

Preservation and Historic Features Historic Preservation Element

Existing Policies

Bold = text to be added text

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~~Goal Statement: Preserve and enhance the image and identify of the nation's capital and region through design and development that is respectful of the guiding principles of the L'Enfant and McMillan Plans, the enduring value of historic buildings and places, and the symbolic character of the capital's setting.~~

Revised Goal Statement: Preserve, protect, and rehabilitate historic properties in the National Capital Region and promote design and development that is respectful of the guiding principles established by the Plan of for the City of Washington (L'Enfant and McMillan Plans) and the symbolic character of the capital's setting.

Section C-A: The Historic Plan of Washington, D.C.

The federal government should:

- ~~1. Develop the monumental core in accordance with the principles of the *Legacy Plan* and the policies of the *Memorials and Museums Master Plan*. The National Mall's historic open space and monumental character should be respected and preserved for the benefit of future generations. New development should not infringe on the integrity of the National Mall and the surrounding monumental core, and should be excluded from the *Reserve* (in accordance with the Commemorative Works Act, as amended).~~
- ~~2. Promote continuity in the historic design framework of the nation's capital by protecting and enhancing the elements, views, and principles of the L'Enfant Plan. Both the federal and the District of Columbia governments should adhere to these principles in any improvements or alterations to the historic framework.~~
- 1. Preserve, rehabilitate, enhance, and restore (where applicable) the Plan of for the City of Washington (L'Enfant and McMillan Plans) and the urban design principles established by the Plan including building placement, street layout, vistas, and open spaces.**
- 2. Locate memorials, museums, and major federal facilities with respect for the urban design principles established by the Plan of for the City of Washington (L'Enfant and McMillan Plans).** ~~to support key design features of the L'Enfant Plan, including major streets and avenues, waterfronts, and scenic overlooks.~~

- ~~3. Protect the character of the historic parkways in the region through the careful planning of public and private development within their viewsheds.~~

Views

The federal government should:

1. Protect **and maintain** views outward from the L'Enfant City and views inward from vantage points along the rim of the topographic bowl from inappropriate intrusions **and modifications**. Open space should be preserved to allow for public use and enjoyment of these views. ~~(Examples include the west campus of St. Elizabeths Hospital and other parts of the Anacostia ridge, the Arlington ridge, and the escarpment north of Florida Avenue, NW~~
2. Protect the reciprocal views along the rights-of-way **established by L'Enfant streets**, as well as to and from squares, circles, and reservations.

Streets and Avenues

The federal government should:

- ~~1. Protect the integrity, form, and design of the L'Enfant Plan's system of streets and reservations from inappropriate new buildings and physical incursions.~~
2. Protect, **maintain, and restore, where applicable**, and control the visual and functional qualities of the L'Enfant **street network** and rights-of-way.
3. Restore **or rehabilitate** historic streets that have been inappropriately disrupted or closed to their original right-of-way or configuration at the earliest opportunity.
4. **Avoid inappropriate traffic channelization, obtrusive signage and security features, and other physical intrusions that obscure the character of the right-of-way and viewsheds.**
- ~~4. Protect the open space of the L'Enfant streets **and avenues. Maintain the integrity, form, design of the L'Enfant system of streets as well as the street trees that frame axial views and reinforce the city's historic landscape character. The exceptional width and openness of the street rights of way constitutes public space that helps to define the character of the city.**~~
5. Protect the historic importance and function of the streets as operational thoroughfares. ~~and avoid inappropriate traffic channelization that obscures the character of the right-of-way.~~
6. Construct building facades to the street right-of-way lines (building lines) to reinforce the spatial definition of the historic street plan.

7. ~~Provide and maintain street trees to help frame axial views and reinforce the historic green character of the nation's capital.~~
8. ~~Enhance and develop the~~ **Protect the character and alignment of the** boundary streets of the District of Columbia as defining features of ~~Washington~~ **the capital city.**

Open Space and Reservations

The federal government should:

1. **Protect, rehabilitate, and restore the public squares, circles, reservations and park system that are a legacy of the Plan of the City of Washington.**
2. Protect the reservations that contain historic landscapes and features from incompatible changes or ~~incursions~~ **intrusions.**
3. Protect the open space **and viewsheds across reservations** created by L'Enfant streets **and avenues.**
4. Embellish L'Enfant reservations, ~~avenues, and streets~~ with monuments, fountains, and civic art **to enhance these open spaces** ~~placed to provide views and points of reference,~~ in accordance with the Commemorative Works Act where applicable.
5. ~~Take into account~~ **Protect and maintain** the historic spatial significance of the L'Enfant ~~rights-of-way and~~ reservations when designing and locating physical security measures. ~~along L'Enfant streets and reservations~~
6. Protect, **rehabilitate,** and enhance the ~~later~~ extensions of major L'Enfant rights-of-way and associated reservations throughout the District of Columbia as part of the open space framework of the national capital.

Section B: Identification of Historic Properties

The federal government should:

1. Identify and protect ~~its~~ historic properties and disseminate information about their significance to the public.
2. Recognize that there may be **Modern era (post World War II) resources including buildings, structures, and landscapes that are historically significant and reflect design or cultural significance of the recent past. Identify and protect these resources** to ensure that properties **that have not been** ~~not yet listed~~ **evaluated for listing** in the *National Register of Historic Places* are nonetheless noted for their potential future significance and are treated accordingly.

3. Coordinate with local agencies, citizen groups, and property owners in the identification, designation, and protection of historic properties, public and private, since collectively these resources reflect the image and history of the National Capital Region.
4. Conduct archaeological investigations at the earliest phases of ~~site or~~ **master planning phases or project development** in order to avoid the disturbance of archaeological resources.
5. Recognize that historic federal properties are sometimes important for local history and ensure that locally significant characteristics or qualities are maintained.

Section C: Protection and Management of Historic Properties

The federal government should:

1. Sustain exemplary standards of historic property stewardship.
- ~~2. Identify and protect its historic properties and disseminate information about their significance to the public.~~
- ~~3. Support campus master planning and other planning initiatives as an opportunity to evaluate potential historic resources and to develop management plans for their protection and use.~~
- 4. Integrate the preservation, rehabilitation and adaptive reuse of historic properties, including buildings and landscapes, into master plans for federal campuses and facilities.**
- ~~5. Ensure that properties **that have not been** not yet listed **evaluated for listing** in the *National Register of Historic Places* are nonetheless noted for their potential future significance and are treated accordingly.~~
- ~~6. Effort should be taken to Identify and protect significant **Modern era (post World War II) resources including buildings and landscapes** modernist architecture and landscapes, and properties **that convey and reflect design and cultural significance of the recent past.** a significant an evolving understanding of cultural significance.~~
- ~~7. Identify and protect both the significant historic design integrity and the use of historic landscapes and open space. **Preserve, rehabilitate, and protect historic landscapes and open spaces, both natural and designed, which are an integral component of federal properties.**~~
- ~~6. Protect the settings of historic properties, including views to and from the sites where significant, as integral parts of the historic character of the property.~~

7. Protect significant archaeological resources by leaving them intact **and undisturbed.** ~~and~~ Maintain an inventory of sites with a potential for archaeological discovery and **significance.**
- ~~8. Conduct archaeological investigations at the earliest phases of site or master planning phases **or project development** in order to avoid the disturbance of archaeological resources.~~
9. Use historic properties for their original purpose or, if no longer feasible, for an adaptive use that is appropriate for the context and consistent with the significance and character of the property.
10. Ensure the continued preservation of federal historic properties through ongoing maintenance and transfer to an appropriate new steward when disposal of historic properties is appropriate.
- ~~11. Ensure that new construction is compatible with the qualities and character of historic buildings and their settings, in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the *Guidelines for Rehabilitating Historic Buildings*.~~
- ~~12. Coordinate with local agencies, citizen groups, and property owners in the identification, designation, and protection of historic properties, public and private, since collectively these resources reflect the image and history of the National Capital Region.~~
- ~~13. Work cooperatively with local agencies to ensure that development adjacent to historic properties does not detract from their historic character, **but is compatible, and respects the surrounding context.**~~
- ~~14. Recognize that historic federal properties are sometimes important for local history and ensure that locally significant characteristics or qualities are maintained.~~
15. Plan, where feasible, for federal historic properties to serve as catalysts for local economic development and tourism.
- 16. Promote the integration of sustainability objectives with the preservation, rehabilitation, or restoration of historic properties.**
- 17. Protect and rehabilitate the National Mall and its monumental character as a historic open space that functions as the nation's preeminent gathering space.**
- 18. Protect and** preserve in place the extant boundary stones marking the original survey of the District of Columbia.

19. Ensure that the sites and settings for federally owned historic assets in the region are preserved and maintained as integral parts of the National Capital Region's historic character.

Section D: Design Review

The federal government should:

1. Ensure that new construction is compatible with the qualities and character of historic buildings and their settings, in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the *Guidelines for Rehabilitating Historic Buildings*.
2. Work cooperatively with local agencies to ensure that development adjacent to historic properties does not detract from their historic character, but is compatible with the surrounding context.
3. Protect the settings, **including viewsheds**, of historic properties, **including views to and from sites where significant**, as integral parts of the historic character of the property.

Section E: Historic Image of the Capital

The federal government should:

- ~~1. Express the dignity befitting the image of the federal government in the national capital. Federal development should adhere to the high aesthetic standards already established by the planning and design legacy of the **Plan of the City of Washington (L'Enfant and McMillan Plans)**. nation's capital. This legacy encompasses both the old and the new—the capital's rich architectural heritage, continually augmented by the design contributions of each generation.~~
2. Plan carefully for appropriate uses and compatible design in and near the monumental core to **protect and preserve the nation's key historic properties.**
3. **Federal facilities and spaces should respect and complement** the capital's rich architectural heritage **and historic resources.**
- ~~4. Plan carefully for appropriate uses and compatible design in and near the monumental core to reinforce and enhance its special role in the image of the nation's capital.~~
- ~~5. Preserve the horizontal character of the national capital through enforcement of the 1910 Height of Buildings Act (36 Stat. 452; D.C. Code, sec. 5 401 et seq.).~~

6. Protect the skyline formed by the region's natural features, particularly the topographic bowl around ~~central Washington~~ **the L'Enfant City as well as** historically significant built features, from **incompatible changes**. ~~intrusions, such as antenna towers, water towers, and rooftop equipment.~~
7. Protect, ~~and enhance,~~ **and restore** the vistas and views, both natural and designed, which are an integral part of the **Plan of the City of Washington and the** national capital's image.
8. ~~Create~~ **Design** transportation infrastructure that is consistent with the **urban design principles of the Plan of the City of Washington (L'Enfant Plan and the McMillan Plan) and surrounding historic properties. **pedestrian character of the L'Enfant City and other historic settings. (Bridges across the Potomac and Anacostia Rivers should be integrated with the design character of historic contexts. Highway structures should be removed and replaced with at-grade streets where possible.)****
9. ~~Encourage the practice of good design principles throughout the region to continually strengthen the image of the nation's capital.~~
10. ~~Design exterior lighting to contribute to the capital's nighttime image and suggest~~ **maintain** an appropriate hierarchy among the **memorials, monuments, and important civic buildings and spaces** symbols and features of the nation's capital. **The U.S. Capital should be the most prominent features in the nighttime skyline.**
11. **Recognize the role historic properties, memorials, and monuments have in defining the national capital and its image.**