

STAFF RECOMMENDATION

NCPC File No. 1303/6152



WASHINGTON MONUMENT GROUNDS FINAL SITE DEVELOPMENT PLANS FOR VISITOR AND SECURITY IMPROVEMENTS - LANDSCAPE PLAN

Between 14th and 17th Streets, NW and Constitution Avenue, NW and the Tidal Basin
Washington, DC

Submission by the National Park Service
May 29, 2003

Abstract

The National Park Service (NPS) requests approval of the Final Site Development Plans for the landscape plan associated with the proposed comprehensive visitor and security improvements at the Washington Monument Grounds. The Commission approved, at its January 9, 2003 meeting, the preliminary plans for the landscape, which included the retaining walls and paths, the tree planting and grading plans, and improvements to the monument plaza. The current submission includes construction details for these elements, as well as for related features such as the plaza benches, the lodge bench, lighting fixtures throughout the site, bollards, and directional signs. The submission also includes a draft Cultural Landscape Report.

The Commission gave preliminary approval to NPS for the landscape plan (January 2003) and for the lodge addition and skylight (April 2003). The Commission gave concept approval (February and April 2002) for the below-grade visitors facility and concourse to the monument. NCPC signed the Finding of No Significant Impact (FONSI) in December 2002 and continues to participate in consultation under the requirements of the National Historic Preservation Act and the terms of the Programmatic Agreement.

Commission Action Requested by the Applicant

Approval of final site development plans for the landscape plan pursuant to 40 U.S.C. § 8722(d) and Section 5 of the National Capital Planning Act (40 U.S.C. § 8722(b)(1)).

Executive Director's Recommendation

The Commission:

Approves the final site development plans for the landscape plan at the Washington Monument Grounds, as shown on NCPC Map File No. 1.42(38.00) 41180, provided the Monument Plaza be paved entirely in granite, rather than in granite and exposed aggregate concrete.

Requires that NPS's future submission of the preliminary and final site and building plans for the below-grade visitors facility and concourse include construction and site details of all hatches and mechanical vents that will appear above grade on the monument grounds.

* * *

BACKGROUND AND STAFF EVALUATION

DESCRIPTION OF PROPOSAL

NPS has submitted final site development plans for the Washington Monument Grounds. The elements of the landscape plan submission include:

General Site Layout and Grading

The character of the topography of the grounds will be preserved, including the prominence of the knoll, the swale at the lodge, the deeper swale at the Sylvan Theater, and the broad slopes of the greensward to the west and north. The Washington Monument Grounds will be subtly re-graded either to improve existing conditions or to accommodate the retaining walls and paths and provide accessibility for all visitors.

Retaining Walls (Vehicular Barriers) and Paths

The retaining walls, which form an ellipse at the base of the knoll, serve as vehicle barriers for the monument. The walls have been designed for seating, as well. Thirty inches in height, the walls are faced with two courses of dark gray (Ash Rose) granite veneer with a rock-pitch finish, topped with a honed, solid granite cap. Mesabi Black granite will be used for the curb.

A new system of curvilinear paths will be associated with the retaining walls at the base of the knoll and will form elliptical arcs up the knoll to the perimeter of the monument plaza at its north and south points. The 12-foot-wide paths meet the design and material standards of the Mall Road manual and also meet accessibility standards, at just under a five per cent slope.

At the four points where the paths leading from the corners of the grounds join the retaining walls, pairs of bollards will be installed in the paths between the seating walls and a free-

standing stone wall. The bollards are semi-automatic and hydraulic. They will be fabricated of stainless steel with a low contrast finish.

The placement of the existing paths entering the grounds from the corners of the site will be adjusted and some new paths will be constructed. The paths will be paved in dark gray exposed aggregate concrete to be consistent with the Mall Roads manual. The two east-west paths between the monument plaza and 17th Street will be retained. Paved paths installed by NPS in an *ad hoc* manner in recent decades will be removed.

The retaining wall around the west side of the lodge addition--the subject of a Commission recommendation for a lower, 18-inch seating wall at its May 1, 2003 meeting—is shown on the plans at its full 30-inch height.

A curved, granite seating bench will be placed in front of and facing the lodge's 15th Street entrance. The form of the bench echoes the curved retaining wall encircling the monument lodge addition. The bench seat will be 16 inches in height and the bench back will be 36 inches in height. The area will be graded so that the bench is incorporated in an earthen berm. The bench will not be attached to the retaining wall near the lodge.

The Monument Plaza

The size of the plaza will be retained but the concrete and asphalt surface will be replaced with the two colors of granite proposed for the retaining walls in concentric circles. As an alternative, NPS proposes substituting the gray-colored exposed aggregate concrete (to be used for the paths) for the largest concentric ring.

The fifty flagpoles will continue to encircle the plaza.

Eight curved, backless benches of white granite will be installed at the outer edge of the plaza.

Planting Plan

Trees are clustered in groves around the perimeter of the grounds, particularly on the southern edge near Independence Avenue and the Sylvan Theater. The site has a pronounced slope at this edge, although it is relatively flat around the other sides. The vistas along the Mall axes are open, particularly on the west. Narrower openings among the trees are present on the north and south axis, and on the north side of the lodge.

The proposed planting plan will retain the open space devoted to events and recreation, including the eight ball fields, while adding a significant number of both shade and flowering trees to augment and extend the groves at the perimeter of the grounds. Flowering trees will be planted on the uphill side of all the groves of shade trees in order to extend smaller and lower trees into the site. The new trees will be planted far enough apart so that the turf itself survives and the pronounced grassy character of the grounds is preserved.

The planting plan preserves and enhances the north-south and east-west axial views to and through the site. Looking west, for example, from the central panel of the Mall the lodge is not visible because it is sited within a pronounced swale, and because there is a berm at 15th Street. NPS's design purpose is to open the axial view from the east by planting trees that will attain a lower height relative to the lodge, and also to create a distinct physical sub-landscape character for the lodge as it resumes its importance on the grounds.

Approximately 800 shade and flowering trees will be planted on the grounds, augmenting the approximately 400 trees on the grounds that are proposed for retention, for a total of approximately 1200 trees on the grounds. American Elms will be planted as street trees. Shade trees will include the Yellowwood, Tulip Tree, Sycamore, White Oak, Bald Cypress, and American Linden, among others. Flowering trees will include the Redbud, Higan and Yoshino Cherry, and the Star Magnolia.

NPS proposes to remove or relocate 72 trees. Some are unhealthy and others will be removed to accommodate regrading and the construction of the paths.

Lighting

The monument and the grounds will have a new lighting plan that will improve the quality of the light and the lighting effects on the monument and grounds, modernize the equipment and make it more efficient, remove lighting fixtures near the monument, and illuminate the new walking paths so that visitors can visit the monument easily after nightfall.

NPS proposes five types of lights to illuminate the grounds, three of which will illuminate the monument itself:

- In-grade recessed uplights in the plaza will illuminate the base of the monument.
- High intensity floodlights mounted within recessed vaults will wash the monument shaft with light.
- High intensity, narrow-beam spotlights will illuminate the monument peak. The new spotlights will be installed on the existing lighting stands at the four corners of the grounds.

Two additional types of lighting will be added to the grounds to address the proposed new conditions:

- Low-profile, low-wattage L.E.D. niche lights in the retaining walls will wash the paths with low light.
- In-grade, recessed uplights will be installed along the front façade of the lodge to light its facade.

Signs

The Commission approved a comprehensive directional signage plan submitted by the D.C. Department of Public Works on behalf of the Downtown Business Improvement District (BID) in August 1999. The Commission understood at the time that NPS would install the approved signs, perhaps with some modification, at decision points on the Mall to improve visitor orientation. NPS has continued to work with the Downtown BID in the development of the signs installed at downtown NPS sites such as Ford's Theatre.

The proposed Washington Monument signs will have the familiar blue-enameled sign faces and be mounted on black posts. NPS has simplified both the signposts and the graphic content of the signs, but the signs will be recognizable to visitors as part of the family of signs in use elsewhere in the city.

A total of 22 signs are proposed for the grounds. Of these, 14 are similar to the BID signs and the other 8 are designed to be integral with the landscape architecture:

- Eleven orientation signs will be installed around the perimeter of the grounds where paths lead onto the grounds. These signs will have a graphic plan of the grounds and its principal features and will be oriented in the viewer's direction. The signs are low (four feet high at the top) and angled so they may be easily viewed by all.
- Three regulatory signs will be installed near the lodge. The sign faces, approximately two feet in height on three-foot posts, will indicate ticket policy and other visitor information.
- Six signs on the retaining wall capstones will direct visitors to the lodge. Three inches in height, the incised (and likely stained) words indicate "Washington Monument Visitors Entrance" with an incised arrow.
- Two lawn plaques at the intersections of the paths north and south of the monument will direct visitors "To Ticketing" with an incised arrow. The granite plaques are 17 inches in diameter and slanted low to the ground.

Mechanical elements on the grounds

As part of the final landscape plan, NPS has submitted a proposed irrigation system of pop-up spray heads to be installed across the center of the grounds on the east-west axis.

Staff anticipates that new mechanical elements will be installed on the grounds in relation to the below-grade visitors facility and concourse. The new elements are *not* included in the current landscape submission and will be submitted when the below-grade elements of the proposed project are submitted for review by the Commission later this year.

PREVIOUS COMMISSION ACTION

The Commission gave preliminary approval to NPS for the landscape plan (January 2003) and for the lodge addition and skylight (April 2003). The Commission gave concept approval (February and April 2002) for the below-grade visitors facility and concourse to the monument. The revised Development Concept Plan was approved in January 2003. In 1994 the Commission approved, as part of the Development Concept Plan, the concept of an underground Visitors Center. NPS anticipates submitting the remaining elements of the proposed project—the preliminary and final site and building plans for the visitors facility and the concourse, and the final site and building plans for the lodge rehabilitation and the lodge addition—in Fall 2003.

EVALUATION

The proposed landscape plan will create a new appearance for the grounds and reflects new requirements for the site. At the same time, the plan reflects both the past history of partially implemented plans and the continuity of the character and use of the grounds over time. The proposed design retains the paradoxical pastoral quality for which the Mall cross-axis point is noted, while complementing the larger axial formality that has defined the Mall since the last century.

The plan alters the circulation plan of the grounds in response to necessary or desirable changes in the use of the site, as have the numerous previous circulation plans for the grounds. (Automobiles could drive up to the monument plaza until 1960, for example.)

The plan preserves the use of the site for active and passive public recreation, and for public gathering. The plan integrates the stipulated security requirements in as minimally intrusive a way as possible and preserves the site as open space for the enjoyment of visitors to the grounds who do not wish to enter the monument.

Grading

The consistent purpose of the proposed grading plan since the Commission first reviewed the project in 2002 has been to preserve the pronounced slope of the knoll from which the monument rises while smoothing the small surface variations to allow for the even rise of the retaining walls and paths as they ascend the slope to the monument plaza. A comparison of the existing and proposed cross-site grading slopes indicates some increased uniformity in the knoll, although the pastoral and variegated character of the slope across the grounds is retained. The grading adjustments on the knoll, proposed to accommodate the intersection of the paths and retaining walls and to allow for full accessibility for all visitors, have been reviewed by the Commission at its February 2002 and January 2003 meetings.

Retaining Walls and Paths

The addition of vehicle barriers is a requirement of the project that has been achieved by placing the retaining wall at the base of the knoll so that it becomes part of the character of the landscape to the greatest extent possible. Alternative locations for the barrier line, either partway up the slope of the knoll or at the perimeter of the site, for example, would be significantly more visible and unacceptably intrusive in the landscape.

The design of the retaining walls has advanced significantly since the Commission's preliminary approval in January 2003. NPS has selected a gray granite with several types of finish. The walls have a rusticated appearance, similar to the lodge. In combination with the contemporary style of the occasional bollards, the granite finishes will contribute to the informal park-like character of the site, remind visitors of the nineteenth-century origins of the monument, and blend sufficiently into the knoll so that they become a feature of the grounds without dominating the view of the knoll and monument.

Further, staff finds that the 30-inch-high retaining wall that encircles the rear of the proposed addition to the lodge is of an appropriate and consistent treatment and height, given the landscape design and retaining walls as developed and currently submitted.

Future views into the grounds will be of a low and dark wall ringing the base of the knoll and curving paths following the slope of the knoll. It will become a designed landscape feature of the site.

Monument Plaza

It is staff's recommendation that the plaza be paved entirely with granite, rather than with the combination of granite and exposed aggregate concrete proposed as an alternative. The use of granite on the monument plaza is an improvement over the concrete and asphalt now in place. The paving design is simple and appropriate to the character, material, and color of the monument itself. The eight proposed benches, of white Georgia granite, are handsome in design and properly scaled. Without backs, they are low to the ground and will allow visitors to use them facing in either direction, appropriately.

Planting Plan

There is no surviving planting scheme on the grounds that embodies a particular historic era or formal landscape plan. It is the pastoral character of the grounds that has endured over time, altered by changing uses, planning efforts, and landscape and planting styles. The underlying principle of open turf surrounded by groves of trees at the perimeter has been preserved in the proposed tree plan.

Staff finds the planting plan historically appropriate. It incorporates some aspects of previous landscape plans for the site, both realized and unrealized. It retains the romanticism of the original Downing-esque curved paths, the linearity of the McMillan Plan in the retention of the paths leading to 17th Street, and the cardinal axial views and simple circulation envisioned in the

McMillan, Olmsted, Jr., and Skidmore, Owings, and Merrill plans. It also preserves the use of the site for recreation and reflection that has characterized the use of the grounds since 1889.

The grounds used to be surrounded by street trees that died of Dutch elm disease. Disease-resistant American Elms will be replanted on both sides of Madison and Jefferson Drives, appropriately leading toward the lodge and the entrances to the grounds. The 1990s realignment of Madison and Jefferson Drives between 14th and 15th Streets that focused both drives inward toward the lodge is complemented by the proposed plantings of flowering trees around the lodge, underscoring the restoration of the lodge as a significant feature on the grounds. Street trees on 14th Street in the east-west vista would be appropriately removed.

Lighting

The lighting scheme will greatly improve the appearance of the grounds both during the day and at night, and will likely encourage increased visitation to the grounds at night. The quality and character of the lighting will be improved, the placement of the lighting will enhance the views of the monument, and some of the bulky light fixtures will be removed from the plaza. The small wall-niche lights in the retaining walls will allow the grounds to be used more easily after nightfall.

Signs

NPS's use of the Downtown BID signs on the Mall was anticipated by the Commission in its 1999 approval of the directional signage system. The signs are appropriately placed at decision-making points for visitors. Visitors to the city will recognize the signs if they have visited the downtown and will know to refer to them for information. The eleven orientation signs around the perimeter are appropriately scaled, low to the ground, and are a sufficient but minimal number for a site of this size. The incised granite signs are well designed and will be minimally intrusive.

COORDINATION

Coordinating Committee

The Coordinating Committee reviewed this item at its meeting on May 14, 2003, and forwarded the proposal to the Commission with the statement that the project has been coordinated with all agencies participating. The participating agencies were NCPC; the District of Columbia Office of Planning; Fire Department; the Department of Housing and Community Development; the District of Columbia Department of Transportation; the General Services Administration; the National Park Service; and the Washington Metropolitan Area Transit Authority.

Commission of Fine Arts

The project as currently proposed has not been submitted to CFA. NPS last submitted a proposal to CFA in September 2002.

CONFORMANCE

Comprehensive Plan

The proposal is consistent with the Comprehensive Plan of the Nation's Capital. As the Washington Monument Grounds are part of the Mall Complex, an applicable policy in the Parks Open Space and Natural Features Element of the Comprehensive Plan specifies:

The great cross-axes of the Mall Complex, from the Capitol to the Lincoln Memorial and from the White House to the Jefferson Memorial, are a unique national space—they are a summary of democratic ideals and achievement that must be protected from inappropriate development. The Mall should be considered complete, and any improvements necessary in this area should be limited in scope and sensitively designed to reinforce the integrity of the Mall Complex.

The following policies for the protection and enhancement of historic properties in the Preservation and Historic Features Element are applicable to the proposed alterations to the monument grounds, which preserve the integrity of the National Register qualities of the monument grounds while accommodating new site requirements and a new circulation plan:

The distinguishing qualities or character of Historic Landscapes should be protected and enhanced.

Publicly owned Historic Landscapes and historic open spaces, such as monument grounds, public buildings, gardens, forts, battlefields, cemeteries, reservations, parks, and park systems, should be protected from unrelated and unnecessary construction that would adversely affect their integrity.

National Environmental Policy Act

Pursuant to the regulations implementing the National Environmental Policy Act (NEPA), the NPS prepared an Environmental Assessment for the proposed action of improving permanent security for the Washington Monument, which includes the Washington Monument Lodge. NPS completed a NEPA decision process culminating in a Finding of No Significant Impact on July 22, 2002.

NCPC staff analyzed, in conformance with the requirements of NEPA, the prepared Environmental Assessment (EA) completed by NPS. Staff recommended adoption of the EA and prepared a Finding of No Significant Impact in December 2002 based on the EA in accordance with the provisions of the NEPA regulations issued by the Council on Environmental Quality (40 CFR, 1500-1508).

National Historic Preservation Act

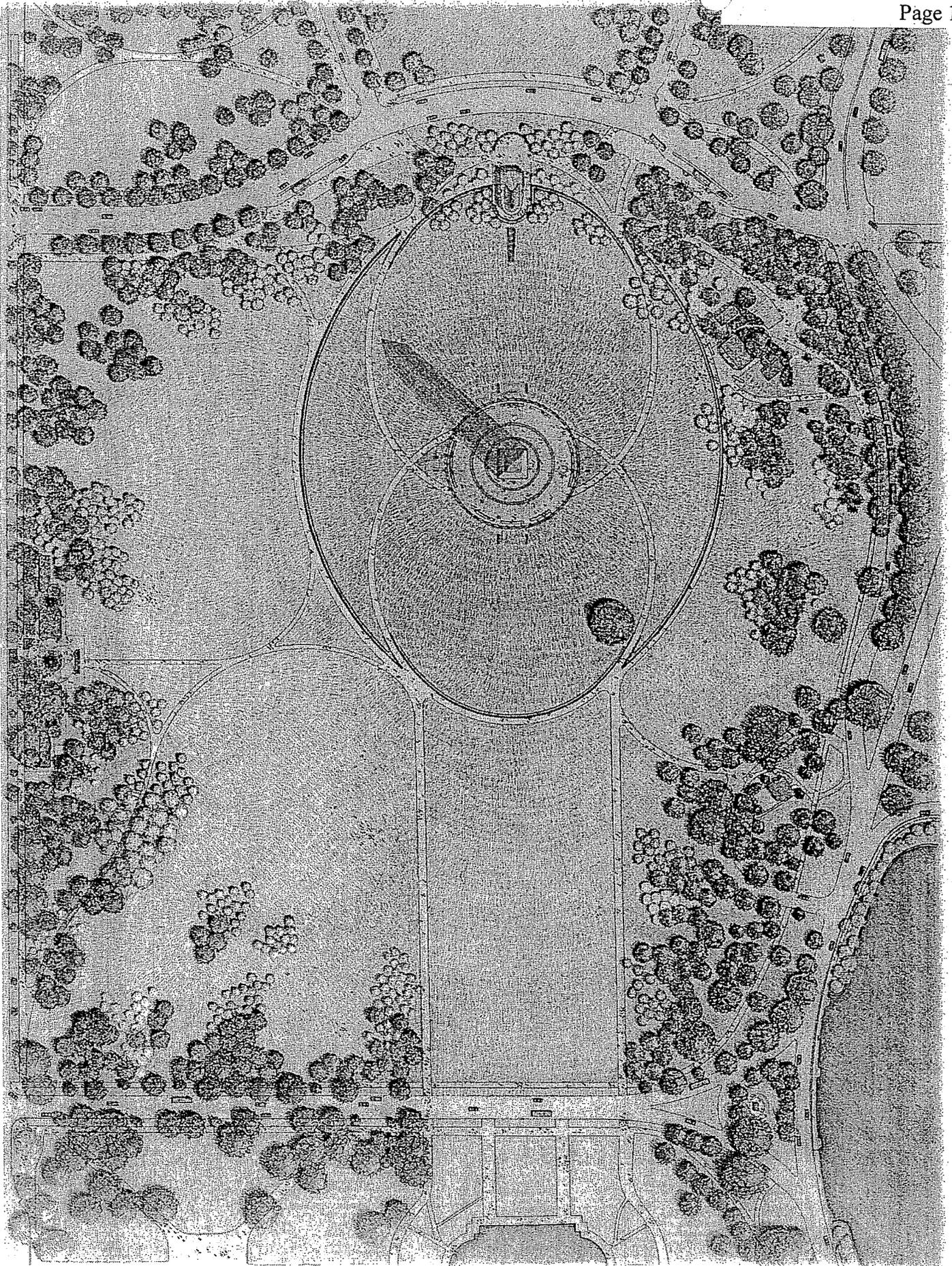
NPS has determined, and the DC SHPO has concurred, that the proposed landscape plan is compatible with the characteristics that qualify the Washington Monument grounds and other

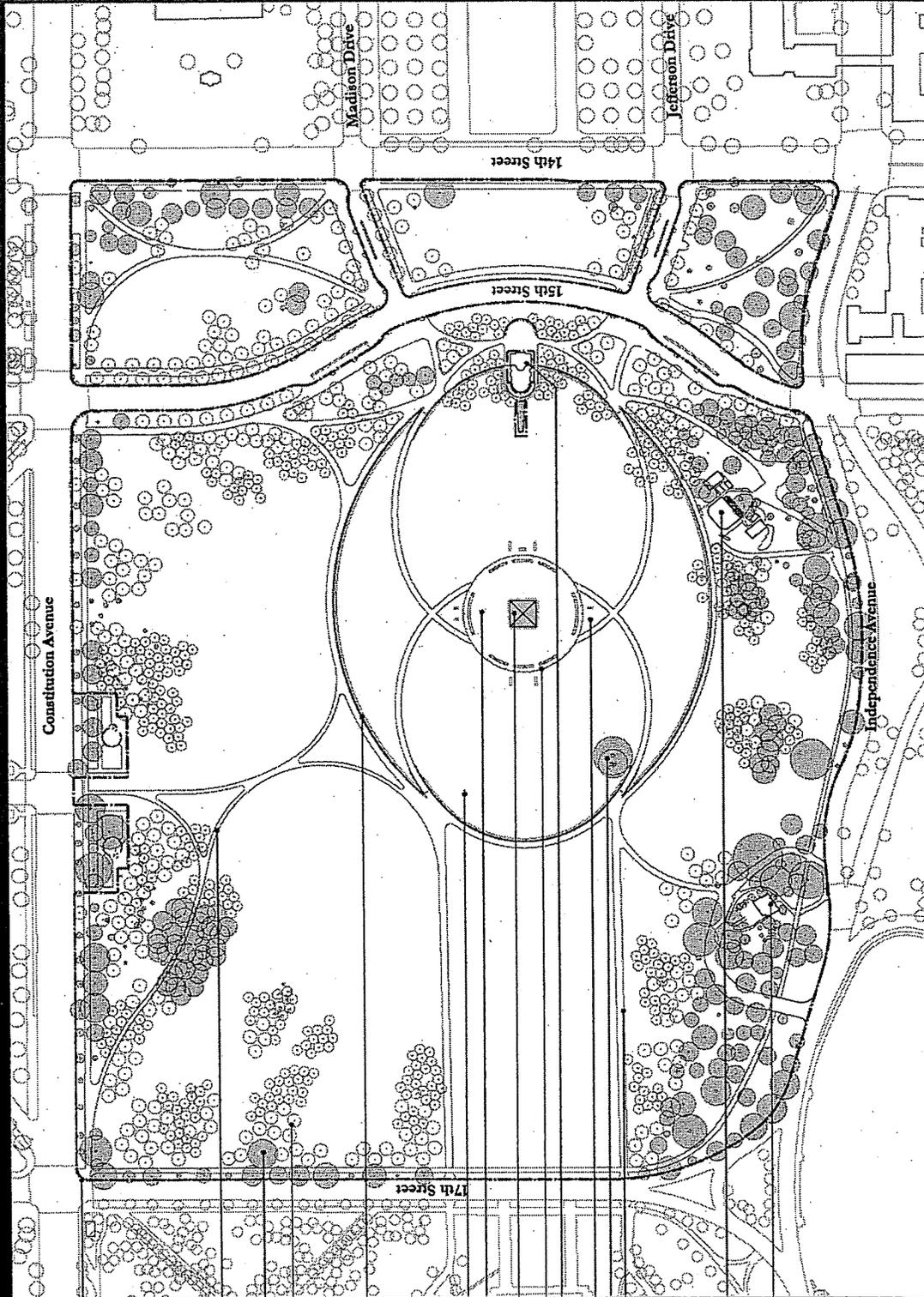
potentially affected properties for listing in the National Register of Historic Places, and that the plan meets the Secretary of the Interior's Standards for Rehabilitation and for Alterations to Cultural Landscapes. NPS's analysis, including its application of the Standards, is attached to this report, with the DC SHPO's response. NPS submitted a draft Cultural Landscape Report for review by all parties, as stipulated in the Programmatic Agreement (PA).

Pursuant to Stipulation #3 of the PA, a consultation meeting with the parties was held on May 14, 2003 to discuss the landscape plan and other matters, including the established historical Period of Significance for the monument grounds, which NPS has determined to be 1848 to 1943. These dates encompass the period from the initial construction of the monument to the dedication of the Jefferson Memorial, by which time Independence Avenue had been extended through the site.

Consultation under Section 106 of the National Historic Preservation Act and the terms of the PA will continue for the duration of the project. The PA describes the procedures for the historic preservation consultation, the requirements for the type of information to be disseminated, and the basis for the consultation, which is to take into account the National Register of Historic Places affected historic properties and apply the Secretary of the Interior's Standards for Rehabilitation for conformance regarding all alterations proposed for the site, including the monument and its grounds, and adjacent historic properties.

The signatory agencies and the consulting parties have reviewed iterations of the proposal over the past year by commenting and suggesting possible alternatives to mitigate or avoid possible effects. These comments have been made during the consultation meetings established by the PA, and also in additional meetings, including some on site. Many of the consulting parties commented in writing on the Environmental Assessment.





Contract Limit Line

New 8' Wide Walk
(Exposed Aggregate Concrete)

Existing Tree Typical

Proposed Tree Typical

Proposed Security Barrier
30" Stone Wall, Typical

Jefferson Pier
New Stone Paved Plaza

Washington Monument

50 Flarpoles
Existing Monument Lodge

Proposed Light Fixtures
Existing Mulberry Tree

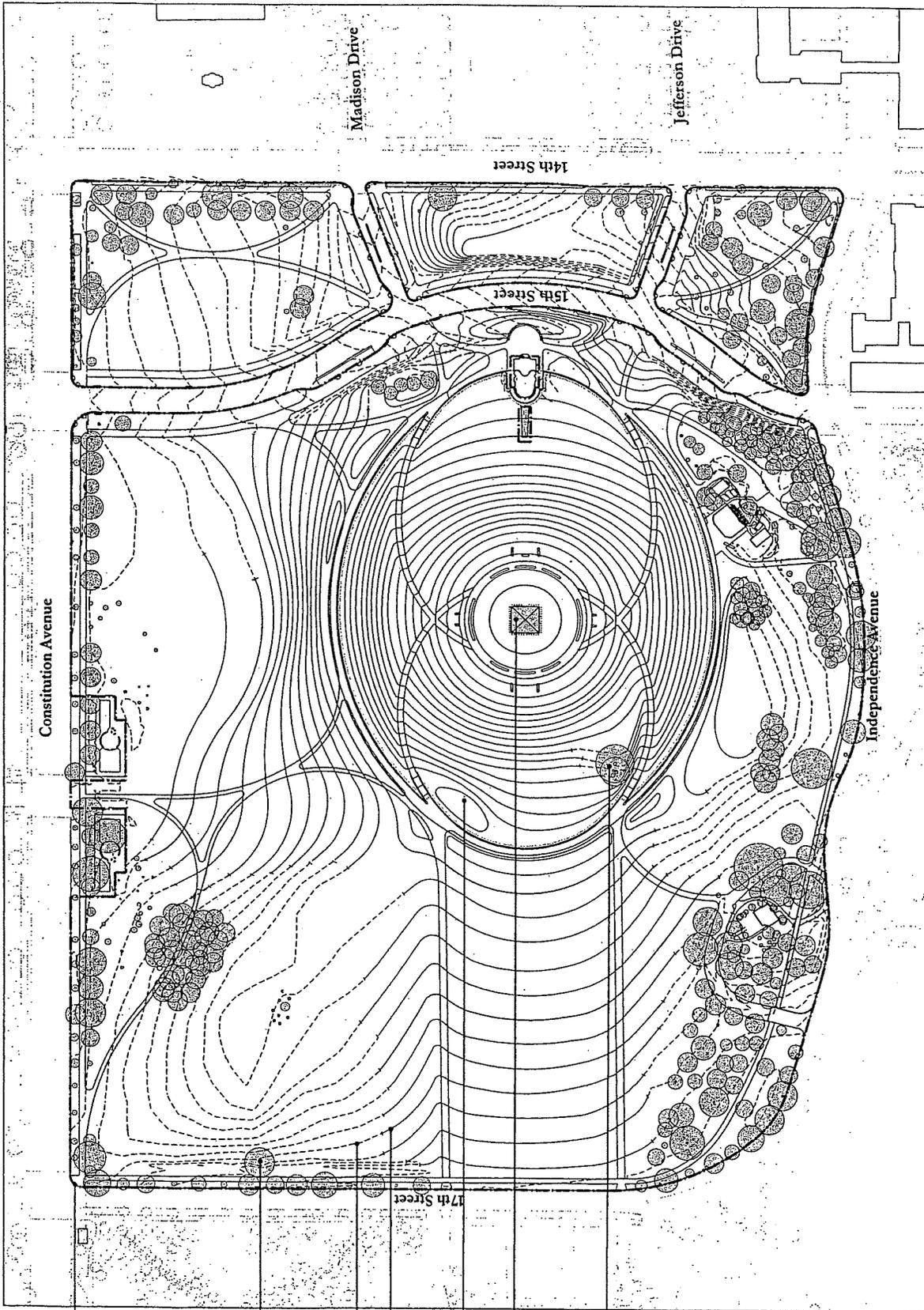
New 15' Wide Walk
(Exposed Aggregate Concrete)

Existing Sylvan Theatre

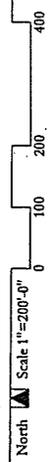
Existing Survey Lodge

General Site Layout Plan





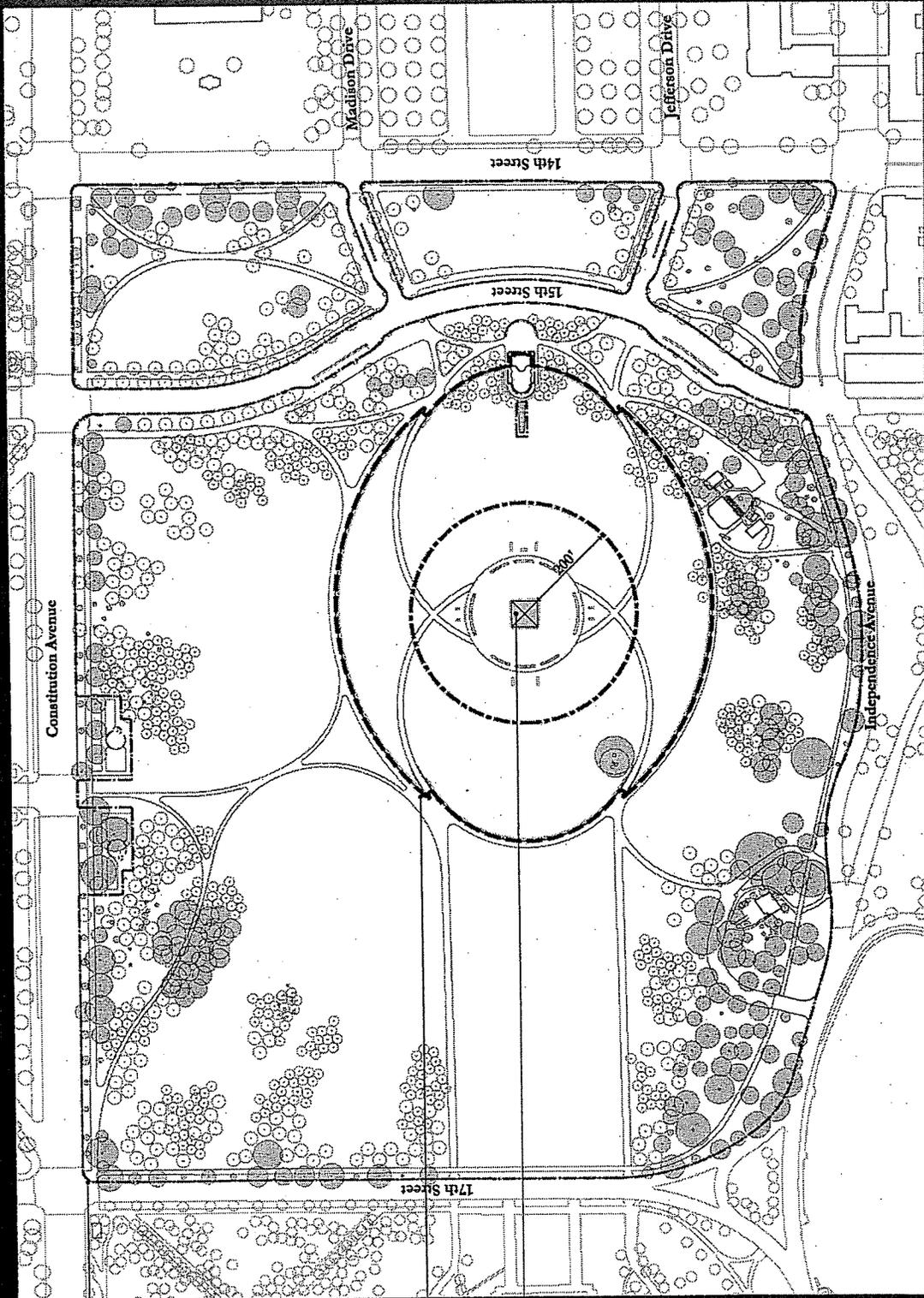
Olin Partnership
June 2003



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Grading Plan
Washington Monument Grounds & Visitor Facility - Final Landscape Plan

- Contract Limit Line
- Existing Tree to Remain, Typical
- Existing Contour
- Proposed Contour
- Jefferson Pier
- Washington Monument
- Existing Mulberry Tree



Contract Limit Line

Vehicle Barrier

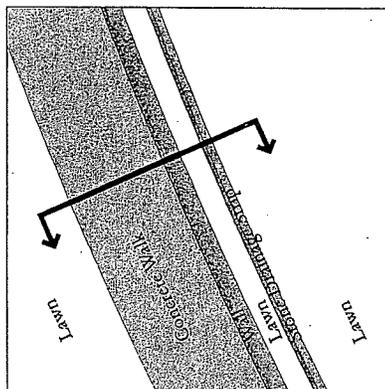
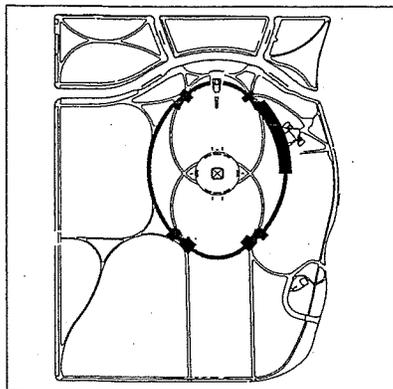
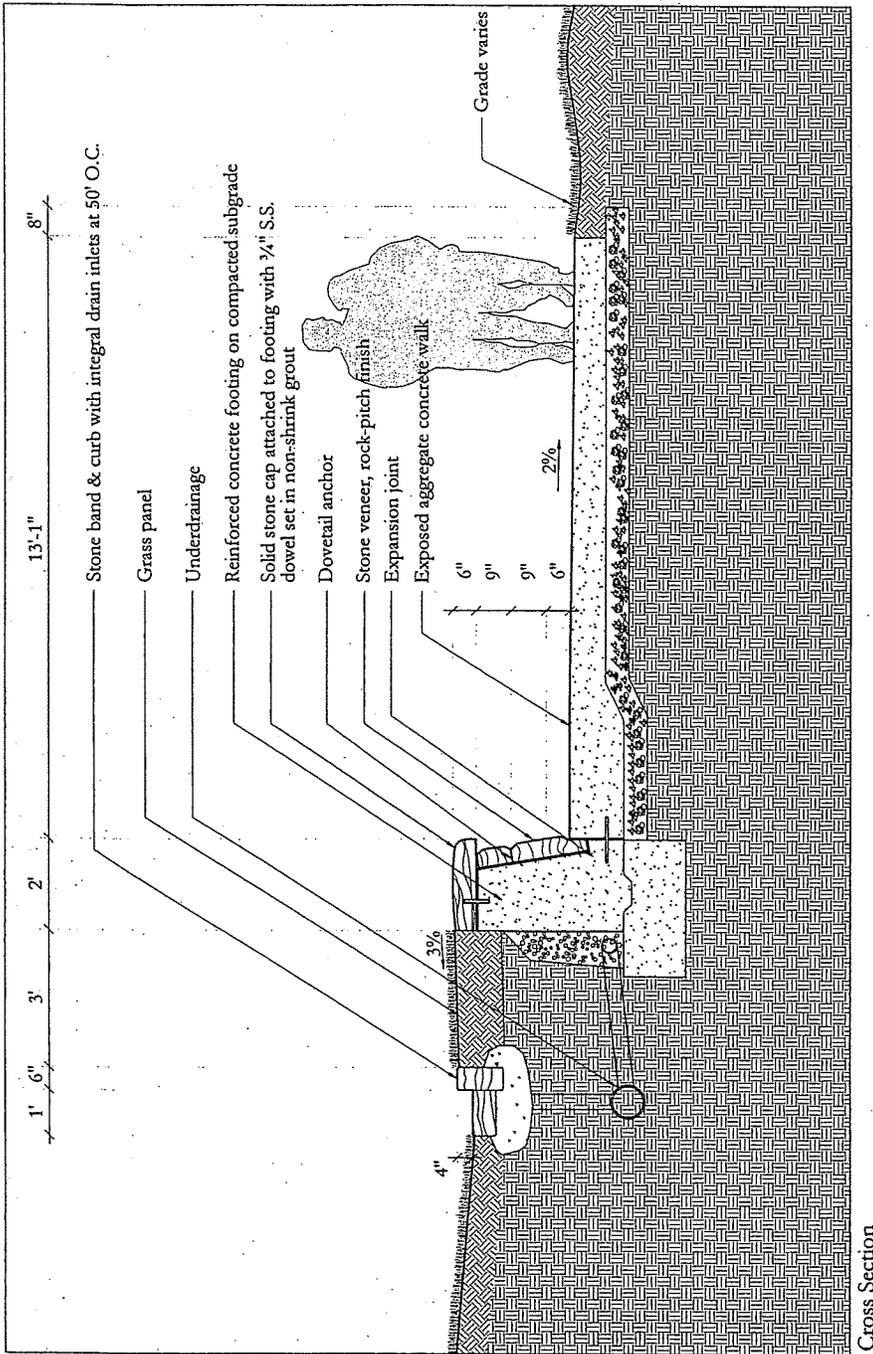
Washington Monument

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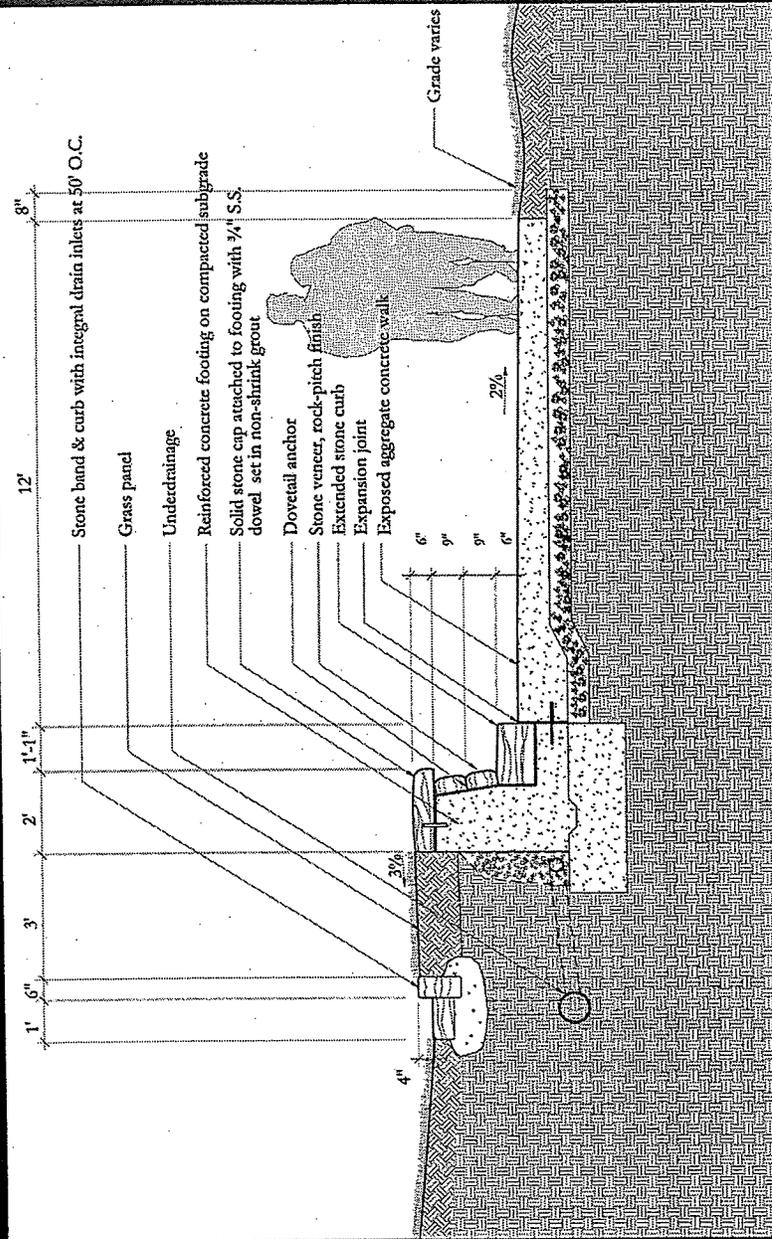
Security Standoff Barrier Location

The Washington Monument Grounds & Visitor Facility – Final Landscape Plan

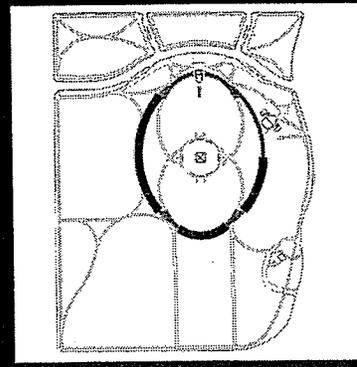
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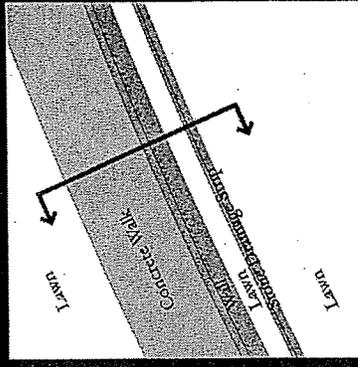
Type 1 Stone Wall Security Barrier with Walk
Washington Monument Physical Security Plan - Final Design Submittal



Cross Section



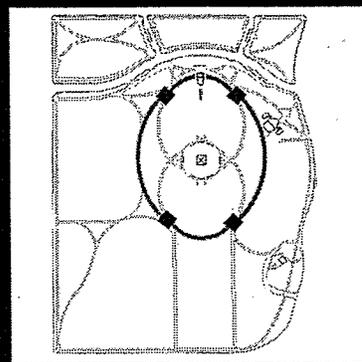
Location Map



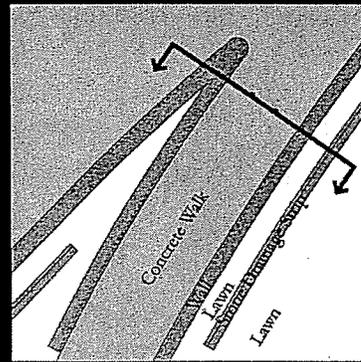
Cross Section Location

Type 2 Stone Wall Security Barrier & Extended Stone Curb with Walk

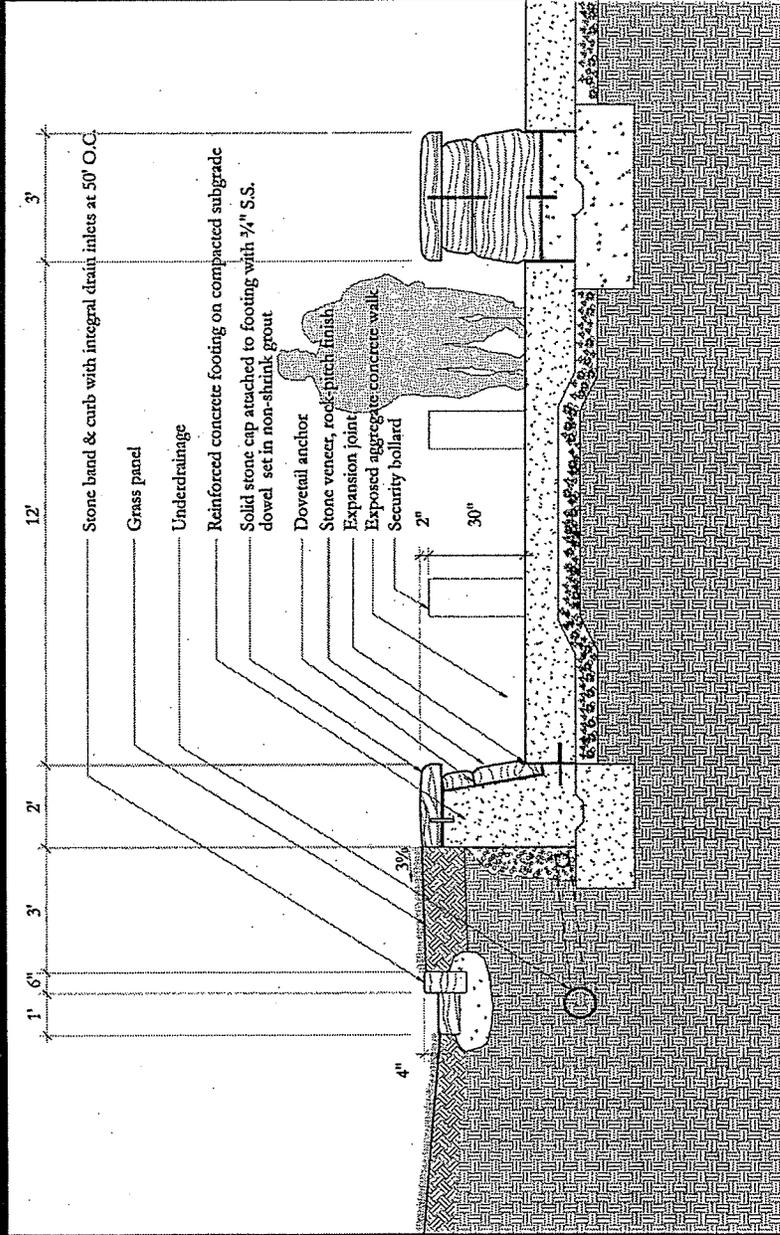
The Washington Monument Grounds & Visitor Facility - Final Landscape Plan



Location Map

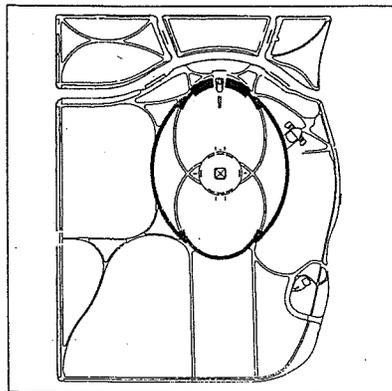


Cross Section Location

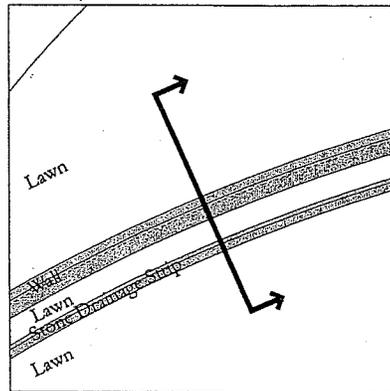


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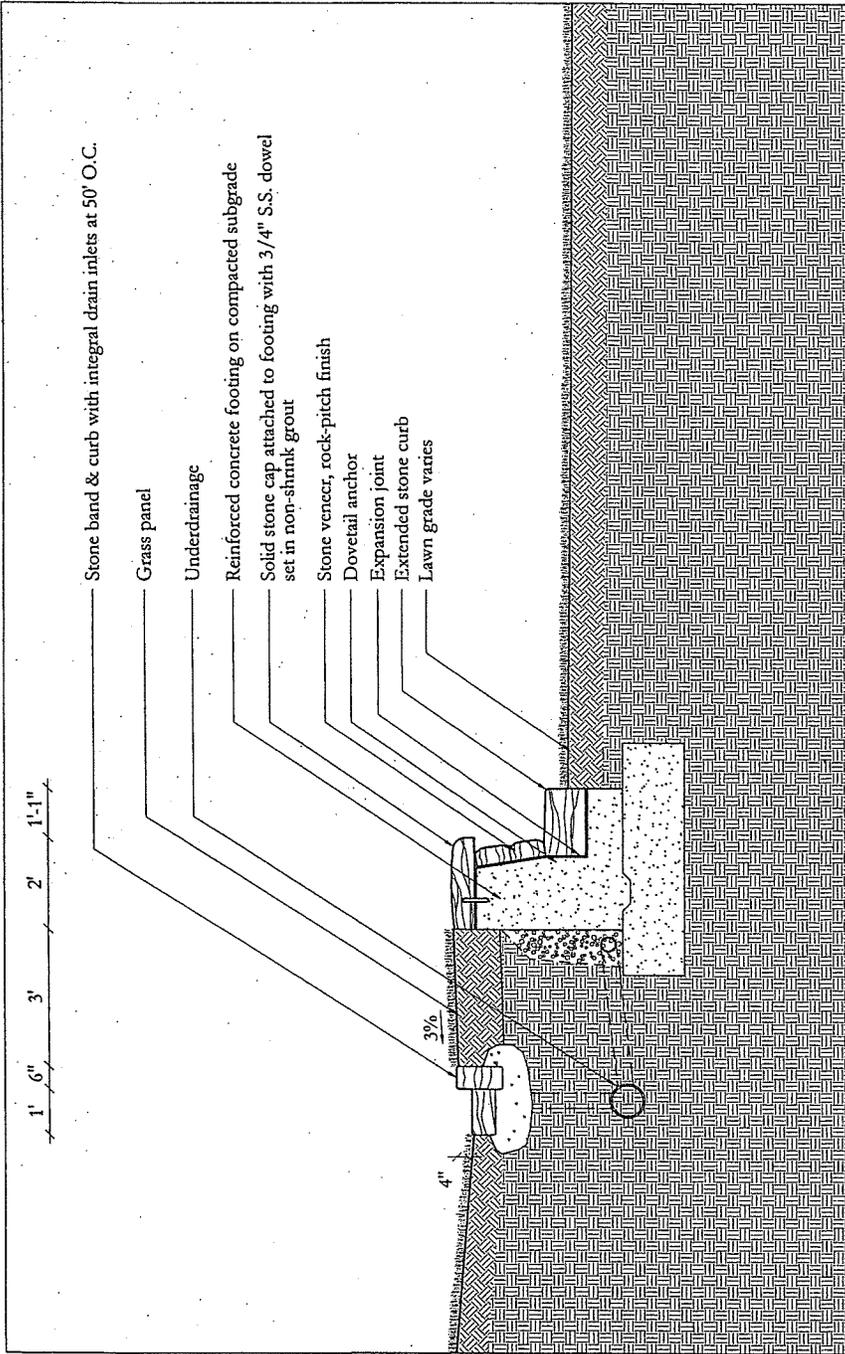
Type 3 Stone Wall Security Barrier with High Security Bollards



Location Map



Cross Section Location



Cross Section

- Stone band & curb with integral drain inlets at 50' O.C.
- Grass panel
- Underdrainage
- Reinforced concrete footing on compacted subgrade
- Solid stone cap attached to footing with 3/4" S.S. dowel set in non-shrink grout
- Stone veneer, rock-pitch finish
- Dovetail anchor
- Expansion joint
- Extended stone curb
- Lawn grade vantes

Type 4 Security Barrier - Stone Wall & Extended Stone Curb without Walk
 Washington Monument Grounds & Visitor Facility - Final Landscape Plan

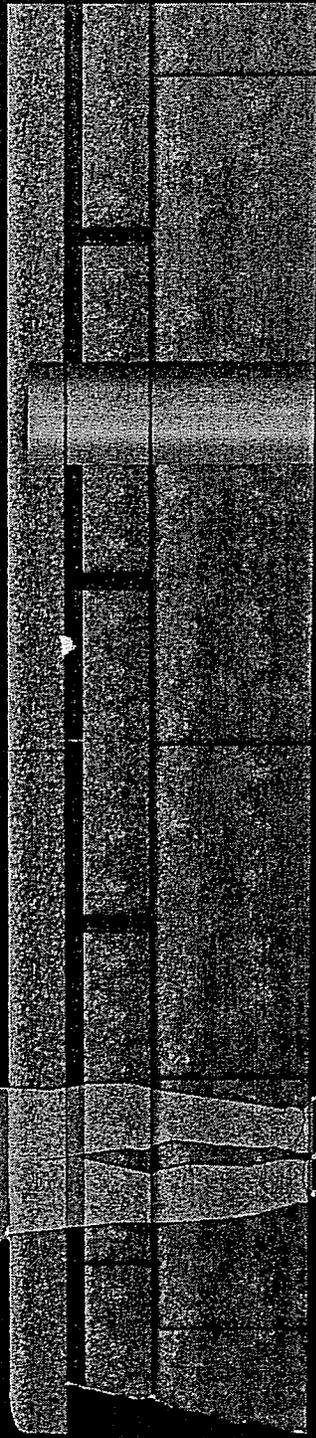
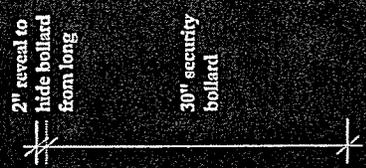
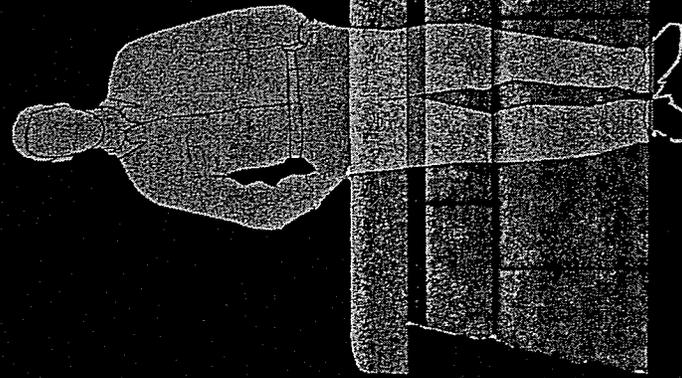
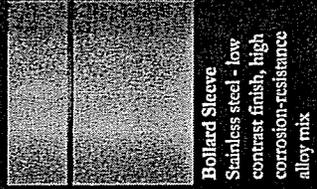
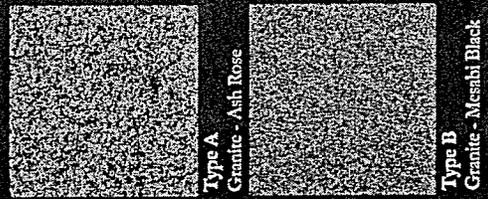
Olin Partnership

June 2003

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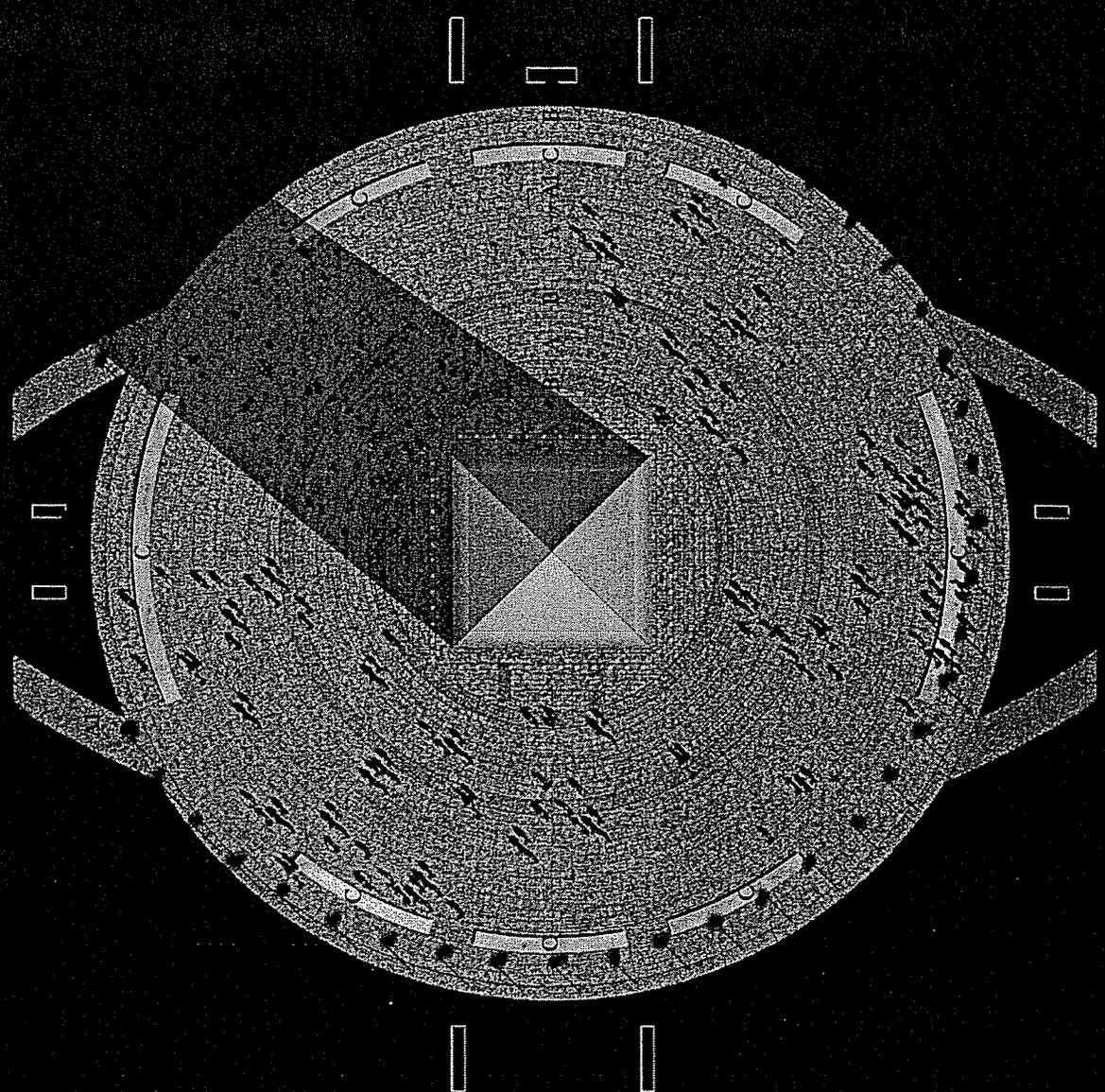
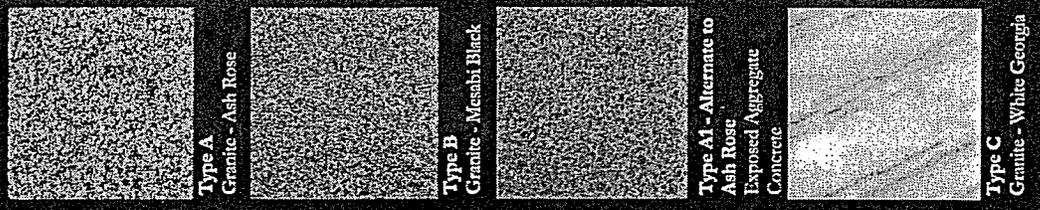
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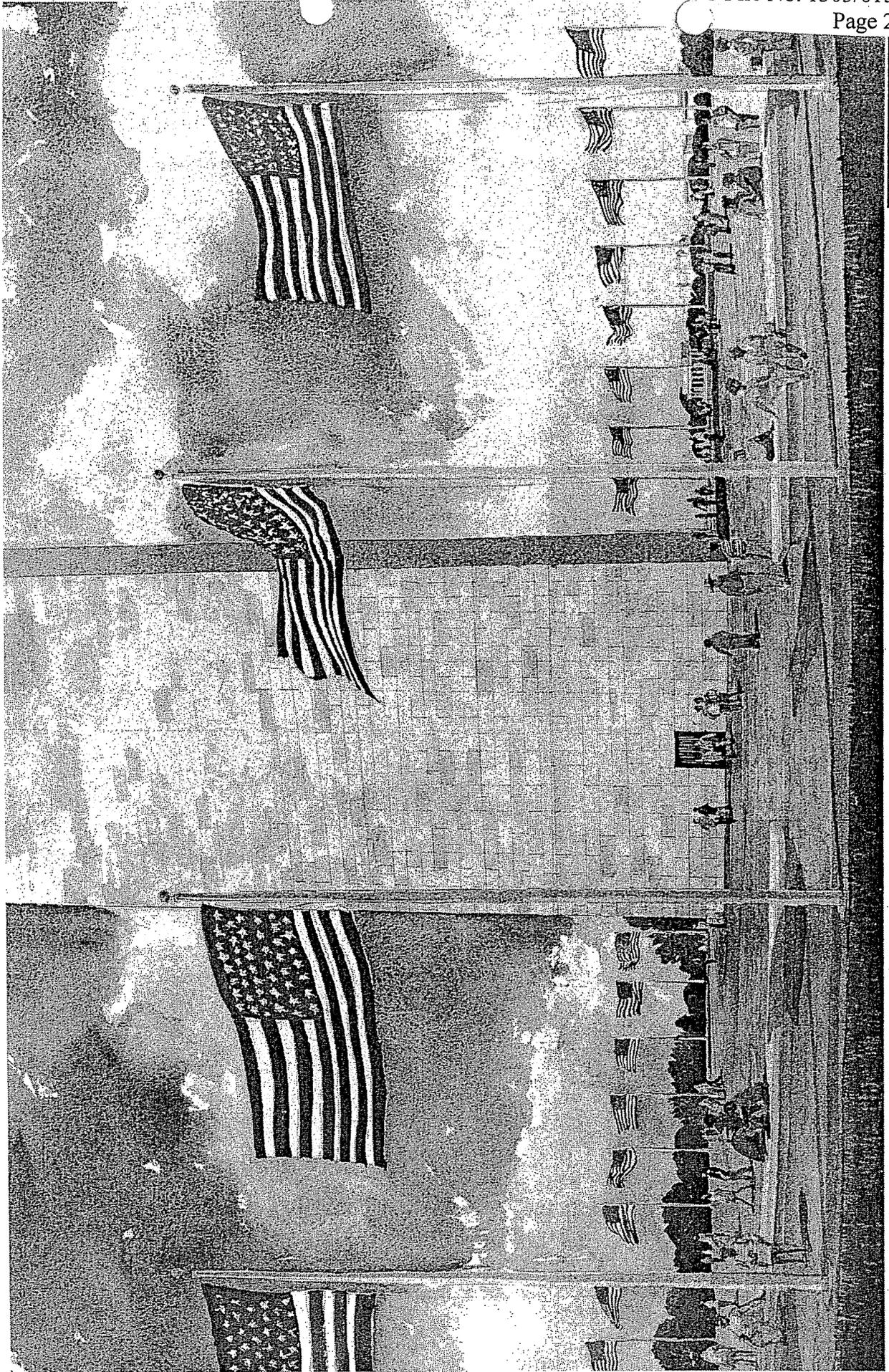
Stone wall illustrative Elevation at Security Bollard

Oliver Partners



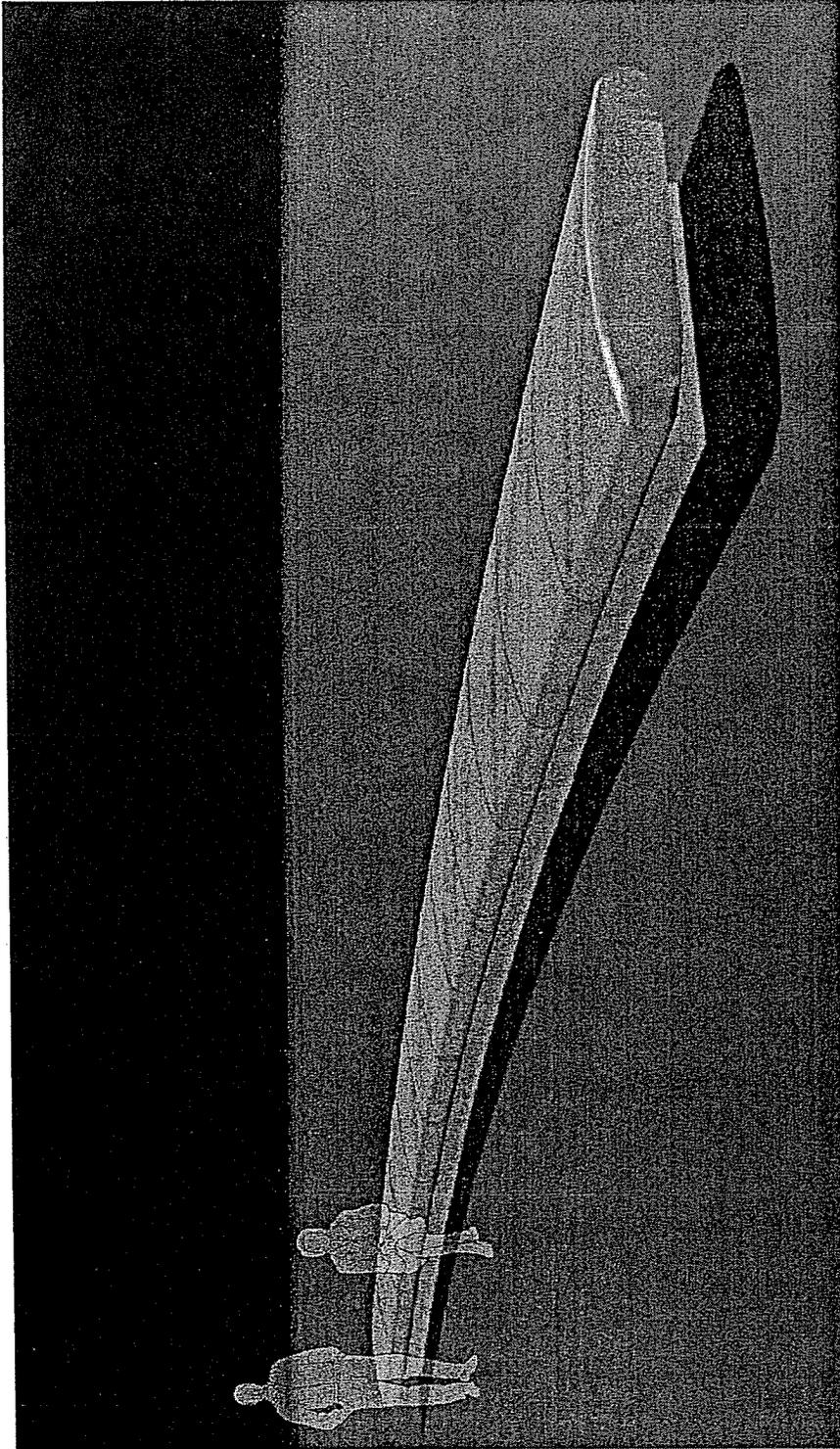
Monument Plaza - Paving Pattern & Materials



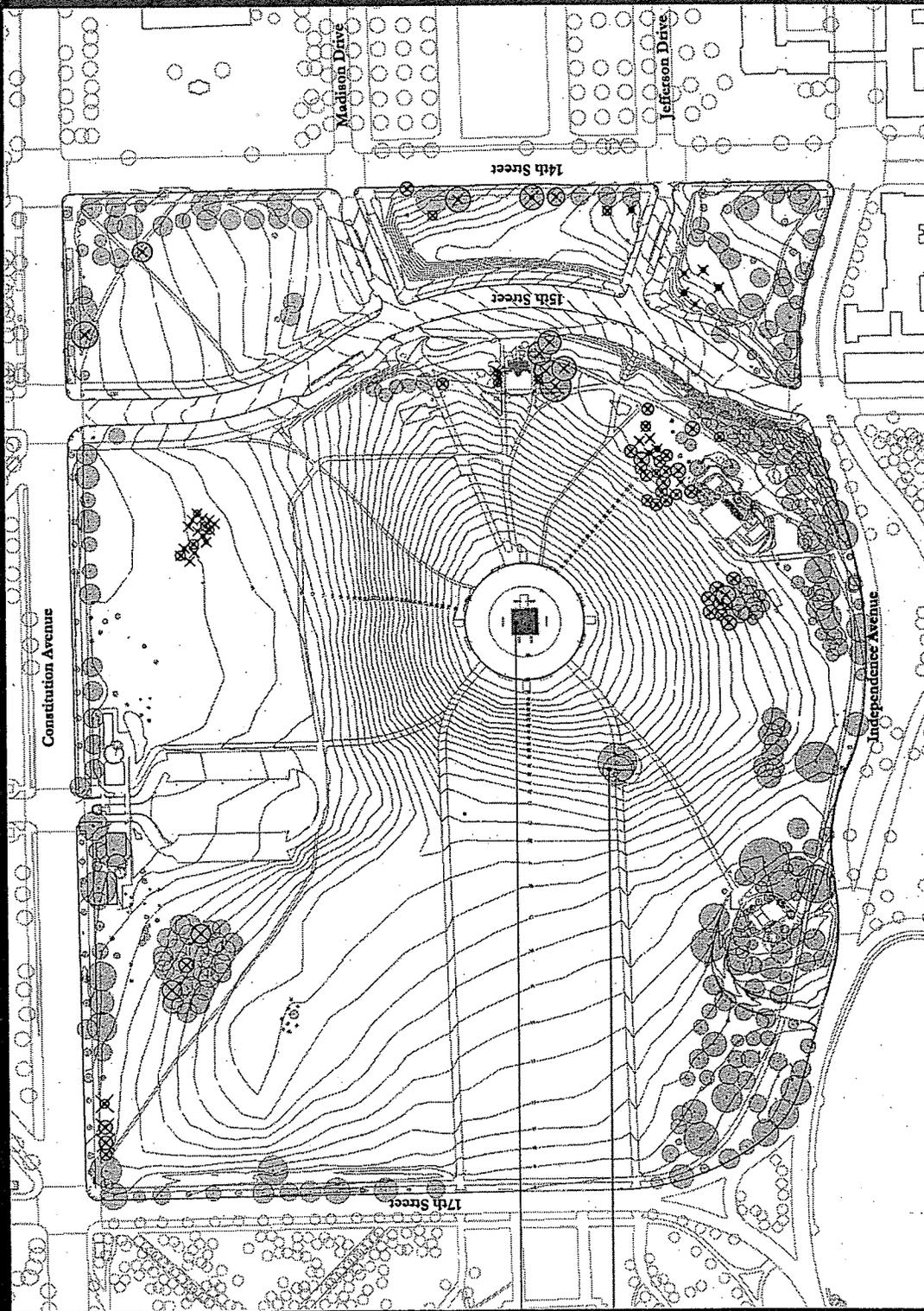


Monument Plaza Perspective

Philip Farquhar



Monument Plaza Stone Bench



Washington Monument

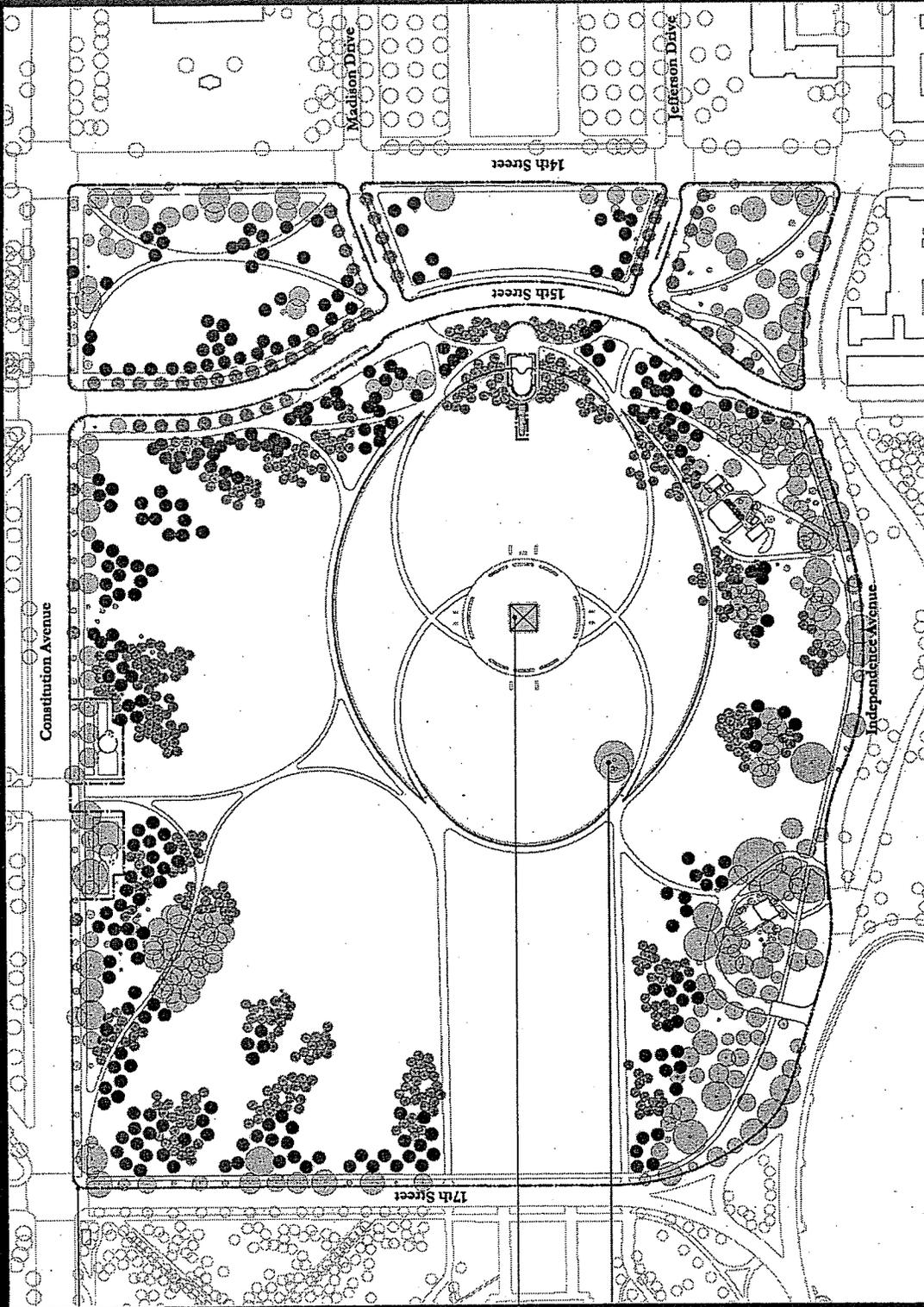
Existing Mulberry Tree

Existing Tree - Removed
or Relocated (72 Total)

Existing Tree to Remain
(410 Total)

TREE REMOVALS & RELOCATIONS PLAN

City Partnerships



Contract Limit Line

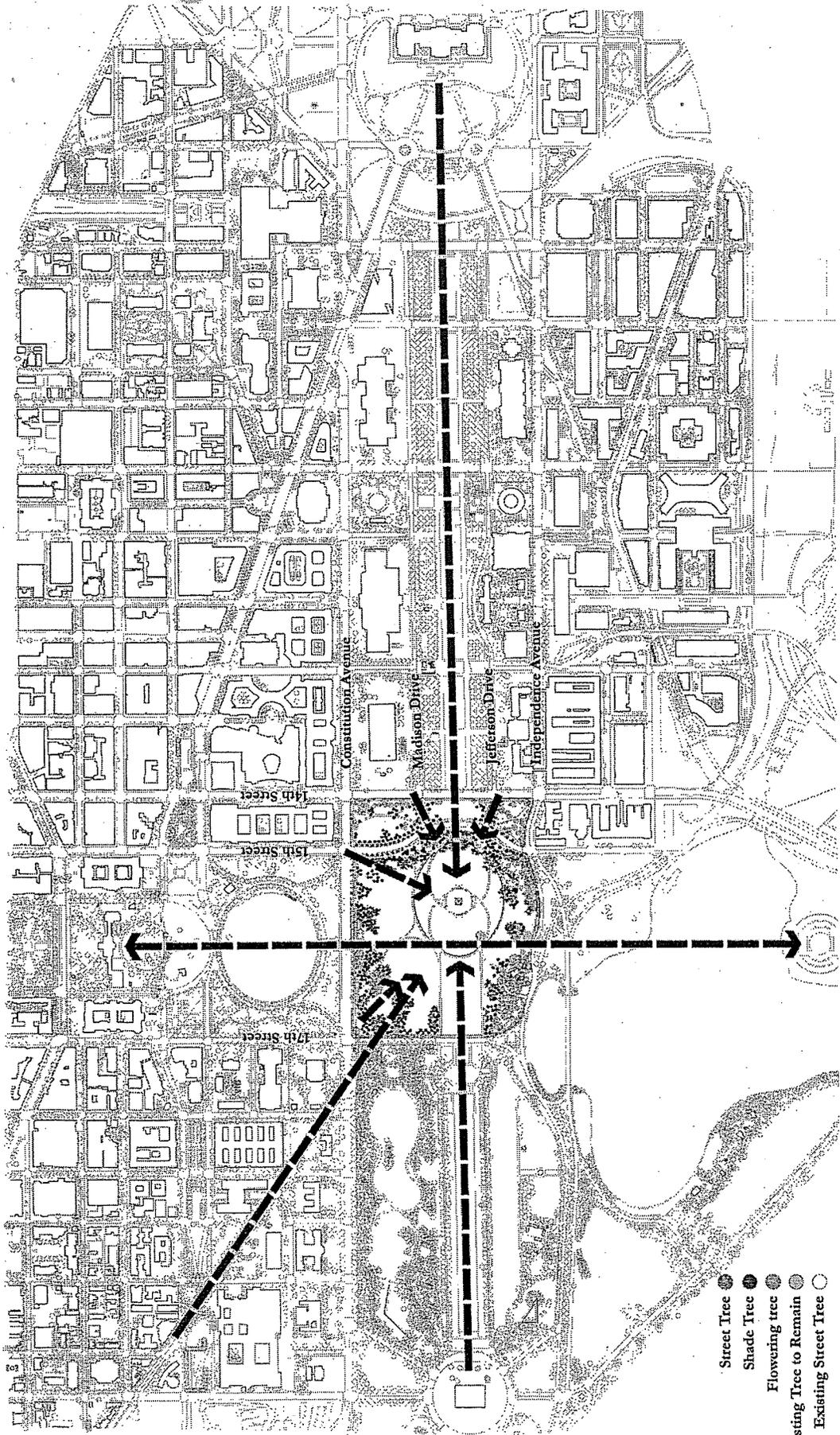
Washington Monument

Existing Malberry Tree

- Street Tree (55 total)
- Shade Tree (294 Total)
- Flowering tree (446 Total)
- Existing Tree to Remain (410 Total)

Oliver Partners

TREE PLANTING PLAN

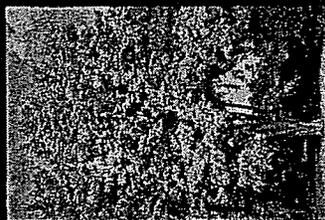


Tree Planting Plan – Views to Monument



Street Tree

Ulmus americana "Princeton"
American Elm



Shade Tree

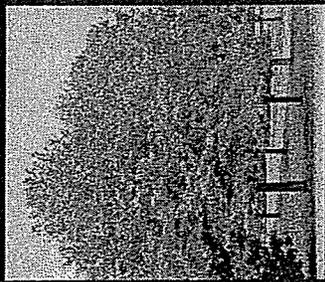
Cladonia lutea
Yellowwood



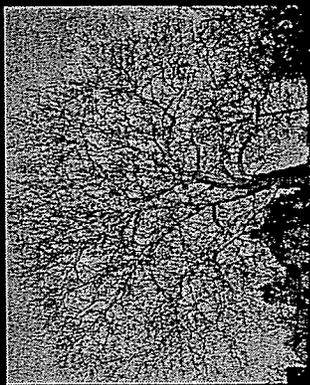
Gymnocladia dioica
Kentucky Coffee Tree



Liriodendron tulipifera
Tulip Tree

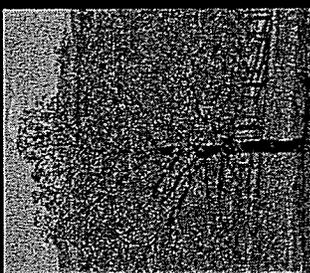


Nyssa sylvatica
Black Tupelo

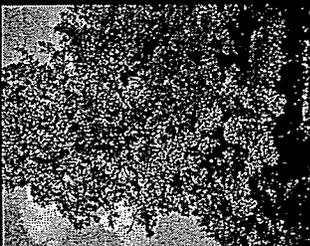


Shade Tree

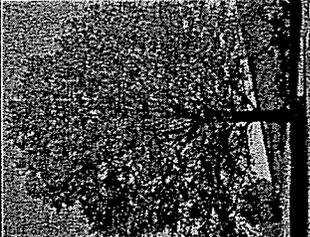
Platanus "Columbia"
Sycamore



Quercus bicolor
Swamp White Oak



Quercus phellos
Willow Oak



Taxodium distichum
Bald Cypress

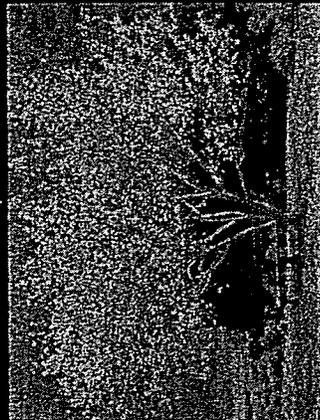


Tilia americana "Robur"
American Linden



Flowering Tree

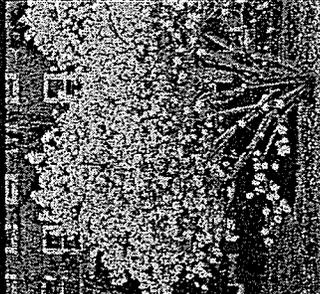
Cercis canadensis
Redbud



Pearus sibirica
Higan Cherry



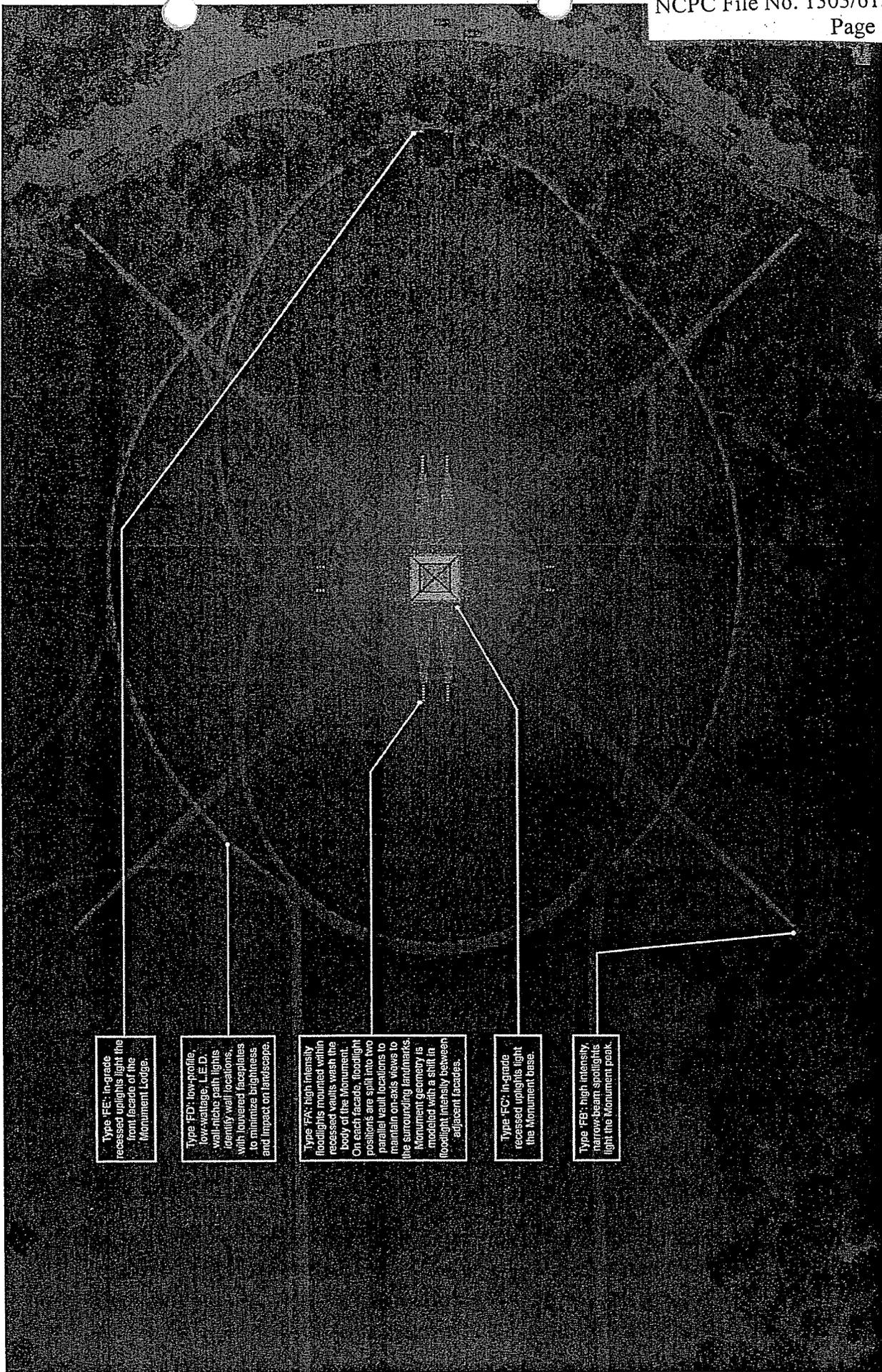
Pearus x yedoensis
Yoshino Cherry



Magnolia stellata
Star Magnolia

Proposed Tree List

The Washington Monument Grounds & Visitor Facility – Final Landscape Plan



Type FE: In-grade recessed uplights light the front facade of the Monument Lodge.

Type FO: low-profile, low-voltage L.E.D. wall-niche path lights identify wall locations, to minimize brightness, and impact on landscape.

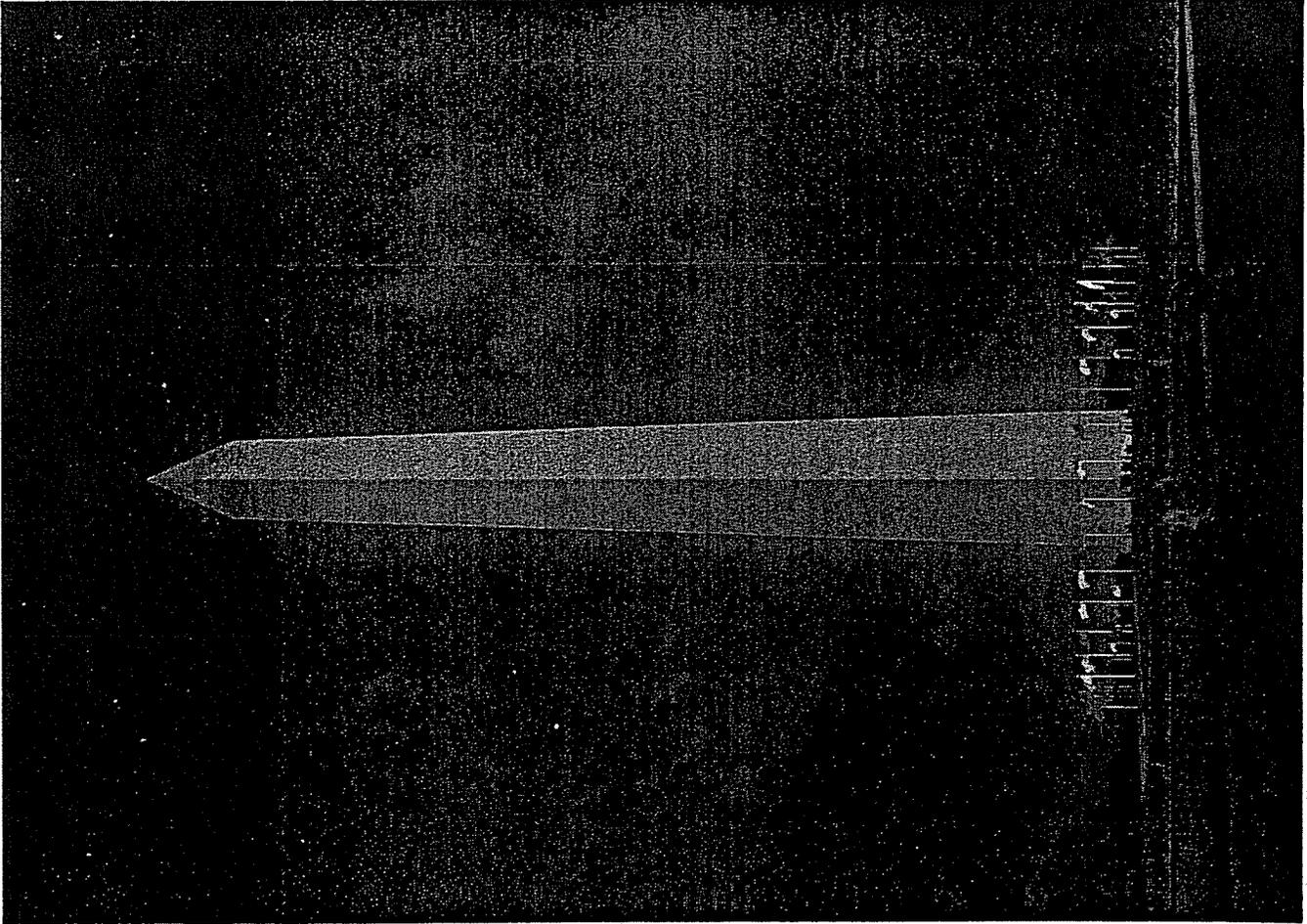
Type FA: high intensity floodlights mounted within recessed vaults wash the body of the Monument. On each facade, floodlight positions are split into two parallel vault locations to maintain on-axis views to the surrounding landmarks. Monument geometry is modeled with a split in floodlight intensity between adjacent facades.

Type FC: In-grade recessed uplights light the Monument base.

Type FB: high intensity, narrow-beam spotlights light the Monument peak.

Site Lighting Plan

The Washington Monument Grounds & Visitor Facility – Final Landscape Plan



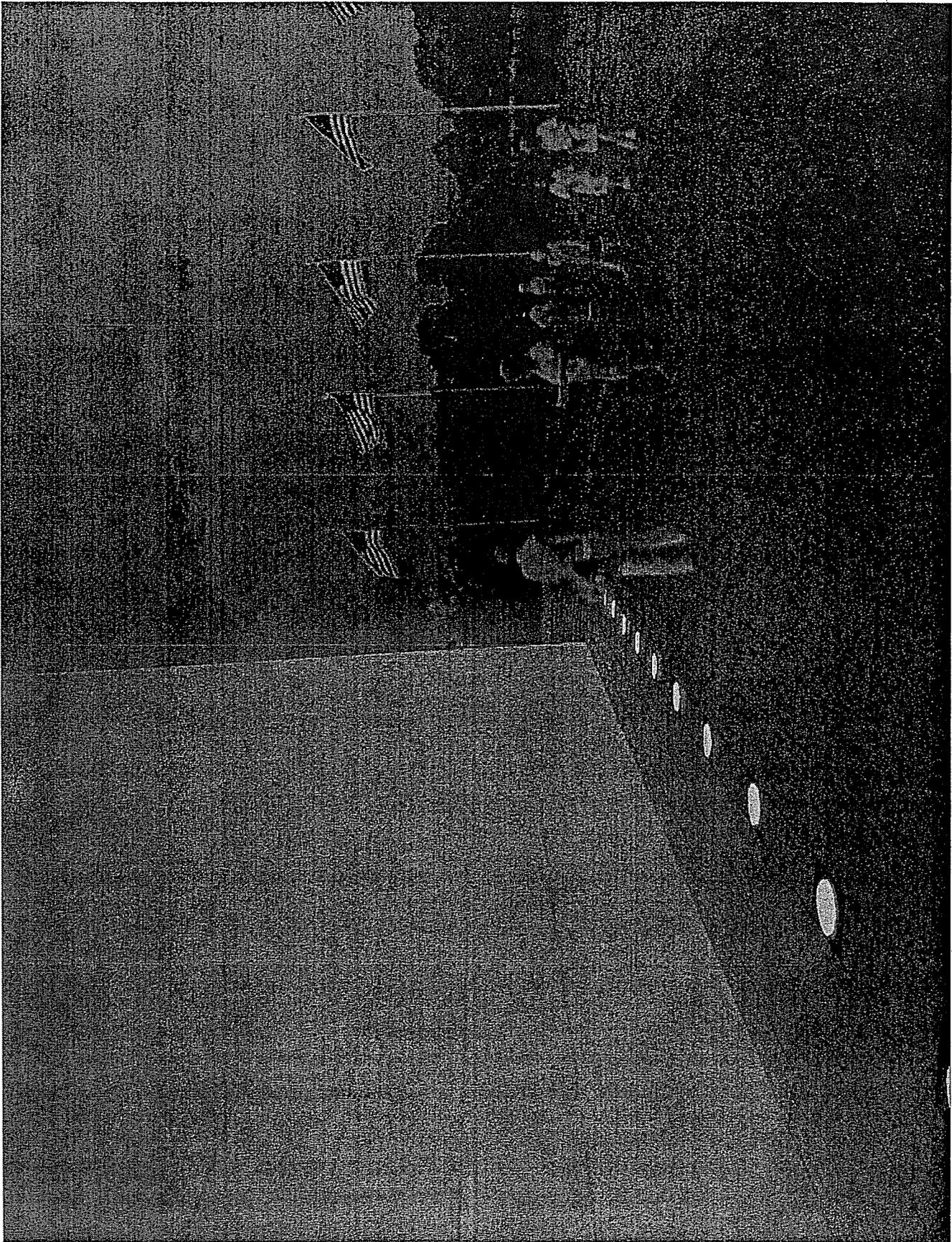
Illustrative Lighting Perspective from 17th Street & Constitution

The Washington Monument Grounds & Visitor Facility – Final Landscape Plan

FISHER MARANTZ STONE
FMS
Experts in Architectural Lighting Design

WISCONSIN

June 2003



Illustrative Lighting Perspective view at Monument Plaza

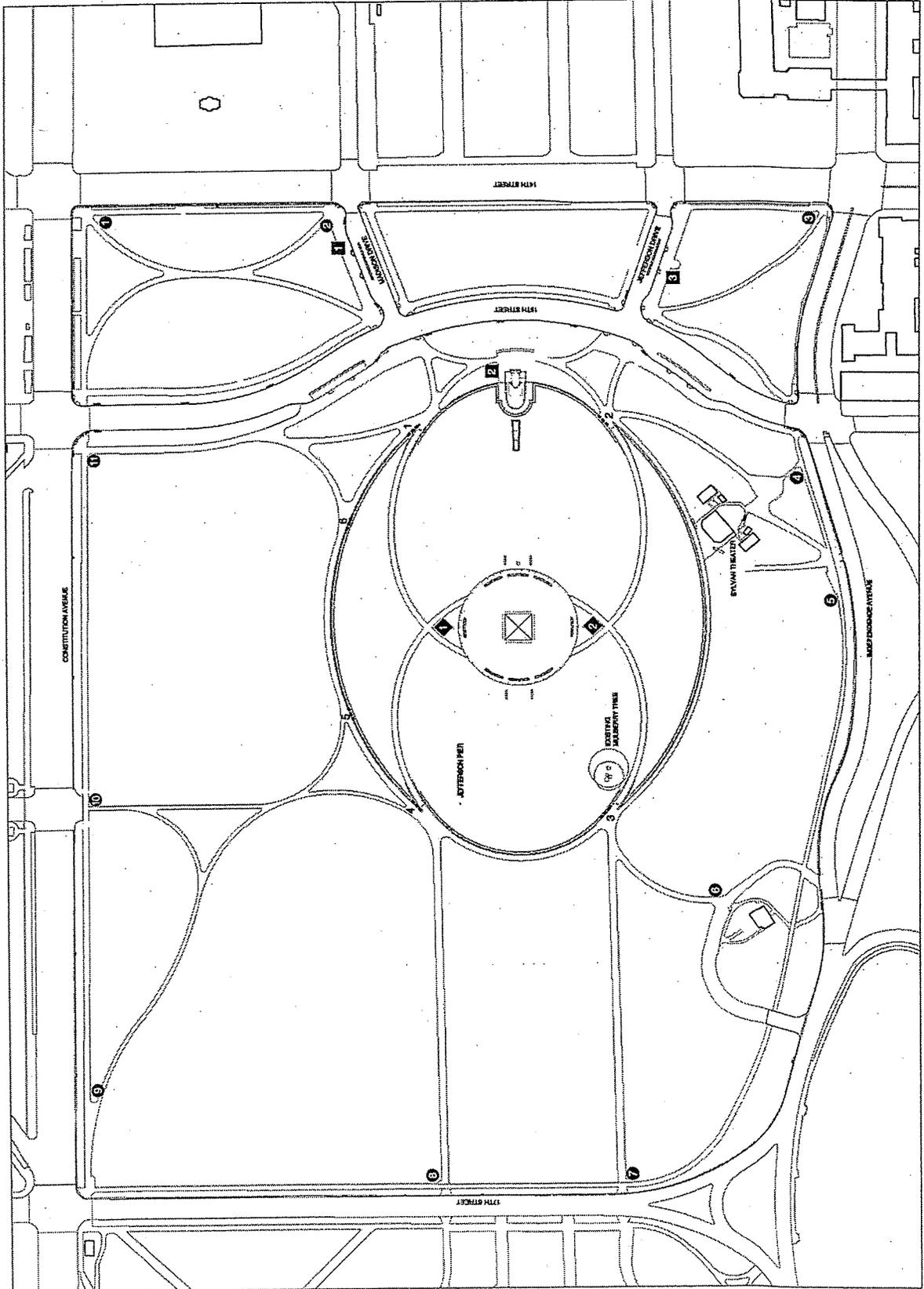
The Washington Monument Grounds & Visitor Facility – Final Landscape Plan

FMS FISHER MARANTZ STONE
Partners in Architectural Lighting Design

Oliver Partnership

June 2003

- Proposed Sign Locations
- Type P1-Plaque Sign (11)
 - Type P2-Regulatory Sign (8)
 - *** Type P3-Wall Mounted Directional Sign (6)
 - ◆ Type P4-Corn Plaque Directional Sign (2)

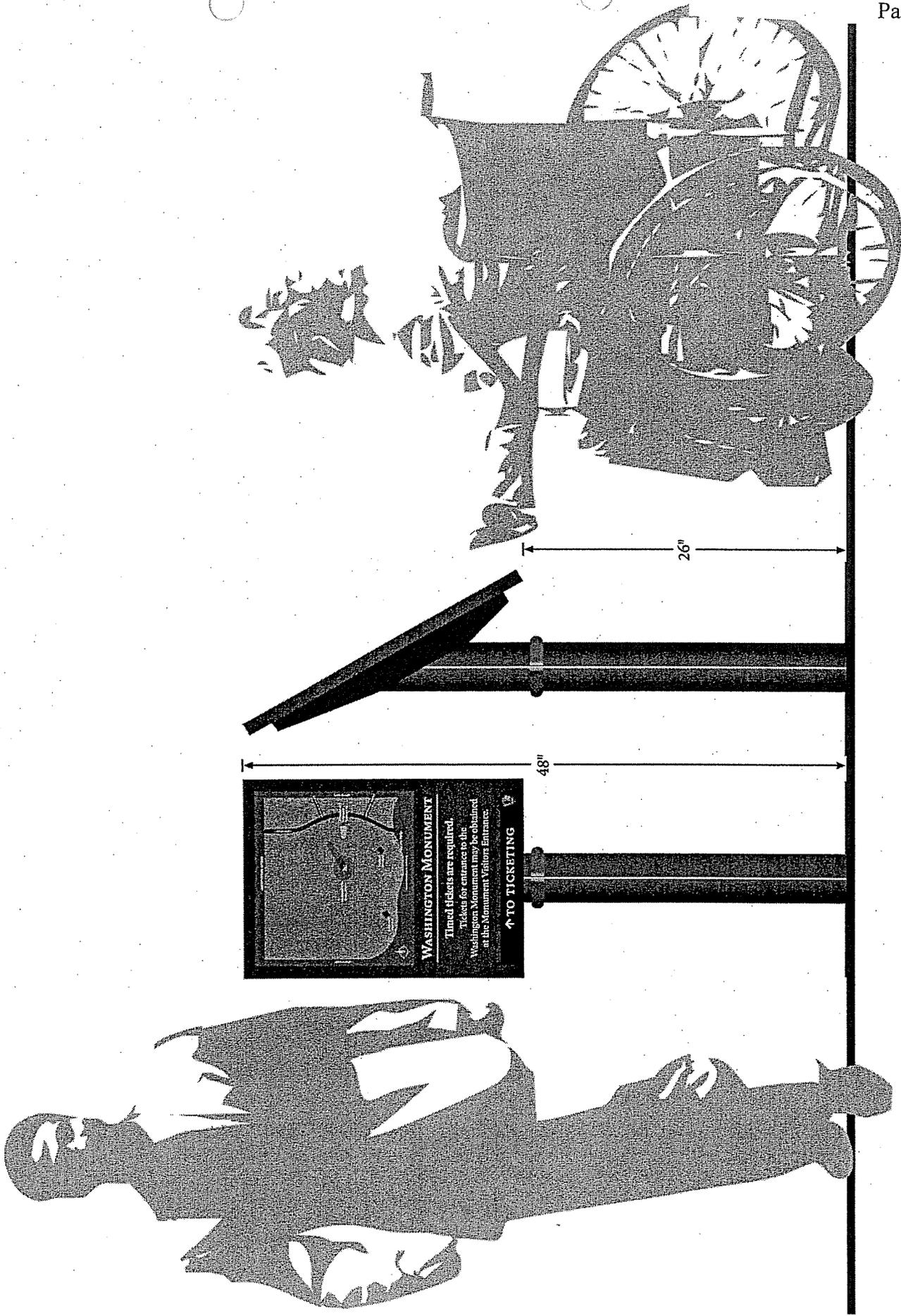


Joel Katz Design Associates

Signs - Location Plan

The Washington Monument Grounds & Visitor Facility - Final Landscape Plan

June 2003



Sign Type P1 – Front & Side Elevation

Joel Katz Design Associates



WASHINGTON MONUMENT
Timed tickets are required.
Tickets for entrance to the
Washington Monument may be obtained
at the Monument Visitors Entrance.

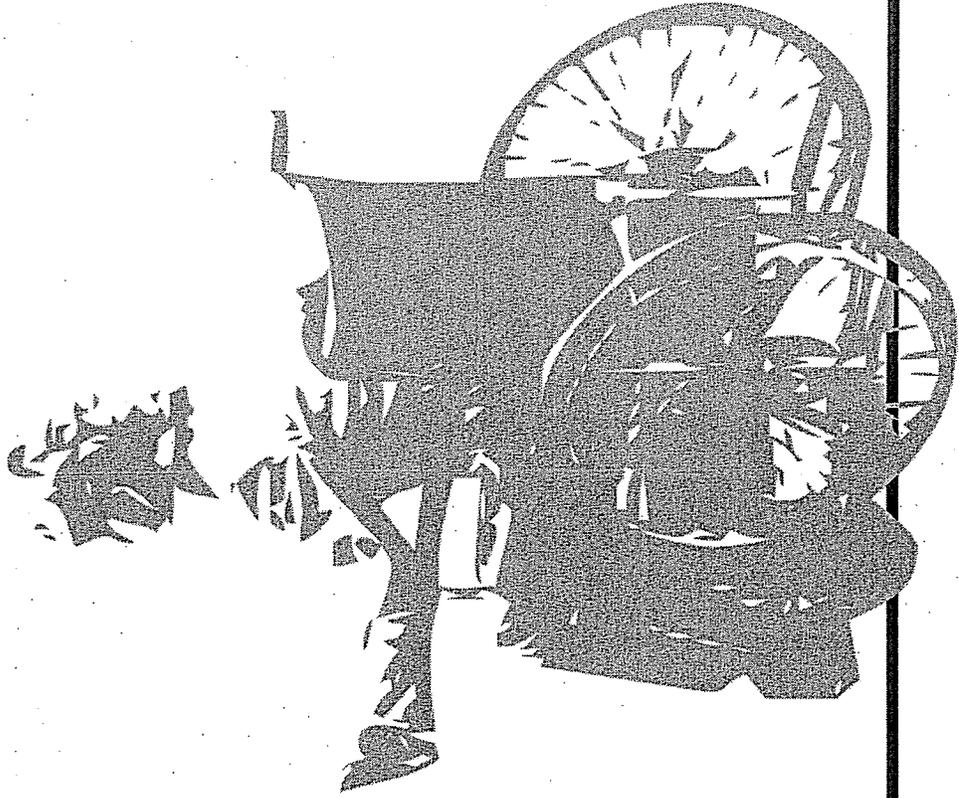
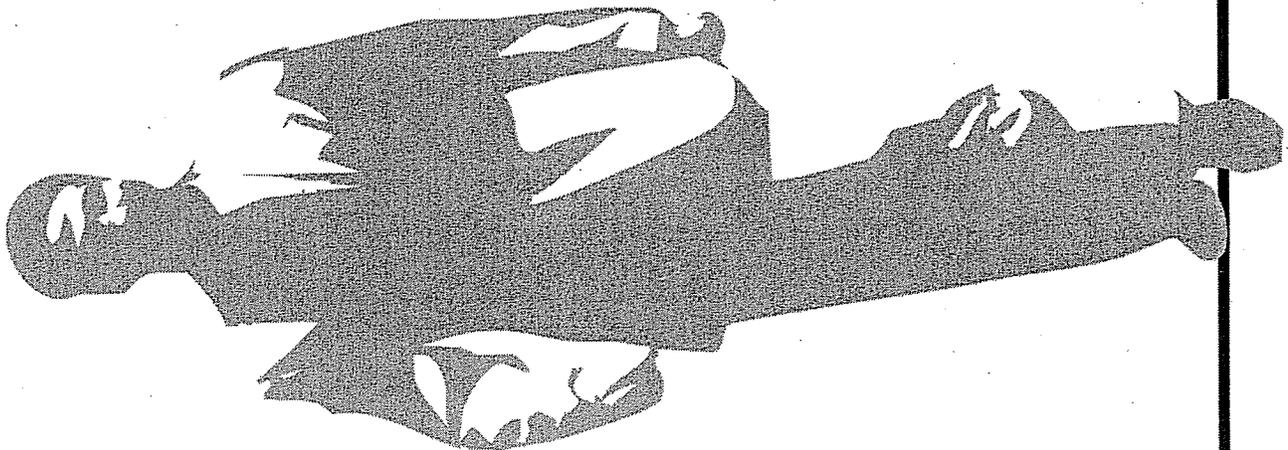
The following are prohibited inside
the Washington Monument.

Unattended items are prohibited.
No storage facilities available.

↑ TO TICKETING

25"

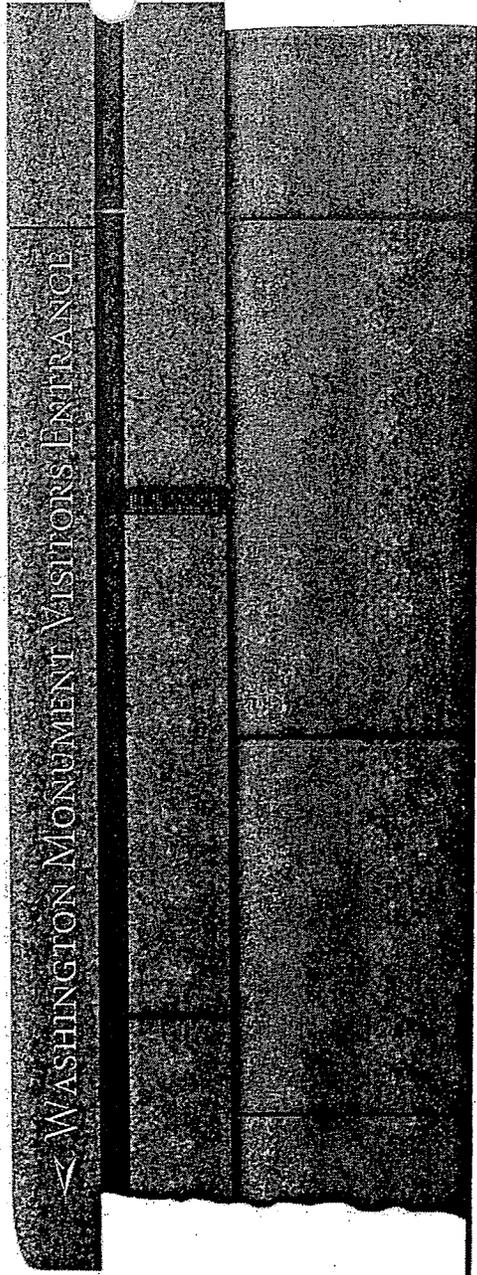
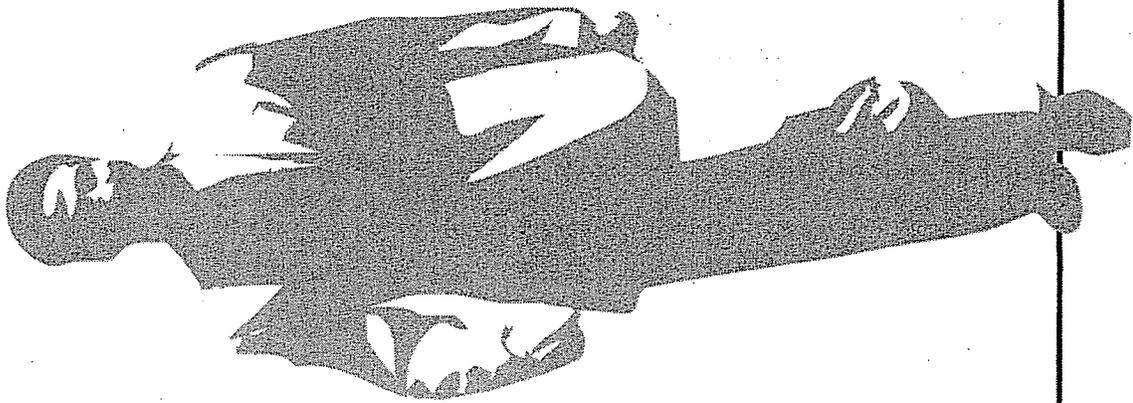
35"



Sign Type P2 – Regulatory Sign Elevation

Joel Katz Design Associates

Jim Parmenter



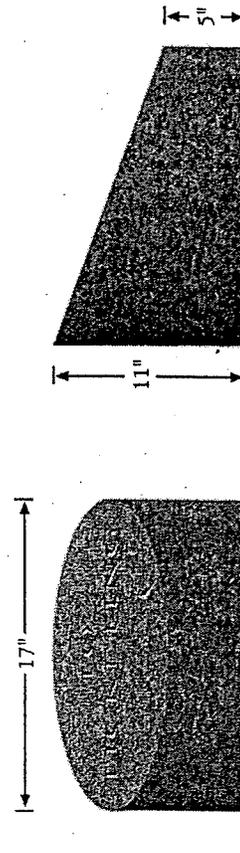
Sign Type P3 – Wall Cap Incised

Joel Katz Design Associates

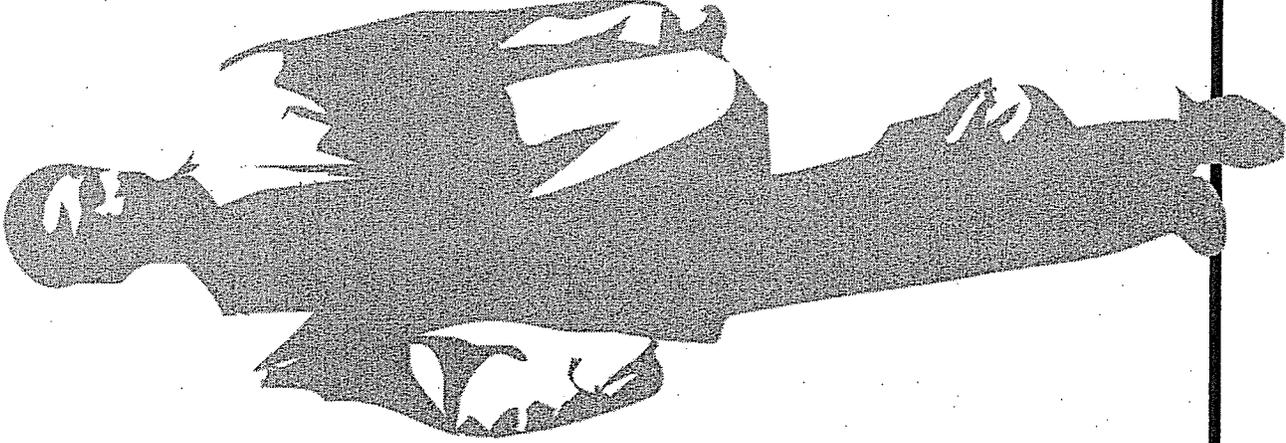
Cliff Partners III



Path Intersection directional sign face
Scale: 1/4" = 1"



Path Intersection directional elevations
Scale: 1/8" = 1"



Sign Type P4 – Path Intersection Directional

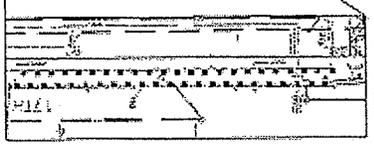
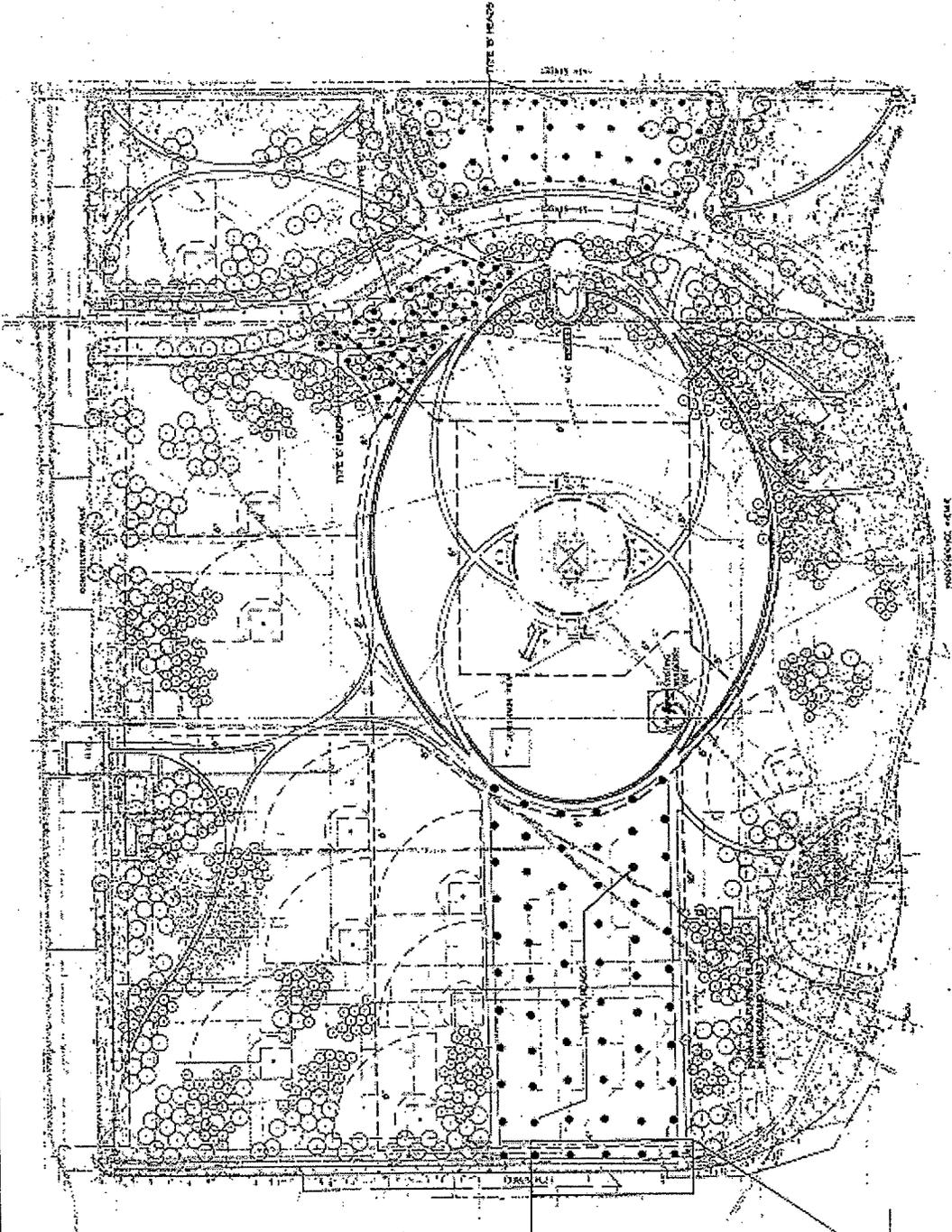
LEGEND

--- 1/2" DIA. MAINLINE
 --- 1/2" DIA. SUBMAIN
 --- 1/2" DIA. LATERAL
 ○ 1/2" DIA. SPRINKLER HEAD
 ● 1/2" DIA. SPRINKLER HEAD
 ○ 1/2" DIA. SPRINKLER HEAD

SPRINKLER HEAD TYPES

TYPE 'A' - LARGE TYPE ROTOR 18" TO 24"
 TYPE 'B' - MEDIUM TYPE ROTOR 12" TO 18"
 TYPE 'C' - SMALL TYPE ROTOR 10" TO 12"
 TYPE 'D' - SPRINKLER 1/2" TO 3/4" SPACING

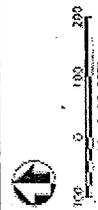
IRRIGATED AREA



SCALE OF FEET
 0 100 200

<p>IR.1</p>		<p>IRRIGATION PLAN</p>	
<p>Washington Monument Permanent Security Improvements WASHINGTON, D.C.</p>		<p>DATE: 7 May 2003</p>	
<p>NO. 1001</p>	<p>NO. 1002</p>	<p>NO. 1003</p>	<p>NO. 1004</p>
<p>NO. 1005</p>	<p>NO. 1006</p>	<p>NO. 1007</p>	<p>NO. 1008</p>
<p>NO. 1009</p>	<p>NO. 1010</p>	<p>NO. 1011</p>	<p>NO. 1012</p>
<p>NO. 1013</p>	<p>NO. 1014</p>	<p>NO. 1015</p>	<p>NO. 1016</p>
<p>NO. 1017</p>	<p>NO. 1018</p>	<p>NO. 1019</p>	<p>NO. 1020</p>
<p>NO. 1021</p>	<p>NO. 1022</p>	<p>NO. 1023</p>	<p>NO. 1024</p>
<p>NO. 1025</p>	<p>NO. 1026</p>	<p>NO. 1027</p>	<p>NO. 1028</p>
<p>NO. 1029</p>	<p>NO. 1030</p>	<p>NO. 1031</p>	<p>NO. 1032</p>
<p>NO. 1033</p>	<p>NO. 1034</p>	<p>NO. 1035</p>	<p>NO. 1036</p>
<p>NO. 1037</p>	<p>NO. 1038</p>	<p>NO. 1039</p>	<p>NO. 1040</p>
<p>NO. 1041</p>	<p>NO. 1042</p>	<p>NO. 1043</p>	<p>NO. 1044</p>
<p>NO. 1045</p>	<p>NO. 1046</p>	<p>NO. 1047</p>	<p>NO. 1048</p>
<p>NO. 1049</p>	<p>NO. 1050</p>	<p>NO. 1051</p>	<p>NO. 1052</p>
<p>NO. 1053</p>	<p>NO. 1054</p>	<p>NO. 1055</p>	<p>NO. 1056</p>
<p>NO. 1057</p>	<p>NO. 1058</p>	<p>NO. 1059</p>	<p>NO. 1060</p>
<p>NO. 1061</p>	<p>NO. 1062</p>	<p>NO. 1063</p>	<p>NO. 1064</p>
<p>NO. 1065</p>	<p>NO. 1066</p>	<p>NO. 1067</p>	<p>NO. 1068</p>
<p>NO. 1069</p>	<p>NO. 1070</p>	<p>NO. 1071</p>	<p>NO. 1072</p>
<p>NO. 1073</p>	<p>NO. 1074</p>	<p>NO. 1075</p>	<p>NO. 1076</p>
<p>NO. 1077</p>	<p>NO. 1078</p>	<p>NO. 1079</p>	<p>NO. 1080</p>
<p>NO. 1081</p>	<p>NO. 1082</p>	<p>NO. 1083</p>	<p>NO. 1084</p>
<p>NO. 1085</p>	<p>NO. 1086</p>	<p>NO. 1087</p>	<p>NO. 1088</p>
<p>NO. 1089</p>	<p>NO. 1090</p>	<p>NO. 1091</p>	<p>NO. 1092</p>
<p>NO. 1093</p>	<p>NO. 1094</p>	<p>NO. 1095</p>	<p>NO. 1096</p>
<p>NO. 1097</p>	<p>NO. 1098</p>	<p>NO. 1099</p>	<p>NO. 1100</p>
<p>NO. 1101</p>	<p>NO. 1102</p>	<p>NO. 1103</p>	<p>NO. 1104</p>
<p>NO. 1105</p>	<p>NO. 1106</p>	<p>NO. 1107</p>	<p>NO. 1108</p>
<p>NO. 1109</p>	<p>NO. 1110</p>	<p>NO. 1111</p>	<p>NO. 1112</p>
<p>NO. 1113</p>	<p>NO. 1114</p>	<p>NO. 1115</p>	<p>NO. 1116</p>
<p>NO. 1117</p>	<p>NO. 1118</p>	<p>NO. 1119</p>	<p>NO. 1120</p>
<p>NO. 1121</p>	<p>NO. 1122</p>	<p>NO. 1123</p>	<p>NO. 1124</p>
<p>NO. 1125</p>	<p>NO. 1126</p>	<p>NO. 1127</p>	<p>NO. 1128</p>
<p>NO. 1129</p>	<p>NO. 1130</p>	<p>NO. 1131</p>	<p>NO. 1132</p>
<p>NO. 1133</p>	<p>NO. 1134</p>	<p>NO. 1135</p>	<p>NO. 1136</p>
<p>NO. 1137</p>	<p>NO. 1138</p>	<p>NO. 1139</p>	<p>NO. 1140</p>
<p>NO. 1141</p>	<p>NO. 1142</p>	<p>NO. 1143</p>	<p>NO. 1144</p>
<p>NO. 1145</p>	<p>NO. 1146</p>	<p>NO. 1147</p>	<p>NO. 1148</p>
<p>NO. 1149</p>	<p>NO. 1150</p>	<p>NO. 1151</p>	<p>NO. 1152</p>
<p>NO. 1153</p>	<p>NO. 1154</p>	<p>NO. 1155</p>	<p>NO. 1156</p>
<p>NO. 1157</p>	<p>NO. 1158</p>	<p>NO. 1159</p>	<p>NO. 1160</p>
<p>NO. 1161</p>	<p>NO. 1162</p>	<p>NO. 1163</p>	<p>NO. 1164</p>
<p>NO. 1165</p>	<p>NO. 1166</p>	<p>NO. 1167</p>	<p>NO. 1168</p>
<p>NO. 1169</p>	<p>NO. 1170</p>	<p>NO. 1171</p>	<p>NO. 1172</p>
<p>NO. 1173</p>	<p>NO. 1174</p>	<p>NO. 1175</p>	<p>NO. 1176</p>
<p>NO. 1177</p>	<p>NO. 1178</p>	<p>NO. 1179</p>	<p>NO. 1180</p>
<p>NO. 1181</p>	<p>NO. 1182</p>	<p>NO. 1183</p>	<p>NO. 1184</p>
<p>NO. 1185</p>	<p>NO. 1186</p>	<p>NO. 1187</p>	<p>NO. 1188</p>
<p>NO. 1189</p>	<p>NO. 1190</p>	<p>NO. 1191</p>	<p>NO. 1192</p>
<p>NO. 1193</p>	<p>NO. 1194</p>	<p>NO. 1195</p>	<p>NO. 1196</p>
<p>NO. 1197</p>	<p>NO. 1198</p>	<p>NO. 1199</p>	<p>NO. 1200</p>

GRUNLEY-WALSH
 11310 Rockville Drive, Suite 111
 Rockville, MD 20850
 Telephone: (301) 948-1100
 Fax: (301) 948-1101
 E-mail: gwalsh@grunley-walsh.com





United States Department of the Interior

NATIONAL PARK SERVICE

National Capital Region
1100 Ohio Drive, S.W.
Washington, D.C. 20242

IN REPLY REFER TO:

L3215 (NCR-LRP)

MAY 22 2003

Honorable John V. Cogbill, III
Chairman
National Capital Planning Commission
North Lobby, Suite 500
401 9th Street, NW
Washington, D.C. 20576

NCP
File No. 1303 / 6152
Primary Stat. NPS
Due Date

Copies:

CHAIRMAN _____	DEPUTY DIR. _____
EXEC DIR. _____	CCO _____
CFA _____	ASST. DIR. _____
GEN COUNSEL _____	INT. _____
SECRETARIAT _____	INFR. _____
ADMIN. _____	TRAD _____

Dear Chairman Cogbill:

Under the Procedures for the Protection of Historic Properties promulgated by the Advisory Council on Historic Preservation (36 CFR Part 800) and specifically pursuant to the Programmatic Agreement among the National Park Service, National Capital Planning Commission, District of Columbia Historic Preservation Officer and Advisory Council on Historic Preservation regarding Implementation of Permanent Security Improvements to the Washington Monument and its Grounds, we have undertaken consultation on the Final Landscape Plan, which is on the agenda of your June 5, 2003, meeting.

In accordance with Stipulation 3 of the Programmatic Agreement, the Final Landscape Plan as well as the Initial Draft Cultural Landscape Report, May 2003 were provided to the Signatories and Concurring Parties. A Stipulation 3 meeting was held on May 14, 2003, to seek their views on conformance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for the Treatment of Cultural Landscapes. We considered their views expressed at that meeting in concluding that the Final Landscape Plan is compatible with the National Register qualities of the Washington Monument Grounds and surrounding historic properties and that the project meets the Secretary of the Interior's Standards. Enclosed is our letter to the District of Columbia State Historic Preservation Officer (DCHPO) that documents our conclusions. The DCHPO concurred with our determination and offered four additional comments for our consideration in the enclosed letter of May 21, 2003.

We have considered the recommendations of the DCHPO and believe that they all have merit. Enclosed is our reply to the additional comments, which will be addressed as consultation on the Undertaking continues pursuant to the Programmatic Agreement. As provided for by the

procedures of the Advisory Council on Historic Preservation as well as pursuant to the April 4, 2002, Programmatic Agreement, we consider that we have concluded consultation on this phase of the project.

We are looking forward to the Commission's review of the Final Landscape Plan at the June 5, 2003, meeting.

Sincerely,

ACTING Joseph M. Lawler

Regional Director, National Capital Region

Enclosures

cc: Mr. Don Klima
Director, Eastern Division of Review
Advisory Council on Historic Preservation
1100 Pennsylvania Avenue, NW., Suite 803
Washington, D.C. 20004

Ms. Lisa M. Burcham
District of Columbia Historic Preservation Officer
District of Columbia Office of Planning
801 North Capitol Street, NE., 3rd Floor
Washington, D.C. 20002



United States Department of the Interior

NATIONAL PARK SERVICE
National Capital Region
1100 Ohio Drive, S.W.
Washington, D.C. 20242

IN REPLY REFER TO:

L3215 (NCR-LRP)

MAY 22 2003

Ms. Lisa M. Burcham
District of Columbia Historic Preservation Officer
District of Columbia Office of Planning
801 North Capitol Street, NE., 3rd Floor
Washington, D.C. 20002

Dear Ms. Burcham:

Thank you for your expeditious response to our May 20, 2003, request for your concurrence that the Final Landscape Plan for the Washington Monument Grounds Security and Visitor Facility improvements is compatible with the historic character of this and surrounding properties and that the rehabilitation of the grounds meets the Secretary of the Interior's Standards for Rehabilitation. We appreciate the thoughtful comments provided by your staff throughout the consultation process. We have considered your recommendations for four specific features of the final plan and believe that all have merit. We offer the following responses.

South pathway at the base of the mound: We too believe that the redesign of the south barrier wall to form a continuous arc with an associated pathway and an improved pathway to the bus drop-off along Independence Avenue is a more hospitable pedestrian environment. While the resultant relationship between the retaining wall and the Sylvan Theater appears uneven in plan view, we believe that the grading of the mound behind it will provide more comfortable seating for visitors viewing events at the Sylvan Theater. We agree that should we rehabilitate the Sylvan Theater in the future, a more direct relationship between the wall and the stage would be desirable. The suggestion to ameliorate this new relationship is particularly appropriate since the Sylvan Theater has undergone numerous modifications since the original theater was dedicated in 1917. We would initiate early consultation with your staff if the opportunity to rehabilitate the theater should arise.

Placement of Street Trees: We agree that some refinement in the placement of the street trees proposed on 15th Street between Constitution Avenue and Madison Drive is appropriate since it has historically been part of the internal circulation rather than a boundary street. We agree that redistribution of trees into an informal planting of canopy trees with a stronger relationship to the curvilinear walks in the northeast quadrant of the Washington Monument Grounds deserves further study and look forward to consulting with your staff on the most appropriate location.

Ms. Lisa M. Burcham

Trees on the Mall axis: The use of flowering trees around the Monument Lodge and its new addition is consistent with the historic character of the grounds, wherein structures were placed at the edge of the site within groves of trees and ornamental planting to diminish their visual prominence. We also proposed planting flowering trees in response to a perception that it would be desirable to filter views of the Monument Lodge addition. However, we are certainly open to studying a somewhat thinner or subdivided planting around the Monument Lodge and its addition. We believe that the most appropriate time to assess the number and location of the flowering trees is in the context of the design development of the Monument Lodge addition. As with the placement of the trees in the northeast quadrant of the grounds, we are looking forward to consultation with your staff.

Frontal Approach to the Monument: We too recognize that a frontal approach from the northeast and southwest converging on the plaza at the eastern entrance of the Washington Monument was a component of many of the re-landscaping plans of the grounds. However, none of the walks proposed as part of the late 20th century planning could be made accessible due to the steep topography of the knoll. Compliance with barrier-free access requirements has been a long-term objective here as well as one of the programmatic goals of this project. We must strive to ensure universal accessibility in the design of rehabilitation or new construction projects rather than combining accessible and non-accessible pedestrian pathways. Thus, we deliberately did not include pathways that could not be constructed at an accessible grade. Inasmuch as circulation has been documented to be the most changed feature of the historic property, we firmly believe that the new circulation system is compatible with its historic character. We agree that after we have had the opportunity to examine how the landscape improvements function in response to the evolution of new use patterns would be the appropriate time to re-evaluate the situation.

With this response to your additional comments, as provided for by the procedures of the Advisory Council on Historic Preservation as well as pursuant to the April 4, 2002, Programmatic Agreement, we consider that we have concluded consultation on this phase of the project. We are looking forward to continuing consultation as we move forward with the remaining phases.

Sincerely,

ACTING
Joseph M. Jawler

Regional Director, National Capital Region

cc:
Mr. Don Klima
Advisory Council on Historic Preservation

Ms. Patricia Gallagher
National Capital Planning Commission

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



May 21, 2003

Mr. Joseph M. Lawler
Acting Regional Director, National Capital Region
National Park Service
1100 Ohio Drive, SW
Washington, D.C. 20242

Dear Mr. Lawler:

I am responding to your letter of May 20, 2003, regarding the Final Landscape Plan for the Washington Monument Grounds security and visitor facility improvements. This project is subject to review by the State Historic Preservation Officer under the Procedures for the Protection of Historic Properties, promulgated by the Advisory Council on Historic Preservation (36 CFR Part 800). More specifically, the project is being reviewed under a Programmatic Agreement among the National Park Service, National Capital Planning Commission, Advisory Council on Historic Preservation, and State Historic Preservation Officer, with concurring parties, dated April 4, 2002.

We appreciate the continued planning and design work the National Park Service and its consultants have undertaken on this most important and sensitive project. Both the preliminary research findings for the Cultural Landscape Report (June 2002) and the Initial Draft of the Cultural Landscape Report (May 2003) provide invaluable information for making informed decisions on treatment of the grounds. We also appreciate the close contact you have maintained with the SHPO staff, and the opportunity you have provided under the Programmatic Agreement for substantial public involvement in the consultation process. We look forward to continuing this consultation with all parties as the remaining features of the full plan are further developed and refined.

The SHPO concurs with your determination that the Final Landscape Plan is compatible with the characteristics that qualify the Washington Monument Grounds and other potentially affected properties for listing in the National Register of Historic Places, and meets the Secretary of the Interior's Standards for Rehabilitation. Under the terms of the Programmatic Agreement, this determination assumes that there are some effects on the Monument Grounds that are acceptably mitigated by design treatments in accordance with the Secretary's Standards.

The SHPO staff has provided comments on the plan throughout the consultation process, and as you indicated in your letter, the Historic Preservation Review Board also considered the plan in concept on February 28, 2002. Both the staff and Board have commended the sensitivity and suitability of the landscape design concept. With respect to specific features of the final plan as presented, we offer the following additional comments for your consideration:

- *South pathway at the base of the mound.* We find the redesign of the south pathway as a continuous arc, rather than as two discontinuous segments on either side of the Sylvan Theater, to be an improvement on the initial concept. Not only does this revision reinforce the simple geometry of the design concept, but it also eliminates free-standing walls in the landscape and obstructions to pedestrian movement through the grounds. One unintentional result of this modification, however, is to introduce an uneven relationship between the retaining wall and Sylvan Theater. We encourage the Park Service to ameliorate this relationship in any future rehabilitation of the Sylvan Theater and its site.
- *Placement of street trees.* Some refinement in the placement of street trees would help to better preserve the historic characteristics of the Monument Grounds. As presently shown, for example, the rows of street trees lining 15th Street north of Madison Drive may not be entirely appropriate to a street that originated as a pleasure drive through the grounds, rather than as a boundary street. The redistribution of these trees as elements of the informal perimeter tree canopy, perhaps with a stronger relationship to the curvilinear walks in the northeast quadrant, would reduce the perception of 15th Street as a boundary street. Similarly, the replacement of missing street trees along the west side of 14th Street would help to reinforce the historic perimeter of the grounds on the east side.
- *Trees on the Mall axis.* The plan appropriately limits tree planting on the Mall axis to smaller flowering trees around the Monument Lodge. While the topography will reduce the visibility of these trees from a distance, a somewhat thinner or subdivided planting in this location may be appropriate to reinforce the continuity of the open east-west axis when seen from closer vantages.
- *Frontal approach to the Monument.* The cultural landscape documentation shows a frontal approach to the Monument that persisted from the original picturesque layout throughout the 20th century. Most of the various relandscaping schemes for the grounds also incorporated a frontal approach of some kind. The frontal approach reflects the design of the finished Monument (with a single eastern door), its relationship to the Monument Lodge, and natural desire lines of visitors to the site. While the proposed landscape plan does indeed include curvilinear paths from the lodge at the gentle gradient needed for universal accessibility, and offering panoramic views upon approach to the Monument, it is nonetheless disconcerting that the only frontal approach walks arrive at the sides of the monument plaza. The photomontage of the proposed pathway system superimposed on the aerial photograph of existing conditions (attached to your letter) shows that natural desire lines may indeed continue to exist roughly in line with the angles of Madison and Jefferson Drives extended into the site. This echoes a similar condition on the west side of the Capitol Grounds, where stepped ramps extend the alignment of Pennsylvania and Maryland Avenues toward the Capitol. From the two points on the Monument Grounds where proposed walkways converge at the base of the east retaining wall, it ultimately may be appropriate to consider facilitating more direct access along these angled desire lines, even if secondary or ceremonial, to the east front of the Monument. The SHPO recommends that the National Park Service continue to consider this possibility after the landscape improvements are put in place as designed and the grounds continue to evolve in response to patterns of use maintenance issues that can only then be fully assessed.

I appreciate your commitment to preservation and enhancement of the Washington Monument Grounds and thank you for the opportunity to comment on this most important undertaking.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa M. Burcham for". The signature is fluid and cursive.

Lisa M. Burcham
State Historic Preservation Officer
for the District of Columbia



United States Department of the Interior

NATIONAL PARK SERVICE

National Capital Region
1100 Ohio Drive, S.W.
Washington, D.C. 20242

IN REPLY REFER TO:

L3215 (NCR-LRP)

MAY 20 2003

Ms. Lisa M. Burcham
District of Columbia Historic Preservation Officer
District of Columbia Office of Planning
801 North Capitol Street, NE., 3rd Floor
Washington, D.C. 20002

Dear Ms. Burcham:

The Washington Monument Grounds is identified as U.S. Reservation 2, which is an area in the monumental core of approximately 106 acres. The reservation is bounded by 14th Street on the east, Constitution Avenue on the north, 17th Street on the west and the Tidal Basin on the south. However, only the 75-acre portion of the grounds north of Independence Avenue is affected by this project. No contributing resources south Independence Avenue, such as the cherry trees, would be affected and the character-defining views and vistas of the entire Washington Monument Grounds are preserved and protected.

On the basis of the Preliminary Research Findings, Cultural Landscape Report (dated June 10, 2002), the National Register nomination for the Washington Monument and other available resources, the National Park Service (NPS) issued a "Preliminary Opinion of the Design Proposal as it Relates to the Washington Monument Grounds Cultural Landscape" on July 15, 2002. In that opinion, the NPS concluded that the preliminary period of significance should be established as 1791-1961, the time span in which the design development and implementation of the major components of the landscape occurred, including construction of the Monument, Monument Lodge, Survey Lodge, grading to form the knoll, reclamation of the Potomac mud flats, commencement of active recreation use, dedication of the Sylvan Theater, installation of lights and flags around the Monument's base, redesign of internal circulation, construction of Independence Avenue through the Grounds and removal of automobiles from the base of the Monument.

With respect to the significance and integrity of the landscape, the NPS determined that the grassy knoll has served as the landscape setting for the Washington Monument since 1889 and that its simplicity has remained intact despite many attempts to define a more formalized plan. The development and removal of features over the history of the site has occurred but no landscape plan for the entire grounds has ever been implemented. Of the remaining features

present, the majority contribute to the historic setting for the Washington Monument. The NPS determined that most important features are the *open grassy knoll* (1889); *views to and from the U.S. Capitol, Lincoln Memorial, White House, and Jefferson Memorial* (1791 & 1902 concepts, implemented 1922-1943); *performing arts use of the Sylvan Theater area* (1917); *external road system* (1870-1993); *formal lines of trees along the major roads* (1874-1943); *informal massing of trees along the edges* (1930s); *recreational use of the monument grounds* (1910's); and the associated historic structures [(*Jefferson Pier* (1804 & 1889), *Survey Lodge* (1886), *Monument Lodge* (1888), *Paved circle around the base of the monument* (1889), *Ring of flagpoles around the base of the monument* (1920 & 1958), and *Night lighting of the exterior face of the monument* (1929)].

The NPS also completed an analysis of the "Washington Monument Grounds Landscape Character Areas, July 16, 2002" that identified the five distinct character areas that are integral parts of a single cultural landscape composition. The NPS analysis, which identified the important characteristics and tolerance for change of the five character areas, is summarized below.

1. **The Axis:** The east-west axis, which terminates at the U.S. Capitol and Lincoln Memorial, and the north-south axis between the White House and the Jefferson Memorial are sacred spaces that cannot be intruded upon by vertical elements, including tall trees. The east-west axis is a reciprocal view of such a vast scale that it can absorb ground level features, such as the Monument Lodge due to its size and low topography upon which it is built, without being disrupted. The north-south axis is a subtle, intimate reciprocal view that cannot be intruded upon except at the ground plane. The intrusion of trees is unacceptable and existing framing trees must be pruned to protect the vista.
2. **The Plaza:** The simple form of the circular plaza unembellished except by the ring of 50 American flags assures that the Monument dominates its landscape. Its diameter is the historic edge of the roadway that was abandoned to vehicular traffic in 1961. The light vaults and the temporary visitor screening facility are major intrusions on both the plaza and the vistas. Architecture in this area is visually intrusive and compromises the significant simplicity and elegance of the composition of the Monument atop the grassy knoll.
3. **The Mound:** Extending out from the Monument 400 feet, the mound is the fill that was placed on the historic grade to reach the finished grade of the plaza. This gently rising topographic feature provides the character-defining greensward setting of the Monument. Trees or vertical elements are inappropriate on the mound. Only horizontal elements that are flush with the topography and respect the slope can be placed within this space.
4. **The Flats:** The flat topography generally to the north and west of the mound is the location of recreational activities and temporary festivals, including areas for informal recreation and 8 softball fields. Clusters of cherry trees (pink clouds) were planted on the north in the 1960s. No trees or shrubs should be planted in sectors of the flats where they would interfere with the recreational areas.

5. **Sylvan Edge:** Historically the grounds have been surrounded with street trees (American elms) and a variety of canopy shade trees except on the two cross axes. This frame of vegetation defines the edges of the space looking out from the Monument and filters and frames the view of the Monument from the surrounding streets through the high canopy of shade trees with grass beneath. The sylvan edge is denser in the area of the Sylvan Theater and the Survey Lodge, both of which are visually enshrouded with both high canopy shade trees and perimeter groves of flowering trees.

An Initial Draft Cultural Landscape Report (May 2003 CLR) for the Washington Monument Grounds was completed in May 2003 to document and evaluate the character-defining features, materials and qualities that make this landscape eligible for the National Register of Historic Places. It analyzes the development and evolution, modification, materials, construction techniques, geographical context and use over time of the Washington Monument Grounds. The May 2003 CLR includes a physical history of the site, documentation of existing conditions, comparative analysis of historic and existing conditions, evaluation of its National Register significance and an assessment of its integrity. The May 2003 CLR has been accepted by the NPS for informing decisions about the effect of the proposed Final Landscape Plan for the Washington Monument Grounds and Visitor Facility, June 2003 prepared by the Olin Partnership on the National Register qualities of the Washington Monument and Grounds, the L'Enfant Plan, West Potomac Park, the Mall and the Ellipse and for determining whether the proposed rehabilitation of the Washington Monument Grounds meets the Secretary of the Interior's Standards for Rehabilitation and Guidelines for the Treatment of Cultural Landscapes.

The May 2003 CLR generally confirms but expands upon the analyses and conclusions that were made by the NPS in July 2002. Although accepted for purposes of informing decisions relating to the Final Landscape Plan, it is an initial draft and does contain some factual errors. These will be clarified in the context of the contributing resources and the application of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for the Treatment of Cultural Landscapes to the Final Landscape Plan. The May 2003 CLR has been provided to the Signatories and Concurring Parties pursuant the requirements of the Programmatic Agreement Among the National Park Service, National Capital Planning Commission, District of Columbia State Historic Preservation Officer and the Advisory Council on Historic Preservation regarding Implementation of Permanent Security Improvements to the Washington Monument and its Grounds.

In order to evaluate the existing landscape features, the May 2003 CLR contains a comparative analysis that documents surviving significant features, assesses the integrity of those features, and identifies contributing, non-contributing, and missing features. It also summarizes the overall integrity of the Washington Monument Grounds and then evaluates that integrity in terms of location, design setting, materials, workmanship, feeling and association. (National Register Criteria for Evaluation) A summary of the relevant chapters of the May 2003 CLR is enclosed.

As documented in the May 2003 CLR, the following information expands upon the NPS Preliminary Opinion of July 2002 and defines the Period of Significance in which to base the evaluation of the landscape characteristics and provides a list of contributing and non-contributing features as they relate to the National Register Criteria for Significance.

Period of Significance: The period of significance of the Washington Monument Grounds is 1848-1943. This time span could be further subdivided into the early years (1848-1889) when the Monument was constructed and the grounds developed as a public park and the middle period (1889-1943) when "the monument and grounds became the central feature of a cross-axial plan connecting the monument with the White House to the north, the Capitol to the east, the Jefferson Memorial to the south, and the Lincoln Memorial to the west." From 1943 to the present, the significance of the Washington Monument Grounds is related to its use rather than to construction of any new feature. The NPS identified the preliminary period of significance as 1791-1961 in July 2002. However, we concur that the period of significance should be established as 1848-1943 because it encompasses the most significant events associated with the site beginning in 1848 with construction of the Monument and ending in 1943 with completion of Independence Avenue through the grounds and the dedication of the Jefferson Memorial which is the culmination of the McMillan Plan.

Landscape Characteristics; Although 11 landscape characteristics were documented in the chapters on existing conditions, the most relevant landscape characteristics for evaluation of the landscape plan are spatial organization, land use, circulation, topography, vegetation and views and vistas. Beginning with L'Enfant's proposal in 1791 that an equestrian statue to honor the first president be sited at the western terminus of the National Mall as the central focus of the monumental core of the new capital city, the Washington Monument Grounds has been first and foremost a commemorative landscape. The Washington Monument dominates its grounds as well as both inward and outward views and vistas as a result of its position atop the knoll which resulted from massive manipulation of the natural ground plane. Vegetation, which is comprised substantially of open turf lawn and a variety of canopy trees at the perimeter and along the streets, is the result of a series of unrelated landscape designs not a unified landscape plan. Circulation is a combination of city streets at the perimeter and through the site and pedestrian pathways of varied materials and periods of construction within the grounds. The Washington Monument Grounds accommodates a wide range of land uses, including commemoration, public gatherings, visitor accommodations and services, recreation, and administration and maintenance.

Landscape Significance and Integrity: Since its completion in 1889 and despite augmentation over time, the topographic mound and greensward has remained the primary feature of the landscape throughout the site's history. In 1875-1876, the graded grounds were seeded for lawn and nearly 1,000 trees, such as evergreens, maples, elms and others "suited to the grounds," were planted. Two years later, more than 1,300 trees were planted, including elms planted along perimeter roadways to replace those destroyed by vandals. In 1905-1906, another 300 trees and 40 flowering shrubs were planted. While the history of the Washington Monument Grounds is replete with the replacement of various trees, its landscape character has remained constant and is comprised of open grass turf covering 90% of the grounds, street trees (American elms) and masses of high canopy shade trees, groves of flowering trees and shrubs at the perimeter. Of all the landscape features associated with the site, circulation has undergone the most change and the haphazard pattern of pathways crossing the grounds reflects usage rather than an integrated plan. Although practical considerations and trends in landscape design have resulted in changes to circulation and vegetation that affect the spatial organization of the grounds, the views to the

Washington Monument and the vistas looking outward from the monument have been faithfully maintained. Only the view to the U.S. Capitol from the monument has been partially blocked by maturing trees near the Monument Lodge and along 14th Street. The Monument Lodge, Survey Lodge and Sylvan Theater were located at the edge of the site within groves of trees and ornamental plantings to diminish their visual prominence so that they do not interfere with the dominance of the Washington Monument. No structures formally present within the greensward survive except the Jefferson Pier.

Contributing Resources: Many features that were constructed on the grounds are no longer present, such as the water features that occupied or edged the site prior to 1889, fish ponds, municipal swimming pool, golf course, interior vehicular roads and bridle trails, government greenhouses, tennis courts, and temporary government office buildings. In addition to the Washington Monument, Monument Lodge, Survey Lodge, Jefferson Pier, Sylvan Theater and two Bulfinch gateposts, the May 2003 CLR identifies the following contributing landscape features that remain with integrity from the period of significance.

- *Circulation:* 17th Street, Constitution Avenue, 14th Street and Independence Avenue corridors, including sidewalks
- *Landform:* Monument knoll, level open ground surrounding the knoll
- *Vegetation:* Grassy lawn; large mulberry tree at curve in west walk; street trees along 17th Street, Constitution Avenue, 14th Street and Independence Avenue; Monument and Survey Lodge plantings; open groves along Independence Avenue and 17th Street
- *Small-scale Features:* Elevation obelisk, cast iron and wood slat benches, Twin Twenty double lamp street lights, Washington Globe single lamp street lights, Olmsted single lamp street lights, dedication plaque, concrete and wood slat backless benches
- *Views and Vistas:* View from DC and region to monument; view from top of Monument to surrounding city and important sites; views to Lincoln Memorial, White House, Jefferson Memorial and U.S. Capitol; views from Lincoln Memorial, White House, Jefferson Memorial and U.S. Capitol; screened views of site features and axial view through Jefferson Pier of White House and Jefferson Memorial
- *Features that Enhance Ceremonial Uses of Monument Grounds:* Cherry groves, flagpoles

On the basis of NPS records and documentation contained in the Preliminary Research Findings on the cultural landscape and historic structures completed in May and June 2002, we believe the following features are non-contributing because they lack integrity from the period of significance:

- Monument Lodge plantings (Redesigned and installed 1963 and 1970s)
- Survey Lodge foundation plantings (Redesigned and installed 1991)
- Various street light fixtures (Although these light fixtures are based on historic designs, many of the current fixtures are replacements.)
- Benches (Benches are a National Park Service standard design and are installed or replaced as necessary)

Use of the Monument Grounds: Since 1791, the primary role of the Washington Monument Grounds has been as the site for a memorial to George Washington and it has served a

commemorative function since construction of the Washington Monument was initiated in 1848. By the end of the 19th century, the monument grounds and the Mall were a pastoral landscape with curvilinear roads and paths. The monument grounds served as a public park, with pedestrian walkways, groves of trees and two lakes. The McMillan Plan of 1901-1902 resulted in the shift of the design of the central core of the Mall and monumental Washington from a mid-19th century picturesque landscape to a formal, symmetrical plan. From the beginning the Washington Monument and its grounds were intended to attract and serve visitors. Despite this intention the grounds have been used for many other purposes, including a drill field, bivouac and maneuver area and cattle yard during the Civil War and to house temporary government offices from World War II until the mid-1960s. Its role as a public recreation park evolved over time and the structures and facilities built for active recreation no longer exist. Automobiles were ultimately precluded from driving to the base of the monument in 1961. Beginning during the period of significance and continuing to the modern period the grounds have been used continually for casual and organized recreation, special events, First Amendment demonstrations, and concerts and theatrical productions. The Washington Monument Grounds is a ceremonial site imbued with national symbolic value and, as part of the monumental core of the Nation's Capital, has served as the backdrop for inaugurations, funerals, military victories, parades, protests and patriotic rallies since the mid-1800s. Although the NPS issues permits to sponsors of all organized activities and events on the grounds on the basis of availability (first-come first-served) as well as the size and scope of the event, casual use by tourists and residents is free-form and unrestricted.

As part of the consultation with the District of Columbia State Historic Preservation Officer, the NPS made a presentation of the concept plan for the Washington Monument Grounds Security and Visitor Facility project to the District of Columbia Historic Preservation Review Board on February 28, 2002. The staff evaluation of the landscape component by the Olin Partnership, which the Board adopted, found that:

The conceptual design displays an exemplary sensitivity to the surroundings, restraint in design, and suitability to the basic simplicity of the monument grounds. It represents a modest change in the historic landscape that will preserve the treasured openness of the site while at the same time helping to eliminate the vestiges of haphazard and graceless modification that spurred the development of the DCP more than 20 years ago. In a subtle way, the plan grounds the monument even more firmly in the landscape, drawing together the obelisk, its mound, the lodges, the open greensward and the border of trees into an integral composition as originally envisioned. It offers great promise in finally achieving the goal of allowing the grounds to look finished, yet not formalized.

Since that time, the landscape plan has undergone design refinements but remains basically unchanged in design approach. The National Capital Planning Commission approved the design concept for the landscape plan and the preliminary design of the landscape plan on February 7, 2002 and January 3, 2003 respectively. The Final Landscape Plan for the Washington Monument Grounds Security and Visitor Facility, which has been provided to your office, includes the components summarized below.

Vehicular Barriers & Walkways

The Final Landscape Plan provides for increased security by preventing the approach of unauthorized vehicles toward the Monument while minimizing the impact of these security measures and enhancing the overall character and integrity of its setting. The vehicular barrier is a 30-inch high reinforced concrete wall backed by the solid earth of the mound, faced with a rough-split granite cladding and topped by a two-foot wide granite cap. The system of walls will be located at the base of the mound averaging 400 feet from the Monument and will direct pedestrian traffic to four locations where accessible paths rise between segments of the wall. Retractable, cylindrical, stainless steel bollards where the pathways pass through the open segments of in the wall will permit authorized service and emergency vehicles access but will deny passage to unauthorized vehicles. The lawn panel on the west side of the Monument will be graded to screen views of the wall completely from the Lincoln Memorial and 17th Street. Slight undulations in the grading along the other axes will minimize the appearance of the wall when viewed from a distance.

Treatment of the Grounds

The mound is a large earthen berm consisting of fill imported at the time of completion of the Monument in 1889 and altered a number of times since then as vehicular and pedestrian circulation patterns were changed. The existing paths leading to the Monument are not ADA accessible and are of a variety of concrete and asphalt finishes depending on the date of their construction, which results in a negative visual appearance. The proposed design subtly reshapes the mound to direct new paths around the mound in broad curves at a more gentle and accessible rate of incline. Re-grading will be accomplished in a manner that does not affect the stability of the Monument. Adjustments in the alignment of several existing pathways and creation of missing pathways will increase access to the monument grounds from the perimeter sidewalks. The pathways at the perimeter will be of the approved Mall Streetscape aggregate and the aggregate of the new interior pathways will compliment the palette of granite materials selected for the security walls and new Monument plaza. The 16th Street parking lot will be removed and replaced with greensward.

Monument Plaza

A new circular plaza paved in several complementary tones and colors of granite will replace the existing asphalt and aggregate plaza. It will be of the same dimension as the existing plaza and the 50 flagpoles will remain at the outer perimeter and will be integrated with the paving. Eight curved back-less marble benches will be positioned on the plaza to afford views in each of the cardinal directions.

Planting

The goal of the planting plan is the restoration of the pink clouds of cherry trees and perimeter groves, shaping the open space, framing and directing views toward the

Monument, providing shade for visitors, and maintaining open space areas for recreational and public uses. Its most important goal is to bring a degree of landscape composition and resolution to this important center of the great cross-axis of the National Mall.

Of the existing trees, 410 trees will remain and 72 trees will be removed or relocated, including the street trees along 14th Street that intrude upon the vista to the U.S. Capitol. A number of trees that must be removed to accommodate new grading and pathways will be replaced with new trees. Approximately 800 new street trees, canopy shade trees and flowering trees will be added at the edges of the greensward in the location of the loose groves, perimeter plantings, and street trees. Irrigation will be provided for the greensward within the area encompassed by the security walls, on the approach from 17th Street and in the open lawn area to the edge of the perimeter stands of trees.

Lighting

The lighting system will consist of two components, Monument lighting and pathway lighting. The design intent of the Monument lighting is to retain its present characteristics while improving energy efficiency and removing the fixtures and vaults that intrude on the vistas and visitor experience. The new pathways will be washed in light from fixtures in the walls that will be fitted with a micro-louver in front of the light source to preclude bright spots on the walls visible from afar. Existing street lighting will remain as it currently exists.

Signs & Wayfinding

The wayfinding system will orient visitors to the site and direct them to the visitors facility as well as inform them of regulatory restrictions prior to entering the visitors facility. The design of the wayfinding system is compatible with the approved system now employed through the Downtown Business District to provide a seamless experience for visitors in this area of the city.

Having taken into consideration the integrity of landscape features that survive to the period of significance of the Washington Monument Grounds (1848-1943) as well as the character of the landscape and its contributing resources, it is the professional judgment of the NPS, that the Final Landscape Plan for the Washington Monument Grounds Security and Visitors Facility project meets all the Secretary of the Interior's Standards for Rehabilitation and is consistent with the recommended approaches to cultural landscape treatments set forth in the Guidelines for Rehabilitating Cultural Landscapes. It is the further professional judgment of the NPS, that the Final Landscape Plan is compatible with the National Register qualities of the Washington Monument, the Mall, the Ellipse, L'Enfant Plan and West Potomac Park,

In accordance with Standard 1, the landscape plan for the Washington Monument Grounds permits the grounds to be used for its historic purpose with minimal change to its distinctive materials, features, spaces and spatial relationships. The low walls that comprise the vehicular barrier system are being erected 400 feet from the Monument, which coincides with the

approximate location of the historic 20-foot contour that forms the first closed topographic loop around the Monument marking the base of the knoll. Consistent with past manipulation of the knoll, construction of the walls and pathways will require minor grading but the result of the installation of the walls and pathways is the preservation the knoll, the most significant feature of the historic landscape. Additionally, construction of the walls at this location permits preservation of all the character-defining lawns. Finally, the grading of the greensward on the west side of the grounds preserves its visual character when viewed from 17th Street and the Lincoln Memorial.

In accordance with Standards 2, 3, 5 and 6, the landscape plan will retain and preserve the historic character of the grounds or replace deteriorated features based on historic documentation and it recognizes the physical record of the development of the monument grounds. The landscape character of open grass turf with street trees, masses of high canopy shade trees and groves of flowering trees and shrubs at the perimeter of the grounds will be preserved. Trees that must be removed or relocated due to their physical condition or construction impacts will be replaced with matching (American elms) or compatible shade and flowering trees suited to the grounds and will be planted in the historic sylvan perimeter without intrusion on the open lawns. The non-contributing plantings around the Monument Lodge will be replaced with flowering trees that reach 20-25 feet in height at maturity. Most importantly, all new trees will be planted so as not to intrude on the character-defining axial vistas and those trees that intrude on the vista toward the U.S. Capitol will be removed.

In accordance with Standards 2 and 6, the haphazard, unplanned pedestrian circulation system, which has been characterized as the most changed feature of the monument grounds, has been designed so that the grades are accessible while remaining true to the alignment of the general east-west pedestrian movement along the National Mall from the U.S. Capitol to the Lincoln Memorial. The enclosed aerial photograph with the alignment of the new pathways superimposed on existing conditions demonstrates that the new pathways preserve unimpeded pedestrian movement along the Mall walks, Madison and Jefferson Drives across the monument grounds to the elm walks flanking the Reflecting Pool that leads to the Lincoln Memorial.

In accordance with Standards 5, 6 and 10 the existing, non-contributing aggregate and asphalt of the monument plaza will be replaced with several complementary tones and colors of granite in the historic plaza dimension that are compatible with historic marble of the monument in materials, scale and finish. The design of the new benches will be of compatible materials, size, scale and proportion. In accordance with Standard 4, the 50 flagpoles will remain at the outer perimeter and be incorporated into the new paving.

In accordance with Standards 2, 4, 5 and 6, the lighting system will retain its present characteristics while improving energy efficiency and removing the fixtures and vaults that intrude on the vistas and visitor experience. The light fixtures that will light the upper portion of the monument will be located in underground vaults just off the edge of the plaza that are flush with grade to avoid any visual intrusion. Light fixtures that light the lower portion of the monument will be located in vaults within the plaza itself to avoid both visual intrusion and interference with visitors on the plaza. The four existing towers will be retained and relamped to light the pyramidion at the top of the monument. The pathway lighting will be recessed in niches

in the barrier walls and covered with micro-louvers so that light washes the pathways but bright spots will not be visible from important vistas. The existing street lights will be retained.

In accordance with Standards 9 and 10, new signs of compatible materials and size will be added to provide a wayfinding system to orient visitors to the site, direct them to the visitors center and inform them of regulatory restrictions.

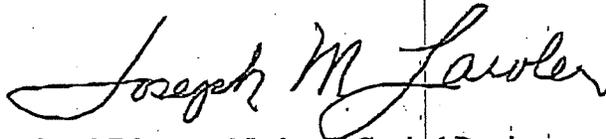
No prehistoric archeological resources on the Washington Monument grounds that may be potentially eligible for nomination to the National Register will be affected by construction of components of the landscape plan. None of the proposed construction would be below the stratum of fill that sits on top of the historic circa 1878 grade. If, during implementation of the landscape plan, debris relating to the construction and/or modification of the Washington Monument is disturbed, construction will cease until appropriate mitigation measures are undertaken. Consequently, the landscape plan conforms to the requirements of Standard 8.

Although the skylight associated with the below-grade visitor facility and the emergency egress hatch associated with the underground concourse leading to the monument and located just east of the plaza in the grass between two light vaults are components of the visitor facility, they meet the Standards. Since they are flush with the grade, they are minimal interventions given the scale of the grounds. In particular, they meet Standard 9 because they are compatible with and differentiated from the size and scale of the Washington Monument and its grounds.

The Final Landscape Plan preserves the basic simplicity of the Washington Monument Grounds and its character-defining knoll, greensward, spatial organization, landscape characteristics and monumental vistas. The Monument Grounds will continue to be used for recreation, special events, First Amendment demonstrations and concerts and theatrical productions and the NPS will continue to manage organized events and activities on the grounds in the same manner. The spatial relationship among the Washington Monument Grounds, the Mall, the Ellipse and West Potomac Park that is the direct legacy of the McMillan Plan is preserved and protected without intrusions on the monumental axes. Pedestrian flow between the U.S. Capitol and the Lincoln Memorial will continue unimpeded. Further, implementation of the Final Landscape Plan will not impair the cultural resources or values of the Washington Monument Grounds. In sum, in the professional judgment of the NPS, the Final Landscape Plan for the Washington Monument Grounds and Visitors Facility is compatible in scale, mass, historic features and materials, vegetation and use with the character-defining features that qualify this property and surrounding

properties for the National Register of Historic Places. In accordance with the provisions of the Programmatic Agreement, we request your concurrence with our opinion.

Sincerely,



Acting

Regional Director, National Capital Region

Enclosures (2)

I concur that the Final Landscape Plan is compatible in scale, mass, historic features and materials, vegetation and use with the character-defining features that qualify the Washington Monument Grounds and surrounding properties for the National Register of Historic Places and meets the Secretary of the Interior's Standards for Rehabilitation.

District of Columbia Historic Preservation Office

Date

cc: Mr. Don Klima
Director, Eastern Division of Review
Advisory Council on Historic Preservation
1100 Pennsylvania Avenue, NW., Suite 803
Washington, D.C. 20004

Ms. Patricia Gallagher
Executive Director
National Capital Planning Commission
401 9th Street, NW., Suite 500
North Lobby
Washington, D.C. 20576

WASHINGTON MONUMENT GROUNDS
CULTURAL LANDSCAPE REPORT
INITIAL DRAFT MAY 2003
SUMMARY

Site History (Chapter Two)

The Site History is organized as an annotated chronology of the development of the Washington Monument Grounds throughout its long and varied history and is divided in six periods from pre-1791 before the founding of Washington, D.C. through the present. Within each period the landscape characteristics described, where applicable, are Buildings and Structures, Circulation, Constructed Water Features, Land Use, Small-scale Features, Topography, Vegetation and Views and Vistas. Due to the numerous complete and incomplete plans for the Washington Monument Grounds, an additional landscape characteristic entitled "Plans" was also included. The first important period of the site history is "1848-1889 - Construction of the Monument & Grounds," the era of construction of the Washington Monument, Monument Lodge, Survey Lodge, the knoll, street trees, groves of a variety of trees "suitable to the grounds," the lawn, two lakes and curvilinear paths and roads. It was during this period that the Monument remained incomplete and the grounds were used for a Civil War drill field, bivouac and maneuver area, stables, military structures and a cattle yard.

The next significant era is "1889-1941 - Shift in Focus from Picturesque Pleasure Grounds to Centerpiece of McMillan Plan and Adapting to the Changing Needs of the City." The May 2003 CLR notes that when "initially completed in 1888, the monument grounds and the Mall were a pastoral landscape with curving roads and paths, influenced by A.J. Downing's 1851 design for the Mall. The monument grounds served as a public park, with walks, groves of trees, and two lakes. The McMillan Plan of 1901-1902 marked a shift from this mid-nineteenth-century picturesque landscape to a formal, symmetrical plan." The McMillan Plan reinforced the intersection of the axes from the U.S. Capitol and White House and extended them through the monument grounds to the sites of the future Lincoln and Jefferson Memorials. It also proposed replacing the existing picturesque landscape with an elaborate formal landscape of terraces, esplanades and pools. In the interim, the western portion of the grounds became the site of active recreation facilities, including swimming pools, tennis courts, baseball fields, and a small golf course. When implementation of the McMillan Plan's concept for the monument grounds proved infeasible because it would have jeopardized the stability of the Monument, "Frederick Law Olmsted, Jr.'s Informal Plan for the monument grounds appears to have been influential in the removal of most of curvilinear roadways that had provided access to the monument grounds since the late nineteenth century. This is also the period of the construction of the first Sylvan Theater (1917), extension of 17th Street to the John Paul Jones Memorial (1917), construction of a dyke and re-grading of the monument grounds for flood control (1936), flags around the base of the monument (1940) and night lighting of the monument (1931). During this time span the active recreation facilities (swimming pools, tennis courts, golf course, fish ponds, etc.) on the northwest corner of the monument grounds were often altered and/or removed. Also, vegetative materials were planted and frequently replaced due to loss or damage although the general

pattern of street trees, canopy shade trees, flowering shrubs, lawns, foundation plantings around the Monument Lodge, and a variety of flower beds was followed.

Existing Conditions (Chapter 3)

On the basis of written, graphic and photographic documentation, descriptions of the existing conditions were organized by landscape characteristics, including natural systems, spatial organization, land-use, circulation, topography, vegetation, buildings, structures, small-scale features, views and vistas, and archeological resources. Those characteristics most germane to evaluation of the effect of the project on the cultural landscape can be summarized as follows:

1. *Spatial organization:* The Washington Monument dominates its grounds and the connection to the urban plan of the monumental core. The elevation of the circular plaza on the knoll provides commanding views and the sidewalks radiating from it define its position as a central hub above the surrounding landscape. The secondary organizing role of the network of sidewalks is "diminished by the open turf lawn character of the space." Informal paths and desire paths are evident on the grounds. The sidewalks from the Monument to 17th Street have a stronger organizing character because they are the only walks aligned with the "strong geometry of the Mall." The peripheral streets and street trees contain the open space around the Monument and connect it to the city. "Smaller spatial districts are found at the Monument Lodge, Survey Lodge, Sylvan Theatre, 16th Street oval parking, and German-American Friendship Garden.
2. *Land Use:* There are a variety of land uses, including memorial, public gathering space, visitor accommodations, concessions, security, recreation, administration, maintenance, transportation, and utilities.
3. *Circulation:* Vehicular circulation systems are the city streets at the perimeter of the grounds (Constitution Avenue, 14th Street, 17th Street and Independence Avenue) and 15th Street and Madison and Jefferson Drives and the parking lot driveway within the grounds. Sidewalks border the city streets. Pedestrian circulation includes the plaza and pathways of varied widths and materials.
4. *Topography:* "The existing topography of the Washington Monument Grounds is the result of massive and numerous manipulations of the natural ground plane." The most significant topographic feature is the knoll, which was created upon completion of the obelisk, and which has been altered a number of times since 1889 as vehicular and pedestrian circulation patterns were changed. The knoll is a distorted oval with its broadest portions oriented northeast and south-southwest. "The twenty-foot contour is the first to form a closed loop around the monument and maintain a relatively symmetrical form, marking the base of the knoll."
5. *Vegetation:* "The vegetation of the Washington Monument Grounds is the result of a number of different ideas or designs that have been overlain." The layers generally rely on the concept of an open turf lawn surrounding the Monument with plantings that relate to the streetscape or screen buildings. Most of the groves of trees have mown turf beneath canopy trees. Dense shrub plantings are located at the Monument Lodge, Survey Lodge and Sylvan Theater. The street trees are American elms; the groves contain a variety of canopy tree species and there are at least 6 groves of flowering cherry trees of various species.

6. *Views and Vistas*: "Long views and vistas both from and to the Washington Monument are integral to its role within the greater urban and regional context." Because the Monument "marks the approximate center point of the cardinal axes forming the Mall," the axial vistas include views to and from the U.S. Capitol, White House, Lincoln Memorial and Jefferson Memorial. The east-west axis is highly formal. To the east, the allees of elms along the Mall were designed to screen views of the adjacent buildings so that the west façade of the U.S. Capitol dominates the vista with the green swath of the Mall in the foreground. To the west, the allees of elms along the reflecting pool frame the view toward the Lincoln Memorial. The north-south axis is off-center and its true crossing is located at the Jefferson Pier. It is less formal, with trees framing views of the White House and Jefferson Memorial. Within the grounds, vegetation and topography are used to screen views to the Monument Lodge, Survey Lodge and the Sylvan Theater. The topography and vegetation combine to create the visual effect from the long view outside the grounds of the Washington Monument rising from within groves of trees and the greensward of lawn, without the distraction of the other structures on the grounds.

Analysis and Evaluation (Chapter 4)

The May 2003 CLR identifies the period of significance of the Washington Monument Grounds as 1848-1943. This time span could be further subdivided into the early years (1848-1889) when the Monument was constructed and the grounds developed as a public park and the middle period (1189-1943) when "the monument and grounds became the central feature of a cross-axial plan connecting the monument with the White House to the north, the Capitol to the east, the Jefferson Memorial to the south, and the Lincoln Memorial to the west." From 1943 to the present, the significance of the Washington Monument Grounds is related to its use rather than to construction of any new feature.

Further, the May 2003 CLR found that elements of the cultural landscape from the period of significance (1848-1943) and the use of the grounds in the modern period have survived. It also noted that numerous elements that had existed at some point in the history of the site were no longer present.

The monument remains as beautiful and commanding a presence as it was when first constructed. It nearly occupies the spot envisioned by Pierre L'Enfant in 1719 for a monument honoring the nation's first president, and it is the classical obelisk first imagined by Robert Mills in the 1830's and perfected by George P. Marsh and Lt. Col. Thomas Casey in the 1880s. The grounds retain their formal, tree-lined boundaries and at the same time maintain visual connections with the significant sites on all four sides that make up the cross-axial design developed by the McMillan Commission in the early twentieth century. The most prominent feature of this landscape is the grass-covered knoll upon which the monument stands. Although the mound was once encircled with roadways and cars could approach the plaza at the base of the monument until 1960, it otherwise has remained open. The low grass turf dramatically sets off the sleek obelisk, and the open ground continues to accommodate thousands of people at a time. Still the tallest structure in the District, the monument dominates the city's skyline and anchors the National Mall. It plays host to visitors from all over the world, and to throngs of local

and regional residents enjoying the parkland on weekends and sunny afternoons. It is the symbol of Washington, but is also the symbol of the nation.

The three other buildings on the site, two of them (Monument Lodge and Survey Lodge) dating to the monument construction period, in no way interfere with the dominance of the monument. Along with the Sylvan Theater, built in 1917, the Lodge buildings hover at the edges of the site, set within groves of trees and ornamental plantings that diminish their visual prominence.

The analysis in the May 2003 CLR also notes the following:

- None of the water features that once occupied or edged the site prior to 1889 survives today.
- As early as 1905-1906, trees were being replaced on the grounds and more were being planted.
- The mound has been augmented over time, but it has remained the primary feature of the landscape throughout the site's history.
- Other elements of the landscape that affect spatial organization, including circulation and vegetation, have changed in response to practical considerations as well as to ideas about landscape design and trends in style.
- The haphazard pattern of pathways that now criss-crosses the monument grounds appears to reflect usage rather than any integrated plan.
- The Washington Monument Grounds have been first and foremost a commemorative landscape.
- The monument and grounds were intended from the beginning to attract and serve visitors.
- The monument grounds continued to function as a commemorative site during this period [1889-1943] but its role as a public recreational park was expanded.
- Even when the monument is not the destination point for the marches, the grounds have provided space for demonstrators.
- The rows of trees lining their edges also connect these street corridors to the larger pattern of city street tree plantings.
- Monument Lodge, begun in 1888, marks the entrance to the Washington Monument Grounds at the center of the eastern side of the site.
- Of all the landscape features associated with the Washington Monument Grounds over the years, circulation has changed the most.
- Although small groves or groups of trees do not appear on historic maps, the records indicate that a variety of trees, such as evergreens, maples, elms, and others "suited to the grounds" were planted after the grading in 1875-1876.
- The intended views of the Washington Monument from the city, and the vistas looking outward from the monument, have been faithfully maintained through time.
- Some of the views have been impacted by maturing trees, such as the trees along 14th Street that partially block views between the U.S. Capitol and the monument.

As result of the analysis and evaluation of the landscape characteristics and features of the Washington Monument Grounds, the May 2003 CLR provides a preliminary assessment of

contributing and non-contributing resources. In addition to the Washington Monument, Monument Lodge, Survey Lodge, Jefferson Pier, Sylvan Theater and two Bulfinch gateposts, the following landscape features that survive with integrity from the period of significance are identified as contributing resources:

- *Circulation:* 17th Street, Constitution Avenue, 14th Street and Independence Avenue corridors, including sidewalks
- *Landform:* Monument knoll, level open ground surrounding the knoll
- *Vegetation:* Grassy lawn; large mulberry tree at curve in west walk; street trees along 17th Street, Constitution Avenue, 14th Street and Independence Avenue; Monument and Survey Lodge plantings; open groves along Independence Avenue and 17th Street
- *Small-scale Features:* Elevation obelisk, cast iron and wood slat benches, Twin Twenty double lamp street lights, Washington Globe single lamp street lights, Olmsted single lamp street lights, Dedication plaque, concrete and wood slat backless benches
- *Views and Vistas:* View from DC and region to monument; view from top of Monument to surrounding city and important sites; views to Lincoln Memorial, White House, Jefferson Memorial and U.S. Capitol; views from Lincoln Memorial, White House, Jefferson Memorial and U.S. Capitol; screened views of site features and axial view through Jefferson Pier of White House and Jefferson Memorial
- *Features that Enhance Ceremonial Uses of Monument Grounds:* Cherry groves, flagpoles

National Register Status (Chapter 5)

The Washington Monument was listed in the National Register of Historic Places in 1980 for its significance in the areas of Architecture, Engineering, Landscape Architecture and Commemoration for the period 1848-1889. The L'Enfant Plan for the City of Washington was listed in the National Register in 1997 for its significance in the areas of Community Planning and Development, Landscape Architecture, Politics/Government and Transportation for the period 1790-1942. Reservations 2-6, National Mall and Monument Grounds are contributing features of the L'Enfant Plan.

The May 2003 CLR recognizes these areas of significance and suggests that in addition, the Washington Monument and its grounds may meet the following National Register Criteria or possess other areas of significance: Criterion F for Commemorative Properties, Obelisk as important example of Egyptian Revival architecture and feat of structural engineering, and Recreation/Entertainment (local significance). Further, it finds that the Washington Monument Grounds is potentially significant as a "political and social forum, and as a ceremonial site for gathering imbued with national symbolic value" under Criterion A (Politics/Government, Social History and Commemoration). Finally, it finds that the Washington Monument Grounds has been a significant recreational area since the late 19th century although past recreational structures have been removed and the type of recreational use has evolved with changes in social patterns.

On the basis of the evaluation of the existence and condition of physical features dating from the period of significance (1889-1943), the May 2003 CLR finds that there is a fair degree of

integrity for the period of 19th century construction, a higher degree of integrity for the mid-20th century period and a good degree of integrity for the modern period of usage.

The monument grounds retains some, but by no means all, of the features that comprised the site at the time the monument and knoll were completed. Even though there have been significant modifications to the site since 1889, the grounds retains integrity of location, setting, association, and feeling due to the perpetuation of the open, grassy lawn and knoll; and the commemorative and recreational uses. Diminished are integrity of materials, workmanship, and design based upon the multiple changes in circulation and vegetation patterns, and the alterations of the site boundaries due to Potomac River basin filling operations.

The Washington Monument Grounds retains a higher degree of integrity to the 1942 period of significance. The site retains integrity of location, setting, association, and feeling for the period, and a relatively good degree of integrity of design, materials, and workmanship despite some changes to circulation, vegetation, and small-scale features since 1942.

Management Philosophy (Chapter 6)

The May 2003 CLR expands the number of landscape character areas identified by NPS in July 2002 from five to 13 and does not distinguish the axes as a character area. The expansion to 13 character areas is a further subdivision into discrete portions of the grounds that have similar physical characteristics or historic landscape features or a combination of both. These 13 landscape character areas are the West Lawn, Southwest Open Grove, North Lawn, Parking Lot, German-American Friendship Garden, Monument Plaza, Monument Lodge, Survey Lodge, Sylvan Theater, Southeast Open Grove, South Lawn, Northeastern Lawn Panel and Eastern Lawn Panel.