APPENDIX B:
Selected Plans from the Olmsted Archives

SOURCE

TITLE:	Records Olmsted Job No. 2840, McMillan Park
DATES:	1907-1911
DESCRIPTION:	The records for Olmsted Job No. 2840, McMillan Park, Washington, D.C., contain 42 plans and drawings dated 1907-1911, 1 file folder of planting lists dated 1907-1911, and 1 photograph album including 7 prints dated 1909.
REPOSITORY:	Olmsted Archives, Frederick Law Olmsted National Historic Site, Brookline, MA

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.

B-0: Inventory of Records for Olmsted Job #2840, McMillan Park, Washington, DC
B-1a Plan #64, Planting Plan for McMillan Park (June 7, 1910)
B-1b Planting List for Plan #64
B-2a: Plan #78, Planting Plan for McMillan Fountain (Nov. 29, 1911)
B-2B: Planting List for Plan #78
B-3: Plan #27C, Details of gutters and walks (March 27, 1908)
B-4: Plan #62, Treatment of McMillan Memorial (January 27, 1910)
B-5: Plan #42, Sketch of McMillan Fountain (May 18, 1909)
B-6: Plan #71, General Plan for McMillan Park (1911)

ZONING COMMISSION
District of Columbia
CASE NO.13-14
EXHIBIT NO.538C

Frederick Law Olmsted Archives, Brookline, MA

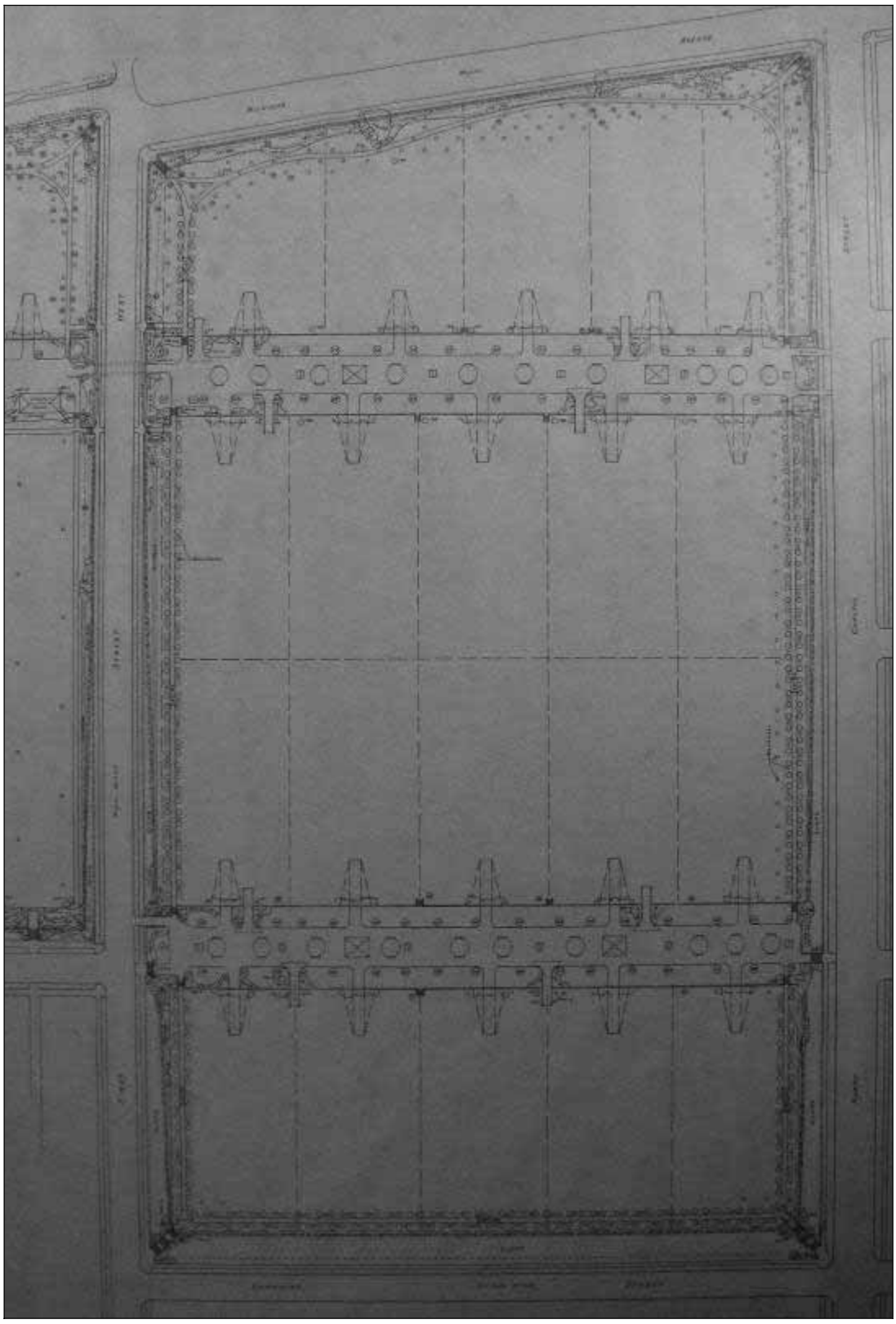
Inventory of Records for McMillan Park, Job #2840

Accessed by EHT Traceries, Inc., October 6, 2008

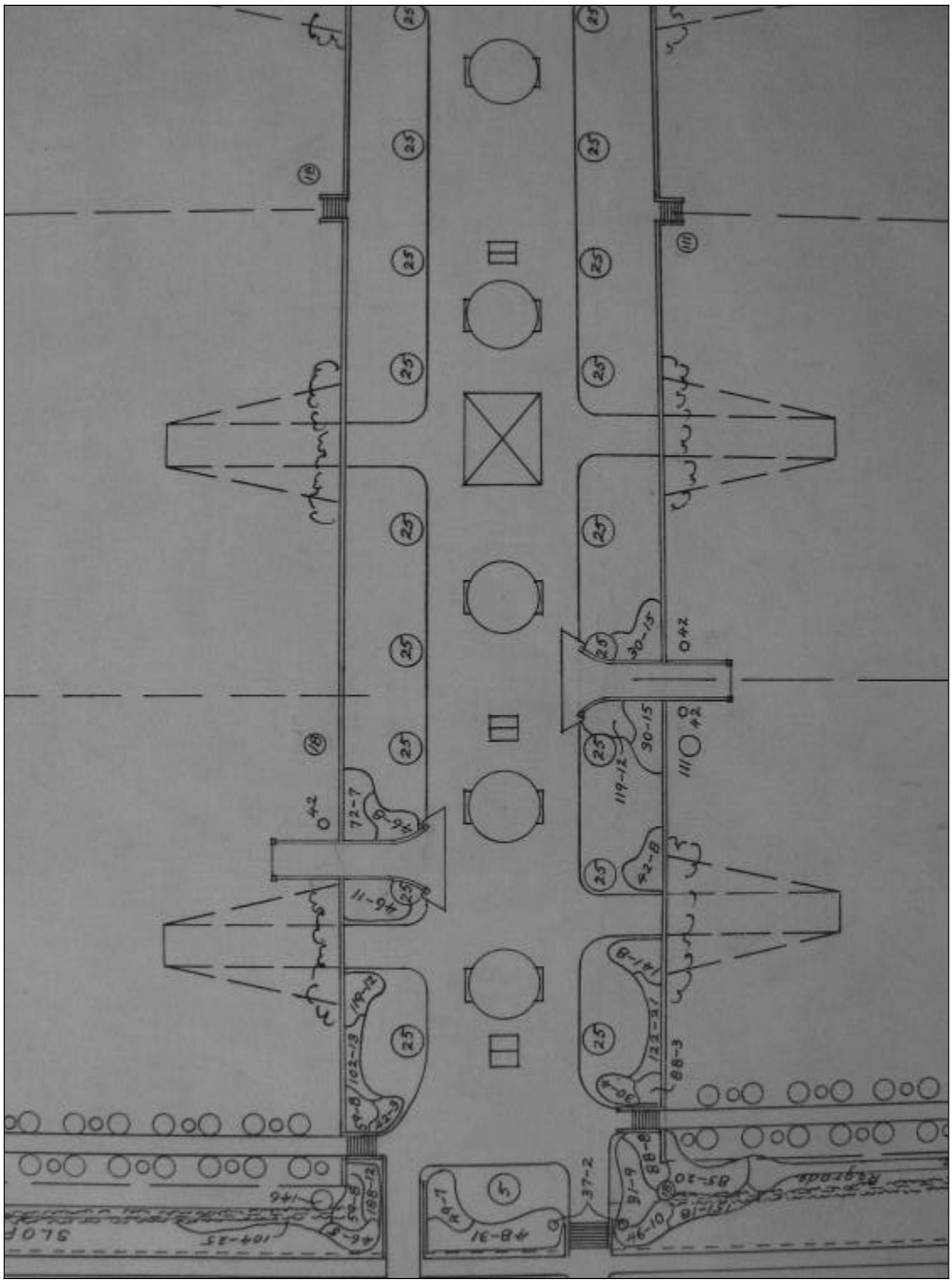
Plan #	Date	Title
1	May 22 1908 (recvd)	McMillan Park
3	September 18, 1907	Topographical Plan
9	October 28, 1907 (recvd)	Washington Aqueduct D.C. Filtration Plant General Plan - Showing Finished Surfaces
12	November 13, 1907	Preliminary Plan for North-End Entrances
14a	January 10, 1908	Preliminary Plan for Southeast Portion
14b	January 10, 1908	Alternative Preliminary Plan for Southeast Portion
18	March 9, 1908	Southern Portion
19	March 12, 1908	Study for Revised Preliminary Plan
21 (sheet 2)	March 16, 1908	Cross Section to Accompany Plans No. 23 and 53
22	March 16, 1908	Profile To Accompany Plan No. 23 and 53
23	March 21, 1908	Grading Plan for Playground
25	February 23, 1908	Planting Plan On and Near Filters
26	April 1, 1908	Planting Near East Shaft Gate House
27c*	March 27, 1908	Details for Walks and Gutters
29	March 31, 1908	Western Portion
30	April 9, 1908	Northern Portion
31	April 11, 1908	Northeastern Portion
32	May 8, 1908	Grading Study for Northern Section
33	May 8, 1908	Grading Study for Western Section
35	June 18, 1908	Details for Shelter Sandcourts and Pool
37	June 19, 1909	Grading Plan for Northern Portion
38*	June 19, 1909	Profile to Accompany Plan No. 37 and 46
39	June 24, 1908	Cross Section to Accompany Plan no. 46 and 37
40	September 9, 1908	Northeast Portion
42*	May 18, 1909	McMillan Fountain
44	June 8, 1909	Grading Plan for Vicinity of Fountain
45	June 8, 1909	Cross Section through Walks in Fountain Section to Accompany Plan 53
46	June 19, 1909	Grading Plan for Northern and Western Sections
49	July 1, 2009	Grading Plan for Eastern Section
50	July 12, 1909	Profile to Accompany Plan No. 49
53	June 20, 1909	Revised Grading Plan for Playground
54	July 22, 1909	Grading Plan for North Portion Using 5th Street as a Park Drive
59	December 23, 1909	Enlargement of Plan for Construction oand Planting of Filter Beds
62	January 27, 1910	Sketch for Treatment About Memorial
64*	June 7, 1910	Planting Plan for Portion around Filter Beds
65	March 17, 1910	Planting Plan for Southern Portion
66	April 7, 1910	Planting Plan for Northern and Western Portion
69	June 3, 1909	McMillan Fountain
71*	1911	General Plan
73	April 28, 1911	Plan for Planting Around Fountain
75	July 12, 1911	Plan for Planting About Fountain
78*	November 29, 1911	Revised Plan for Planting About Fountain

*Included in report

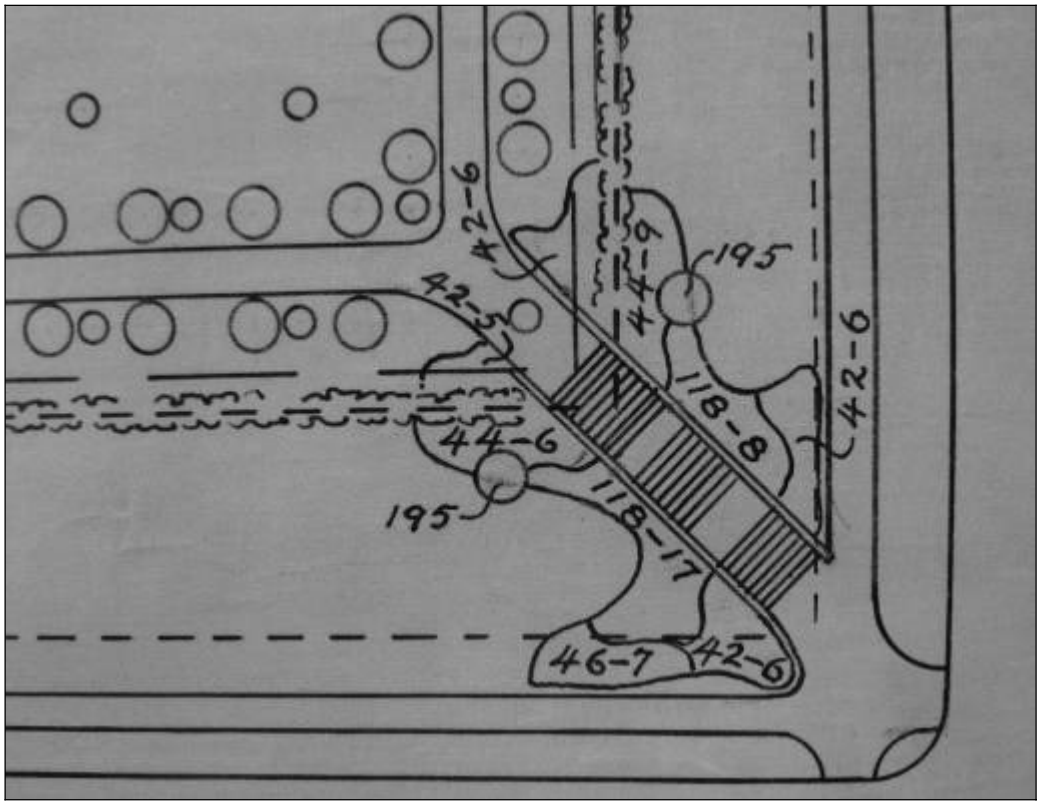
*Not accessed

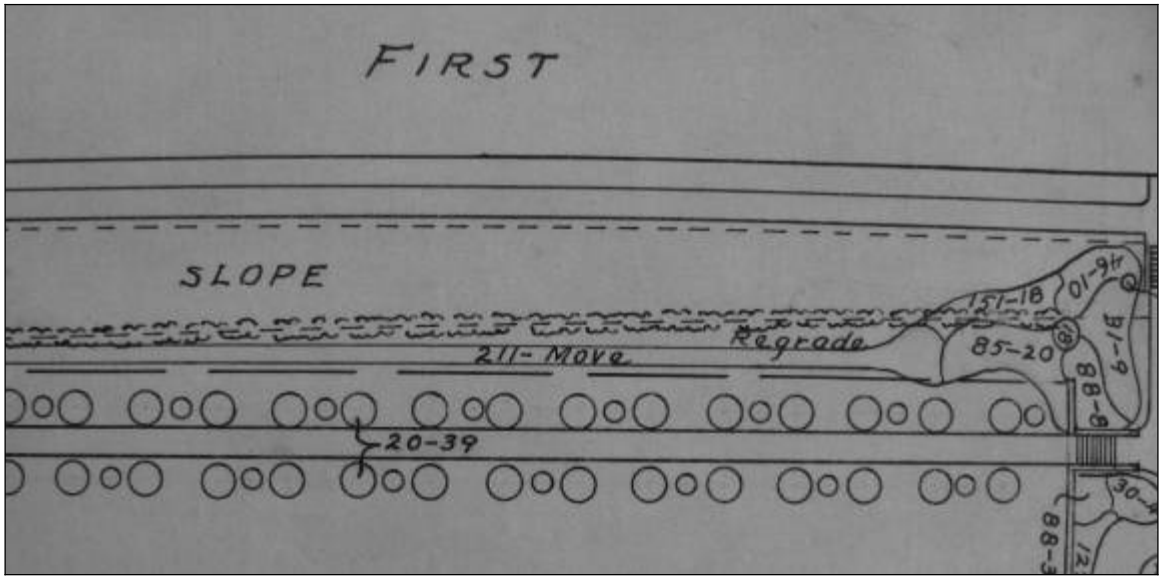


B-1a: Plan #64: Planting Plan for McMillan Park (June 7, 1910), F.L. Olmsted, Jr.
(Olmsted Archives, Brookline, MA)



B-1a: Plan #64: Planting Plan (June 7, 1910), F.L. Olmsted, Jr.
(Olmsted Archives, Brookline, MA)
Detail showing plantings in service court and entrance (see planting list for Plan #64)
Note: First number indicates the type pf plant (see planting list for Plan #64) and the second number indicates the estimated quantity of plants needed.





B-1a: Plan #64: Planting Plan (June 7, 1910), F.L. Olmsted, Jr.
(Olmsted Archives, Brookline, MA)
Details showing plantings proposed for corner stair at North Capitol and Channing Streets and perimeter plantings along First Street, NW
Note: First number indicates the type pf plant (see planting list for Plan #64) and the second number indicates the estimated quantity of plants needed.

McMILLAN PARK, WASHINGTON, D.C.

Planting List to Accompany Plan No. 64.

December 31st, 1909.

Olmsted Brothers, Brookline, Mass.
Landscape Architects.

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4. Cornus kousa, 3 plants, Japan Dogwood.
5. Ulmus americana, 2 plants, American Elm.
7. Quercus velutaria, 2 plants, Pin Oak.
11. Fraxinus americana, 3 plants, White Ash.
12. Juglans nigra, 2 plants, Black Walnut.
13. Cercis canadensis, 1 plant, Redbud.
15. Cytisus laburnum, 1 plant, Golden chain.
17. Abelia rupestris, 2 plants, Chinese Abelia.
18. Sophora japonica, 2 plants, Pagoda Tree.
19. Cornus florida, 4 plants, Flowering Dogwood.
20. Crataegus crus-galli, 420 plants, Cockspur Thorn.
22. Deutzia pubescens, 2 plants, Deutzia.
23. Cornus florida rubra, 1 plant, Red Flowering Dogwood.
24. Leycesteria formosa, 3 plants, Grape Myrtle.
25. Philadelphus coronarius, 118 plants, Chinese Cork Tree.
26. Rosa rubiginosa, 53 plants, 2' apart. Sweet Brier Rose.
29. Rhodotypos kerrioides, 36 plants, 3' apart. White Kerria.
30. Ligustrum ovalifolium, 209 plants, 3' apart, Regel's Privet.
31. Cornus mas, 115 plants, 3' apart, Silky Cornel.
32. Xanthoxylum aciculare, 74 plants, 2' apart, Yellowroot.
35. Vitex agnus castus, 80 plants. Chaste Tree.
36. Citrus trifoliata, 9 plants, Hardy Japan Orange.

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37. Euonymus alatus, 4 plants, Wing-barked Euonymus.
39. 2 beds, 92 plants, 2' apart, Cytisus scoparius, 50 plants, Scotch Broom. Ulex europaeus, 42 plants, Furze.
41. Crataegus oxyacantha rubra, fl.pl. 3 plants, Double-flowering Scarlet Thorn.
42. Berberis thunbergii, 1138 plants, 3' apart. Japan Barberry.
43. 4 beds, 84 plants, 3½' apart. Rosa lucida, 44 plants, Dwarf Wild Rose. Rosa blanda, 50 plants, Early Wild Rose.
44. Rosa multiflora, 78 plants, 3½' apart. Japan Climbing Rose.
45. 3 beds, 73 plants, 2' apart. Rosa lucida, 40 plants, Dwarf Wild Rose. Ulex europaeus, 33 plants, Furze.
46. Rosa rugosa, 162 plants, 3' apart. Ramanas, Japan Rose.
47. Crataegus oxyacantha flora alba plena. 1 plant. Double White Thorn.
48. Spiraea van houttei, 136 plants, 3' apart. Van Houtte's Spiraea.
49. Spiraea thunbergii, 75 plants, 3' apart. Japanese Spiraea.
50. Symphoricarpos vulgaris, 105 plants, 2½' apart. Indian currant.
53. Caroldiphyllum japonicum, 4 plants, Japan Redbud.
55. Forsythia fortunei, 244 plants, 3' apart. Fortune's Golden Bell.
56. Jasminum, nudiflorum, 175 plants, 2' apart. Yellow Jasmine.
59. Viburnum carlinoides, 103 plants, 3' apart. Withrod.
61. Crataegus pyracantha, 7 plants, 3' apart' Evergreen Thorn.
63. Viburnum tomentosum, 18 plants, 3' apart Single Japan Snowball.
64. Viburnum opulus, 16 plants, 4' apart, High Bush Cranberry.
66. 1 bed, 52 plants, 4' apart. Citrus trifoliata, 10 plants, Hardy Orange.

B-1b: Plan #64: Planting Plan (June 7, 1910), F.L. Olmsted, Jr.
(Olmsted Archives, Brookline, MA)
List to accompany planting plan (December 31st 1909)

- 3 -

66 continued.
Viburnum acerifolium, 12 plants.
Dockmackie.
Ostrya virginica, 5 plants,
Ironwood.
Carpinus caroliniana, 10 plants,
Hornbeam.
Symphoricarpos vulgaris, 15 plants,
Indian Currant.
68. Juniperus virginiana, 6 plants,
Red Cedar.
69. Populus fastigiata, 1 plant,
Lombardy Poplar;
4 beds, 99 plants, 2' apart.
70. Juniperus sabina, 30 plants,
Savin.
Euonymus radicans reticulatus, 29 plants,
Narrow-leaved Evergreen Creeper.
Xanthorhiza apiifolia, 40 plants,
Yellowroot.
71. Rosa carolinians, 24 plants, 3' apart.
Swamp Wild Rose.
72. 7 beds, 63 plants, 4' apart.
Syringa vulgaris, 40 plants.
Common Lilac.
Syringa vulgaris alba, 43 plants,
Common White Lilac.
73. Syringa Josikaea, 4 plants,
Hungarian Lilac.
74. Carpinus americana, 22 plants,
Hornbeam.
79. 4 beds, 41 plants, 4' apart.
Lonicera morrowii, 21 plants,
Morrow's Bush Honeysuckle.
Lonicera tatarica, 20 plants,
Tartarian Honeysuckle.
80. Pyrus parkmanni, 2 plants,
Parkman's Flowering Crab.
81. Quercus alba, 3 plants,
White Oak.
82. 5 beds, 96 plants, 4' apart.
Ligustrum vulgare, 40 plants,
Common Privet;
Cornus stolonifera, 30 plants,
Spreading Red Osier.
Viburnum opulus, 26 plants.
High Bush Cranberry.
85. 6 beds, 103 plants, 3' apart,
Berberis vulgaris, 56 plants,
Common Barberry.
Ligustrum vulgare, 53 plants,
Common privet.

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86. Hypericum aureum, 66 plants, 2' apart.
Golden St. John's Wort.
88. Aralia pentaphylla, 48 plants, 3' apart.
Five-leaved Aralia.
89. Potentilla fruticosa, 38 plants, 2½' apart.
Strawberry Bush.
91. Crataegus cornata, 7 plants,
Washington Thorn.
92. Acer pseudoplatanus, 3 plants,
Sycamore Maple.
93. Acer pennsylvanicum, 1 plant.
Striped-barked Maple.
95. Acer tataricum ginnala,
Dwarf Tartarian Maple
98. Tsuga canadensis, 15 plants,
Hemlock.
101. Deutzia, lemoinei, 8 plants, 3' apart.
Deutzia.
102. Deutzia gracilis, 34 plants, 2' apart.
Slender Deutzia.
103. Pinus mugho, 4 plants,
Dwarf Mountain Pine.
104. Lycium barbarum, slender form, 297 plants, 2' apart.
Matrimony Vine.
105. Abies nordmaniana, 1 plant,
Nordman's Silver Fir.
107. Pinus strobus, 11 plants,
White Pine.
108. Abies concolor, 1 plant,
White Fir.
109. Picea alba, 5 plants.
White Spruce.
111. Gymnocladus canadensis, 4 plants,
Kentucky Coffee Tree.
112. Ostrya virginica, 3 plants.
Ironwood.
115. 1 bed, 47 plants, 3' apart.
Viburnum prunifolium, 5 plants,
Black Haw.
Viburnum lentago, 5 plants,
Sheepberry.
Forsythia fortunei, 10 plants,
Fortune's Golden Bell.
Carpinus caroliniana, 4 plants,
Hornbeam.
Symphoricarpos vulgaris, 10 plants,
Indian Currant.
Xanthorhiza apiifolia, 13 plants,
Yellowroot.

B-1b: Plan #64: Planting Plan (June 7, 1910), F.L. Olmsted, Jr.
(Olmsted Archives, Brookline, MA)
Planting list to accompany planting plan (December 31st 1909)

- 5 -

116. 1 bed, 64 plants, 3' apart.
Deutzia virginica, 10 plants.
Ironwood.
Symphoricarpos vulgaris, 20 plants,
Indian Currant.
Xanthorrhiza apiifolia, 24 plants,
Yellowroot.
Citrus trifoliata, 10 plants,
Hardy Orange.
117. 5 bed, 62 plants, 2½' apart.
Berberis thunbergii, 30 plants.
Japan Barberry.
Symphoricarpos vulgaris, 32 plants,
Indian Currant.
118. 10 beds 154 plants, 3'apart
Symphoricarpos vulgaris, 80 plants.
Indian Currant.
Kerria japonica, 74 plants,
Globe Flower.
119. 7 beds, 126 plants, 2½' apart.
Deutzia lemoinei, 50 plants.
Deutzia.
Symphoricarpos vulgaris, 79 plants,
Indian Currant.
120. 1 bed, 26 plants, 3' apart.
Viburnum prunifolium, 5 plants.
Black Haw.
Viburnum acerifolium, 6 plants,
Dockmackie.
Symphoricarpos vulgaris, 10 plants,
Indian Currant.
Ilex glabra, 5 plants,
Inkberry.
122. Hedera helix, 21 plants.
English Ivy.
127. 2 beds, 64 plants, 2½' apart.
Ilex crenata, 24 plants.
Japanese holly.
Symphoricarpos vulgaris, 40 plants,
Indian Currant.
128. Koelreuteria paniculata, 1 plant.
Varnish Tree.
129. Lonicera morrowi, 17 plants, 3' apart.
Blue bush Honeysuckle.
130. Symphoricarpos racemosus, 9 plants, 2½' apart.
Snowberry.
131. Celastrus scandens, 1 plant.
Umbrella Vine.

- 6 -

132. 5 beds, 112 plants, 3' apart.
Juniperus communis, 30 plants.
Ground Juniper.
Taxus canadensis, 30 plants,
American Yew.
Rhus aromatica, 52 plants,
Fragrant Sumac.
135. Spiraea anthony waterer, 8 plants, 2½' apart.
Everblooming Spiraea.
136. Philadelphus coronarius, 26 plants, 3' apart.
Mock Orange.
137. Picea pungens, 2 plants.
Colorado Blue spruce.
138. Cladrastis tinctoria, 9 plants.
Yellowwood.
141. 4 beds, 61 plants, 4' apart.
Viburnum dentatum, 20 plants.
Arrowwood.
Cornus sericea, 21 plants.
Silky Cornel.
Pyrus arbutifolia, 20 plants.
Chokeberry.
142. Pyrus coronaria, 1 plant.
Sweet-scented Crab.
144. Pyrus floribunda, 2 plants.
Free flowering Crab.
145. 2 beds, 53 plants, 3' apart.
Rhamnus catharticus, 25 plants,
Buckthorn.
Ligustrum vulgare, 28 plants.
Common Privet.
146. Catalpa speciosa, 3 plants.
Catalpa Tree.
147. 1 bed, 34 plants, 3' apart.
Staphylea colchica, 16 plants.
Bladder Senna.
Symphoricarpos vulgaris, 20 plants.
Indian Currant.
150. Acer saccharinum, 1 plant.
Sugar Maple.
151. 3 beds, 71 plants, 2½' apart.
Rosa blanda, 20 plants.
Early Wild Rose.
Diervilla trifida, 25 plants.
Yellow Bush Honeysuckle.
Xanthorrhiza apiifolia, 26 plants,
Yellowroot.
152. Magnolia acuminata, 8 plants.
Cucumber Tree.

B-1b: Plan #64: Planting Plan (June 7, 1910), F.L. Olmsted, Jr.
(Olmsted Archives, Brookline, MA)
Planting list to accompany planting plan (December 31st 1909)

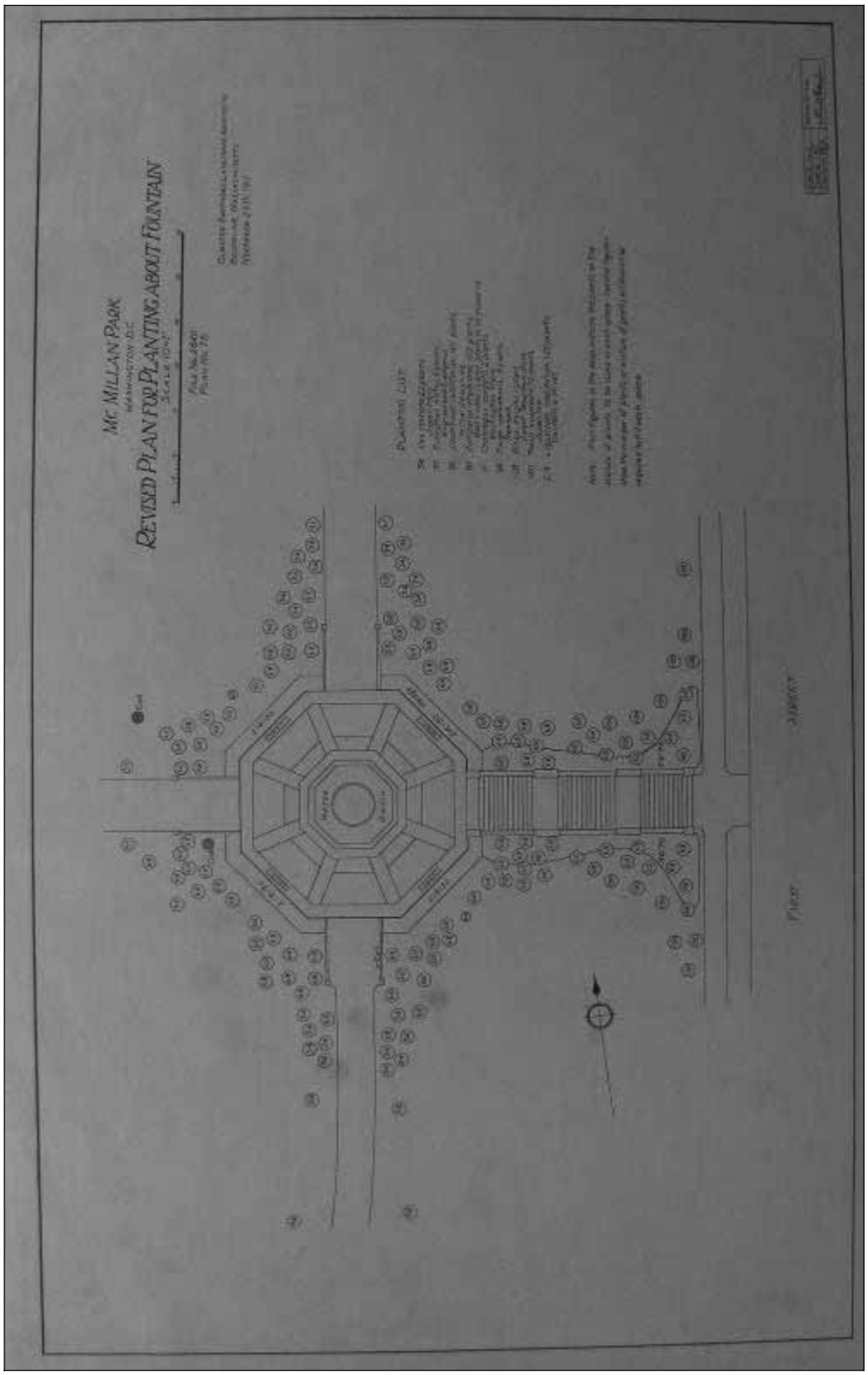
- 7 -

154. 3 beds, 43 plants, 4' apart.
Lonicera morrowi, 20 plants.
Blue-Bush Honeysuckle.
Viburnum opulus, 23 plants,
High Bush Cranberry.
155. 2 beds, 30 plants, 2' apart.
Diervilla trifida, 15 plants.
Yellow Bush Honeysuckle.
Euonymus radicans reticulatus, 15 plants.
Narrow-leaved Evergreen Creeper.
160. Sassafras officinalis, 4 plants,
Sassafras Tree.
170. 1 bed, 102 plants, 4' apart.
Ligustrum vulgare, 20 plants,
Common privet.
Berberis vulgaris, 20 plants,
Common berberry.
Cornus alternifolia, 20 plants,
Blue Dogwood.
Cornus sanguinea, 20 plants.
European Osier.
Ligustrum ovalifolium, 22 plants,
California Privet.
171. 1 bed, 650 plants, 3' apart.
Berberis vulgaris, 300 plants.
Common Barberry.
Ligustrum ovalifolium, 350 plants,
California Privet.
173. 4 beds, 52 plants, 3' apart.
Cornus paniculata, 20 plants.
Panicled Osier.
Spiraea thunbergii, 32 plants,
Japan Spiraea.
176. 2 beds, 45 plants, 2½' apart.
Rhus copallina, 10 plants,
Dwarf Sumac.
Symphoricarpos vulgaris, 20 plants,
Indian Currant.
Juniperus sabina, 15 plants,
Savin.
179. Euonymus radicans reticulatus, 26 plants, 2' apart.
Narrow-leaved Evergreen Creeper.
183. Ilex opaca, 16 plants.
American Holly.
184. Pinus excelsa, 4 plants,
Shotan Pine.
185. 3 beds, 237 plants, 2½' apart.
Ligustrum ibota, 100 plants,
Japan Privet.
Staphlea colchica, 50 plants,
Bladder Senna.

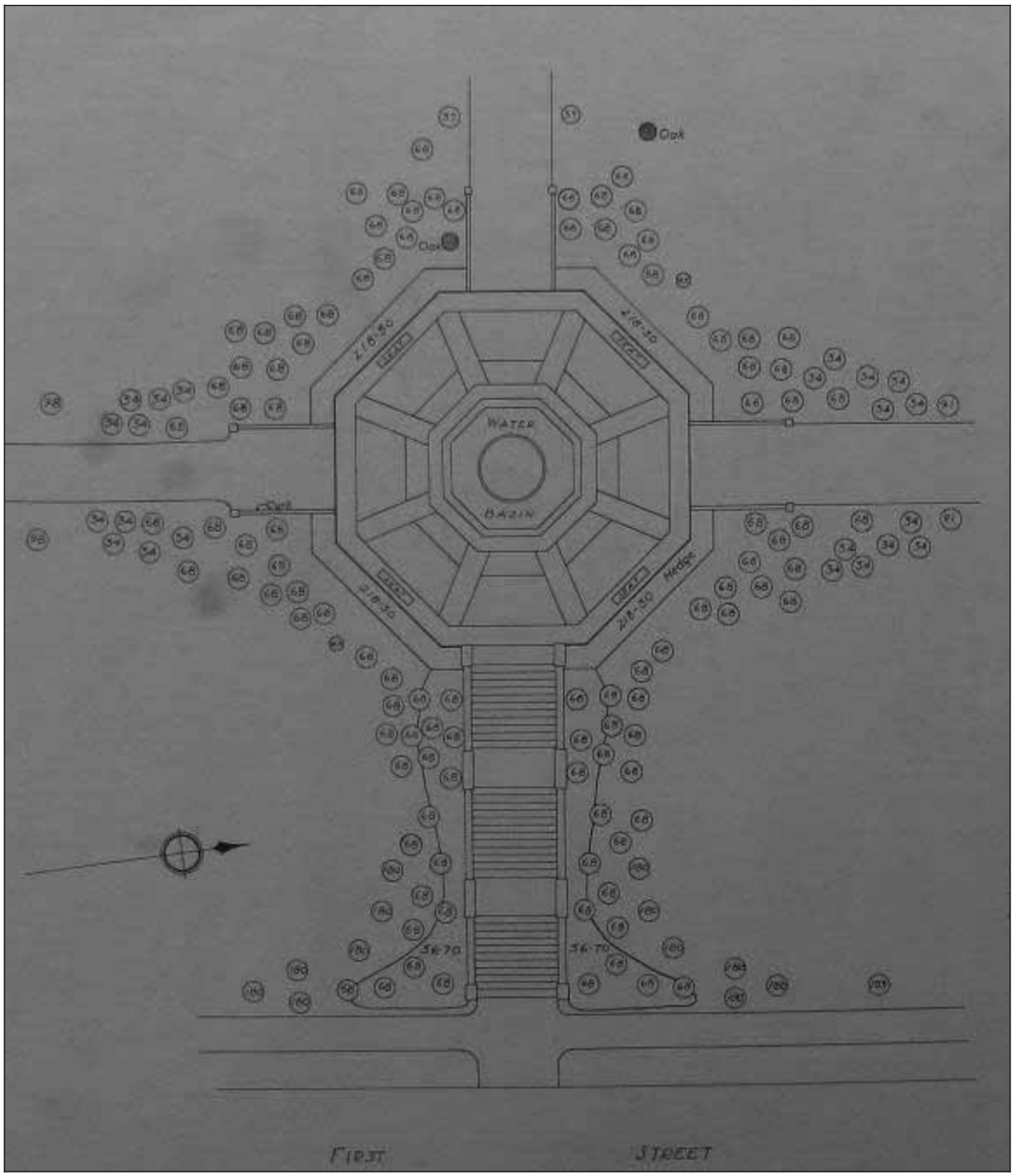
- 8 -

185 continued.
Cornus stolonifera, 87 plants,
Spreading Red Osier.
186. 1 bed, 26 plants,
Plants to be moved in from adjacent lawn and the
following added to complete bed.
Viburnum plicatum, 10 plants.
Japan Snowball.
Exochorda grandiflora, 10 plants.
Pearl Bush.
188. Stephanandra flexuosa, 33 plants, 2½' apart.
Deliate Spiraea.
189. Paeonia moutan, 2 plants, 2' apart.
Tree Peony.
190. Paeony in variety, 7 plants, 2' apart.
Paeonia.
191. Phlox hybrida, 6 plants, 2' apart.
Phlox.
192. 7 beds, 161 plants, 3' apart.
Cornus paniculata, 56 plants.
Panicled Osier.
Symphoricarpos vulgaris, 91 plants,
Indian Currant.
Ligustrum vulgare, 50 plants,
Common Privet.
193. Hyssa sylvatica, 3 plants.
Sour Gum.
194. Philadelphus grandiflorus, 18 plants, 3' apart.
Syringa.
195. Chionanthus virginica, 5 plants, 3' apart.
Fringe Tree.
196. Fagus sylvatica, 3 plants.
European Beech.
197. Magnolia grandiflora, 3 plants,
Evergreen Magnolia.
199. Viburnum prunifolium, 2 plants,
Black Haw.
200. Halesia tetraptera, 5 plants,
Silver Bell Tree.
201. Catalpa kaempferii, 1 plant,
Japan Catalpa.
203. Potentilla fruticosa, 650 plants, 3' apart.
Veeping Golden Bell.

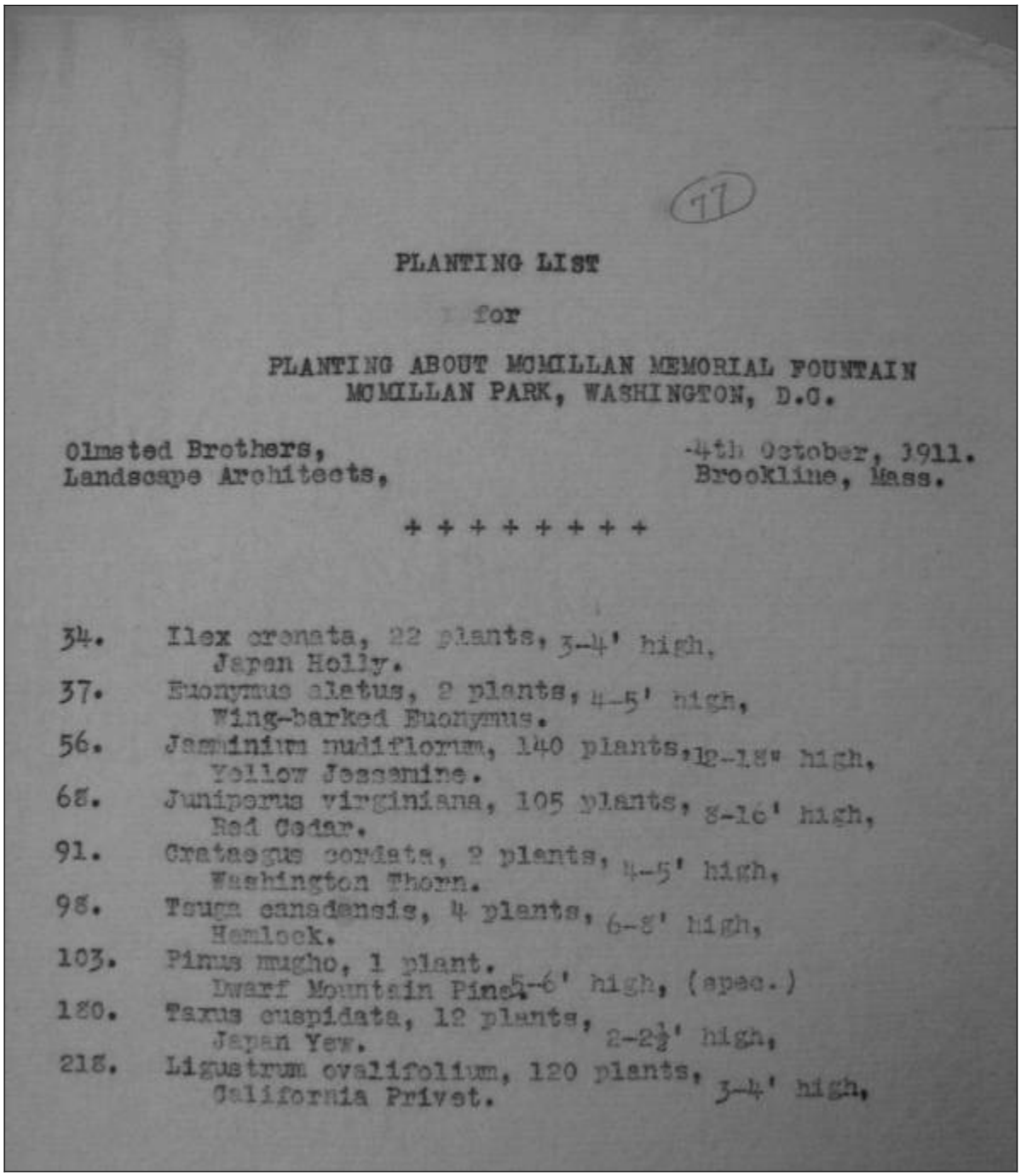
B-1b: Plan #64: Planting Plan (June 7, 1910), F.L. Olmsted, Jr.
(Olmsted Archives, Brookline, MA)
Planting list to accompany planting plan (December 31st 1909)



B-2a: Plan #78: Planting Plan for McMillan Fountain (Nov. 29, 1911), F.L. Olmsted, Jr.
(Olmsted Archives, Brookline, MA)



B-2a: Plan #78: Planting Plan for McMillan Fountain (Nov. 29, 1911), F.L. Olmsted, Jr.
(Olmsted Archives, Brookline, MA)
Detail of planting plan
Note: First number in planting bed indicates the type pf plant, (see planting list for Plan #77/78) and the second number indicates the estimated quantity of plants needed.



(77)

PLANTING LIST

for

PLANTING ABOUT MCMILLAN MEMORIAL FOUNTAIN
MCMILLAN PARK, WASHINGTON, D.C.

Olmsted Brothers,
Landscape Architects,

4th October, 1911.
Brookline, Mass.

+ + + + + + + +

34. Ilex crenata, 22 plants, 3-4' high,
Japan Holly.

37. Euonymus alatus, 2 plants, 4-5' high,
Wing-barked Euonymus.

56. Jasminum nudiflorum, 140 plants, 12-18" high,
Yellow Jessamine.

68. Juniperus virginiana, 105 plants, 8-16' high,
Red Cedar.

91. Crataegus cordata, 2 plants, 4-5' high,
Washington Thorn.

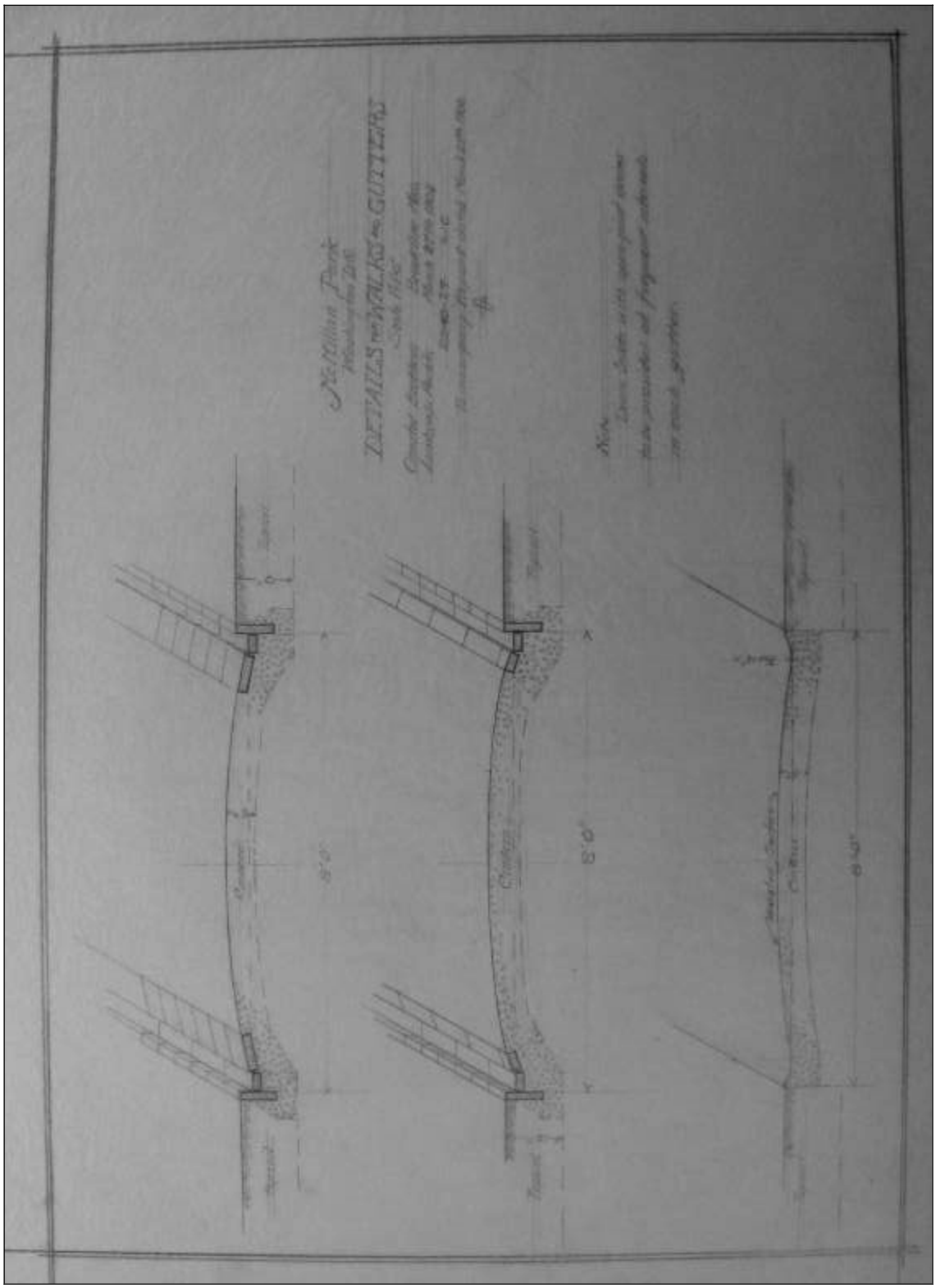
98. Tsuga canadensis, 4 plants, 6-8' high,
Hemlock.

103. Pinus mugho, 1 plant.
Dwarf Mountain Pine 5-6' high, (spec.)

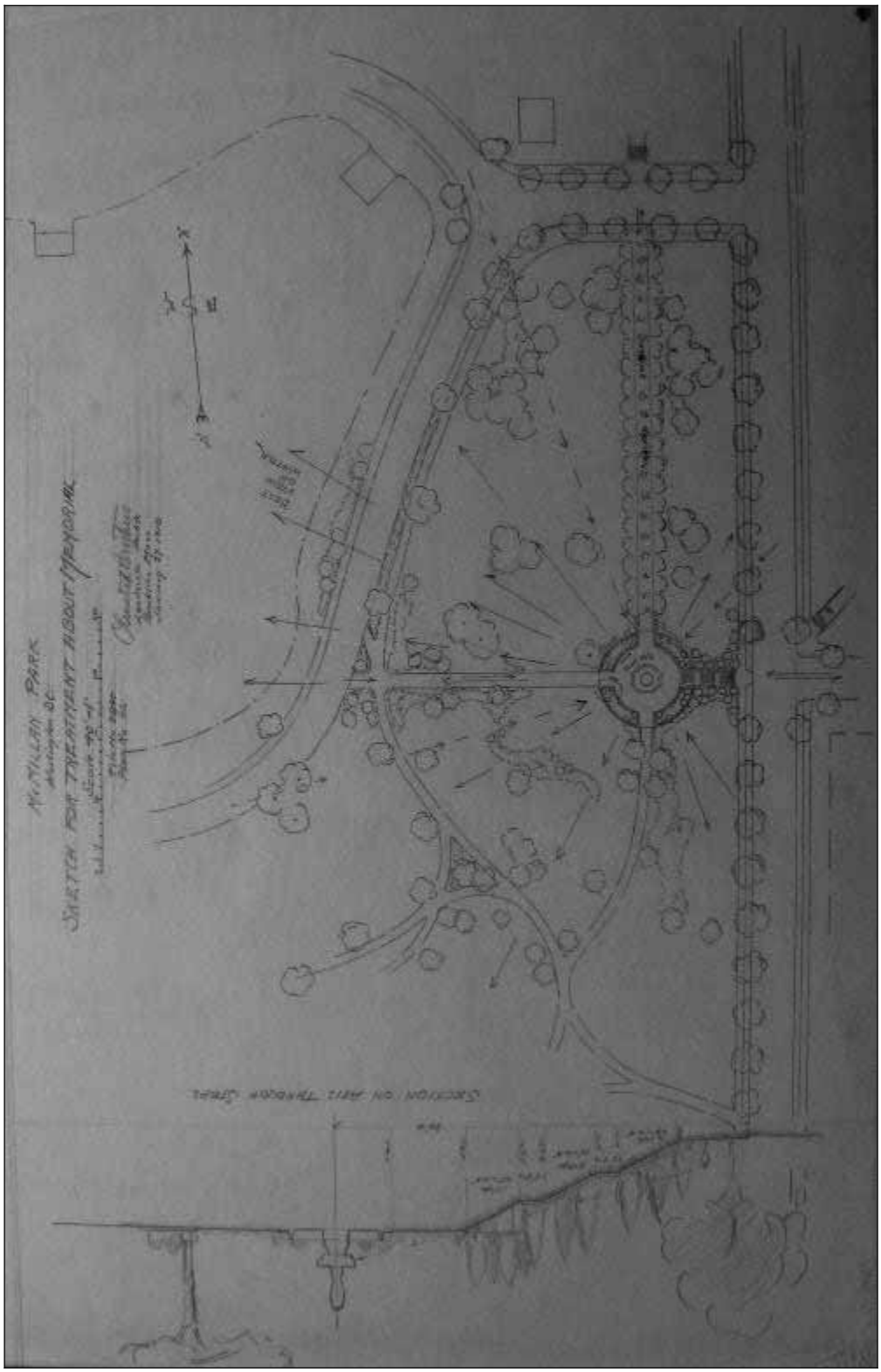
180. Taxus cuspidata, 12 plants, 2-2½' high,
Japan Yew.

218. Ligustrum ovalifolium, 120 plants, 3-4' high,
California Privet.

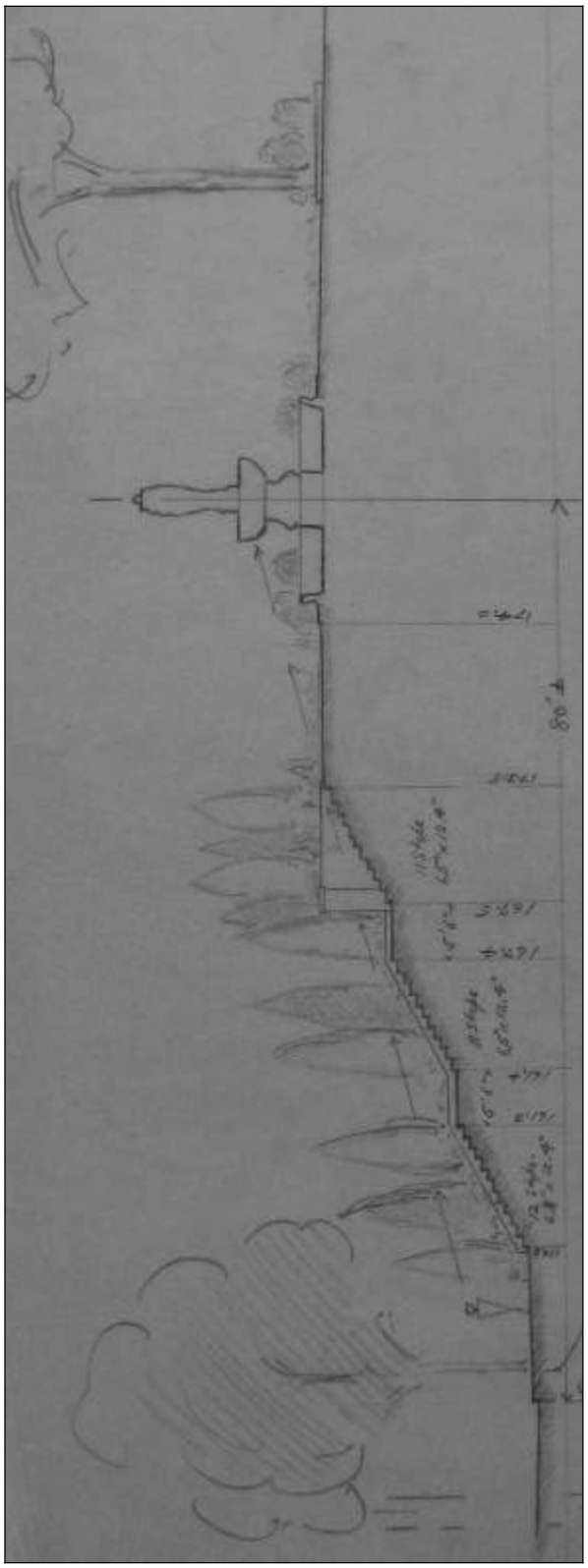
B-2b: Plan #78: Planting Plan for McMillan Fountain (Nov. 29, 1911), F.L. Olmsted, Jr.
(Olmsted Archives, Brookline, MA)
Planting list to accompany planting plan



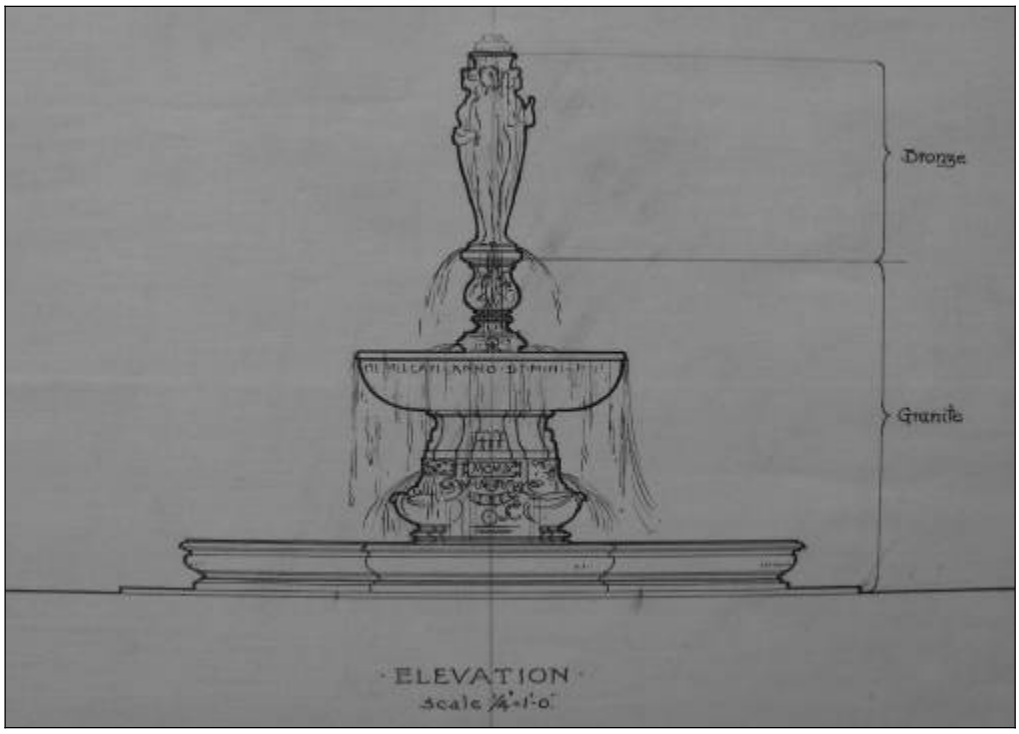
B-3: Plan #27C: Details of gutters and walks (March 27, 1908), F.L. Olmsted, Jr.
(Olmsted Archives, Brookline, MA)

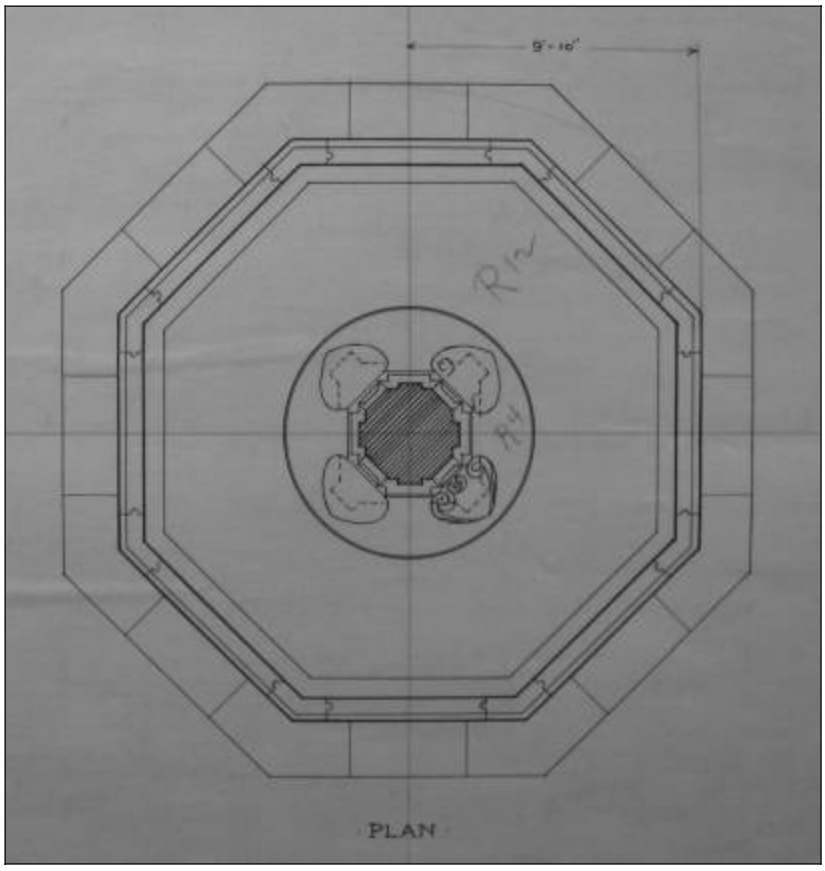


B-4: Plan #62: Treatment of McMillan Memorial (January 27, 1910), F.L. Olmsted, Jr.
(Olmsted Archives, Brookline, MA)



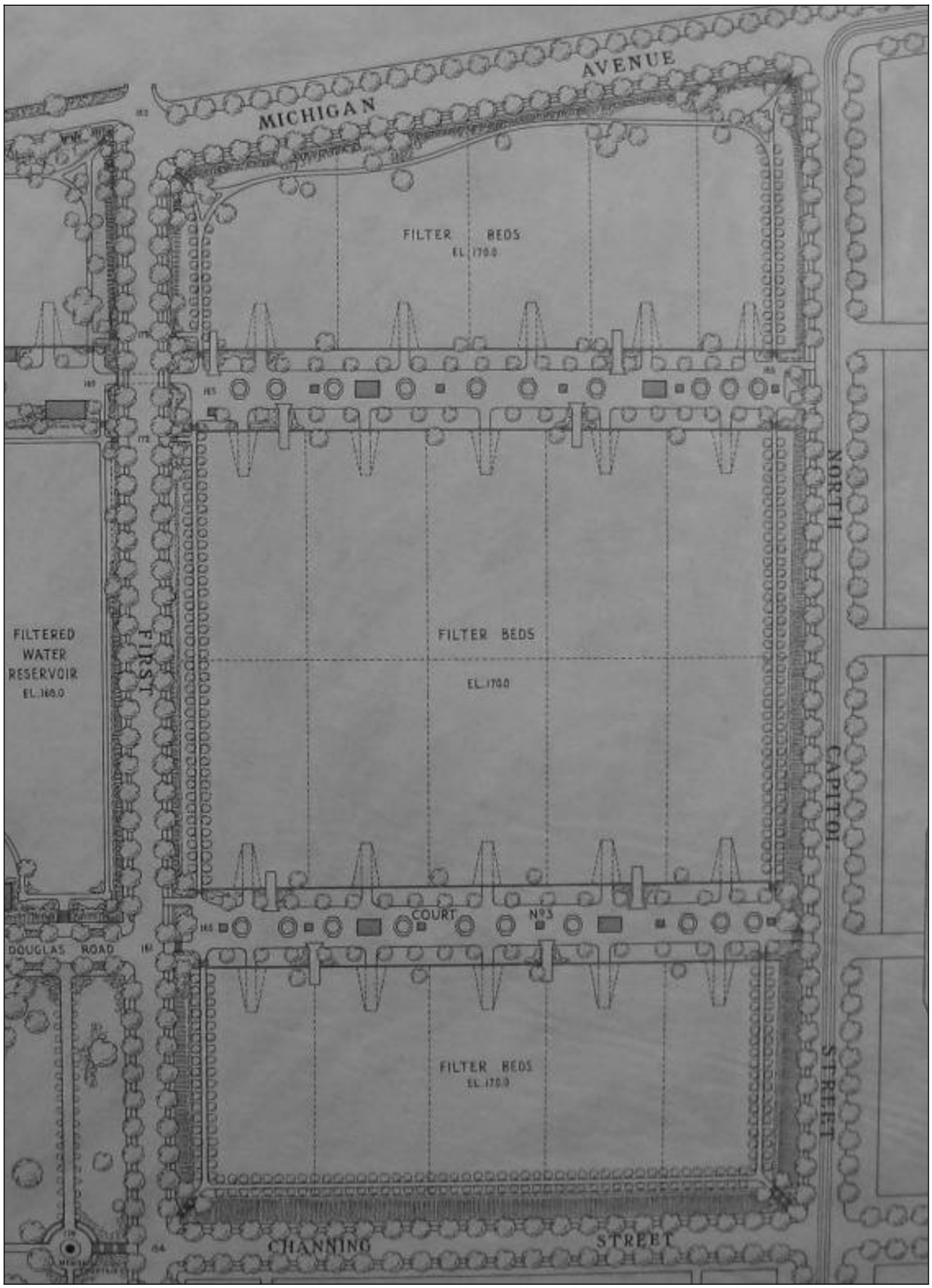
B-4: Plan #62: Treatment of McMillan Memorial (January 27, 1910), F.L. Olmsted, Jr.
(Olmsted Archives, Brookline, MA)
Detail showing section through stairs leading to fountain





B-5: Plan #42: Sketch of McMillan Fountain (May 18, 1909)
(Olmsted Archives, Brookline, MA)

B-6: Plan #71: General Plan for McMillan Park (1911), F.L. Olmsted, Jr.
(Olmsted Archives, Brookline, MA)



B-6: Plan #71: General Plan for McMillan Park (1911), F.L. Olmsted, Jr.
(Olmsted Archives, Brookline, MA)
Detail of sand filtration site

APPENDIX C:
Photographs from the Archives of the Washington Aqueduct

SOURCE

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.

C-1: Concrete construction of filter beds, 1904

C-2: Concrete construction of filter bed, 1904

C-3: Concrete wall of filter beds, 1904

C-4: Centers for vaulting of filter beds, 1904

C-5: Construction of filter beds, 1904

C-6: On-site concrete mixing plant, 1902-1904

C-7: Form for column capital, 1902-1904

C-8: Form for entrance ramp to filter, 1902-1904

C-9: Door to filter bed, 1902-1904

C-10: Interior of filter bed, 1904

C-11: Looking east through Court 3, 1904

C-12: Interior of filtered-water reservoir, 1902-1904

C-13: Interior of filtered-water reservoir, 1902-1904

C-14: Panoramic view over filter beds, 1904

C-15: Looking north along First Street, c. 1910

C-16: McMillan Memorial, c.1911

C-17: McMillan Memorial, 1942

C-18: View looking west on Court 3, c. 1928

C-19: Aerial view, 1930

C-20 Aerial view, 1930

C-21: Court 2, looking east from center, 1944

C-22: View of sand washing machine, c. 1944

C-23: View of sand washing machine, c. 1944

C-24: Tractor with filter rake, c. 1944

C-25: Tractor and filter rake, c. 1944

C-26: Transport of sand washing machine, c. 1944

C-27: Sand washing machine, c. 1944

C-28: Sand filter bed 14, 1944

C-29: Workmen scraping filter, c. 1937

C-30: Regulator House 5, 1944

C-31: Regulator House 1, 1944

C-32: Construction of 36-in rising main loop, 1946

C-33: Construction of 36-in rising main loop, 1946

C-34: Miscellaneous images of site, undated

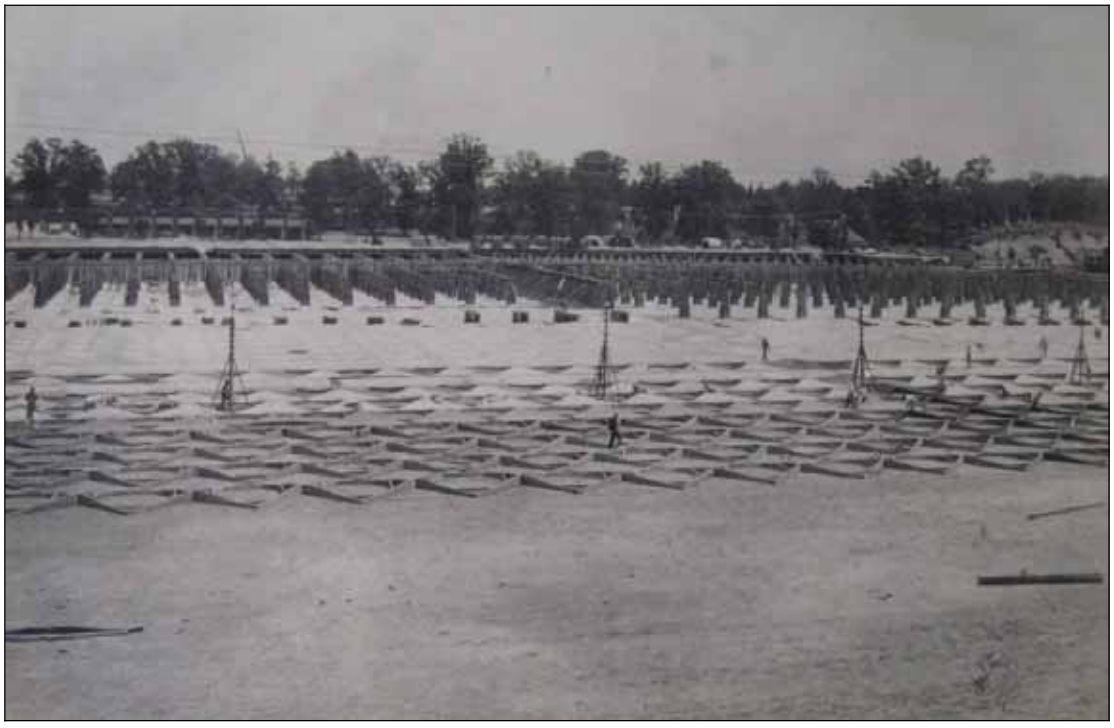
C-35: View of Court 2, undated

C-36: McMillan Sand Filtration Site, late 20th c.

C-37: McMillan Sand Filtration Site, late 20th c.

C-38: Certificate of designation for McMillan Water Treatment Plant as an American Water Landmark.

C-1: Concrete construction of filter beds (June 4, 1904)
Courtesy of the Archives of the Washington Aqueduct

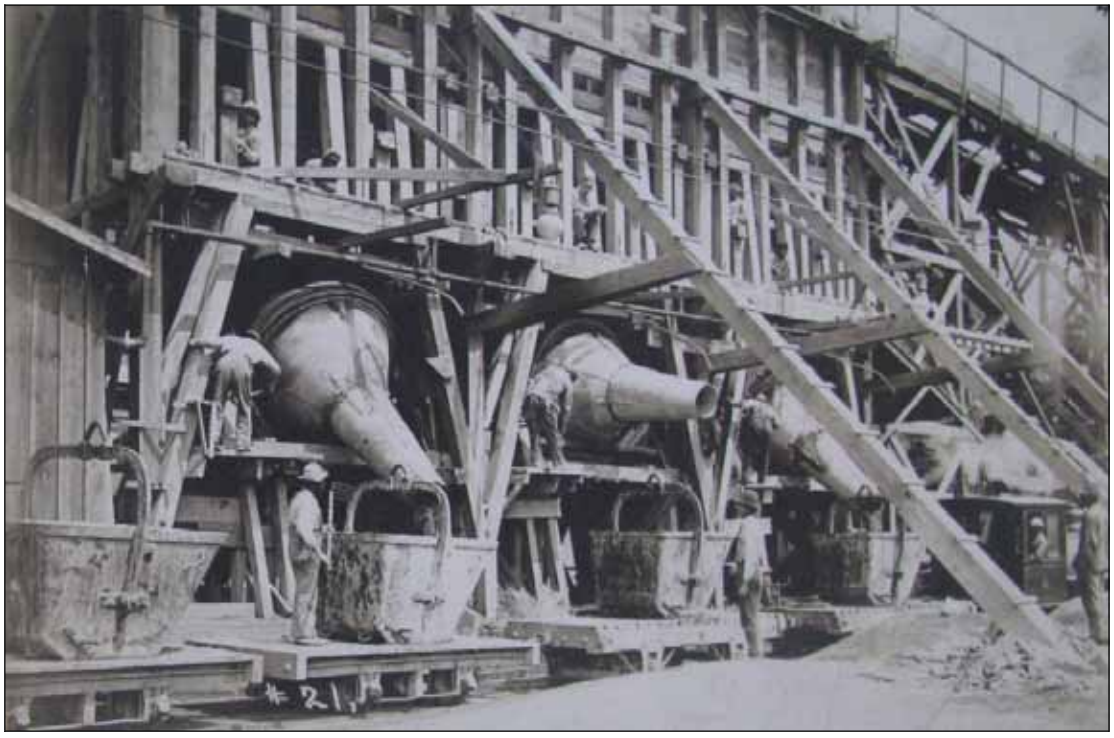


C-2: Concrete construction of filter beds (July 2, 1904)
Courtesy of the Archives of the Washington Aqueduct

C-3: Concrete wall of filter beds (June 4, 1904)
Courtesy of the Archives of the Washington Aqueduct

C-4: Centers for vaulting of filter beds (June 4, 1904)
Courtesy of the Archives of the Washington Aqueduct

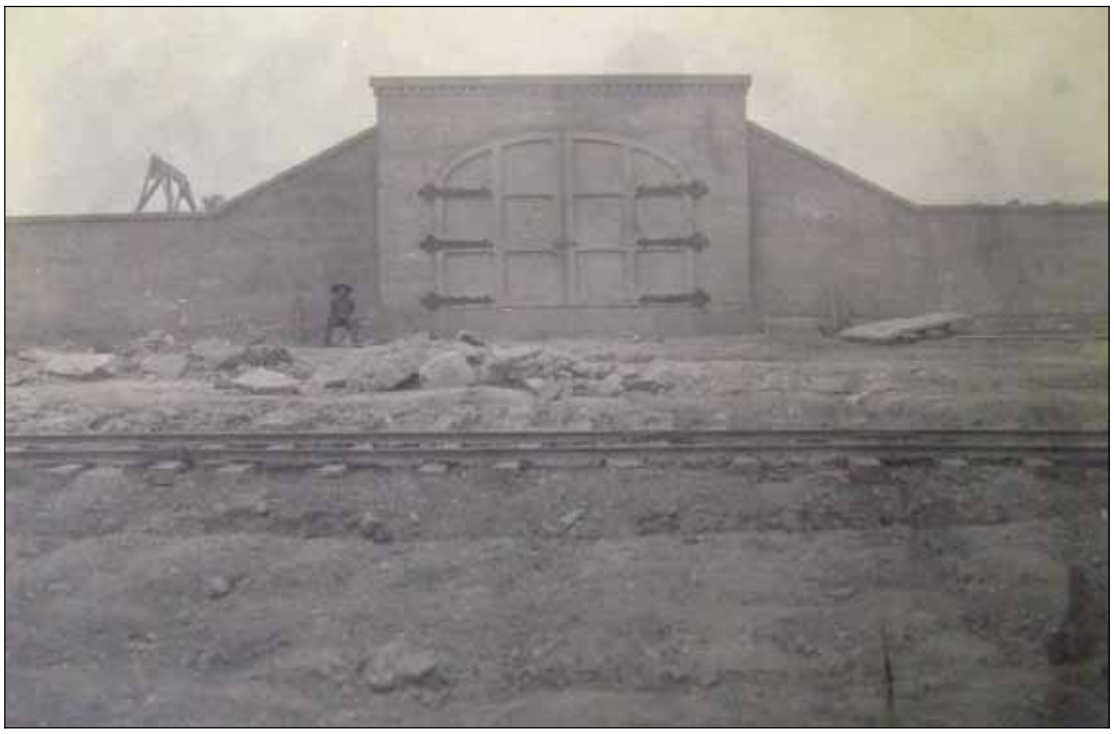
C-5: Construction of filter beds, persons unknown (c. 1904)
Courtesy of the Archives of the Washington Aqueduct



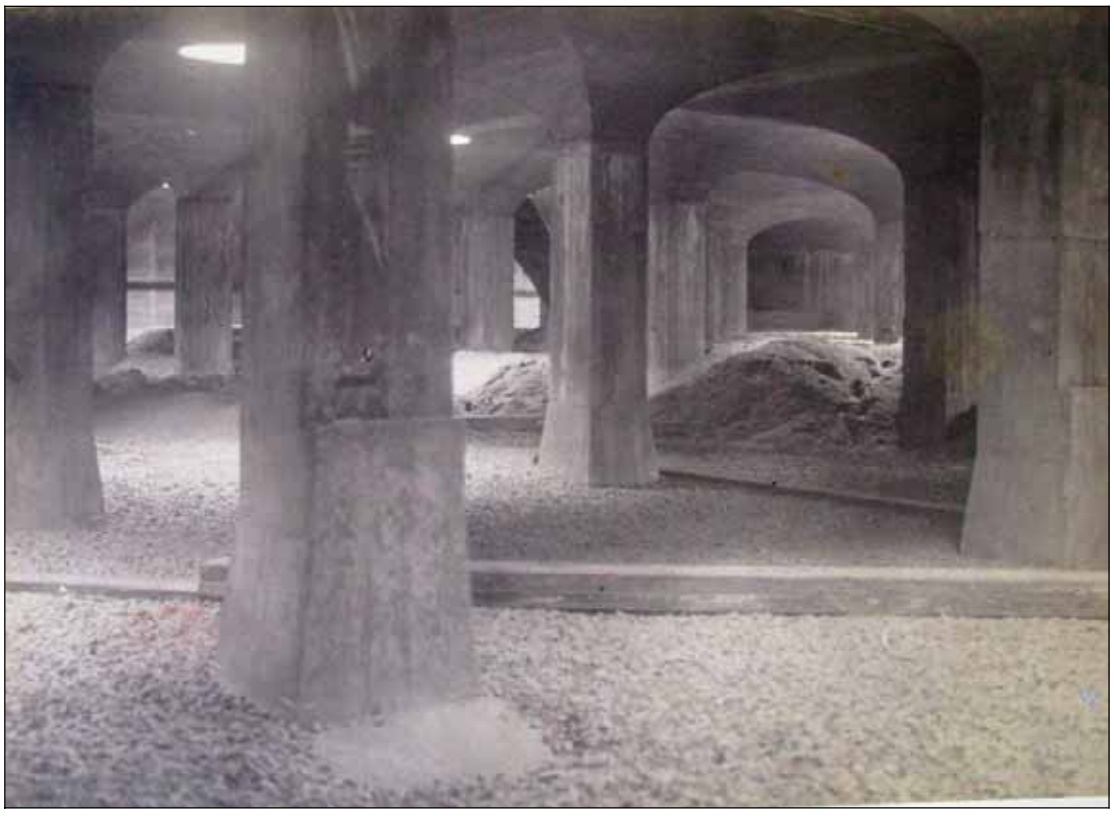
C-6: On-site concrete mixing plant for construction of McMillan filter plant (1902-1904)
Courtesy of the Archives of the Washington Aqueduct

C-7: Form for column capital of groined arch structure (1902-1904)
Courtesy of the Archives of the Washington Aqueduct

C-8: Form for entrance ramp to filter, looking northeast (1902-1904)
Courtesy of the Archives of the Washington Aqueduct

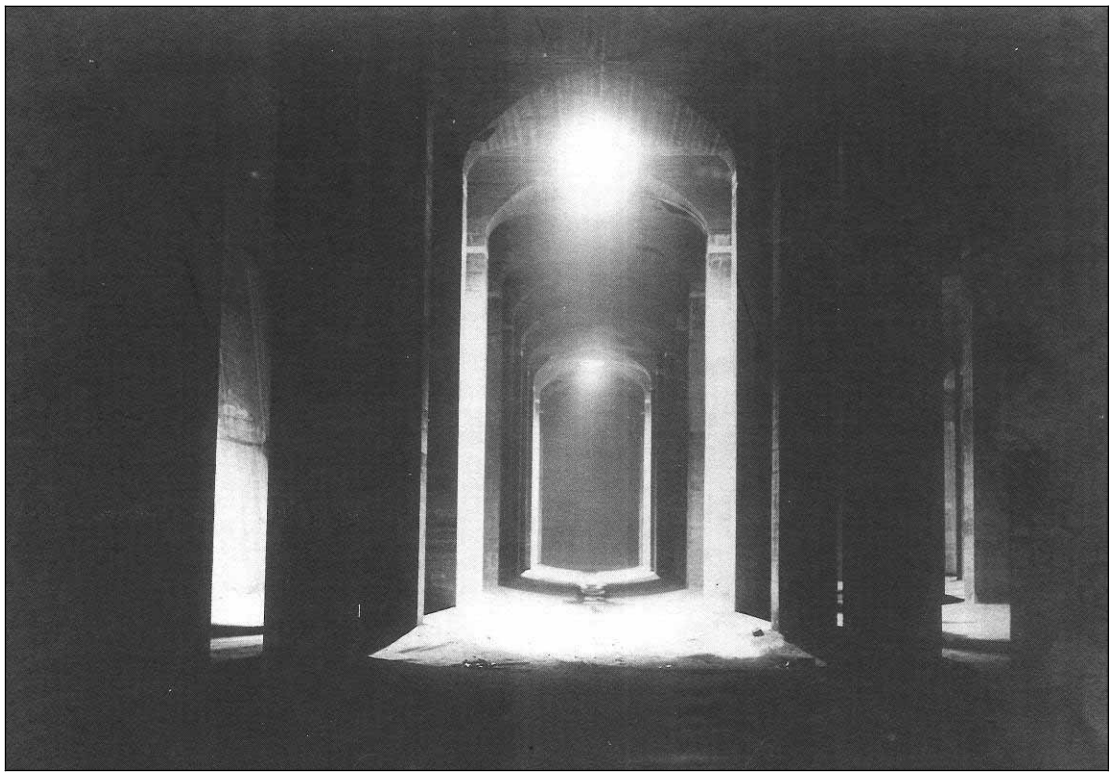


C-9: Door to filter bed (1902-1904)
Courtesy of the Archives of the Washington Aqueduct



C-10: Interior of filter bed (August 31, 1904)
Courtesy of the Archives of the Washington Aqueduct

C-11: Looking east through Court 3 (1904)
Courtesy of the Archives of the Washington Aqueduct



C-12: Interior view of north filtered-water reservoir (1902-1904)
Courtesy of the Archives of the Washington Aqueduct

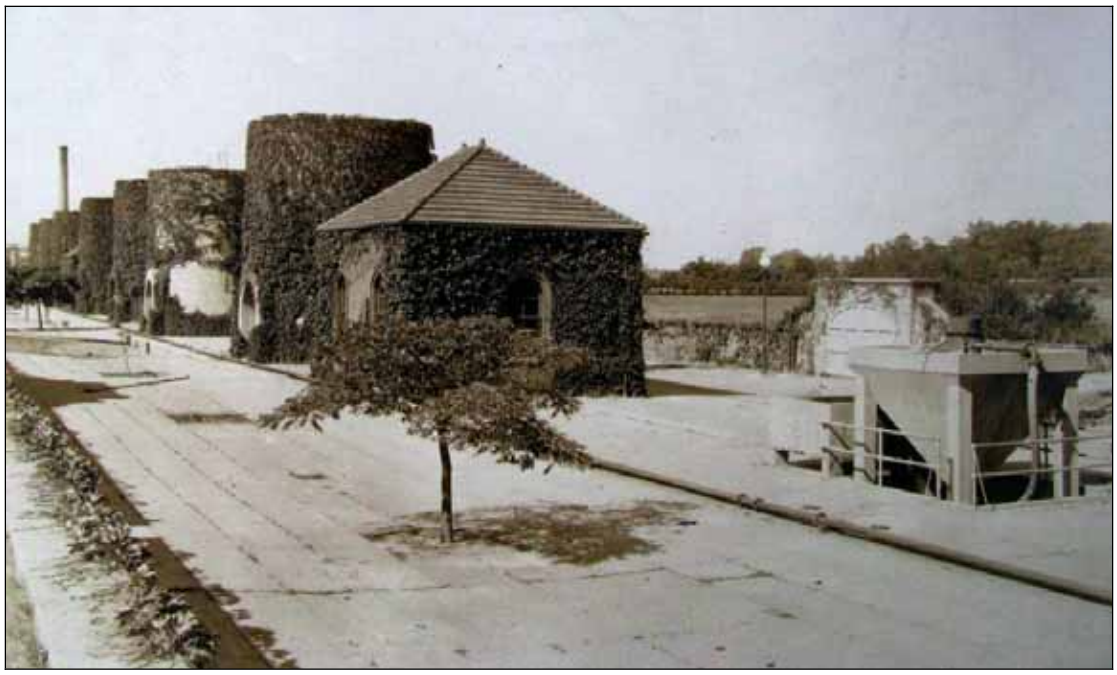
C-13: Interior view of north filtered-water reservoir (1902-1904)
Courtesy of the Archives of the Washington Aqueduct

C-14: Panoramic view looking northeast over filter beds (c. 1904)
Courtesy of the Archives of the Washington Aqueduct

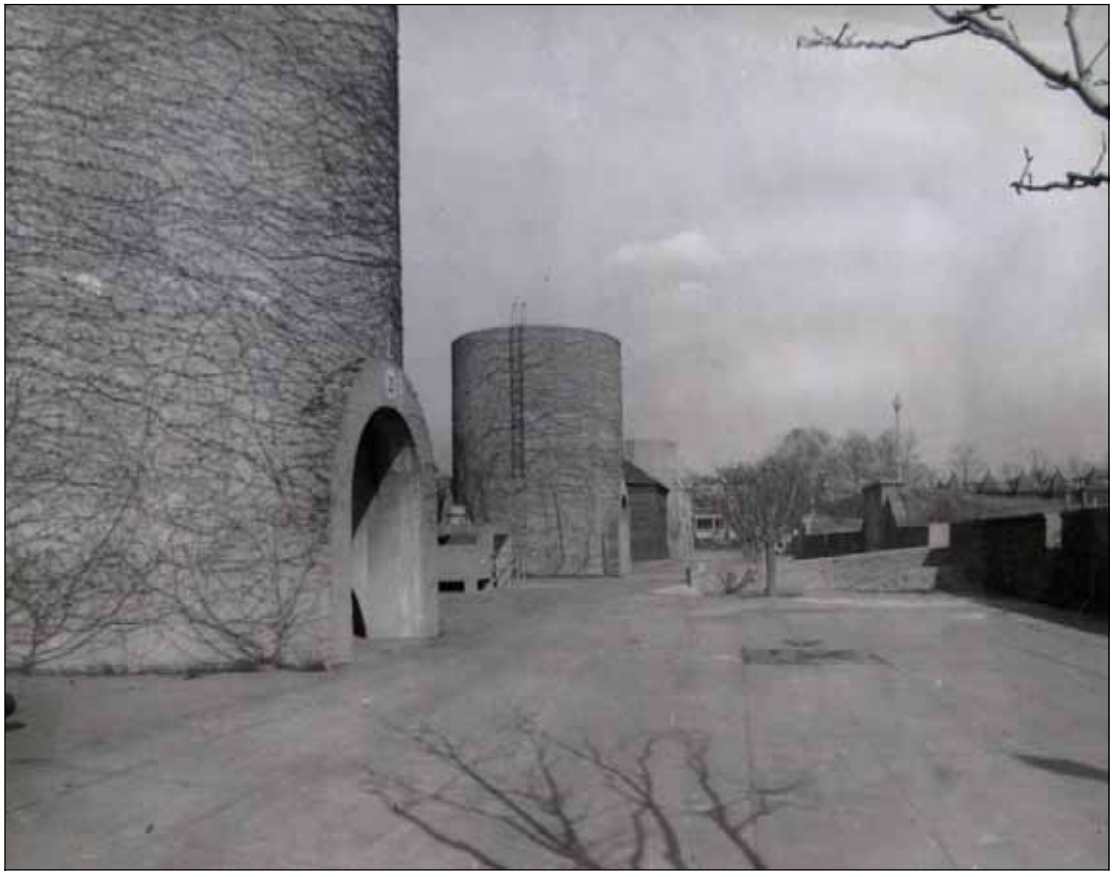
C-15: Looking north along First Street (c. 1910)
Courtesy of the Archives of the Washington Aqueduct

C-16: McMillan Memorial, east of First Street near intersection of Channing Street and First Street (c. 1911)
Courtesy of the Archives of the Washington Aqueduct

C-17: McMillan Memorial (September 1, 1942), photo taken by Earl Francis Ketchem from 2411 First Street, N.W.
Courtesy of the Archives of the Washington Aqueduct



C-18: View looking west on Court 3 (c. 1928)
Courtesy of the Archives of the Washington Aqueduct

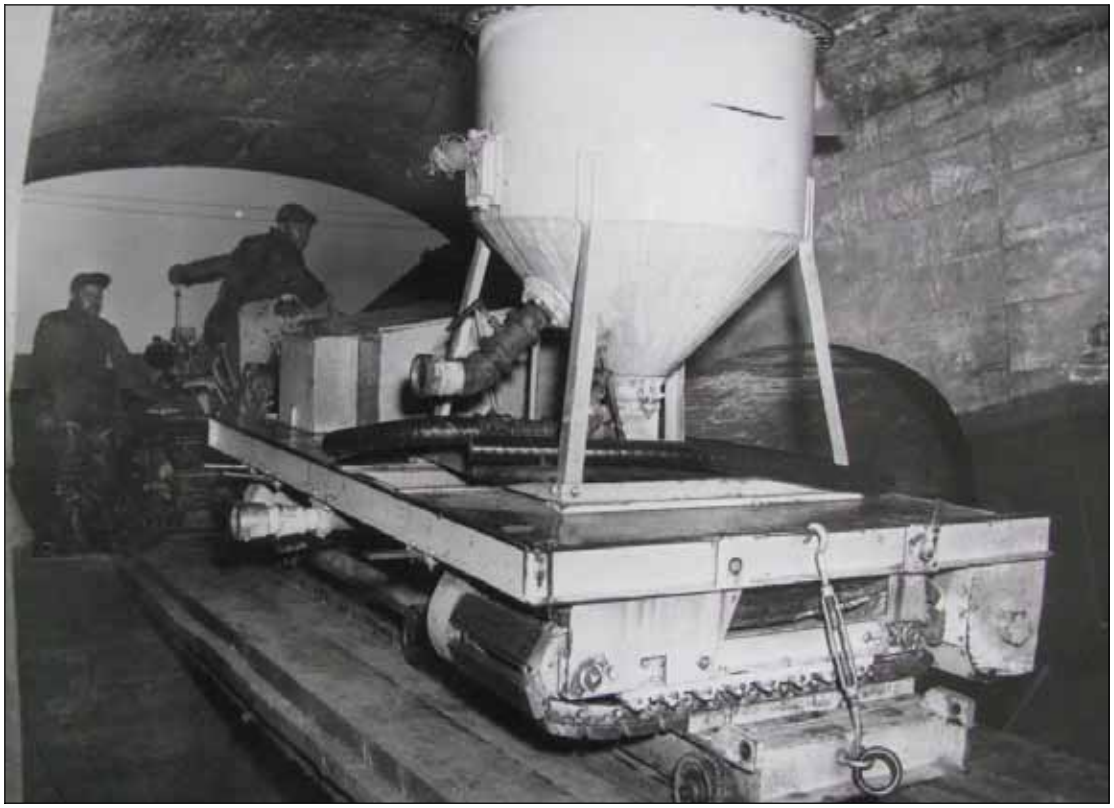


C-19: Court 2, looking east from center (March 25, 1944)
Courtesy of the Archives of the Washington Aqueduct

C-20: Aerial view of McMIllan Sand Filtration Site, looking northwest (June 2, 1930)
Courtesy of the Archives of the Washington Aqueduct

C-21: Aerial view of McMIllan Sand Filtration Site, looking west (June 2, 1930)
Courtesy of the Archives of the Washington Aqueduct

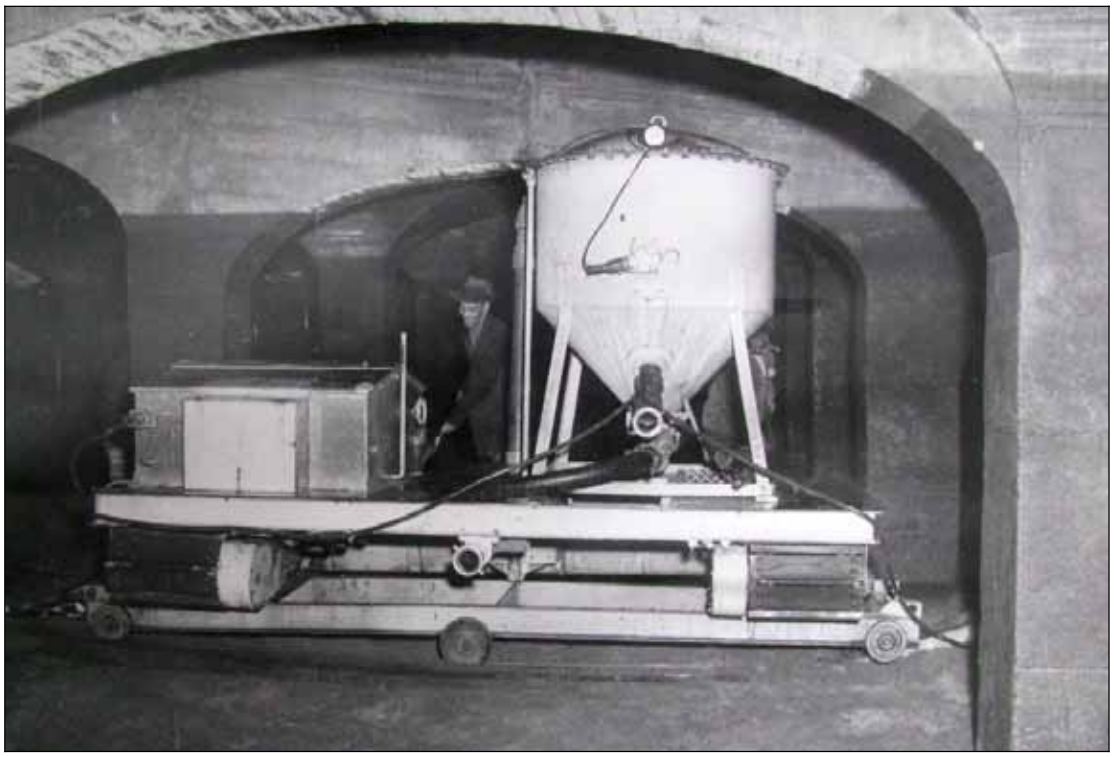
C-22: View of sand washing machine (c. 1944)
Courtesy of the Archives of the Washington Aqueduct



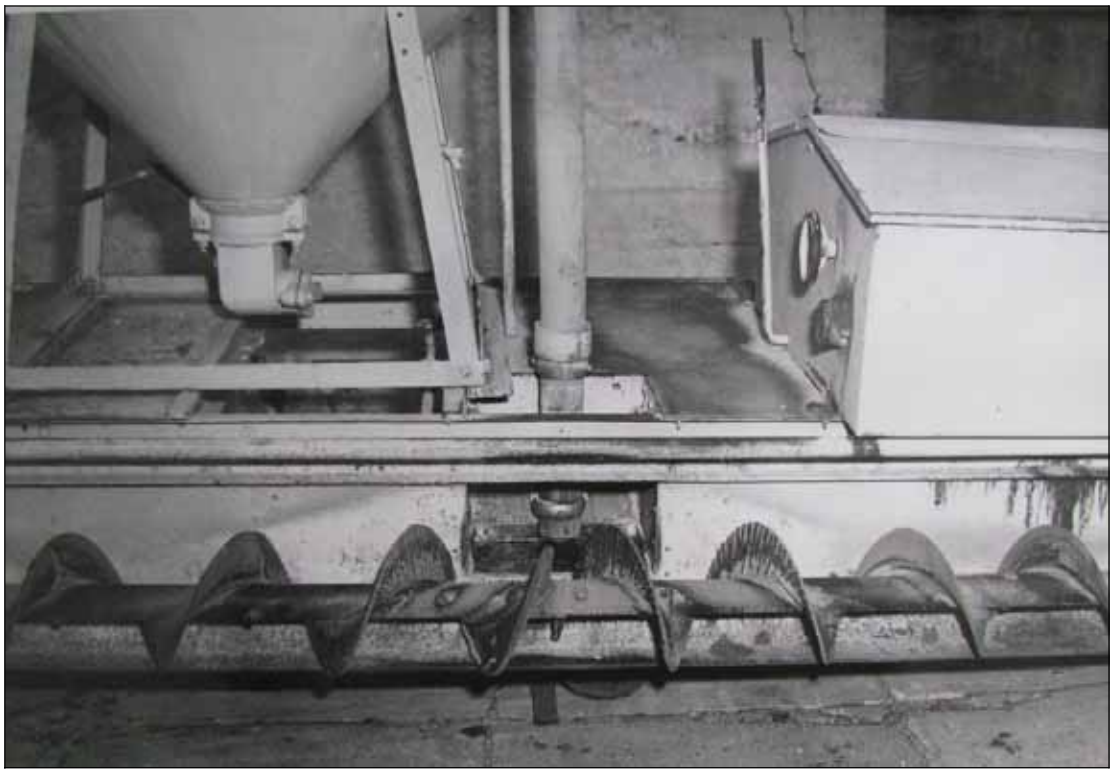
C-23: View of sand washing machine as carried on dolly down filter entrance ramp (c. 1944)
Courtesy of the Archives of the Washington Aqueduct

C-24: Tractor with filter rake (c. 1944)
Courtesy of the Archives of the Washington Aqueduct

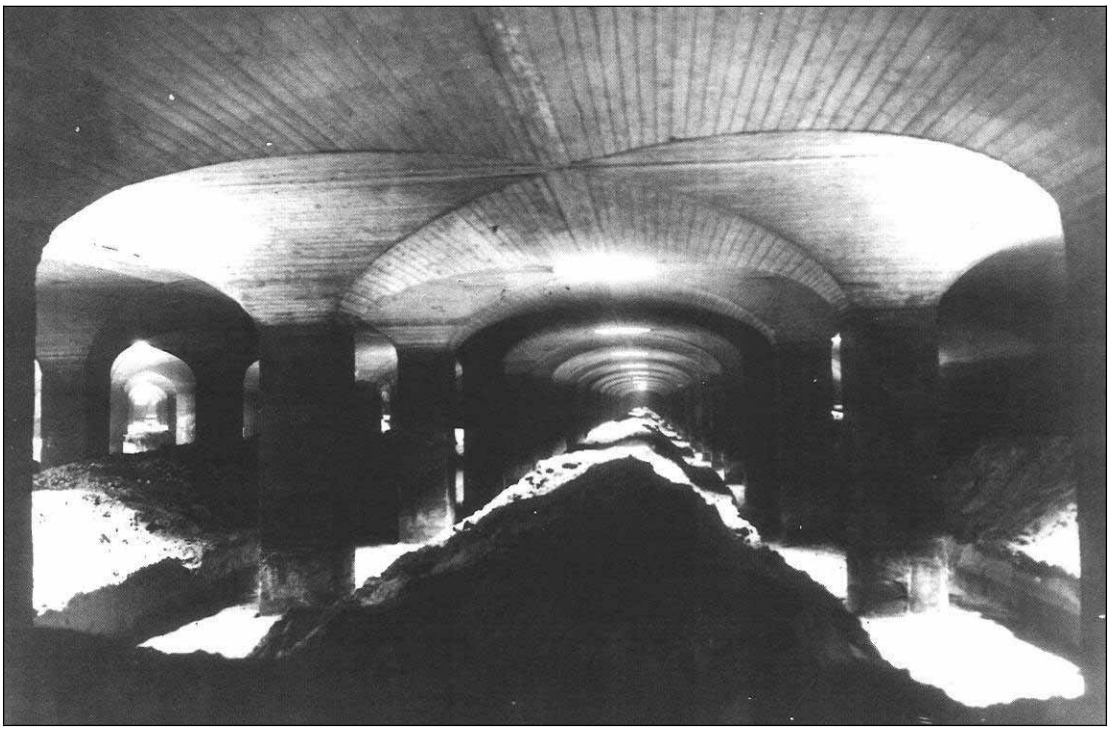
C-25: Tractor and filter rake pulverizing the filter sand surface and filter operation (c. 1944)
Courtesy of the Archives of the Washington Aqueduct



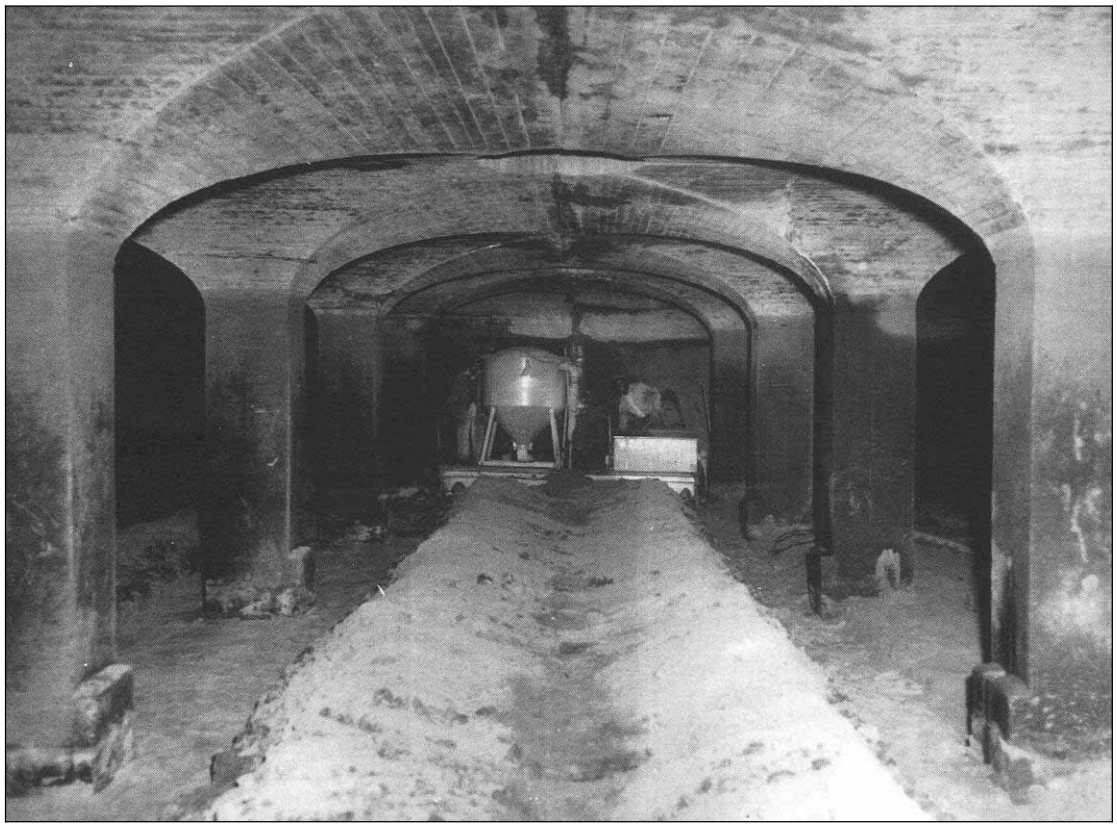
C-26: Transport of sand washing machine on dolly over metal channels (c. 1944)
Courtesy of the Archives of the Washington Aqueduct



C-27: Sand washing machine with helical screw conveyor, sand receiving hopper, and ejector throat holder (c. 1944)
Courtesy of the Archives of the Washington Aqueduct



C-28: Sand filter bed 14, showing contrast of dirty sand at surface and cleaner sand between (May 17, 1944)
Courtesy of the Archives of the Washington Aqueduct



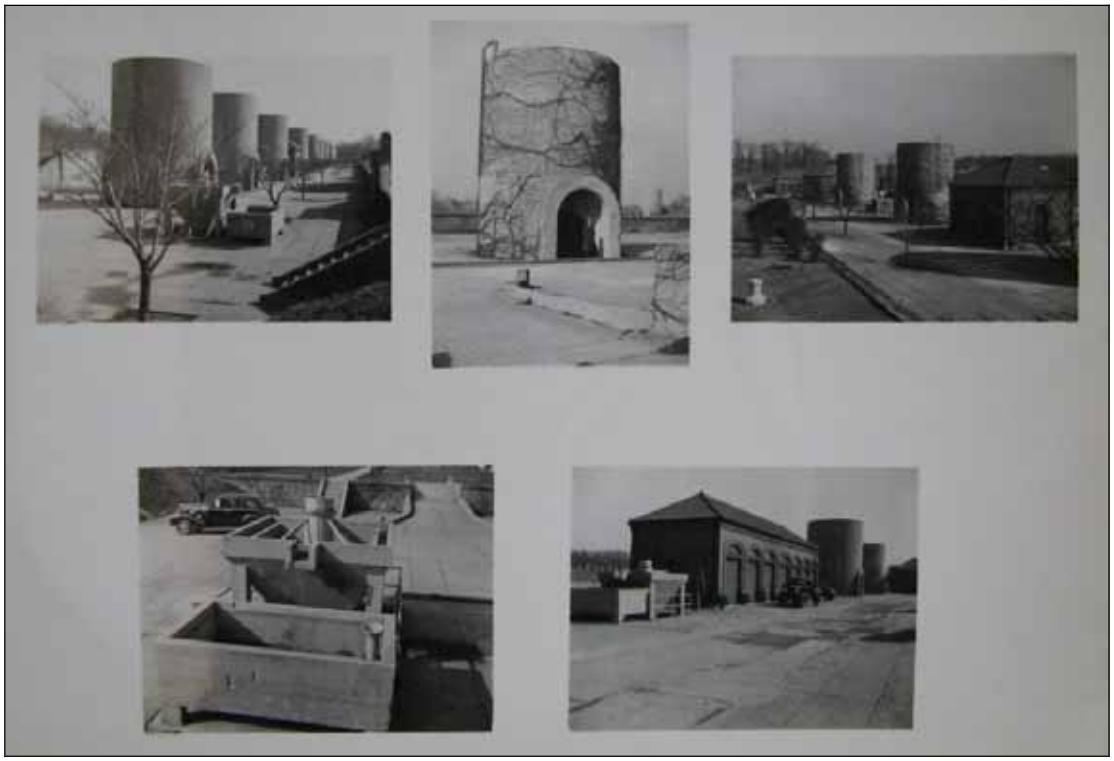
C-29: Workmen scraping filter (c. 1937)
Courtesy of the Archives of the Washington Aqueduct

C-30: Regulator House 5, looking northeast (March 25, 1944)
Courtesy of the Archives of the Washington Aqueduct

C-31: Regulator House 1, looking north (March 25, 1944)
Courtesy of the Archives of the Washington Aqueduct

C-32: Construction of 36-in rising main loop, looking north on North Capitol Street from Court 2 (June 13, 1946)
Courtesy of the Archives of the Washington Aqueduct

C-33: Construction of 36-in rising main loop, looking north on North Capitol Street from Court 2 (July 17, 1946)
Courtesy of the Archives of the Washington Aqueduct

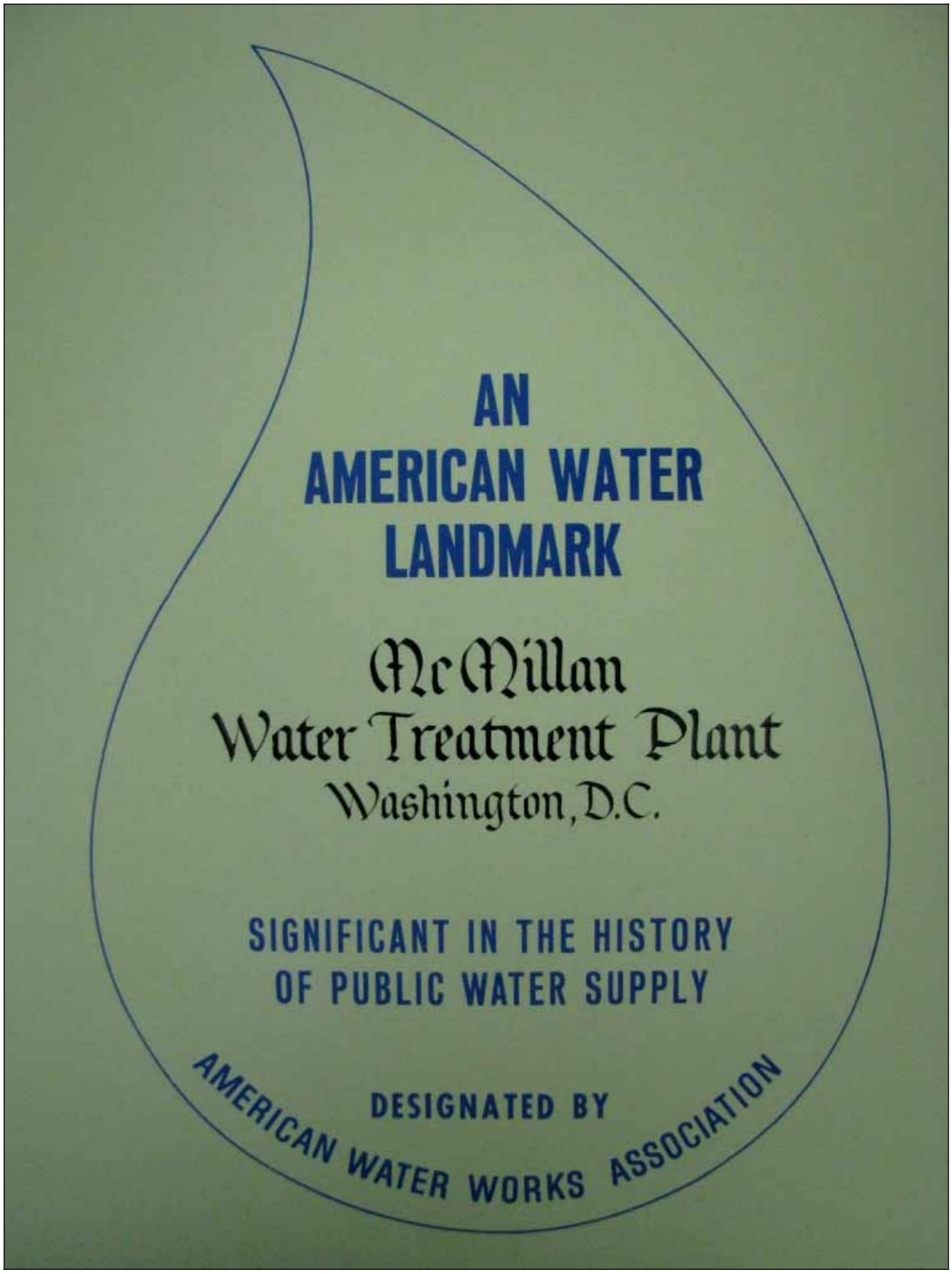


C-34: Miscellaneous images of sand filtration site (undated)
Courtesy of the Archives of the Washington Aqueduct

C-35: View of Court 2, looking east from First Street, NW (undated)
Courtesy of the Archives of the Washington Aqueduct

C-36: McMillan Sand Filtration Site, showing new hospital development to the north (late twentieth century)
Courtesy of the Archives of the Washington Aqueduct

C-37: McMillan Sand Filtration Site, showing new hospital development to the north (late twentieth century)
Courtesy of the Archives of the Washington Aqueduct



C-38: Certificate of designation for McMillan Water Treatment Plant as an American Water Landmark
Courtesy of the Archives of the Washington Aqueduct

APPENDIX D:
Photographs from the National Archives Records Administration

SOURCE

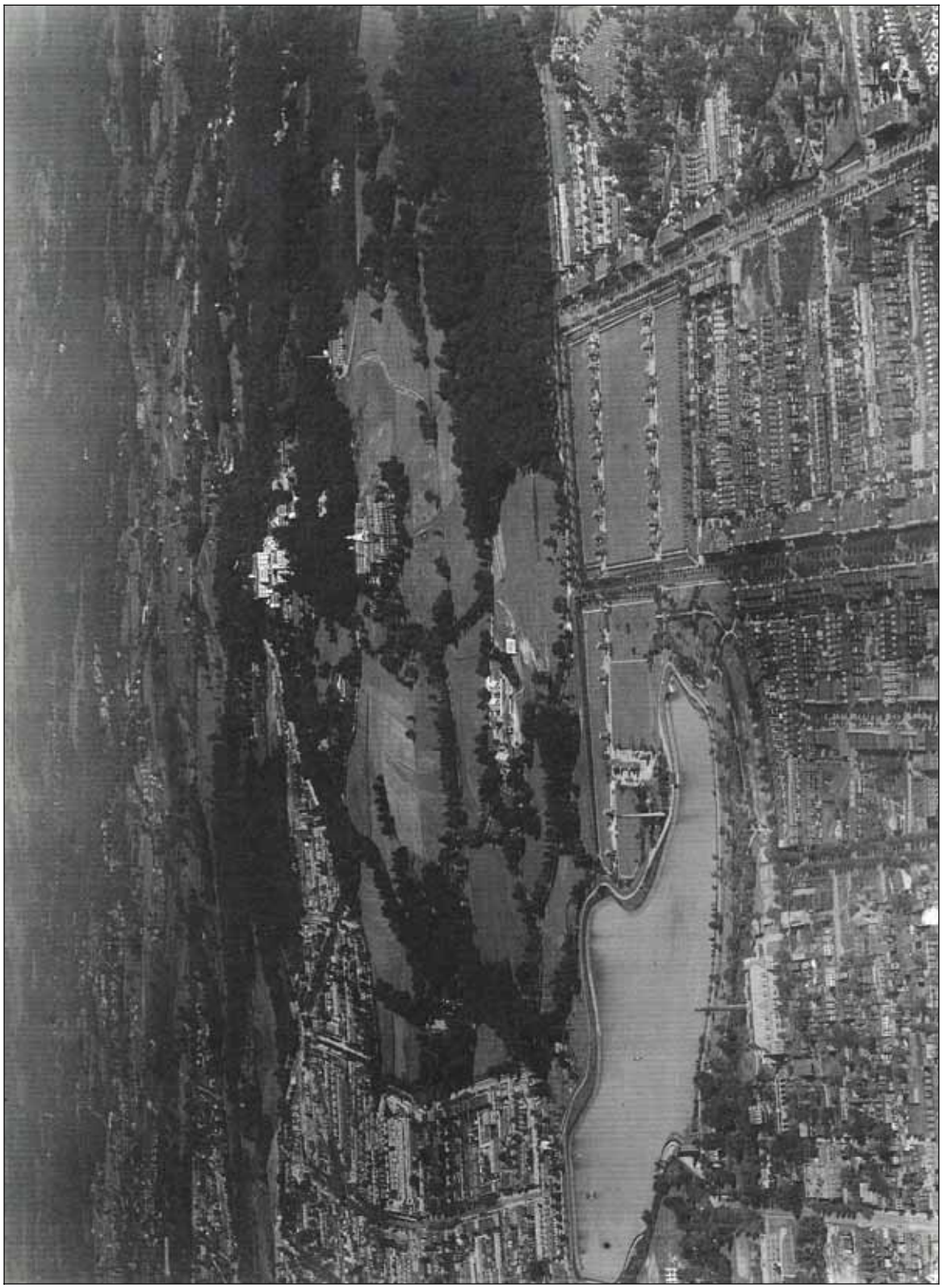
REPOSITORY: National Archives Records Administration, College Park, Maryland

DESCRIPTION: Photographs and plans related to the site were found in Record Groups 66 (Records of the Commission of Fine Arts) and 77 (Records of the Office of the Chief of Engineers), within the Cartographic and Architecture Division, as well as in the Still Pictures Division. Aerial photographs were found in Record Group 18 (Records of the Army Air Force). Most materials related to the site have not yet been transferred to the National Archives from the Baltimore District of the Army Corps of Engineers (See Appendix C).

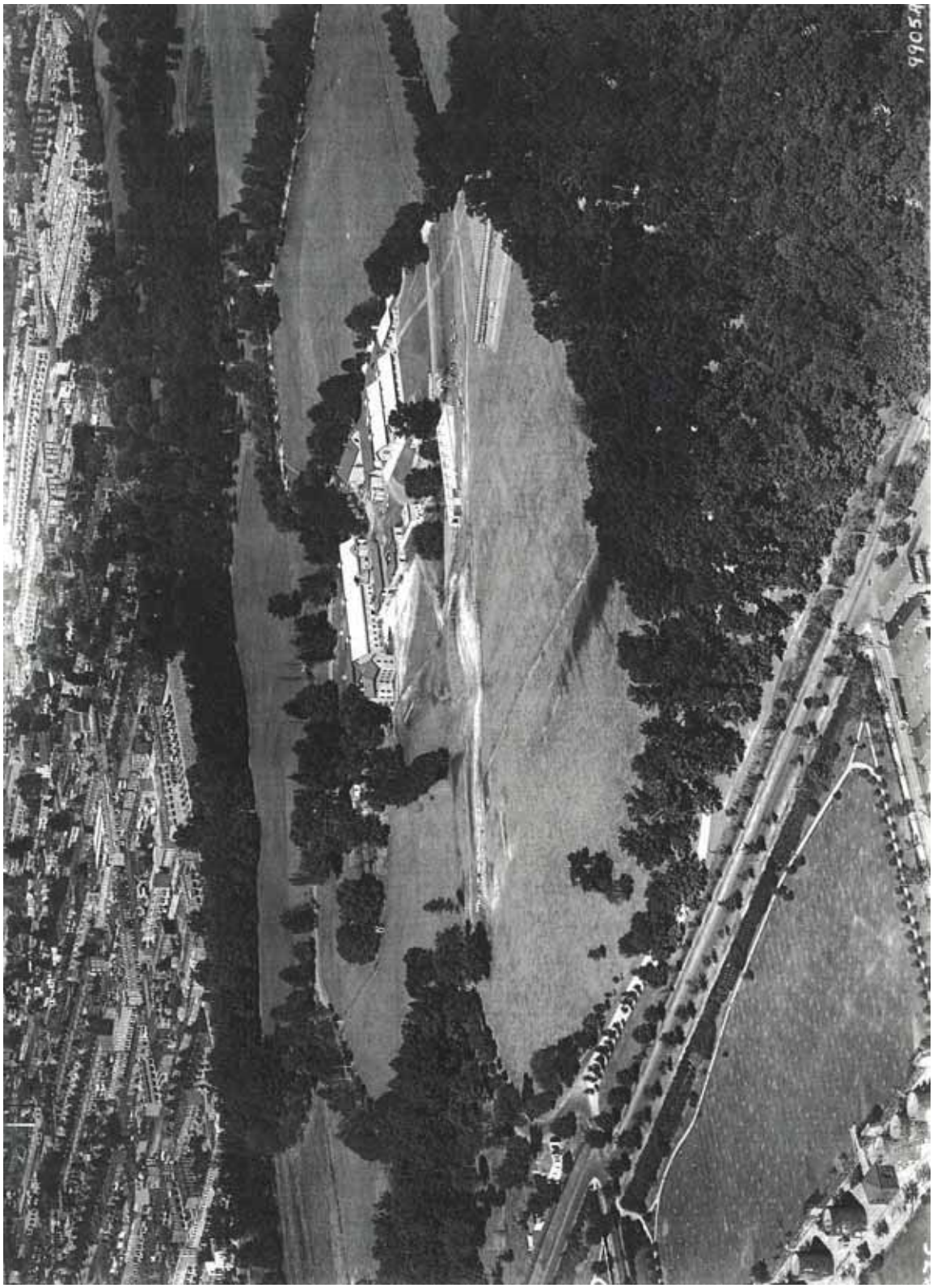
Note: The resources included in this appendix are selected based on relevance to the project and do not represent the entirety of the associated collection. Several resources related specifically to the reservoir, the land around the reservoir, the playground, and the filters located west of First Street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

D-1: Aerial view of McMillan Sand Filtration Plant, 1921
D-2: Aerial view of McMillan Sand Filtration Plant, 1921
D-3: Aerial view of McMillan Sand Filtration Plant, 1921
D-4: McMillan Fountain, undated
D-5: McMillan Park on west side of First Street, showing bench, undated
D-6a: Blueprint showing transfer of land for Michigan Avenue, 1932
D-6b: Key to blueprint showing transfer of land for Michigan Avenue, 1932

D-1: View of McMillan Sand Filtration Plant, looking north, Bolling Field Photo, Negative 9907 A.S. (summer 1921)
RG 18AA, Box 153, No. 24
Courtesy of the National Archives Records Administration, Still Pictures Division



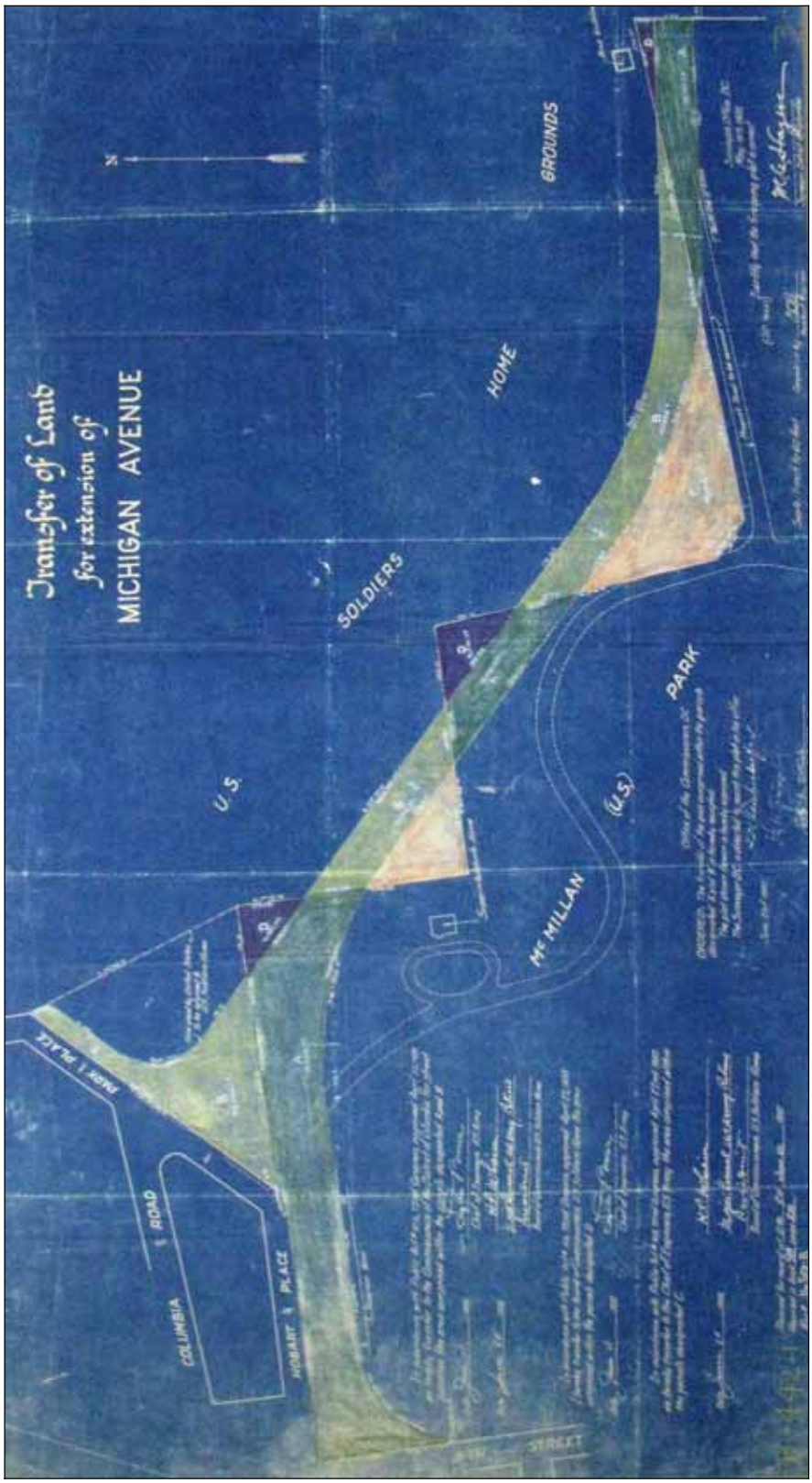
D-2: View of McMillan Sand Filtration Plant, looking north, Bolling Field Photo, Negative 9903 A.S. (summer 1921)
RG 18AA, Box 153, No. 21
Courtesy of the National Archives Records Administration, Still Pictures Division



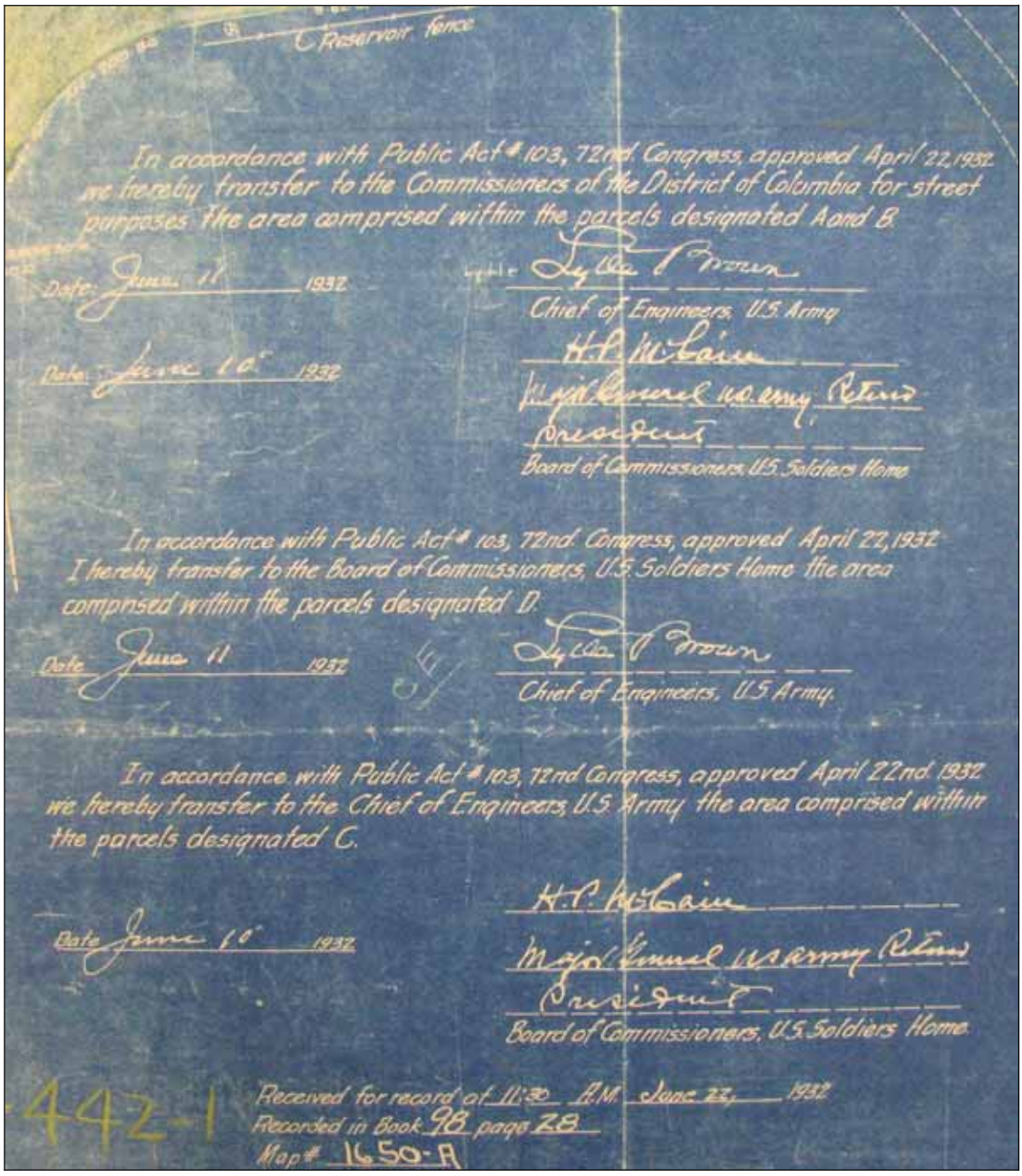
D-3: North end of McMillan Sand Filtration Plant, looking northwest, Bolling Field Photo, Negative 9905 A.S. (summer 1921)
RG 18AA, Box 153, No. 22
Courtesy of the National Archives Records Administration, Still Pictures Division

D-4: McMillan Fountain (undated)
RG 66-G, Box 9
Courtesy of the National Archives Records Administration, Still Pictures Division

D-5: McMillan Park on west side of First Street, showing bench (undated)
RG 66-DC, Box 1
Courtesy of the National Archives Records Administration, Still Pictures Division



D-6a: Blueprint showing transfer of land for Michigan Avenue (1932)
RG 77-B
Courtesy of the National Archives Records Administration, Cartographic and Architectural Division



D-6b: Key to blueprint showing transfer of land for Michigan Avenue (1932)
RG 77-B
Courtesy of the National Archives Records Administration, Cartographic and Architectural Division

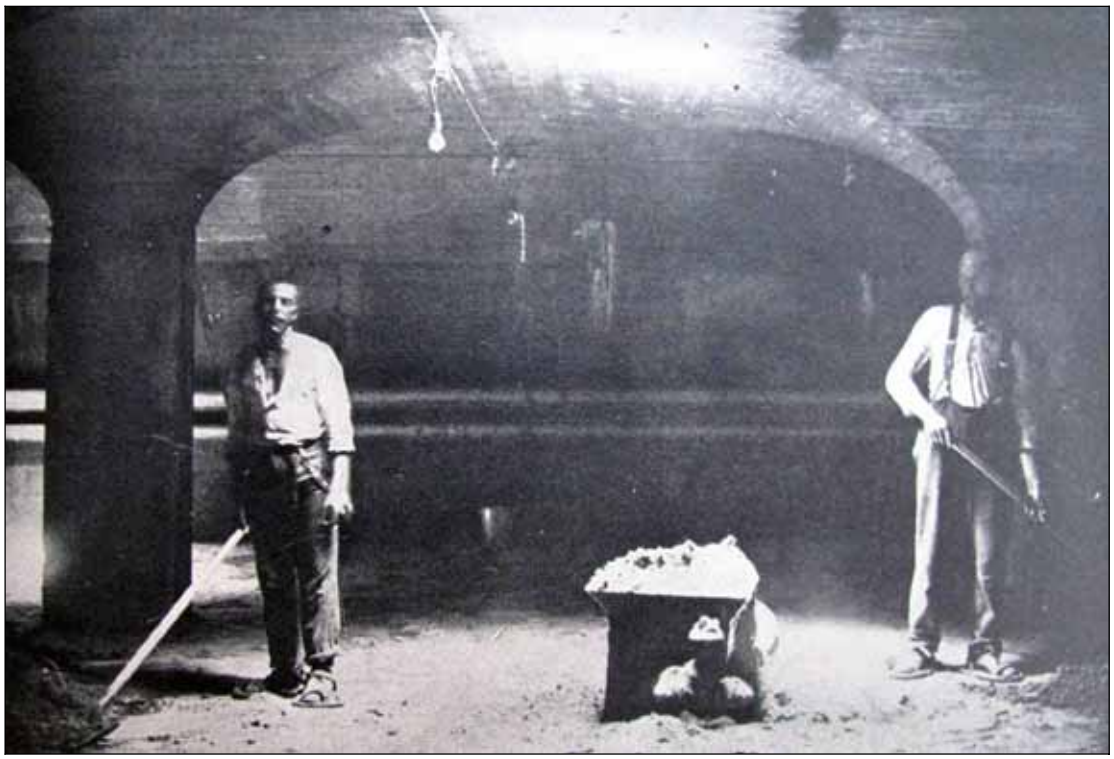
APPENDIX E:
Photographs from the Historical Society of Washington, D.C.

SOURCE

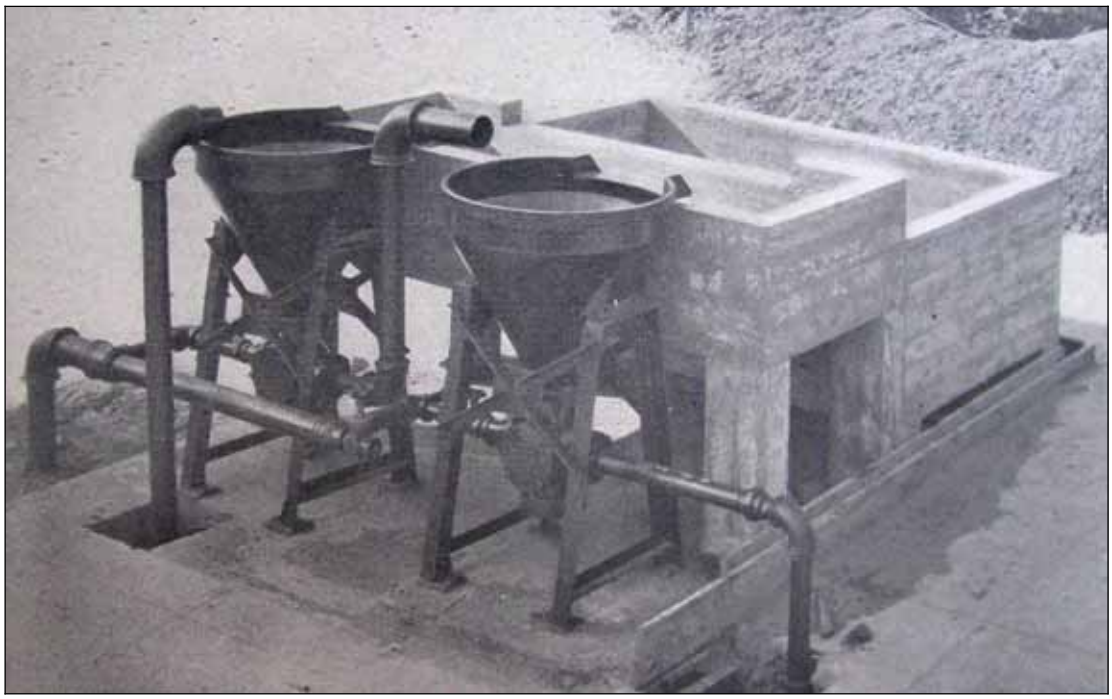
REPOSITORY: Historical Society of Washington, D.C.; Washington, D.C.
DESCRIPTION: Photographs and articles related to the site.

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.

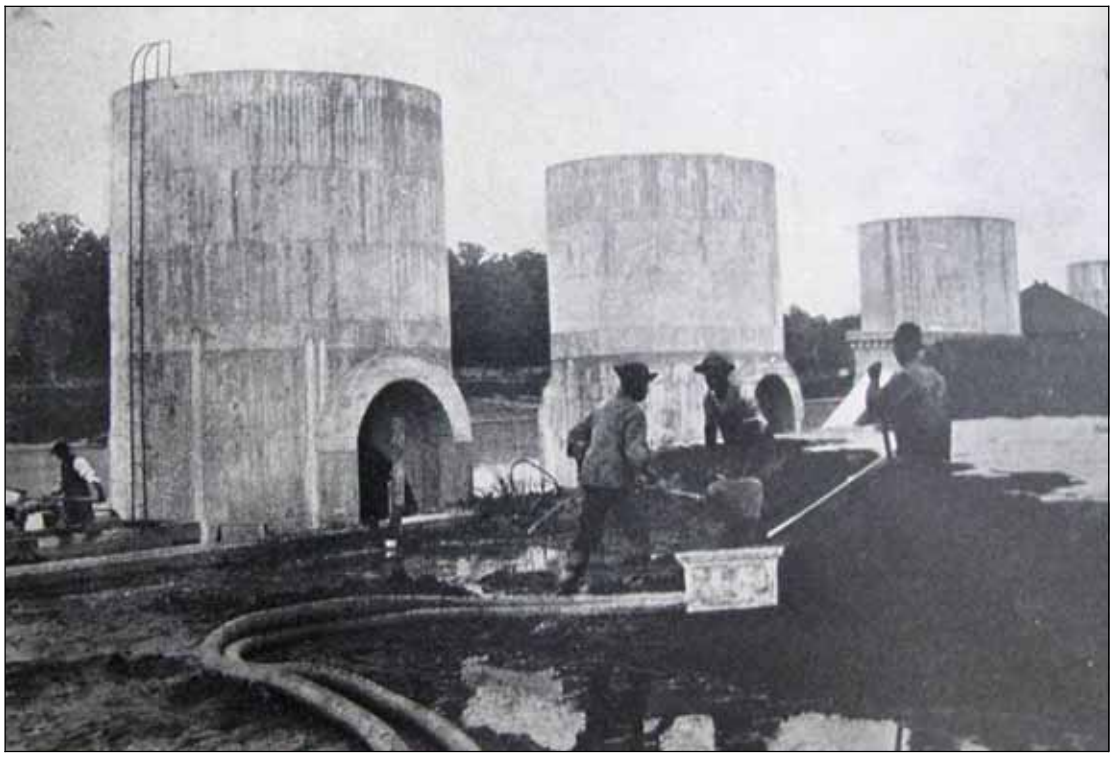
E-1: Movable ejector at work moving sand from filter, c. 1904
E-2: Stationary Washers, c. 1904
E-3: Movable ejector at work moving sand temporarily stored on top of filter, c. 1904
E-4: Looking northeast from McMillan Fountain across sand filtration site, c. 1909
E-5: McMillan Fountain, 1915
E-6: View of the McMillan Fountain, looking west from First Street, NW, 1934-1939
E-7: Service court, 1920-1925
E-8: Court 3, looking west from First Street, NW, 1949
E-9a: View of the base of the statue of the McMIllan Fountain, stored at Fort Washington, 1993
E-9b: View of the base of the statue of the McMIllan Fountain, stored at Fort Washington, 1993



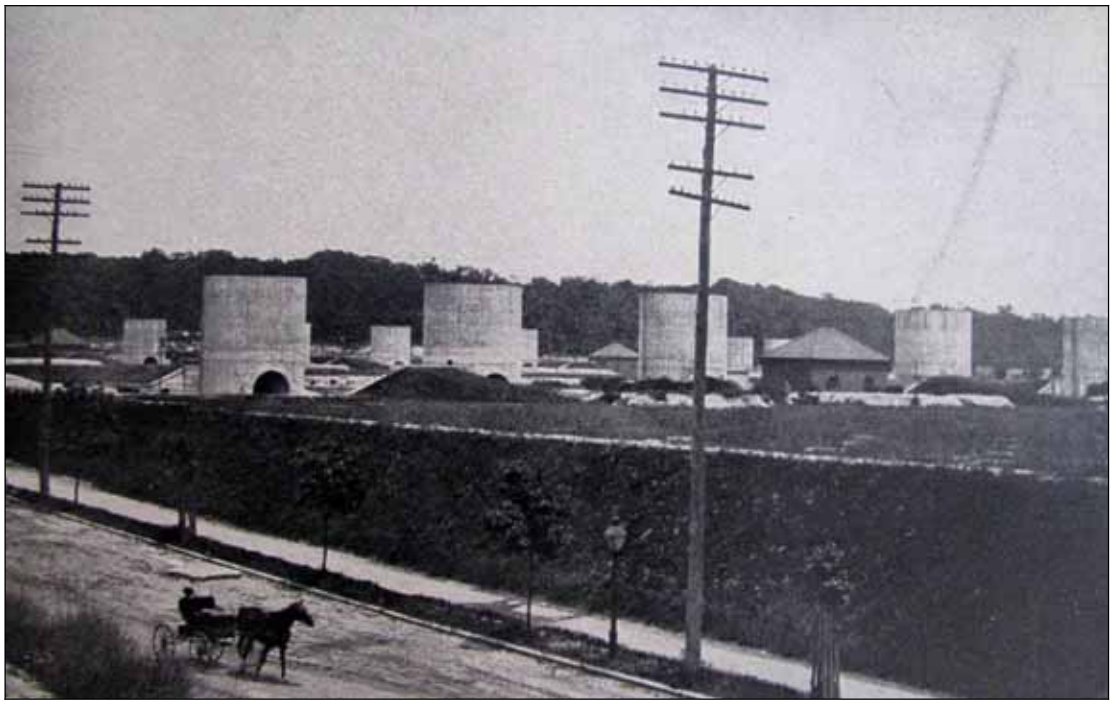
E-1: Movable ejector at work moving sand from filter (c. 1904)
***Purification of the Washington Water Supply* (TD225.W3 A3 1909) (See Appendix A)**
Courtesy of the Historical Society of Washington, D.C.



E-2: Stationary Washers (c. 1904)
***Purification of the Washington Water Supply* (TD225.W3 A3 1909) (See Appendix A)**
Courtesy of the Historical Society of Washington, D.C.

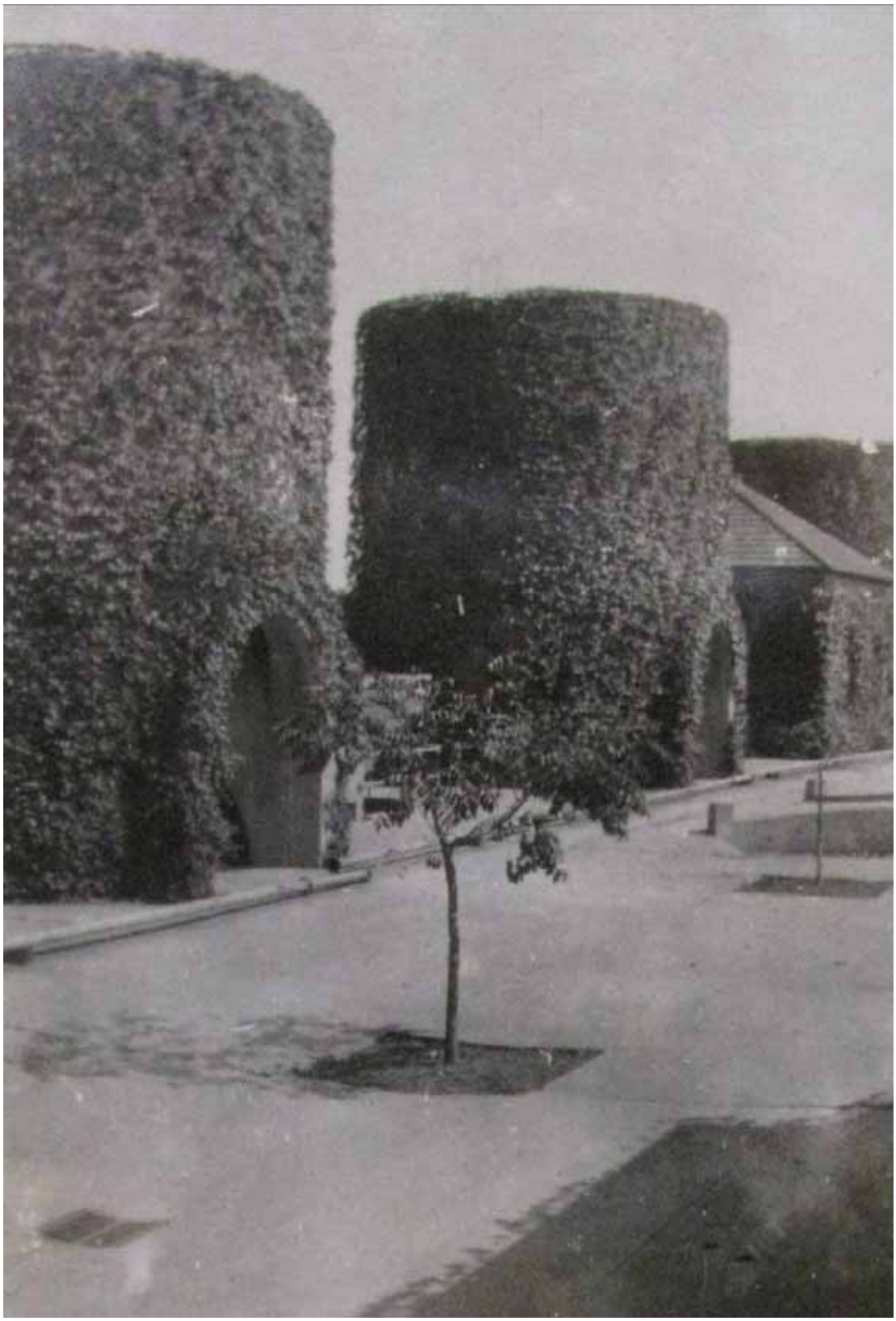


E-3: Movable ejector at work moving sand temporarily stored on top of filter (c. 1904)
***Purification of the Washington Water Supply* (TD225.W3 A3 1909) (See Appendix A)**
Courtesy of the Historical Society of Washington, D.C.



E-4: Looking northeast from McMillan Fountain across sand filtration site (c. 1909)
***Purification of the Washington Water Supply* (TD225.W3 A3 1909) (See Appendix A)**
Courtesy of the Historical Society of Washington, D.C.

E-5: McMillan Fountain (1915)
Rambler Collection (0829-3)
Courtesy of the Historical Society of Washington, D.C.



E-6: Service court (1920-1925)
Fisher-Waltz Photograph Collection(FW 037)
Courtesy of the Historical Society of Washington, D.C.

E-7: View of the McMillan Fountain, looking west from First Street, NW (1934-1939)
(CHS 01251)
Courtesy of the Historical Society of Washington, D.C.

E-8: Court 3, looking west from First Street, NW (May 20, 1949)
Photo by John P. Wymer (WY1109.23)
Courtesy of the Historical Society of Washington, D.C.

E-9a: View of the base of the statue of the McMIllan Fountain, stored at Fort Washington (1993)
Photograph by Jack D. Brewer (CHS 08834A)
Courtesy of the Historical Society of Washington, D.C.

E-9b: View of the base of the statue of the McMIllan Fountain, stored at Fort Washington (1993)
Photograph by Jack D. Brewer (CHS 08834A)
Courtesy of the Historical Society of Washington, D.C.

APPENDIX F:
Photographs from the Washington Historical Image Collection

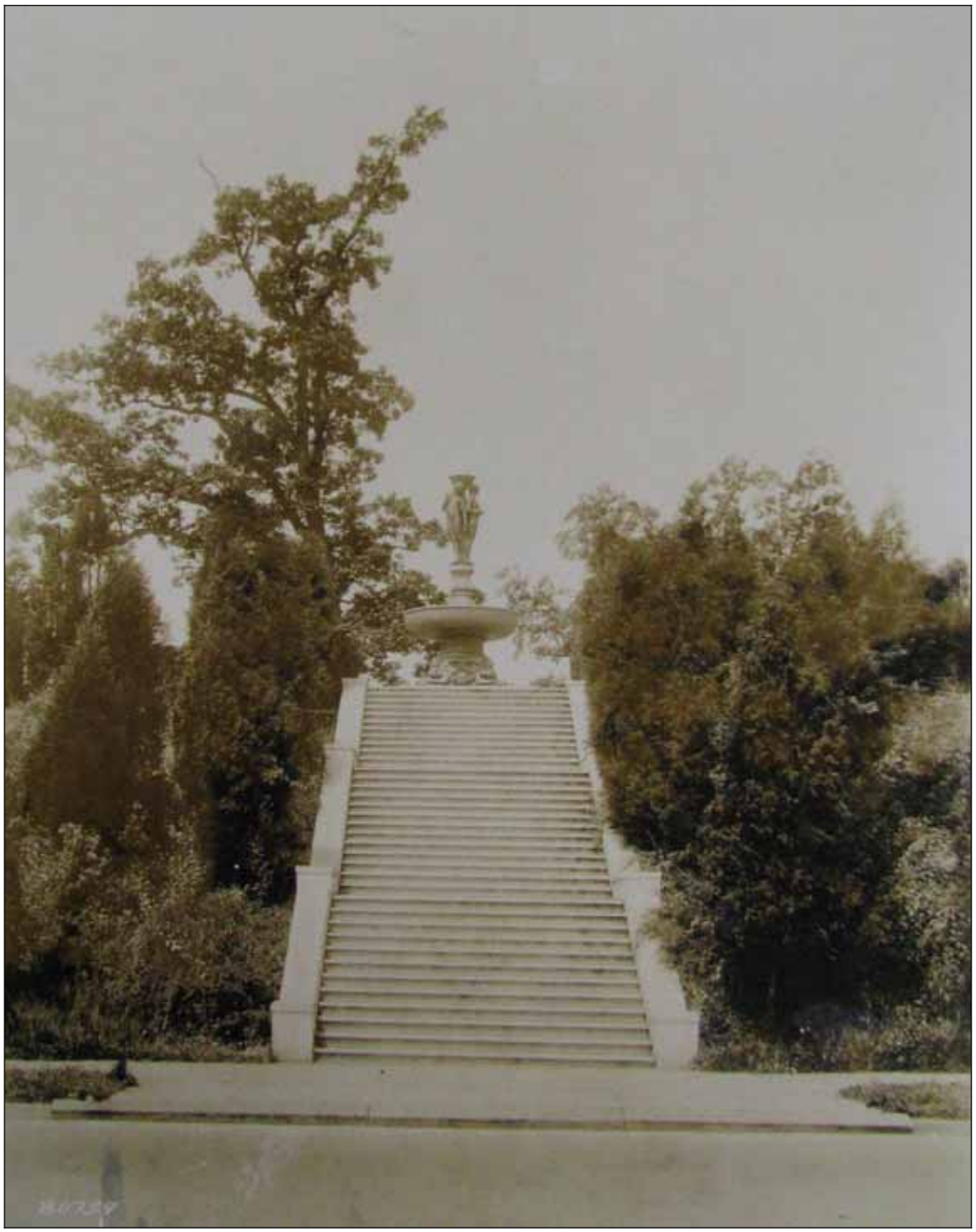
SOURCE

TITLE:	Washington Historical Image Collection
DESCRIPTION:	Includes photographs from the *Evening Star* newspaper, as well as donated material from several other sources.
REPOSITORY:	Washingtoniana Division, Martin Luther King, Jr., Memorial Library Washington, D.C.

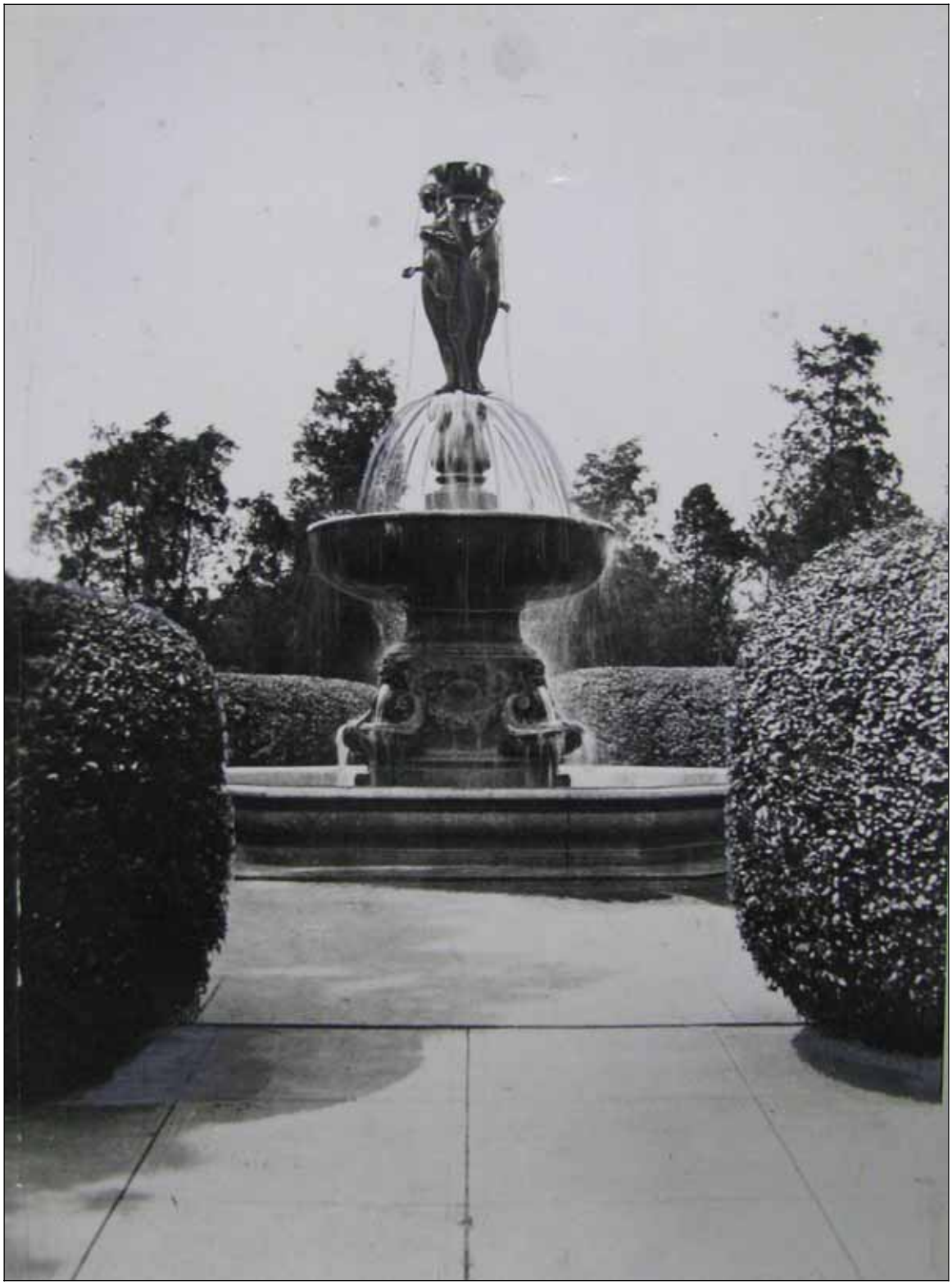
Note: The resources included in this appendix are selected based on relevance to the project and do not represent the entirety of the associated collection. Several resources related specifically to the reservoir, the land around the reservoir, the playground, and the filters located west of First Street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

F-1 Image of McMillan Fountain, 1918
F-2 McMillan Fountain, undated
F-3 View of McMillan Fountain in operation, undated
F-4 Aerial view of McMillan Sand Filtration Site, 1925
F-5 View of service court, c. 1938
F-6 Workmen cleaning sand in filtration beds, c.1938
F-7a Closing of McMillan Park , 1941
F-7b Closing of McMillan Park Article, 1941
F-8 Moving of McMillan Fountain, c. 1941

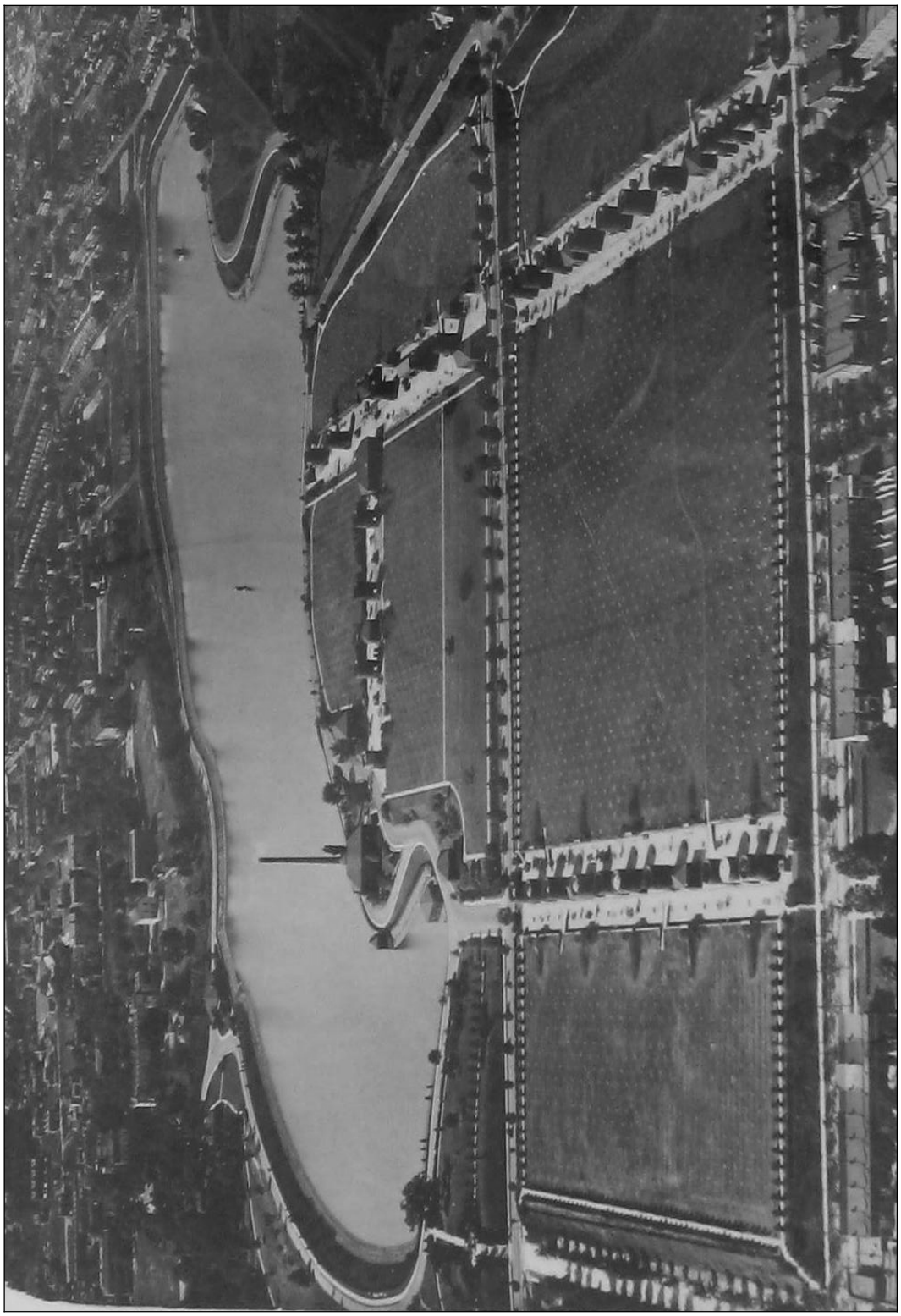
F-1: Image of McMillan Fountain (1918)
Washington *Evening Star*
Courtesy of the Martin Luther King, Jr., Memorial Library



F-2: McMillan Fountain (undated)
Courtesy of the Martin Luther King, Jr., Memorial Library



F-3: View of McMillan Fountain in operation (undated)
Washington *Evening Star*, from June 17, 1949 article written after fountain had been moved off the site
Courtesy of the Martin Luther King, Jr., Memorial Library

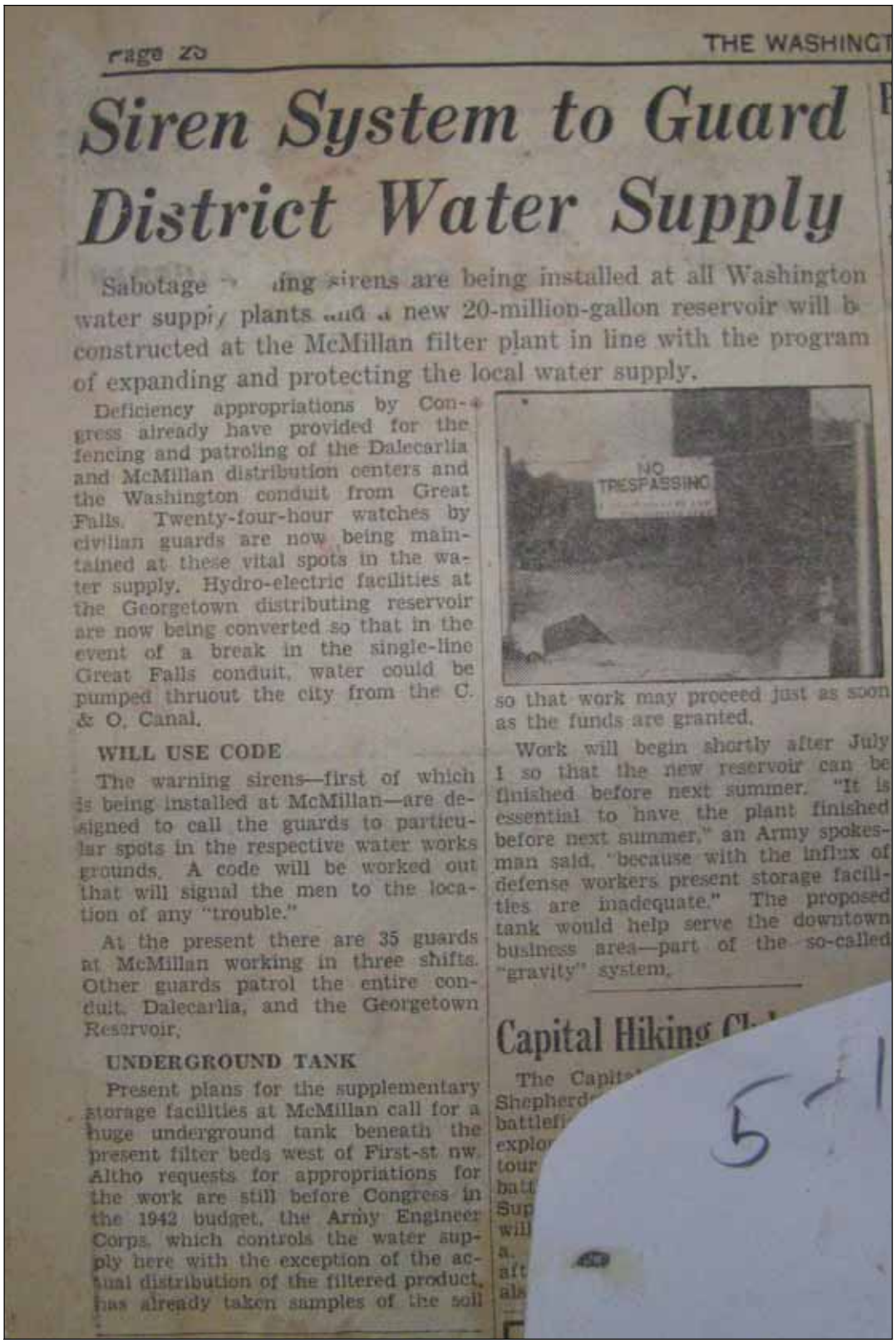


F-4: Aerial view of McMillan Sand Filtration Site (1925)
Swartzell Rheem and Hensey Collection
Courtesy of the Martin Luther King, Jr., Memorial Library

F-5: View of service court (c. 1938)
Washington *Evening Star* from June 12, 1938 article
Courtesy of the Martin Luther King, Jr., Memorial Library

F-6: Workmen cleaning sand in filtration beds (c.1938)
Washington *Evening Star*, from June 12, 1938 article
Courtesy of the Martin Luther King, Jr., Memorial Library

F-7a: Closing of McMillan Park (1941)
Washington *Evening Star* from May 1, 1941 article
Courtesy of the Martin Luther King, Jr., Memorial Library



Page 25 THE WASHINGT

Siren System to Guard District Water Supply

Sabotage ... ing sirens are being installed at all Washington water supply plants and a new 20-million-gallon reservoir will be constructed at the McMillan filter plant in line with the program of expanding and protecting the local water supply.

Deficiency appropriations by Congress already have provided for the fencing and patroling of the Dalecarlia and McMillan distribution centers and the Washington conduit from Great Falls. Twenty-four-hour watches by civilian guards are now being maintained at these vital spots in the water supply. Hydro-electric facilities at the Georgetown distributing reservoir are now being converted so that in the event of a break in the single-line Great Falls conduit, water could be pumped thruout the city from the C. & O. Canal.

WILL USE CODE

The warning sirens—first of which is being installed at McMillan—are designed to call the guards to particular spots in the respective water works grounds. A code will be worked out that will signal the men to the location of any "trouble."

At the present there are 35 guards at McMillan working in three shifts. Other guards patrol the entire conduit, Dalecarlia, and the Georgetown Reservoir.

UNDERGROUND TANK

Present plans for the supplementary storage facilities at McMillan call for a huge underground tank beneath the present filter beds west of First-st nw. Altho requests for appropriations for the work are still before Congress in the 1942 budget, the Army Engineer Corps, which controls the water supply here with the exception of the actual distribution of the filtered product, has already taken samples of the soil

so that work may proceed just as soon as the funds are granted.

Work will begin shortly after July 1 so that the new reservoir can be finished before next summer. "It is essential to have the plant finished before next summer," an Army spokesman said, "because with the influx of defense workers present storage facilities are inadequate." The proposed tank would help serve the downtown business area—part of the so-called "gravity" system.

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F-7b: Closing of McMillan Park Article(May 1, 1941)
Washington *Evening Star*
Courtesy of the Martin Luther King, Jr., Memorial Library

F-8: Moving of McMillan Fountain (c. 1941)
Washington *Evening Star*, from October 29, 1941 article
Courtesy of the Martin Luther King, Jr., Memorial Library

DECISION

HISTORIC PRESERVATION REVIEW BOARD
OF THE DISTRICT OF COLUMBIA

MCMILLAN PARK RESERVOIR

(Case No. 90-20)

The Historic Preservation Review Board, having held a hearing on May 15, 1991 on the application to designate McMillan Park Reservoir, located at First Street and Michigan Avenue, N. W. (Square 3126, Parcels 108/5, 108/6, 108/7, 108/8, Square 3128 A, Square 3128 H, excepting Bryant Street Pumping Station, Bryant Street Highway Department Garage, and Fire Alarm Headquarters of McMillan Drive), as an Historic Landmark with inclusion in the District of Columbia's Inventory of Historic Sites and to consider its eligibility for nomination to the National Register of Historic Places hereby designates McMillan Park Reservoir as an Historic Landmark with inclusion in the D. C. Inventory of Historic Sites and recommends that the State Historic Preservation Officer nominate it to the National Register of Historic Places.

Background and General Characteristics.

The McMillan Reservoir occupies a 92 acre site at First Street and Michigan Avenue, N. W. (Square 3126, Lots 108/5, 108/6, 108/7, 108/8, Square 3128 A, Square 3128 H, excepting Bryant Street Pumping Station, Bryant Street Highway Department Garage, and Fire Alarm Headquarters on McMillan Drive). An architecturally cohesive plan, most of its buildings and structures date from 1901 to 1905, the only significant intrusion being the 1985 modern plant. The eastern portion was acquired by Congress at the turn of the century for $209,000. The area to the west of First Street was originally to have been a passive sedimentation reservoir, but lengthy Congressional debates in the 1890's determined the course of a slow sand filtration purification system.

The water for McMillan is supplied by the Potomac River at Great Falls, fourteen miles away, through the gravity feed acqueduct system designed by Montgomery Meigs in the 1850's. Before reaching the McMillan reservoir, the water passes through two sedimentation reservoirs at the Dalecarlia and Georgetown. After passing under Rock Creek at a depth of some 120 feet, the water flows under the East

Shaft Gatehouse at the McMillan reservoir. A pipe carries the water to the north end of the open reservoir basin. From there it was pumped twenty to thirty feet upwards to be distributed in the twenty-nine slow sand filtration beds where the water was cleansed. Regulator houses in the four courts contained sets of valves, manually operated, which controlled the flow of water through the underground beds and into the large clear water basin underground. Thence, the water went to the City owned Bryant Street pumping station adjacent to the reservoir site to the south. The huge sets of pumps in this large Beaux Arts style building (designed by Henry Brauns of Balitmore at the turn of the century) distributed the water to all parts of the city.

With its 29 slow sand filtration compartments of one acre and underground clear water reservoir constructed of unreinforced cement, its four courts of sand bins, regulator houses and sand washers, the plant served the City until just five years ago as originally designed. It was probably the largest slow sand filtration system still operating in the country. Almost all of the original buildings are still in use on the Federal site between First Street and fourth Street, N. W. The old filtration beds, sand bins, washers, and regulator houses remain a testimonial to the civil infrastructure of the city in both an engineering and architectural sense.

The reservoir site was included in the McMillan Plan as a key linkage between two natural networks of green open space extending from Rock Creek to Anacostia through the developing suburbs north of the Federal City. In 1906 it was designated as a memorial to Senator McMillan who had died suddenly four years earlier before the plan which bears his name could be implemented. As with the McMillan Plan itself, design of the reservoir park was a collaborative effort of men who had been participants in or had been associated in the design of the Great White City at the Chicago Columbian exposition of 1893. The team included Allen Hazen, engineer; Frederick Law Olmsted, Jr., landscape architect; Charles Platt, architect; and Herbert Adams, sculptor. Olmsted designed a picturesque setting for the reservoir with a circuitous drive and walks with views over the water. The various engineering constructions were landscaped in a more formal manner, complementing their industrial character. A monumental fountain was erected in memory of McMillan.

Reasons.

The McMillan Park Reservoir meets the criteria or possesses the quality of significance present in other properties included in the D. C. Inventory of Historic Sites for the following reasons:

1. The McMillan Park Reservoir is a major element of the water system of the District of Columbia, an urban American engineering resource of great historic, cultural, landscape, planning, engineering and architectural significance. (Criterion 2)

2. It was the first water treatment facility in the City of Washington, and its operation resulted in the elimination of typhoid epidemics and reduced incidence of other diseases. (Criterion 2)

3. Construction of its slow sand water filtration system represented a triumph of the pure water advocates over those who advocated chemical treatment of water. (Criterion 2)

4. It supplied water to the U. S. Capitol as early as 1833, and to fire hydrants on Pennsylvania Avenue in 1837. (Criterion 3)

5. It is a major element of the McMillan Park System which envisioned a linkage of green open spaces from Rock Creek to Anacostia through the developing suburbs north of the Federal City. (Criterion 2)

6. It is the result of the collaboration of major figures in the City Beautiful movement who later contributed to the aesthetic and architectural development of Washington. (Criteria 2, 3, 4)

7. It is a memorial to Senator James McMillan who spearheaded development and implementation of the monumental McMillan Park Plan, completing and refining the 1794 Plan of the Federal City in the context of the 1893 City Beautiful aesthetic. (Criterion 1)

Further it possesses sufficient integrity to convey, represent or contain the values and qualities for which it is judged significant; and sufficient time has passed since it achieved significance or was constructed to permit professional evaluation of it in its historical context.

In addition, the Board believes that the McMillan Park Reservoir possesses the following characteristics which qualify it for nomination to the National Register of Historic Places:

1. The McMillan Park Reservoir is a major element of the water system of the National Capital, an urban American engineering resource of great historic, cultural, landscape, planning, engineering and architectural significance. (Criteria A, B, C)

2. It is a memorial to Senator James McMillan and a major element of the monumental McMillan Park Plan which transformed the urban fabric of the Nation's Capital in the early twentieth century. (Criteria B, C)

3. It is the result of a collaboration of major figures in the City Beautiful movement who later contributed to the aesthetic and architectural development of Washington. (Criterion C)

21 AUGUST 1991
DATE

James T. Speight, Jr.

JAMES T. SPEIGHT
CHAIRMAN
HISTORIC PRESERVATION
REVIEW BOARD

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Prepared by:
Ralph O. Howard
GSA, Region 4, Atlanta, GA
Office of Regional Counsel

QUITCLAIM DEED

STATE OF GEORGIA)
)
COUNTY OF FULTON)

THIS INDENTURE, made this 25th day of September, 1987, between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949, approved June 30, 1949 (P.L. 81-152), as amended (40 U.S.C. 484), and regulations and orders promulgated thereunder, Grantor, and the District of Columbia, Grantee.

3933

WITNESSETH:

That the Grantor, for and in consideration of the sum of NINE MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS ($9,300,000.00) cash in hand paid, and receipt of which is hereby acknowledged, has remised, released, and forever quitclaimed and by these presents does remise, release and forever quitclaim unto the Grantee, its successors and assigns, all right, title, interest, claim and demand which the said Grantor has or may have had in and to that certain tract or parcel of land lying and being situate in the District of Columbia, and being more particularly described as follows: Part of Parcel 108/8,

A certain parcel of land situate in Washington, District of Columbia, NW, being all of Tract Number 133 and a portion of Tract Numbers 134 and 135 known as the "McMillan Filter Plant" parcel of the Washington Aqueduct McMillan Reservoir and Filter Plant, owned by the United States of America, here-in-after referred to by the Tract Number, and more particularly bounded and described around the filter plant boundary line as follows:

Beginning at the northeast corner common to Tract Number 133, at a point of intersection of the southerly line of Michigan Avenue with the westerly line of North Capitol Street, said point being further located South 48° 54' 36" West 86.24 feet, more or less, from the intersection of the centerline of Michigan Avenue with the centerline of North Capitol Street; thence, leaving the southerly line of Michigan Avenue, and with the westerly line of North Capitol Street and the line of Tract Number 133;

Due South; passing a corner common to Tract Number 133 and Tract Number 135 and formerly the north line of Frankfort Street at 284.49 feet; passing a corner common to Tract Number 135 and Tract Number 134 and formerly the southline of Frankfort Street at 374.49 feet; passing a corner common to Tract Number 134 and Tract Number 135 and formerly the north line of Emporia Street at 674.49 feet; passing another corner common to Tract Number 135 and Tract Number 134 and formerly the south line of Emporia Street at 764.49 feet; passing another corner common to Tract Number 134 and Tract Number 135 and formerly the north line of Douglas Street at 1064.49 feet; passing another corner common to Tract Number 135 and Tract Number 134 and formerly the south line of Douglas Street at 1154.49 feet, in all 1454.49 feet to a corner common to Tract Number 134, at a point of intersection of the westerly line of North Capitol Street

with the north line of Channing Street, thence, leaving the westerly line of North Capitol Street, and with the north line of Channing Street and the line of Tract Number 134;

Due West 774.33 feet to another corner common to Tract Number 134, at a point of intersection of the north line of Channing Street, with the east line of First Street; thence, leaving the north line of Channing Street, and with the east line of First Street, continuing with the line of Tract Number 134;

Due North; passing a corner common to Tract Number 134 and Tract Number 135 and formerly the south line of Douglas Street at 300.00 feet; passing another corner common to Tract Number 135 and Tract Number 134 and formerly the north line of Douglas Street at 390.00 feet; passing another corner common to Tract Number 134 and Tract Number 135 and formerly the south line of Emporia Street at 690.00 feet; passing another corner common to Tract Number 135 and Tract Number 134 and formerly the north line of Emporia Street at 780.00 feet; passing another corner common to Tract Number 134 and Tract Number 135 and formerly the south line of Frankfort Street at 1080.00 feet; passing another corner common to Tract Number 135 and Tract Number 133 and formerly the north line of Frankfort Street at 1170.00 feet, in all 1323.01 feet to the northwest corner common to Tract Number 133, at a point of intersection of the east line of First Street, with the southerly line of Michigan Avenue; thence, leaving the east line of First Street, and with the southerly line of Michigan Avenue and the line of Tract Number 133;

North 80° 21' 47" East 785.41 feet to the place of beginning, containing 24.69 acres, more or less and except 4.80 acres of previously dedicated public rights-of-way.

The bearings and distances used herein are based on the Maryland Coordinate Grid System, 1927 N.A. Datum, as well as reflecting subdivision survey data depicted on sheet no. 8 of a map entitled "Washington Aqueduct Property Map McMillan Property", prepared by U.S. Engineer Office, Washington, D.C., Revised by C.P.H., October 1937.

It is the intent of the foregoing description to include all of the same land as that acquired by the United States of America by the following deed:

Tract No.	Grantor	Deed Dated	Liber	Folio
133	Joseph Paul & Wife	18 Mar 1901	853	775

Also, a portion of the same land as that acquired by the United States of America by the following instrument:

Tract No.	Grantor	Deed Dated	Liber	Folio
134	Joseph Paul & Wife	29 Apr 1901	853	771
135	District of Columbia Streets	Turned Over		

SUBJECT TO all existing easements or rights-of-way for public roads and highways, public utilities, railroads and pipelines as of May 8, 1987.

The Government of the District of Columbia hereby acknowledges and agrees that upon acceptance of conveyance of the property that no construction or disturbances of any kind will be allowed to take place prior to January 1988. Therefore, allowing the Washington Aqueduct Division to continue the maintenance and use of the property for the purpose of a water filter facility, to be used as needed, on a non-reimbursable basis.

The following are covenants running with the land at law as well as in equity, and are binding upon and inure to the benefit of the successors and assigns of the District of Columbia, and all present and future persons or entities owning or having an interest in said portion of the McMillan Reservoir, District of Columbia, or part thereof.

NON-DISCRIMINATION

The purchaser covenants for itself, its successors, and assigns and every successor in interest to the property hereby conveyed, or any part thereof, that the said purchaser and such heirs, successors and assigns shall not discriminate upon the basis of race, color, religion, national origin, or sex in the use, occupancy, sale, or lease of the property, or in their employment practices conducted thereon. This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit; nor shall it apply with respect to religion to premises used primarily for religious purposes. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the property hereby conveyed and shall have sole right to enforce this covenant in any court of competent jurisdiction.

EXCESS PROFITS

This covenant shall run with the land for a period of 3 years from the date of conveyance. With respect to the property described in this deed, if at any time within a 3-year period

from the date of transfer of title by the Grantor, the Grantee, or its successors or assigns, shall sell or enter into agreements to sell the property, either in a single transaction or in a series of transactions, it is covenanted and agreed that all proceeds received or to be received in excess of the Grantee's or a subsequent seller's actual allowable costs will be remitted to the Grantor. In the event of a sale of less than the entire property, actual allowable costs will be apportioned to the property based on a fair and reasonable determination by the Grantor.

(a) For purposes of this covenant, the Grantee's or a subsequent seller's allowable costs shall include the following:

(1) The purchase price of the real property;

(2) The direct costs actually incurred and paid for improvements which serve only the property, including road construction, storm and sanitary sewer construction, other public facilities or utility construction, building rehabilitation and demolition, landscaping, grading, and other site or public improvements;

(3) The direct costs actually incurred and paid for design and engineering services with respect to the improvements described in (a)(2) of this section; and

(4) The finance charges actually incurred and paid in conjunction with loans obtained to meet any of the allowable costs enumerated above.

(b) None of the allowable costs described in paragraph (a) of this section will be deductible if defrayed by Federal grants or if used as matching funds to secure Federal grants.

(c) In order to verify compliance with the terms and conditions of this covenant, the Grantee, or its successors or assigns, shall submit an annual report for each of the subsequent 3 years to the Grantor on the anniversary date of this deed. Each report will identify the property involved in this transaction and will contain such of the following items of information as are applicable at the time of submission:

(1) A description of each portion of the property that has been resold;

(2) The sale price of each such resold portion;

(3) The identity of each purchaser;

(4) The proposed land use; and

(5) An enumeration of any allowable costs incurred and paid that would offset any realized profit.

If no resale has been made, the report shall so state.

(d) The Grantor may monitor the property and inspect records related thereto to ensure compliance with the terms and conditions of this covenant and may take any actions which it deems reasonable and prudent to recover any excess profits realized through the resale of the property.

FAA CLAUSE

Based on coordination between the General Services Administration and the Federal Aviation Administration (FAA) as recommended in House Report No. 95-1053, entitled "FAA

Determination of 'No Hazard' for Structures Near Airports," it has been determined that the only public airport within six nautical air miles of this property is the Washington National Airport. FAA has been apprised of the proposed disposal of the property, and that the Government's conveyance document (this document) will contain a provision that the Grantee, its successors and assigns and every successor in interest to the property herein described, or any part thereof, must prohibit any construction or alteration on the property unless a determination of no hazard to air navigation is issued by FAA in accordance with 14 CFR Part 77. "Objects Affecting Navigable Airspace," or under the authority of the Federal Aviation Act of 1958, as amended.

HISTORIC RESOURCES

An Historic Resources Report for the 19.89 acre parcel of McMillan Reservoir (hereafter "Parcel") that includes an inventory of resources considered to be eligible for the National Register of Historic Places will be undertaken by the District of Columbia. This report will be prepared in consultation with, and submitted to, the District of Columbia Historic Preservation Officer (HPO) for review and comment prior to the initiation of any work at the Parcel. The District of Columbia HPO and the Council shall have 30 working days to review the report. Carol Thompson

The Historic Resources Report will be prepared in accordance with the "Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation" (National

Park Service, 1983), by an engineering or architectural historian approved by the District of Columbia HPO and who meets, at minimum, the professional qualifications standards described in the "Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation."

The report will identify and evaluate historic resources in the Parcel in relation to the whole of McMillan Reservoir. The report will also describe and discuss the potential significance of any prehistoric and pre-reservoir historic resources, and those associated with the development of McMillan Reservoir as a municipal reservoir for the District of Columbia. If necessary to present a complete picture of the significance of the resources, the report will discuss them in relation to the whole of McMillan Reservoir.

If no part of the Parcel is found to be eligible, then the Grantee is relieved of futher preservation responsibilities. If a part of the Parcel is found to be eligible, prior to the initiation of any work at the Parcel, the DC HPO will be consulted during the development of any and all plans and specifications for the renovation, rehabilitation, demolition, or new construction planned for the Parcel, and any and all final plans and specifications for work will be submitted to the District of Columbia HPO for review and approval prior to implementation. If the District of Columbia HPO does not agree with the preliminary or final plans and specifications for work at the Parcel, and the disagreement cannot be resolved, the

District of Columbia shall immediately request the comments of the Council in accordance with 36 CFR Part 800.

Any and all rehabilitation and renovation work at the parcel will be undertaken in accordance with "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (Standards).

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest or claim whatsoever of the said Grantor, either in law or in equity.

The property hereby conveyed is presently under the jurisdiction of the General Services Administration, is available for disposal and its disposal has been heretofore authorized by the Administrator of General Services acting pursuant to the above referred to laws, regulations and orders.

IN WITNESS WHEREOF, the UNITED STATES OF AMERICA has caused these presents to be executed in its name and on its behalf the day and year first above written.

UNITED STATES OF AMERICA
Acting by and through
Administrator of General Services

WITNESSES:

William N. McPeak Jr.

Camille J. Brown

By: Patricia E. Bailey
PATRICIA E. BAILEY
Acting Director
Office of Real Estate Sales
General Services Administration
Region IV, Atlanta, Georgia

STATE OF GEORGIA)

COUNTY OF FULTON)

This day, before the undersigned, personally appeared PATRICIA E. BAILEY to me well known and known to be the person described in and who executed the foregoing instrument of conveyance on behalf of the UNITED STATES OF AMERICA, and acknowledged that she, being thereunto duly authorized as Acting Director, Office of Real Estate Sales, General Services Administration, Region 4, Atlanta, Georgia, executed the same for the purposes therein mentioned as the free act and deed of the UNITED STATES OF AMERICA and the Administrator of General Services.

IN WITNESS WHEREOF, I have hereunto affixed my official seal of office in Atlanta, Georgia, this the 25th day of September, 1987.

Elaine H. Mitchell
ELAINE H. MITCHELL
Notary Public, Georgia
My commission expires 1/11/91

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D.C. STATUTE 45-602 REQUIREMENT FOR PERSONAL ACKNOWLEDGMENT

I, ELAINE H. MITCHELL, a Notary Public in and for the State of Georgia, DO HEREBY CERTIFY THAT PATRICIA E. BAILEY, party to a certain Deed bearing date on the 25th day of September, 1987, and hereto annexed personally appeared before me in said County of Fulton, THE SAID PATRICIA E. BAILEY, being personally well known to me as the person who executed the said Deed and acknowledged the same to be her act and deed on behalf of the United States of America.

Given under my hand and seal this 2nd day of October A.D., 1987.

Elaine H. Mitchell
ELAINE H. MITCHELL
NOTARY PUBLIC
My Commission expires 1/11/91

APPENDIX I:
Evaluation of Relative Level of Significance and Integrity for Each Resource Type

The following table presents the evaluation of the Relative Level of Significance (RLS) and Integrity for each resource type that is identified at the McMillan Site and described in Chapter 1 of this report in the following order:

BUILT RESOURCES

- Service Courts
- Service Court Walls
- Regulator Houses
- Sand Storage Bins
- Stationary Sand Washers
- Filter Beds
- Filter Bed Portals
- Filter Bed Ramps
- Filter Bed Sand
- Manholes and Manhole Covers
- Perimeter Pedestrian Path
- Corner Stairs
- Service Ramps and Stairs
- Tunnel

LANDSCAPE RESOURCES

- Perimeter Plantings
- Service Court Plantings

SITE RESOURCES

- Site Boundaries
- Site Plan and Spatial Organization
- Topography
- Internal Views
- External Views

As presented in Chapters 2 and 3 of this report, the RLS and integrity were evaluated using the following methods.

METHODS

RELATIVE LEVEL OF SIGNIFICANCE

Relative Level of Significance (RLS) of individual resources has been developed as a preservation-planning tool to assess the relative importance of resource types, as recommended by the *Secretary of the Interior's Standards*. The RLS ranks each resource based on its contribution to the historic significance of the landmark as a whole.

The first step in evaluating the RLS of the resources within the McMillan Site is an understanding of the significance of the McMillan Site within the context of the entire McMillan Park Reservoir Landmark. Based on the evaluation of the McMillan Site provided in Chapter1, the following principles were accepted:

- The McMillan Site is understood as a distinct component of the McMillan Park Reservoir Landmark and the relative level of significance of the individual resources within the McMillan Site should be evaluated for the resource's role in conveying this distinction;
- The McMillan Site is significant for the same reasons that the Landmark was judged to be significant; thus the relative level of significance of the individual resources within the McMillan Site should be evaluated based on the same criteria.

Using these principles, each of the resource types identified in the Resource Inventory in Chapter 3 was evaluated for its contribution to the significance of the McMillan Site based on the following criteria:

- **CRITERION A:** Association with the History of Water Purification
- **CRITERION B:** Association with Senator James McMillan
- **CRITERION C:** Distinctive Design and Construction as a Public Works Facility and Public Park

The following considerations were then made to determine the RLS of each resource type under each of the above criterion:

- **CRITERION A:**
  - How does/did the resource convey the operations of a slow sand filtration plant?
  - How does/did the resource convey the role of a slow sand filtration plant within the water purification system of the City of Washington?
  - How does/did the resource convey the original operational scale of this slow sand filtration plant?
  - How does/did the resource convey the story of the Site's construction as a distinct component of the first water treatment facility for the City of Washington?
  - How does/did the resource convey the importance of water purification to the City of Washington?
- **CRITERION B:**
  - How does/did the resource convey the Site's association as a distinct component of the first water treatment facility within the larger District of Columbia park system that is associated with the leadership of Senator James McMillan?
  - How does/did the resource convey the experience of the Site as a distinct component of McMillan Park and as a memorial to Senator James McMillan.
- **CRITERION C:**
  - How does/did the resource convey the original construction methods of this slow sand filtration plant?

- How does/did the resource contribute to the Site's distinctive architectural character and aesthetic and its role as a distinct component of the first water treatment facility for the City of Washington?
- How does/did the resource convey Olmsted's design intentions for the Site's original landscape plan as a distinct component of McMillan Park?

Using these considerations, each resource was then ranked on a scale of 0 to 3 for its contribution to the significance of the McMillan Site under each of the evaluation criterion, with 3 corresponding to the greatest level of contribution. Based on the sum of the rankings for each criterion, the resource type was then assigned an RLS as follows:

RELATIVE LEVEL OF SIGNIFICANCE	SUM OF RANKINGS	DESCRIPTION
KEY	8-9	The resource is of the highest level of contribution to the historic significance of the McMillan Site and is essential to understanding the most significant aspects of the McMillan's Site's history and historic character.
SUPPORTING	4-7	The resource is moderately important to conveying the significant aspects of the McMillan's Site's history and historic character.
MINOR	1-3	The resource is minimally important to conveying the significant aspects of the McMillan's Site's history and historic character.
NON-CONTRIBUTING	0	The resource does not contribute to the historic significance or historic character of the McMillan Site.

HISTORIC INTEGRITY

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 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 X) 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:

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.

BUILT RESOURCES:

RESOURCE TYPE	CONTEXT	SIGNIFICANCE	INTEGRITY	A	B	C	TOTAL	RLS	INTEGRITY
Service Courts	Two paved service courts span the width of the Site in an east-west direction. The courts are depressed five feet below the grade of the adjacent plains and are bordered to the north and south by concrete parapet walls that are integrated into the structure of the subterranean filter beds. The courts are accessed by stairs and ramps that lead from the streets and from the tops of the filter beds. The service courts are occupied by a majority of the built resources on the site and accommodated most of the human activity within the operation of the facility.	• A: The paved surfaces of the service courts contribute to the understanding the operations of the sand filtration plant by distinguishing areas of human activity within the facility. • B: The service courts played a secondary role in the public's experience of the Site as part of the distinction between sand filtration plant and public park. • C: The service courts play a minor role in conveying the aesthetic of the site as part of the system of hardscapes and landscapes.	Both service courts are extant and in their original locations. The paved surfaces are overgrown with weeds and show previous concrete patches and repairs.	2	2	1	**5**	**Supporting**	Moderate
Service Court Walls	Concrete walls bound the north and south sides of both service courts. These walls are the parapet walls of the subterranean filter bed structures and also function as retaining walls to the fill that was placed on the roofs of the filter beds. The walls have a simple, unadorned concrete cornice but feature no other architectural detailing. Ramps and stairs penetrate the wall at several locations in both service courts to provide access from the courts to the tops of the filter beds. Three areas of concrete in-fill are located where original ramps were previously demolished.	• A. The walls contribute to the understanding of the operations of the filtration plant by distinguishing areas of human activity within the facility. • B: The walls played a secondary role in the public's experience of the Site as part of the distinction between sand filtration plant and public park. • C: The walls are important to conveying the structure of the subterranean filter beds and to the character of the service courts.	The service court walls are extant and in their original locations. The concrete is in various states of deterioration, including cracking and spalling of the concrete.	2	2	2	**5**	**Supporting**	Moderate

RESOURCE TYPE	CONTEXT	SIGNIFICANCE	INTEGRITY	A	B	C	TOTAL	RLS	INTEGRITY
Regulator Houses	The Site features four regulator houses, with two located in each service court. These one-story masonry buildings are constructed of red brick coursed in Flemish bond and feature terra cotta tile roofs. The houses are detailed with arched entrances and window openings featuring wood doors and windows. The structures of the regulator houses extend below grade with concrete pits and original mechanical systems. These systems were originally used to regulate the speed of pumps and to maintain the desired water level within the adjacent filter beds.	• A: The number and spacing of the regulator houses is key to conveying the scale of the facility, and the relationship between its above-ground and below-ground elements is key to understanding the role of these structures within the operation of the facility. • B: The Regulator Houses were a focal point of a pedestrian's view of the site and key to the experience of McMillan Park. • C: The design of the regulator houses is key to conveying the site's historic character, and the detailing, construction methods, and materials of these buildings conveys the intention to integrate this facility into the architectural fabric of the surrounding city.	All four brick structures are extant and in their original locations. Some original wood elements are extant and show various signs of deterioration.	3	3	3	**9**	**Key**	High

RESOURCE TYPE	CONTEXT	SIGNIFICANCE	INTEGRITY	A	B	C	TOTAL	RLS	INTEGRITY
Sand Bins	The site features twenty cylindrical concrete sand bins that were originally used to store clean sand. Clean sand was transported from the adjacent sand washers and stored before being replaced into the filter beds. There is one sand bin for each filter bed. The bins are constructed of reinforced concrete, and the base of each bin is pierced by an arched opening through which clean sand was collected. The foundations of the sand bins extend approximately ten feet below grade. Each bin features original appurtenances that aided in the collection and ejection of clean sand. Each sand bin also has a ladder leading to the top of the structure.	• A: The number and spacing of the sand bins is key to conveying the scale of the facility and has a direct correlation with the number of filter beds. The sand bins are also key to understanding the process of washing sand as part of the operation of the facility. • B: The sand bins were a key part of the public experience of McMillan Park as a focal point of the view from the pedestrian path. • C: The sand bins are one of the site's most identifiable resources and are key to defining the unique utilitarian character of the site and structural rhythm of the service courts.	All original sand bins are extant and in their original locations. Some of the ladders and other appurtenances have been removed or have deteriorated.	3	3	3	**9**	**Key**	High
Sand Washers	The site features twelve stationary sand washers located in the two service courts. The sand washers are generally aligned with the sand bins and regulator houses with the exception of the westernmost washer in the north court. These concrete structures have a unique shape that is generally defined by an upside-down pyramid set within an open concrete box frame. The extant sand washers were installed in 1910, at which time the original sand washers were removed.	• A: The sand washers convey an important aspect of the operation of the facility and the importance of clean sand to the water purification process. • B: The sand washers are not as visible from the pedestrian path as other resources within the service courts but played a secondary role in the public experience of McMillan Park. • C: The sand washers are an important part of the site's utilitarian character.	All of the 1910 sand washers are extant and in their original locations. Some of their appurtenances have been removed or have deteriorated.	2	2	2	**6**	**Supporting**	High

RESOURCE TYPE	CONTEXT	SIGNIFICANCE	INTEGRITY	A	B	C	TOTAL	RLS	INTEGRITY
Filter Beds	The site features twenty un-reinforced concrete filter beds, each of which is approximately one acre in area. All of the filter beds are concealed beneath a layer of fill and appear from above-grade as flat plains of grass. Each filter bed is independent of the other filter beds and has its own entrance that opens into the service courts. The floors of the filter beds are inverted, groined arches that carry piers with a slight batter near the bottom. The roof consists of elliptical groined arches that are pierced with manholes. The walls of the beds are built in sections not exceeding 30 feet in length, the joints being tongued and grooved. The filter beds have substantial parapet walls along the perimeter that act as retaining walls along the north and south sides of the service courts. For the facility to operate properly, substantial re-grading of the site was completed to allow the filter beds to be level, resulting in a maximum depth of cut of 35 feet and a maximum height of fill of 30 feet. The filter beds are enclosed and independent structures and can only be experienced one at a time.	• A: The quantity of filter beds conveys the original scale of the facility, and the structures are key to understanding the operation of the facility and a slow sand filtration plant. • B: The filter beds were not part of the public experience of McMillan Park. • C: The filter beds are a key aspect of the site's utilitarian character and are significant to the understanding of the design and construction of the site as a whole.	Several of the filter beds that were constructed on fill settled substantially within the first few years of the facility's operation. This rapid settlement led to chronic structural issues that have resulted in partial collapse of sections of filter bed roofs. According to a 2001 structural assessment, approximately eight of the twenty filter beds exhibit severe structural deterioration. Other filter beds show varying degrees of cracking and material deterioration but were said to be stable at the time of the assessment. Several types of previous structural reinforcements are visible within some of the filter beds.	3	0	3	**6**	**Supporting**	Moderate

RESOURCE TYPE	CONTEXT	SIGNIFICANCE	INTEGRITY	A	B	C	TOTAL	RLS	INTEGRITY
Filter Bed Portals	The site features twenty portals that lead to each of the twenty subterranean filter beds. The portals are integrated into the parapet walls of the filter beds that line the north and south sides of the service courts. The portals are constructed of brick and parged in concrete, featuring a denticulated concrete cornice. Each portal has an arched opening fitted with a double-leaf wood door with iron hardware.	• A: The number and spacing of the sand bins is key to conveying the scale of the facility and play an important role as the above-grade representation of the quantity and locations of each of the subterranean filter beds. • B: The portals are not as visible from the pedestrian path as other resources within the service courts but played a secondary role in the public experience of McMillan Park. • C: The portals exhibit architectural details that indicate that they were intended to be a key part of the overall aesthetic of the site.	All of the original filter bed portals are extant and in their original locations. Many of the original wood doors are extant and intact, with other doors missing or showing various degrees of deterioration.	3	2	3	**8**	**Key**	High
Filter Bed Ramps	The site features twenty ramps that lead from each of the portals to the subterranean filter beds. These ramps were typical for this type of facility for facilitating the movement of sand in and out of the filter beds. However, at McMillan, a different system of moving sand was developed, and the ramps were constructed primarily as an alternate access point in the case that the sand-handling apparatus failed to perform. The ramps were designed at an incline that accommodates horses, which would have been used to bring wagons into the filter beds to move the sand.	• A: The ramps were a secondary part of the operations of the facility by showing the need to provide an alternate means of access to the filter beds. • B: These ramps did not contribute to the public experience of McMillan Park. • C: These ramps do not play a major role in conveying the aesthetic of the site but are part of the unique construction of the subterranean filter beds and their various parts.	All filter bed ramps are extant and in their original locations, with some signs of material and structural deterioration.	2	0	1	**3**	**Minor**	High

RESOURCE TYPE	CONTEXT	SIGNIFICANCE	INTEGRITY	A	B	C	TOTAL	RLS	INTEGRITY
Filter Bed Sand	The site features a deep layer of sand at the floor of each of the filter beds. An early description of the construction and operation of the sand filtration plant stated that "the sand is, in a way, the most important part of the filters." The sand in the filter beds was furnished from a bank at Laurel, Maryland on the main line of the Baltimore and Ohio Railroad and went through an extensive preparation process to meet specifications for cleanliness, removing all traces of clay and other undesired particles. The average depth of sand in the filter beds was kept at approximately 38 inches. The resources that are located in the service courts of the facility were used for the sole purpose of cleaning and storing this sand throughout the operation of the filtration plant.	• A: The sand is a key aspect of understanding the operation of the facility and conveying the history of the national debate between slow sand filtration advocates and those in favor of using coagulants. • B: The sand was not part of the public experience of McMillan Park. • C: The sand is an important characteristic of the filter beds, covering the floor vaults of the filter beds since the plant started its operation in 1905.	All of the filter beds retain a substantial layer of sand. Debris is found scattered across the top of the sand in most filter beds.	3	0	1	**4**	**Supporting**	Moderate
Manholes	The site features approximately 2,100 manholes spaced evenly across the three sections of open space. These manholes lead to the subterranean filter beds and were used for two purposes: (1) to drop clean sand back into the filter beds; and (2) to provide natural light and fresh air to workers in the filter beds. During operation of the facility, between three and four acres of manholes would be open at any given time during cleaning of the sand in the filter beds below. The concrete manholes are an integral part of the subterranean filter bed structures and are marked above grade by iron covers, most of which are severely deteriorated or no longer extant.	• A: The manholes are important to understanding the operation of the facility and the process of re-placing sand within the filter beds. • B: The expanses of manholes were a secondary aspect of the public experience of McMillan Park and were the primary reason why pedestrians were intended to be confined to the perimeter path. • C: Although secondary to the more prominent built resources, the expanses of evenly spaced manholes are important part of the utilitarian character of the Site.	All of the original manhole structures are intact, except those in the area of the collapsed filter bed in the southwest section of the site.	2	2	2	**6**	**Supporting**	Moderate

RESOURCE TYPE	CONTEXT	SIGNIFICANCE	INTEGRITY	A	B	C	TOTAL	RLS	INTEGRITY
Perimeter Pedestrian Path	The Site features a narrow pedestrian path around the perimeter of the top of the filter beds. Once the Site was dedicated as McMillan Park and Olmsted was retained to design its landscape, Olmsted activated the perimeter of this section of the complex with this pedestrian path, providing a place where visitors could stroll and admire the views across the plains of open space. The east, west, and south legs of the path run in straight lines parallel to the adjacent streets. The north leg is curvilinear to reflect the more picturesque qualities that once defined the character of the land on the other side of Michigan Avenue. Olmsted focused on the enhancement of the pedestrian path in his planting plan, which further emphasized the perimeter of the site.	• A: The pedestrian path was constructed subsequently to the filtration plant and to not contribute to the understanding of the history of water purification. • C: The pedestrian path was the primary feature of the perimeter park on the Site and is key to conveying how the Site was incorporated into the idea for McMillan Park. • C: The pedestrian path and the intention of confining pedestrians to the perimeter is key to understanding Olmsted's landscape design for the Site.	The route of the pedestrian path is still legible, but only remnants of its original materials are extant.	0	3	3	**6**	**Supporting**	Low
Corner Stairs	The Site originally featured four sets of stairs at each of its four corners. These stairs were designed by Olmsted to be the primary access points for the public use of the site, directly connecting to the perimeter pedestrian path. The stairs at the southwest and southeast corners led up from the public sidewalk to the pedestrian path at the top of the filter beds, approximately 16 feet above First Street. The stairs at the northeast and northwest corners led down from the public sidewalk to the pedestrian path at the tops of the filter beds, which was approximately 12 feet below Michigan Avenue. These stairs were intended solely for the purpose of providing access to the perimeter pedestrian park and were not part of the operation of the slow sand filtration plant.	• A. These stairs were designed subsequently to the filtration plant and do not contribute to the understanding of the history of water purification. • B: The corner stairs were the primary points of access for users of the perimeter park and were a key aspect of the public experience of the Site. • C: The corner stairs were a key component of Olmsted's landscape design and the intention to provide a public entrance separate from the service entrances that already existed.	Only one of the four corner stairs is extant. The locations of the other three stairs are indicated by slight depressions in the topography at the corners of the site, as well as scattered remnants of material.	0	3	3	**6**	**Supporting**	Low

RESOURCE TYPE	CONTEXT	SIGNIFICANCE	INTEGRITY	A	B	C	TOTAL	RLS	INTEGRITY
Service Ramps and Stairs	The site features several utilitarian concrete ramps and concrete stairs along the service courts. These ramps and stairs provide access from the courts to the tops of the filter beds (19), from the courts to the adjacent streets (3), and from the courts to the perimeter path (4). Two sets of concrete stairs lead from First Street to the tops of the filter beds adjacent to the north service court. These stairs and ramps were used as part of the operation of the facility as workers moved throughout the site, and many of these stairs and ramps are integral to the structure of the service court walls.	• A: These ramps and stairs convey how workers moved around the Site during operation of the facility but are not key to understanding the water purification process. • B: Although these ramps and stairs were used by workers and separate from the stairs provided for the public, they were a minor part of the public experience of McMillan Park • C: The service ramps and stairs play a minor role in conveying the architectural character of the Site but provide an understanding of the intention to provide numerous points of access to the service courts to allow workers to negotiate the topography of the site.	Three original concrete ramps leading from the service courts to the tops of the filter beds were previously demolished and their locations in the service court wall were in-filled. The remaining ramps and stairs are mostly intact, with varying degrees of concrete deterioration and possible structural deterioration.	1	1	1	**3**	**Minor**	Moderate
Tunnel	A single tunnel connects the northern service court of the McMillan Site to the service court of the section of the filtration plant west of First Street. The design of the tunnel is consistent with the architectural detailing of the filter bed portals, with a denticulated cornice and flat-arched opening. Although there are most likely pipes and other subterranean connections between the west and east sides of the filtration plant, this tunnel is the only visible connection.	• A: The tunnel is important to the understanding that the two sides of the filtration plant were part of one facility. • B: The tunnel was a secondary part of the public experience of McMillan Park. • C: The tunnel is not a prominent feature but was designed to mimic the architecture of the filter bed portals and to be integrated into the overall aesthetic of the Site.	The tunnel is intact but is overgrown with vegetation.	3	1	2	**6**	**Supporting**	High

LANDSCAPE RESOURCES:

RESOURCE TYPE	CONTEXT	SIGNIFICANCE	INTEGRITY	A	B	C	TOTAL	RLS	INTEGRITY
Service Court Plantings	The site historically featured plantings within and bordering the service courts. Olmsted specified two east-west rows of evenly spaced cork trees to be planted within each of the service courts, ivy along the tops of the sand bins, and small groupings of shrubs to be planted along the upper part of the parapet wall marking the locations of each of the ramps, stairs, and portals. For the parapet plantings, Olmsted chose species that were to be low to the ground and planted closely together. Olmsted also specified a few instances of taller tree species, but it appears from historic photographs that these species were not planted.	• A. The service court plantings do not contribute to the understanding of the history of water purification. • B: The service court plantings were a secondary part of the visitor's experience of McMillan Park but are important to conveying Olmsted's intention to soften the utilitarian character of the site as part of its transformation into a public park. • C: The service court plantings are important to understanding Olmsted's intention to make the "park features of McMillan Park are clearly secondary to its water-works features" while still providing a designed landscape for the site.	The service courts are overgrown, and Olmsted's original planting plan for the service courts is no longer legible and the majority of plants are lost.	0	2	2	**4**	**Supporting**	n/a
Perimeter Plantings	The site historically featured rows of plantings that flanked the perimeter pedestrian path in tightly spaced rows. Olmsted specified the cockspur thorn (Hawthorne trees) and small thorny hedges for these perimeter plantings to create a passive barrier and confine pedestrians to the path.	• A: The perimeter plantings do not contribute to the understanding of the history of water purification. • B: The perimeter plantings confined public visitors to the perimeter path and were a key aspect of a visitor's experience of the park. • C: Olmsted's enhancement of the site's perimeter to create a perimeter pedestrian park was a key aspect of his overall landscape design.	Although remnants of these trees still exist in the form of scattered stumps, this resource is no longer materially intact.	0	3	3	**6**	**Supporting**	n/a

SITE RESOURCES

RESOURCE TYPE	CONTEXT	SIGNIFICANCE	INTEGRITY	A	B	C	TOTAL	RLS	INTEGRITY
Site Boundaries	The boundaries of the Site are defined by: First Street to the west, North Capitol Street to the east, Channing Street to the south, and Michigan Avenue to the north. These streets existed before the facility's construction, and the arrangement of the filter beds was dictated by the trapezoidal footprint created by these boundaries. Although bounded by city streets, the Site spans approximately five blocks north-to-south and does not continue the city street grid within its footprint.	• A. The boundaries convey the context in which the location for the filtration plant was chosen. • B: The boundaries of the Site were an important part of the historic experience of McMillan Park by making the Site distinct and special place within the Bloomingdale neighborhood. • C: The boundaries of the Site create a distinct footprint that dictated the design and arrangement of the filter beds.	The McMillan Site retains its original boundaries.	1	2	2	**5**	**Supporting**	High
Spatial Organization and Site Plan	In aerial views, the Site has a tripartite organization created by two paved service courts that run east-to-west and divide the Site into three horizontal sections of open space. From the ground level, this tripartite organization is expressed through the linear arrangement of built resources within the service courts that rise above the horizontal plane of the adjacent open spaces. Olmsted's landscape plan reinforced this tripartite organization by focusing new plantings around the Site's perimeter and within the service courts. The spatial organization of built resources and open space on the McMillan Site is distinct from that of adjacent areas, with dense urban residential development to the south and east, the city reservoir to the west, and the complex of large hospital buildings to the north.	• A: The spatial organization of the built resources and open space conveys their operational relationships as components of the sand filtration process. • B: The organization of the built resources and open space on the Site is legible from the ground and was a key aspect of the public experience of McMillan Park. • C: The Site's spatial organization distinguishes it from adjacent and was used by Olmsted as the framework for the Site's landscape plan.	The McMillan Site retains its original spatial organization of built resources and open spaces.	3	3	3	9	Key	High

RESOURCE TYPE	CONTEXT	SIGNIFICANCE	INTEGRITY	A	B	C	TOTAL	RLS	INTEGRITY
Topography	The Site's original topography was changed by a major cut and fill operation during the original construction of the facility to create a level grade for the concrete filter beds. Once the filter beds were constructed, approximately two feet of additional fill was placed on their roofs, allowing the flat surface of the filter beds to read as a topographical feature rather than a built structure. The re-grading was confined within the boundaries of the Site, resulting in a flat plateau that is raised approximately 16 feet from Channing Street to the south and depressed approximately 12 feet from Michigan Avenue to the north. There is also a drop in grade at each of the two service courts, which are depressed by approximately 5 feet into the plateau. Further, at the location of each of the filter bed portals, mounds in the plateau correspond with the subterranean path of the ramps that lead from the service courts.	• A: The topography is significant to conveying the importance of providing a level surface for the operation of the filter beds. • B: The topography was a key component to the experience of McMillan Park, lifting park visitors above the surrounding land, creating a level perimeter path on which to stroll, and providing clear views within and from the Site. • C: The Site's artificial topography distinguishes it from the adjacent areas and conveys the design of the subterranean filter beds.	The McMillan site retains its artificial topography.	3	3	3	**9**	**Key**	High
Internal Views	When the facility was first constructed, expansive view sheds existed within the Site, from one side of the filtration plant to the other. Olmsted's landscape design specifically mentions these view sheds and his intention not to "cut off...the interesting and remarkable effect of the filter bed plain." To feature these views as part of the park experience, Olmsted designed a "double row of small growing trees...beneath the foliage of which the view could pass and between which a border path could be provided whence the plain could be overlooked."	• A. The internal views do not convey the significance of the Site's role in the history of water purification. • B: The internal views were intended as a key aspect of the experience of McMillan Park. • C: The internal views are key to understanding the design of the Site's built and landscape resources and were featured in Olmsted's landscape plan.	The internal views are intact.	0	3	3	**6**	**Supporting**	High

RESOURCE TYPE	CONTEXT	SIGNIFICANCE	INTEGRITY	A	B	C	TOTAL	RLS	INTEGRITY
External Views	The location for the slow sand filtration plant was chosen because of its adjacency to the Washington City Reservoir and because of its central location in the city. Because of this centrality, the Site is surrounded by several landmarks, which are visible outside its boundaries, including the Washington Monument, Howard University, the United States Soldiers' Home (USSH), Glenwood Cemetery, Trinity University, and the adjacent McMillan Reservoir. Some of these views are made possible because of the artificial flat topography of the site. The original northward view to USSH (now AFRH-W) from the Site has been partially obscured by the development of the hospital complex to the north.	• A: These external views convey the context in which the location for the filtration plant was chosen. • B: These external views were an important part of the public experience of McMillan Park as pedestrians strolled along the perimeter path. • C: These external views do not contribute to the understanding of the Site's unique design and construction.	Many of the historic external views to major landmarks are still intact. The construction of the hospital complex to the north has impacted the view to AFRH-W, but the tower of the For wood Building at AFRH-W is still visible in an axial view from the pedestrian path.	1	2	0	3	Minor	Moderate

APPENDIX J:
TREATMENT APPROACH GUIDELINES

The following table presents treatment guidelines for each resource type identified in the Resource Inventory in Chapter 1 of this report in the following order:

BUILT RESOURCES

- Service Courts
- Service Court Walls
- Regulator Houses
- Sand Storage Bins
- Stationary Sand Washers
- Filter Beds
- Filter Bed Portals
- Filter Bed Ramps
- Filter Bed Sand
- Manholes and Manhole Covers
- Perimeter Pedestrian Path
- Corner Stairs
- Service Ramps and Stairs
- Tunnel

LANDSCAPE RESOURCES

- Perimeter Plantings
- Service Court Plantings

SITE RESOURCES

- Site Boundaries
- Site Plan and Spatial Organization
- Topography
- Internal Views
- External Views

As presented in Chapter 4 of this report, the treatment approach guidelines were created using the following methods.

METHODS

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 Rehabilitatio*n. 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:

- **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.

- **REHABILTIATION:** 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.

- **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.

BUILT RESOURCES

RESOURCE TYPE	TREATMENT APPROACH GUIDELINES			
	PRESERVATION	RESTORATION	RECONSTRUCTION	REHABILITATION
Service Courts	• Both service courts would be preserved in place in accordance with the SOI Standards and Guidelines for Preservation. • Previously demolished ramps would not be reconstructed. • Repairs should be limited to those necessary to replace areas of missing paving or to prevent further deterioration of existing paving. • All existing drainage and other appurtenances should be retained.	• Both service courts would be restored in accordance with the SOI Standards and Guidelines for Restoration. • Drainage or other appurtenances not original to the facility should be removed.	• N/A (The resource is extant.)	• The service courts would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • Both service courts would be retained in place. • The service courts would remain paved, but the paving could be repaired, altered, or replaced as necessary to accommodate new uses, such as vehicular and pedestrian circulation. • Secondary resources such as drains and other mechanical elements could be removed selectively. • To ensure the retention of the integrity of the architectural character and rhythm of the service courts, new construction of within the service courts should be avoided. • The service courts could be widened if it is determined that moving of the portals is possible. If the service courts are widened, the portals must be retained and moved in accordance with the guidelines outlined for that resource.

RESOURCE TYPE	TREATMENT APPROACH GUIDELINES			
	PRESERVATION	RESTORATION	RECONSTRUCTION	REHABILITATION
Service Court Walls	• The existing service court walls would be preserved in place in accordance with the SOI Standards and Guidelines for Preservation. • Repairs necessary for stabilization or long-term preservation of the concrete would be completed as appropriate.	• The existing service court walls would be restored in place in accordance with the SOI Standards and Guidelines for Restoration. • The areas of concrete infill would be removed, and the original ramps would be reconstructed in those locations.	• N/A (The resource is extant.)	• The service court walls would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • Sufficient spans of wall should be retained to convey the original boundaries of the service courts. • Retention of wall should be focused on those sections in the best condition and those sections associated with other retained resources, such as stairs and ramps.
Regulator Houses	• Each of the four regulator houses would be preserved in place in accordance with the SOI Standards and Guidelines for Preservation. • All existing interior and exterior, above-ground and below-ground architectural and mechanical features would be retained for interpretation. • Where doors and windows are missing or deteriorated beyond repair, they would be replicated to allow the building to be protected from the elements. • Limited mechanical and electrical upgrades could be installed in a sensitive manner to make the building inhabitable and ensure its preservation. • No additions or major alterations to the interiors or exteriors of the structures would be appropriate.	• All four regulator houses would be restored in accordance with the SOI Standards and Guidelines for Restoration. • The existing interior mechanical systems would be preserved in place, and missing appurtenances would be replicated using archived drawings.	• N/A (The resource is extant.)	• The regulator houses would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • Each of the four regulator houses should be retained in place. • At least one of the regulator houses should be preserved or restored. • A conditions assessment should be conducted to select which regulator house(s) would be most appropriate for restoration or preservation. • For the regulator houses not slated for restoration or preservation, the exterior architectural features should be retained and repaired as necessary. The interiors of the buildings can be rehabilitated to accommodate new uses. If possible, the subterranean mechanical equipment should be kept in place as an artifact but does not have to be visible. • There should be no additions or major exterior alterations to the regulator houses.

RESOURCE TYPE	TREATMENT APPROACH GUIDELINES			
	PRESERVATION	RESTORATION	RECONSTRUCTION	REHABILITATION
Sand Bins	• All twenty sand bins would be preserved in place, including their appurtenances, in accordance with the SOI Standards and Guidelines for Preservation. • Missing ladders or other appurtenances would not be replaced. • No additions or major alterations to the sand bins would be appropriate.	• All twenty sand bins would be restored in accordance with the SOI Standards and Guidelines for Restoration. • All missing or severely deteriorated appurtenances, ladders, and other features would be replicated using archived drawings and historic photographs. • A study would be conducted to determine if certain features (rooms constructed within some of the sand bins, windows, etc,) are original to the facility. If they are determined to be non-original, they would be removed.	• N/A (The resource is extant.)	• The sand bins would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • All twenty sand bins would be retained in place. • A conditions assessment would be conducted to determine which sand bins could accommodate minor alterations (removal of mechanical equipment, removal of the internal storage structure, removal of concrete floors and drains, new openings, etc.) to allow for new uses. • Sand bins could be adapted for a new use or incorporated into a new streetscape or landscape design. • If a sand bin must be moved to accommodate development, it should remain within a service court and generally within the east-west alignment of the other sand bins. Moving of sand bins should only be attempted as necessary.
Stationary Sand Washers	• All twelve sand washers would be preserved in place in accordance with the SOI Standards and Guidelines for Preservation. • Missing appurtenances would not be replaced.	• All twelve sand washers would be restored in accordance with the SOI Standards and Guidelines for Restoration. • All missing or severely deteriorated appurtenances would be replicated using archived drawings and historic photographs.	• N/A (The resource is extant.)	• The sand washers would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • All twelve sand washers would be retained. • A conditions assessment would be conducted to determine which sand washers could be moved and/or accommodate alterations for cultural installations or to be used as landscape features, such as planters. • At least one sand washer must be preserved or restored in place.

RESOURCE TYPE	TREATMENT APPROACH GUIDELINES			
	PRESERVATION	RESTORATION	RECONSTRUCTION	REHABILITATION
Filter Beds	• All twenty filter beds would be preserved in accordance with the SOI Standards and Guidelines for Preservation. • Collapsed sections of filter beds would be treated as ruins, and debris from the collapsed filter beds should not be removed. • Previous structural reinforcements would be left in place. • A structural assessment would be conducted to determine what further structural intervention is needed. All new structural repairs and reinforcements would be limited to what is necessary to stabilize the structure and would be clearly legible. • No new infrastructure or construction would be located within the filter beds. • Enclosure of areas of collapse may be necessary to protect the adjacent structure from further damage. Collapsed sections should not be reconstructed, and measures to enclose these sections should be clearly legible.	• All twenty filter beds would be restored in accordance with the SOI Standards and Guidelines for Restoration. • Any contemporary structural reinforcement or incompatible repairs should be removed, and new repairs and reinforcements should be more visually and physically compatible. • Collapsed sections of the filter beds would be reconstructed using specifications in archived drawings and information from adjacent structure.	• N/A (The resource is extant.)	• The filter beds would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • As many filter beds would be retained as possible. • A new structural assessment would be completed to determine the conditions of the cells and to determine the varying degrees to which the structures can be preserved and used. • At least one of the retained filter beds would be preserved in its entirety below grade to facilitate the interpretation of the original function of the resource. Preserved filter beds should be accompanied by their portals, filter bed ramps, and manholes to facilitate full interpretation of the resource. • A use should be planned for the area above the preserved filter bed that minimizes the amount of structural reinforcement necessary to the concrete structure. • All structural reinforcement of the preserved filter bed should be done in a sensitive manner that does not prevent full interpretation of the resource. • In addition to the one preserved filter bed, sections of other filter beds could be retained in various forms and incorporated into the landscape and architectural design of a new development.

RESOURCE TYPE	TREATMENT APPROACH GUIDELINES			
	PRESERVATION	RESTORATION	RECONSTRUCTION	REHABILITATION
Portals	• All twenty portals would be preserved in place in accordance with the SOI Standards and Guidelines for Preservation. • All extant portal doors and associated hardware showing minor deterioration would be repaired to be operable. • Missing doors would not be replaced. • Some concrete patching to protect the underlying structure may be appropriate.	• All twenty portals would be restored in accordance with the SOI Standards and Guidelines for Restoration. • All missing or deteriorated doors and associated hardware would be replaced in kind.	• N/A (The resource is extant.)	• The portals would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • All twenty portals would be retained. • At least one portal must be retained with its ramp and filter bed to facilitate interpretation of the relationships of these resources. • If the width of the service courts must be increased to accommodate a new use, the relocation of the portals may be possible. A conditions study must be conducted to determine whether the portals could be moved without affecting their material or structural integrity. If it is determined that they can be moved, the portals would need to remain aligned east-to-west and retain their original spacing so as not to diminish their ability to represent the quantity and general locations of the filter beds. A least one row of portals must be retained in place. • Existing portal doors should be retained and repaired. • Portal doors could be relocated to other portals that are currently missing doors and would not necessarily have to be operable. • The portals could be incorporated into new landscape or architectural designs.

RESOURCE TYPE	TREATMENT APPROACH GUIDELINES			
	PRESERVATION	RESTORATION	RECONSTRUCTION	REHABILITATION
Filter Bed Ramps	• All twenty filter bed ramps would be preserved in place in accordance with the SOI Standards and Guidelines for Preservation. • Repairs would be limited to those required for long-term preservation of the resource. • Any structural reinforcement would be legible.	• All twenty filter bed ramps would be restored in accordance with the SOI Standards and Guidelines for Restoration.	• N/A (The resource is extant.)	• The filter bed ramps would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • The ramps associated with retained filter beds would be retained and repaired as necessary. • Other ramps could be retained and incorporated into landscape and/or architectural design of the new development.
Filter Bed Sand	• All existing sand should be preserved in place in accordance with the SOI Standards and Guidelines for Preservation. • Trash or other foreign debris should be removed.	• All existing sand would be restored in accordance with the SOI Standards and Guidelines for Restoration. • The original depth of sand, as described in historic documentation, would be restored. • Specifications for the replacement sand would be informed by an assessment of the existing sand, as well as by the specifications outlined in historic documentation.	• N/A (The resource is extant.)	• The filter bed sand would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • The sand within a preserved intact filter bed should be retained, cleaned of debris, and leveled. • New sand should be added to approximate the original average depth of sand. • Replacement sand should be compatible in color and general appearance with the original sand but does not have to replicate the original specifications. • If the sand makes access to the rehabilitated filter bed difficult, sections of the sand could be removed, exposing a cross section.

RESOURCE TYPE	TREATMENT APPROACH GUIDELINES			
	PRESERVATION	RESTORATION	RECONSTRUCTION	REHABILITATION
Manholes	• All extant manhole structures should be preserved in place in accordance with the SOI Standards and Guidelines for Preservation. • All extant and intact manhole covers should be preserved in place. • Manhole covers that are beyond repair should be removed to ensure safety on the site. To secure uncovered openings, a transparent cover could be provided to indicate that the original cover is no longer extant and to allow interpretation of the manhole structure.	• All manhole structures would be restored in accordance with the SOI Standards and Guidelines for Restoration. • Existing manhole covers would be restored, and missing or severely deteriorated covers would be replicated. • The manholes that are associated with collapsed filter beds should be reconstructed as part of the restoration of the filter bed.	• N/A (The resource is extant.)	• The manholes would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • As many manhole structures as possible should be retained in place. • As many manhole covers should be retained as possible. If retention of the manhole covers in place is a safety hazard, a new use for the retained manhole covers would be identified. • All manholes associated with preserved filter beds should be retained to maintain the relationship between the components. • Retained manhole structures could be treated in various ways to make them a prominent feature of the development. Lighting, transparent covers, various materials and designs for infill, and other treatments should be considered.
Perimeter Pedestrian Path	• Remnants of the perimeter pedestrian path would be preserved in place in accordance with the SOI Standards and Guidelines for Preservation.	• The original perimeter path would be restored in accordance with the SOI Standards and Guidelines for Restoration. • Missing or severely deteriorated sections of the path would be reconstructed using specifications from archived drawings and information adjacent remnants.	• N/A (The resource is extant.)	• The perimeter pedestrian path would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • The perimeter pedestrian path would be retained and repaired in place. • Missing portions of pedestrian path would not necessarily need to be reconstructed, but portions of both the linear and curvilinear sections should be retained. • The perimeter pedestrian path could be integrated into a new pedestrian circulation system.

RESOURCE TYPE	TREATMENT APPROACH GUIDELINES			
	PRESERVATION	RESTORATION	RECONSTRUCTION	REHABILITATION
Corner Stairs	• The existing corner stair would be preserved in accordance with the SOI Standards and Guidelines for Preservation. • The slight depressions in the topography would be preserved in place to indicate the original locations of the corner stairs.	• The single remaining corner stair would be restored in accordance with the SOI Standards and Guidelines for Restoration. • An assessment of the existing concrete material would be conducted to inform the selection of a patch material. • Any repairs would match the existing material in composition, texture, color, and treatment.	• The three missing corner stairs would be reconstructed in accordance with the SOI Standards and Guidelines for Reconstruction. • Historic photographs and Olmsted's original plans would be used to help replicate the size, profiles, materials, treatments, and locations. • An archeological investigation would be conducted to determine if any remnants of the stairs remain and could be used to further inform the reconstruction. • The new stairs would be identified as a contemporary reconstruction.	• The corner stairs would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • The existing corner stair would be retained and repaired in place. • An assessment of the existing concrete material would be conducted to inform the selection of a patch material. • Any repairs would match the existing material in composition, texture, color, and treatment.
Service Ramps and Stairs	• All existing stairs and ramps should be preserved in place in accordance with the SOI Standards and Guidelines for Preservation. • Repairs necessary for stabilization or long-term preservation of the concrete would be completed as appropriate.	• All existing stairs and ramps would be restored in accordance with the SOI Standards and Guidelines for Restoration. • The three missing ramps would be reconstructed using archived drawings and historic photographs. • Areas of previous patching and repair that are not compatible with the original material would be removed and repaired appropriately.	• N/A (The resource is extant.)	• The ramps and stairs would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • A sufficient quantity of ramps and stairs would be retained in place to represent the range of types of ramps and stairs that were originally extant. • Stairs and ramps adjacent to retained sections of the service court walls should be the focus of retention of this resource. • Where ramps and stairs are retained, the associated topographical relationship should also be retained to provide context for the stairs and ramps.

RESOURCE TYPE	TREATMENT APPROACH GUIDELINES			
	PRESERVATION	RESTORATION	RECONSTRUCTION	REHABILITATION
Tunnel	• The existing tunnel would be preserved in place in accordance with the SOI Standards and Guidelines for Preservation • Overgrown vegetation would be removed to ensure preservation of the concrete. • Any existing barrier installed to provide security between the two sites should be retained in place.	• The existing tunnel would be restored in accordance with the SOI Standards and Guidelines for Restoration. • Overgrown plantings and any non-original barriers that have been installed would be removed.	• N/A (The resource is extant.)	• The tunnel would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • The existing tunnel would be retained in place. • Overgrown plantings would be removed, and the structure would be repaired as necessary. • If a security barrier separating the McMillan Site from the active filtration plant on the west side of First Street is required, the barrier would need to be of a character that preserves the sense of an open connection between the two sides of the filtration plant.

LANDSCAPE RESOURCES

RESOURCE TYPE	TREATMENT APPROACH GUIDELINES			
	PRESERVATION	RESTORATION	RECONSTRUCTION	REHABILITATION
Perimeter Plantings	• N/A (The resource is not extant.)	• N/A (The resource is not extant.)	• The species, spacing, and treatments of the original plantings would be replicated using Olmsted's original landscape plan, planting plans, and historic photographs in accordance with the SOI Standards and Guidelines for Reconstruction. • Any plant remnants should be used to further inform the reconstruction. • If an original plant species is no longer available, the replacement planting should replicate the form, function, and general appearance of the original species, and native species should be preferred.	• N/A (The resource is not extant.)
Service Court Plantings	• N/A (The resource is not extant.)	• N/A (The resource is not extant.)	• The species, spacing, and treatments of the original plantings would be replicated using Olmsted's original landscape plan, planting plans, and historic photographs in accordance with the SOI Standards and Guidelines for Reconstruction. • Any plant remnants should be used to further inform the reconstruction. • If an original plant species is no longer available, the replacement planting should replicate the form, function, and general appearance of the original species, and native species should be preferred.	• N/A (The resource is not extant.)

SITE RESOURCES

RESOURCE TYPE	TREATMENT APPROACH GUIDELINES			
	PRESERVATION	RESTORATION	RECONSTRUCTION	REHABILITATION
Site Boundaries	• The original site boundaries would be preserved in accordance with the SOI Standards and Guidelines for Preservation. • Circulation would be limited to existing paved areas (pedestrian path and service courts).	• N/A (The resource is extant and intact.)	• N/A (The resource is extant and intact.)	• The site boundaries would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • The original site boundaries would be retained. • New circulation could be accommodated outside the existing service courts and pedestrian path but would not be integrated into the surrounding street grid.
Spatial Organization	• The configuration of open space and service courts would be preserved in accordance with the SOI Standards and Guidelines for Preservation.	• N/A (The resource is extant and intact.)	• N/A (The resource is extant and intact.)	• The spatial organization would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • Any new construction would be contained within the current open spaces to retain the three-part configuration of the original plan. • The service courts would remain paved to preserve the distinct horizontal divisions on the site. • New circulation on the site would be secondary to the service courts in scale and would be distinguished by material.
Topography	• The existing topography would be preserved, including the southern berm, the northern depression, the grade changes at the service courts, and the mounds at each of the filter cell portals, in accordance with the SOI Standards and Guidelines for Preservation.	• N/A (The resource is extant and intact.)	• N/A (The resource is extant and intact.)	• The topography would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • The grade of the service courts would be preserved. • The design of the new development would convey the unique topography of the site by maintaining the sense of a flat plateau and/or retaining sufficient sections of the topography to convey the significant topographical relationships on the site.

RESOURCE TYPE	TREATMENT APPROACH GUIDELINES			
	PRESERVATION	RESTORATION	RECONSTRUCTION	REHABILITATION
Internal Views	• Internal views would be preserved in accordance with the SOI Standards and Guidelines for Preservation. • No vertical development would obscure the existing internal view sheds across the site.	• N/A (The resource is extant and intact.)	• N/A (The resource is extant and intact.)	• The internal views would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • New circulation and open space would be configured so as to provide visual connections between the service courts. • Built resources within the service courts would be used as focal points for visual connections throughout the site. • Visual connections along service courts (east-to-west) would remain unobstructed.
External Views	• External views would be preserved in accordance with the SOI Standards and Guidelines for Preservation. • The existing topography would be retained to preserve southward views. • All vertical development would be arranged to ensure that significant external views remain unobstructed.	• N/A (Restoration would require work outside the boundaries of the site and is not applicable.)	• N/A (The resource is extant.)	• The external views would be rehabilitated in accordance with the SOI Standards and Guidelines for Rehabilitation. • Axial views from the perimeter path would remain unobstructed and would be framed by landscape features and/or vertical development to emphasize their significance.

APPENDIX K:
SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The following text is taken directly from http://www.nps.gov/hps/tps.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES (1995)

FOUR TREATMENT APPROACHES

There are Standards for four distinct, but interrelated, approaches to the treatment of historic properties--preservation, rehabilitation, restoration, and reconstruction.

- **Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)
- **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- **Restoration** depicts a property at a particular period of time in its history, while removing evidence of other periods.
- **Reconstruction** re-creates vanished or non-surviving portions of a property for interpretive purposes.

CHOOSING AN APPROPRIATE TREATMENT

Choosing an appropriate treatment for a historic building or landscape, whether preservation, rehabilitation, restoration, or reconstruction is critical. This choice always depends on a variety of factors, including its historical significance, physical condition, proposed use, and intended interpretation.

The questions that follow pertain specifically to **historic buildings**, but the process of decision making would be similar for other property types:

- **Relative importance in history**. Is the building a nationally significant resource--a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant *Preservation* or *Restoration*. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo *Rehabilitation* for a compatible new use.
- **Physical condition**. What is the existing condition--or degree of material integrity--of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? *Preservation* may be appropriate if distinctive

materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then *Rehabilitation* is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.

- **Proposed use**. An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.
- **Mandated code requirements**. Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, code-required work may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

STANDARDS FOR PRESERVATION

PRESERVATION IS DEFINED *as 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 and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.*

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

PRESERVATION 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, Preservation may be considered as a treatment.

STANDARDS FOR REHABILITATION

REHABILITATION IS DEFINED AS *the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

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

REHABILITATION 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, Rehabilitation may be considered as a treatment.

STANDARDS FOR RESTORATION

RESTORATION IS DEFINED AS *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. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.*

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

RESTORATION 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, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

STANDARDS FOR RECONSTRUCTION

RECONSTRUCTION IS DEFINED AS *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.*

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the

availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

RECONTRUCTION 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, Reconstruction may be considered as a treatment.