED, GWU, and affordable housing providers.	A2: Introduce history in new ways B1: Tell community stories across the city B2: Speak out about preservation C1: Make designations more predictable
	HP-1.4-A (2.6)	Enhancement of the DC Inventory and Map	Improve the value and effectiveness of the DC Inventory of Historic Sites as an educational tool by creating an interactive Internet version of the Inventory with photos and descriptive information on all properties. Improve the utility of the map of historic landmarks and districts by creating an interactive GIS-based version accessible to the public on the Internet.	Under a cooperative agreement, the DC Preservation League and HPO created the test version of an interactive web Inventory. OP's GIS staff and HPO completed the technical work needed for a GIS map to replace the manually produced map (4 electronic layers to show district boundaries, landmark locations, landmark footprints, and landmark sites). Historic properties, with photos and maps, are searchable in the online, GIS-based DC Property Quest application.	A2: Introduce history in new ways A3: Map what's important
	HP-1.4-B	Internet Access to Survey Data and Designations	Provide Internet access to historic landmark and historic district designation forms and National Register nomination forms. Develop a searchable on-line database of survey information, providing basic historical documentation on surveyed and designated properties, including individual properties within historic districts. Post determinations of eligibility for designation on the Internet.	HPO prepared and posted a Historic Resources Survey List of available surveys and other research materials on its website, with information on how to consult surveys. HPO scanned survey reports for distribution to the public on request, and also began to make database of building-by-building permit data available for download from the internet upon request. Nominations are posted on the HPO webpage and HPO has prepared more documentation for future posting.	A1: Complete the city survey A2: Introduce history in new ways A3: Map what's important B1: Tell community stories across the city
	HP-1.4-C	Historic District Signage	Complete implementation of the citywide program for street signs identifying historic districts.	Working with HPO, DDOT installed signs in the Anacostia, Blagden Alley, Capitol Hill, Dupont, Foggy Bottom, 14th Street, Foxhall Village, Grant Road, Mount Pleasant, Mount Vernon Square, Shaw, 16th Street, Takoma, and U Street historic districts. Signs were fabricated in 2005 but are not installed in LeDroit Park, Strivers' Section, Washington Heights, and Woodley Park. Signs are being produced for Cleveland Park and have not been made for the Downtown, Financial, Georgetown, Lafayette Square, Mount Vernon Triangle, and Sheridan-Kalorama historic districts.	A2: Introduce history in new ways

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
	HP-1.4-D	Markers for Historic Landmarks	Continue with implementation of the program of consistent signage that property owners may use to identify historic properties and provide brief commemorative information.	Cultural Tourism DC, in partnership with HPO, marked 32 sites on the African American Heritage Trail to reach a goal of 100 sites. CTDC and the Dupont Circle Conservancy also developed 3 signs as a pilot program for a system of marking neighborhood landmarks.	A2: Introduce history in new ways B1: Tell community stories across the city
	HP-1.4-E (2.6)	Notice to Owners of Historic Property	Develop and implement an appropriate method of periodic notification to owners of historic property, informing them of the benefits and responsibilities of their stewardship.	The Historic Property Improvement Notification Act of 2012 provides for notification on the property tax assessment notices sent annually by OTR. HPO prepared the text now printed on the notices mailed to 46,485 owners (including condo owners) of 25,633 historic properties.	No action necessary
	HP-1.4-F (1.2)	Listings of Eligibility	Establish and maintain procedures to promote a clear understanding of where eligible historic properties may exist and how they can be protected through official designation. Reduce uncertainty for property owners, real estate developers, and the general public by maintaining readily available information on surveyed areas and properties identified as potentially eligible for designation.	HPO completed an overview survey and eligible property list for the L'Enfant Plan city, supplementing the initial 2006 Index of Places of Historic Interest. HPO is converting the data to a readily accessible GIS format for public availability. Federal and DC agencies identified eligible properties through the Section 106 process, and HPO supported DC agency planning by identifying eligible schools, libraries, DC Water facilities, and others.	A1: Complete the city survey A2: Introduce history in new ways A3: Map what's important
HP-2.1 District Government Stewardship					
	HP-2.1.1 (3.1)	Protection of District-Owned Properties	Sustain exemplary standards of stewardship for historic properties under District ownership or control. Use historic properties to the maximum extent feasible when adding new space for government activities, promote innovative new design, and ensure that rehabilitation adheres to the highest preservation standards. Properly maintain both designated and eligible historic properties and protect them from deterioration and inappropriate alteration.	The District set new expectations and followed substantially higher standards for the treatment of its historic properties. The commitment of DC agency heads and the new requirement to consult with the SHPO (enacted in 2007) transformed the DC government's approach to stewardship. Of 1,061 projects reviewed by the SHPO, 628 (or 59%) affected historic or eligible properties, and only 9 (less than 1%) resulted in an adverse effect finding. After dipping in the economic downturn, the number of projects in 2012 increased by 112% over the number in 2008.	D2: Strengthen government stewardship D3: Plan ahead for campus growth
	HP-2.1.2 (3.1)	Disposition of District-Owned Properties	Evaluate District-owned properties for historic potential before acting on disposition. When disposal of historic properties is appropriate, ensure their continued preservation through transfer to a suitable new steward under conditions that ensure their protection and reuse.	HPRB designated Slater, Langston, and MM Washington schools as historic landmarks, ensuring their protection after disposition. DMPED invited HPO to participate in reviewing rehabilitation proposals before disposition of the landmark Franklin and Stevens schools.	C1: Make designations more predictable D2: Strengthen government stewardship
	HP-2.1.3 (3.1)	Interagency Cooperation	Develop and strengthen supportive working relationships between HPO and other District agencies. Maintain the role of HPO as an integral component of the Office of Planning and as a resource to assist other District agencies in evaluating the effect of their undertakings on historic properties.	HPO established supportive relationships with all DC agencies with major responsibility for historic and eligible properties: DCPS/OPEFM, DDOT, DGS/DRES, DPR, DC Water, DMPED, DHCD, DCHA, DCPL, DC Courts, and FEMS. Consolidation of project management in the Department of General Services has streamlined coordination.	D2: Strengthen government stewardship D3: Plan ahead for campus growth

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
HP-2.1.4 (3.1)		Coordination with the Federal Government	Coordinate District historic preservation plans and programs with those of the federal government through processes established under the National Historic Preservation Act, and through close coordination with federal landholders and key agencies like the National Capital Planning Commission, Commission of Fine Arts, and National Park Service.	<p>Planning coordination included projects like the Monumental Core Framework Plan, (prepared by NCPC and CFA with many DC advisers); National Mall Plan (by NPS); Capital Space, a vision plan for the DC park system (by OP, DPR, NCPC, and NPS); and the Southwest Eco-District Initiative/Maryland Avenue SW Small Area Plan (by NCPC/OP), envisioning the restoration of L'Enfant Plan streets.</p> <p>The SHPO participated in all of these projects and also commented on NCPC's update of the Historic Features section of the Federal Elements of the Comprehensive Plan. The SHPO and consulting parties also coordinated through Section 106 review of projects like the Museum of African American History and Culture, Eisenhower Memorial, Union Station expansion, BRAC closure of Walter Reed, and Saint Elizabeths redevelopment.</p>	D2: Strengthen government stewardship D3: Plan ahead for campus growth
	HP-2.1-A (3.1)	Protection of District-Owned Properties	Adopt and implement procedures to ensure historic preservation review of District actions at the earliest possible stage of project planning. Establish standards for District construction consistent with the standards applied to historic properties by federal agencies	The SHPO and DC agencies implemented policies for the review of DC government projects, using the Secretary of the Interior's Standards for Rehabilitation and the compatibility standards and design guidelines adopted by HPRB. The DC Public Library worked closely with HPO and preservationists to develop specific guidelines for stewardship of MLK Library.	D2: Strengthen government stewardship D3: Plan ahead for campus growth
	(3.1)		Conduct an inventory and compile a database of District-owned historic properties to determine appropriate preservation treatments. Make this information available to the neighborhood preservation organizations and the general public as requested. Schools and libraries—often significant community landmarks and in need of much attention after decades of deferred maintenance—are a particular priority	HPO compiled inventories of DC schools and libraries, listing designated and eligible historic properties, and providing a baseline of critical information for both HPO and the project sponsoring agencies. The DC Public Library also convened an Urban Land Institute panel, with participation by the SHPO and preservationists, to gather expert advice on options for the renovation of MLK Library.	
	HP-2.1-B (3.1)	Governmental Coordination	Strengthen collaborative working relationships with federal agencies including the Commission of Fine Arts, National Capital Planning Commission, Advisory Council on Historic Preservation, National Park Service, and others involved in the stewardship of historic properties. Reinforce coordination between HPO and other District agencies and establish new relationships where needed to address historic preservation concerns.	<p>The SHPO maintained strong collaborations with CFA, NCPC, ACHP, NPS, GSA, Smithsonian, Army, Navy, and other major federal agencies. Joint project review meetings with CFA, NCPC, and project sponsoring agencies like NPS, GSA, and Smithsonian were routine. HPO staff also held separate planning meetings on procedural issues and improvements with CFA, NCPC, ACHP, NPS, GSA, and Smithsonian. Economic stimulus spending during the economic downturn increased the number of federal projects—in 2012, by 326% over 2008.</p> <p>Of 1,650 Section 106 projects reviewed by the SHPO, 500 (or 70%) affected historic or eligible properties, and only 39 (or 2.3%) ultimately resulted in an adverse effect finding. In many cases, adverse effects were avoided due to conditions agreed to in the preservation review process.</p>	D2: Strengthen government stewardship D3: Plan ahead for campus growth

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
				The SHPO worked with key DC agencies toward the goal of routine advance planning at the beginning of each fiscal year to anticipate major modernizations of public schools, libraries, fire houses, and recreation centers. The SHPO and DDOT also implemented monthly coordination meetings and a programmatic agreement to streamline transportation project reviews.	
	HP-2.1-C	Enhancing Civic Assets	Make exemplary preservation of DC municipal buildings, including the public schools, libraries, fire stations, and recreational facilities, a model to encourage private investment in the city's historic properties and neighborhoods. Rehabilitate these civic assets and enhance their inherent value with new construction or renovation that sustains the city's tradition of high quality municipal design.	DC Historic Preservation Awards went to the rehabilitations of Eastern and Wilson High Schools (SHPO award), Old DC Courthouse (SHPO award), Eastern Market, Georgetown Library, Langston Terrace Dwellings, School Without Walls, and Takoma Park Library. The DC Public Library also received a DC Preservation Award for the MLK Library design guidelines. Other sensitive modernizations involved more than a dozen schools in all wards; libraries in Mount Pleasant, Petworth and Southeast Capitol Hill; fire stations in Congress Heights and Randle Highlands; the DC Armory; and Court Buildings B and C. HPO cleared raze permits for Woodson High School and four libraries to make way for outstanding replacement structures.	D2: Strengthen government stewardship D3: Plan ahead for campus growth
	HP-2.1-D	Protecting Public Space in Historic Districts	Develop guidelines for government agencies and utilities so that public space in historic districts is designed and maintained as a significant and complementary attribute of the district. These guidelines should ensure that such spaces are quickly and accurately restored after invasive work by utilities or the city.	HPO convened a working group with DDOT, PEPCO, DCRA, and the Historic Districts Coalition to explore issues and solutions, engaged a consultant, and completed guidelines for utility meters in public space, which were adopted by HPRB.	C2: Communicate more clearly
HP-2.2	Preservation Planning				
HP-2.2.1		DC Historic Preservation Plan	Maintain and periodically update the DC Historic Preservation Plan according to the standards required by the National Park Service for approved state historic preservation plans. Ensure that the Historic Preservation Plan remains consistent and coordinated with the Comprehensive Plan as both are updated.	The 2016 Historic Preservation Plan establishes another four-year update of the plan, in accordance with NPS standards. Consistency and coordination with the Comprehensive Plan is shown by the itemized comparisons in this implementation chart.	The Historic Preservation Plan 2016 addresses this policy.
HP-2.2.2 (2.1)		Neighborhood Preservation Planning	Give full consideration to preservation concerns in neighborhood plans, small area plans, major revitalization projects, and where appropriate, applications for planned unit developments and special exceptions. Promote internal coordination among District agencies and the HPO at the earliest possible stage of planning efforts and continue coordination throughout. Involve Advisory Neighborhood Commissions and community preservation groups in planning matters affecting preservation.	OP and HPO coordinated to address preservation concerns in plans for Brookland, Chinatown, Mount Vernon Square, Florida Avenue Markets, Central 14th Street, Maryland Avenue, Saint Elizabeths East Campus, and Walter Reed. OP and HPO planning staff coordinated routinely on PUDs and other zoning actions for effects on properties like Union Station and the L'Enfant Plan. ANCs and preservation groups participated through public planning meetings and review of annual SHPO work action plans.	D1: Practice sustainable urbanism D2: Strengthen government stewardship D3: Plan ahead for campus growth

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
HP-2.2.3 (2.1)		Preservation Master Plans	Support public agency facility plans and campus plans as an opportunity to evaluate potential historic resources, promote their designation, and develop management plans for their protection and use.	Planning for Saint Elizabeths East and Walter Reed campuses involved a complete evaluation and designation of buildings, landscape, and archaeological resources. HPO coordinated with OP planners and educational campus owners to promote preservation planning within the capabilities of each institution, aiming at the goal of preservation plans as an integral part of all campus plans. OP and HPO engaged several DC agencies on capital facilities planning: DPR on archaeological and other considerations; FEMS on ways to address the effects of larger apparatus on historic engine houses; DC Public Library on modernization of MLK Library; and DC Water on systematic identification of its historic structures.	C1: Make designations more predictable D3: Plan ahead for campus growth
	HP-2.2-A (2.1)	Preservation Planning	Adopt a revised DC Historic Preservation Plan consistent with the Comprehensive Plan. Use the results of the Comprehensive Plan's extensive public engagement process as a baseline for identifying current issues to be addressed in the Preservation Plan. Develop preservation master plans for major private redevelopment areas, identifying properties eligible for preservation.	The 2008-12 Preservation Plan was prepared concurrently with the Comprehensive Plan using the same public process. The 2016 Preservation Plan is also consistent, and was prepared under a public process beginning in 2011. OP, DMPED, and the SHPO jointly prepared preservation master plans for Saint Elizabeths Hospital and Walter Reed in consultation with community groups and the public.	D1: Practice sustainable urbanism D2: Strengthen government stewardship D3: Plan ahead for campus growth
	(2.1)		Update the Index of Places of Historic Interest, identifying potentially eligible historic properties in coordination with planning efforts, such as the Center City Action Agenda and neighborhood small area plans.	HPO compiled information on eligible properties for conversion into a more readily accessible GIS format. Eligible modernist properties like the Kennedy Center, LBJ Department of Education Building, and Wilbur Wright Building were identified through the Section 106 process.	
	HP-2.2-B (2.1)	Preservation Review of Major Plans	Integrate historic preservation in the preparation and review of proposed facility master plans, small area plans, campus master plans, appropriate planned unit development and special exception applications, and other major development initiatives that may have an impact on historic resources. Identify specific historic preservation concerns through consultation with the HPO as an integral member of the planning team.	HPO reviewed university campus plans including those for American, Catholic, Georgetown, GW Mount Vernon, Trinity, and UDC, to identify historic features and preservation concerns. Monitoring of the programmatic agreements for the Saint Elizabeths West Campus and Armed Forces Retirement Home involved archaeological investigations and design review of building rehabilitation and new construction. The approved Capitol Crossing PUD will enable reconnection of the L'Enfant street grid and air rights construction over I-395.	A3: Map what's important D2: Strengthen government stewardship D3: Plan ahead for campus growth
	HP-2.2-C	Incorporating Preservation Issues in Local Initiatives	Include the historic preservation community in broader urban initiatives, such as those relating to housing, transportation, the environment, and public facilities. HPO and preservation groups should be involved in meetings to discuss relevant issues relating to zoning, transportation, open space, waterfronts, public facilities, public property disposition, and other planning and urban design matters.	The DC preservation community participated actively in public discussions on many planning issues and initiatives. OP involved preservation groups in the extensive series of planning meetings for the Zoning Regulations Review (ZRR). Preservation groups also participated in discussions of the streetcar system, planned Union Station expansion, National Mall Plan, SW Waterfront redevelopment, public school modernization program, and other initiatives.	D1: Practice sustainable urbanism D2: Strengthen government stewardship D3: Plan ahead for campus growth D4: Invest in affordability

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
HP-2.3	The Historic Plan of Washington				
HP-2.3.1 (2.2)		The Plan of the City of Washington	Preserve the defining features of the L'Enfant and McMillan plans for Washington. Work jointly with federal agencies to maintain the public squares, circles, and major reservations as landscaped open spaces that provide a means to experience the legacy of the city plan. Preserve the historic pattern of streets and associated minor reservations, and protect these historic rights-of-way from incompatible incursions and intrusions.	Major planning efforts promoted a vision for growth that preserves and enhances the historic character of the L'Enfant and McMillan plans. The NCPC/CFA Monumental Core Framework Plan and NPS National Mall Plan addressed the central features of the plan, while the joint Capital Space initiative addressed the park and public space system throughout the city.	C3: Act before it's too late D2: Strengthen government stewardship
HP-2.3.2 (2.2)		Historic Image of the City	Protect and enhance the views and vistas, both natural and designed, which are an integral part of Washington's historic image. Preserve the historic skyline formed by the region's natural features and topography and its historically significant buildings and monuments from intrusions such as communication antennas and water towers. Preserve the horizontal character of the national capital through enforcement of the 1910 Height of Buildings Act.	During Section 106 consultations on the African American Museum, Potomac Park Levee, and Washington Monument screening facilities, the SHPO and other consulting parties extensively considered the protection of vistas to the Washington Monument and panoramic views of Constitution Avenue and environs. Effects on the skyline were addressed during review of the proposed Saint Elizabeths water tower. An active public dialogue arose in the media and at public events about overhead wires for the streetcar system and possible modification of the Height of Buildings Act.	C3: Act before it's too late D2: Strengthen government stewardship
HP-2.3.3 (2.2)	(2.2)	Spatial Character of L'Enfant Plan Streets	Protect the generous open space and reciprocal views of the L'Enfant Plan streets, avenues, and reservations. Protect the integrity and form of the L'Enfant system of streets and reservations from inappropriate new buildings and physical incursions. Support public and private efforts to provide and maintain street trees to help frame axial views and reinforce the city's historic landscape character.	Tenth and I Streets were reinstated at the former Convention Center site, and there were no major new intrusions. DDOT's Urban Forestry Administration and Casey Trees maintained coordinated tree planting and maintenance programs, and the non-profit constructed a new headquarters and tree planting annex in Brookland to facilitate its operations. OP coordinated with DDOT's public space permitting process to ensure that projections, fence heights, and retaining walls comply with regulations that protect view corridors along city streets.	C3: Act before it's too late D1: Practice sustainable urbanism

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
	(2.2)	Public Space Design in the L'Enfant Plan	Reinforce the historic importance and continuity of the streets as public thoroughfares through sensitive design of sidewalks and roadways. Avoid inappropriate traffic channelization, obtrusive signage and security features, and other physical intrusions that obscure the character of the historic street network. Work jointly with federal agencies to preserve the historic statuary and other civic embellishments of the L'Enfant Plan parks, and where appropriate extend this tradition with new civic art and landscape enhancements of the public reservations.	DDOT, FHWA, NPS, and property owners undertook multiple projects to improve streetscape design in places like Columbus Plaza, Connecticut Avenue, D Street SW, H Street NE, and 18th Street in Washington Heights. GSA and the Smithsonian decided against intrusive security perimeter features at the Old Patent Office, Lafayette Building, and GSA headquarters, while promoting sensitive security design at the State and Commerce buildings. Review agencies and the SHPO worked to enhance the H Street/Massachusetts Avenue intersection as part of the I-395 Capitol Crossing project. On the Mall, NPS restored the DC War Memorial and provided for stabilization of the Lockkeeper's House; the Smithsonian planned the return of Alexander Calder's "Gwenfritz" to its original location, and funded tree planting and restoration of a Bulfinch gatepost on the Monument Grounds. The National Capital Memorial Advisory Commission and reviewing agencies promoted sensitive design for the Eisenhower, Ukrainian Famine Genocide, and Adams Family memorials. OP worked regularly with DC and federal agencies to ensure that NCPC, CFA, and DC Public Space Committee reviews are coordinated, with consistent project guidance.	C3: Act before it's too late D1: Practice sustainable urbanism
HP-2.3.5 (2.2)	(2.2)	Enhancing Washington's Urban Design Legacy	Adhere to the design principles of the L'Enfant and McMillan Plans in any improvements or alterations to the city street plan. Where the character of the historic plan has been damaged by intrusions and disruptions, promote restoration of the plan through coordinated redevelopment and improvement of the transportation network and public space.	Major enhancements of DC's urban design legacy progressed. Transportation planners worked with NCPC, CFA, the SHPO, and others to design sympathetic plans for the new South Capitol Street oval and replacement bridge. Mitigation for this project will include restoration of triangular park reservations along Potomac Avenue. Hines/Archstone neared completion of CityCenter DC, which reconnects 10th and I Streets, adding a new plaza and retail alleys. Property Group Partners and DC completed planning and transfer of air rights for the development of Capitol Crossing, to include the restoration of F and G streets over I-395. NCPC, OP, and GSA coordinated to plan redevelopment and restoration of Maryland Avenue and L'Enfant streets in the SW Eco-District.	C3: Act before it's too late D1: Practice sustainable urbanism
	HP-2.3-A	Review of Alterations to the Historic City Plan	Ensure early consultation with the Historic Preservation Review Board and other preservation officials whenever master plans or proposed redevelopment projects envision alterations to the features of the historic city plan.	HPO worked closely with the developers of Capital Crossing, to ensure appropriate reconstruction of L'Enfant streets over Interstate 395. HPO and OP colleagues coordinated on restoration of L'Enfant streets in the Southwest Eco-District	C3: Act before it's too late D2: Strengthen government stewardship
	(2.2)		Provide ample opportunities for public review, comment, and participation on proposals that would alter L'Enfant Plan elements.	The DC Surveyor submitted all proposals for street closure within the L'Enfant Plan to HPRB for review and public comment.	

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
	HP-2.3-B	Review of Public Improvements	Ensure an appropriate level of consultation with the State Historic Preservation Officer before undertaking the design and construction of public space improvements in the L'Enfant Plan area and the public parks of the McMillan Plan.	DDOT, NPS, and DPR consulted regularly with the SHPO before undertaking projects affecting built, landscape, or archaeological resources in public space. NPS projects included National Mall turf replacement and security features at the Washington, Lincoln, and Jefferson Memorials. DDOT projects included the K Street Transitway (along Farragut, McPherson, and Franklin Squares), and other streetcar projects. An ambitious design-build schedule led to a less effective consultation on the 11th Street Bridge replacement.	C3: Act before it's too late D2: Strengthen government stewardship
HP-2.4 Review of Rehabilitation and New Construction					
HP-2.4.1 (2.3)		Rehabilitation of Historic Structures	Promote appropriate preservation of historic buildings through an effective design review process. Apply design guidelines without stifling creativity, and strive for an appropriate balance between restoration and adaptation as suitable for the particular historic environment.	Design review remained one of the strongest components of the DC preservation program. The HPO, HPRB, and CFA review processes promoted high-quality architectural designs on a goal-oriented and generally predictable timetable with significant community participation. These processes also succeeded through the highly creative response of architects, engagement of the public, and DC's generally supportive and consensus-oriented real estate development community.	C2: Communicate more clearly D1: Practice sustainable urbanism
HP-2.4.2 (2.3)		Adaptation of Historic Properties for Current Use	Maintain historic properties in their original use to the greatest extent possible. If this is no longer feasible, encourage appropriate adaptive uses consistent with the character of the property.	The vast majority of DC historic properties remain in their original use, but adaptation is successfully accomplished when needed. Major adaptive projects under review or construction were the conversion of Saint Elizabeths Hospital and Walter Reed campuses to government, commercial, residential, and educational uses; the Navy Yard Annex and McMillan Sand Filtration site to mixed use; and the C & P Warehouse for National Public Radio. Smaller neighborhood projects included conversions of the Woodward Building, Italian Embassy, Meridian Hill Baptist Church, MM Washington School, and Capitol Hill Hospital to residential; First Church of Christ, Scientist to part of a new hotel; GWU's Woodhull House to an archive for special collections; the White Cross bakery to office and retail; Old Naval Hospital to the Hill Center; and Barker Lumber warehouse to Bread for the City's medical service center. The Woodward Building, Hill Center, and Bread for the City projects received DC Preservation Awards.	C2: Communicate more clearly D1: Practice sustainable urbanism

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
HP-2.4.3 (2.3)		Compatible Development	Preserve the important historic features of the District while permitting compatible new infill development. Within historic districts, preserve the established form of development as evidenced by lot coverage limitations, yard requirements open space, and other standards that contribute to the character and attractiveness of those areas. Ensure that new construction, repair, maintenance, and improvements are in scale with and respect historic context through sensitive siting and design and the appropriate use of materials and architectural detail.	Despite a national economic downturn, DC's relatively strong economy and growing population led to sustained infill construction, particularly of apartment buildings close to downtown. Major residential projects built or approved included a dozen new buildings on mostly vacant sites in the 14th Street and U Street historic districts, an apartment addition to the Washington Hilton, Chinese Embassy residential complex in Sheridan-Kalorama, co-housing on Carroll Street in Takoma Park, and 23 townhouses in historic Anacostia. Downtown development slowed, but included a major addition to the American Pharmacists Association (which received a DC SHPO Preservation Award), new visitor center for the Ford's Theatre Foundation, and rehabilitation of commercial buildings at the prominent corner of 7th & H streets in Chinatown. With staff and community reviews, most major projects met HPRB compatibility standards after one or two review meetings. Sensitive projects like the Hine Junior High redevelopment and N Street Follies (1745-55 N Street NW) generated substantial community involvement and a more extended review.	C2: Communicate more clearly D1: Practice sustainable urbanism
HP-2.4.4 (2.3)		Suitability to the Historic Context	Apply design standards in a manner that accounts for different levels of historic significance and different types of historic environments. Encourage restoration of historic landmarks while allowing enhancements of equivalent design quality, provided such enhancements do not damage the landmark. Exercise greater restraint in residential historic districts and areas with a clear prevailing development pattern or architectural style. Allow greater flexibility where the inherent character of historic properties can accommodate greater intervention or more dramatic new design, for example, in non-residential areas and in areas without a significant design pattern.	HPO and HPRB stressed suitability to context in reviews, placing emphasis on breaking down the scale of new 75-foot-high apartment buildings to relate to "automobile row" along 14th Street, but also endorsing 130-foot-high buildings contrasting strongly with the mix of rowhouses, garages, and warehouses along New York Avenue and K Streets in the Mount Vernon area closer to downtown. Approved additions to the Italian Embassy on Meridian Hill and Convent of Bon Secours were traditional in design, while the design for a new sanctuary at Dupont Circle's Saint Thomas Church was strikingly contemporary. At the Maples on Capitol Hill, traditional row housing embraced the 18th-century estate grounds, while a bold new campus for AU law students was approved for Tenleytown's former Immaculata Seminary.	C2: Communicate more clearly D1: Practice sustainable urbanism
HP-2.4.5 (2.3)		Protecting Historic Building Integrity	Protect historic buildings from demolition whenever possible, and protect the integrity of whole buildings. Discourage treatments like facadism or relocation of historic buildings, allowing them only when there is no feasible alternative for preservation, and only after a finding that the treatment is necessary in the public interest. Waivers or administrative flexibility should be provided in the application of building and related codes to permit maximum preservation and protection of historic resources while ensuring the health and safety of the public.	The Mayor's Agent approved demolition of the Third Church of Christ, Scientist on the basis of economic hardship, but denied demolition of the Takoma Theater on hardship grounds. Facadism was rare, and a new project at 7th and K Streets on Mount Vernon Square was the only one to involve relocation of (non-designated) historic buildings. Nearly all cases involving significant disagreement were ultimately resolved through design revision at HPRB without the need for review by the Mayor's Agent. Only 15 of 17,348 permit applications, or less than 1 in 1000, required referral to the Mayor's Agent.	D3: Plan ahead for campus growth

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
HP-2.4.6 (2.3)	(2.3)	Preservations Standards for Zoning Review	Ensure consistency between zoning regulations and design standards for historic properties. Zoning for each historic district shall be consistent with the predominant height and density of contributing buildings in the district. Where needed, specialized standards or regulations should be developed to help preserve the characteristic building patterns of historic districts and minimize design conflicts between preservation and zoning controls.	As part of the Zoning Regulations Review (ZRR), OP planners evaluated existing zoning regulations and proposed several revisions to ensure greater consistency with historic conditions. Revisions in the manner in which building heights are measured, allowances for the retention of existing court conditions, protections for retaining narrow side yards, provisions for small corner stores, and revised rules for accessory dwellings are intended to better reflect and preserve neighborhood character.	C2: Communicate more clearly D1: Practice sustainable urbanism
	HP-2.4-A (2.3)	Conceptual Design Review Process	Sustain and improve the conceptual design review process as the most effective and most widely used means to promote good preservation and compatible design. Support the use of this process by property owners and developers by committing sufficient resources and appointing highly qualified professionals to the Historic Preservation Review Board. Enhance public participation and transparency in the process through increased use of electronic means to provide public notice, process applications, and post documents for public review.	HPO devoted a large part (about 13%) of its total staff resources to the conceptual design review process, and it occupied most of HPRB's meeting time. HPRB reviewed 263 projects on the Consent Calendar and 212 projects on its Agenda. CFA reviewed xxx projects on its agenda and xxx on its consent calendar; the Old Georgetown Board reviewed xxx cases. The newest slate of HPRB members appointed in 2012 included 5 qualified architects, the highest number ever. Procedural improvements included new filing forms, website information, and self-managed email delivery of notices via GovDelivery, to 800 addresses by the end of 2012.	C2: Communicate more clearly D1: Practice sustainable urbanism
	HP-2.4-B (2.3)	Design Standards and Guidelines	Expand the development of design standards and guidelines for the treatment and alteration of historic properties, and for the design of new buildings subject to preservation design review. Ensure that these tools address appropriate treatment of characteristics specific to particular historic districts. Disseminate these tools widely and make them available on the Internet. Create and support public education opportunities, such as symposia and conferences, for the discussion and dissemination of information on design, compatibility, traditional vs. contemporary architecture, and the differences between rehabilitation and restoration.	HPO and HPRB completed window standards, sign standards, and guidelines for commercial buildings, basement entrances, masonry repair, window repair and replacement, and utility meters. HPO also completed guidelines for the Foxhall Village HD and draft guidelines for the proposed Meridian Hill and GW/West End HDs. Completed guidelines are posted on the HPO website. In 2009, the Historic Districts Coalition, National Trust, and HPO sponsored Contemporary and Compatible: A Symposium on Contextual Modern Design for about 75 attendees. The National Building Museum continued its active educational programs, and in 2011, the Washington Chapter of the American Institute of Architects and the Washington Architectural Foundation established a new center for architectural learning, the District Architecture Center (DAC) on 7th Street in the heart of DC's historic downtown.	C2: Communicate more clearly D1: Practice sustainable urbanism
	HP-2.4-C (2.3)	Zone Map Amendments in Historic Districts	Identify areas within historic districts that may be "overzoned" based on the scale and height of contributing buildings, and pursue rezoning of such areas with more appropriate designations.	Overzoned areas were addressed in conjunction with the Zoning Regulations Review (ZRR).	D1: Practice sustainable urbanism D2: Strengthen government stewardship

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
HP-2.5 Historic Landscapes and Open Space					
HP-2.5.1 (2.4)		The Natural Setting of Washington	Preserve the historic natural setting of Washington and the views it provides. Preserve and enhance the beauty of the Potomac and Anacostia riverfronts and the system of stream valley parks. Protect the topographic bowl around central Washington and preserve the wooded skyline along its ring of escarpments. Prevent intrusions into the views to and from these escarpments and other major heights throughout the city.	Washington's natural setting received much attention in the past four years. Construction of the Anacostia Riverwalk Trail continued, with 12 of the planned 20 miles complete. In place of former industrial land, two major new parks—the Yards Park on the Anacostia and Georgetown Waterfront Park on the Potomac—became destinations for a network of recreational trails. At Saint Elizabeths Hospital, the massive new Coast Guard headquarters was carefully designed under preservation agreements to blend into its setting on the escarpment. On the negative side, reconstruction of the 11th Street Bridge, while allowing for recreational re-use of the old span, was a major missed opportunity to improve the Anacostia riverfront with good civic design.	D1: Practice sustainable urbanism D2: Strengthen government stewardship
HP-2.5.2 (2.4)		Historic Landscapes	Preserve the distinguishing qualities of the District's historic landscapes, both natural and designed. Protect public building and monument grounds, parks and parkway systems, government and institutional campuses, gardens, cemeteries, and other historic landscapes from deterioration and incompatible development.	The National Park Service completed the National Mall Plan, a major milestone for guiding preservation of the National Mall. Effects of the planned Museum of African American History and Culture were resolved through consultation, and a sustainable restoration of the Mall turf began. The Trust for the National Mall began its work in earnest, holding design competitions for new facilities and landscapes. At Judiciary Square, parking lots were removed and major landscape improvements made in conjunction with restoration of the Old City Hall and DC Courthouse. At Saint Elizabeths Hospital, the master plan for the East Campus was completed. Achieving a balance between development and preservation of open green space was a challenge in the master plan, and will require further review as projects proceed. Battleground and Congressional cemeteries undertook major restoration projects, and both received DC Preservation Awards.	C3: Act before it's too late D1: Practice sustainable urbanism D2: Strengthen government stewardship D3: Plan ahead for campus growth
HP-2.5.3 (2.4)		Streetscape Design in Historic Districts	Ensure that new public works such as street lights, street furniture, and sidewalks within historic landscapes and historic districts are compatible with the historic context. Emphasize good design whether contemporary or traditional.	In historic Anacostia, DDOT relandscaped the Old Market House Square (Logan Park) along 14th Street, with new lighting, walls, bench seating, paths, and plantings. The restoration was spearheaded by community leaders and used funds secured by Councilmember Barry and from the TKF Foundation of Maryland. Other notable projects included the restoration of historic streetcar tracks on O and P Streets in Georgetown, the improvement of Columbus Plaza at Union Station, 17th Street and New Hampshire Avenue in the Dupont Circle Historic District, and 18th Street in the Dupont Circle, Strivers' Section, and Washington Heights historic districts.	D2: Strengthen government stewardship

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
HP-2.5.4 (2.4)		Landscaped Yards in Public Space	Preserve the continuous and open green quality of landscaped front and side yards in public space. Take special care at historic landmarks and in historic districts to protect this public environment from intrusions, whether from excess paving, vehicular access and parking, high walls and fencing, or undue disruption of the natural contours or bermed terraces.	DC's public space regulations limit tall fences, hedges, vehicle parking, signs, projections, and other elements in public space to preserve the city's green character. The Public Space Committee reviews all applications that do not comply with the regulations and works with applicants to ensure the intent of the regulations is upheld. DCRA and HPO worked together to amend building code to limit front yard fences in historic properties to a maximum of 42 inches high.	C3: Act before it's too late D1: Practice sustainable urbanism
HP-2.5.5		Public Campuses	Recognize campuses in federal ownership as both historic landscape settings for important government facilities and as open green space for the entire city. Preserve the communal value of these campuses by protecting them from overdevelopment. Balance any new development against the public interest in retaining open green space.	The development of Saint Elizabeths Hospital received extensive attention with the construction of the Coast Guard Headquarters and building stabilization on the West Campus, including restoration of the Victorian gatehouse to its historic appearance. With the disposal of Walter Reed Hospital, the US Army agreed to support designation of the entire property as a historic district, with protection for its significant landscapes. As mitigation for demolition of Piers 3 and 4 at the Navy Yard, the US Navy agreed to return the historic guardhouse now at Indian Head to its former home at the Navy Yard's Leutze Park.	C3: Act before it's too late D1: Practice sustainable urbanism
HP-2.5.6 (2.3, 2.4)		Historic Open Space	Retain landscaped yards, gardens, estate grounds, and other significant areas of green space associated with historic landmarks whenever possible. If development is permitted, retain sufficient open space to protect the setting of the historic landmark and the integrity of the historic property. In historic districts, strive to maintain shared open space in the interior of blocks while balancing the need to accommodate reasonable expansion of residential buildings.	Sensitive restoration plans for several of the city's most historic estates. The Rosedale Conservancy began implementation of its 2008 landscape plan, and the Tregaron Conservancy continued restoration of the estate grounds, with some setbacks and lack of follow-through on commitments. The Dumbarton Oaks Park Conservancy was formed in 2010, and began restoration planning in partnership with the National Park Service. The Tudor Place Foundation developed a master plan for the house and grounds at the Georgetown National Historic Landmark property. At the Maples (built in 1796) on Capitol Hill, the redevelopment plan includes preservation of most of the front grounds. Both projects included archaeological investigations, and the Tudor Place project received a DC preservation award.	C3: Act before it's too late D1: Practice sustainable urbanism
	HP-2.5-A (2.4)	Protecting Historic Landscapes	Promote the protection of historic landscapes through documentation, specific recognition in official designations, and public education materials. Work cooperatively with federal and city agencies and private landowners to promote the preservation of historic landscapes as integral components of historic landmarks and districts, and to ensure that new construction is compatible with the setting of historic properties.	Capital Space, the first comprehensive analysis of and strategic plan for DC's parks and open spaces in 40 years, was completed in 2010 as a partnership of NCPC, NPS and DC agencies. Landscape protection occurred through review of government projects by DC and federal agencies. Landscapes at Saint Elizabeths, Walter Reed, Armed Forces Retirement Home, and McMillan Reservoir were protected through master plans and Section 106 agreements. Major projects included the National Mall Plan, Potomac Park levee, and security features at the Washington and Jefferson memorials (NPS), African American museum (Smithsonian), and LBJ Building (GSA/NPS).	A1: Complete the city survey C3: Act before it's too late D1: Practice sustainable urbanism

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
	HP-2.5-B (2.4)	Protecting the Natural Escarpment	Protect views of and from the natural escarpment around central Washington by working with District and federal land-holders and review agencies to accommodate reasonable demands for new development on major historic campuses like Saint Elizabeths Hospital, the Armed Forces Retirement Home, and McMillan Reservoir in a manner that harmonizes with the natural topography and preserves important vistas over the city.	Landscapes at St. Elizabeths, Walter Reed, Armed Forces Retirement Home, and McMillan Reservoir were protected through master plans and Section 106 agreements. HPO and HPRB considered development plans affecting all of these landscapes through programmatic agreements, design review, public consultation, and public meetings.	C3: Act before it's too late D1: Practice sustainable urbanism D2: Strengthen government stewardship
	HP-2.5-C (2.4)	Protecting Rights-Of-Way	Promote the preservation of original street patterns in historic districts by maintaining public rights-of-way and historic building setbacks. Retain and maintain alleys in historic districts where they are significant components of the historic development pattern.	HPO and HPRB reviewed 38 transmittals from the DC Surveyor for street closings, with no findings of adverse effect.	D1: Practice sustainable urbanism
HP-2.6	Archaeological Resources				
HP-2.6.1 (2.5)		Protection of Archeological Sites	Retain archeological resources in place where feasible, taking appropriate steps to protect sites from unauthorized disturbance. If sites must be excavated, follow established standards and guidelines for the treatment of archaeological resources, whether in documentation and recordation, or in the collection, storage and protection of artifacts.	HPO ensured protection through government and other project reviews, archaeology guidelines, collections management, and public education. Sites investigated included Kalorama, Mitchell, and Walter Pierce parks, Lincoln Cottage at the Soldier's Home, River Terrace Elementary, and Bladensburg battlefield. Remains of the Washington Canal and Tiber Creek outfall were investigated before construction of the West Potomac Park levee and African American Museum. Other investigations were conducted before stream valley restoration projects at Pope's Branch, Bingham Run, and Milkhouse Run in Rock Creek Park.	C3: Act before it's too late D1: Practice sustainable urbanism D2: Strengthen government stewardship
HP-2.6.2 (2.5)		Curation of Data and Artifacts	Treat archaeological artifacts as significant civic property. Ensure that all data and artifacts recovered from archaeological excavations are appropriately inventoried, conserved, and stored in a facility with proper environmental controls.	Establishment of an archaeological curation facility has been a major HPO priority for many years. With the hiring of a PhD archaeologist in 2007, the planning for this facility began in earnest. Before a facility can be established, artifact collections must be inventoried and assessed consistent with professional standards in order to qualify for the financial support a facility may require. The DC archaeologist has completed two phases of a four-phase project to bring HPO collections up to this standard.	B3: Make archaeology visible D3: Plan ahead for campus growth D2: Strengthen government stewardship
HP-2.6.3		Public Awareness of Archaeological Resources	Make archaeological artifacts and data visible to the public. Maintain public access to collections, use artifacts and information as educational tools, and treat artifacts as objects of cultural interest.	Archaeology in the Community sponsored the first DC event for the international Day of Archaeology in 2011, with the participation of DC archaeology staff. In 2012, National Archaeology Day was observed through a public archaeology symposium of eight papers as part of the annual DC Historical Studies Conference.	B3: Make archaeology visible
	(2.5)		Promote and raise public awareness of the value and findings of archaeological resources in the District through presentations, publications and other public educational efforts.	For the past four years, the DC archaeologist used periodic media coverage in newspapers, magazines, TV, and radio to increase public awareness, and made presentations at citywide and regional conferences on history and archaeology.	

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
	(2.5)		Assemble collections currently stored in various locations into a single unified collection.	The DC archaeologist assembled 18 collections from various scattered locations (primarily the firms that conducted the work). Four remaining collections will be returned after preparation for long-term curation to current standards. The collections are housed at HPO and the DC Archives, and neither location has adequate space for further consolidation. Long-term loans are in place for secure storage of 150 boxes of artifacts at Tudor Place and NPS. HPO also expects to receive artifacts and records from about 36 ongoing projects, and the storage locations for several important collections are yet to be identified.	
	HP-2.6-A (2.5)	Archaeological Curation Facility	Establish as a high priority a facility for the proper conservation, curation, storage, and study of artifacts, archaeological materials, and related historic documents owned by the District of Columbia. Ensure public access to these materials and promote research using the collections and records.	The DC archaeologist made significant progress toward establishment of a curation facility by completing initial documentation of existing collections. This work included an inventory and conditions assessment of more than 700 boxes, and creation of a unified collections database using standard museum software. The database documents half a million artifacts with photos, drawings, maps, and other contextual data from 73 projects; about 30 collection databases await conversion. New data will be added from about 5-10 projects annually, though DC will not curate all artifacts.	B3: Make archaeology visible D2: Strengthen government stewardship Investigate and consider city-owned and shared facilities with another local institution such as universities or the federal government.
	HP-2.6-B	Archaeological Surveys and Inventories	Increase surveys, inventories, and other efforts to identify and protect significant archeological resources.	The DC archaeologist completed a comprehensive modernization of HPO archaeological files. All archaeological site forms and survey reports were digitized and recorded in a database, and all survey locations were mapped in GIS with associated attribute data. This has streamlined the review of plans for DC government and federal undertakings, which were conducted routinely to identify potential archaeological sites before construction of government projects.	A1: Complete the city survey B3: Make archaeology visible C3: Act before it's too late
	(2.5)		Increase efforts to identify and protect significant archeological resources outside of the Section 106 process without unduly burdening private property owners and development efforts.	HPO worked with property owners to expedite investigation of unanticipated archaeological finds. HPO conducted quick preliminary testing in cases of uncertainty to verify initial assessments of archaeological potential. Such testing allowed the identification of disturbed conditions warranting no further investigation, and of pristine conditions which led to the subsequent identification of a prehistoric site at a HUD-funded housing project near Anacostia Park. When discovery of a human burial required the Metropolitan Police Department and DC Medical Examiner to investigate, the Smithsonian's forensic anthropologist and HPO archaeologist coordinated to speed up the excavation process. One notable case resulted in the identification of the remains and living relatives of a 19th century Columbian College student; this "Coffin Boy" project received a DC Preservation Award.	

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
	HP-2.6-C	Archaeological Site Reports	Require prompt completion of site reports that document archaeological findings after investigations are undertaken. Maintain a central archive of these reports and increase efforts to disseminate their findings and conclusions.	The DC archaeologist completed the modernization of the HPO survey report archive. All survey reports were inventoried and scanned, site forms digitized, and data transferred to GIS. All new submissions are required in PDF and hard copy. To complete the Barney Circle investigations undertaken in the early 1990s, HPO partnered with DDOT to award a \$250,000 Transportation Enhancement Grant to analyze more than 130 boxes of artifacts, complete the report of findings, and process the artifacts for curation by NPS and HPO.	B3: Make archaeology visible
HP-2.7	Enforcement				
HP-2.7.1 (2.6)		Preservation Law Enforcement	Protect historic properties from unauthorized building activity, physical damage, and diminished integrity through systematic monitoring of construction and vigilant enforcement of the preservation law. Use enforcement authority, including civil fines, to ensure compliance with the conditions of permits issued under the preservation law.	HPO maintained its monitoring and enforcement systems, and completed the necessary adjustments involved with the transition to adjudication by the Office of Administrative Hearings. HPO took enforcement action under a formal agreement with DCRA and through its seat on the Board for the Condemnation of Insanitary Buildings.	C3: Act before it's too late
HP-2.7.2 (2.6)		Prevention of Demolition by Neglect	Prevent demolition of historic buildings by neglect or active intent through enforcement of effective regulations, imposition of substantial civil fines, and when necessary, criminal enforcement proceedings against those responsible.	After a near building collapse, HPO worked with the Dupont Circle Conservancy, DC Preservation League, and DCRA to ensure the preservation and ultimate rehabilitation of a prominent corner rowhouse at 16th and T Streets in the 16th Street Historic District. Enforcement action brought about the renovation of several long-vacant rowhouses in the LeDroit Park and U Street historic districts, a large corner mansion in the Mount Pleasant Historic District, and an abandoned apartment rehabilitation in the Washington Heights Historic District. HPO pursued two cases through criminal enforcement proceedings, at 2228-2238 Martin Luther King Avenue and 1326 Valley Place in the Anacostia Historic District.	C3: Act before it's too late
	(2.6)		Establish adequate legal and professional support for the development, issuance and enforcement of historic preservation regulations. Develop regulations for Demolition by Neglect legislation.	The most effective mechanism in both government and community efforts to seek repair of deteriorated properties was the Blighted Properties Act of 2009, which authorized taxation of buildings classified as blighted at 10% of their assessed value until the correction of defects. This financial disincentive combined with fines under the property maintenance provisions of the DC building code was sufficient to achieve compliance in most cases. The Office of the Attorney General advised HPO on the legislative and regulatory changes needed to permit assessment of similar fines under the DC historic preservation law, and these changes are under way in 2013.	

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
	HP-2.7-A (2.6)	Preservation Enforcement	Improve enforcement of preservation laws through a sustained program of inspections, imposition of appropriate sanctions, and expeditious adjudication. Strengthen interagency cooperation and promote compliance with preservation laws through enhanced public awareness of permit requirements and procedures.	HPO conducted 1,943 inspections and issued 354 stop work orders, 220 violation notices, and 229 notices of infraction. In 2012, technology staff at OP completed a custom database to improve HPO monitoring and processing of enforcement cases. This system was operational at the beginning of FY 2013.	C3: Act before it's too late
	HP-2.7-B (2.6)	Accountability for Violations	Hold both property owners and contractors accountable for violations of historic preservation laws or regulations, and ensure that outstanding violations are corrected before issuing permits for additional work. Ensure that fines for violations are substantial enough to deter infractions, and take the necessary action to ensure that fines are collected.	HPO assessed \$442,000 in fines and collected \$224,180 in payments after adjudication. HPO placed 48 liens for non-payment, totaling \$243,800, and collected \$84,890 from discharged liens.	C3: Act before it's too late
HP-3.1	Preservation Incentives				
HP-3.1.1 (3.2)		Preservation Incentives	Develop and maintain financial incentives to support preservation of historic properties in private ownership. Give priority to programs to assist owners with low and moderate incomes.	The economic downturn made incentives unlikely, but HPO studied possible incentives for affordable housing and small commercial buildings by meeting Baltimore and Maryland state officials to examine best practices, seeking the advice of market-rate and affordable housing developers, and coordinating with OCFO revenue experts to analyze the economic potential. OCFO's comparative analysis tends to support the economic benefits, but more study is needed.	D1: Practice sustainable urbanism D4: Invest in affordability
HP-3.1.2 (3.2)		Incentives for Special Property Types	Develop specialized incentives to support preservation of historic properties like schools, places of worship, theaters, and other prominent historic structures of exceptional communal value. Use a variety of tools to reduce development pressure on these resources and to help with unusually high costs of maintenance.	The rehabilitation of the Howard Theatre was accomplished using New Markets Tax Credits, federal rehabilitation tax credits, and other DC grant and bond finance programs. The DC Council authorized tax-exempt bond financing for the National Public Radio headquarters on North Capitol Street. The economic downtown made some federal incentives unlikely, but HPO supported SAT grants by submitting revised National Register listings documenting national significance for 6 properties.	D1: Practice sustainable urbanism D4: Invest in affordability
(3.2)			Promote the preservation of the row house as a character-defining resource of the District of Columbia, and an important source of affordable family housing in many District neighborhoods.	DC row house neighborhoods were preserved through historic district designation, zoning regulations, and increasing market demand, especially in gentrifying neighborhoods as DC population increased. The most notable threat to the integrity of rowhouses was the increasing number of "pop-ups" in unprotected neighborhoods.	
	HP-3.1-A (3.2)	DC Preservation Incentives	Implement and promote the District's new targeted homeowner incentive program through an active program of outreach and public information. Monitor and evaluate the program to assess its effectiveness and to guide the development of other appropriate incentives and assistance programs.	Program funds were limited due to the economic downturn, but met HPO's capacity without the 5% administrative allowance. HPO spent \$1,453,824 for 53 grants in 9 historic districts (30 in Anacostia; 9 in LeDroit Park; 5 in U Street; 3 in Mount Pleasant; 2 each in Capitol Hill and Shaw; 1 each in Blagden Alley, Mount Vernon Square, and Strivers' Section).	C3: Act before it's too late D1: Practice sustainable urbanism D4: Invest in affordability

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
	(3.2)		Develop standards and procedures for implementing the DC Targeted Homeowner grant program. Promote the federal rehabilitation tax credits for eligible projects. Launch the DC Revolving Fund Loan Program. Develop other incentives, penalties, requirements, and assistance programs as appropriate to encourage preservation and adaptive reuse by both public and private entities.	Standards and procedures for the targeted homeowner grant program were in place, although the number of grants was limited due to government-wide budget constraints. Federal rehabilitation tax credits were essential for seven affordable housing rehabilitation projects: Wardman Row, Hubbard Place, Mayfair Mansions, the Sorrento, the Euclid, Fort View Apartments, and Webster Gardens. These projects yielded 924 affordable apartments (603 rehabilitated apartments and 321 new affordable units), and five were honored with a joint DC Preservation Award. New incentive programs were not proposed due to limited budgets in the economic downturn.	
	HP-3.1-B	TDR Benefits for Preservation	Evaluate the effectiveness of existing transfer of development rights (TDR) programs, and consider revisions to enhance their utility for preservation.	HPO identified downtown buildings that might benefit from TDR provisions for affordable housing in historic buildings within an expanded Downtown Development Zone.	C3: Act before it's too late D1: Practice sustainable urbanism
HP-3.2	Preservation and Economic Development				
HP-3.2.1 (3.3)		Preservation and Community Development	Promote historic preservation as a tool for economic and community development.	There was mixed success in promoting the development value of preservation. Heritage groups and tourism-oriented organizations promoted the city's cultural assets, but often in isolation. Marketing documents issued by public and private business-oriented organizations were routinely illustrated with photographs of historic landmarks and active historic streetscapes, but were much less likely to mention historic resources as economic assets. Some cited preservation as an impediment without acknowledging its role in generating revitalization.	B2: Speak out about preservation D1: Practice sustainable urbanism
HP-3.2.2 (3.4)		Preservation and Neighborhood Identity	Recognize the potential for historic preservation programs to protect and enhance the distinct identity and unique attractions of District neighborhoods.	OP's planning strategies generally recognize the diversity and vitality of protected historic neighborhoods as one of DC's competitive advantages. The Creative DC Action Agenda (2010), Retail Action Strategy (2010), DC Vibrant Retail Streets Toolkit (2012), and others prominently feature images of walkable, vibrant historic neighborhoods and promote their advantages in achieving a wide range of DC's planning goals.	B2: Speak out about preservation D1: Practice sustainable urbanism
HP-3.2.3 (3.3)		Neighborhood Revitalization	Utilize historic preservation programs and incentives to encourage historic preservation as a revitalization strategy for neighborhoods and neighborhood business districts.	OP and the Department of Small Local Business Development promoted historic revitalization through the Retail Action Strategy, small area plans, and seven approved Main Street programs in Barracks Row, Congress Heights, Deanwood, Dupont Circle, H Street, North Capitol Street, and Shaw. HPO prepared brief histories of the Anacostia, Brightwood, Congress Heights, Deanwood, Georgia Avenue, H Street NE, and North Capitol Street commercial corridors to support Main Street programs and marketing efforts by the Department of Local Small Business Development.	D1: Practice sustainable urbanism D2: Strengthen government stewardship

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
(3.3)	HP-3.2-A	Historic Neighborhood Revitalization	Implement preservation development strategies through increased use of proven programs and initiatives sponsored by preservation leaders like the National Trust for Historic Preservation, National Park Service, and others. Make full use of the programs available through the National Main Street Center, Preservation Services Fund, Preserve America, Save America's Treasures, and other programs designed for the recognition of diverse cultural heritage and the preservation and promotion of historic landmarks and districts.	A handful of DC projects managed to obtain scarce federal program funds. Howard University received an \$800,000 NPS economic stimulus grant for its Miner Building. Three DC projects received Save America's Treasures grants: the Hill Center in the Old Naval Hospital (\$150,000), Smithsonian Archives of American Art oral history collection (\$250,000), and Smithsonian National Anthropological Archives numbered manuscript collection (\$300,000). HPO obtained ACHP designation as a Preserve America community, with DC Council support, but funds are not currently available. The National Trust supported earthquake repairs at Washington Cathedral and preservation planning at Union Station through its National Treasures program. The Trust's DeSchweinetz Fund helped fund Humanities Council house history workshops and a Saint Elizabeths educational brochure. The American Planning Association recognized Eastern Market and Union Station as an "APA Great Place.	C3: Act before it's too late D2: Strengthen government stewardship D4: Invest in affordability
(3.3)		Sustainability	Promote greater understanding and awareness of historic preservation as a means of achieving environmental and economic sustainability.	Among the most important recent resources is the comprehensive study by the National Trust's Preservation Green Lab, The Greenest Building: Quantifying the Environmental Value of Building Reuse, released in 2012.	B2: Speak out about preservation D1: Practice sustainable urbanism
	(3.3)		Utilize the internet and electronic media to communicate the value of preservation to economic and community development, and environmental and economic sustainability. Post and distribute articles and information regarding the relationship between preservation, creative cities and economic development. Ensure that rehabilitation and the reuse of existing buildings are valued appropriately in the preparation of new environmental building codes and regulations.	HPO added a sustainability page to its website, with 19 links to technical resources from multiple sources. Links provide information on the sustainability benefits of preservation, energy conservation, energy efficiency of windows, geothermal energy, and both federal and DC government sustainability programs. HPRB established a Sustainability Committee.	
HP-3.3	Preservation Partnerships and Advocacy				
HP-3.3.1 (3.4)		Promotion of Historic Preservation	Use historic preservation to foster civic pride and strengthen communal values. Increase public awareness of historic preservation, promote appreciation of historic places, and support preservation activities of interest to residents and visitors.	HPO added nine new publications to its series of educational brochures, on DC Public Schools, Modernism, Cemeteries, and the Downtown, Foxhall Village, Mount Vernon Triangle, Saint Elizabeths Hospital, Shaw, and Washington Heights historic districts. The Humanities Council conducted annual house history workshops and created a website of community heritage projects, using HPO and National Trust grants.	B1: Tell community stories across the city B2: Speak out about preservation B3: Make archaeology visible

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
HP-3.3.2 (3.4)		Public Education	Promote public education in the values of historic preservation and the processes for preserving historic properties.	Preservation partners joined efforts to produce four annual DC Historical Studies Conferences at MLK Library. HPO staff participated in these conferences by distributing educational materials and presenting papers on the underground railroad, archaeology, neighborhood history, modernism, and cemeteries. HPO and the Humanities Council promoted preservation awareness through seminars, house history workshops, and community heritage grants. HPO's outreach coordinator and other staff promoted appreciation of African American history at multiple venues including the African American Civil War Museum. As a service to homeowners, the DC Preservation League in partnership with HPO hosted a website database for information on DC contractors with historic property experience. DCPL also held annual training courses for DC realtors, with HPO staff presentations. The Capitol Hill Restoration Society continued its series of local history lectures, a house history workshop, and technical preservation workshops.	B1: Tell community stories across the city B2: Speak out about preservation B3: Make archaeology visible Last year we made 15 presentations to District and federal agencies, community groups, walking tours, and at conferences that talk about the historic value of public space and the evolution of these regulations.
HP-3.3.3 (3.4)		Preservation Advocacy	Encourage public participation in historic preservation through strong community partnerships. Promote communication and collaboration among the city's preservation groups in advocating for preservation goals. Involve historical societies, academic organizations, and others with specialized knowledge of the District's history and historic resources in efforts to promote historic preservation.	The Historic Districts Coalition, DC Preservation League, Humanities Council, and other neighborhood preservation groups advocated for preservation at annual budget and oversight hearings by the DC Council. The popular press also helped spread awareness of DC history: Arcadia Publishing and the History Press added more than 20 volumes on DC neighborhoods and history, many prepared by local authors, to their respective book series.	B1: Tell community stories across the city B2: Speak out about preservation B3: Make archaeology visible
HP-3.3.4 (3.4)		Cultural Tourism	Celebrate the cultural history of District neighborhoods. Recognize cultural preservation as an integral part of historic preservation, and use cultural tourism to link neighborhoods and promote communication between diverse groups.	Cultural Tourism DC, in partnership with communities and funding from DDOT, installed six neighborhood heritage trails in Columbia Heights, Deanwood, Federal Triangle, Georgia Avenue/Pleasant Plains, Greater H Street, and Tenleytown, raising the number of DC heritage trails to fifteen. Heritage trail information is accessible on the CTDC website, and CTDC also maintains the African American Heritage Trail website in partnership with HPO. In 2009, the DC Commission on the Arts and Humanities assumed sponsorship of CTDC's Art on Call project, which installed artwork celebrating neighborhood history in several hundred of the city's 1,100 abandoned fire call boxes.	B1: Tell community stories across the city B2: Speak out about preservation B3: Make archaeology visible

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
HP-3.3.5 (3.4)		Special Events for Preservation	Promote preservation awards, festivals, conferences, exhibitions, and other special events that raise awareness of historic preservation and celebrate the District's history and historic places.	HPO presented three preservation awards programs in partnership with the DC Preservation League, held at historic venues—the DC Court of Appeals, Carnegie Institution, and 6th and I Synagogue—for audiences of as many as 500. Both projects and individuals received recognition. Preservation sponsors held four Historical Studies Conferences with broad participation including by HPO; the DC Preservation League sponsored periodic events and walking tours; the Latrobe Chapter of the Society of Architectural Historians presented periodic lectures, tours, and biennial symposia on DC's historic development. The District Architecture Center added a new venue for both local and international exhibits featuring architectural heritage.	B1: Tell community stories across the city
	HP-3.3-A (3.4)	Preservation Outreach and Education	Sustain an active program of outreach to the District's neighborhoods. Develop educational materials on the cultural and social history of District communities as a means to engage residents and introduce historic preservation values and goals. Promote public understanding of not just the principles for preserving properties but also the social and community benefits of historic preservation.	The DC Community Heritage Project awarded small grants of up to \$2,000 to 71 neighborhood-based projects, totaling \$136,475, in all parts of the city: eleven in Ward 1, nine in Ward 2, four in Ward 3, seven in Ward 4, four in Ward 5, six in Ward 6, nine in Ward 7, nine in Ward 8, and 13 citywide. Georgetown University Law Library maintained the website and database of Mayor's Agent decisions and related legal information, in partnership with HPO. The DC Chapter of the AIA presented annual day-long preservation seminars at Phelps High School, and the DC-based Archaeology in the Community ran a program to educate college students on preservation-related careers; HPO participated in both. The DC Preservation League held an annual "Preservation 101" class for realtors, with HPO staff participation.	B1: Tell community stories across the city B2: Speak out about preservation B3: Make archaeology visible
	HP-3.3-B (3.4)	Historic Preservation in Schools	Work with both public and private schools to develop and implement programs to educate District students on the full range of historic, architectural, and archaeological resources in Washington. Use education to promote the value of historic preservation as a community activity.	<p>DCPS social sciences staff and HPO met on incorporating local archaeology into the curriculum. Teaching materials were developed for use with an Archaeology of Native Peoples teaching trunk available on loan from HPO. Archaeology in the Community established an archaeology club at Bancroft Elementary School, now in its second year.</p> <p>The Humanities Council and HPO partnered to involve students in community heritage projects like the exploration of Mount Zion Cemetery by the Columbia Heights Youth Club, exploration of school artifacts at John Eaton School, and community history at Barry Farm. Project participants Zame Johnson and Tendani Mpulubusi testified in support of the program at DC Council hearings.</p> <p>HPO hosted more than a dozen DC high school students in the Summer Youth program, a similar number of volunteers for survey and archaeology projects, and 11 college interns to work on projects including artifact curation, a planning history of Tenleytown, Chinatown alley resource study, and affordable housing research.</p>	B1: Tell community stories across the city B3: Make archaeology visible

Policies	Actions	Comprehensive Plan Topic	Comprehensive Plan Policy or Action	Accomplishments for 2009 to 2012	Goals for 2016
	HP-3.3-C (3.4)	Historic and Archaeological Exhibitions	Develop display exhibits for libraries, recreation centers, and other public buildings that showcase historic and archaeological resources. Recruit volunteers to assist with the interpretation of these resources.	HPO improved its ability to do web-based archaeological exhibits through acquisition of the PastPerfect software, and recruited DC college students and retirees to photograph artifacts for an online archaeological catalog and exhibits. Archaeology in the Community sponsored an outdoor Day of Archaeology event, with HPO staff participating to offer artifact displays and exhibits.	B1: Tell community stories across the city B3: Make archaeology visible
	HP-3.3-D (3.4)	Heritage Tourism	Identify heritage tourism opportunities and strategies that integrate District programs with those of organizations like Cultural Tourism DC, the DC Convention and Visitors Bureau, and others oriented to visitors. Use these programs to promote and enhance the integrity and authenticity of historic resources.	Cultural Tourism DC, in partnership with HPO, marked 32 sites on the African American Heritage Trail to reach a goal of 100 sites. CTDC and HPO continued this effort with a cooperative agreement to support new signs added by other sponsors. CTDC and the Dupont Circle Conservancy developed 3 signs as the model for a system of marking neighborhood landmarks.	B1: Tell community stories across the city B3: Make archaeology visible
	HP-3.3-E (3.4)	Coordinated Preservation Advocacy	Encourage and facilitate interaction between preservation and economic development interests. Strengthen working relationships among the HPO, HPRB, Advisory Neighborhood Commissions, and preservation organizations. Establish special task forces or advisory groups as appropriate to support preservation programs and advocacy for historic preservation	HPO staff maintained active community outreach, attending 416 community meetings and events attended by nearly 13,000 participants. HPO supported the National Trust, DC Preservation League, Committee of 100, and Capitol Hill Restoration Society in forming a preservation coalition to advocate for preservation planning in the expansion plans for Union Station. In partnership with the Smithsonian, NPS, and Maryland Highway Administration, HPO archaeologists helped investigate the 1814 Battle of Bladensburg site in preparation bicentennial celebrations. HPO partnered with the DC Preservation League, National Trust, and Mount Vernon Triangle CID to add new brochures to its educational series.	B2: Speak out about preservation D1: Practice sustainable urbanism

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How to get involved

How to comment on this plan

This plan was developed with input from many interested individuals and organizations, but it's not too late for your voice to be heard. We welcome and encourage your thoughts and comments by email, in writing, or by calling the Historic Preservation Office.

To obtain copies of this plan, to provide comments on it, or to be included on the SHPO mailing list, please contact us:

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Resources

The following preservation and planning resources can be found on the HPO website at www.preservation.dc.gov:

- The Historic Landmark and Historic District Protection Act of 1978 (DC Law 2-144, as amended)
- District of Columbia Municipal Regulations, Historic Preservation (DMCR Chapter 10-C)
- District of Columbia Inventory of Historic Sites
- Maps of District of Columbia historic districts
- District of Columbia Comprehensive Plan, 2006
- Preserving Communities and Character: The Historic Preservation Plan for the District of Columbia 2008-2012
- District of Columbia Historic Preservation Plan, 2000
- Annual Reports to the Council of the District of Columbia on the Implementation of the DC Historic Landmark and Historic District Protection Act of 1978
- District of Columbia Preservation and Design Guidelines
- Guidelines for Archaeological Investigations in the District of Columbia
- National Register historic landmark and historic district nominations
- Historic district brochures
- Citywide and Ward Heritage guides
- Community Heritage publications
- Transcripts, reports and actions of the Historic Preservation Review Board
- Orders of the Mayor's Agent for Historic Preservation



Glossary

AIA	American Institute of Architects
ANC	Advisory Neighborhood Commission
CTDC	Cultural Tourism DC
DCHA	DC Housing Authority
DCPL	DC Public Library
DCPL	DC Preservation League
DCMR	DC Municipal Regulations
DCRA	Department of Consumer and Regulatory Affairs
DHCD	Department of Housing and Community Development
DDOT	District Department of Transportation
DGS	Department of General Services
DMPED	Deputy Mayor for Planning & Economic Development
DPR	Department of Parks and Recreation
DRES	Department of Real Estate Services
FEMS	Fire and Emergency Services
HPO	Historic Preservation Office
HPRB	Historic Preservation Review Board
OCFO	Office of the Chief Financial Officer
OP	Office of Planning
OPEFM	Office of Public Education Facilities Modernization
OTR	Office of Tax and Revenue
PUD	Planned Unit Development
ZRR	Zoning Regulations Review

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 Maria Casarella, Architect
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