

# EHT TRACERIES INC



1121 FIFTH STREET, NW, WASHINGTON, DC 20001-3605 TEL (202) 393-1199 FAX (202) 393-1056  
E-MAIL EHT@TRACERIES.COM

June 5, 2006

Mr. Ted Hallinan  
Louis Dreyfus Property Group  
2001 K Street, NW  
Suite 202  
Washington, DC 20006-1038

RE: Revised Proposal for Capitol Hill Survey  
Project 1B (Blue Neighborhood Survey): Squares 753, 777, 778, 809, 810, 833, 834, 859, 860, 890, 891, 912, 913, 959, 960  
Project 1C (Green Nomination): National Register Historic District Expansion Squares 752, 753, 777 and 778  
Project 1D (Brown Partnership): Squares 982, 983, 984, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1027, 1028, 1029, 1030, 1031, 1032, 1033

Dear Mr. Hallinan:

EHT Traceries, Inc. is pleased to provide you with this revised proposal for the on-site survey and documentation and nomination of the Capitol Hill Historic District Expanded in northeast Washington, D.C. The survey and documentation information gathered during the "Blue" Survey will be analyzed by EHT Traceries for the preparation of an expansion for the National Register Historic District nomination for the Capitol Hill Historic District. Additionally, Traceries will undertake the survey and documentation of the Brown Survey area comprising 17 additional squares and buildings.

Because of the extensive work we have successfully completed in the District of Columbia in the past, our strong background in the evaluation of historic properties, and our working knowledge of the requirements of the National Register of Historic Places, EHT Traceries offers an exceptionally high level of expertise for this project. Since 1983, EHT Traceries has surveyed and successfully prepared a number of individual and historic district nominations in the District of Columbia. This has included the preparation of twelve National Register Historic District nominations, including Mount Vernon Square, Shaw, Greater U Street, Greater Fourteenth Street, Sheridan-Kalorama, Mount Pleasant, and Foggy Bottom. Similarly, EHT Traceries has prepared over fifty nominations in Virginia and Maryland. A number of the nominations were the direct result of our unyielding commitment to work with community volunteers and local historians, a valuable resource we will continue to utilize. We propose to continue using our academic knowledge, sound survey skills, and first-hand experience to document this area of Capitol Hill.

EHT Traceries will undertake the survey and documentation of both survey areas, enter the survey information into the Access database, and prepare an expansion to the National Register Historic District for a [REDACTED]. All expenses are additional and reimbursable to EHT Traceries, Inc. You should anticipate between [REDACTED] for expenses over the course of the work. Please call Laura Trieschmann or me should you have any questions.

Sincerely,



Laura Harris Hughes  
Principal

## **A. SCOPE OF WORK AND WORK PLAN**

### **1. SCOPE OF WORK**

The survey and documentation of Capitol Hill Expanded will be completed to the approved standards of District of Columbia State Historic Preservation Office (D.C. SHPO) and the National Register of Historic Places and will include:

#### **■ On-Site Survey:**

- Identification and completion of documentation for approximately 550 properties to the reconnaissance level;
- Entry of on-site and archival documentation using a computerized database to be approved by the D.C. SHPO for approximately 550 properties, including primary and secondary resources;
- Generation of two sets of hard-copy survey forms from the Access database (one for the D.C. SHPO and one for the Capitol Hill Citizens group);
- Preparation of digital images of each property and maps to equal or exceed D.C. SHPO standards;
- Recommendations for boundaries for a historic district (new or expansion of Capitol Hill Historic District); and
- Production of two sets of all survey products for submission.

There are two survey groups:

**Blue Survey Area:** Survey boundaries include all properties within the area bordered by 2<sup>nd</sup> Street to the west, H Street to the north, 11<sup>th</sup> Street to the east and F Street to the south in the District of Columbia. This includes the commercial properties on the south side of H Street.

**Brown Survey Area:** Survey boundaries include all properties within the area bordered by 11<sup>th</sup> Street to the west, H Street to the north, 14<sup>th</sup> Street to the east and Constitution Avenue to the south in the District of Columbia. This includes the commercial properties on the south side of H Street.

### **2. WORK PLAN**

To accomplish the above described work, the following tasks are necessary:

- Task 1: Organization and Management
- Task 2: Archival Survey/Research
- Task 3: On-Site Survey
- Task 4: Data Entry
- Task 5: Historic District Nomination
- Task 6: Submittal of All Documentation

## **TASK 1: Organization and Management**

Traceries will prepare for the survey effort by determining what work has been accomplished to date that can expedite the current effort, coordinating survey and database efforts, organizing and maintaining research and inventory files. This task includes meetings with the client, interested person, and staff of the D.C. SHPO. Traceries will conduct and/or participate in at least two public meetings.

## **TASK 2: Archival Survey**

This will include the collection and recordation of the following information:

- Historic map information including resource footprints
- Current Square maps to determine the address and lot number for each primary building
- Original D.C. Building Permits (to be provided by the D.C. SHPO)
- D.C. Building Permits for major alterations as may be necessary to supplement permit documentation

This information will then be entered into the Access database as part of the documentation effort.

## **TASK 3: On-Site Survey**

The survey will include at least two digital images showing the main and rear elevations of each primary resource and that of any secondary structures. The on-site survey will identify primary resources for each square and confirm or record the following information:

- Address
- Use
- Primary Exterior Materials
- Identification of Each Secondary Structure by Type and Exterior Materials
- Location on Square Map
- Indication of any change to the footprint, size or location of primary and/or outbuildings
- Any other important information that is needed to understand the property
- ID# of digital images

## **TASK 4: Data Entry**

Upon completion of the survey, the information will be gathered and entered into the Access database. The reports generated from this database will provide the survey lists and individual data sheets. The digital photographs and map images will be incorporated into the data files.

The database will include the following information as possible for each primary resource:

- Address
- Lot and Square
- Building Use
- Primary Exterior Materials
- Identification of Each Secondary Structure by Type and Exterior Materials
- Original Architect
- Original Builder
- Original Developer/Owner
- Alterations and Additions
- Digital Images and Mapping
- Photographic Location Information
- Other Information of Note
- Date of Survey Effort and Person(s) Conducting Survey

This information will be reviewed for accuracy.

#### **TASK5 Historic District Nomination and Additional Recommendation for future expansion to the Historic District boundaries**

This work is the direct result of the Intensive-Level Survey of the Capitol Hill Expanded Survey areas that will be completed by EHT Traceries prior to commencing work on the National Register Historic District expansion documentation.

One National Register Historic District Expansion Registration Form will be completed for the historic district. This work will include completing the technical questions on the form, preparing architectural (Section 7) and historical narratives (Section 8), and included appropriate maps, slides, and black-and-white photographs. An inventory with brief descriptions of all surveyed properties within the expanded historic district will be included at the conclusion of Section 7.

A draft of the nomination will be submitted to the appropriate staff of the D.C. Historic Preservation Office for review. Two sets of all National Register-related products will be prepared and submitted to the D.C. Historic Preservation Office.

A presentation will be made to the D.C. Historic Preservation Review Board.

**Based on the survey and documentation findings for the additional Blue survey areas and the brown survey area, EHT Traceries will make any recommendations for additional expansions to the historic district or a new historic district in Capitol Hill. The recommendations will note contributing and non-contributing resources within the proposed boundaries, with a detailed explanation of the integrity for non-contributing properties.**

#### **TASK6 Submittal of All Documentation**

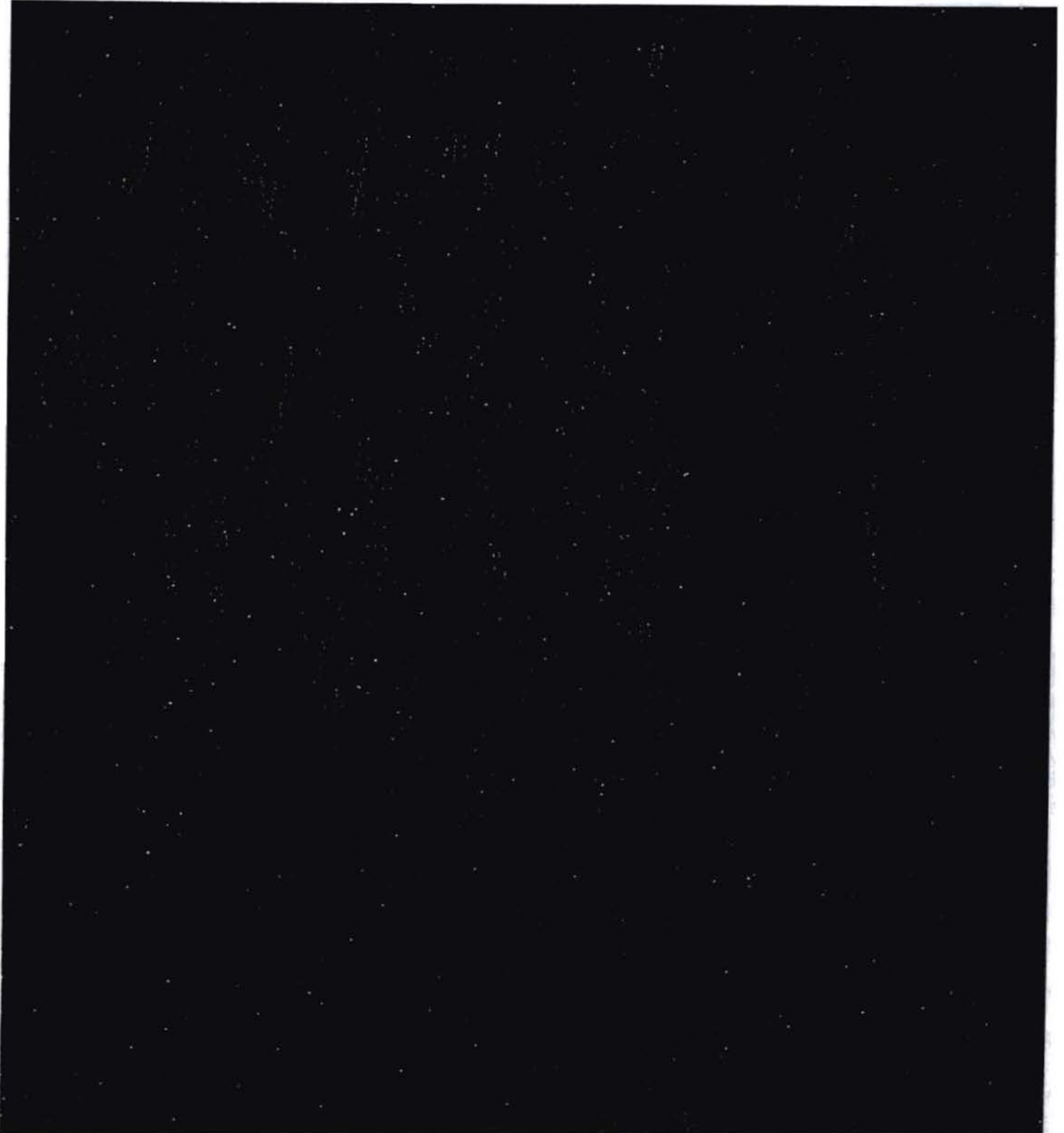
EHT Traceries will provide two electronic copies of the survey database, two hard-copies of each surveyed property, two CD-Roms with digital images and mapping, and recommendations for historic designation. The final products will be printed on non-archival paper in black-and-white.

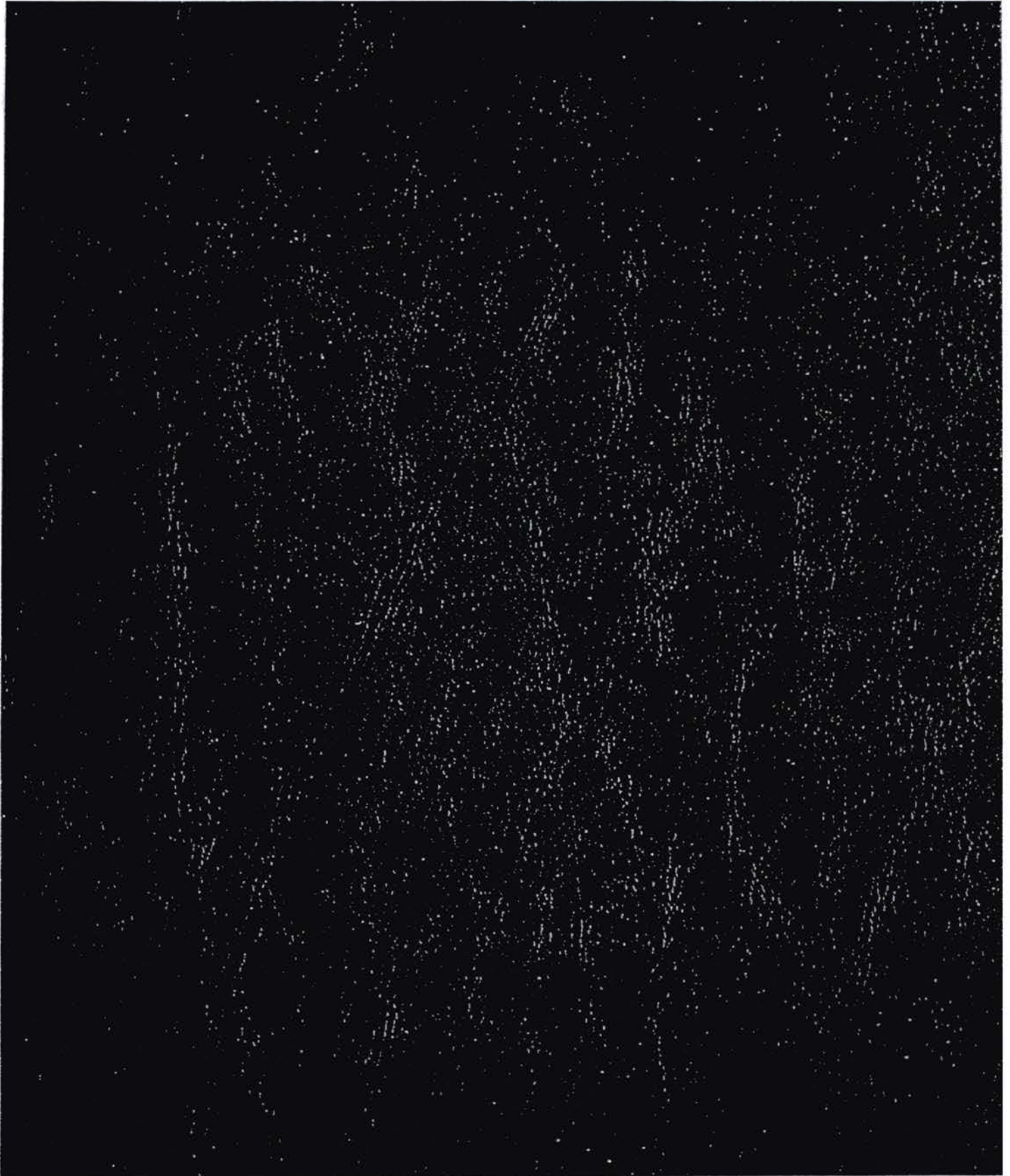
### **B. STAFFING**

Laura Trieschmann, Directory of Survey and Documentation, will direct the project, prepare the recommendations,

and conduct the public meetings. Architectural Historian Patti Kuhn, who has worked on several historic context projects and the nomination of several historic districts, will manage the archival research and on-site architectural investigation, and assist with the data entry. Elizabeth Breiseth and Ellen Jenkins, Architectural Historians/Surveyors, will assist with the archival research, on-site survey, data entry, and production of the products.

### **C. FEES AND EXPENSES**









**D. SCHEDULE**

EHT Tracerics, Inc. will work with you on the project schedule to meet your deadlines and project requirements.

**E. AGREEMENT**

Please sign and date below if you agree to the conditions stated within for the survey and documentation of Capitol Hill expanded:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

A signed copy of this agreement will be provided for you prior to the commencement of work.



# LEGEND

- ... SQ 752
- ... Neigh. survey
- ... Nominat
- ... Partnership

