

27th Annual Report

To the Council of the District of Columbia on the
Implementation of the D.C. Historic Landmark and
Historic District Protection Act of 1978

April 2006



Anthony A. Williams
Mayor

David Maloney
Deputy State Historic Preservation Officer

Tersh Boasberg
Chairman, Historic Preservation Review Board

Ellen McCarthy
Director, Office of Planning

"Preserving buildings isn't just about retaining architecture. It's about preserving our history, our culture, our way of life and our sprit of community."
Mayor Anthony Williams

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Among its provisions, the D.C. Historic Landmark and Historic District Protection Act of 1978 provides for an Annual Report on the implementation of the city's preservation program. This Twenty-Seventh Annual Report to the Council of the District of Columbia records the activities and accomplishments of the District's historic preservation program from October 1, 2004 to September 30, 2005. For further information, please call the Historic Preservation Office at (202) 442-8800.

1. INTRODUCTION

The primary responsibilities of the District of Columbia Historic Preservation Office (HPO) are to ensure compliance with the Historic Landmark and Historic District Protection Act of 1978 and, as part of the Office of Planning, to provide professional expertise to the Office on matters affecting DC's historic buildings, sites, and districts.

The HPO also functions as the District of Columbia's State Historic Preservation Office for the purposes of complying with the National Historic Preservation Act. The State Historic Preservation Officer (SHPO) for the District of Columbia is responsible for protecting the District's unique historical, archaeological, architectural, and cultural resources. This responsibility is shared with each federal agency that administers properties or undertakes construction activities in Washington, DC. Each year the SHPO prepares an Action Plan to meet the District's long-term historic preservation goals.

The Historic Preservation Review Board (HPRB) is a group of private citizens appointed by the Mayor to represent professional and community viewpoints in the historic preservation process. The HPRB meets monthly to review and approve projects affecting DC's many historic buildings, districts, and sites.

The HPO staff, which supports the functions of both the State Historic Preservation Office and the HPRB, had another busy year in 2005. As detailed in this report, the HPO engaged in preservation planning activities, community outreach and education, survey and inventory projects, enforcement activities, Mayor's Agent hearings and monthly HPRB public hearings.

2. PRESERVATION PLANNING

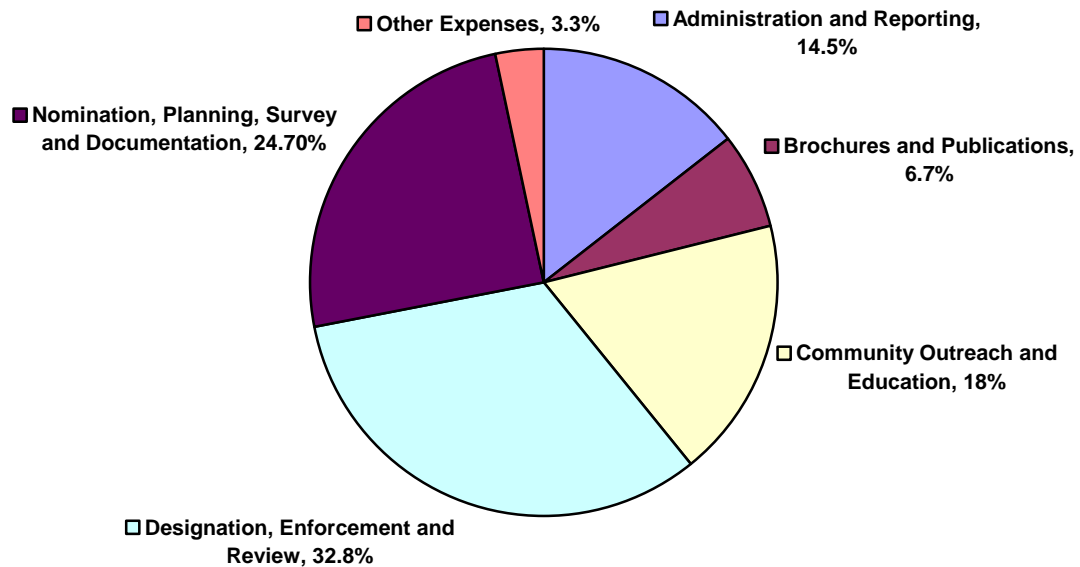
Goals and priorities for the historic preservation program are established in the *D.C. Historic Preservation Plan*, which is periodically updated in consultation with government agencies, civic groups, and the general public. Planning activities also include the development of tools to support survey and documentation of historic properties such as database management, preparation of aids to research, and historic context studies providing the background historical information needed to evaluate the significance of individual properties.

Throughout 2005, the HPO participated in updating the District's **Comprehensive Plan** and the five-year **Historic Preservation Plan**. HPO was instrumental in shaping the work program for the Plan updates, ensuring that the revisions to the Historic Preservation Plan and Comprehensive Plan are fully coordinated. The office participated in four community meetings where over 300 residents provided valuable input for these critically important steps in the District's ongoing planning process.

National Historic Preservation Fund Grant

Each year, the states, territories and federally recognized tribes receive federal funding through the Department of the Interior to handle responsibilities of the National Historic Preservation Act of 1966 as amended. In 2005, the District of Columbia State Historic Preservation Office closed all projects and activities related to the FY 2004 grant of \$447,041.

The District government spent this money in accordance with Federal Law as follows:



Community Projects and Special Events funded from this grant included: Capitol Hill Photographic Survey (*Capitol Hill Restoration Society*), Washington Heights Intensive Level Survey (*Kalorama Citizens Association*), Historic Structures Report for the Mary Church Terrell House in the LeDroit Park Historic District (*Howard University Community Association*), HABS drawings of several St. Elizabeths Hospital buildings (*Office of Planning*), and a Landscape Survey of the Tregaron Estate (*HPO*).

Support for a Black History month event at the National Trust for Historic Preservation; a daylong symposium titled “Community Heritage Preservation: Identifying and Managing Local Grassroots Resources” sponsored by the Humanities Council of Washington; and two conference workshops sponsored cooperatively with the National Trust and The L’Enfant Trust, “*Building Futures: Housing Design and Development in Washington, D.C.’s Historic Districts*” and “*Economic Incentives for Historic Preservation*,” were also supported by the grant.

Publications funded included reprints of the **Cleveland Park, Greater U Street, Sheridan-Kalorama, and Woodley Park historic district brochures**; an update of the

historic districts map “*Historic Washington, DC: The District of Columbia Inventory of Historic Sites*” and production of a new general brochure, “*Preserving Washington’s Communities and Character.*” Newsletter production assistance to the DC Preservation League for the group’s newsletter, *The Advocate*, was also provided. HPO staff coordinated with the D.C. Office of Planning, other District agencies and several community groups on a variety of planning efforts in 2005, including the following:

Third Annual Mayor’s Awards for Excellence in Historic Preservation

An overflow crowd was on hand at the historic Kennedy-Warren Apartment Building in Cleveland Park on Saturday October 22 for the third annual Mayor’s Awards for Excellence in Historic Preservation. Mayor Anthony Williams handed out awards for the following projects and achievements:

Chairman’s Award: Judge Rohulamin Quander

State Historic Preservation Officer’s Award: Monument Realty

Stewardship: Burrows House

Community Involvement: George A. Didden, III

Public Education: *Homes of Color* magazine, The Citizens Association of Georgetown and H-DC, Washington D.C. History and Life listserv

Public Archaeology: The Washington Canal Project

Design: Stephen Decatur House Museum, Cleveland Elementary School, The Kennedy-Warren Apartments, International Campaign for Tibet Headquarters, Naval Sea Command Headquarters, Olympia Apartments, The Jefferson at Penn Quarter, Cityline at Tenley,

Caton’s Walk, and the Kenneth E. Behring Family Hall of Mammals – National Museum of Natural History, Smithsonian Institution.

- Providing historic preservation elements for the **NoMa Vision Plan and Development Strategy** and input for the **Southwest Waterfront** redevelopment area and **Washington National’s Baseball Stadium**.
- Continued work on the framework plan for the reuse and redevelopment of the historic **Saint Elizabeths Hospital** campus.
- Participated in the OP team working with **George Washington University** in the development of a new Campus Master Plan with input from the Foggy Bottom and West End communities.
- Moved forward a proposed Historic District for the **Mount Vernon Triangle** area targeted for redevelopment by OP.
- Cooperated with District Agencies on the **Anacostia Streetscape Project** (DDOT) and **Old Naval Hospital Redevelopment Plan** (OPM and EOM).
- Assisted in the successful DDOT TEA-21 application by the **Capitol Hill Restoration Society** to purchase street signs for the District’s largest historic district.
- Continued work with **Cultural Tourism DC** on marking the African American Heritage Trail with signage.

3. SURVEY AND INVENTORY OF HISTORIC PROPERTIES

Historic resource surveys provide the primary means of documenting historic resources throughout the city. Advisory Neighborhood Commissions, civic organizations, preservation professionals, educational institutions, and volunteers may sponsor survey and inventory work using federal matching Historic Preservation Fund grants. The following historic resource survey work took place in FY 2005:

Intensive Level Survey of Washington Heights

The Kalorama Citizens Association's survey of the Washington Heights neighborhood was completed in FY 2005. Bordered by Florida Avenue, 18th Street, Columbia Road, and Connecticut Avenue NW, the proposal was presented to the community in September. At that time the organization announced plans to move forward with the nomination process in FY 2006. The survey included approximately 380 buildings, structures, and objects.

Historic Context Study for Mid-Century Modernism

Work continued on this landmark study of postwar architecture in Washington by Robinson & Associates. Funded from a special grant program established by Monument Realty and an advisory group including D.C. Preservation League, the National Trust for Historic Preservation, and the D.C. SHPO, the study, expected to be completed in FY 2006, will be supplemented with a community-based conference sponsored by the DC Preservation League.

Neighborhood Survey Work

Preliminary survey work initiated in FY 2004 in the Deanwood, Shaw East, and Woodridge neighborhoods continued over the past year.

In FY 2005, residents in the Palisades development of Foxhall Village and in the Chevy Chase and Barney Circle communities voted to initiate formal historic resource surveys. The HPO Community Liaison facilitated partnerships and access to funding for neighborhood organizations interested in the survey process.

Historic Permits Database

The HPO continued its multi-year effort to compile a database of key historical data from the archive of D.C. Building Permits (1877-1949). At the end of FY 2005, permits through 1940 were logged into the database. During the coming fiscal year, the contractor/consultant expects to complete the data entry segment of this massive project.

4. HISTORIC LANDMARK AND HISTORIC DISTRICT DESIGNATION

The Historic Preservation Review Board evaluates and designates properties worthy of preservation for their contribution to the city's cultural heritage. During the past year, the Review Board **designated nine historic landmarks, one historic district and one historic district expansion** for inclusion in the *D.C. Inventory of Historic Sites*. In each

case, the HPO worked with applicants and property owners to guide, inform, and facilitate the process prior to the designation hearings. The newly designated properties are:

Dumblane, 4120 Warren Street, NW

Sponsored by Elizabeth L. Nottingham, owner

This 1911 residence is important for its architectural significance. It is arguably the best example of a Craftsman residence in Washington and the product of Gustav Stickley, one of the leading figures of the American Arts and Crafts movement.

Dupont Circle Historic District Expansion

Sponsored by the Dupont Circle Conservancy and the District of Columbia Historic Preservation Office

The expansion of the boundaries of the Dupont Circle Historic District was approved by HPRB in February to include more 20th-century commercial buildings, support facilities, and modest residential buildings that were home to the working class members of the neighborhood. The expansion generally follows the eastern and western jurisdiction boundaries established by the Dupont Circle Citizens Association in 1922. The boundary increase, for the first time, also establishes the period of significance for the district of 1791 to 1931. The original 1977 nomination or the 1985 boundary increase does not include this determination.

Lanier Heights Firehouse, Engine Company 21 and Truck Company 9, 1763 Lanier Place, NW

Sponsored by the Capitol Fire Museum

When constructed in 1908, the Lanier Heights Firehouse (for Engine Company 21 and Truck Company 9) was at the outskirts of the city. The Spanish Mission Revival style public building is attributed to architect Appleton P. Clark, who lived nearby. Due to its proximity to several multi-story apartments including the sprawling Ontario Apartments (1904), the station received the city's longest hook and ladder truck.

Foggy Bottom Firehouse, Engine Company 23, 2119 G Street, NW

Sponsored by the Capitol Fire Museum

Engine Company 23 was erected in 1910 as an apparent collaboration between the prominent firm of Hornblower & Marshall and District of Columbia Municipal Architect Snowden Ashford. Influenced by early Italian Renaissance buildings, the façade – with its segmented arched vehicle opening and quoined limestone frontispiece – is little different from the abstracted Elizabethan style favored by Ashford for the city's public buildings. Today, it retains the high integrity of its original construction.

Glen Hurst, 4933 MacArthur Boulevard, NW

Sponsored by Skip and Debra A. Singleton, owners

Glen Hurst is a substantial stone and frame Queen Anne-style house constructed in 1892 or shortly thereafter. It is a relatively high-style example for this area because of its size, the materials employed, and the richness of detail. The house is also rare in that it is only one of five substantial homes constructed within the first decade following the platting of the Palisades subdivision.

Nathaniel Parker Gage School, 2035 2nd Street, NW

Sponsored by the LeDroit Park Preservation Society and the D.C. Preservation League

The Gage School was designed by Lemuel W. Norris and constructed in 1904-1905. The 1908 addition, designed by Municipal Architect Snowden Ashford, is complementary in its design to the original high-style Colonial Revival building. The school was attended by students in the neighborhoods of LeDroit Park, Bloomingdale, and Eckington and served as an important community meeting and recreation venue.

Langdon Firehouse, Old Engine Company 26 (Chemical Company No. 3), 2715 22nd Street, NE

Sponsored by the Capitol Fire Museum

Erected in 1908 as a result of a petition by the Northeastern Citizens' Suburban Association for better fire protection service, Old Engine Company 26 (Chemical Company No. 3) served an area of mainly frame houses beyond the city's hydrant system. The fact that this was a suburban area at the time strongly influenced the building's unique half-timbered, sixteenth century, English manor style.

Prospect Hill Cemetery, 2201 North Capitol Street, NE

Sponsored by the Prospect Hill Cemetery Board of Trustees and Lot Owners

Notable for its design, embodying the romantic landscape architecture of the Victorian era, Prospect Hill Cemetery was established in 1858 by the German Evangelical Society of the Concordia (Lutheran) Church. The grounds display a general asymmetry of winding roads and paths over and around gentle grassy hills and under trees and burials in a combination of rows and plots, marked in a variety of ways, including with classical monuments. Prospect Hill is the seventh D.C. cemetery landmarked and protected for its archaeological significance. It is also added to the Inventory for its contribution to the broad patterns of history and specifically to the lives and contributions of Protestant Germans.

Saint Elizabeths Hospital, 2700 and 2710 Martin Luther King Jr., Avenue, SE
Sponsored by the D.C. Preservation League

Listed on the National Register in 1979 and subsequently designated a National Historic Landmark in 1990, Saint Elizabeths Hospital, is one of the most historically significant hospitals for the treatment of the mentally ill in the country. Established in 1852 on the southern portion of the Barry Farm, east of the Anacostia River on what has been the 17th century land patent known as Saint Elizabeths, the facility's first building, the four-story castellated Gothic Center Building (1853-55), has been joined over the years by a campus of residential and support structures. Used as a hospital for wounded and sick soldiers during the Civil War, it was here where individuals such as Dorothea Dix and others struggled for the improvement and treatment of prisoners and the mentally ill.

The Watergate, 2500, 2600, 2650, 2700 Virginia Avenue and 700 New Hampshire Avenue, NW
Sponsored by The Committee to Preserve the Watergate Heritage, Inc.

The Watergate complex, consisting of six large buildings connected via underground garages, was constructed between 1964 and 1971. Significant for its Modernist plan designed by Italian Futurist architect Luigi Moretti, the Watergate retains excellent integrity, decades later. The site is also significant for its notorious position in American history as the location of the bungled break-in at the Democratic National Committee headquarters during the presidential campaign of 1972. The subsequent cover-up, investigation and scandal nearly led to President Richard M. Nixon's impeachment, and did result in his resignation.

5. NATIONAL REGISTER OF HISTORIC PLACES

The State Historic Preservation Officer nominates properties for listing in the National Register of Historic Places, based on the recommendations of the Historic Preservation Review Board.

This year, **two individual properties and one historic district expansion** added to the *D.C. Inventory of Historic Sites* were also forwarded to and accepted by the National Register of Historic Places. They include:

Dumblane (*September 21, 2005*)

Dupont Circle Historic District Expansion (*June 10, 2005*)

Glen Hurst (*June 1, 2005*) And, in addition to filings generated by this office, the following District of Columbia National Register nominations and National Historic Landmark designations were

Approved by the National Park Service in 2005:
Lafayette Building (Export-Import Bank), 811 Vermont Avenue, NW (NHL - September 1, 2005)

Rock Creek & Potomac Parkway Historic District (NR- May 4, 2005)

Woodward & Lothrop Service Warehouse, 131 M Street, NE (NR – February 15, 2005)

United Mine Workers of America (The University Club), 900 15th Street, NW (NHL- April 5, 2005)

6. PROTECTION AND ENHANCEMENT OF HISTORIC PROPERTIES

The Historic Landmark and Historic District Protection Act protects properties from demolition and mandates a review to ensure that physical changes to designated properties are compatible with their historic and architectural character. All building and public space permits in historic districts, as well as subdivision and raze applications citywide, are reviewed by HPO.

Rehabilitation and construction activity continued to rise in the city’s historic districts during the past year. The HPO and HPRB acted on **4,450 construction permits and related applications**. The application reviews break down as follows:

Exterior Alterations	2,038	Public Space	475
Interior Alteration	1,008	Raze	180
Conceptual Reviews	137	Revisions to Existing Permits	80
In-kind repair/replacement	90	Subdivision	258
New construction	17	Other	167

TOTAL PERMIT REVIEWS 4,450

A full table of all review cases listed by historic district is provided in Appendix A. Of the 4,450 reviews, **HPO staff processed 90% on an expedited basis** as a customer service for District homeowners and small contractors.

Major cases considered by the HPRB entailed extensive staff review and participation by Advisory Neighborhood Commissions and other civic groups. Notable projects included the following:

Landmarks

- **Luzon Building, 2501 Pennsylvania Avenue, NW:** HPRB approved a project to add to this long-vacant early apartment building. When completed, the building will incorporate reconstructed storefronts and a missing corner tower will be replicated for this mixed-use project.
- **Owl's Nest, 3031 Gates Road, NW:** The Board approved an addition to this formerly country residence, permitting the long-vacant structure to continue in use as a single-family residence.
- **First African New Church, 2105 10th Street NW:** The HPRB reviewed and approved a proposal for rehabilitation of this vacant and deteriorated 1896 church and the design for adjacent new construction for residential use.
- **Gage School, 2035 2nd Street, NW:** The Board approved conceptual design for the renovation of the school and new construction of two multi-unit condominium buildings at this site added to the Inventory of Historic Sites in October.

Fifteenth Street Financial Historic District

- **Woodward Building, 1426 H Street, NW:** This 11-story office building will be converted into residential use under a concept plan approved by HPRB. Proposed work will be in accordance with the Secretary of Interior's Standards for Rehabilitation.

Pennsylvania Avenue National Historic Site

- **709-11 D Street, NW:** A nine-story building will replace a non-contributing building and will incorporate an existing four-story brick contributing building in a mixed use project approved in concept by the Board in February.

Neighborhoods:

Anacostia

- **1528 W Street, SE:** Construction of a new single-family residence, one of only a handful of new residential construction in the district in recent years. The house will incorporate historic massing with some modern materials and features.

Capitol Hill

Three major projects were proposed on Pennsylvania Avenue in 2005, indicating how much this boulevard of the L'Enfant Plan will change over the next few years. Through the HPRP review process, all of the projects were determined to be compatible alterations to the historic district.

- **1230 Pennsylvania Avenue, SE:** New construction of a four story apartment building that includes the rehabilitation of a shotgun house that was the subject of a long preservation battle.
- **1022 Pennsylvania Avenue, SE:** Conceptual design approval was granted for the construction of a five-story apartment building that will replace a non-contributing late 20th century gas station.
- **656-660 Pennsylvania Avenue, SE, 325-327 7th Street, SE:** Approval was given for the conceptual design of a one-story addition atop 656 Pennsylvania Avenue, a four-story infill structure within the private alley between 660 Pennsylvania and 327 7th Street, and the addition of three stories atop 327 7th Street. The three existing buildings were part of an earlier (ca. 1990) development project when three stories were added atop the contributing one-story, former *Woolworth's* building at 660 Pennsylvania Avenue while the non-contributing buildings at 656 Pennsylvania Avenue and 327 7th Street were refaced with modern facades.

Cleveland Park

- **Tregaron, 3100 Macomb Street, NW:** The Board accepted the preliminary draft of the Cultural Landscape Report for guiding planned limited residential development on the grounds of a 1912 country house with a rare designed landscape. Work remains on site and massing plans that will result in restoration of the grounds and also allow for public access to the site.
- **3530 Newark Street, NW:** New construction of a single family dwelling in a non-traditional style responds successfully to the historic district in terms of its height, massing, and setback.
- **3023 Macomb Street, NW:** A side and rear addition to a 1906 home designed by Ella Sherman. The placement of the addition preserves the distinctive overhanging gables.

Foggy Bottom

- Two projects stirred emotions in this district during the year. In the end, a rear addition at **2512 I Street, NW** and a new garage at **947 25th Street, NW** were approved by HPRB.

Fourteenth Street and Logan Circle

- **1400 Corcoran Street, NW:** Conceptual approval for the construction of a seven-story apartment building on the former site of a gas station was approved by the Board. Design is based primarily on the large auto showrooms along 14th Street that acknowledges the rhythm of adjacent bay-fronted row house on Corcoran.
- **1446-54 Church Street, NW:** HPRB approved conceptual design review for the renovation of an existing three-story 1920s apartment building and construction of a new seven-story apartment building.

LeDroit Park

- **201 T Street, NW:** The staff reviewed a full interior and exterior rehabilitation of the long-vacant former home of prominent African American educator Anna J. Cooper (1858-1964). The house will remain a single-family residence.

Georgetown

The Historic Preservation Office staff participated in the Commission of Fine Arts review of approximately 290 cases involving exterior work in the Georgetown Historic District. Among the largest projects were new academic and sports facilities at Georgetown University. The Historic Preservation Review Board reviewed five addition projects independently because the projects were not visible from public space. The Board also reviewed and referred to the Mayor's agent one instance of a subdivision of the landmark Bowie-Sevier House for the purposes of new construction.

Greater U Street

- **1840 14th Street, NW:** Additions on top and to the rear of three buildings at 14th and T streets was presented to the Board for conceptual review. Staff is working with the applicant on design development of the additions and plans for historic building renovations.

- **2001 14th Street, NW:** HPRB approved conceptual design for the construction of a three-story commercial building on a vacant site that will be combined with a monumental, contributing two-story commercial building at the corner of 14th and U streets.

Shaw/Blagden Alley and Mount Vernon Square

- **917 M Street, NW: :** This project incorporating the restoration of a one-story brick garage building facing Blagden Alley with a four-story apartment building on a vacant site on M Street received approval from HPRB in May.
- **1411-25 11th Street, NW:** The Historic Preservation Review Board approved conceptual review for construction of a four-story apartment building on a vacant site that combines the renovation of four adjoining non-contributing row houses in the District.

Takoma Park

- **7041 Blair Road, NW:** The Board approved the construction of a four-story residential building consisting of approximately 150 units adjacent to the Takoma Park Metro Station.

7. INSPECTIONS AND ENFORCEMENT

The Historic Preservation Office’s two Historic Preservation Building Inspectors respond to public complaints and routinely canvass historic districts to identify work being undertaken without appropriate permits. Inspectors also monitor work in progress under approved permits in order to ensure completion in accordance with the permit conditions.

Upon issuance of violation notices, HPO inspectors work directly with owners and contractors to encourage voluntary compliance with permit requirements. This effort is intended to help minimize administrative hearings and avoid the imposition of fines.

During FY 2004, a total of **969 inspections** were completed, **201 stop work orders** issued, **138 violation notices** delivered, and **12 Notices of Infraction** tickets issued as the first step towards the legal process required by the newly constituted Office of Administrative Hearings. A complete list of enforcement actions by district appears in Appendix B. FY 2005 fines were issued as follows:

Fines issued by Inspectors	\$23,500.00
Fines assessed by Judges	\$10,000.00
Revenue Collected	\$1,510.00

8. NEIGHBORHOOD OUTREACH AND PUBLIC EDUCATION

Citywide Incentives Forum Successful

The Washington Convention Center was the site June 15 for a historic preservation economic development workshop sponsored by D.C. HPO and The L'Enfant Trust. Over 350 participants the majority of whom were licensed Realtors and appraisers took part in the exercise. Keynote speaker was Joe Cronyn, author of "Housing Issues in DC's Historic Districts and Main Streets," landmark study that resulted in the proposed Residential Historic Preservation Tax Credit program currently before City Council.

A panel of experts in preservation, real estate, finance and law discussed easements, commercial rehab tax credits, and other programs available to historic property owners were covered.

The day ended with roundtable discussions covering topics from "Marketing properties in DC's Historic Districts and "Researching a House's History" to "Archaeology in DC "and "How to Landmark a Property."

Active public involvement is an integral part of the historic preservation process. There is extensive public participation by Advisory Neighborhood Commissions, preservation groups, and private citizens in HPRB meetings and other forums. The HPO also maintains regular contact with community organizations citywide, and sponsors public education and information events that encourage citizen awareness of preservation programs. During FY 2005, the community outreach and education efforts included the following:

- The HPO's Community Liaison and staff members went to over **100 meetings. These meetings were attended by 2,700 individuals** representing community and business groups

including civic and citizen's associations, Main Streets, and neighborhood history committees. Formal and informal presentations were made on topics such as the pros and cons of preservation, completing landmark applications, and the role of historic preservation in planning.

- In June the office helped fund and participated in the **Humanities Council of Washington's** daylong symposium titled "Community Heritage Preservation: Identifying and Managing Local Grassroots Resources."
- The Office continued its series of printing free historic district brochures with the reprints of the **Cleveland Park, Greater U Street, and Sheridan-Kalorama** brochures and issued a 2005 edition of "**Historic Washington, D.C. – The District of Columbia Inventory of Historic Sites**" map.

Monument Mitigation Fund Grants

In 2004, the District of Columbia's Historic Preservation Office, the DC Preservation League and the National Trust for Historic Preservation signed an agreement with Monument Realty, LLC to resolve issues arising over the demolition of landmarked property and new construction at the Capitol Park Apartments at 800 4th Street, SW. As part of the agreement, 11 community education and research grants totaling \$99,520 were awarded in FY 2005 as outlined below:

Capitol Park II Condo Association – Create a new setting for the Loinni mural, the last surviving piece of the original pavilion and park designed by architect Dan Kiley. The project will include the H Street corridor leading into the Capital Park courtyard.

Bell Clemment – Document the history of the relocation of Southwest residents focusing on oral history interviews and reviewing pertinent materials and documentation culminating in a presentation at a community forum and a paper on the subject.

Vanessa Ruffin Colbert – Research the history of Sanitary Housing in Southwest resulting in several published historical accounts of the findings.

Friends of Carrolsburg/Half Street – Create a memorial garden on an existing vacant parcel at the corner of South Capitol and M streets.

Brian Hamilton: Renaissance Development Corporation – Development of a documentary film titled "Southwest Views," that will consist of students interviewing community elders. The program will also introduce filmmaking techniques, photography, and videography interviewing skills to the students.

Brian Kraft – Research the history of the "Old Southwest" from the late 1800s up through the early 1900s. The resulting research paper will be submitted to *Washington History* for publication following presentation in the community.

Marya McQuirter – Research on more contemporary history of Southwest will focus on the time period during and immediately following the 1968 riots. Oral histories will be incorporated into a published scholarly paper.

Southwest Neighborhood Assembly – Revise the "Southwest Then & Now" Exhibit currently at the Waterside Mall into a kiosk display at the Southwest branch library; Working in collaboration with "Green Spaces for D.C.," redesign and renovate the G Street, SW Park across the street from Potomac Place.

Paul K. Williams – Research and write a book on the history of the Southwest community up through the mid-20th century.

Catherine Zipf/Salve Regional University – Research the papers and drawing of Cloethiel Smith, one of America's most successful modern female architects, supplemented by contextual research on her local work. The project will result in a booklet documenting her work in Southwest.

9. FEDERAL PROJECT REVIEW

Under Section 106 of the National Historic Preservation Act, the HPO, in its role as the State Historic Preservation Office reviews federal agency projects and federally

sponsored or licensed projects affecting designated or potential historic and archaeological resources. The HPO works directly with sponsoring agencies, civic groups, and the general public to ensure that adverse effects on historic properties are avoided or properly mitigated. Reviews are also conducted in close coordination with other review bodies such as the Advisory Council on Historic Preservation, National Capital Planning Commission, U.S. Commission of Fine Arts, and National Capital Memorials Commission.

As seen in Appendices C and D, the HPO **reviewed 215 projects** involving alterations to federal buildings, memorials construction, transportation improvements, housing rehabilitation, and placement of telecommunications equipment.

Significant projects reviewed under Section 106 are listed below by agency.

Armed Forces Retirement Home

- HPO represents District government in Section 106 proceedings regarding the *AFRH-W* proposal to redevelop major segments of the 272-acre campus allowed under the FY2002 National Defense Authorization Action. Several stakeholder meetings took place during the year.

Department of Defense

- The HPO reviewed plans and determined a project to demolish contributing “summerhouses” at *Bowling Air Force Base* would effect the overall character of the National Register-eligible Historic District.
- Staff requested more information on Section 106 projects at *Bowling Air Force Base* including the development of a Coast Guard station, Operations Facility, and a Housing Privatization proposal.
- At *Walter Reed Army Medical Center*, officials proposed to demolish three buildings and create a Historic Lodging Enclave.
- The Army Corps of Engineers initiated a Section 106 review for the proposed *Washington Aqueduct* Residuals project.

General Services Administration

- The HPO was asked to review potential mitigation actions related to perceived racial discrimination issues regarding Depression-era murals at the *Environmental Protection Agency headquarters* at 12th and Pennsylvania Avenue, NW.

- The agency initiated a Section 106 review to examine redevelopment of the *Old Post Office Building* located at 1100 Pennsylvania Avenue, NW.
- Review work continued on the GSA's plan to mothball historic buildings in anticipation of future reuse on the *West Campus of St. Elizabeths Hospital*. During the year, the campus, a National Register District and National Historic Landmark was added to the D.C. Inventory of Historic Sites.

Homeland Security

- A proposed Operational Station for Homeland Security was proposed for *Bolling Air Force Base*. HPO was asked to review the proposal.
- Staff provided comments regarding the department's pilot project to improve rail security along *CSX & Amtrak rail corridors* in the District.

Housing and Urban Development

- HPO determined that a proposed senior housing facility adjacent to 2801 14th Street, NW, could have a potential adverse affect on the National Register-eligible Columbia Heights neighborhood.

National Park Service

- Staff reviewed and agreed with the findings of a Cultural Landscapes Study for *Lady Bird Johnson Park*.
- Comments were solicited regarding a Cultural Resources Inventory for *Stanton Park* located in the Capitol Hill Historic District.
- Staff agreed with the findings of geoarchaeological testing that construction of the proposed *Georgetown Waterfront Park* would have no adverse effect on archaeological resources potentially eligible for listing on the National Register of Historic Places.
- In conjunction with the District of Columbia Department of Parks and Recreation, the National Park Service initiated Section 106 discussions regarding proposed recreational field improvements at *Fort Reno Park*.
- HPO continued working with NPS on the construction of a fish passage in *Rock Creek Park*. Construction of the new wall, fashioned after the existing gabion wall from the 1930s, was changed when the original dam wall was uncovered.

Since it was necessary to remove the dam wall, the area was photographed and drawn before construction continued.

- Staff provided comments regarding landscape design elements proposed for *Reservation 205* located at the intersection of Maryland Avenue, Constitution Avenue, and 3rd Street, NE.
- The agency requested HPO input on the *Martin Luther King Memorial* proposed for West Potomac Park.

Natural Resources Conservation Service

- NRCS was working with DC Parks and Recreation on a soil conservation project in *Walter Pierce Park* where a sensitive area from the former Young Men's Colored Baptist Church cemetery was identified. It was determined that Section 106 was not triggered when the federal role, as it was in this case, is advisory.

Smithsonian Institution

- Comments were provided for the Smithsonian Institution's proposed location for the *National Museum of African American History and Culture*.
- The HPO provided comments as did the Commission of Fine Arts and the Advisory Council on Historic Preservation regarding the Smithsonian's proposed courtyard enclosure project at the *Old Patent Office* building. Although the applicant terminated Section 106 review, as part of the mitigation for the adverse affects of the project, the Smithsonian agreed to reconstruct the South Stair of the Patent Office Building during future phases of the project.

10. DISTRICT OF COLUMBIA PROJECT REVIEW

Many District of Columbia projects are subject to Section 106 review because of federal grant funding, management support, or licensing. Such projects include bridge rehabilitation, roadway improvements, upgrading of recreation centers, public housing replacement, and housing rehabilitation assistance. The HPO staff works closely with other District agencies in the review of these projects. Major efforts during the last year involved the following:

Department of Parks and Recreation

The D.C. Department of Parks and Recreation's proposed removal of a 1925 Sears, Roebuck & Co. designed kit home at 5136 Sherier Place known as the *Jesse Baltimore*

House as part of a proposed park improvement plan on this property owned by the National Park Service. Several community and stakeholder meetings took place during the year.

Department of Transportation

- HPO project review in 2005 included construction of the *Anacostia River Walkway*, reconstruction of *Klinge Road*, site selection options for the *Metropolitan Branch Trail*, and reconstruction of *Benning Road*.

Department of Housing and Community Development

- *Storefront improvements* in the Mt. Pleasant Historic District, the proposed Washington Heights Historic District, and potentially eligible structures in the 6200 and 6300 block of Georgia Avenue, NW were reviewed by staff.

11. PRESERVATION TAX INCENTIVES

The HPO encourages property owners to take advantage of the federal tax incentive for rehabilitation of income-producing historic properties. There is also a lesser federal incentive for donation of easements on historic property. In FY 2004, the DC HPO reviewed and forwarded **a total of 353 tax applications** to the National Park Service. Of these, 347 were certifications for easements, the highest number in the nation. Activity in 2005 increased 25% over the previous year's filings. The most significant increase came in the Capitol Hill Historic District where filings increased from 66 to 102, an increase of 54% and the Strivers Section and Shaw districts where filings were up 100 % and 200 % respectively

There were 5 were certifications for rehabilitation, and 1 was a certification for completed rehabilitation work under this program.

The one tax certification project was approved by the National Park Service during the year. The Olympia Apartments building at 1368 Euclid Street, NW. The project is also significant as one of the first historic preservation projects in the District of Columbia utilizing both the Historic Preservation Tax Credits and the Low Income Tax Credits. The result is 75 affordable housing units. The project represents a total private investment of over \$14 million, the second highest average expenditure approved by NPS during the year.

Easement certifications were granted as follows:

Blagden Alley	2
Capitol Hill	102
Cleveland Park	15
Dupont Circle	38
Fourteenth Street	23
Georgetown	68
Kalorama Triangle	11
LeDroit Park	6
Logan Circle	2
Massachusetts Avenue	1
Mount Pleasant	16
Mount Vernon Square	4
Shaw	15
Sheridan-Kalorama	7
Sixteenth Street	1
Strivers' Section	10
U Street	21
Woodley Park	4

TOTAL EASEMENT
CERTIFICATIONS **347**

12. COVENANTS AND EASEMENTS

The HPO monitors preservation covenants on selected historic properties, including landmarks rehabilitated with federal funds, or qualifying for property tax relief under the D.C. Official Code. In some cases involving District-owned property rehabilitated with federal assistance, protection in lieu of a covenant is ensured through enforcement of the D.C. preservation law. Easements currently monitored by the office are:

- Sewell-Belmont House, 144 Constitution Ave., NE (*federal funds*)
- Congressional Cemetery, 1801 E Street, SE (*federal funds*)
- 3300 M Street, NW (*D.C. Official Code*)
- Potomac Boat House, 3530 Water Street, NW (*D.C. Official Code*)
- Carnegie Library (City Museum), 801 K Street, NW (*federal funds*)
- Washington Club, 15 Dupont Circle, NW (*D.C. Official Code*)
- Alibi Club, 1806 I Street, NW (*D.C. Official Code*)
- Ringgold-Carroll House, 1801 F Street, NW (*D.C. Official Code*)

13. PUBLIC HEARINGS HELD BY THE MAYOR'S AGENT

Under the Historic Landmark and Historic District Protection Act, the Mayor's Agent is required to hold a public hearing on a permit application in the following instances:

- for demolition of a historic landmark or building contributing to the character of a historic district;
- for subdivision of a historic landmark property (including division or assembly of land);
- in cases where the applicant claims unreasonable economic hardship or proposes to construct a project of "special merit;"
- upon request of an applicant having received a recommendation for denial from the Historic Preservation Review Board or Commission of Fine Arts; and,
- in any other case deemed appropriate by the Mayor.

For a permit to be issued after the public hearing, the Mayor's Agent must find that failure to issue the permit would result in unreasonable economic hardship to the owner, or that issuance of the permit is necessary in the public interest. "Necessary in the public interest" is defined to mean consistent with the purposes of the Historic Landmark and Historic District Protection Act, or necessary to allow the construction of a project of special merit. A "project of special merit" means "a plan or building having significant benefits to the District of Columbia or to the community by virtue of exemplary architecture, specific features of land planning, or social or other benefits having a high priority for community services."

During the past year, the Mayor's Agent issued orders or held hearings on the following cases:

First African New Church, 2105 10th Street, NW (04-484)

Historic District: Individually listed

Reason for Hearing: Subdivision (consolidation of lots)

Status: Granted 12/23/04 as consistent with the purposes of the Act

Luzon Building, 2501 Pennsylvania Avenue, NW (99-405, 04-489)

Historic District: Individually listed

Reason for Hearing: Consolidation of approved demolition order by Mayor's Agent dated September 1, 1999 and subsequent design changes approved by HPRB on February 24, 2005.

Status: Granted 04/29/2005 as consistent with the purposes of the Act allowing for processing of all permits required for the project may be approved without the necessity of further review or action by the Mayor's Agent.

Metropolitan Club, 1700 H Street, NW (05--036)

Historic District: Individually listed
Reason for Hearing: Subdivision
Status: Granted 01/14/2005 as consistent with the purposes of the Act.

Yale Steam Laundry, 437 and 443 New York Avenue, NW (05-042516)

Historic District: Individually listed and Mt. Vernon Square Historic District
Reason for Hearing: Subdivision
Status: Granted 05/03/05 as consistent with the purposes of the Act

1400 - 34th Street, NW (HPA 04-457; OG 04-273)

Historic District: Georgetown Historic District
Reason for Hearing: Request for the construction of a one-car garage through a retaining wall toward the rear of the property, and curb cut at the side
Status: Request Granted on 12/15/04 with the Order taking place fifteen (15) after issuance

1425 W Street, NW (03-155)

Historic District: Greater U Street Historic District
Reason for Hearing: Economic hardship claim for window replacement
Status: Denied with requirement that non-conforming vinyl-type windows be replaced

TECHNICAL APPENDICES

APPENDIX A - PERMIT APPLICATIONS REVIEWED

	Alteration¹	New Construction	Demolition	Subdivision	Concept	Public Space	Other²	Total
Historic Landmarks	114	2	3	1	3	24	14	161
Historic Districts								
Anacostia	36	0	6	0	0	3	1	46
Blagden Alley	14	0	0	2	1	2	1	20
Capitol Hill	740	1	2	8	20	118	32	921
Cleveland Park	145	0	0	2	8	11	0	166
Downtown	66	0	0	1	3	22	5	92
Dupont Circle	194	0	0	4	6	42	21	267
Fifteenth Street	24	0	0	0	0	1	0	25
Foggy Bottom	20	0	0	0	0	5	0	25
Fourteenth Street	121	1	0	1	5	31	7	166
Georgetown	464	3	0	2	54	37	35	595
Kalorama Triangle	23	0	0	1	1	3	2	30
Lafayette Square	7	0	0	0	0	2	0	9
LeDroit Park	60	0	0	0	0	2	10	72
Logan Circle	19	0	0	1	0	4	1	25
Massachusetts Avenue	22	0	0	0	0	5	3	30
Mount Pleasant	187	0	0	1	2	19	12	221
Mount Vernon Square	61	1	0	1	8	6	9	86
Pennsylvania Avenue	117	1	0	1	0	19	20	158
Schneider Triangle	2	0	0	0	0	0	0	2
Shaw	76	2	1	1	6	11	10	107
Sheridan-Kalorama	65	1	0	2	3	13	7	91
Sixteenth Street	29	0	0	0	3	7	0	39
Striver's Section	29	0	0	0	0	0	0	29
Takoma Park	17	0	2	1	2	1	1	24
U Street	249	5	1	5	6	43	23	332
Woodley Park	47	0	0	1	4	5	2	59
Other Properties ³	92	0	164	222	0	24	12	514
Totals	3,040	17	179	258	135	460	228	4,312

¹ Alterations include exterior and interior work, in-kind repair and replacement, and partial demolitions.

² Other includes change of use permits, revisions to existing permits, temporary work, and projects deemed not historic.

³ “Other Properties” include: those under the jurisdiction of the Commission of Fine Arts and those outside of historic districts.

APPENDIX B - 2004 INSPECTIONS AND ENFORCEMENT

	INSPECTIONS	STOP WORK ORDERS	VIOLATION NOTICES	NOTICES OF INFRACTION
HISTORIC LANDMARKS	1	-	-	-
SECTION 106	1	-	-	-
HISTORIC DISTRICTS				
Anacostia	22	7	-	-
Blagden Alley	13	2	2	-
Capitol Hill	232	61	35	2
Cleveland Park	18	4	4	-
Downtown	6	-	-	-
Dupont Circle	35	7	6	1
Fifteenth Street	-	-	-	-
Foggy Bottom	8	4	2	-
Fourteenth Street	61	10	-	-
Georgetown	110	26	15	1
Grant Road	-	-	-	-
Kalorama Triangle	4	1	-	-
Lafayette Square	-	-	-	-
LeDroit Park	38	13	4	-
Logan Circle	7	2	-	-
Massachusetts Avenue	4	-	1	-
Mount Pleasant	88	12	16	2
Mount Vernon Square	53	13	3	1
Pennsylvania Avenue	-	-	-	-
Shaw	54	6	12	1
Sheridan-Kalorama	14	5	2	-
Sixteenth Street	3	-	-	-
Strivers' Section	6	1	3	-
Takoma Park	10	4	2	-
U Street	173	22	29	4
Woodley Park	8	1	2	-
TOTALS	969	201	138	12
Total Inspections				969
Stop Work Orders				201
Violation Notices				138
Notices of Infraction (tickets)				12
Total				351

APPENDIX C - SECTION 106 DETERMINATIONS OF EFFECT

Federal Agency	No Effect	No Adverse Effect	Adverse Effect	No Properties	Total
Department of Agriculture	2				2
Department of Defense					
- Air Force			1		1
- Army	2	3			5
- Navy		1			1
Department of Housing and Urban Dev.	2			1	3
Department of the Interior (NPS)		7			7
Federal Communications Commission	9	25	3		37
Federal Reserve Board	1	1	1	1	3
General Accounting Office		1			1
General Services Administration	2	6			8
National Capitol Planning Commission	2				2
National Capital Revitalization Corporation				1	1
Smithsonian Institution		2			2
Treasury Department	2	1			3
District Agency					
DC Department of Parks and Recreation	1				1
DC Department of Housing & Community Development		10		70	80
DC Department of Transportation			1		1
WASA		1			1
TOTALS	23	57	6	73	159

APPENDIX D - SECTION 106 DETERMINATIONS OF ELIGIBILITY

Federal Agency	Eligible	Not Eligible	Total
HUD (through DHCD)	3	52	55
FDIC	0	1	1
TOTAL	3	53	56