

District of Columbia **OFFICE OF PLANNING**

Historic Preservation 101

District of Columbia
Office of Planning



Historic Preservation in the District of Columbia

Preserve and enhance the unique cultural heritage, beauty, and identity of the District of Columbia; encourage and guide growth and change in a manner that respects the city's historic resources

Historic Landmark and Historic District Protection Act (1978)

- Retain and enhance historic properties
- Ensure that alterations and new development are compatible
- Encourage adaptation for current use



What is Historic Designation?

- Formal recognition of historic significance
- Nomination process started by property owners, government agencies, ANCs, and some community organizations
- Two types of designations:
 - Landmarks
 - Landmarks are special by themselves
 - Historic Districts
 - Contributing structures are valuable as part of a larger whole, a neighborhood with a distinct sense of place

National Register of Historic Places



Lincoln Theater



Manhattan Laundry

- The National Register is the Federal government's list of historic landmarks and districts nationwide.
- Register listing is largely honorary but affects reviews of federal projects and may qualify properties for federal tax incentives

D.C. Inventory of Historic Sites

- The Inventory is a list of properties designated for protection by the under the local preservation law.
- Properties designated to the Inventory are typically also nominated to the National Register of Historic Places.



7th Street Savings Bank

Immaculate Conception



Benefits of Historic Designation

- Effective planning tool in conserving neighborhoods
- Allows for community involvement in managing change
- Maintains community character and “sense of place”
- Promotes rehabilitation and restoration
- Provides incentives such as tax credits, easements and waivers from certain building codes
- Properties in historic districts appreciate faster than similar older stock in non-designated neighborhoods
- Prices less vulnerable to market volatility during downturns



D.C. Historic Preservation Office

The office charged with identifying, evaluating, protecting, and enhancing the historic properties and archaeological resources that are significant to local communities, the District of Columbia and the Nation.

IDENTIFY AND EVALUATE

- Survey and document potential historic and archaeological resources

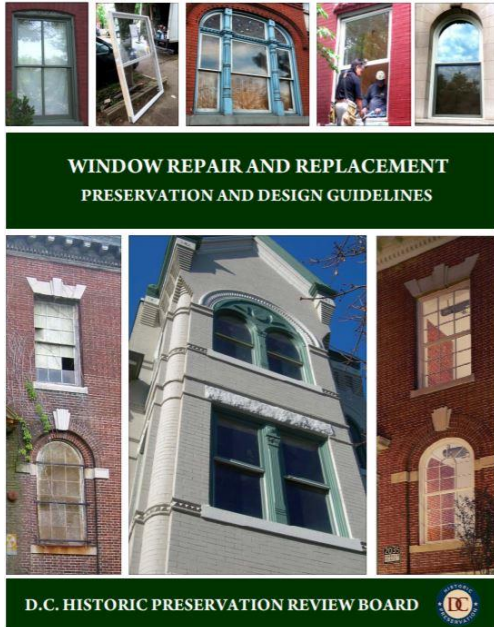
PROTECT

- Designate landmarks and districts
- Review alterations, new construction, demolitions and subdivisions to ensure compatible treatments

ENHANCE AND PROMOTE

- Encourage reuse, rehabilitation and adaptation
- Provide direction through Standards, Guidelines, and Regulations
- Administer Incentives
- Neighborhood outreach

Historic Preservation Office (HPO)

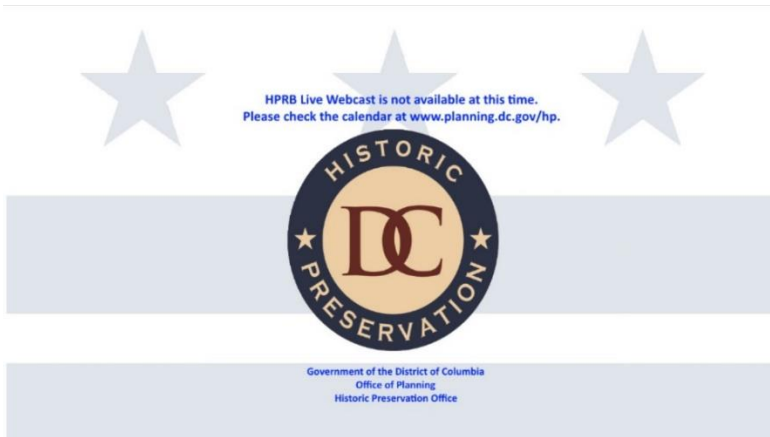


- Staff to Historic Preservation Review Board (HPRB);
- Works with public and HPRB on nominating and designating Historic Landmarks and Historic Districts;
- Works with applicants and communities to explain preservation policies, regulations, guidelines and review process;
- Approves permits for minor work under delegated authority from the HPRB (“Expedited review”).

HPO Permit Review (issued by DCRA or DDOT)

- Window and door replacement
- In-kind or compatible repairs/replacement
 - Masonry repointing, porch repairs, roof replacement
- Unobtrusive or compatible alterations
 - New basement entrances, window wells, rear decks, rear window alterations
- Additions
 - Additions less than 500 sq ft, 1-story garages, projects delegated by HPRB
- Storefronts and Public Space
 - Awnings, canopies, signage
- Site work
 - Fences, front walk replacement, retaining walls; excavation and underpinning related to approved construction
- Subdivisions
 - Minor lot changes, conversion to record lots, projects delegated by HPRB

Historic Preservation Review Board (HPRB)



9 professional and citizen positions

Appointed by the Mayor and
confirmed by Council

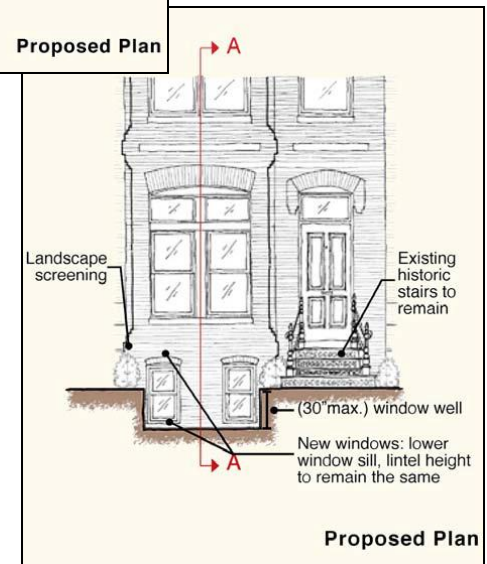
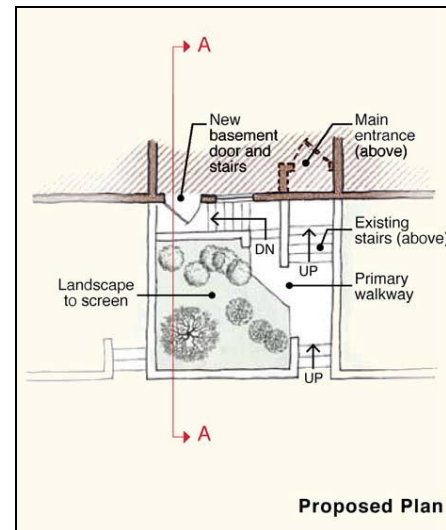
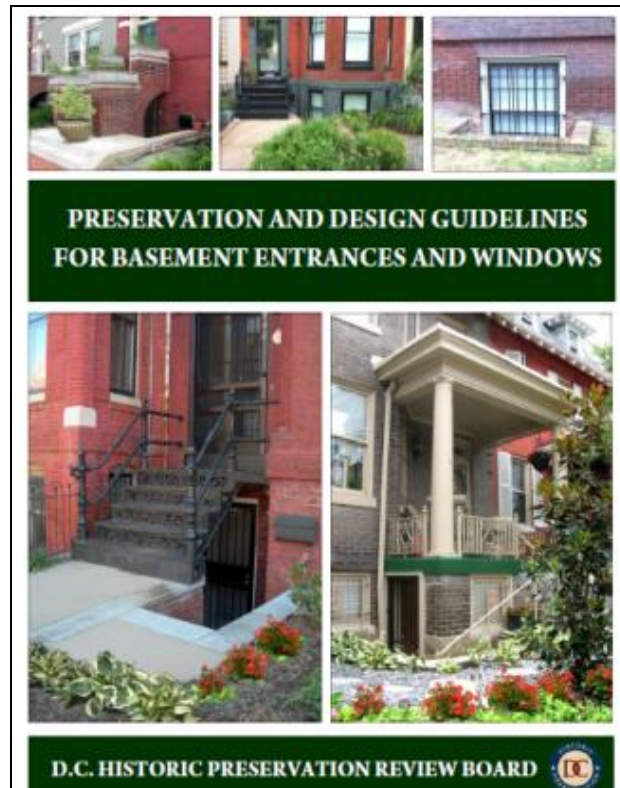
- Holds 1-2 public meetings per month
- Reviews applications for designation and for larger projects that affect community character, and work not delegated to HPO
- Most projects reviewed as a “concept” prior to owner filing for building permit

HPRB: Concept Review

- Step 1: Applicant consults with HPO on project and review process
- Step 2: Applicant submits concept application and plans
- Step 3: Applicant posts and provides public notice to abutting properties; HPO provides electronic notice
- Step 4: ANC review and community/neighbor consultation
- Step 5: Presentation at HPRB meeting
- Step 6: Applicant revises plans as necessary in response to HPRB and submits to DCRA for permit

Regulations and Design Guidelines

DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS TITLE 10-A HISTORIC PRESERVATION



Regulations and Design Guidelines

Compatible

“Possessing characteristics that allow for a harmonious relationship. Compatibility does not require matching or copying of attributes, and may involve the relation of dissimilar things that are juxtaposed to produce an agreeable effect.”

-Historic Preservation Regulations

Incompatible

“Characterized by clashing or conflicting qualities that lead to an incongruous, discordant, or disagreeable relationship. Diversity, variety or contrast of qualities does not necessarily imply incompatibility as long as harmonious relationships are maintained.”

-Historic Preservation Regulations

Guidelines Approved by HPRB

By Historic District:

- Anacostia Historic District
- Bloomingdale Historic District
- Colony Hill Historic District
- Emerald Street Historic District
- Foxhall Village Historic District
- George Washington University/Old West End Historic District
- Kingman Park Historic District
- Meridian Hill Historic District
- Union Market Terminal Historic District

By Topic:

- Door Repair and Replacement
- Window Repair and Replacement
- Walls and Foundations
- Roofs
- Porches and Steps
- Basement Entrances and Basement Windows
- Landscaping, Landscape Features and Secondary Buildings
- Utility Meters
- Additions to Historic Buildings
- Roof Decks and Roof Additions
- New Construction in Historic Districts
- Sustainability Guide for Older and Historic Buildings
- Accommodating Persons with Disabilities
- Energy Conservation
- Historic Commercial Buildings

Historic Preservation Resources: PropertyQuest

propertyquest.dc.gov

Site Related Information

Highlights

- *In the Greater U Street Historic District*
- *Site of Manhattan Laundry (Washington & Georgetown Railroad Co Car Barn)*

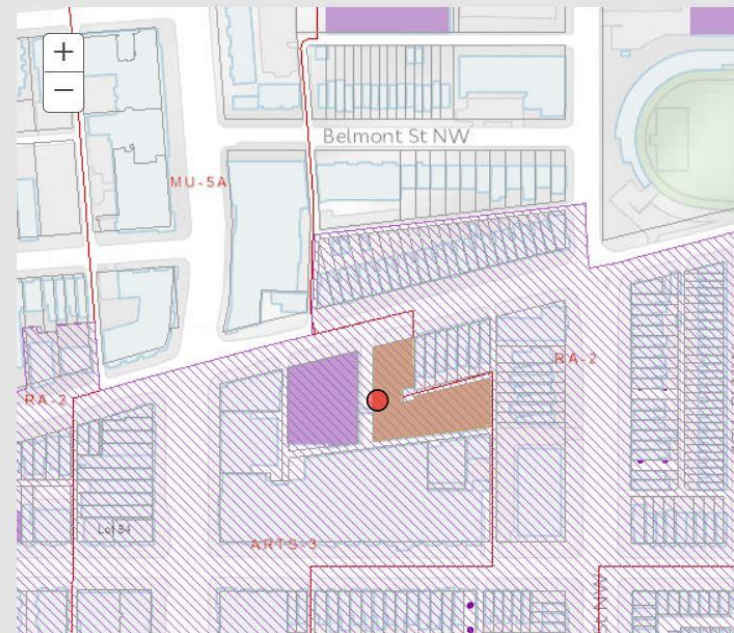
Basic Information

MANHATTAN LAUNDRY COMPLEX

SSL (Square,
Suffix & Lot) 0234 0836

Lot type tax lot

Interactive Map

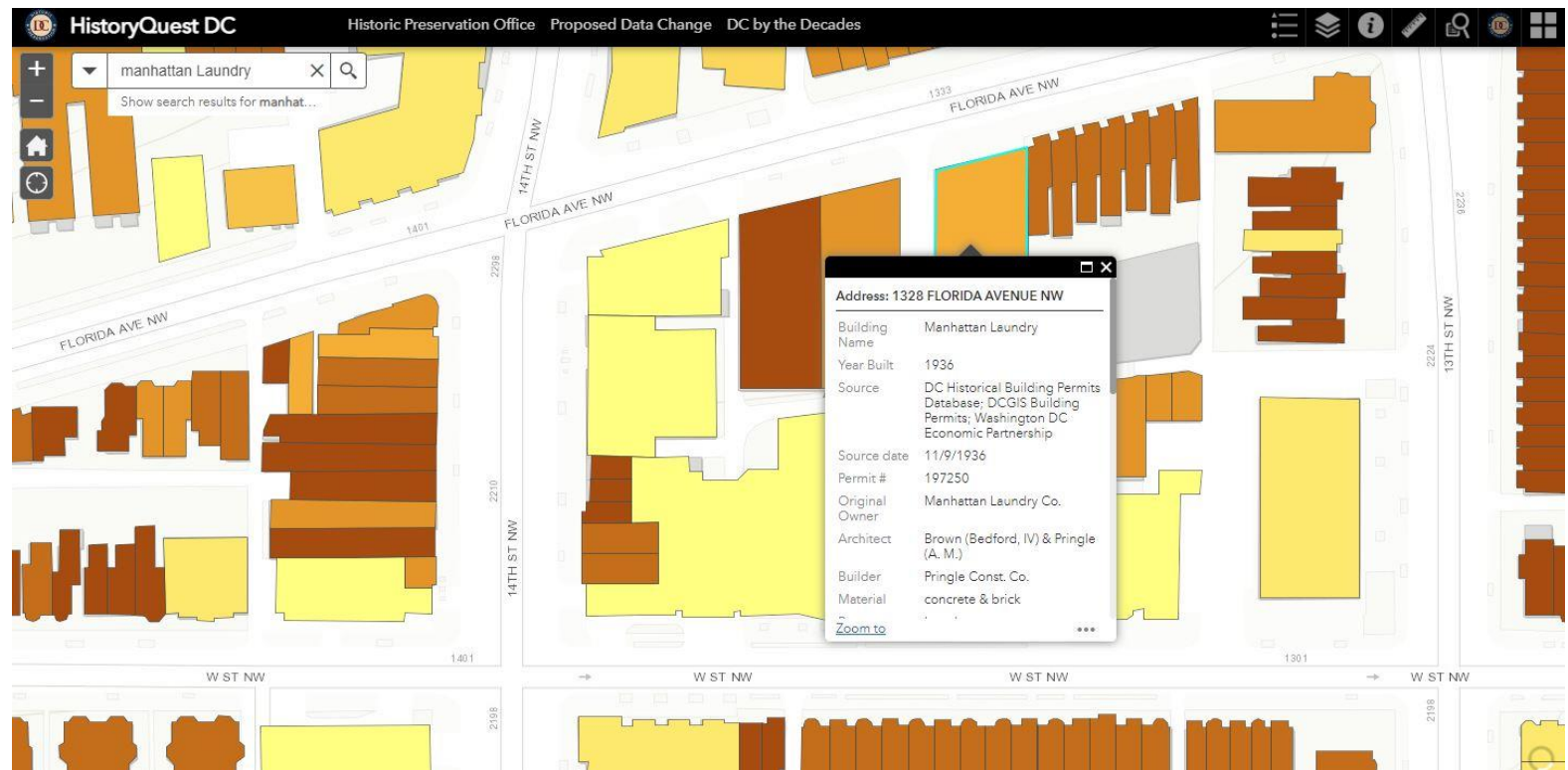


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Historic Preservation Resources: HistoryQuest

planning.dc.gov/page/historyquest-dc



Historic Homeowner Grant Program



The District offers financial assistance to low- and moderate-income homeowners to help with the cost of repairing their historic homes. These targeted non-taxable grants are available in sixteen of the city's historic districts and landmarks.

Historic Homeowner Grant Program

- Homeowner grants are available for exterior and structural work on historic buildings in fifteen DC historic districts and landmarks. The grant program is administered by the DC Historic Preservation Office (HPO). The maximum grant is \$25,000, except in the Anacostia Historic District, where the maximum grant is \$35,000.
- Grants are available to homeowners of historic houses in the following historic districts and landmarks:
 - Anacostia
 - Emerald Street
 - Mount Pleasant
 - Strivers' Section
 - Blagden Alley/Naylor Court
 - Fourteenth Street
 - Mount Vernon Square
 - Takoma Park
 - Bloomingdale
 - Kingman Park
 - Mount Vernon Triangle
 - U Street
 - Capitol Hill
 - LeDroit Park
 - Shaw
 - Wardman Flats

Historic Homeowner Grant Program

Who Qualifies for a Grant?

- Grants are available to DC residents registered as currently receiving the Homestead Deduction for property taxes on their home. To qualify, the taxpayer must have a household income of 120% or less of the area median income (AMI) and be currently receiving the homestead deduction for property taxes.
- Depending on income, a grant recipient may also be required to match the grant by contributing to the cost of rehabilitation.

What Type of Work Qualifies for a Grant?

- Repair of original front wood windows and doors
- Replacement of non-original windows and doors
- Repair and painting of wood siding and trim
- Repair or reconstruction of front porches and stairs
- Roof repair and replacement



Questions/Contact

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