

CHAPTER 3: HISTORIC INTEGRITY

The 1991 HPRB landmark decision for McMillan Park Reservoir states that the property possessed sufficient integrity to convey, represent, or contain the values and qualities for which it is judged significant. The following provides an updated integrity evaluation based on contemporary professional methodology using the seven aspects of integrity established by the National Park Service: materials, workmanship, design, location, setting, feeling, and association.²⁴ As stated in Chapter 2 of this report, the McMillan Site is significant as a distinct component of the overall McMillan Park Reservoir Historic Landmark. Therefore, the integrity of this distinct component McMillan Site can be assessed separately from the landmark as a whole. An assessment of the significance statement for the McMillan Site indicates that all seven aspects of integrity are important to conveying the significance of the landmark.

The evaluation is organized into three parts: (1) the integrity of the Site's slow sand filtration plant; (2) the integrity of the Site's designed landscape; (3) the integrity of individual resource types at the Site. The slow sand filtration plant was constructed between 1903-1905 as a public works facility. Frederick Law Olmsted, Jr.'s developed a landscape plan for the Site in response to the dedication of McMillan Park in 1906, and his design was implemented between 1907 and 1919. Once implemented, the designed landscape for the pedestrian park became an integral part of the historic character of the Site as a whole; however, the integrity of the designed landscape can be evaluated separately because it was conceived, planned, designed, and completed as an independent effort. Finally, the integrity of individual resource types was evaluated separately to inform the resource-specific treatment recommendations that are included in Chapter 4 of this report.

I. HISTORIC INTEGRITY OF THE SLOW SAND FILTRATION PLANT

The McMillan Site is occupied by a large section of the slow sand filtration plant, including several below-ground and above-ground built resources associated with the water purification process: filter beds, service courts, sand bins, regulator houses, stairs, ramps, sand washers, and manholes. All of these resources were included in the original plans for the filtration plant and were designed as part of its intended operation for the purification of water.²⁵

DESIGN

The design of the Sand Filtration Plant gives the McMillan Site a unique character, defined by its artificial topography, trapezoidal footprint, spatial organization, and utilitarian aesthetic. These design components have remained intact since the original construction of the filtration plant in the first years of the twentieth century.

²⁴ This evaluation does not address the integrity of the areas of the 92-acre landmark that are located outside the 25-acre McMillan Site.

²⁵ The current stationary sand washers were replaced in 1910 and are in the same locations as the original. The washers are the only built resources with wholesale alterations since the original construction of the site.

From above, the Site is defined by its large trapezoidal footprint bounded by North Capitol Street to the east, Michigan Avenue to the north, First Street to the west, and Channing Street to the south. Within the trapezoid, the site is divided horizontally by two paved service courts that traverse east-west across the full width of the Site. These service courts create a tripartite organization of expansive open spaces, which correspond to the grassy roofs of the subterranean filter beds. The linear organization of built resources within the service courts makes this tripartite organization of open space legible from the ground, as well, as the buildings and structures rise above the horizontal plane of the adjacent open spaces.

The Site's original design is also conveyed through the distinct structural forms and rhythms of its above-ground and below-ground built resources. The above-ground resources of the sand filtration plant are confined to the two east-west service courts. A linear configuration of large smooth concrete cylindrical sand storage bins that rhythmically marches east-to-west from First Street to North Capitol Street and are occasionally interrupted by a one-story red brick regulator house with hipped roofs clad in red clay tiles. Several concrete stationary sand washers are also located in the service courts within the east-west lines of storage bins and regulator houses. The service courts themselves are defined by concrete retaining walls, which are punctuated by regularly spaced arched portals that lead to the filter beds below. Various types of arches are evident throughout the site: the passageways through the storage bins, the window and door openings of the regulator houses, and the door openings of the filter bed portals. Once below ground, these arched shapes take on another dimension, where seemingly endless rows of un-reinforced concrete vaults convey the structural system of the site's subterranean filter beds. The repetition of these strong architectural forms—cylinders, arches, boxes, and vaults—gives the site a strong rhythmic expression, both above and below ground. All of these architectural forms and rhythms are part of the original design of the sand filtration plant on the McMillan Site and are critical aspects of its historic character.

As viewed from surrounding areas, the site is also defined by a unique topography that is a product of the original design of the sand filtration plant. At the beginning of construction of the facility in 1903, the property's natural rolling topography was re-graded to accommodate a level foundation for the concrete filter bed structures. Once the filter beds were constructed, an additional layer of fill was placed on top, creating a grassy plateau that conceals the concrete structures below. Because the re-grading was confined to the Site, the topography of the McMillan Site is dramatically different from that of the surrounding streets. From points south, the plateau rises approximately sixteen feet above Channing Street. At its north end, the plateau is depressed approximately twelve feet from Michigan Avenue. The decision to apply an additional layer of fill on top of the filter beds allows the McMillan Site to read as having a distinct topographical feature rather than an expanse of concrete structures.

While the distinct architectural forms of the built resources provide visual interest to the Site, the forms of most of the built resources were dictated by their functions. As such, the architectural forms play an important role in conveying the specific purpose each element had in the water purification process. Further, the spatial relationships that create the Site's characteristic architectural rhythms fundamentally convey the operational relationships of the

various structures and how they were used during the day-to-day operation of the sand filtration plant.

A majority of the Site's original above-ground and below-ground built resources remain in place, and no new construction has occurred. All material loss due to deterioration or demolition is localized and does not detract from the ability of extant resources to collectively convey the Site's architectural design, as documented in the original plans and drawings for the filtration plant. The spatial relationships of these resources have also been retained, as no extant built resources have been moved from their original locations. Therefore, the Site has a high degree of integrity of architectural and engineering design.

MATERIALS

The sand filtration plant on the McMillan Site was constructed using a variety of materials, including reinforced and un-reinforced concrete, brick, clay tile, wood, and metal. The construction materials give each type of built resource a characteristic color and texture that is consistent for that resource type throughout the site. Cylinders of smooth gray-toned concrete define the sand storage bins, while warmer tones of exposed-aggregate concrete define the walls and portals of the service courts. From afar, red brick walls and terracotta tile roofs make the four regulator houses on the Site stand out amidst gray concrete cylinders of the storage bins. The use of both matte concrete and glazed brick also provides a juxtaposition of texture and color... More subtle blues, greens, and grays define the isolated instances of painted wood in the doors and window screens of the regulator houses and filter bed portals. Although not as visible from afar, various types of metal elements provide some of the most intricate details on the Site, from the portal door hinges to the patterns of the more ornamental manhole covers within the service courts. The grassy roofs of the filter beds provide some relief against the hard, solid character of the masonry service courts and associated resources, and thousands of metal manhole covers rhythmically interrupt the seemingly natural character of these grassy plains, reminding visitors of the artificial character of the Site and the structures below.

Through years of neglect, various degrees of material deterioration and loss have occurred throughout the Site. A substantial amount of material deterioration is due to inherent structural issues that were first documented in a 1906 report by civil engineers Allen Hazen and E.D. Hardy, entitled "Works for the Purification of the Water Supply of Washington, D.C."²⁶ The report describes the structural deterioration of specific filter beds and identifies the cause of the deterioration to be the inconsistencies in the original cut and fill work for the construction of the filtration plant. The areas of deterioration identified in that report are mostly consistent with the conditions documented in a 2001 structural investigation of the Site, which concluded that eight of the twenty filter beds are structurally unsound. Despite these conditions, all twenty original filter beds are extant on the site. Despite the various degrees of above-ground and below-ground material deterioration, the Site continues to owe a significant part of its historic character to the original palette of materials. Therefore, the Site retains a high degree of integrity of materials.

²⁶ Allen Hazy and E.D. Hardy, "Works for the Purification of the Water Supply of Washington, D.C.", Transactions of the American Society of Civil Engineers, Vol. LVII, 1907.



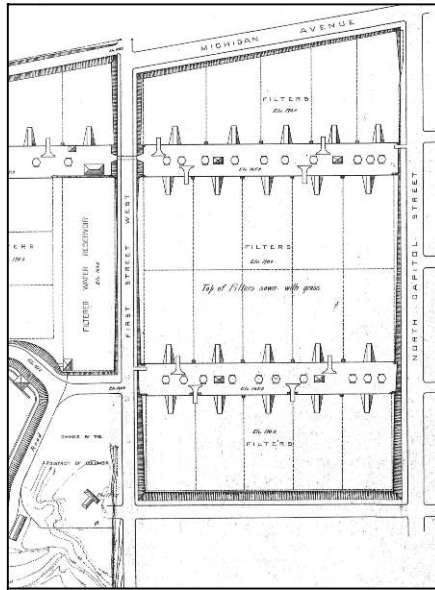
View of site looking southeast, 2008
(EHT Tracerics, Inc.)



View of site looking northeast, c. 1910
(see Appendix A)



Aerial view, 2009 (Google Earth)



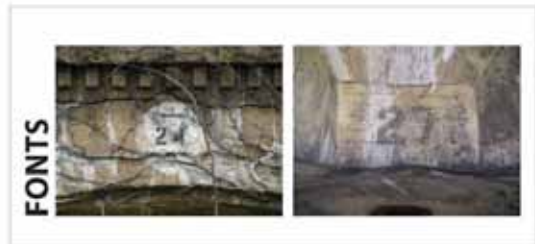
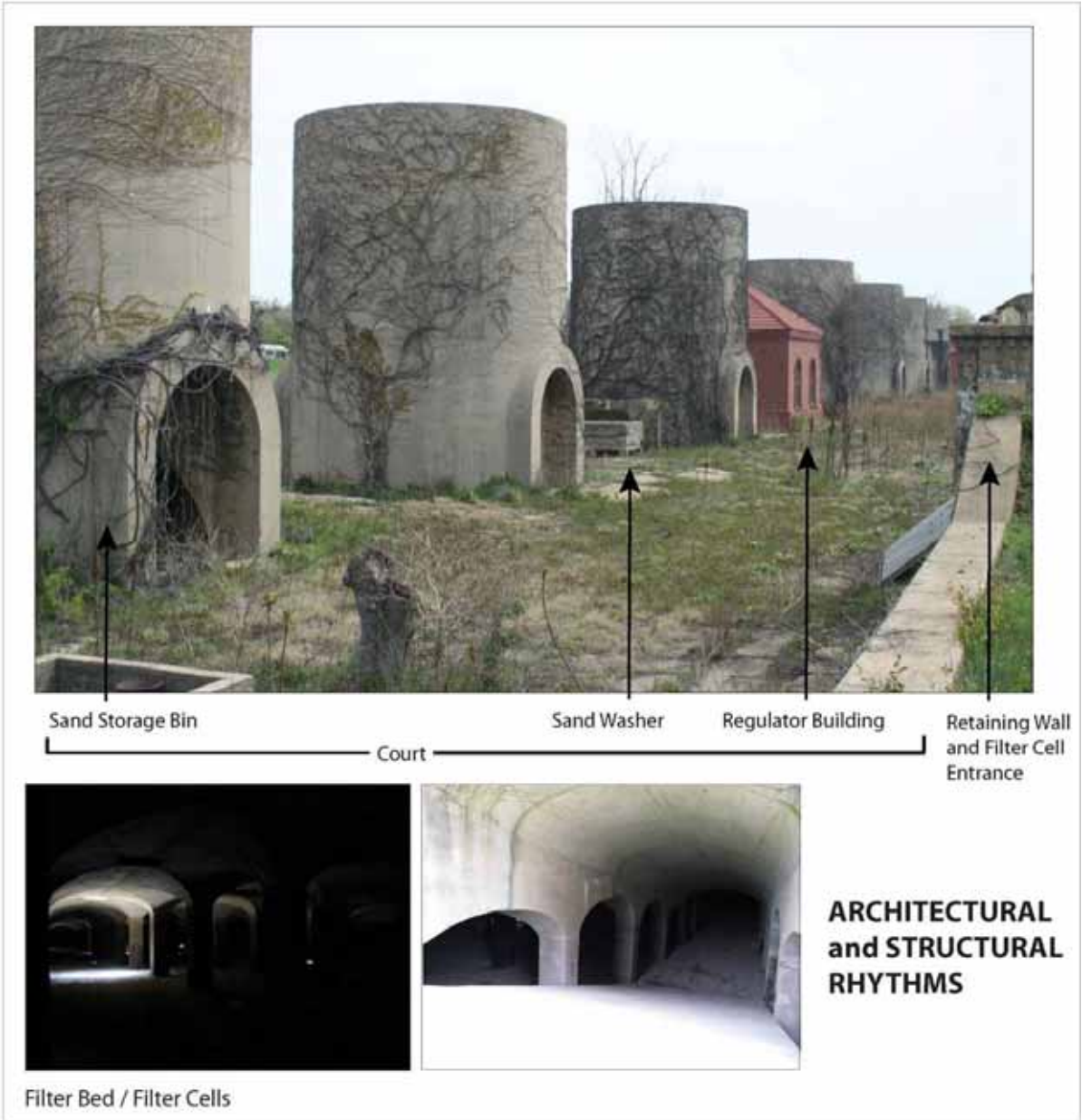
Existing conditions map, c. 1905 (see Appendix A)



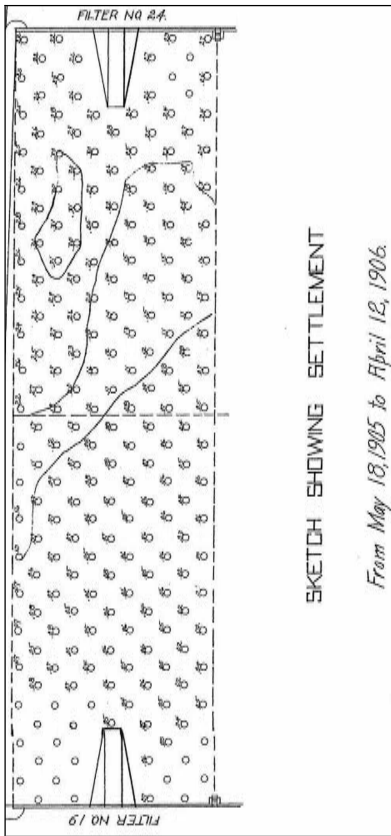
Service Court, 2008 (EHT Tracerics, Inc.)



Service Court, c.1904 (see Appendix A)



Elements of design, materials, and workmanship at the McMillan Site
(EHT Tracerics, Inc. 2008)



Plan showing settlement from first year of plant operation. Settlement appears to have been measured for most columns in Filter Beds No. 19 and 24, which have been identified as structurally unsound in recent structural investigations (see Appendix A). The contour lines appear to indicate cracking or collapse; the smaller contour lines in the upper left of Filter Bed No. 24 are consistent with the current location of collapsed material.

WORKMANSHIP

The original workmanship of the sand filtration plant is still evident on both a large and small scale and contributes to the McMillan Site's historic character. The markings of original formwork provide a linear texture to the otherwise smooth concrete surfaces of the cylindrical sand bins and the concrete vaults of the filter beds. Flemish-bond coursing of the brick walls of the regulator houses gives this public works facility a sense of permanency and high style for an otherwise utilitarian Site.. Where original concrete ramps and floors exist, various joint and scoring patterns in the concrete provide additional layers of texture. Evidence of workmanship and attention to detail is one of the primary characteristics that differentiate the McMillan Site from examples of modern civic infrastructure, and the Site retains a high degree of integrity of workmanship.

FEELING

Presently, all structures that were built on the McMillan Site for the specific purpose of facilitating water purification are non-operational, and the Site is not planned to be used again for its intended purpose. However, the forms of the extant structures still convey their original functions within the filtration plant. The adjacency to the McMillan Reservoir further reinforces the retention of the Site's character as part of a functioning water purification plant. Therefore, the Site retains a high degree of integrity of feeling as a public works facility.

ASSOCIATION

The McMillan Site is part of the facility that was originally and is still referred to as the McMillan Sand Filtration Plant. This name retains the Site's association with Senator James McMillan, for whom the facility was dedicated in 1906. Further, the Site retains its association with the history of water purification through the retention of a majority of the buildings and structures that were associated with the operation of the sand filtration plant. Therefore, the McMillan Site retains a high degree of integrity of association.

SETTING

The sand filtration plant was constructed on several city blocks that were undeveloped but had been approved for subdivision into residential lots. Therefore, the original setting of the McMillan Site was defined by undeveloped residential plats to the east and south, the Washington City Reservoir site to the west, and the pastoral land of the United States Soldiers' Home (presently known as the Armed Forces Retirement Home-Washington) to the north. Row houses were constructed on the residential plats soon after the filtration plant was constructed; these residential developments still exist and continue to define the setting to the east and south. Further, the reservoir and the section of the filtration plant located west of First Street, although altered over time, continue to define the setting to the west. During the latter half of the twentieth century, the construction of the medical complexes to the north severed the physical relationship that originally existed between the McMillan Site and the Soldiers' Home and interrupted the once continuous open space of the McMillan Site and Home's dairy pastures. Despite this intrusion, the Site retains its overall setting as a public works facility placed within the sprawling urban development of the city and in close proximity to large institutions. Therefore, the McMillan Site retains a moderate degree of integrity of setting.

LOCATION

The current site of the filtration plant was one of three locations originally considered by the Army Corps of Engineers in 1902. According to the 1906 report, the Corps selected this site for its central location within the city, as well as its proximity to the existing reservoir. Today, the McMillan Site remains in its original location and retains the characteristics of its location that dictated its selection: the sand filtration plant is still located centrally within the city boundaries and still retains its relationship with the historic reservoir. Therefore, the McMillan Site has a high degree of integrity of location.

CONCLUSION

In summary, the slow sand filtration plant on the McMillan Site retains a high degree of integrity of architectural and engineering design, materials, workmanship, feeling, association and location, and a moderate degree of integrity of setting. Therefore, the McMillan Site and its built resources retain sufficient integrity to convey the significance of the McMillan Park Reservoir Landmark.

II. HISTORIC INTEGRITY OF THE DESIGNED LANDSCAPE

Landscape resources for the McMillan Site include all resources associated with Frederick Law Olmsted's landscape plans dating from 1907 to 1911 and implemented between 1907 and 1919. Olmsted's designed landscape included both plantings, a perimeter pedestrian path, and corner stairs.²⁷

DESIGN, MATERIALS, WORKMANSHIP, ASSOCIATION, FEELING, SETTING, AND LOCATION

The McMillan Site today retains only a few remnants of the designed landscape conceived by Olmsted. A 2002 report prepared by Parsons Infrastructure and Tech (Fairfax, VA) for the DC Office of Planning gives a detailed description of the condition of the remaining elements.²⁸ Parsons states that although the Site is covered in vegetation, extant plantings consist primarily of grasses, as well as annual and perennial herbaceous species. These plants and grasses are "volunteers" and can be classified as weeds. The identified species of the; existing vegetation do not represent species that were specified by Olmsted. However, there are some remnants of Olmsted's plan, mostly in the form of tree and shrubbery stumps, that can be used to ascertain the original patterns of some of his plantings, including the double row of small trees lining the pedestrian path, the larger trees at the Site's entry points, and the more picturesque configuration of small trees on the north end of the site.

Creepers continue to grow on the many of the structures in the service courts, contributing to the character of the Site as they change colors through the seasons. However, the Parsons report identifies these creepers as Boston Ivy, which was the original species planted on the site, not the species recommended by Olmsted, Jr. The report also identifies two extant trees, an Elm and a Mulberry, that are of sufficient age to have been part of the original design. Despite these remnants, there is material to convey the overall vision of Olmsted's landscape plan.

Despite the lack of remaining original planting material, there remains more substantial evidence of the built resources associated with Olmsted's designed landscape are more. Sufficient sections of the pedestrian path remain to allow the original route of the path to be legible. Only one of the original sets of corner stairs is still extant, but the locations of the other three sets of stairs are indicated by depressions in the topography, as well as scattered remnants of material.

CONCLUSION

Because few remnants of Olmsted's original landscape plan remain, McMillan Site's designed landscape retains a low degree of integrity of materials, workmanship, feeling, setting, association, and location. Although the remnants that do remain (stumps, spatial voids, concrete remnants) indicate some aspects of the original configuration of plantings in specific areas of

²⁷ The McMillan Memorial Fountain and other built landscape resources were included on the western section of the site, west of First Street.

²⁸ Parsons Infrastructure and Tech, "McMillan Water Treatment Plant: Landscape Survey and Treatment Plan – HPF Grant 11-01-16408," Prepared for the DC Office of Planning Historic Preservation Division. July 2002

the site, the overall character of the landscape plan is only evident through historic documentation; therefore, the site’s landscape design does not retain sufficient integrity to convey its significance in the history of the McMillan Park Reservoir Historic Landmark.

Despite the lack of integrity of the designed landscape, Olmsted’s vision for the site is fully documented and preserved in his professional records. Although past documentation efforts have consulted the Olmsted manuscripts at the Library of Congress, none of the previous reports, including the Parsons report and the landmark nomination, consulted the Olmsted Archives in Brookline, Massachusetts. EHT Tracerics, Inc., was given the opportunity to consult these records for the McMillan Redevelopment Project. Records reviewed included Olmsted’s planting plans and lists for all areas of the filtration plant and reservoir. Select plans and lists are provided in Appendix B of this report, along with a full inventory of the records available and consulted at the Olmsted Archives.

III. HISTORIC INTEGRITY OF INDIVIDUAL RESOURCES

The integrity of each resource type was evaluated based on a comparison of historic documentation (plans, drawings, photographs, and narrative descriptions) with on-site investigations of existing conditions. Because this integrity evaluation was completed for the purposes of developing resource-specific recommendations for the proposal that will be part of a PUD Stage 1 Submission, the integrity was evaluated for each resource type listed in the Resource Inventory (see Chapter 1) rather than for individual resources. Therefore, the integrity does not necessarily reflect details of the physical condition of each resource; rather, the integrity evaluation conveys whether each resource type is extant and appears to be consistent with the original location and design that is reflected in historic documentation. Structural integrity was not evaluated as part of this study. Based on this evaluation, each resource type was assigned one of the following levels of integrity. **The detailed findings of the resource-specific integrity evaluation are provided in Appendix I of this report.**

INTEGRITY	DESCRIPTION
High	All resources within the resource type are extant, in their original locations, and appear to be visually consistent with the historic character of the resource as seen in historic documentation.
Moderate	All resources within the resource type are extant and in their original locations, but the general physical condition of the resource type does not fully convey the original character of the resource type as seen in historic documentation.
Low	Not all resources within the resource type are extant and/or the general physical condition of the resource type has diminished its overall integrity so that its historic character is not fully legible.
No Integrity	The resource is no longer extant and retains no material integrity.

CHAPTER 4: PRESERVATION RECOMMENDATIONS

The McMillan Site has a unique character and history. The preservation of this site is an incredible but necessary challenge, and a comprehensive preservation strategy must be developed and implemented as part of any proposed redevelopment project. The recommendations in this report are intended to ensure that the proposal for the redevelopment submitted by VMP incorporates an effective strategy for preservation and protection of the McMillan Site.

Three types of recommendations are provided:

1. General Recommendations;
2. Resource-specific Treatment Recommendations; and
3. Mitigation Recommendations.

The **General Recommendations** are intended to provide overall preservation objectives for the redevelopment project and establish protections for the Site and its resources as plans for redevelopment are prepared. The **Resource-specific Treatment Recommendations** address the preservation of individual character-defining features based on the resource type's contribution to the Site's historic significance and integrity. The **Mitigation Recommendations** offer suggestions for balancing any aspects of the development that do not conform to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. All recommendations are provided at a level of detail intended only to inform the conceptual site plan for the redevelopment as required for the PUD Stage 1 submission. Detailed prescriptions for the treatment or reuse of individual historic resources are not included in this report and will be specified in the PUD Stage 2 process.

EHT Tracerics acknowledges that total preservation of the McMillan Site is preferable based on the Site's unique history and character and high degree of historic integrity. However, EHT Tracerics also acknowledges that the District of Columbia has charged VMP with the redevelopment of the Site. Therefore, EHT Tracerics does seek to identify what level of development is appropriate for the Site; rather we are providing preservation recommendations to VMP that ensure that the redevelopment plan for the McMillan Site incorporates historic preservation in the most effective manner. Therefore, the recommendations in this report assume the following parameters:

- The 1987 Quitclaim Deed between the United States and the District of Columbia requires that any work on the site be completed in accordance with the *Secretary of the Interior's Standards*;
- The District of Columbia has prescribed a level of development for the 24-acre McMillan Sand Filtration site;
- The Site must be developed in a manner that will accommodate an inter-modal transportation system;
- The development will consist of a combination of residential, retail, commercial/office, cultural, community, and hospitality uses;
- The site plan for the redevelopment will include passive and active open space; and

- It is known that an undefined portion of the filter bed structures are structurally unstable, and that further structural and geotechnical analysis must occur to inform the feasibility of preservation of these resources.

I. GENERAL RECOMMENDATIONS

The following General Recommendations provide overall preservation goals for the McMillan Redevelopment Project. These recommendations will help VMP balance the preservation of the site with other stakeholder concerns and interests in an effort to develop an effective strategy for considering the resource-specific and mitigation recommendations that follow.

1. Pursuant to the 1987 Quitclaim Deed transferring the McMillan Site from the United States to District of Columbia, the redevelopment of the McMillan Site should be consistent with the *Secretary of the Interior's Standards*.²⁹
2. The redevelopment on the McMillan Site should allow the landmark to retain sufficient historic integrity to convey the site's significance to the history of public works, water purification, and landscape design, as well as the site's association with Senator James McMillan.
3. Preservation of historic resources at the McMillan Sand Filtration Site can and should be a critical component of the success of the redevelopment project.
4. If critical to the preservation of the overall character of the McMillan Site, the preservation of a significant individual feature should be considered regardless of whether it will directly contribute to the ideal use and aesthetic of the redevelopment. The development should err on the side of preservation whenever possible.
5. The redevelopment of the McMillan Site should be based on planning and design principles that are specific to this historic site by reflecting the landmark's unique aesthetic, character and history in all aspects of the redevelopment.
6. The character, history, and technical operations of the McMillan Site should be celebrated through both preservation and interpretation.
7. The development team should continue to incorporate assistance from qualified preservation specialists throughout the development of the site plan, design development, and construction to ensure that meaningful preservation strategy is coordinated with DCHPO and implemented. Preservation specialists must meet professional qualifications for their respective disciplines, as provided in the *Secretary of the Interior's Standards*.³⁰

²⁹ See Appendix G for the Historic Covenant and Appendix I for the Secretary of the Interior's Standards.

³⁰ Secretary of the Interiors Standards for the Treatment of Historic Properties. Code of Federal Regulation, title 36, sec. 68 (1998).

8. A structural assessment should be completed by a qualified preservation engineer to evaluate the structural integrity of the site and its resources, including the subterranean filter beds, and to inform recommendations for stabilization, preservation, and/or adaptive reuse.
9. If aspects of the redevelopment are considered necessary but incompatible with the historic character of the McMillan Site, as defined in this report, and inconsistent with the *Secretary of the Interior's Standards*, DCHPO may determine that these aspects could be mitigated through specific actions. In this case a program of mitigation should be developed in coordination with DCHPO and reviewed as part of the PUD Stage 1 Submission.

II. RESOURCE-SPECIFIC TREATMENT RECOMMENDATIONS

The Resource-specific Treatment Recommendations are provided for the preservation of individual historic resource types at the McMillan Site. These recommendations are made in an attempt to provide a holistic preservation strategy that preserves those features that EHT Tracerics has identified as most significant to the Site's historic character and integrity. These recommendations should be used by VMP for the purpose of guiding the development of the site plan. Additional or alternate recommendations may be made by DCHPO during the Section 9b consultation process and are not precluded by the recommendations made in this report.

A. METHODS

The methods used to develop Resource-specific Treatment Recommendations for the McMillan Site are designed to be systematic and transparent. Because the 1987 Quitclaim Deed for the transfer of the McMillan Site (see Appendix H) requires that any work on the Site be completed in accordance with the *Secretary of the Interior's Standards (Standards)*, these recommendations rely on several tools that were created based on the *Standards*. The *Standards* state that choosing a treatment approach for a resource depends on the following factors: "relative importance" of the resource, integrity, proposed use, and mandated code requirements. For the purposes of providing recommendations for the PUD Stage 1 Submission, the methods for developing resource recommendations have been based on these factors and include the following four steps:

- (1) Evaluate the relative importance of each resource type (see Chapter 2 and Appendix I);
- (2) Evaluate of the integrity of each resource type (see Chapter 3 and Appendix I);
- (3) Provide a range of treatment approaches for each resource type based on the *Secretary of Interior's Standards for the Treatment of Historic Properties* (see Appendix J);
- (4) Determine the preferred treatment approach for each resource type based on a combination of its Relative Level of Significance, the integrity of the resource, and the assumption of a proposed new use.

Because the redevelopment project for the McMillan Site is early in the planning stages, only relative importance, integrity, and proposed use can be evaluated at this time. During the development of the PUD Stage 2 package, relevant code requirements will be incorporated into decisions regarding the treatment of individual resources. Further, although the specific

proposed uses for the resource types have not yet been determined, the treatment approach can assume that the site will be redeveloped and that a new use(s) for the site will be proposed.

(1) Evaluate the relative importance of each resource type

The relative importance of each resource type was determined through the process of evaluating the Relative Level of Significance (RLS) of each resource type. The methodology for evaluating the RLS is outlined in Chapter 2 of this report, and the detailed findings of the RLS evaluation are included in Appendix I of this report.

(2) Evaluate the integrity of each resource type

The methodology for evaluating the integrity of each resource type is outlined in Chapter 3 of this report, and the detailed findings of the integrity evaluation are included in Appendix I of this report.

(3) Provide a range of treatment approaches for each resource type.

A range of treatment approaches is provided for each individual resource type that is listed in the Resource Inventory in Chapter 1 of this report. The Quitclaim Deed that transferred ownership of the McMillan Site from the United States to the District of Columbia addresses the protection of the site. The deed states that any work proposed to take place on the McMillan Park Reservoir Historic Landmark must be consistent with the Secretary of the Interior's Standards for Rehabilitation. Rehabilitation of the McMillan Site may include a variety of treatment approaches for its individual resources. Therefore, the range of treatment approaches proposed in this report for each resource type is based on the four treatment approaches provided in the Standards: Preservation, Rehabilitation, Restoration, and Reconstruction. These approaches are defined as follows:³¹

- **PRESERVATION:** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement, new construction, or exterior additions.
- **REHABILITATION:** The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.
- **RESTORATION:** The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

³¹ Secretary of the Interiors Standards for the Treatment of Historic Properties. Code of Federal Regulation, title 36, sec. 68 (1998).

- **RECONSTRUCTION:** The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

(4) Determine Appropriate Treatment Approach

The Preferred Treatment Approach is selected for each resource type using the range of treatment approaches provided in this report. The determination of the Preferred Treatment Approach is made using the following guidance provided in the *Standards*:³²

- **PRESERVATION:** Preservation may be considered as a treatment when the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations.
- **REHABILITATION:** Rehabilitation may be considered as a treatment when repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate.
- **RESTORATION:** Restoration may be considered as a treatment when the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned.
- **RECONSTRUCTION:** Reconstruction may be considered as a treatment when a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived, and when sufficient historical documentation exists to ensure an accurate reproduction.

Using this guidance, a Preferred Treatment Approach is assigned to each resource type based on the combination of its RLS and integrity. When the combination of RLS and integrity of a resource type does not warrant preservation, as when a resource is missing in its entirety or or has so little materiality that it cannot be restored, "n/a" is given as the recommended treatment approach.

As the McMillan Site is owned by the District of Columbia, its redevelopment is subject to Section 9b of the District of Columbia Historic Landmark and Historic District Protection Act (DC Law 2-144). Section 9b requires the Deputy Mayor for Economic Development to consider comments of the DC Historic Preservation Officer prior to proceeding with a project under her purview. Therefore, an Alternative Treatment Approach that incorporates mitigation is provided to facilitate the consultation process with DCHPO in the case that a Preferred Treatment Approach will not be accommodated by the redevelopment.

³² Secretary of the Interiors Standards for the Treatment of Historic Properties. Code of Federal Regulation, title 36, sec. 68 (1998).

The following table lists the Preferred Treatment Approach and Alternative Treatment Approach for each combination of RLS and integrity:

RLS	INTEGRITY	PREFERRED TREATMENT APPROACH	ALTERNATIVE TREATMENT APPROACH
Key	High	Preservation	Rehabilitation and Mitigation
Key	Moderate	Preservation	Rehabilitation and Mitigation
Key	Low	Rehabilitation	Mitigation
Key	No Integrity	n/a	n/a
Supporting	High	Preservation	Rehabilitation and Mitigation
Supporting	Moderate	Rehabilitation	Mitigation
Supporting	Low	Rehabilitation	Mitigation
Supporting	No Integrity	n/a	n/a
Minor	High	Rehabilitation	Mitigation
Minor	Moderate	Rehabilitation	Mitigation
Minor	Low	n/a	n/a
Minor	No Integrity	n/a	n/a

B. RECOMMENDATIONS

The following tables provide the resource-specific treatment recommendations based on the RLS and integrity assessment of each resource type. The resource-specific treatment recommendations are organized by resource type, including built resources, site resources, and natural landscape resources.

BUILT RESOURCES

RESOURCE	RLS	INTEGRITY	PREFERRED TREATMENT APPROACH	ALTERNATIVE TREATMENT APPROACH
Regulator Houses	Key	High	Preservation	Rehabilitation and Mitigation
Sand Bins	Key	High	Preservation	Rehabilitation and Mitigation
Filter Bed Portals	Key	High	Preservation	Rehabilitation and Mitigation
Sand Washers	Supporting	High	Preservation	Rehabilitation and Mitigation
Tunnel	Supporting	High	Preservation	Rehabilitation and Mitigation
Filter Beds	Supporting	Moderate	Rehabilitation	Mitigation
Service Courts	Supporting	Moderate	Rehabilitation	Mitigation
Service Court Walls	Supporting	Moderate	Rehabilitation	Mitigation
Filter Bed Sand	Supporting	Moderate	Rehabilitation	Mitigation
Manholes	Supporting	Moderate	Rehabilitation	Mitigation

RESOURCE	RLS	INTEGRITY	PREFERRED TREATMENT APPROACH	ALTERNATIVE TREATMENT APPROACH
Pedestrian Path	Supporting	Low	Rehabilitation	Mitigation
Corner Stairs	Supporting	Low	Rehabilitation	Mitigation
Filter Bed Ramps	Minor	High	Rehabilitation	Mitigation
Service Ramps and Stairs	Minor	Moderate	Rehabilitation	Mitigation

SITE RESOURCES

RESOURCE	RLS	INTEGRITY	PREFERRED TREATMENT APPROACH	ALTERNATIVE TREATMENT APPROACH
Site Boundaries	Key	High	Rehabilitation	Mitigation
Spatial Organization	Key	High	Preservation	Rehabilitation and Mitigation
Topography	Key	High	Preservation	Rehabilitation and Mitigation
Internal Views	Supporting	High	Rehabilitation	Mitigation
External Views	Minor	Moderate	Rehabilitation	Mitigation

NATURAL LANDSCAPE RESOURCES

Resource	RLS	Integrity	Preferred Treatment Approach	Alternative Treatment Approach
Perimeter Plantings	Supporting	N/A	N/A	N/A
Service Court Plantings	Supporting	N/A	N/A	N/A

III. MITIGATION RECOMMENDATIONS

EHT Tracerics acknowledges the complex parameters and level of development proposed for the redevelopment of the McMillan Site will most likely require some degree of demolition and development that will be considered incompatible with historic character of the McMillan Site and inconsistent with the *Secretary of the Interior's Standards*. Therefore, the following activities are recommended to mitigate the net adverse effects that cannot be avoided or minimized within the context of the redevelopment. These recommendations are not intended to represent all possible mitigation or to preclude other suggestions for mitigation by DCHPO or any other party. These mitigation recommendations are also not intended to replace all forms of preservation on the site and should be used only to mitigate those adverse effects that cannot be avoided or minimized through the planning and design of the redevelopment. Any proposals for mitigation of adverse effects must be coordinated with the DCSHPO to ensure that the overall mitigation package is enough to sufficiently and appropriately balance the net adverse effect of the redevelopment.

A. GENERAL MITIGATION RECOMMENDATIONS

In recognition that development is proposed for the McMillan Site, the general mitigation recommendations presented below represent the baseline for mitigation that should be included in the PUD Stage 1 submission. Additional mitigation actions should be identified in coordination with the DCSHPO and also included in the PUD Stage 1 Submission.

- Develop Design Guidelines
- Restore McMillan Memorial Fountain
- Develop Substantive Interpretive Programs that Incorporate the Site's Resources
- Restore Water as Character-Defining Feature of the Site
- Submit National Register Nomination for the McMillan Park Reservoir property
- Prepare Historic American Engineering Record (HAER)-level documentation prior to any development work and submit to HAER

	CONSIDERATION	MITIGATION RECOMMENDATION
DESIGN GUIDELINES	The McMillan Redevelopment Site is distinguished from the surrounding area by a distinct aesthetic quality created by the site's architectural rhythms, materials, shapes, textures, and patterns. The introduction of new construction and the demolition of existing resources both pose a potential threat to this quality and the Site's historic integrity.	Design guidelines should be created and followed for the new development to preserve the historic aesthetic quality of the site while allowing for contemporary design. These design guidelines should be reviewed and adopted by HPRB and approved as part of the PUD Stage 2 review.

	CONSIDERATION	MITIGATION RECOMMENDATION
MCMILLAN MEMORIAL FOUNTAIN	<p>The McMillan Memorial Fountain, which was originally located west of First Street, was never located on the McMillan Redevelopment Site; however, the fountain and the surrounding memorial was an integral part of the park design by Frederick Law Olmsted, Jr., and was the only physical element that directly associated the site and its namesake. The fountain was removed from McMillan Park in 1941. Although parts of the original fountain have been placed near the reservoir, they have been installed in a remarkably unceremonious fashion. Much of the fountain is still located in off-site storage.</p>	<p>The McMillan Fountain should be restored. If possible, the fountain should be re-installed on the McMillan Site to restore its function as a public memorial to Senator James McMillan and a place of public gathering. Any missing pieces to the fountain should be reconstructed, and the general character of the original landscaping plan for the area surrounding the fountain (as designed by Frederick Law Olmsted, Jr.) should be reflected as possible in the design of the fountain's new setting.</p>
WATER INSTALLATION	<p>The importance of water to the character of the McMillan Site has been lost since the slow sand filtration plant was closed in the 1980s.</p>	<p>Water, both as a physical entity and as a concept, should be incorporated into art components, cultural installations, interpretive programs, landscape features, and architectural designs to honor the importance of water to the history and historic character of this public works facility.</p>
NATIONAL REGISTER DESIGNATION	<p>The McMillan Park Reservoir Historic District, which was listed in the D.C. Inventory of Historic Sites in 1991, has been informally but not officially determined eligible for the National Register of Historic Places but the nomination has yet to be forwarded to the National Park Service. Further, the Landmark is currently designated as significant on a local level, without consideration of the landmark's significance within a national context.</p>	<p>The existing nomination for the McMillan Park Reservoir Historic District should be reviewed by DCHPO staff, revised and updated as appropriate (including possible consideration of the landmark within a national context), and forwarded to the National Register of Historic Places.</p>

	CONSIDERATION	MITIGATION RECOMMENDATION
ASCE DESIGNATION	The American Society of Civil Engineers (ASCE) has designated one rapid sand filtration site as a Historic Civil Engineering Landmark; however, no slow sand filtration site has been designated at this time.	The McMillan Reservoir and Sand Filtration Plant should be nominated as a Historic Civil Engineering Landmark through the History and Heritage Committee of ASCE. (This is an honorary designation only.)
INTERPRETIVE PROGRAMS	The McMillan Site stands as a rare surviving example of a slow sand filtration plant. The character and history of the site is unique and will be difficult to convey to future visitors because of the level of development proposed.	The new development should incorporate interpretive programs that illustrate to the public the historic character of the site, the story of the slow sand filtration process, and the history of the site in the context of water purification in the District of Columbia. These programs should be designed to facilitate a holistic interpretation of the Landmark in a variety of ways that addresses a range of ages and interests. These interpretive programs should incorporate the Site's many built and landscape resources, be substantive in content and quality, and include both permanent and changing displays. The programs could include activities such as, but not limited to, presentations, walks, and educational programs. Any research, design, production, promotion, and administrative needs associated with these programs, including personnel, should be permanently funded to ensure a meaningful effort. An advisory committee should be established that includes DCHPO staff, the community, and organizations interested in the history and character of the Landmark. These programs should be coordinated with the DC Public School system, particularly, with the schools in the adjacent neighborhoods. Serious efforts should be made to coordinate with WASA to further the public's understanding of the history and importance of water purification and usage in the District of Columbia.

B. RESOURCE-SPECIFIC MITIGATION RECOMMENDATIONS

The resource-specific treatment recommendations included in this report are made within the parameters of the proposed level of redevelopment, but they do not incorporate specific development objectives of VMP or any other stakeholder concerns; therefore, EHT Tracerics acknowledges that all of these recommendations may not be consistent with the interests of the community, city, and developer and that the preferred and/or alternative resource-specific treatment recommendations may not be wholly adopted into the final plan. Therefore, the resource-specific mitigation recommendations provided below should be considered as it becomes necessary to develop a mitigation strategy for the redevelopment of the McMillan Site. These resource-specific mitigation recommendations do not preclude the consideration of other suggestions for mitigation from DCHPO or any other party. In all instances, the level of the adverse effect should be the determining factor in the appropriateness of mitigation. Should a proposed adverse effect be greater than anticipated in these recommendations, mitigation must bear the weight of successfully balancing the adverse effect by providing benefits to the public that counterpoint the loss of irreplaceable historic character and fabric.

RESOURCE	POSSIBLE MITIGATION
Corner Stairs	<ul style="list-style-type: none"> • One or more of the corner stairs could be reconstructed using the guidelines provided in the treatment approach for Reconstruction. • Prominent access points could be designed at each of the four corners of the site to honor the original design intention for public access at the perimeter. • Visual interpretive installations could be designed to illustrate the original corner condition and placed at the corner locations.
Filter Bed Ramps	<ul style="list-style-type: none"> • Visual interpretive installations could be designed to convey the original character and function of the filter bed ramps.
Filter Beds	<ul style="list-style-type: none"> • Preservation or restoration could be chosen as a higher-level treatment approach for retained filter beds. • Visual and narrative interpretive programs could be designed to convey the character of the filter beds and their role in the filtration process. • Sections of filter beds could be retained in various stages of preservation and exposure and incorporated into the architectural or landscape design for a new development. • A retained filter bed could be used for continued filtration of water to preserve the original function of the filter beds and to optimize the ability of the public to interpret the historic resource. • A retained filter bed could be used as an artifact that is not available for current public interpretation but is preserved in its entirety for future interpretation.

RESOURCE	POSSIBLE MITIGATION
Filter Bed Sand	<ul style="list-style-type: none"> • The importance of sand to the operation of the facility could be expressed throughout the design of the new development by incorporating sand (existing and new) into new landscape and architectural features. • An interpretive program could be designed to illustrate the role of sand in the purification process. • An interpretive program could be designed to illustrate how sand was moved through the site as it was washed, stored, and used.
Manholes	<ul style="list-style-type: none"> • The idea of large expanses of regularly spaced manholes throughout the site could be expressed through the design of new architectural and landscape features. • Planned open spaces within the site that do not correspond with areas of retained manholes should feature a design element that is indicative of the character of the manholes (spacing, size, etc.). • Intact manhole covers could be incorporated into art installations, landscape design, or interpretive programs on the site. • A visual interpretive installation could be designed to illustrate the original manhole condition.
Perimeter Pedestrian Path	<ul style="list-style-type: none"> • The existing pedestrian path could be restored using the guidelines provided in the treatment approach for Restoration. • The idea of a pedestrian path and/or pedestrian park within the site could be incorporated into the design of the new development. The scale and location of the perimeter path could be adjusted, but the combination of straight and curvilinear sections should be considered. • An interpretive program could be designed to illustrate the original perimeter condition and the importance of the pedestrian park to McMillan Park as a whole.
Filter Bed Portals	<ul style="list-style-type: none"> • Restoration could be chosen as a higher-level treatment approach for retained filter bed portals. • Existing portal doors and hardware could be relocated and incorporated into the design of new landscape and architectural features. • If any existing portals and/or portal doors are not retained, the idea of the portals and portal doors could be incorporated into the design of landscape and architectural features in a way that conveys the original resource's architectural character and the rhythm these resources created along either side of the service courts.
Ramps and Stairs	<ul style="list-style-type: none"> • Visual interpretive installations could be designed to convey the original condition of the ramps and stairs.

RESOURCE	POSSIBLE MITIGATION
Regulator Houses	<ul style="list-style-type: none"> • Restoration could be chosen as the treatment approach for one of the four retained regulator houses using the guidelines provided in the treatment approach for Restoration. • A preserved or restored regulator house could be incorporated into an interpretive program that conveys the role of the resource in the water purification process. • A preserved or restored regulator house could be used to provide an indoor space for other interpretive programs, community space, or other public use.
Sand Bins	<ul style="list-style-type: none"> • Restoration could be chosen as a higher-level treatment approach for retained sand bins. • Visual interpretive landmarks could be designed to convey the role of the sand bins in the water purification process. • The preserved sand bins could be used to accommodate landscape features, art installations, interpretive programs, lighting, or other features to integrate these resources into the design of the new development. • An interpretive program consisting of a preserved sand bin and adjacent preserved sand washer could be developed to illustrate how these resources operated in the sand washing process. • Replanting of the vines on the sand bins, as implemented as part of Olmsted's landscape design, could be considered as part of the overall landscape design.
Sand Washers	<ul style="list-style-type: none"> • The sand washers could be used as landscape features such as planters or fountains to integrate these resources into the design of the new development. • An interpretive exhibit consisting of a preserved sand washer and adjacent preserved sand bin could be developed to show how these resources operated in the sand washing process.
Service Court Walls	<ul style="list-style-type: none"> • Any material removed from the service court walls could be re-used in the landscape design of the development.
Service Courts	<ul style="list-style-type: none"> • Restoration could be chosen as a higher-level treatment approach for retained service courts. • The service courts could provide the primary location for cultural installations and site-specific interpretive programs to emphasize the historic role of the corridors as the primary areas of activity. • Visual interpretive installations could be designed to illustrate the original condition of the service courts. • Where existing service court pavement is missing or severely deteriorated, replacement pavement could be designed as an integral part of an interpretive program or art installation.
Tunnel	<ul style="list-style-type: none"> • n/a

RESOURCE	POSSIBLE MITIGATION
Perimeter Plantings	<ul style="list-style-type: none"> • The perimeter plantings could be reconstructed using the guidelines provided for the treatment approach for Reconstruction. • The idea of a planted perimeter could be incorporated into the landscape design of the development. A new planting could feature a different species than originally planted but one that is consistent with the general scale and character intended by Olmsted. The spacing of the plantings could be loosened to create a more permeable planting configuration while maintaining a sense of a consistent planting pattern. • A visual interpretive installation could be designed to convey the original condition of the perimeter. • Olmsted’s original landscape plan and planting plans could be incorporated into an interpretive program for his landscape design for McMillan Park. • Species used by Olmsted in his design of the perimeter plantings could be planted and labeled in other locations throughout the site as part of interpretive program for his landscape design for McMillan Park.
Service Court Plantings	<ul style="list-style-type: none"> • The service court plantings could be reconstructed using the guidelines provided for the treatment approach for Reconstruction. • The idea of the service court plantings could be incorporated into the streetscape or landscape design for the new development, such as street trees or groupings of plantings at access points to the service courts. A new planting could feature a different species than originally planted but one that is consistent with the general scale and character intended by Olmsted. • Species used by Olmsted in his design of the service court plantings could be planted and labeled in other locations throughout the site as part of interpretive program for his landscape design for McMillan Park.
External Views	<ul style="list-style-type: none"> • Views obscured by a change in topography or by vertical development could be featured in interpretive landmarks to convey the original condition. • Views obscured by a change in topography or by vertical development could be made publicly accessible from new construction.
Internal Views	<ul style="list-style-type: none"> • Visual interpretive installations could be designed to illustrate significant views lost due to vertical development. • Views obscured by vertical development could be made publicly accessible from new construction.
Site Boundaries	<ul style="list-style-type: none"> • n/a
Site Plan	<ul style="list-style-type: none"> • Visual interpretive installations could be designed to illustrate the original site plan.

RESOURCE	POSSIBLE MITIGATION
<p>Topography</p>	<ul style="list-style-type: none"> • A north-south cross section of the topography could be preserved and incorporated into the streetscape or landscape design. This cross section could also be used to preserve an intact north-south section of the filter beds. • Visual interpretive installations could be designed to illustrate the original topographical condition. • The original topography could be conveyed through the architecture through green walls, variations in materials, or other architectural features or treatments. • The original topography could be conveyed through new landscape design features. • The distinctive mounds at each of the filter bed portals could be conveyed through landscape features or architectural forms.

CHAPTER 5: HISTORIC PRESERVATION REVIEWS

The McMillan Redevelopment Project, as envisioned by VMP, is a complex mixed-use project that must undergo many diverse governmental reviews, including several layers historic preservation review, in order to achieve necessary approvals for implementation.

The following presents an overview of the historic preservation review process of the master plan for the McMillan Redevelopment Project based on the condition that the property is owned by the District of Columbia throughout the planning phase of the project. According to VMP, a forthcoming land disposition agreement (LDA) between the development team and DC will most likely include conditions of sale of McMillan Site to include: (1) approval of the PUD; and (2) approval of land development permits. As such, it must be assumed that the redevelopment plan for the site will be effectively completed prior to the sale of the land to a private owner, and, therefore, the project must go through the review procedures required for projects undertaken by the District of Columbia.³³

Because of the projects location in the District of Columbia, historic preservation on the site will be addressed on both a local and federal level. For the redevelopment project to gain the necessary approvals, it must address historic preservation issues as part of the following requirements and procedures:

- Letter of Commitment Among VMP, MAG, and DC (December 2007)
- Historic Resources Covenant Requirements (Deed, September 25, 1987)
- Planned Unit Development (PUD) Zoning Regulations (DC Municipal Regulations, Title 11, Chapter 24)
- District of Columbia Undertaking Review Procedures (DC Municipal Regulations, Title 10A, Chapter 6)
- Building Permit Application Review Procedures (DC Municipal Regulations, Title 10A, Chapter 3)
- Comprehensive Plan for the National Capital: Federal and District Elements (as adopted by the Council of the District of Columbia, December 19, 2006)
- Commission of Fine Arts Review Procedures (Executive Order 3524, July 28, 1921)

These requirements and procedures will engage review by the following federal and local governmental entities:

- Advisory Council on Historic Preservation (ACHP) (federal)
- Advisory Neighborhood Commission (ANC) (local)
- DC Historic Preservation Office (DCHPO) (local with local and federal responsibilities)
- DC Historic Preservation Review Board (HPRB) (local with local and federal responsibilities)

³³ Quinn Evans Architects produced a report in June 2006 for the National Capital Revitalization Corporation (NCRC) regarding the Historic Preservation Reviews for McMillan Reservoir Sand Filtration Site; however, the 2006 report is based on an assumption of private ownership of the site, which does not apply to the current arrangement between DC and VMP. Because historic preservation review requirements are dependent on the ownership structure for a property, the 2006 report should not be used to guide the review strategy for the current redevelopment plans.

- District of Columbia Mayor's Agent (local)
- National Capital Planning Commission (NCPC) (federal) U.S. Commission of Fine Arts (CFA) (federal)

Please note that these reviews are relevant only to the development of a master plan for the site. As specific designs for infrastructure and buildings are developed, further reviews related to the filing of permits will be required by the District of Columbia.

I. LETTER OF COMMITMENT (2007)

In December 2007, MAG and VMP executed a Letter of Commitment (LOC) with DC (through DMPED) that defines a formal and structured process for collaboration with and review by the community. The LOC seeks to maintain continual dialogue and cooperation between VMP and MAG in an effort to develop and agree upon a detailed community amenities package for the redevelopment project. This amenities package will address, among other things, historic preservation issues at the site. In accordance with the LOC, VMP meets regularly with the McMillan Advisory Group (MAG), a group comprised of stakeholders such as members of relevant civic associations, ANCs, and other community leaders from DC Wards 1 and 5. The LOC also states that the VMP has a responsibility to formally involve the broader community in the planning process, which is being accomplished through on-going working sessions and meetings. This formal relationship among MAG, VMP, DC, and the broader community has been established to ensure that the McMillan Redevelopment Project is a collaborative and open process that engages all relevant stakeholders in the development of plans for this historically significant site.

In accordance with the LOC among MAG, VMP, and DMPED, all aforementioned parties will be given the opportunity to review and comment on the content and recommendations put forth by this historic preservation report.

II. HISTORIC RESOURCES COVENANT (1987)

The District of Columbia purchased the 24.69-acre (19.89 acres of developable land and 4.8 acres of public right-of-way) McMillan Site from the United States Government by quitclaim deed in 1987 for \$9,300,000. No record of a Section 106 review or MOA, as you would expect for a transaction between the federal government and DC for this site, has been found to date. However, there is a historic covenant that accompanies the deed that documents the sale. The historic resources covenant includes the following requirements:

The District of Columbia will be responsible for the creation of an historic resources report to identify and evaluate historic, pre-historic, and "pre-reservoir" resources at McMillan Site. The report will include a determination of eligibility for listing in the National Register of Historic Places (National Register) for the 19.89-acre property in the context of the entire McMillan Reservoir site;

If determined eligible for National Register listing:

- the DC Historic Preservation Office (DCHPO) will be consulted during the development of any and all plans and specifications for renovation, rehabilitation, demolition, or new construction for the site;
- all final plans and specifications for renovation, rehabilitation, demolition, or new construction on the site must be submitted to DCHPO for review and approval prior to implementation; and
- all rehabilitation and renovation work at the site will be undertaken in accordance with the Secretary of the Interiors Standards for Rehabilitation and Guidelines for the Rehabilitation of Historic Buildings.

The historic resources report required by the historic resources covenant was completed by Engineering Science, Inc., in 1990. The report includes conclusions and recommendations as required by the covenant, as well as a comprehensive and detailed inventory of the historic resources at the site.

The 1990 report concluded that the parcel (the McMillan Site) was eligible for listing in the National Register of Historic Places as an historic district with 56 contributing historic resources.³⁴ As recommended by the report, a historic landmark nomination was filed in 1990 by the DC Preservation League (DCPL), and in 1991 the HPRB designated the entire 92-acre site as a local historic landmark and listed the property in the District of Columbia Inventory of Historic Sites (HPRB Case No. 90-20).³⁵ As a listed DC historic landmark, the property is protected under The D.C. Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144). The HPRB also recommended that the property be forwarded to the National Register of Historic Places (NRHP) for listing as a historic landmark.

After local historic designation, the DC SHPO did not forward the landmark nomination for McMillan Park Reservoir to the NRHP, as was recommended by HPRB in the designation decision. Therefore, there has been no official determination of eligibility by the National Register. As a result of the delay in forwarding the nomination and the lack of a formal determination of eligibility for listing in the National Register, the property is not currently protected under national preservation law (National Historic Preservation Act of 1966, Public Law 89-665 as amended); however, this could be easily remedied by DC SHPO forwarding the nomination as recommended by HPRB because the local designation provides a strong case for National Register eligibility.

The 1990 report also concludes that the site has moderate potential to yield prehistoric archeological resources and low to moderate potential to yield historic archaeological resources. These potential archeological resources are located under deposits of fill ranging in thickness from 6 feet to 50 feet. The report recommends the completion of a Phase I and II archeological investigation if plans for the development of the project area call for penetration of the fill, as these areas of archeological sensitivity may yield resources eligible for the National Register.³⁶ This study has not yet been conducted.

³⁴ Engineering Science, Inc., "Architectural and Archaeological Survey, Easter Portion, McMillan Water Treatment Plant," 1990, p. 65.

³⁵ Although the 1990 report recommended the site be listed as an historic district, the designation decision issued by HPRB in August 1991 designates the site an individual historic landmark.

³⁶ Engineering Science, Inc., p. 61.

The 1987 deed states that the Historic Resources Covenant runs with the land. Therefore, the development team must consult with and receive review and approval by DC HPO for all plans and specifications associated with the redevelopment regardless of whether it the property is sold to the developer or remains under DC ownership. Further, all plans and specifications must comply with the Secretary of the Interior's Standards.

III. PLANNED UNIT DEVELOPMENT REVIEW

VMP is pursuing approval for the McMillan Redevelopment Project as a PUD. As stated in the DC municipal regulations, a PUD is a planning tool established by the DC Zoning Regulations with the intention to “encourage high quality developments that provide public benefits” by permitting “flexibility of development and other incentives, such as increased building height and density; provided that the project offers a commendable number of quality of public benefits and that it protects and advances public health safety, welfare, and convenience.”³⁷

Because the McMillan Site is part of a local historic landmark, approval of a PUD application for the McMillan Redevelopment Project requires review by the DC State Historic Preservation Officer (DCSHPO) to assess the impact of the proposed development on the site's historic resources. ³⁸ Historic preservation concerns will be further taken into consideration as part of the public benefits and project amenities requirement for PUD projects.³⁹ In order for the PUD to be approved, plans must be “acceptable,” if not “strong or superior,” in the category of historic preservation of private or public structures, places, or parks, which is one of several categories of public benefits and project amenities required by the PUD regulations.⁴⁰

The PUD process includes two stages: Stage 1 will constitute the master planning process for the McMillan Site. Stage 2 will constitute the conceptual design of individual components of the redevelopment, including both the rehabilitation of existing historic resources and the design of new construction. The final version of the draft master plan, which is the subject of VMP's current effort, will form the basis for an application seeking first-stage PUD approval.

³⁷ Planned Unit Development Procedures, District of Columbia Municipal Regulations, Title 11, Chapter 24, Section 2400.

³⁸ Planned Unit Development Procedures, Section 2407.3.

³⁹ Planned Unit Development Procedures, Section 2403.09.

⁴⁰ Planned Unit Development Procedures, Section 2403.10.

IV. DISTRICT OF COLUMBIA UNDERTAKING REVIEW

On November 15, 2006, the DC Council amended the local Historic Landmark and Historic District Protection Act (DC Law 2-144) with the passage of DC Law 16-185. As part of this amendment, Section 9b was adopted to establish a new procedure for determining the effects of District of Columbia undertakings on historic resources. Section 9b states:

Before authorizing the expenditure of funds for design or construction or seeking the permit, license or approval for a District of Columbia undertaking, the Deputy Mayor, head of the subordinate agency, or head of the independent agency with direct jurisdiction over the undertaking shall take into account the effect of that undertaking on any property listed or eligible for listing in the District of Columbia Inventory of Historic Sites and shall consult with and afford the State Historic Preservation Officer a reasonable opportunity to comment on the undertaking.

A District of Columbia undertaking is defined as:

A project of the District of Columbia government that involves or contemplates demolition, alteration, subdivision, or new construction affecting a property owned by or under the jurisdiction of a District of Columbia agency, including an independent agency.

The statutory requirement for a historic preservation review of District of Columbia undertakings is modeled on the mandates of Section 106 of the National Historic Preservation Act of 1966. Regulations associated with Section 9b have been drafted but not yet adopted; however, the draft procedures are modeled on the federal regulations implementing Section 106 (36 CFR Part 800).

The Section 9b review process will facilitate, but not constitute, preservation review required for DC agency-filed building permits that will affect historic resources as discussed in the previous section. However, the draft regulations for Section 9b state that the procedures for conceptual design review and permit review outlined in the section above are listed as alternate procedures to achieve Section 9b compliance, and filing for conceptual review with HPRB effectively initiates compliance with Section 9b. Although Section 9b review may be satisfied by conceptual and permit review, DC HPO and HPRB review of projects subject to Section 9b may address preservation issues that are not typically applicable to private properties, such as the consideration of significant interior features or other listed or eligible historic or archeological properties in a surrounding area of potential effect (APE).⁴¹

For the McMillan Redevelopment Project, the development of the conceptual plan for the PUD stage 1 application is considered a District of Columbia undertaking. Therefore, compliance with Section 9b for the McMillan Redevelopment Project will be incorporated into the PUD

⁴¹ Historic Preservation Procedures, Section 604.

Stage 1 review by DCHPO and will continue through conceptual review of individual components during PUD Stage 2.

V. COMPREHENSIVE PLAN FOR THE NATIONAL CAPITAL

The National Capital Planning Commission (NCPC) acts as the federal government's central planning and development agency in the National Capital Region. NCPC is expected to review the McMillan Redevelopment Project on two levels: (1) the Zoning Commission will give NCPC the opportunity to review and comment on the PUD submission for the project following the Zoning Commission hearing for the PUD, pursuant to Zoning Commission regulations; and (2) NCPC will have approval authority over the McMillan Redevelopment Project pursuant to Section 5(a) of the National Capital Planning Act of 1952, as amended, which states that Federal and District of Columbia agencies must consult with NCPC during the preparation of plans and programs that will affect the Comprehensive Plan for the National Capital, if the project is paid for in whole or part from Federal or District funds. Although VMP is not receiving funds from the District of Columbia for the PUD, the land is still owned by DC. Therefore, VMP should anticipate that NCPC will invoke its approval authority for the project. If so, because the McMillan Redevelopment Project is intended to require more than one principal building, structure, or activity, NCPC will require review of a master plan prior to preparation of site and building plans for individual projects on the site.⁴²

NCPC will review the PUD submission and Master Plan for consistency with the Comprehensive Plan for the National Capital, which was adopted by the Council of the District of Columbia in December 2006.⁴³

The citywide elements of the Comprehensive Plan address the site for the McMillan Redevelopment Project in two general areas related to preservation:

As part of the historic open space network, created by the significant corridor of federal, District, and institutional open spaces extending from McMillan Reservoir north to Fort Totten, McMillan Reservoir should be protected and enhanced. As future land use changes in this area take place, an integrated system of permanent open spaces and improved parks should be maintained or created (Policy PROS-2.2.1 North-Central Open Space Network).

Views of and from the natural escarpment around central Washington should be protected. NCPC will work with District and federal land holders and review agencies to accommodate reasonable demands for new development on major historic campuses such as McMillan Reservoir in a manner that harmonizes with the natural topography and preserves important views over the city (Action HP-2.5-B Protecting the Natural Escarpment).⁴⁴

More specifically, the citywide elements of the Comprehensive Plan (2006) identify the McMillan Sand Filtration Site as one of ten large sites in the District of Columbia slated for

⁴² A master plan is an integrated series of documents which present in graphic, narrative, and tabular form the present composition of an installation and the plan for its orderly and comprehensive long-range development, generally over a period of 20 years.

⁴³ NCPC may also require a separate master plan review.

⁴⁴ Citywide Elements, Comprehensive Plan for the National Capital, 2006.

redevelopment over the next twenty years. NCPC recognizes the potential for sites such as McMillan to supply needed community services, create local housing and employment opportunities, remove barriers between neighborhoods, provide large and significant new parks, and improve and stabilize the city's neighborhoods. As one of several general policies set for these large sites, Policy LU-1.2.7 states that existing assets such as historic buildings, historic site plan elements, important vistas, and major landscape elements should be identified and protected as large sites such as McMillan Site are redeveloped.⁴⁵

The area elements of the Comprehensive Plan identify the McMillan Sand Filtration Site as a "policy focus area" and provide specific policies for its treatment and future redevelopment (Policies MC-2.6.1 through MC-2.6.5 and MC-2.6.A). Policy MC-2.6.2 specifically relates to historic preservation, stating that redevelopment of the site should:

Restore key above-ground elements of the site in a manner that is compatible with the original plan and should explore the adaptive reuse of some of the underground elements as part of the historic record of the site. The cultural significance of this site, and its importance to the history of the District of Columbia must be recognized as it is reused. Consideration should be given to monuments, memorials, and museums as part of the site design.⁴⁶

Please note that the Comprehensive Plan should be consulted for policies unrelated to historic preservation that have been set for this site and will be used as guidance during NCPC's review of the McMillan Redevelopment Project.

VI. COMMISSION OF FINE ARTS REVIEW

The Commission of Fine Arts (CFA) is an independent federal agency that was established in 1910 as an advisory body for matters of the arts and architecture in Washington, D.C. Executive Order 3524 (July 28, 1921) requires the District of Columbia government to seek advice from the Commission of Fine Arts (CFA) on "designs of statues, fountains, and monuments, and all important plans for parks and all public buildings, constructed by executive departments or the District of Columbia, which in any essential way affect the appearance of the City of Washington, or the District of Columbia."⁴⁷ Although CFA does not have approval authority for such projects, CFA comments and advises the relevant agencies with approval authority on the plans and merits of design of such projects prior to final approval or action.

The McMillan Redevelopment Plan is a public-private partnership and as stated previously, the District of Columbia will own the land associated with the development throughout most of the planning and design process, with specific conditions for sale to be defined in a forthcoming LDA. Therefore, CFA has review authority over the redevelopment plans for the McMillan site, as well as any designs for statues, fountains, or monuments on the site. CFA should review both the master plan for the site and the conceptual designs for individual

⁴⁵ LU-1.2.7, Protecting Existing Assets on Large Sites, Citywide Elements, Comprehensive Plan for the National Capital, 2006.

⁴⁶ MC-2.6.2 Historic Preservation at McMillan Reservoir, Area Elements, Comprehensive Plan for the National Capital, 2006.

⁴⁷ Executive Order 3524, July 28, 1921.

components of the redevelopment. CFA expects that complex projects such as the McMillan Redevelopment Project will consult with CFA staff prior to review by the CFA board.

VII. HISTORIC PRESERVATION PROCEDURAL SUMMARY

The following table summarizes the preservation-related review information outlined above.

AGENCY / GROUP	LAW/ REGULATIONS/ AGREEMENT	MEETING SCHEDULE OR TIMELINE	SUBMISSION SCHEDULE	PRESERVATION-RELATED POINTS OF REVIEW
McMillan Advisory Group (MAG) and broader community	Letter of Commitment (LOC), 2007	Review and consultation throughout planning process	Review and consultation throughout planning process	Reviews preservation-related aspects to community benefits package of PUD Stage 1
National Capital Planning Commission (NCPC)	Master Plan: National Capital Planning Act of 1952 (Section 5a) PUD: DC Municipal Regulations Title 11, Chapter 30	If applicable, Commission meets first Thursday of each month (no meeting in August)	If applicable, submit 4 weeks prior to meeting; 3 months prior to meeting for submissions requiring referral	Reviews PUD submission for consistency with District of Columbia Comprehensive Plan; possible submission of Master Plan
DC Historic Preservation Office and State Historic Preservation Officer (DCHPO and DCSHPO) And DC Historic Preservation Review Board (at DCHPO discretion for PUD)	PUD: DC Municipal Regulations, Title 11, Chapter 24 DC Undertaking: DC Municipal Regulations, Title 10A, Chapter 6 Building Permits: DC Municipal Regulations, Title 10A, Chapter 3 Historic Resources Covenant, 1987 (Quitclaim deed for property)	Consultation with DCSHPO throughout planning process; If applicable, HPRB meets fourth Thursday of each month	If applicable, submit PUD submission to HPRB 4 weeks prior to meeting;	Assesses the impact of the proposed development on the site's historic resources and considers adequacy of incorporation of preservation in public benefits and project amenities requirement for PUD.
Commission of Fine Arts (CFA)	Executive Order 3524, July 28, 1921	Commission meets third Thursday of each month	Submit 2 weeks prior to meeting	Effect of plan and design on aesthetic quality of city

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APPENDIX A:

Original Plans and Specifications for the McMillan Sand Filtration Site

SOURCES

1. **TITLE:** *Purification of the Water Supply*
 AUTHOR: John H. Walker
 DATE: 1909
 DESCRIPTION: A book containing statements, papers, and reports by various authorities on filtration of water supplies. These drawings were taken from Chapter XII: Works for the Purification of the Water Supply of Washington, D.C., by Allen Hazen and E.D. Hardy (American Society of Civil Engineers), which was taken from the Transactions of the American Society for Civil Engineers, Vol. LVII, page 307. The chapter includes 23 drawings that accompany Hazen's report of December 1902. At least two of these drawings were provided to F.L. Olmsted Jr., in 1907 and can be found in the Olmsted Archives in Brookline, MA. Eight figures that accompanied the report have also been included, showing plans, elevations, and sections of the different components of the site.

 REPOSITORY: Historical Society of Washington, D.C.

2. **TITLE:** Archives of the Washington Aqueduct
 REPOSITORY: Archives of the Washington Aqueduct, Dalecarlia Water Treatment Plant, Washington, DC

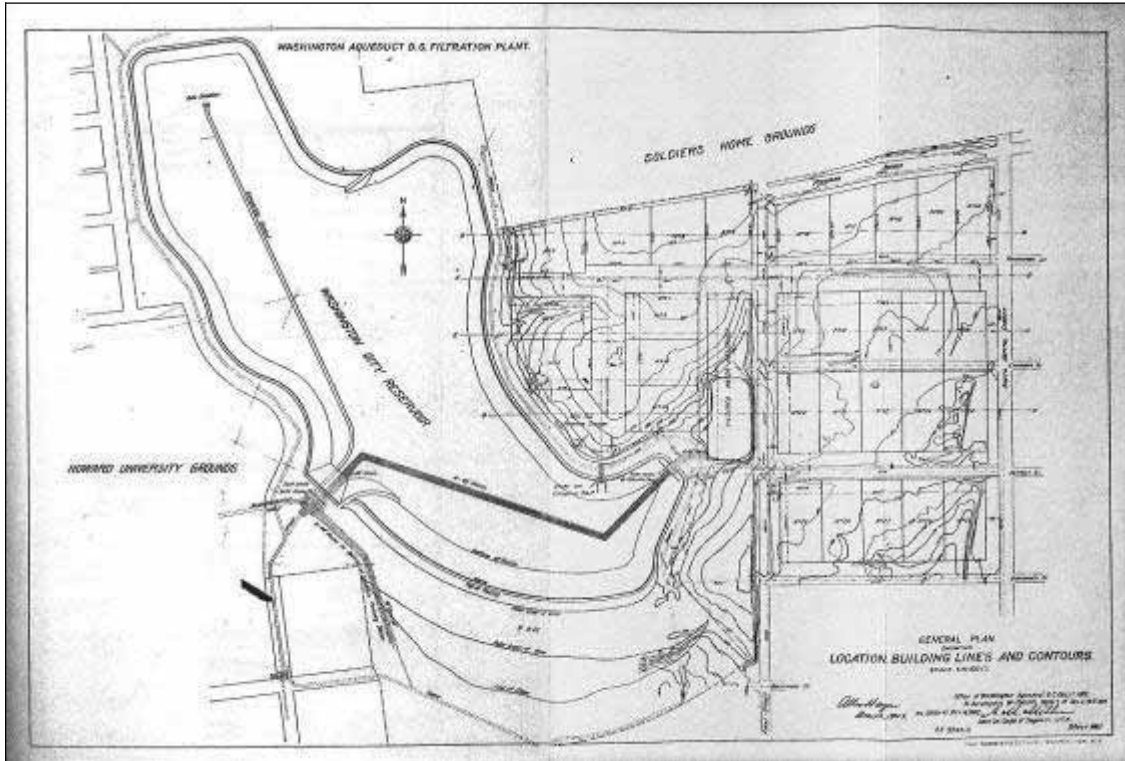
 DESCRIPTION: The archives of the Washington Aqueduct contain photographs and other materials related to all properties within the Washington Aqueduct system, which is managed by the Baltimore District of the United States Army Corps of Engineers.

Note: The resources included in this appendix are selected based on relevance to the project and do not represent the entirety of the associated collection. Several resources related specifically to the reservoir, the land around the reservoir, the playground, and the filters located west of First Street have been reviewed but are not included in this report because they are outside the boundaries of the project area.

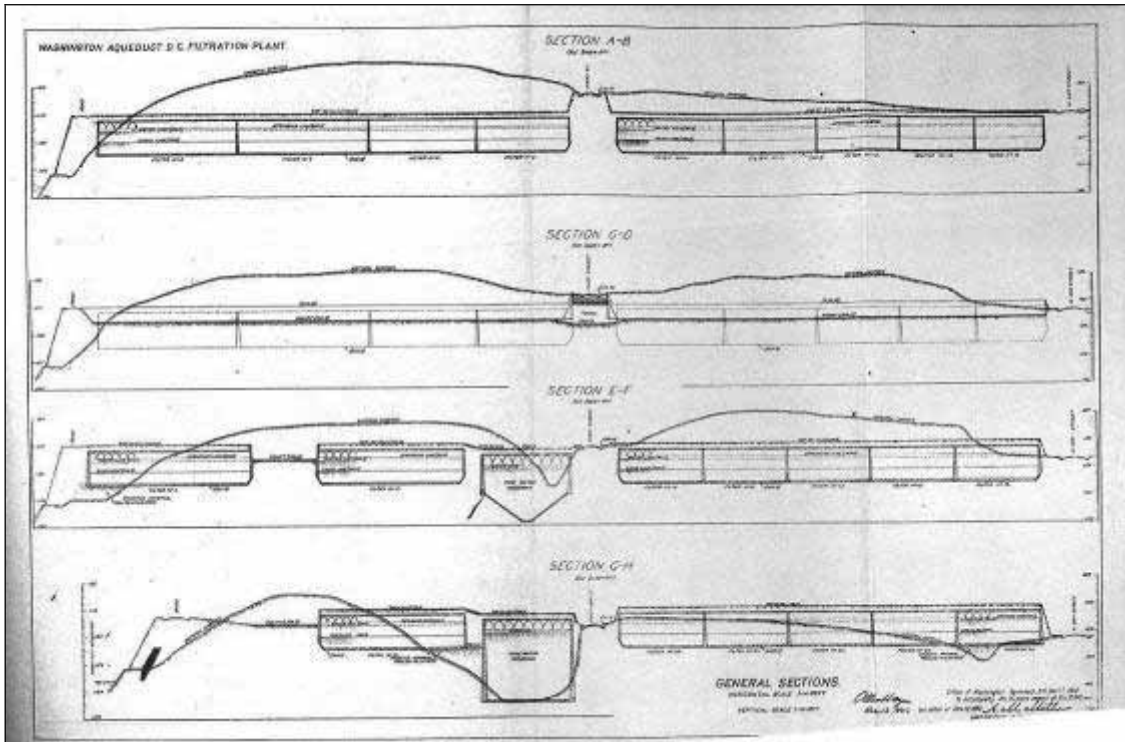
- A-1 General Plan Showing Location, Building Lines, and Contours, 1902
- A-2 General Sections, 1902
- A-3 General Plan Showing Main Pipe Lines, Vaulting, and Wall Sections, 1902
- A-4 General Plan Showing Finished Surfaces, 1902
- A-5 Park: Standard Sections of Walls and Vaulting, 1902
- A-6 Plan of Vaulting against Diagonal Walls, 1902
- A-7 Sections of Vaulting against Diagonal Walls, 1902
- A-8 Typical Filter Sectional Plan and Elevations, 1902
- A-9 Plan and Sections of Filtered Water Reservoir, 1902
- A-10 Plan and Sections of Filtered Water Reservoir, 1902
- A-11 Plan of Standard and Irregular Inlets and Manholes, 1902
- A-12 Filter Details - Entrance and Stairway, 1902
- A-13 Steel Pipe Plan and Profiles, 1902
- A-14 Cast Iron Pipe Plan and Profiles, 1902

- A-15 Exterior Drains, Plans and Profiles, 1902
- A-16 Interior Drains, Plans, Details, and Schedule, 1902
- A-17 General Plan of Filters 25-29, Surface of Ground, Sections, Vaulting, and Underdrains, 1902
- A-18 Sand Washer Piping, Plan and Schedule, 1902
- A-19 Sand Washer Piping, Sections, Details, and Specials, 1902
- A-20 Plan of Pressure Piping, 1902
- A-21 General Plan Identifying Courts, Cells, Bins, Washers 1902
- A-22 General Plan Showing Main Pipe Lines, 1902
- A-23 Sectional Plan and Elevation of Typical Filter, 1902
- A-24 Standard Sections of Walls and Vaulting, 1902
- A-25 Representative Plan of Piping in Court, 1902
- A-26 Section of Sand Hopper, 1902
- A-27 Section, Elevation, and Plan of Sand Bins, 1902
- A-28 Washing and Storage of Sand, 1902

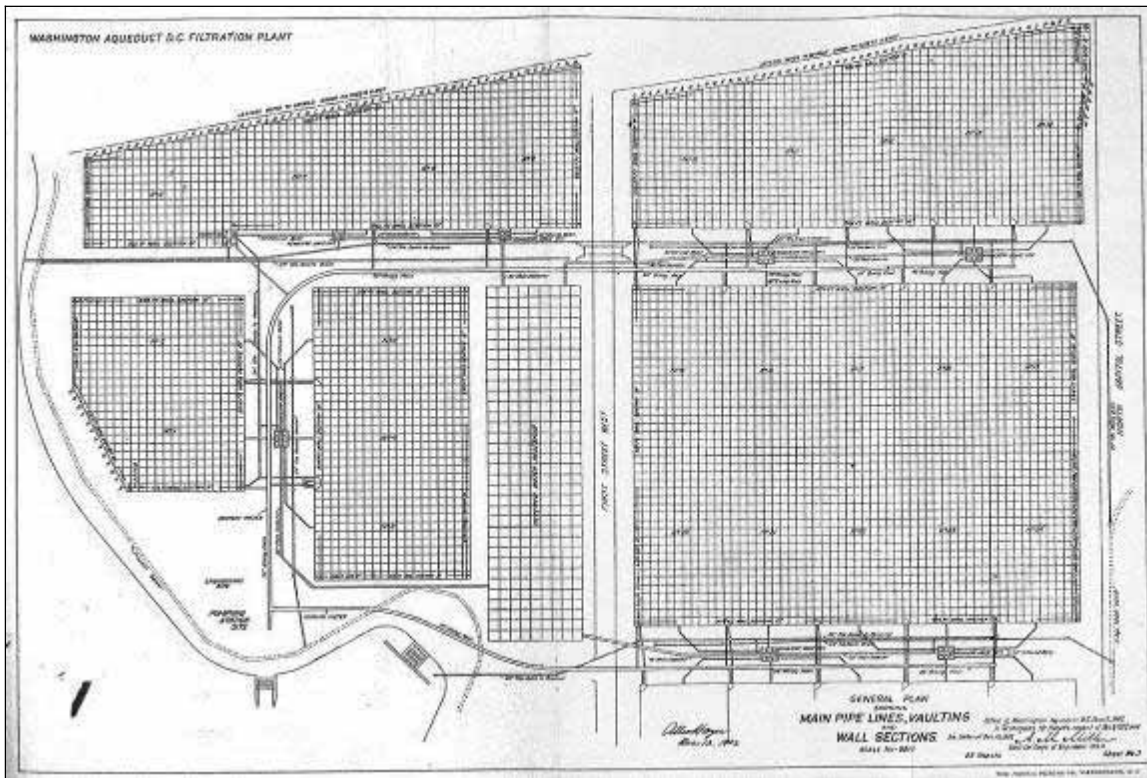
- A-29 at of subdivision for Dobbin's Addition , on site of current McMillan Sand Filtration Site, 1899.
- A-30 General Plan, c.1903
- A-31 Finished Surfaces of Service Courts 2 and 3, 1903
- A-32 Court 2, 1905
- A-33 Court 3, 1905
- A-34 Sand Storage Bins, 1905
- A-35 Sand Storage Bins, 1905
- A-36 Regulator Houses, 1904
- A-37 Roofing Plan for Regulator Houses, 1904
- A-38 Windows and Doors for Regulator Houses, 1904
- A-39 Window Sills for Regulator Houses, 1904
- A-40 Ramp from road to Court 2, 1905
- A-41 Ramp from Service Courts to Tops of Filter Beds, 1905
- A-42 Ramp from First Street to Court 3, 1905
- A-43 Tunnel under First Street, 1905
- A-44 Stationary Sand Washers, 1910
- A-45 Diagram of Sand Washing and Storage Process, c.1910
- A-46 Existing Conditions, c.1903
- A-47 Differential Settlement Diagram, showing locations of cracks, c.1906
- A-48 McMillan Memorial Fountain, c.1911



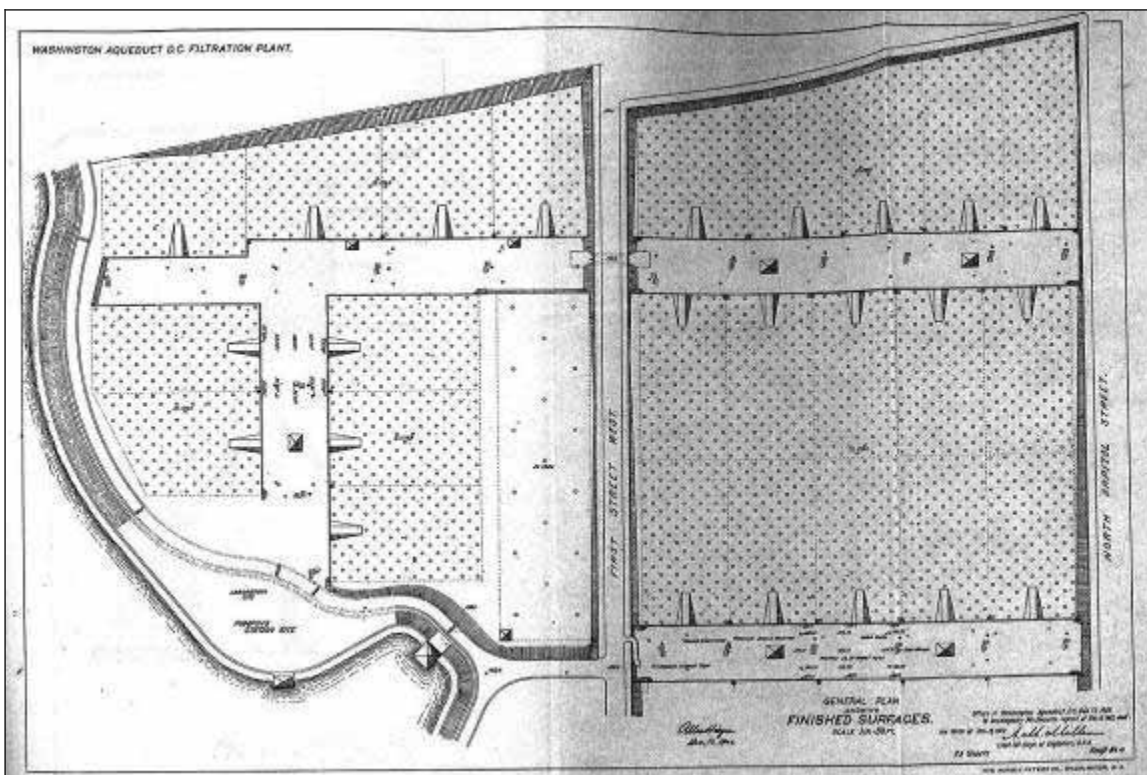
A-1: McMillan Park: General Plan Showing Location, Building Lines, and Contours (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



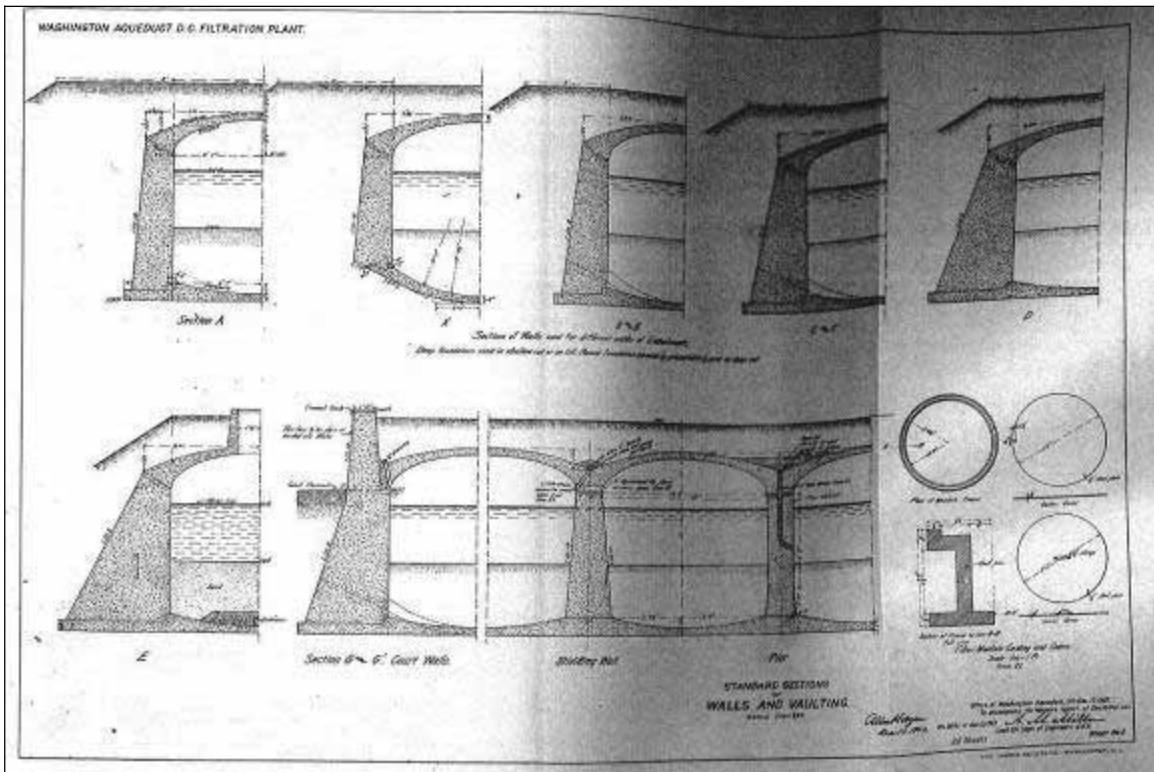
A-2: McMillan Park: General Sections (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



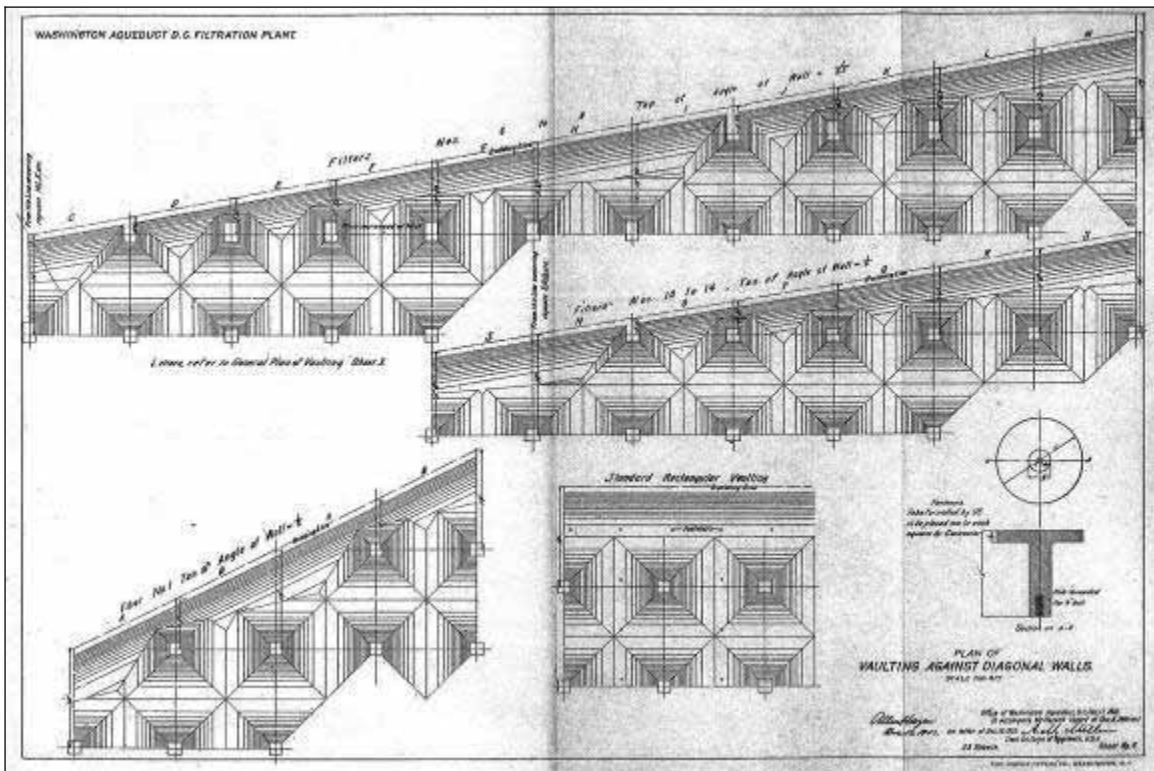
A-3: McMillan Park: General Plan Showing Main Pipe Lines, Vaulting, and Wall Sections (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



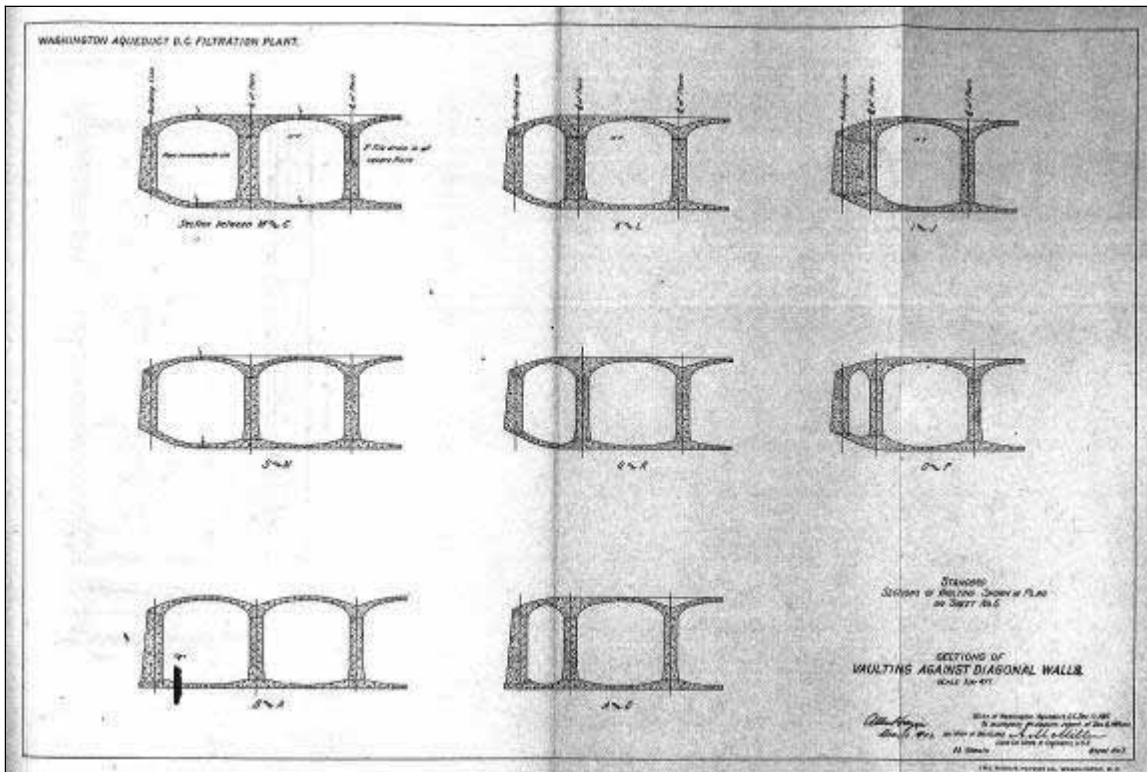
A-4: McMillan Park: General Plan Showing Finished Surfaces (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



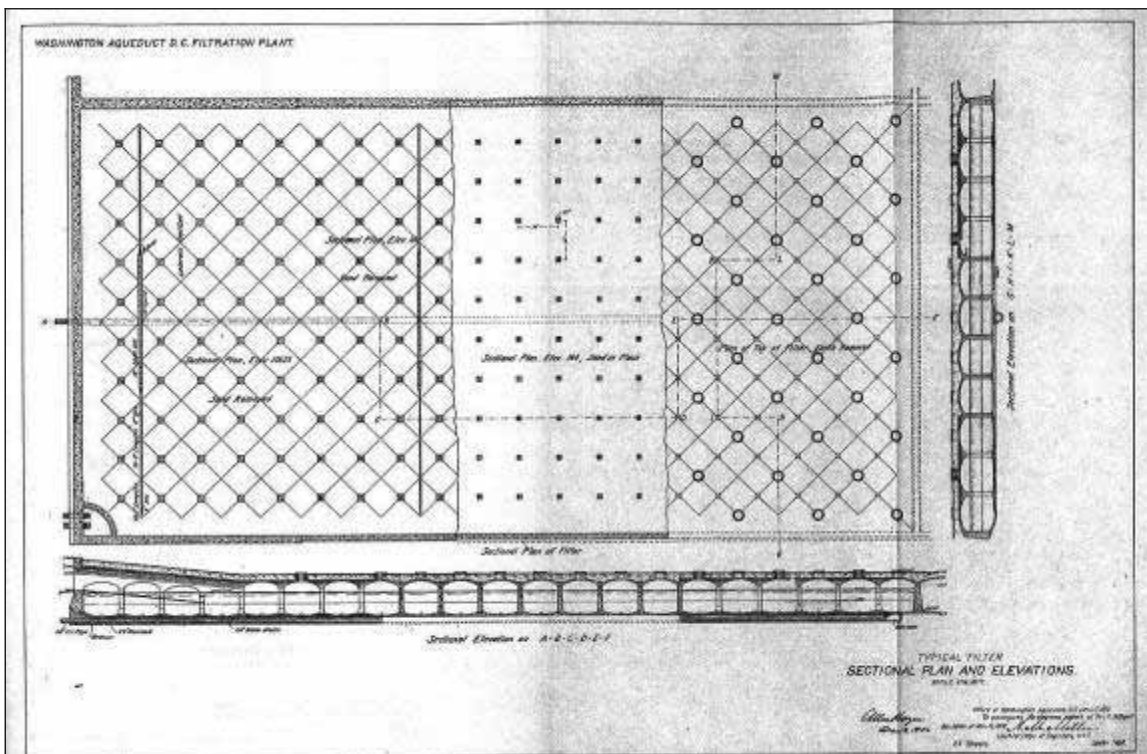
A-5: McMillan Park: Standard Sections of Walls and Vaulting (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



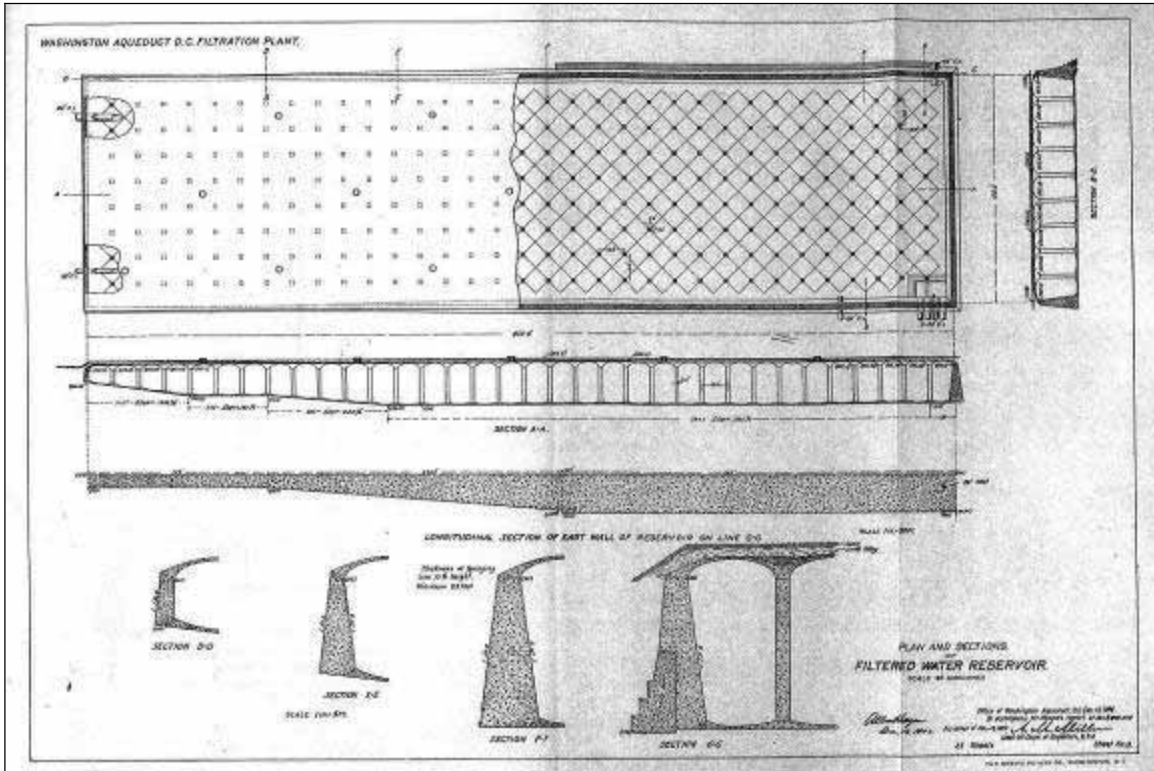
A-6: McMillan Park: Plan of Vaulting Against Diagonal Walls (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



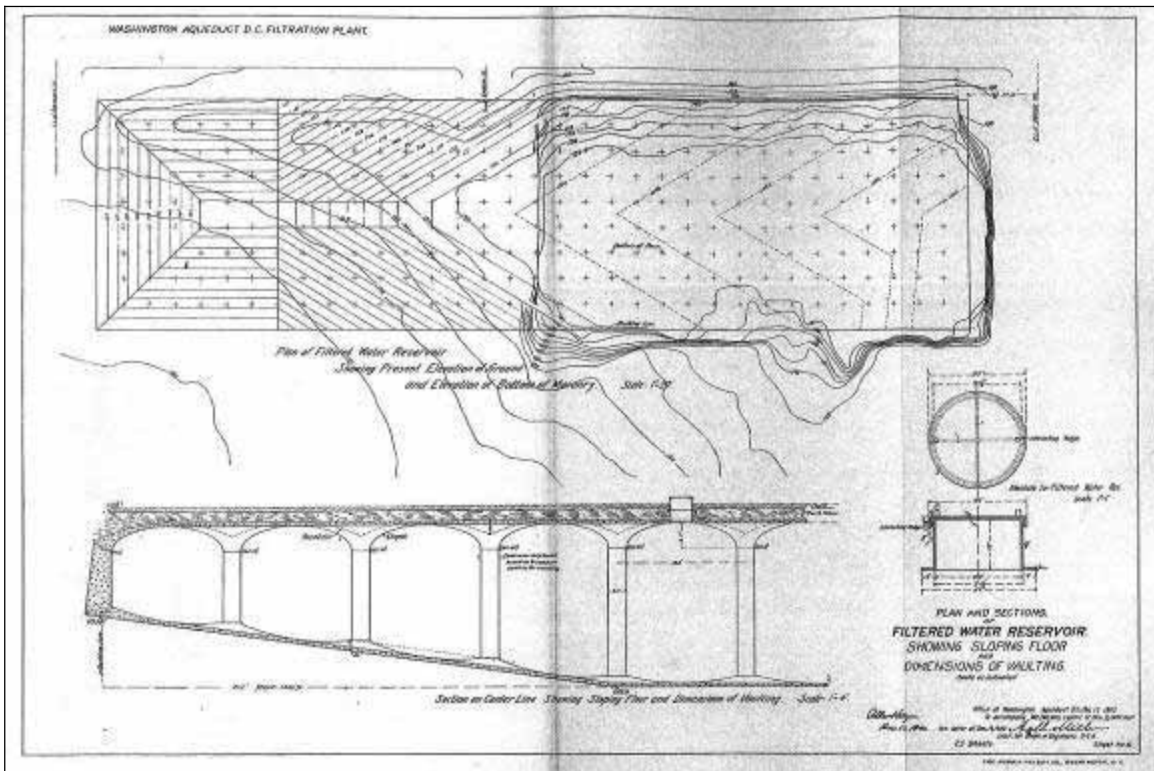
A-7: McMillan Park: Sections of Vaulting Against Diagonal Walls (1902)
Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



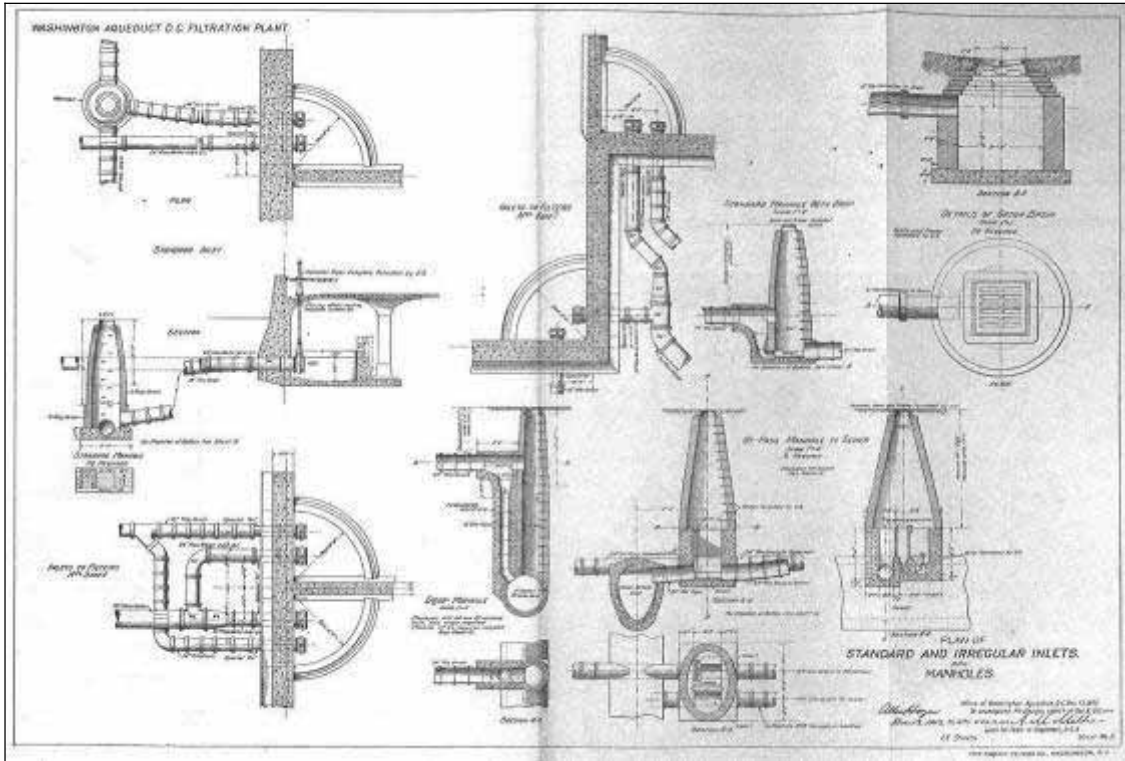
A-8: McMillan Park: Typical Filter Sectional Plan and Elevations (1902)
Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



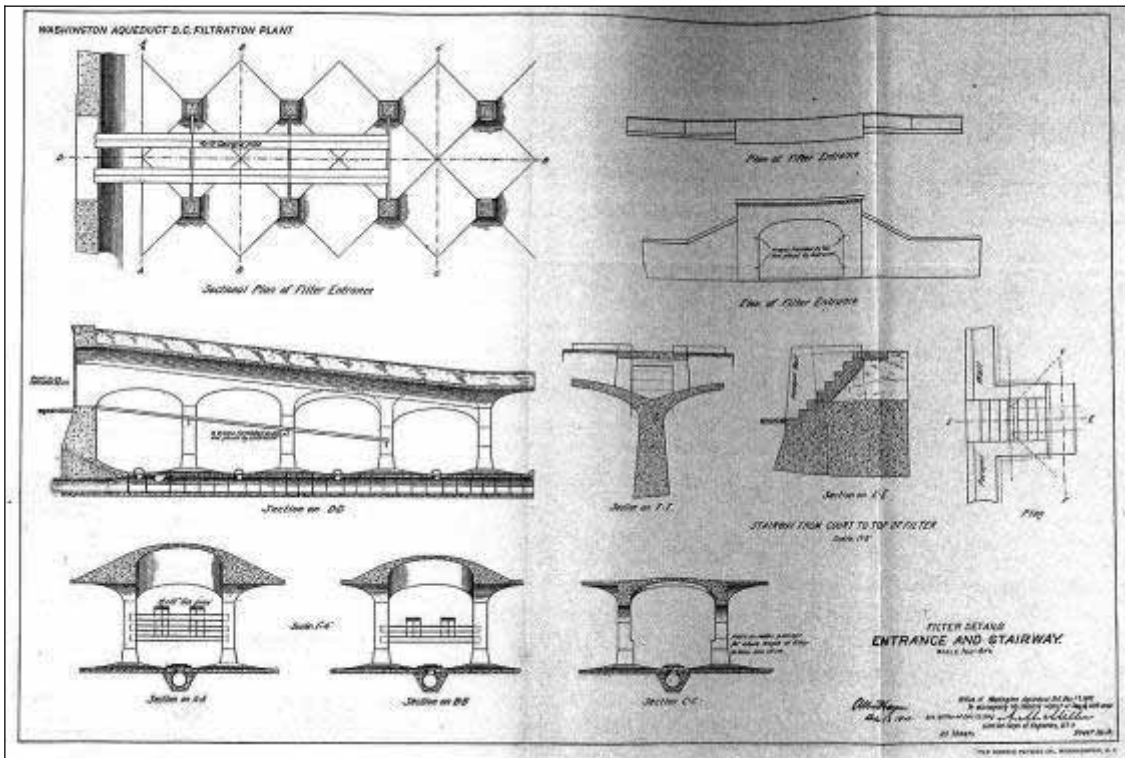
A-9: McMillan Park: Plan and Sections of Filtered Water Reservoir (1902)
Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



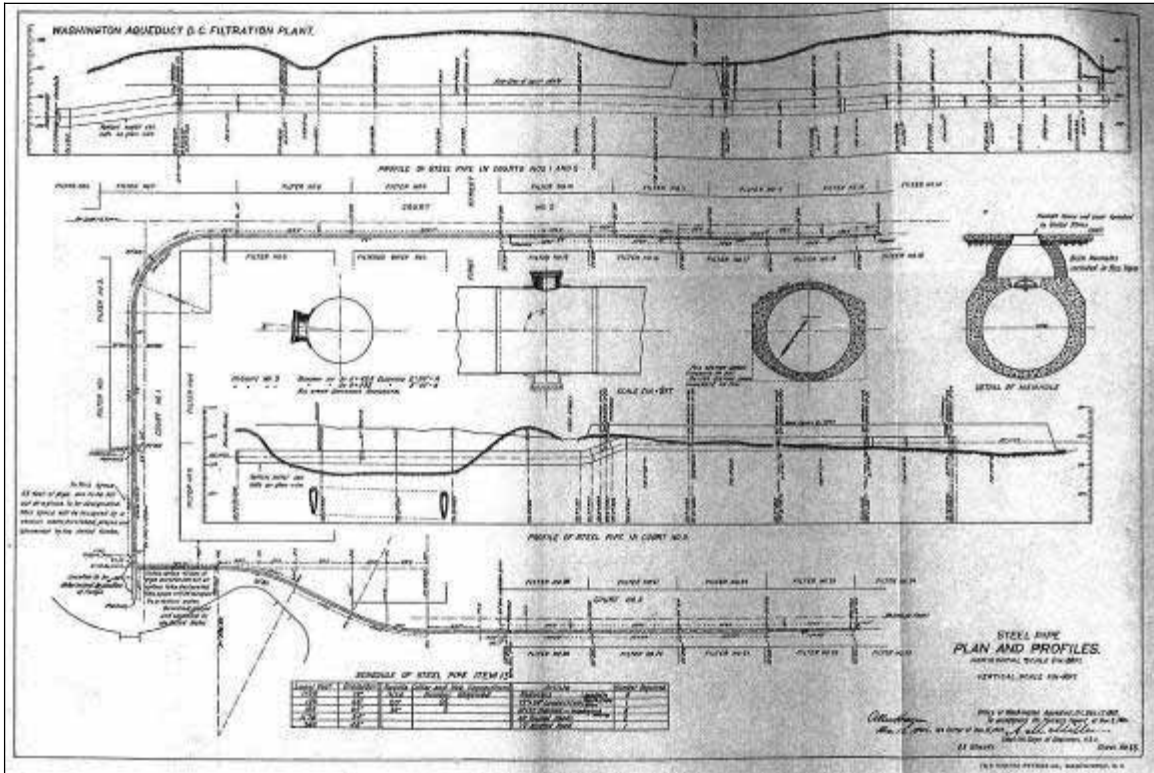
A-10: McMillan Park: Plan and Sections of Filtered Water Reservoir (1902)
Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



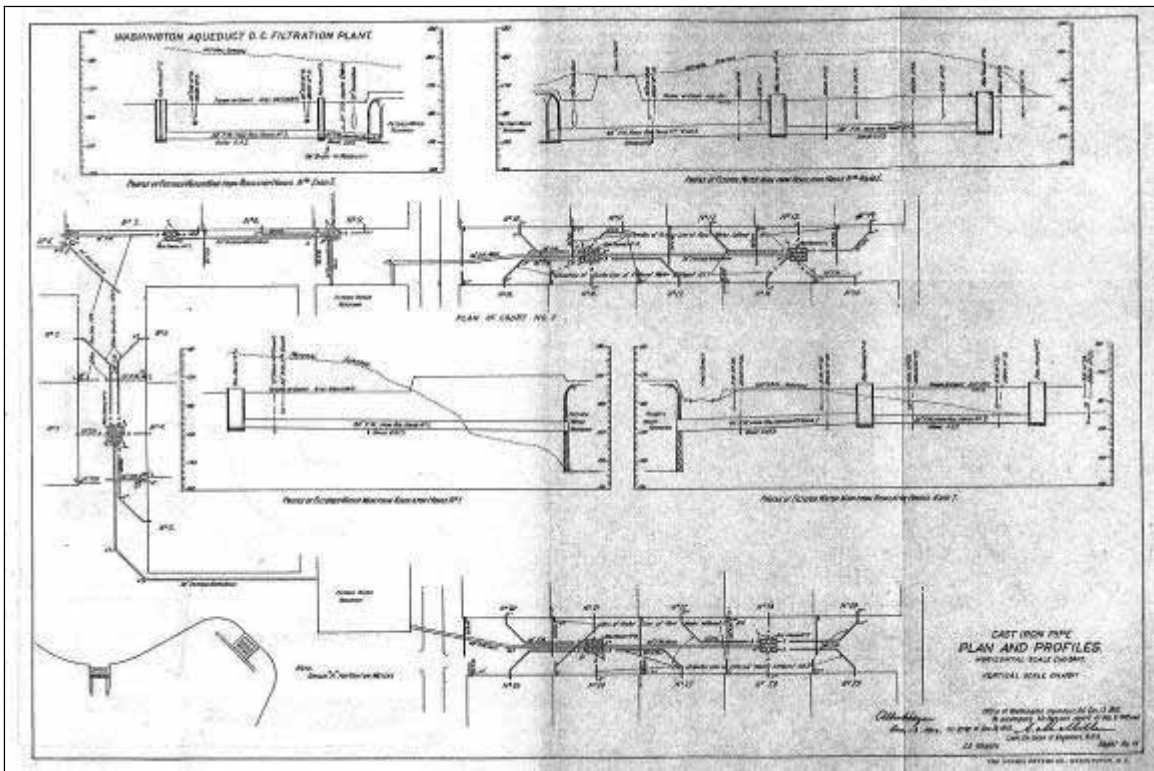
A-11: McMillan Park: Plan of Standard and Irregular Inlets and Manholes (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



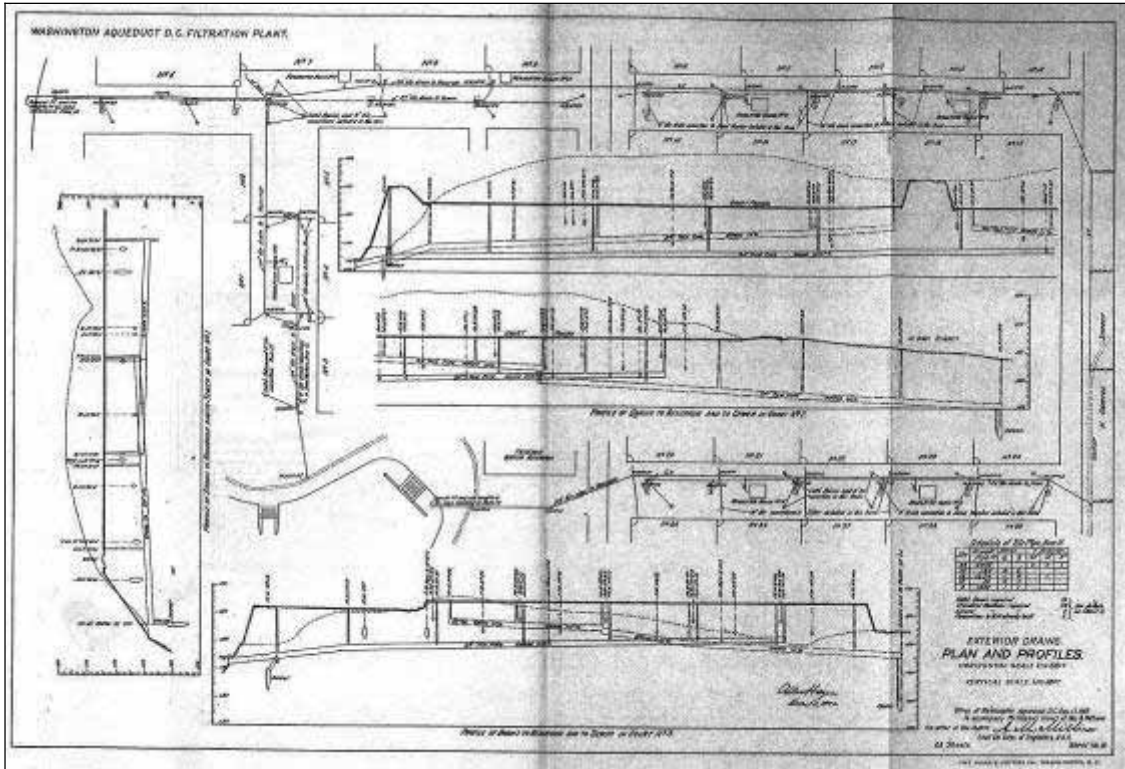
A-12: McMillan Park: Filter Details - Entrance and Stairway (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



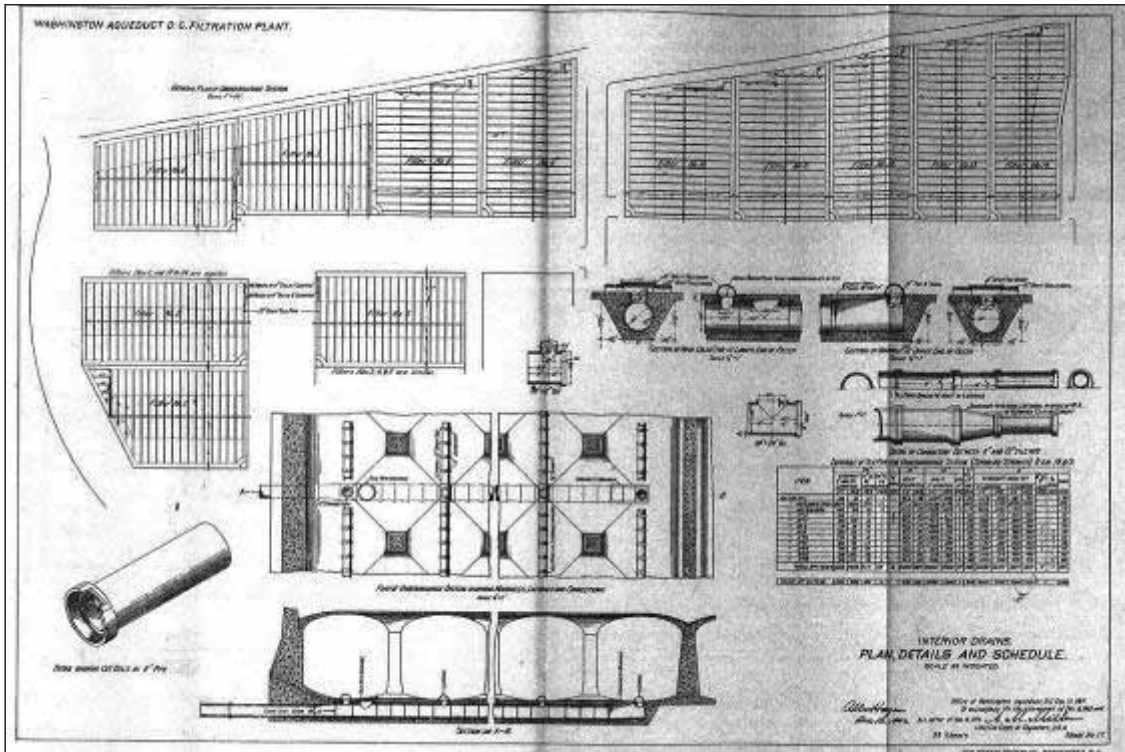
A-13: McMillan Park: Steel Pipe Plan and Profiles (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



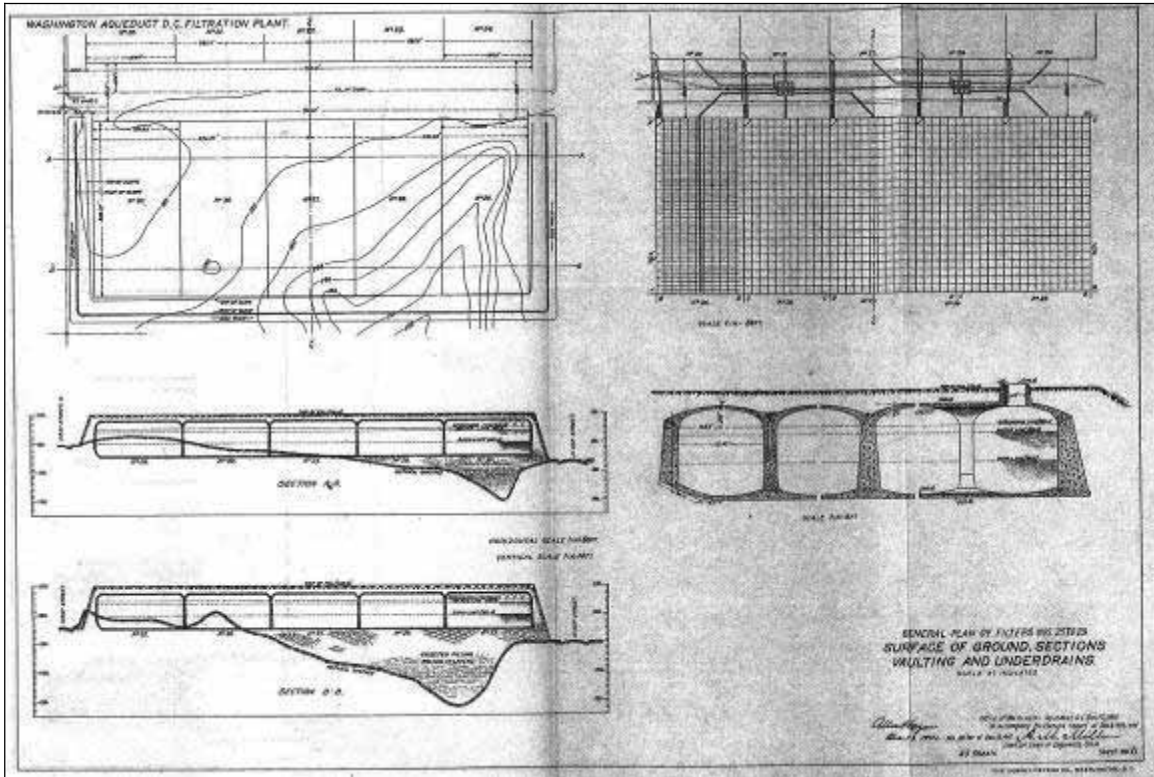
A-14: McMillan Park: Cast Iron Pipe Plan and Profiles (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



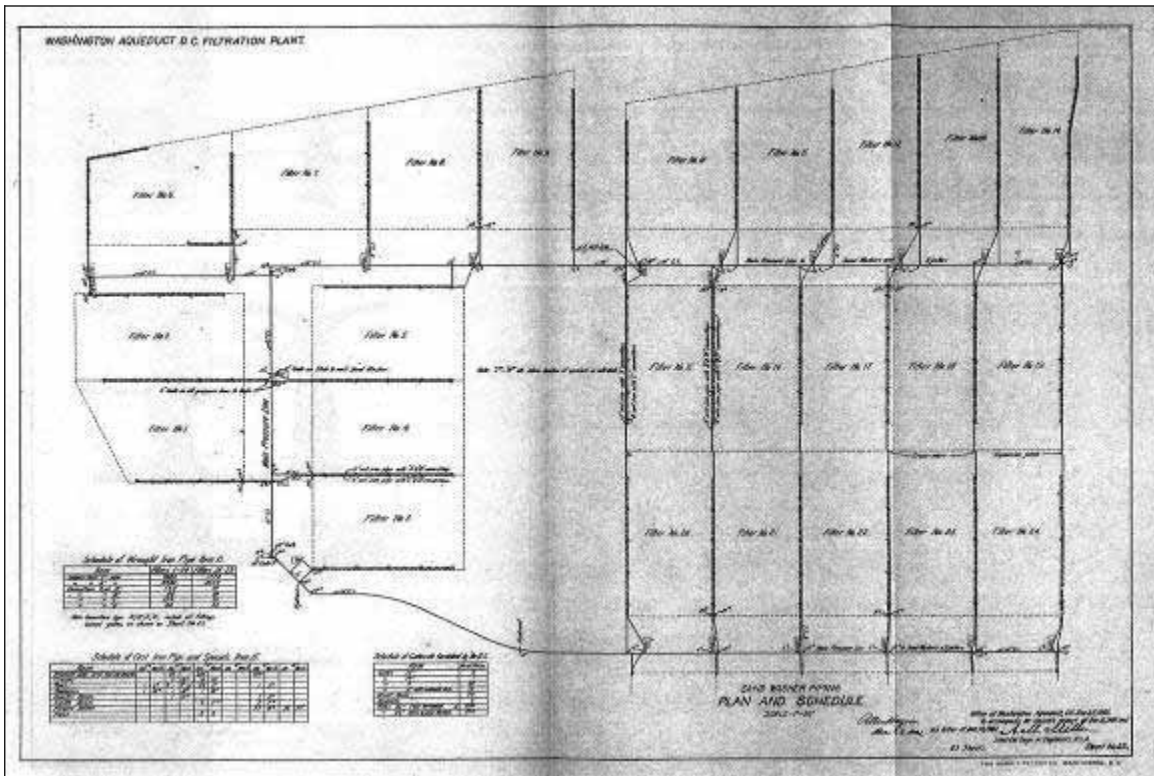
A-15: McMillan Park: Exterior Drains, Plans and Profiles (1902)
Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



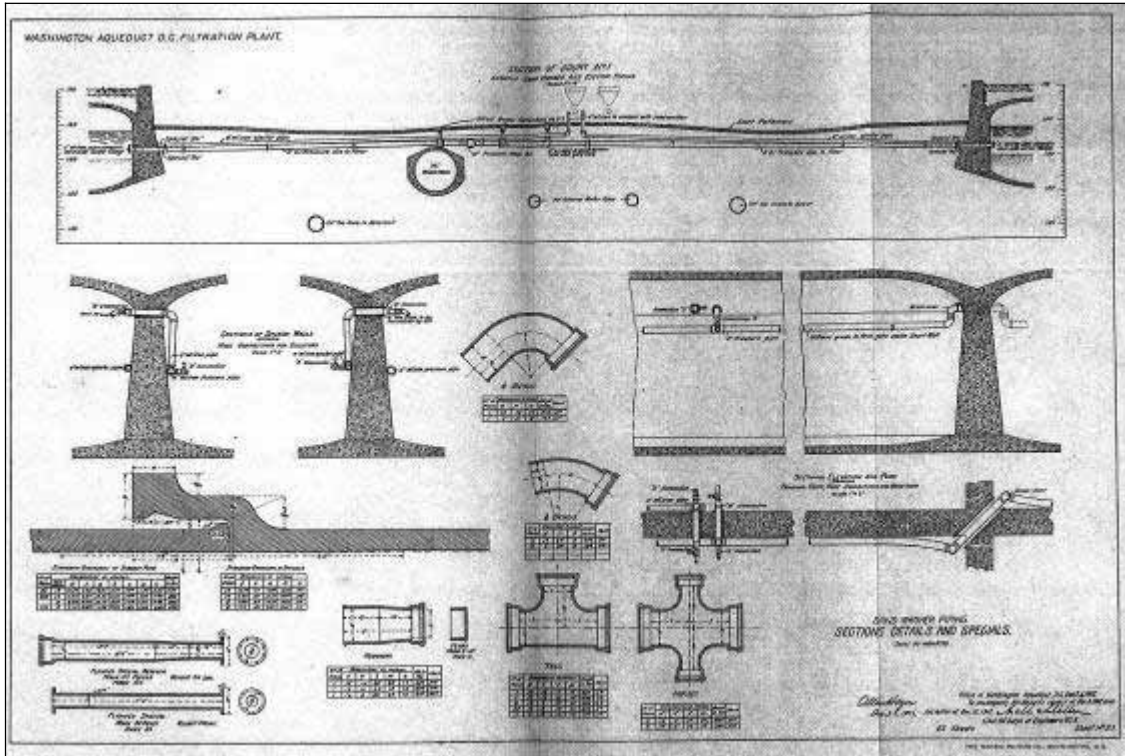
A-16: McMillan Park: Interior Drains, Plans, Details, and Schedule (1902)
Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



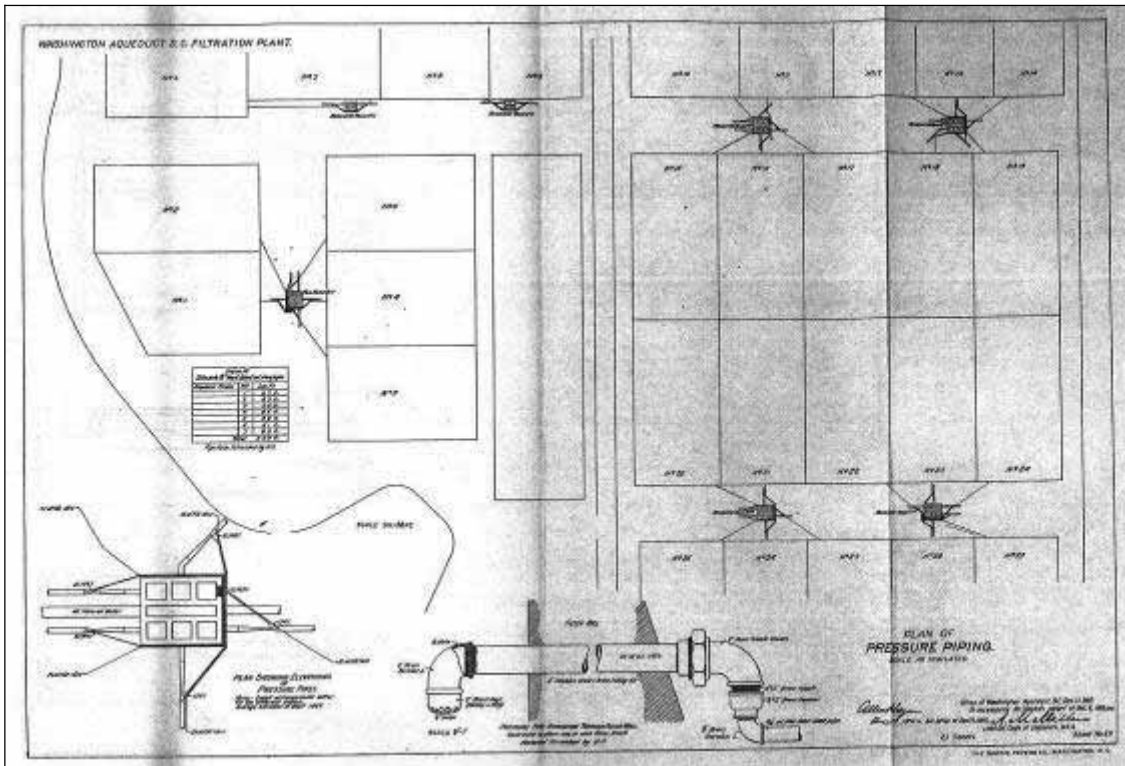
A-17: McMillan Park: General Plan of Filters 25-29, Surface of Ground, Sections, Vaulting, and Underdrains (1902) Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



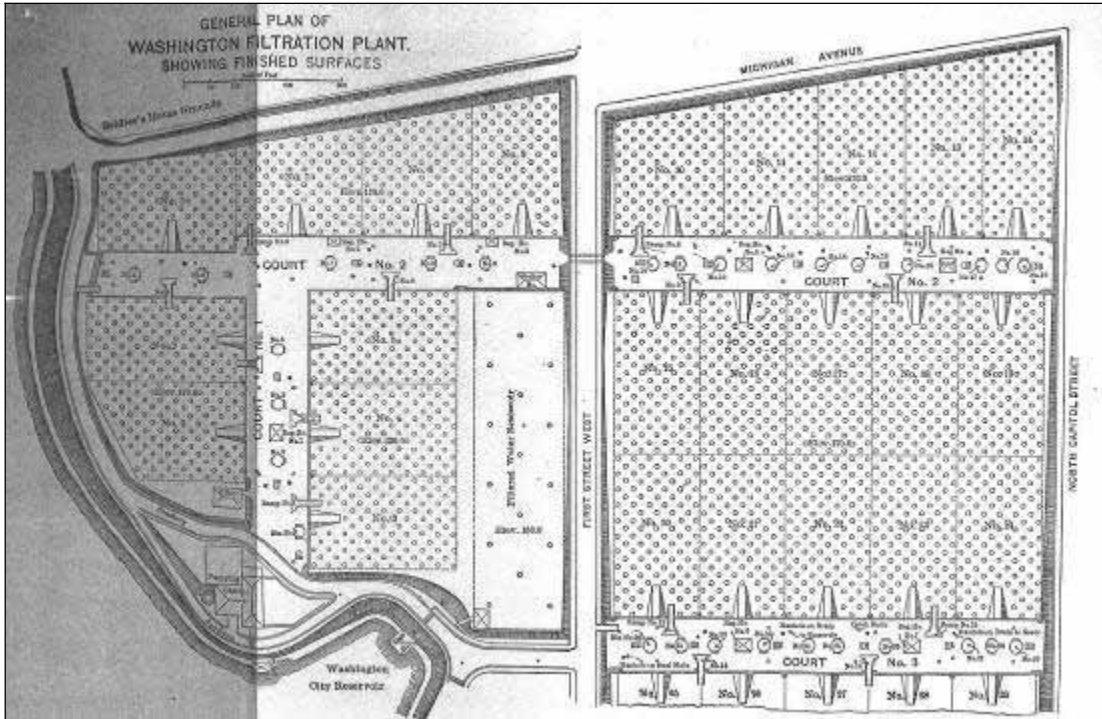
A-18: McMillan Park: Sand Washer Piping, Plan and Schedule (1902) Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



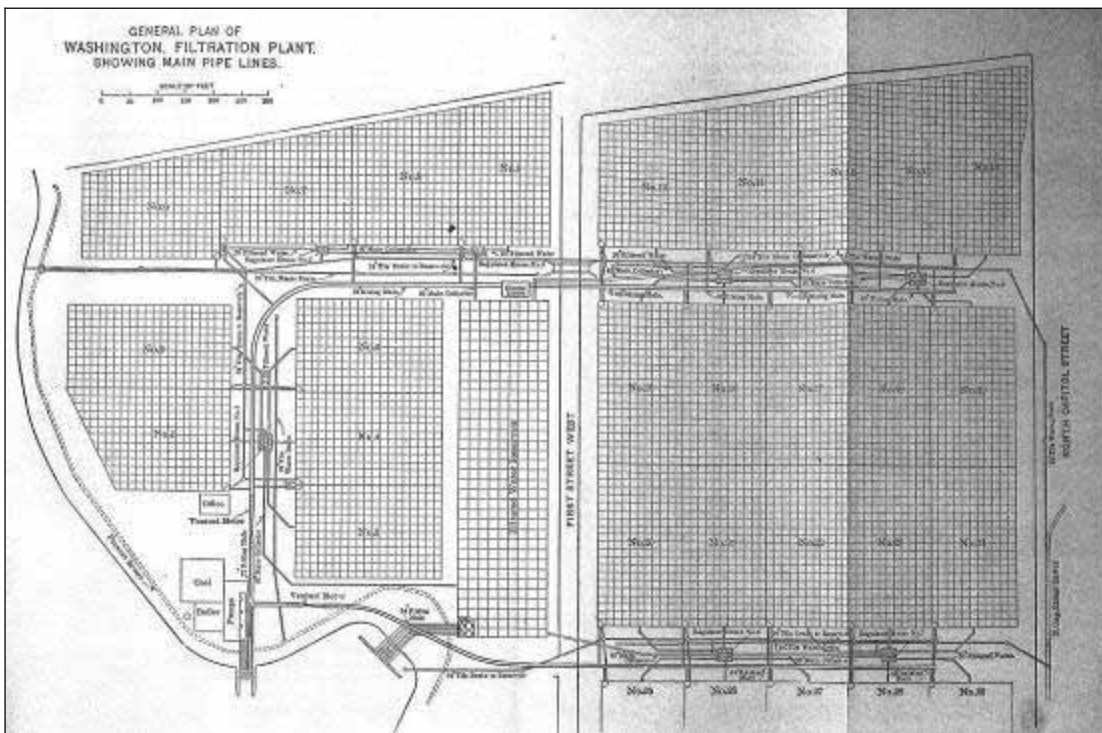
A-19: McMillan Park: Sand Washer Piping, Sections, Details, and Specials (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



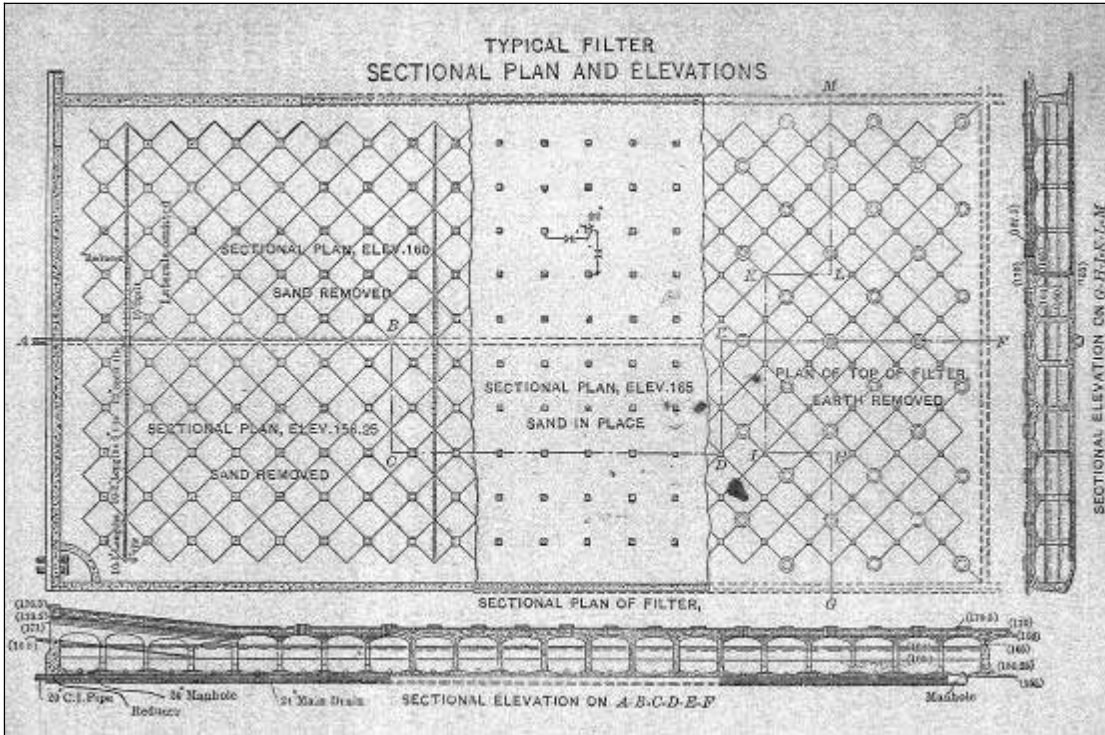
A-20: McMillan Park: Plan of Pressure Piping (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



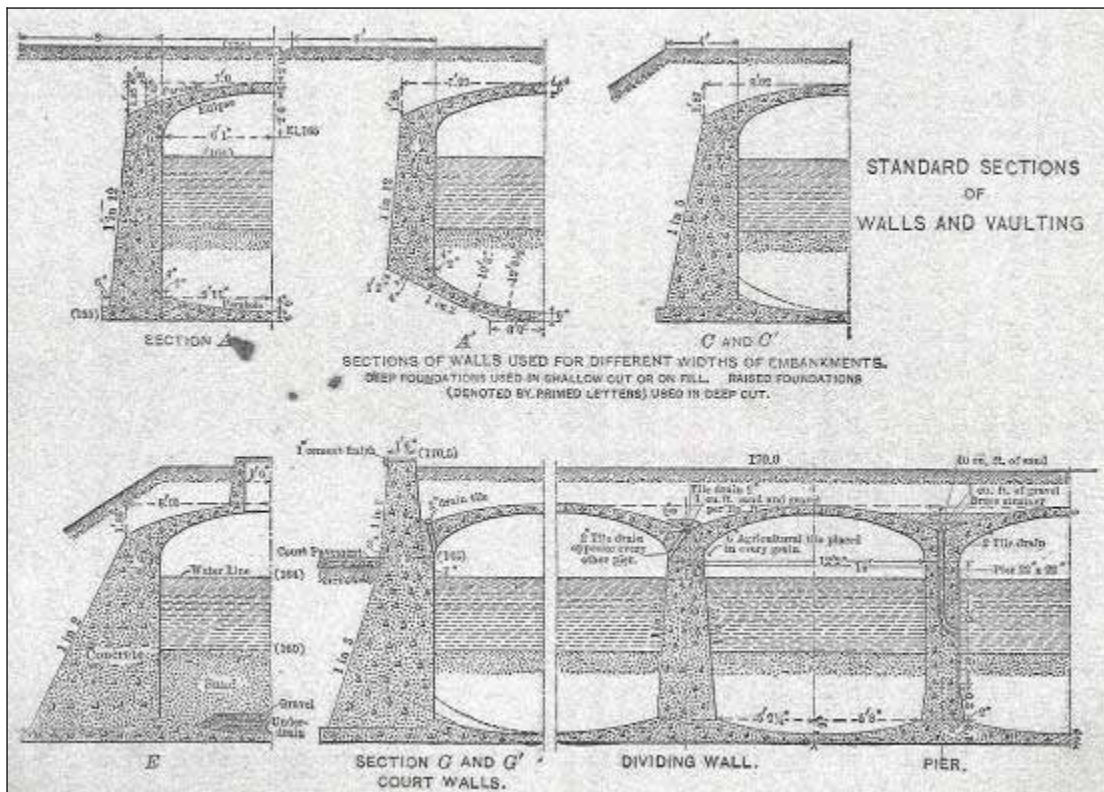
A-21: McMillan Park: General Plan Identifying Courts, Cells, Bins, Washers (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



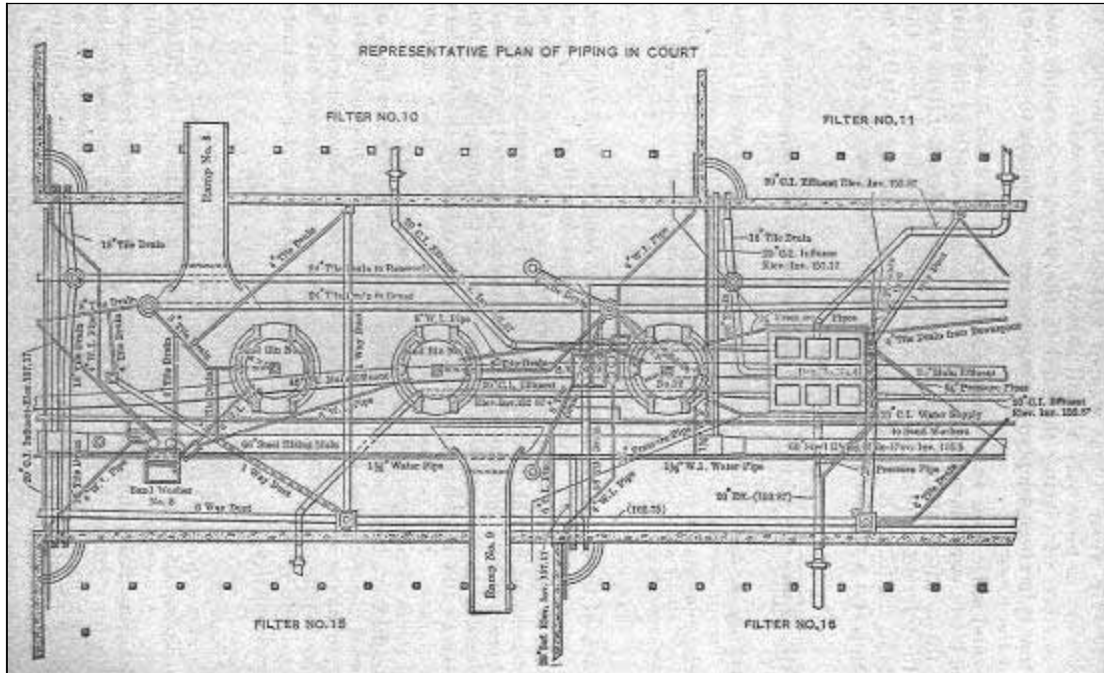
A-22: McMillan Park: General Plan Showing Main Pipe Lines (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



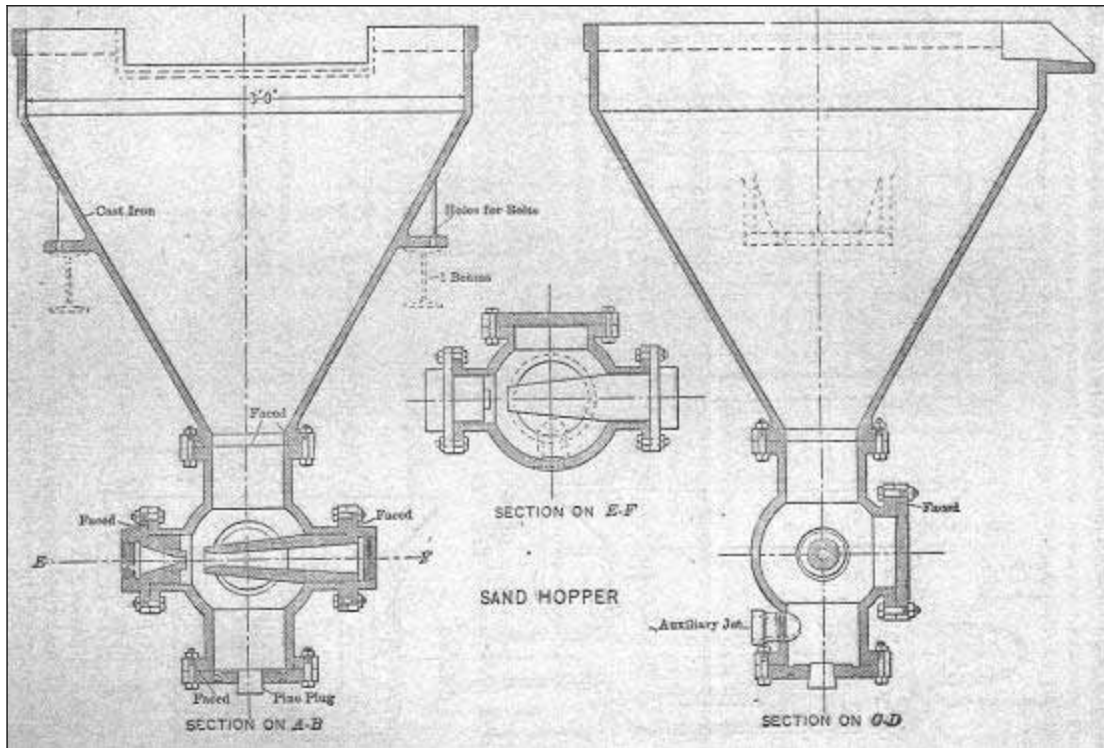
A-23: McMillan Park: Sectional Plan and Elevation of Typical Filter (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



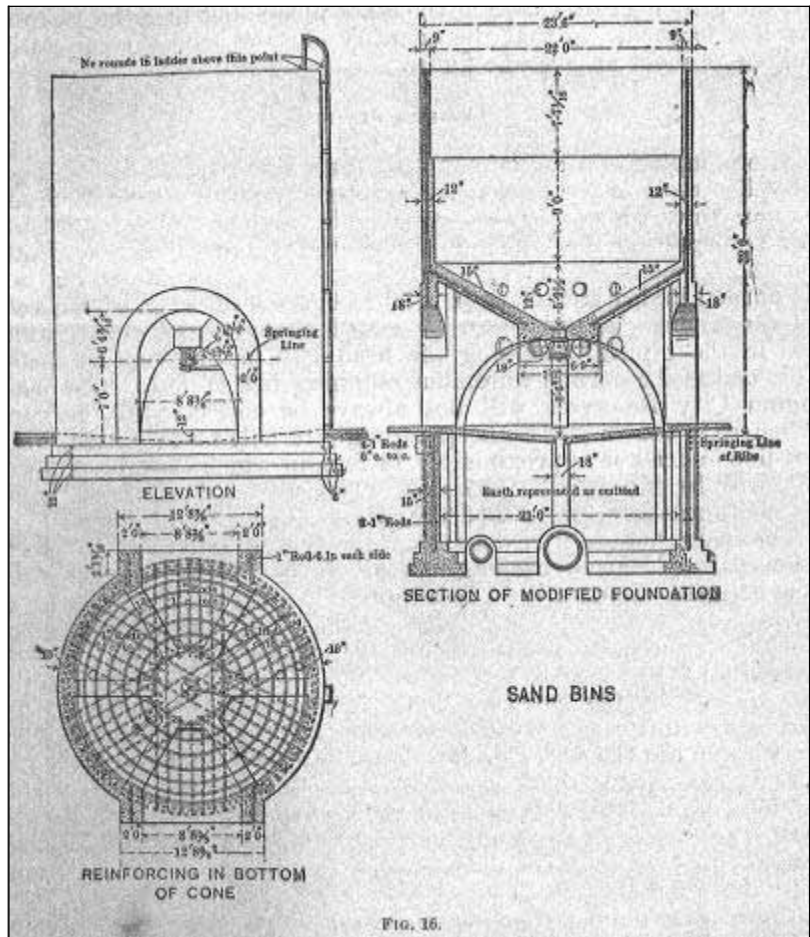
A-24: McMillan Park: Standard Sections of Walls and Vaulting (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



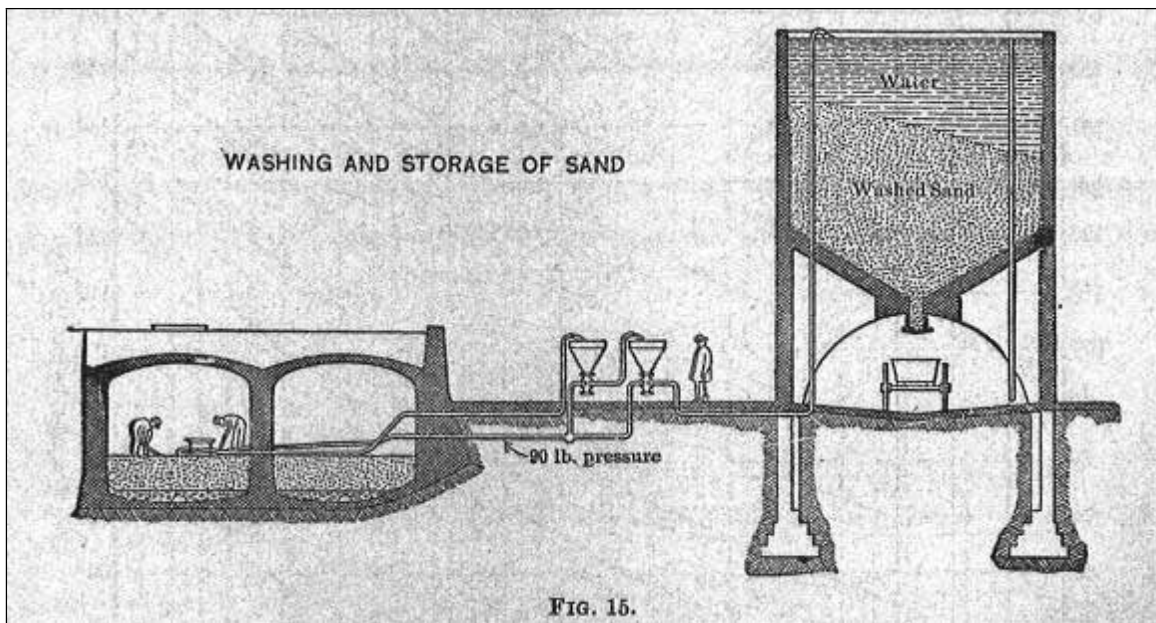
A-25: McMillan Park: Representative Plan of Piping in Court (1902)
Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



A-26: McMillan Park: Section of Sand Hopper (1902)
Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



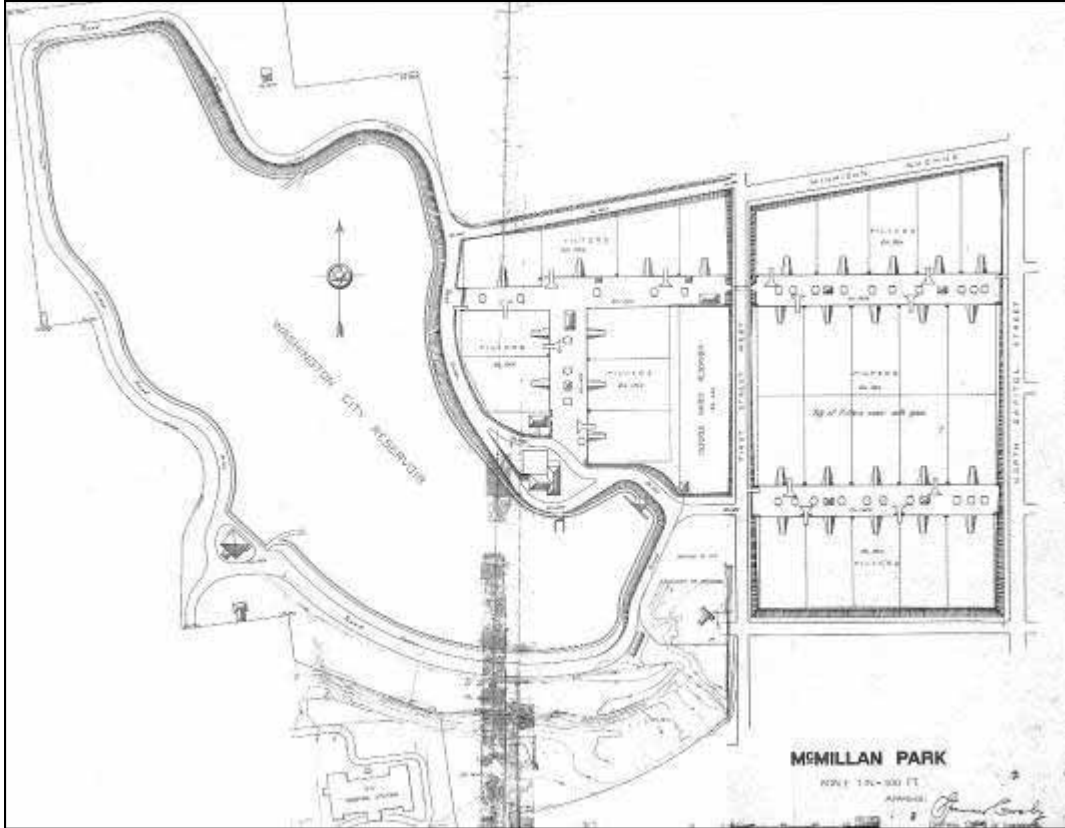
A-27: McMillan Park: Section, Elevation, and Plan of Sand Bins (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



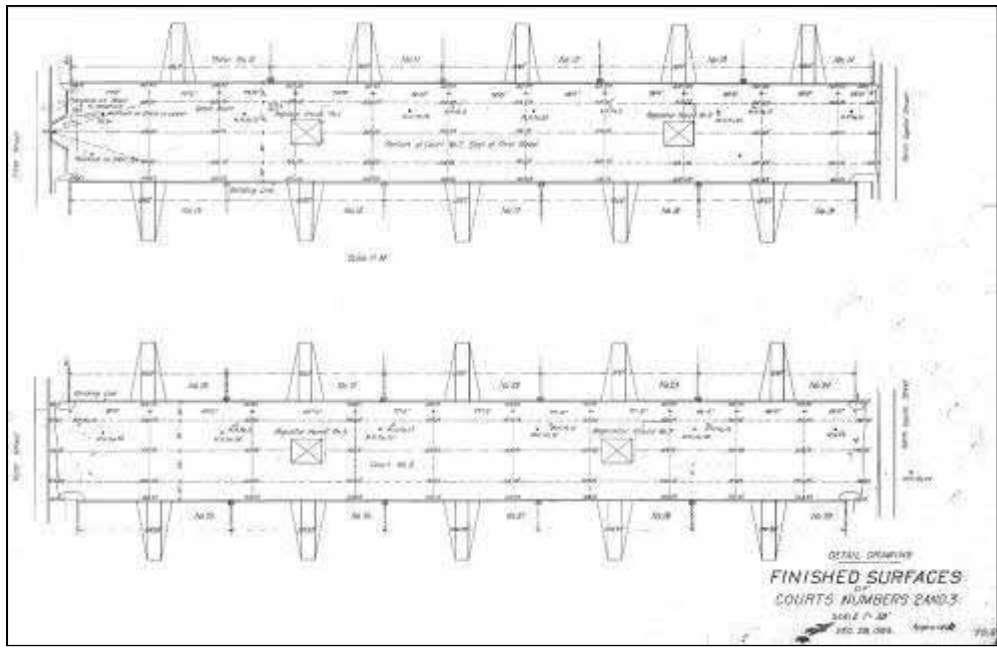
A-28: McMillan Park: Washing and Storage of Sand (1902)
 Purification of the Washington Water Supply, courtesy of the Historical Society of Washington



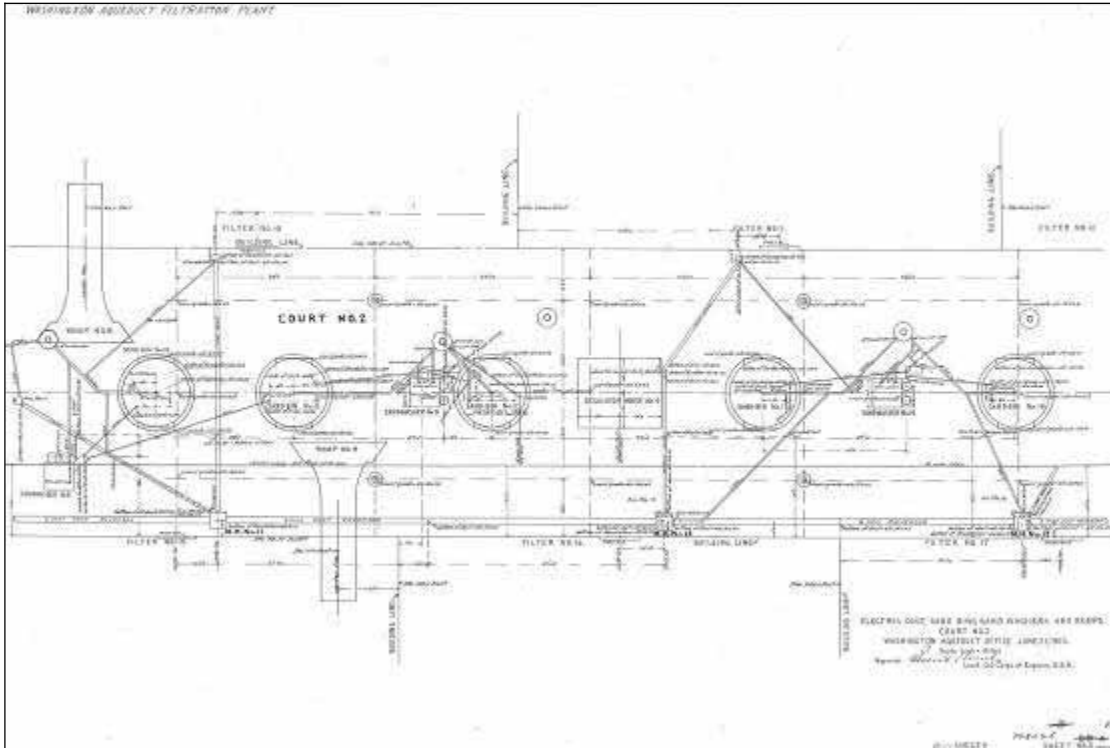
A-29 : Plat of subdivision for Dobbins' Addition , on site of current McMillan Sand Filtration Site, 1899. courtesy of the Washington Aqueduct Archives



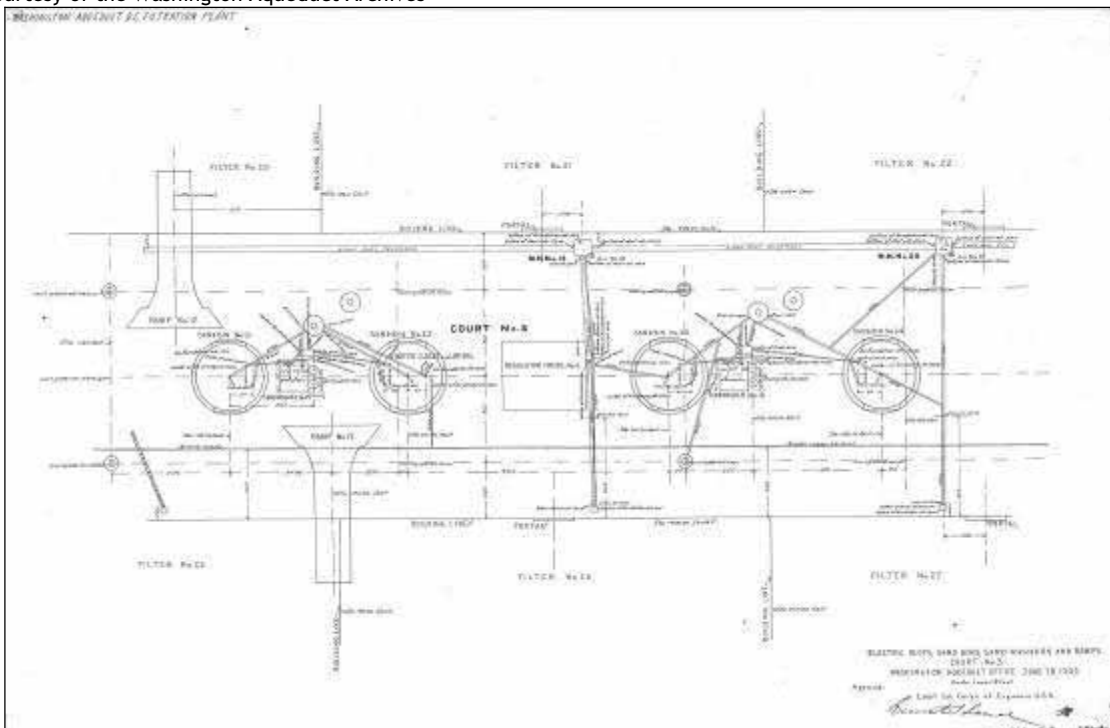
A-30: McMillan Reservoir and Sand Filtration Plant: General Plan (c. 1903)
courtesy of the Washington Aqueduct Archives



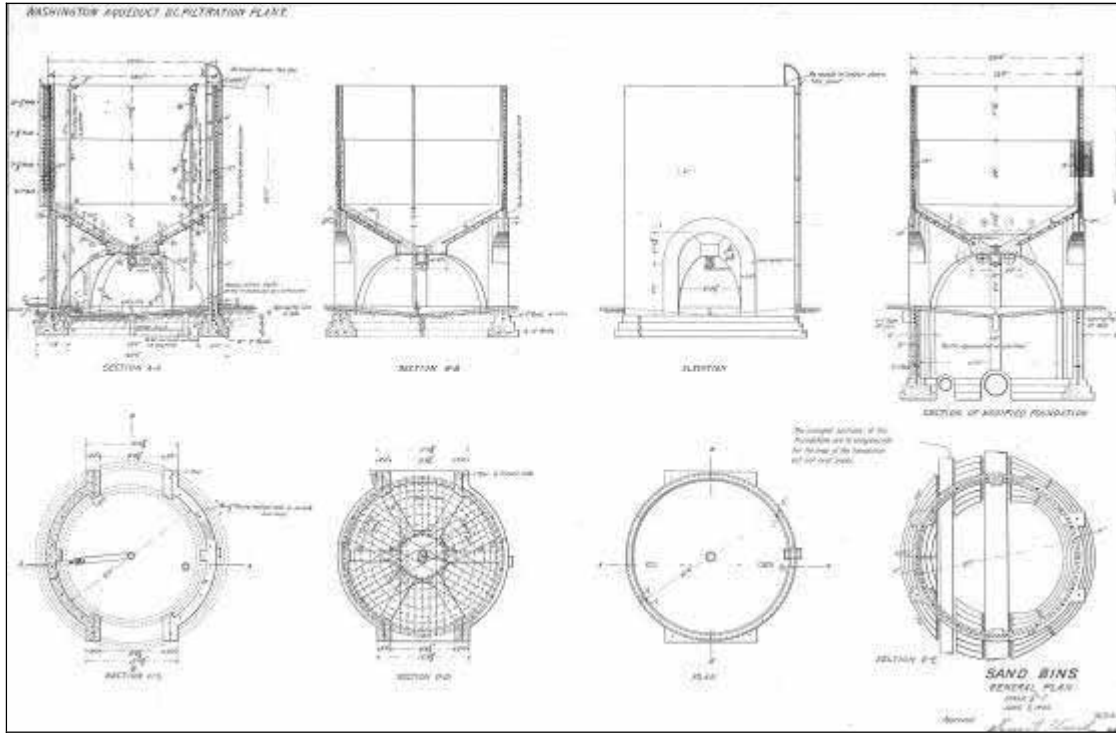
A-31: McMillan Sand Filtration Plant: Finished Surfaces of Service Courts 2 and 3 (1903)
courtesy of the Washington Aqueduct Archives



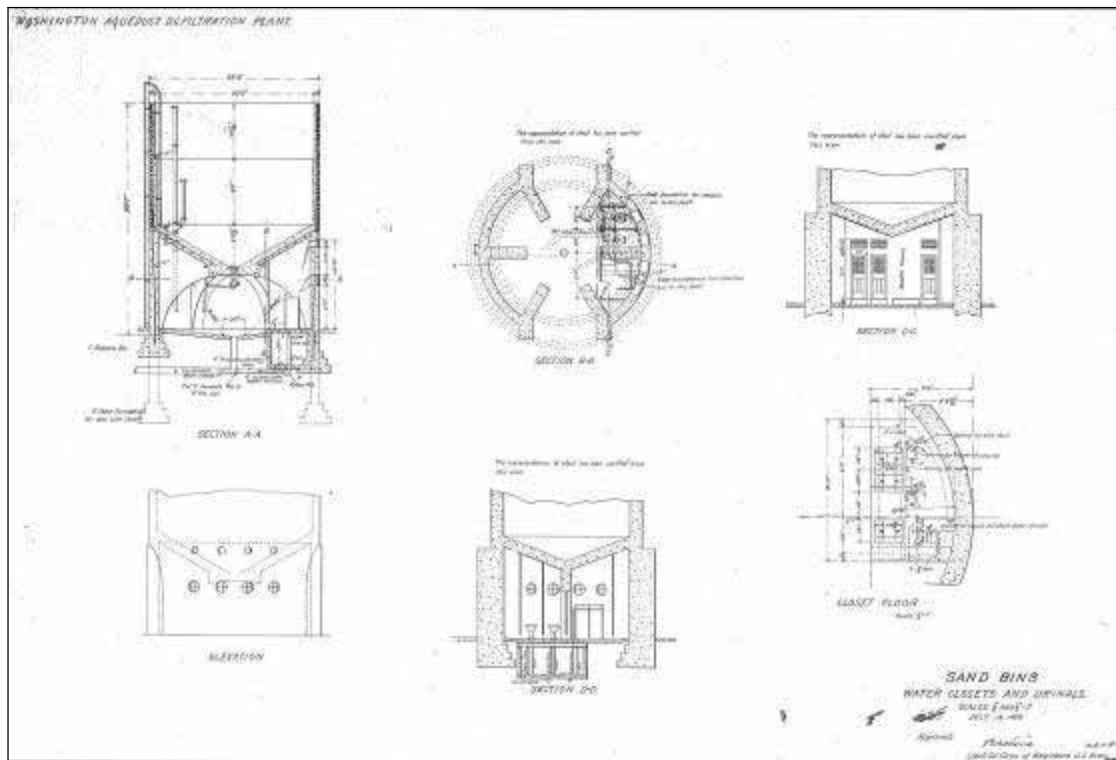
A-32: McMillan Sand Filtration Plant: Court 2 (1905)
courtesy of the Washington Aqueduct Archives



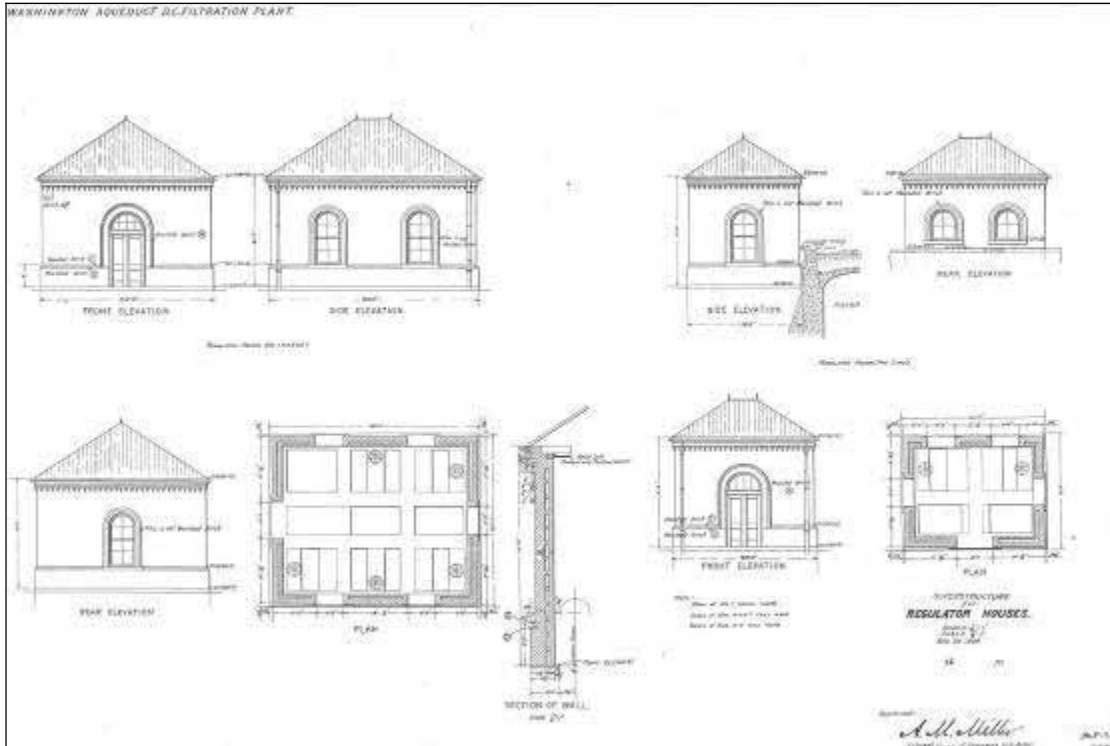
A-33: McMillan Sand Filtration Plant: Court 3 (1905)
courtesy of the Washington Aqueduct Archives



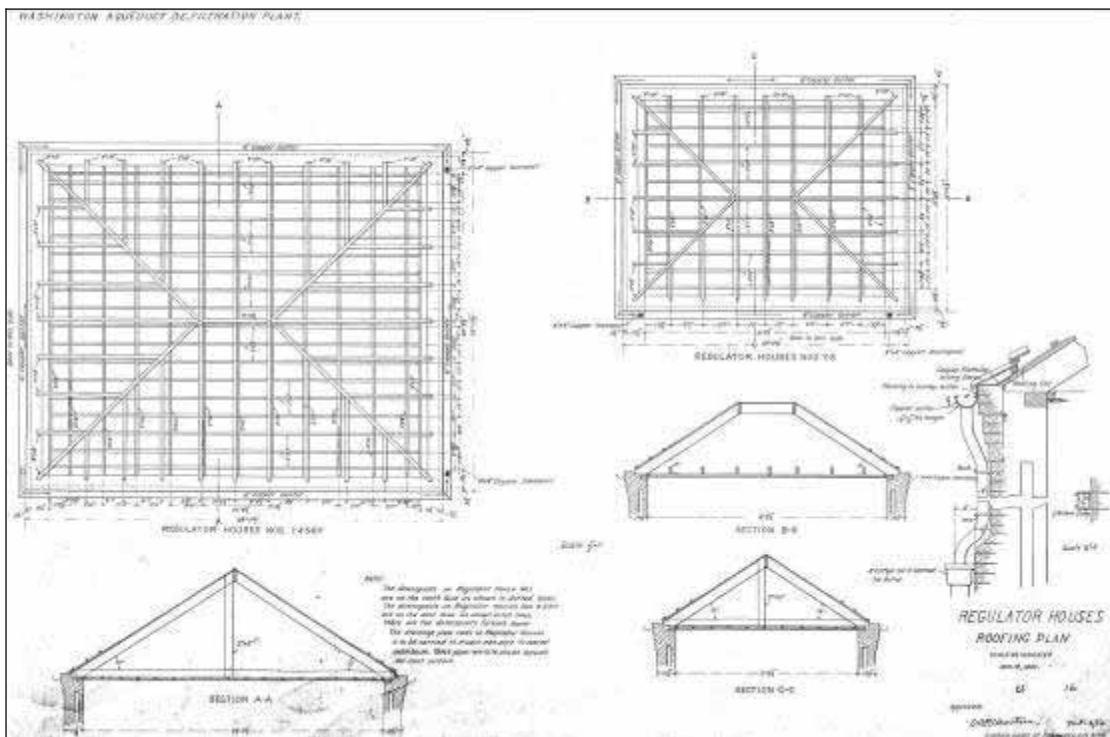
A-34: McMillan Sand Filtration Plant: Sand Storage Bins (1905)
courtesy of the Washington Aqueduct Archives



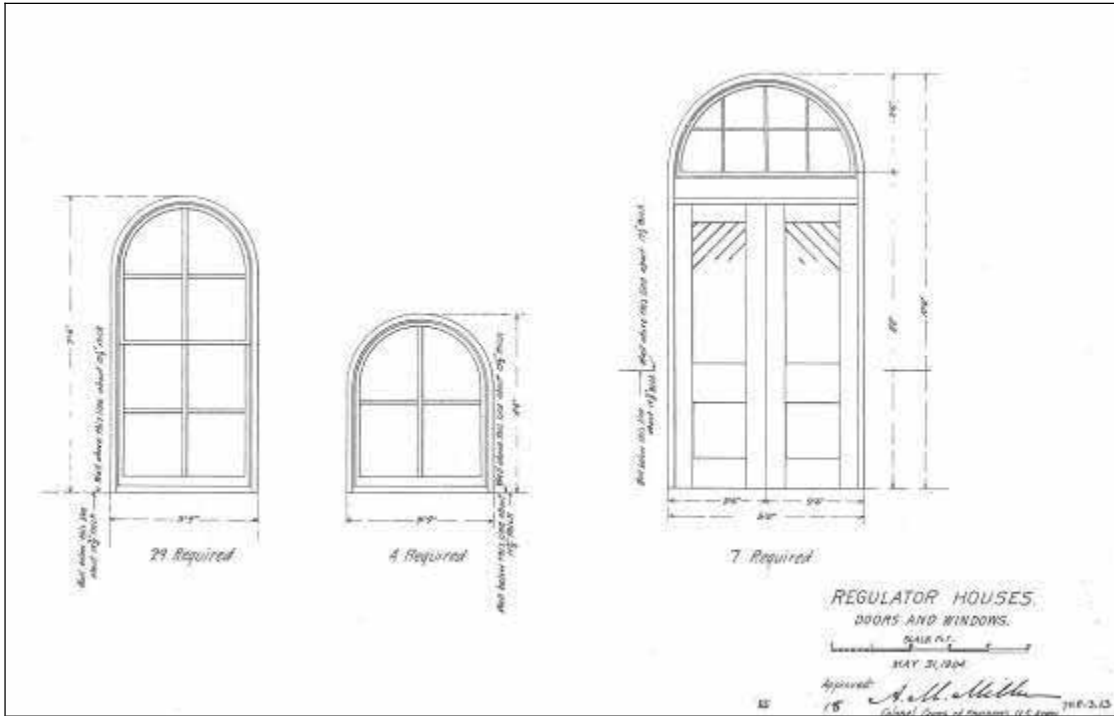
A-35: McMillan Sand Filtration Plant: Sand Storage Bins (1905)
courtesy of the Washington Aqueduct Archives



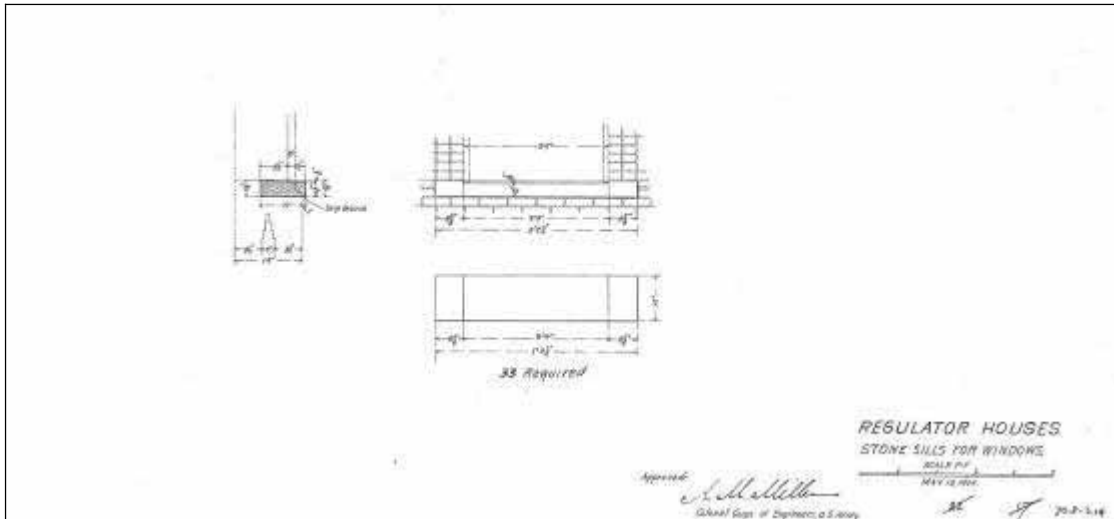
A-36: McMillan Sand Filtration Plant: Regulator Houses(1904)
courtesy of the Washington Aqueduct Archives



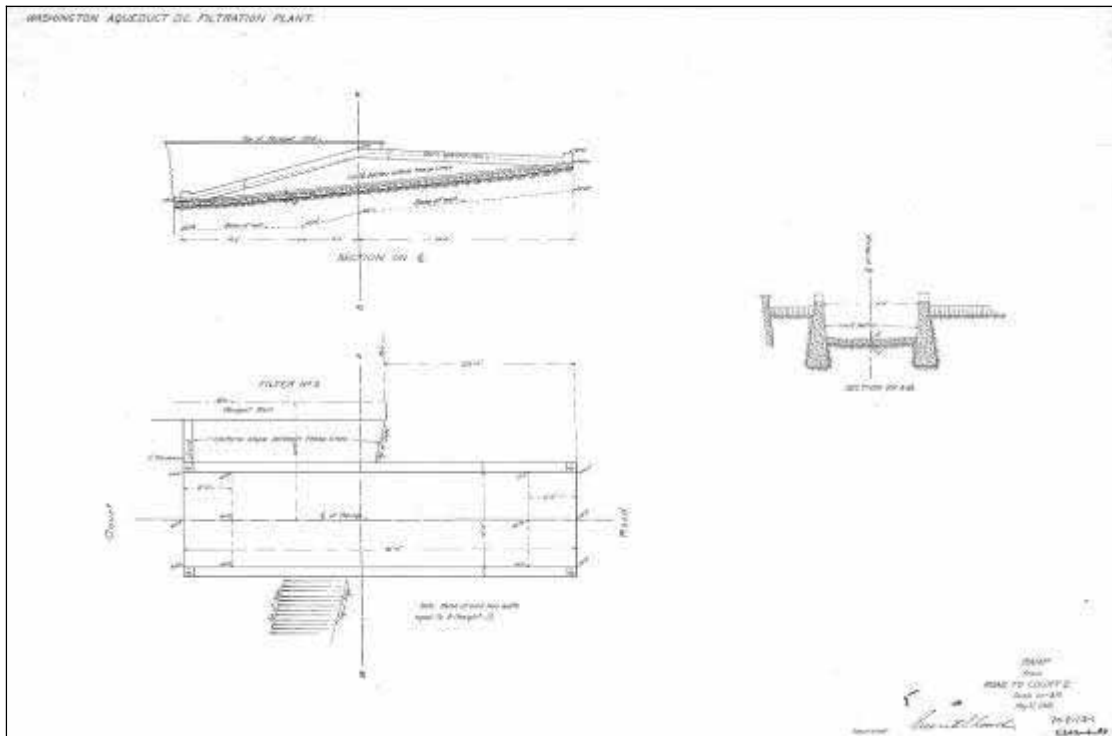
A-37: McMillan Sand Filtration Plant: Roofing Plan for Regulator Houses(1904)
courtesy of the Washington Aqueduct Archives



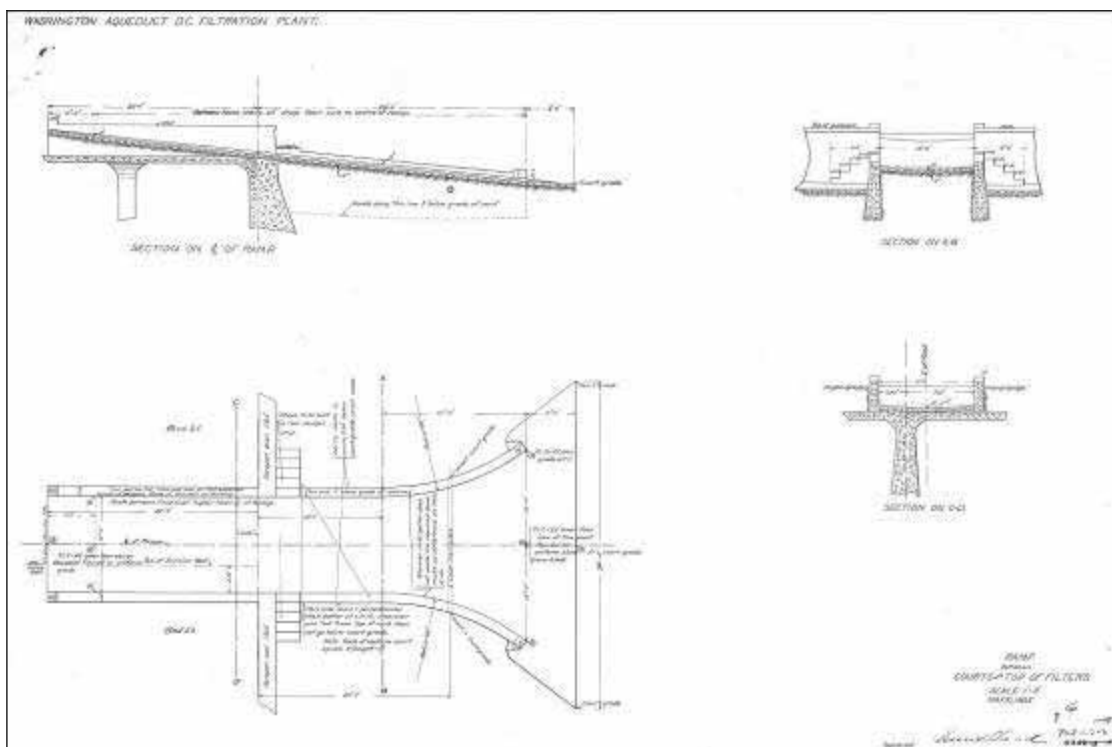
A-38: McMillan Sand Filtration Plant: Windows and Doors for Regulator Houses(1904)
courtesy of the Washington Aqueduct Archives



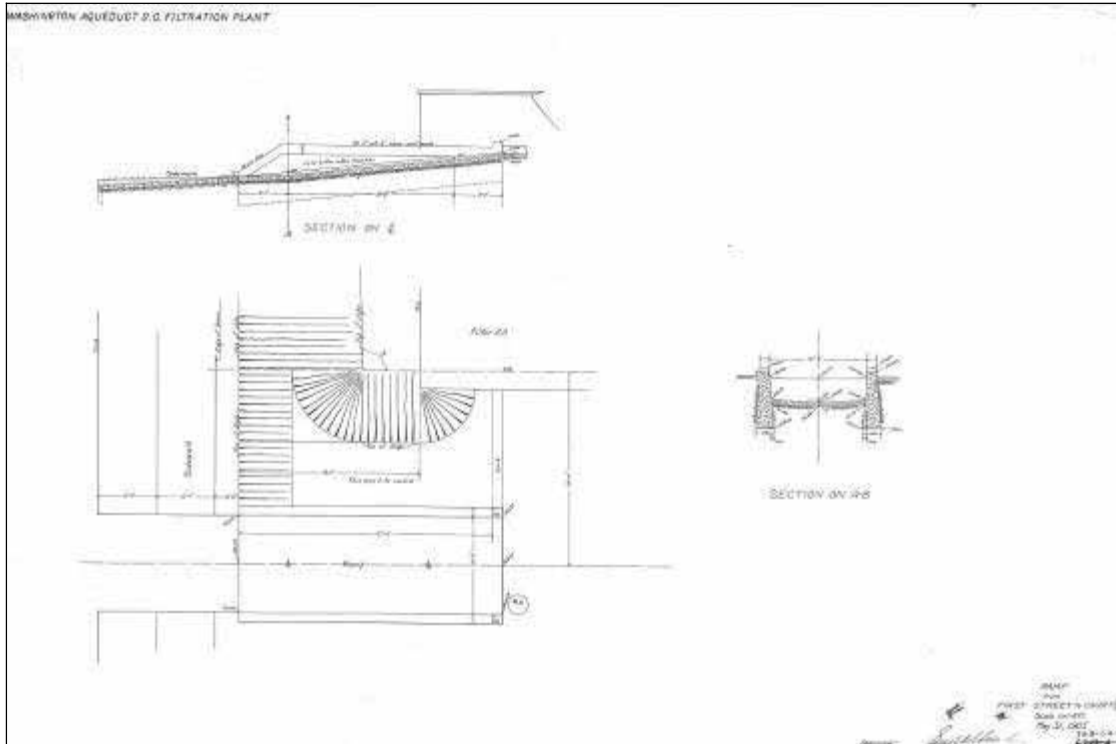
A-39: McMillan Sand Filtration Plant: Window Sills for Regulator Houses(1904)
courtesy of the Washington Aqueduct Archives



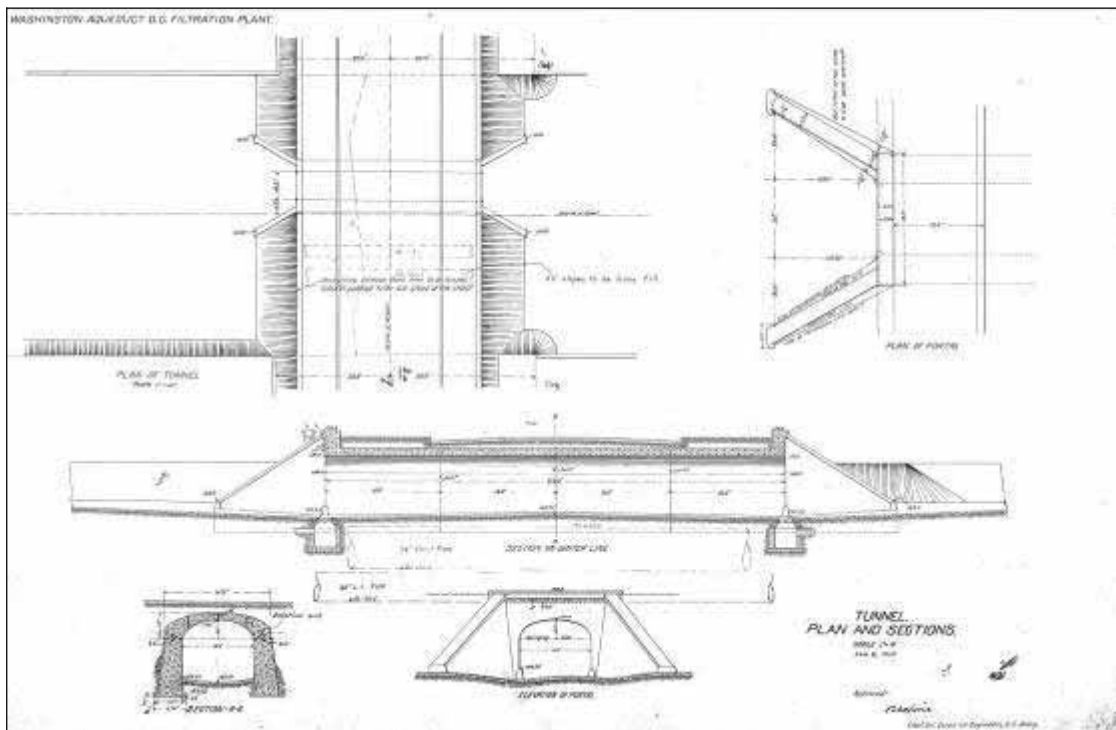
A-40: McMillan Sand Filtration Plant: Ramp from road to Court 2 (1905)
courtesy of the Washington Aqueduct Archives



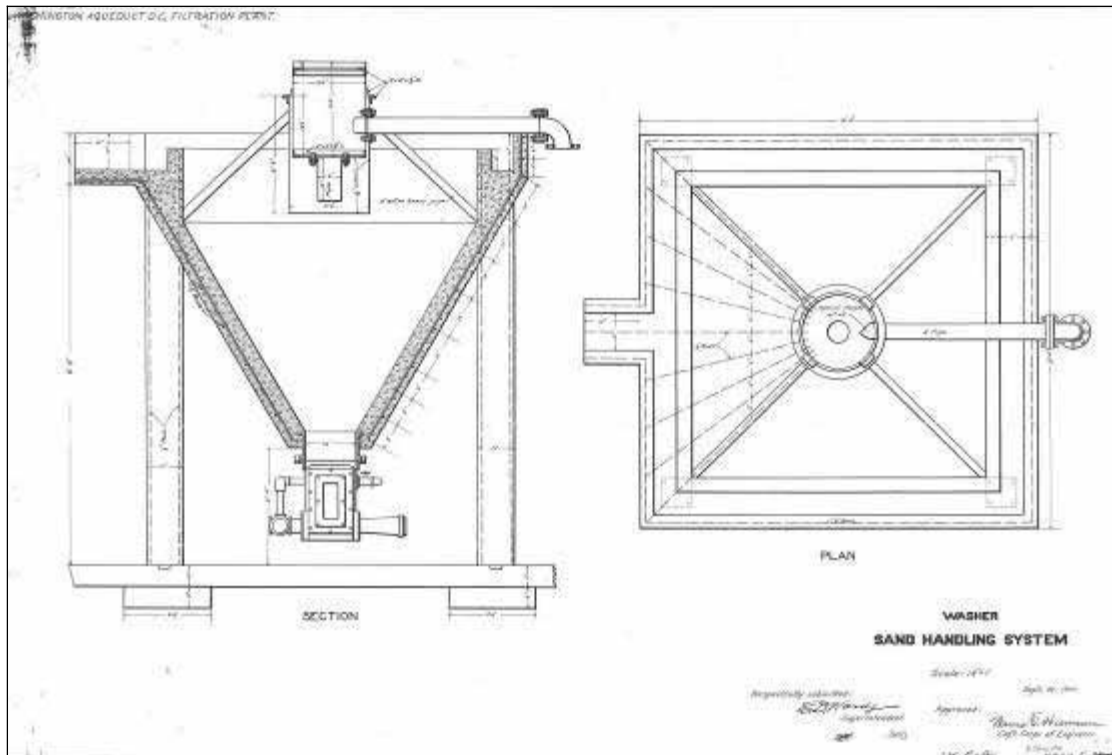
A-41: McMillan Sand Filtration Plant: Ramp from Service Courts to Tops of Filter Beds (1905)
courtesy of the Washington Aqueduct Archives



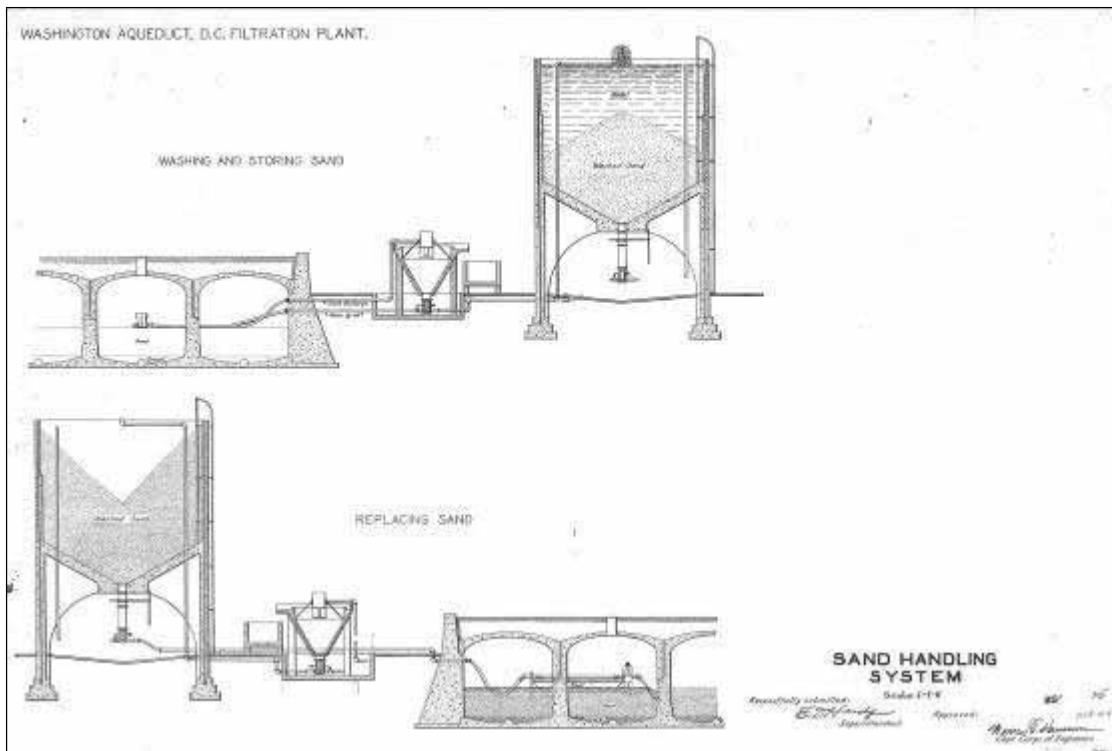
A-42: McMillan Sand Filtration Plant: Ramp from First Street to Court 3 (1905)
courtesy of the Washington Aqueduct Archives



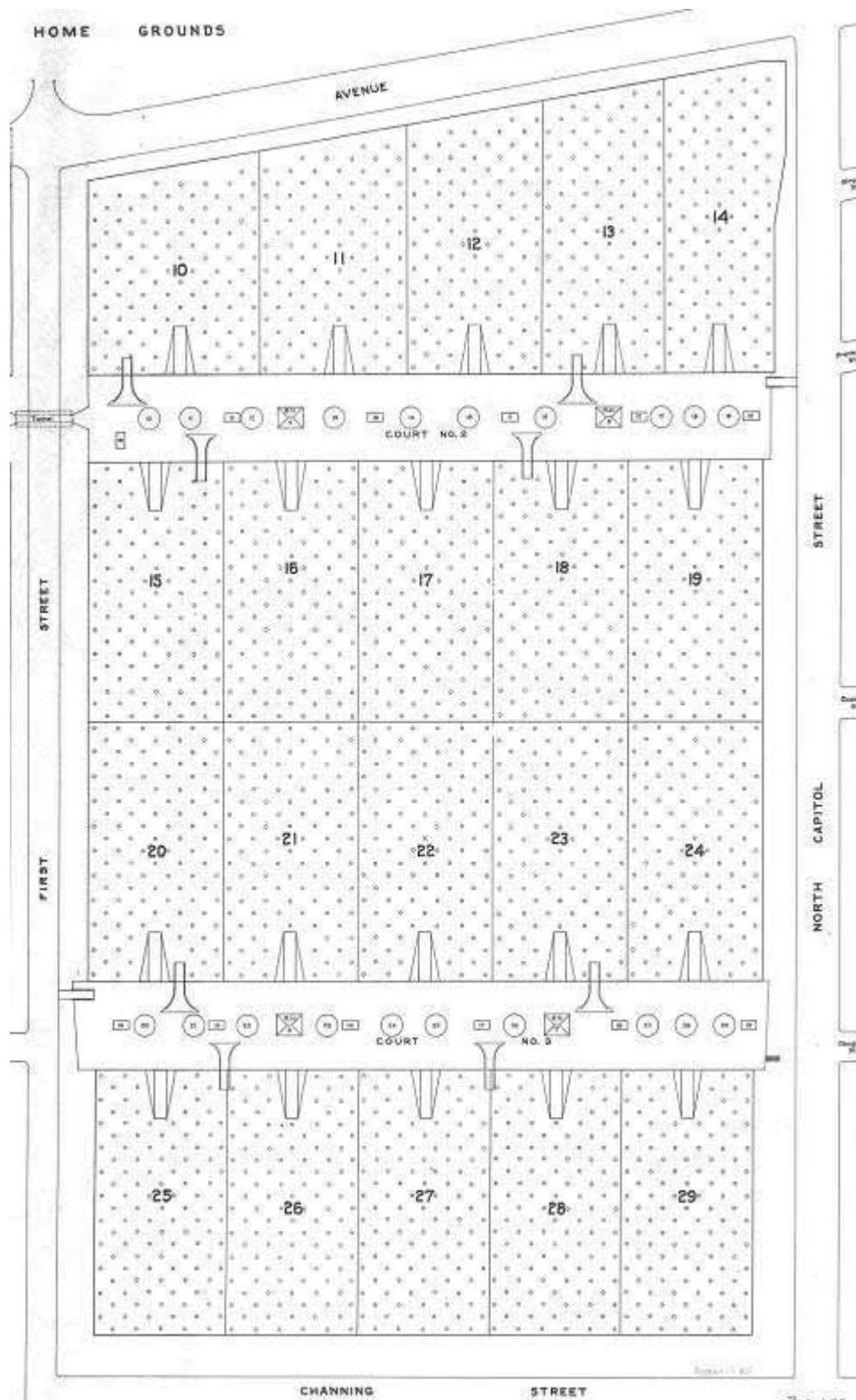
A-43: McMillan Sand Filtration Plant: Tunnel under First Street (1905)
courtesy of the Washington Aqueduct Archives



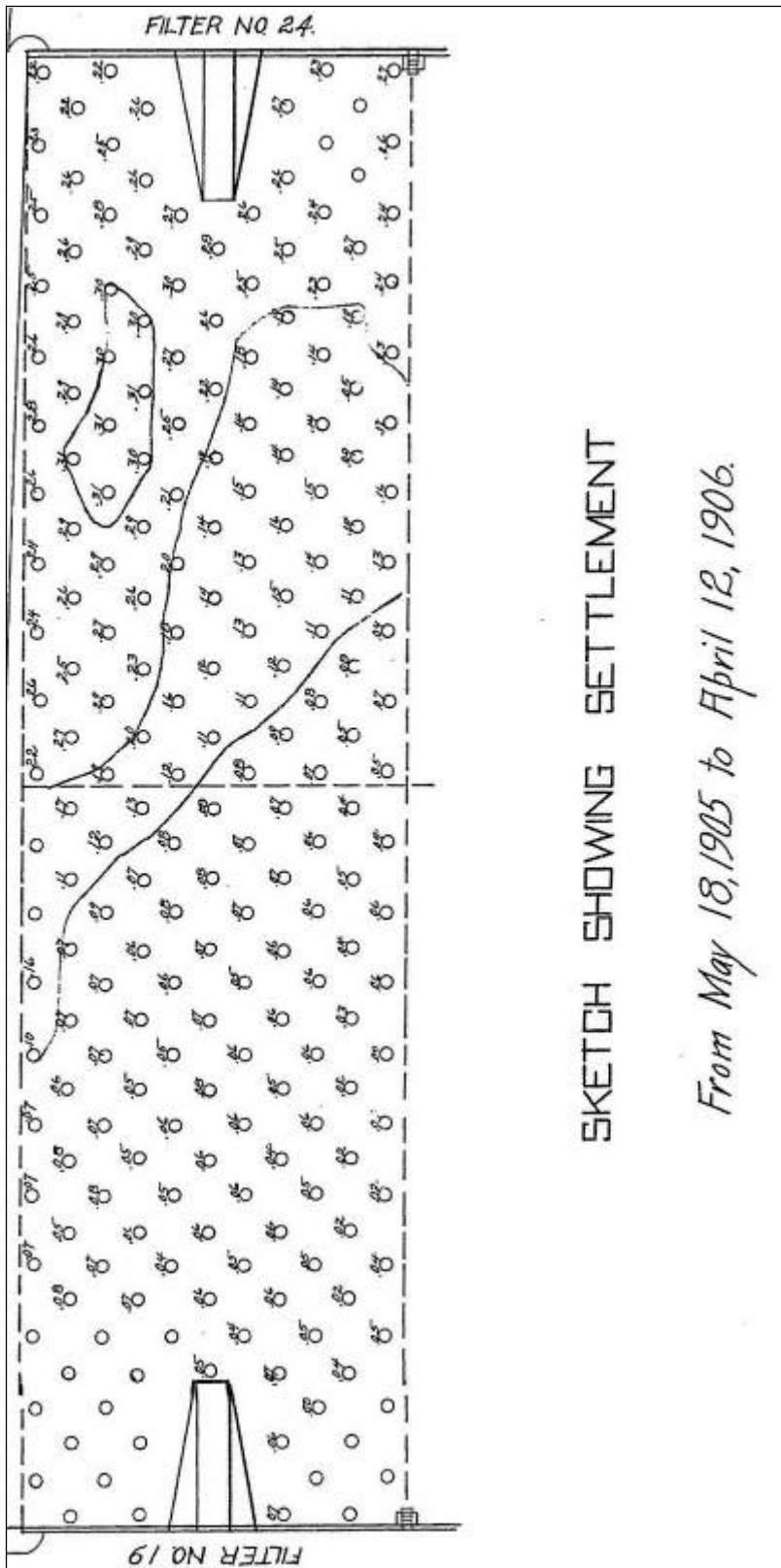
A-44: McMillan Sand Filtration Plant: Stationary Sand Washers (1910)
courtesy of the Washington Aqueduct Archives



A-45: McMillan Sand Filtration Plant: Diagram of Sand Washing and Storage Process (c. 1910)
courtesy of the Washington Aqueduct Archives



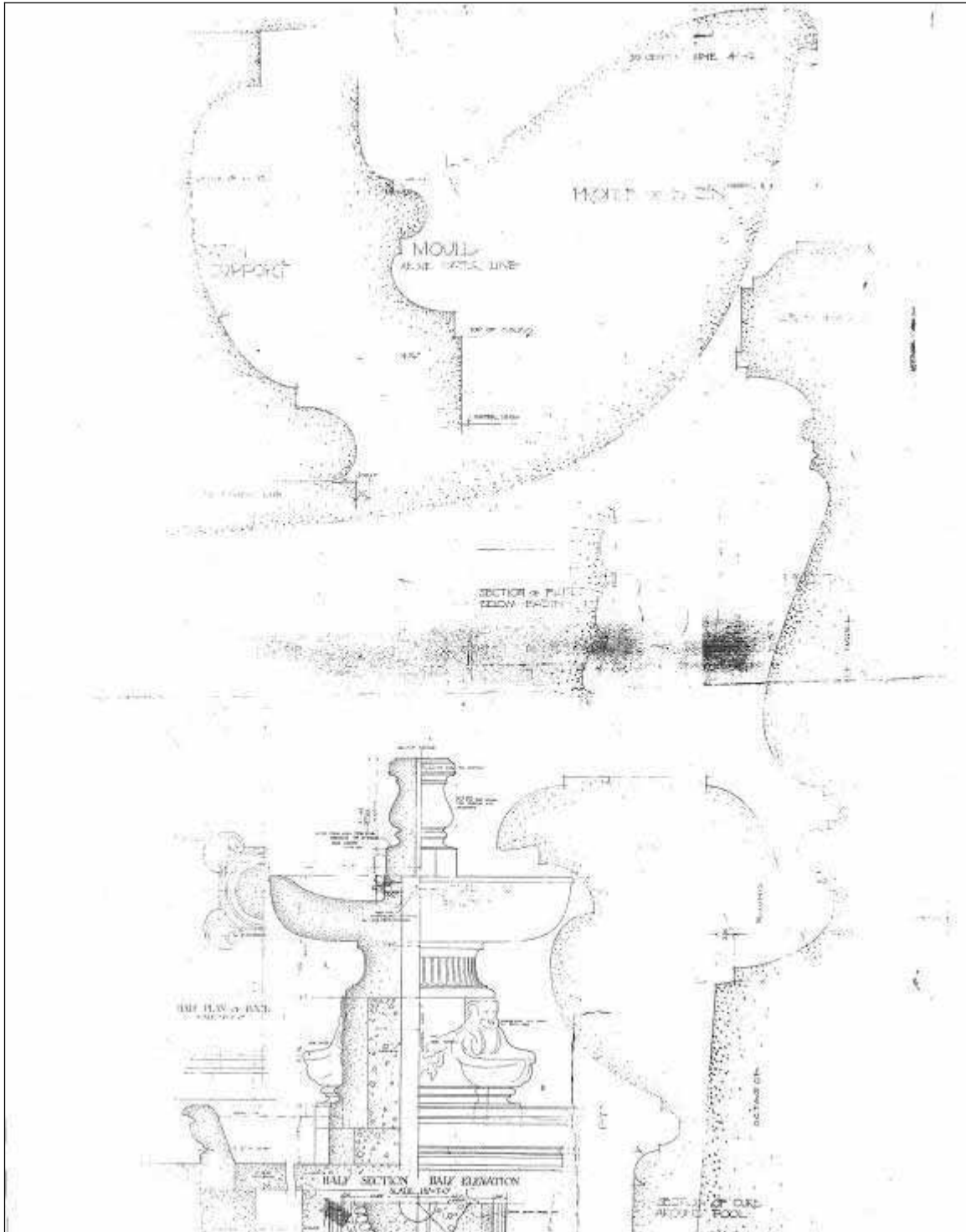
A-46: McMillan Sand Filtration Plant: Existing Conditions (c.1903)
courtesy of the Washington Aqueduct Archives



SKETCH SHOWING SETTLEMENT

From May 18, 1905 to April 12, 1906.

A-47: McMillan Sand Filtration Plant: Differential Settlement Diagram, showing locations of cracks (c. 1906) courtesy of the Washington Aqueduct Archives



A-48: McMillan Sand Filtration Plant: McMillan Memorial Fountain (c.1911)
courtesy of the Washington Aqueduct Archives