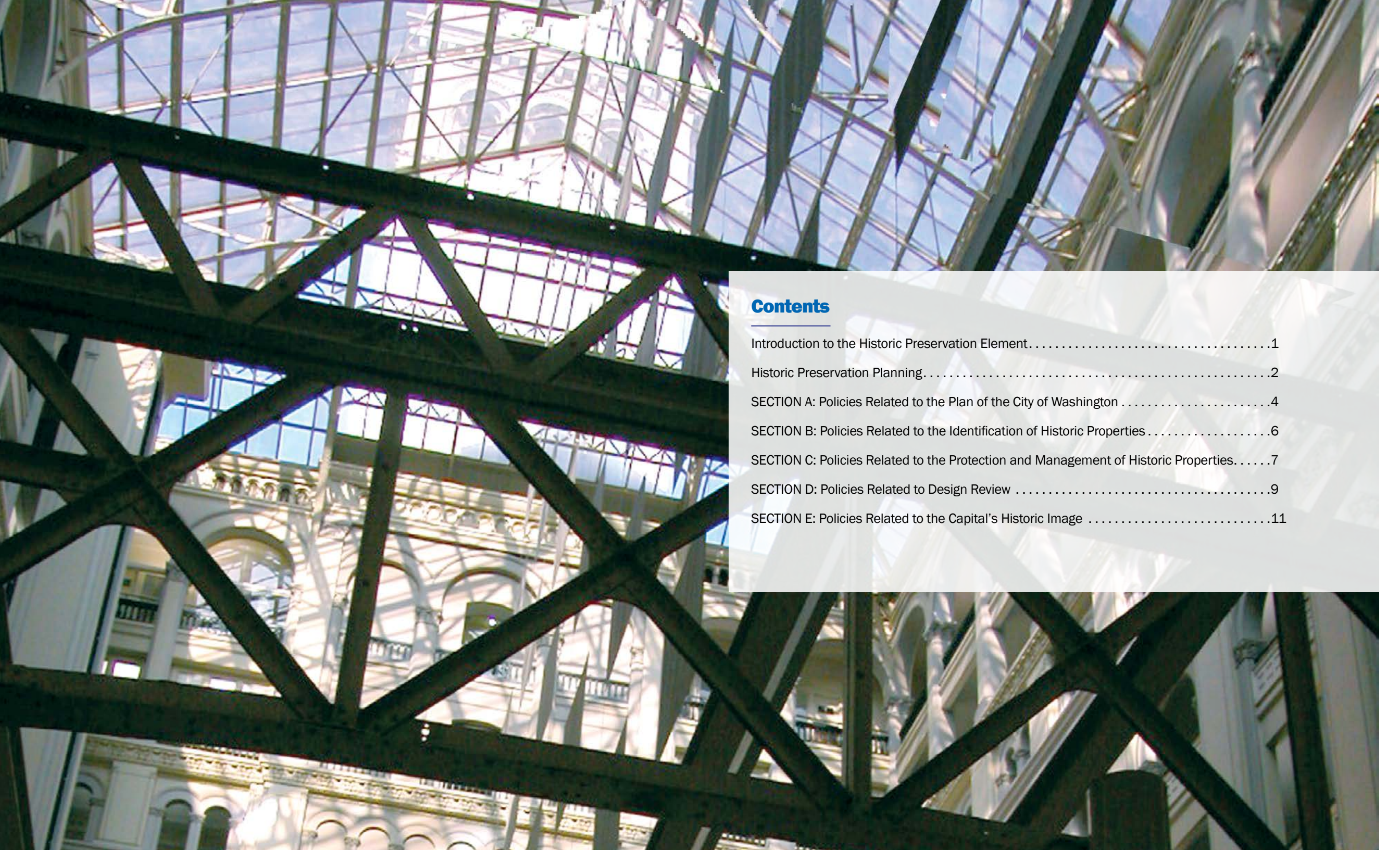




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# Introduction to the Historic Preservation Element

*The federal government’s goal is to preserve, protect, and rehabilitate historic properties in the National Capital Region and promote design and development that is respectful of the guiding principles established by the Plan of the City of Washington and the symbolic character of the capital’s setting.*



Washington’s unique character rests on the foundation of its historic planning, notably the built and open space features of the *Plan of the City of Washington*, which includes both the [L’Enfant and McMillan Plans](#).<sup>1</sup> Both the Baroque influence of the L’Enfant Plan, and the City Beautiful ideals of the McMillan Plan, are responsible for much of the city’s physical form. Throughout Washington, the design and location of public and private buildings reinforce the plan’s principles. Washington’s historic properties typically contribute to, and complement, the visionary long-range plans that provided the basis for the capital’s development over the centuries. High urban design and historic preservation standards have played an important role in creating the appearance and character of the admired national capital.

From its inception, the federal government has implemented L’Enfant’s bold but flexible vision by constructing great buildings to house the seat of the national government. As the federal government built out the sites identified in the L’Enfant Plan, it added extensive facilities in other parts of the city and the region. Examples of significant factors that spurred growth and change through the centuries include national events such as the Civil War, New Deal, and World War II; planning initiatives such as the McMillan Plan; implementation of urban renewal in the 1950’s and 1960’s; as well as technological and transportation advances such as Metrorail. Federal buildings and sites illustrate the planning and architectural development of the city and region as well as the history of the federal establishment. Landmarks such as the U.S. Capitol, the White House, the National Mall and its memorials and museums, and Arlington National Cemetery have come to symbolize the nation and its democratic ideals.

Although the predominantly federal and commemorative areas around the National Mall may be Washington’s most widely recognized, the capital city is also an active commercial

and residential city with neighborhoods and parks. These are important to Washingtonians and their sense of history and community. Even in these non-federal areas, the federal government has played a major role in shaping the historic urban fabric. Much of this rich historical planning record is also evident in the city’s architecture. The L’Enfant Plan streets and places—and their extension by the [Permanent System of Highways Act](#)<sup>2</sup> (1893)—as well as the McMillan Plan and the [Height of Buildings Act](#)<sup>3</sup> (1910), directed the city’s character and orderly development. See the Federal Urban Design Element’s Technical Addendum for the history of each individual plan and other plans that have shaped the history of Washington.

At a regional scale, the Washington area initially developed with large plantations and small family farms and was dotted with crossroads and market towns. At first, this pattern was little changed by the creation of the capital city. Notable port towns, and later military forts, overlooked the Potomac River and the capital city. Settlements and commercial centers, many quite independent of the national capital, arose along the great variety of transportation routes typical of the mid-Atlantic region.

The nineteenth-century construction of military and naval installations was followed in the twentieth century by the expansion of federal offices and research facilities. The National Institutes of Health, Beltsville Agricultural Research Center, Suitland Federal Center, Pentagon, and Dulles Airport (all of which include or are historic properties) are just a few of these federal facilities. The purchase of parkland in Maryland by the National Capital Planning Commission (NCPC) through the Capper-Cramton Act, and the construction of parkways, are other examples of federal land use decisions that shaped the region.

The National Capital Region’s (NCR) variety of historic properties reflects the rich history of the region and its people. The U.S. Congress designated the Georgetown Historic District in the [Old Georgetown Act](#)<sup>4</sup> (1950). The Joint Committee on Landmarks published the District’s first list of historic properties in 1964. In 1966, Congress passed the [National Historic Preservation Act](#)<sup>5</sup> (NHPA), adding to the establishment of national standards and procedures for the protection of historic properties.

However, the federal government is not the only entity protecting historic resources. Municipal and county governments have protected historic resources they deem important for local, state, and national historical significance. In 1946, Alexandria created one of the first historic districts in the nation in order to preserve the port-city colonial and early federal character. Since the [District of Columbia Home Rule Act](#)<sup>6</sup> in 1973 and the [D.C. Historic Preservation Act](#)<sup>7</sup> (1978), the District of Columbia government has identified and protected private properties and historic districts of local significance throughout the District. Local jurisdictions in Virginia and Maryland also responded to the growing historic preservation interest at the national, state, and local levels by establishing ordinances to protect their historic properties. These ordinances have contributed to the protection of individual buildings and their settings, open space, farms, historic neighborhoods, and commercial centers, even in an era of sustained regional growth.

### Historic Preservation Planning

The NHPA established, as principle and law, the preservation of the nation’s historical and cultural heritage. This law provides the framework for federal preservation policy, authorizes legislation to fund preservation activities, and establishes State Historic Preservation Offices. While all federal agencies have some degree of responsibility for historic preservation, the National Park Service (NPS) and the Advisory Council on Historic Preservation (ACHP) are the federal agencies charged with the management and oversight of NHPA programs.

NPS is responsible for the administration of the National Register of Historic Places, the nation’s inventory of significant historic properties. NPS publishes the [Secretary of the Interior’s Standards for the Treatment of Historic Properties](#),<sup>8</sup> the benchmark by which federal and other agencies assess the effects of a proposed project on historic resources. NPS is also responsible for publishing guidance on treatment options for historic properties including preservation, restoration, rehabilitation, and reconstruction.

The ACHP is an independent federal agency responsible for advising the President and Congress on historic preservation policy. One of the ACHP’s primary responsibilities is overseeing Section 106 of the National Historic Preservation Act review—the process of commenting on federal projects that affect properties listed in, or eligible for, the National Register of Historic Places (for more information, see page 7). The Section 106 process is a federal requirement that takes into account the effects of undertakings by federal agencies on historic properties.

### Historic Preservation Challenges for Federal Agencies

- Preserving the significant features and qualities of their historic properties through the proactive maintenance of historic building fabric and designed landscape settings.
- Adapting historic properties for new and additional uses by modernizing building systems and reallocating interior space while retaining significant interior architectural features such as lobbies, elevators, and public rooms and corridors.
- Responding to changes in visitation or use without affecting the property’s historic significance.
- Ensuring that historically significant parks and open space retain their integrity through the careful consideration of planning and design of potential facilities in historic landscapes and settings.
- Finding creative, appropriate solutions to changing requirements such as the provision of security measures. The desire for increased security around federal facilities is a challenge for designers, historians, and security experts and is best addressed in a concerted manner that respects each site’s historic features.
- Protecting and strengthening historic urban design features of the *Plan of the City of Washington*. In Washington, any proposal to close a portion of a L’Enfant Plan street or to not conform to the right-of-way building line requires the closest scrutiny and consideration of alternatives.
- Protecting the character of the region’s natural features, many of which have historical or cultural significance, such as the river shorelines, the ridge of the topographic bowl, agricultural land, parks, and designed landscapes, including areas planned for public access and enjoyment.
- Ensuring that new construction is responsive to the character of well-established built environments and reflects a commensurate level of design excellence.
- Collaborating with state and local governments in the protection and enrichment of the region’s cultural and historic heritage.
- Integrating sustainability objectives in the renovation or rehabilitation of existing facilities while also preserving and protecting historic and character defining features.





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The Pension Building (National Building Museum) was listed in the National Register of Historic Places in 1969 and became a National Historic Landmark in 1985. The building is used for exhibits and programs and houses various federal agencies.

The ACHP publishes implementing regulations for Section 106, which describe the process for conducting Section 106 consultation. All federal agencies, have an affirmative responsibility to identify, protect, and manage historic resources under their jurisdiction. Before taking a federal action, federal agencies must consider the impact to historic properties, seeking to avoid or minimize adverse effects to their physical and historical integrity. If adverse effects cannot be avoided or minimized, federal agencies must mitigate these impacts.

The National Capital Planning Commission (NCPC) has a significant and unique role in the NCR. Under the terms of the [National Capital Planning Act](#)<sup>9</sup> (1952), NCPC reviews many of the projects undertaken by federal agencies and makes important decisions about the coordination and planning of federal activities, many of which involve historic properties. The Commission also has an independent approval, or licensing, authority for federal projects in Washington, DC and for some District of Columbia government projects. The Commission's open public process and its unique planning perspective and role, underscored by the *Comprehensive Plan for the National Capital: Federal Elements* (Comprehensive Plan) and the Commission's other plans and policies, are the foundations of its decision-making.

NCPC is committed to supporting preservation of historic resources by law and through its policies, review process, and plans. The policies established in the Comprehensive Plan, as well as the Commission's [Extending the Legacy: Planning America's Capital for the 21st Century](#)<sup>10</sup> (1997), [Memorials and Museums Master Plan](#)<sup>11</sup> (2001), and [Monumental Core Framework Plan](#)<sup>12</sup> (2009) provide a framework for historic preservation planning. The Commission is a leader in the advocacy of coordinated urban and regional planning that accommodates the changing needs of the federal government while preserving the significant historic buildings and places, and the iconic horizontal character, that make the nation's capital uniquely symbolic.

The Commission recognizes that sustained citizen engagement in the public process is fundamental to the broad acceptance of historic preservation decisions. The public dissemination of planning, historic preservation, and zoning information has resulted in a high general knowledge of, and interest in, federal and local decision-making. Federal agencies increasingly consider local planning initiatives and goals in their design and planning, including historic preservation. Factors such as the establishment of Home Rule in Washington, county historic preservation and environmental protection ordinances, landmark designations, zoning overlays, and greater citizen involvement have contributed to increased coordination among federal and local governments. It is important that this coordination continue in order to manage the capital's growth and development.



# SECTION A: Policies Related to the Plan of the City of Washington

## The Historic Plan of Washington, DC

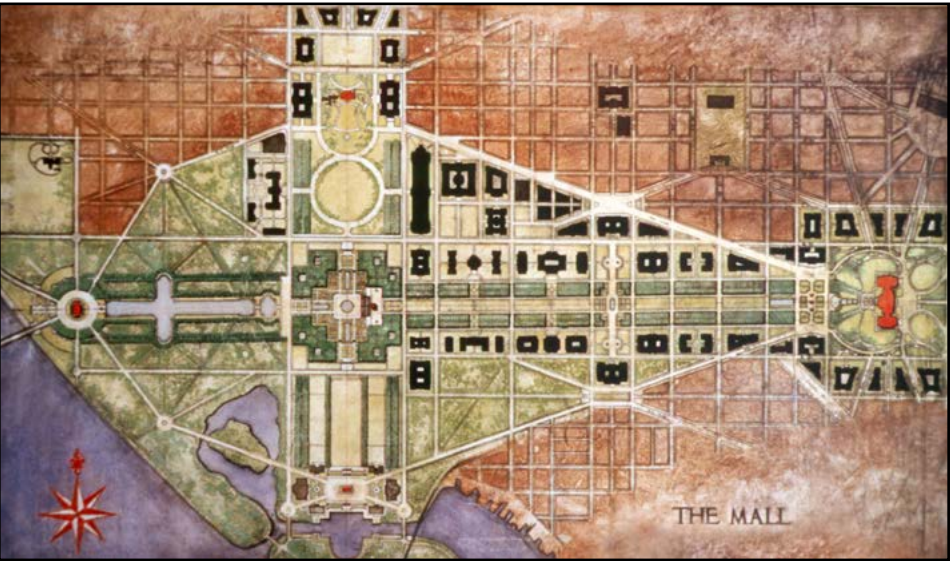
The L'Enfant and McMillan Plans established an urban design framework for the capital city that remains one of the world's great examples of urban planning. Collectively, these plans are known as the *Plan of the City of Washington*. These planning principles continue to influence the design of public spaces and buildings in Washington today.

Pierre L'Enfant crafted the L'Enfant Plan, which established the basic framework for the city, by creating a regular orthogonal grid divided into four quadrants, with the U.S. Capitol at the center point. L'Enfant superimposed a series of diagonal avenues on the orthogonal grid, creating a system of open space and parks where the two intersected. These open spaces and vistas are as integral to the city's design as the street network. In addition, the width and openness of the L'Enfant Plan's original streets and the extended main axial boulevards established public space that defines the city's character. These include North, East, and South Capitol Streets and major avenues such as Pennsylvania, Connecticut, Massachusetts, Rhode Island, New York, and Wisconsin. Vistas extend outward from vantage points within Washington, and inward from points along the rim of the topographic bowl, and are central to Washington's dramatic character. Examples of these vistas include the St. Elizabeths West Campus and other parts of the Anacostia Ridge, the Arlington Ridge, and the escarpment north of Florida Avenue, NW. Important right-of-ways, vistas, and viewsheds are further discussed in the Federal Urban Design Element.

The L'Enfant Plan's system of streets (for more information see the Federal Urban Design Element), open spaces, public buildings, and developable blocks has largely been maintained over the centuries. Building upon L'Enfant's Plan, the McMillan Plan reinforced the idea of grand public spaces and civic buildings based on the City Beautiful Movement. The McMillan Plan focused on restoring L'Enfant's original vision of the National Mall as an uninterrupted greensward; creating an enclave for government offices in the triangle bound by Pennsylvania Avenue, 15th Street, NW, and the National Mall; and establishing a comprehensive regional park and recreation system by connecting existing parkland and carrying the park system throughout Washington. Together, the *Plan of the City of Washington* has functioned as a framework for the city's growth.



The L'Enfant Plan



The McMillan Plan



The Georgetown neighborhood includes many historic buildings.

The District of Columbia State Historic Preservation Office and the NPS recognize the significance of the *Plan of the City of Washington*, and protect it through local and National Register historic designation. Even as the region has grown and federal facilities have spread throughout the region, the L’Enfant City remains the heart of the nation’s capital and is a priceless historical resource—providing an iconic setting for the federal government, commercial enterprises, and residential neighborhoods.

NCPC has a central role in the federal government’s interests in protecting the *Plan of the City of Washington’s* legacy. In 1997, the Commission conducted a special long-range planning study known as the Legacy Plan, which provided guidance for the protection of the City of Washington’s key strengths while accommodating its future growth. NCPC’s *Memorials and Museums Master Plan* proposed policies to protect the historic open space on and near the National Mall by creating a reserve and by locating memorials throughout Washington. The [National Capital Urban Design and Security Plan](#)<sup>13</sup> (2002) established goals for the protection of buildings, settings, streetscapes, and associated open spaces through the coordinated design of security features where required. The Framework Plan, a joint effort of the Commission and the U.S. Commission of Fine Arts, advanced the Legacy Plan’s vision, and sought to transform the federal precincts around the National Mall into vibrant destinations while improving the physical and visual connections between the city, the National Mall, and the waterfront. Furthermore, the Federal Urban Design Element provides policy guidance to federal agencies for improving building design and supporting an active public realm in the NCR. As the Commission adopts future plans and looks towards the future, the *Plan of the City of Washington* will continue to provide guidance.

The federal government should:

- HP.A.1** Preserve, rehabilitate, enhance, and restore (where applicable) the *Plan of the City of Washington* and the urban design principles established by the Plan including building placement, street layout, vistas, and open spaces.
- HP.A.2** Protect the reciprocal views along the rights-of-way established by L’Enfant streets, as well as to and from squares, circles, and reservations.
- HP.A.3** Protect, maintain, and restore, where applicable, the L’Enfant street network and rights-of-way.
- HP.A.4** Restore or rehabilitate historic streets that were inappropriately disrupted, or closed, to their original right-of-way or configuration, at the earliest opportunity.
- HP.A.5** Avoid inappropriate traffic channelization, obtrusive signage and security features, and other physical intrusions that obscure the character of the right-of-way and viewsheds.
- HP.A.6** Reinforce the city’s historic landscape character and maintain the integrity, form, and design of the L’Enfant street network.
- HP.A.7** Protect the historic importance and function of the streets as operational thoroughfares.
- HP.A.8** Construct building facades to the street right-of-way lines (building lines) to reinforce the spatial definition of the historic street plan.
- HP.A.9** Protect the character and alignment of Washington’s gateway and boundary streets as defining features of the capital city.
- HP.A.10** Protect, rehabilitate, and restore the public squares, circles, reservations, and the park system that are a legacy of the *Plan of the City of Washington*.
- HP.A.11** Protect reservations that contain historic landscapes and features from incompatible changes or intrusions.
- HP.A.12** Protect and maintain the historic spatial significance of the L’Enfant reservations when designing and locating physical security measures.
- HP.A.13** Protect, rehabilitate, and enhance the extensions of major L’Enfant rights-of-way and associated reservations throughout Washington as part of the national capital’s open space framework.



SECTION B: Policies Related to the Identification of Historic Properties

Stewardship of Historic Properties

The federal government is a primary advocate for, and protector of, the image and legacy of the nation’s capital. Federal agencies working in concert with local officials and interested citizens must be careful stewards of the historic properties under their care or affected by their decisions. Agencies are responsible for preserving historic properties while also facing the challenge of new and evolving uses and missions. The federal government has many tools for the protection and enhancement of historic properties including laws, regulations, executive orders, federal planning and policy initiatives, the Comprehensive Plan, and individual agency policies. It has an obligation to coordinate with local and private entities and, when appropriate, to encourage partnerships with them. NCPC provides one of several public forums where planning and historic preservation consultation can occur.

The cornerstone of strong historic preservation planning is the identification of historic properties. Many historic resources in the NCR were identified and are widely recognized and acknowledged through federal and local historic designation. Many of Washington’s landmarks are well known, and there are hundreds of historic properties and districts in the region. Many of these resources are significant for their local history and their role in the nation’s history. Recognizing these properties and educating the public on their historic significance is an important component for their protection and preservation.

At times, the value of historic places or features may not be readily apparent. Therefore, it is important to publicize information on their significance for them to be better understood. This includes resources such as archaeological sites, cultural landscapes,<sup>14</sup> and Modern-era (post World War II) properties.

While many historic properties in Washington date to the 18th or 19th centuries, there are also more recent resources worthy of recognition. The federal government played a critical role in urban renewal and was responsible for the development of many Modern era resources. One of the historic preservation challenges facing the federal government today is the evaluation of these properties.

The federal government should:

- HP.B.1** Identify and protect historic properties and disseminate information about their significance to the public.
- HP.B.2** Recognize that there may be resources including buildings, structures, and landscapes that are historically significant and reflect design or cultural significance of the recent past. Identify and protect these resources to ensure that properties that have not been evaluated for listing in the National Register of Historic Places are nonetheless noted for their potential future significance and are treated accordingly.
- HP.B.3** Coordinate with local agencies, citizen groups, and property owners in the identification, designation, and protection of public and private historic properties. Collectively these resources reflect the image and history of the National Capital Region.
- HP.B.4** Conduct archaeological investigations in the earliest phases of master planning or project development in order to avoid the disturbance of archaeological resources.
- HP.B.5** Recognize that historic federal properties are sometimes important for local history. Ensure that locally significant characteristics or qualities are maintained.



E.L. Maivaney

The U.S. Tax Court is a modern-era building.



## SECTION C: Policies Related to the Protection and Management of Historic Properties

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The Renwick Gallery is located in a National Historic Landmark building on Pennsylvania Avenue, adjacent to the White House and the Eisenhower Executive Office Building.

The protection and management of historic properties are critical elements to successful historic preservation planning. The federal government owns and manages many of the nation's most significant historic resources including the National Mall, and these properties should be protected for future generations. Sections 106 and 110 of NHPA provide the foundation for federal preservation policies, stewardship of historic properties, and decision-making. Federal agencies protect their historic resources by listing them, or by determining that they are eligible for listing, in the National Register of Historic Places. This, in turn, provides further regulatory protection during the planning and implementation of rehabilitation and new construction projects. Section 106 provides the framework for the regulatory process by which federal agencies reach decisions about historic properties under their jurisdiction. Federal agencies use the Secretary of the U.S. Department of Interior's established Standards for Preservation in carrying out historic preservation responsibilities. Historic preservation planning occurs during the design of individual projects; during the development of master plans; and through federal agencies' efforts to research, evaluate, protect, and manage historical and cultural resources under their jurisdiction.

Section 106 establishes the process by which federal agencies consider the effects of their proposed actions on historic properties. For many projects, Section 106 requires that federal agencies consult with the State Historic Preservation Offices of Maryland, the District of Columbia, or Virginia, involved Indian tribes, and the ACHP. Relevant federal and county or municipal agencies (including NCPC), as well as interested professional, civic, and community organizations and individuals join public agencies in the consultation process.

Section 110 of the NHPA requires federal agencies to establish their own historic preservation programs and proactively identify, evaluate, designate, and protect historic properties under their jurisdiction. Agencies such as the U.S. General Services Administration, the NPS, and the U.S. Department of Defense have large inventories of historic properties, entailing a significant commitment of resources in all aspects of property stewardship. Smaller agencies with limited land holdings are also required to identify and protect their historic properties, even if property management is not central to their mission.

Along with the requirements of Sections 106 and 110, federal agencies’ master plans are primary tools for assessing historic resources, developing long-term goals and plans, coordinating with other public and private entities, and implementing new planning methods and technologies. NCPC reviews these master plans, verifying and participating in consultation with local preservation offices and providing an opportunity for public involvement. For installations with more complex historic preservation challenges, federal agencies may be asked to prepare management plans that provide in-depth procedures for the treatment of their historic properties. Master planning documents are important tools used by the Commission when reviewing individual site and building plans.

The federal government should:

- HP.C.1** Sustain exemplary standards of historic property stewardship.
- HP.C.2** Integrate the preservation, rehabilitation, and adaptive reuse of historic properties, including buildings and landscapes, into master plans for federal campuses and facilities.
- HP.C.3** Maintain a sense of historic continuity and evolution by preserving federal buildings representative of different eras and styles. Include contemporary architectural styles in future federal development as they contribute to, and enhance, the area’s urban fabric.
- HP.C.4** Preserve, rehabilitate, and protect historic landscapes and open spaces, both natural and designed, which are integral components of federal properties.
- HP.C.5** Protect significant archaeological resources by leaving them intact and undisturbed. Maintain an inventory of sites with potential for archaeological discovery and significance.
- HP.C.6** Use historic properties for their original purpose or, if no longer feasible, for an adaptive use that is appropriate to their context and is consistent with the property’s significance and character.
- HP.C.7** Ensure the continued preservation of federal historic properties through ongoing maintenance.
- HP.C.8** Plan, where feasible, for federal historic properties to serve as catalysts for local economic development and tourism.
- HP.C.9** Promote the integration of sustainability objectives with the preservation, rehabilitation, or restoration of historic properties.
- HP.C.10** Protect and rehabilitate the National Mall and its monumental character as a historic open space that functions as the nation’s preeminent gathering space.
- HP.C.11** Protect, and preserve in place, the extant boundary stones that mark the original survey of the District of Columbia.
- HP.C.12** Ensure that sites and settings for federally owned historic assets in the region are preserved and maintained as integral parts of the National Capital Region’s historic character.
- HP.C.13** Identify appropriate historic preservation protections prior to disposal of historic properties.



The rehabilitated and renovated historic Center Building, located on the historic St. Elizabeths West Campus, will house the U.S. Department of Homeland Security Headquarters and the Secretary’s office.





Union Station, designed by Daniel Burnham, is a major transportation hub in Washington.

## SECTION D: Policies Related to Design Review

Through the insistence on good design and stewardship of its historic buildings and open spaces, the federal government is a primary advocate for, and protector of, the image and legacy of the nation's capital. The character of adjacent historic properties must be considered when a historic building can no longer be used as originally intended, an addition or modernization is needed, or a new facility must be constructed. Complex planning and design decisions must be made by federal and local planners during the renovation or rehabilitation of historic properties. At times, in partnership with private entities, the federal government will pursue land acquisitions, transfer property, propose the adaptive use of historic buildings, expand federal facilities, or undertake site and campus development.

In all of these cases, the federal government should encourage design based on the premise of compatibility with the surrounding historic context. Rather than imitate historic buildings, a rehabilitation or new construction project should find a balance between contemporary design and the surrounding historic context. While finding a balance can be a challenge, strong contemporary architecture is necessary for the city to continue to evolve and function as the nation's capital.

The policies relate to design review work in concert with those established in the Urban Design Element.

The federal government should:

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



## The Secretary of the Interior's Standards

The Secretary of the U.S. Department of Interior has established standards for historic preservation programs, including those advising federal agencies on the treatment of historic properties listed in, or eligible for listing in, the National Register of Historic Places. The Secretary of the Interior's Standards for the Treatment of Historic Properties, with guidelines for preserving, rehabilitating, restoring and reconstructing historic buildings were developed to cover a wide range of preservation activities and historic property types. There are separate standards for preservation, rehabilitation, restoration, and reconstruction, as well as for acquisition. In addition, the National Park Service developed guidelines to assist in applying the Secretary of the Interior's Standards to these different preservation options and to different types of historic properties.

Federal agencies most commonly use [\*The Secretary of the Interior's Standards for Rehabilitation\*](#)<sup>15</sup> in conjunction with the [\*Guidelines for Rehabilitating Historic Buildings\*](#)<sup>16</sup> to carry out their preservation responsibilities for properties in federal ownership or control, and for properties affected by federal projects. The Secretary of the Interior's Standards provide guidance for the preservation of a historic property's significance through the preservation of its historic materials and features. The National Park Service defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alteration, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."\* The Secretary of the Interior's Standards and Guidelines provide guidance on how to achieve these alterations without the loss of historic building fabric and finishes that define the building's historic character.

\* Use of the term assumes that some alteration of the historic building is required in order to make the building suitable for a current or new use.

### *The Secretary of the Interior's Standards for Rehabilitation:*

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other historic properties will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.





## SECTION E: Policies Related to the Capital's Historic Image

As the capital city, Washington represents the nation. The image of Washington is experienced by residents and visitors, and transmitted around the nation and world by the media, arts and literature, historic photographs—even through our currency. This resonating and powerful image is formed by individual buildings and monuments, and by the city's overall urban design—particularly because central Washington's overall form has been explicitly, and very successfully, designed to establish a setting that symbolically expresses the nation's ideals and values.

This image evokes and reinforces our national aspirations, and is the backdrop to the nation's celebration, culture, and political life. Since the federal establishment has grown beyond the original capital city to become a significant presence, the entire region's historic resources have a role in shaping the capital's image.

The following policies recognize and protect the overall character of the capital's image, and improve it, where needed. The guidance helps to ensure that future development contributes to strengthening the significant architectural and planning character, achieved over centuries, that makes the national capital a special and unique place. These policies work hand in hand with the policies in the Federal Urban Design Element to provide goals and guidance to federal agencies to protect historic resources, improve federal building design, and support a high quality public realm in Washington.

The federal government should:

- HP.E.1** Plan carefully for appropriate uses and compatible design in and near the monumental core to protect and preserve the nation's key historic properties.
- HP.E.2** Ensure that federal facilities and spaces respect and complement the capital's rich design heritage and historic resources.
- HP.E.3** Design transportation infrastructure that is consistent with the urban design principles of the *Plan of the City of Washington* and surrounding historic properties.
- HP.E.4** Recognize the role historic properties, memorials, and monuments have in defining the national capital and its image.

## Endnotes

1. **L'Enfant Plan and McMillan Plan:** [http://www.ncpc.gov/ncpc/Main\(T2\)/About\\_Us\(tr2\)/About\\_Us\(tr3\)/History.html](http://www.ncpc.gov/ncpc/Main(T2)/About_Us(tr2)/About_Us(tr3)/History.html)
2. **Permanent System of Highways Act:** <http://dcregs.dc.gov/Gateway/RuleHome.aspx?RuleNumber=10-B2709>
3. **Height of Buildings Act:** [http://www.ncpc.gov/ncpc/Main\(T2\)/About\\_Us\(tr2\)/About\\_Us\(tr3\)/HeightofBldgs1910.pdf](http://www.ncpc.gov/ncpc/Main(T2)/About_Us(tr2)/About_Us(tr3)/HeightofBldgs1910.pdf)
4. **Old Georgetown Act:** <https://www.cfa.gov/about-cfa/legislative-history/old-georgetown-act-public-law-81-808>
5. **National Historic Preservation Act:** <http://www.achp.gov/nhpa.html>
6. **District of Columbia Home Rule Act:** <http://dccouncil.us/pages/dc-home-rule>
7. **D.C. Historic Preservation Act of 1978:** [http://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/DC\\_Chapter\\_1\\_General\\_Provisions.pdf](http://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/DC_Chapter_1_General_Provisions.pdf)
8. **The Secretary of the Interior's Standards for the Treatment of Historic Properties:** <http://www.nps.gov/tps/standards.htm>
9. **National Capital Planning Act:** <https://www.law.cornell.edu/uscode/text/40/subtitle-II/part-D/chapter-87>
10. **Extending the Legacy: Planning America's Capital for the 21st Century:** [http://www.ncpc.gov/ncpc/Main\(T2\)/Planning\(Tr2\)/ExtendingtheLegacy.html](http://www.ncpc.gov/ncpc/Main(T2)/Planning(Tr2)/ExtendingtheLegacy.html)
11. **Memorials and Museums Master Plan** [http://www.ncpc.gov/ncpc/Main\(T2\)/Planning\(Tr2\)/2MPlan.html](http://www.ncpc.gov/ncpc/Main(T2)/Planning(Tr2)/2MPlan.html)
12. **Monumental Core Framework Plan:** [http://www.ncpc.gov/ncpc/Main\(T2\)/Planning\(Tr2\)/FrameworkPlan.html](http://www.ncpc.gov/ncpc/Main(T2)/Planning(Tr2)/FrameworkPlan.html)
13. **National Capital Urban Design and Security Plan:** [https://www.ncpc.gov/DocumentDepot/Publications/SecurityPlans/NCUDSP/NCUDSP\\_Section1.pdf](https://www.ncpc.gov/DocumentDepot/Publications/SecurityPlans/NCUDSP/NCUDSP_Section1.pdf)
14. A geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person exhibiting other cultural or aesthetic values.
15. **The Secretary of the Interior's Standards for Rehabilitation:** <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>
16. **Guidelines for Rehabilitating Historic Buildings:** <http://www.nps.gov/tps/standards/rehabilitation/rehab/>