

**MEMORANDUM OF AGREEMENT
AMONG
THE FEDERAL HIGHWAY ADMINISTRATION
THE DISTRICT DEPARTMENT OF TRANSPORTATION
THE NATIONAL PARK SERVICE
AND
THE DISTRICT OF COLUMBIA STATE HISTORIC PRESERVATION OFFICE
REGARDING
THE BROAD BRANCH ROAD, NW REHABILITATION PROJECT
FROM
BEACH DRIVE TO LINNEAN AVENUE, NW,
WASHINGTON D.C.**

WHEREAS, the Federal Highway Administration (FHWA) proposes to provide Federal aid funds to the District Department of Transportation (DDOT) for the Broad Branch Road, NW Rehabilitation Project in Washington, D.C. (“the Undertaking”); and

WHEREAS, FHWA and DDOT have defined the purpose of the rehabilitation project as: to rehabilitate Broad Branch Road to satisfy operational and safety needs in a manner keeping with the setting of the project area and provide improvements related to deficiencies in the existing roadway infrastructure and stormwater management system; the safety of motorists, pedestrians, and bicyclists; and linkages to serve pedestrian and bicycle travel along the roadway itself as well as linkages into the Rock Creek Park Trail system and Soapstone Valley Trail (Attachment A); and

WHEREAS, FHWA and DDOT have consulted with the District of Columbia State Historic Preservation Officer (DC SHPO) pursuant to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (“the Act”) (54 U.S.C. 306108); and

WHEREAS, as required in 36 CFR Section 800.4(a)(1), FHWA and DC SHPO, in consultation with DDOT, established the Undertaking’s Area of Potential Effects (APE) as the east bank of Broad Branch between Beach Drive and 27th Street NW; the first row of structures north of Broad Branch Road between 27th Street NW and Nevada Avenue NW; several residences south of Broad Branch Road along Linnean Avenue; and the first row of residences west of Broad Branch Road between 27th Street NW and Beach Drive, which includes land associated with Rock Creek Park under the purview of the National Park Service (NPS), and within which ground disturbance and construction activity will occur (Attachment B); and

WHEREAS, the NPS will issue a permit to DDOT for work to occur on land administered by Rock Creek Park as part of the Undertaking, which represents a separate federal action subject to Section 106; and

WHEREAS, FHWA shall serve as the lead Federal Agency Official and shall act in cooperation with the NPS in fulfilling their collection responsibilities under Section 106; and

WHEREAS, the NPS, the Federal Agency with jurisdictions over Rock Creek Park administered lands, which are part of the National Park System, has participated in the Section 106 process for the Undertaking; and

WHEREAS, FHWA and DC SHPO, in close consultation with DDOT, have determined that the Undertaking will have adverse effects on original stone retaining walls in DDOT right-of-way that are associated with the National Register of Historic Places (NRHP)-eligible Gatehouse at La Villa Firenze, and on several contributing elements of the NRHP-listed Rock Creek Park Historic District that fall under the purview of both DDOT and NPS, including fourteen of fifteen segments of a historic stone retaining wall, ten historic stone headwalls for stormwater outfalls, three stone boundary markers (Attachment C), and the Soapstone Creek Culvert, which has also been determined individually eligible for listing in the NRHP; and

WHEREAS, the Advisory Council on Historic Preservation (“the Council”) was notified of the adverse effect pursuant to 36 CFR § 800.6(1) but declined to participate in the consultation; and

WHEREAS, Advisory Neighborhood Commission (ANC) 4A8 also participated in the consultation and is referred to as a “Consulting Party”; and

WHEREAS, FHWA and DDOT have consulted with NPS, DC SHPO, and the Consulting Parties pursuant to 36 CFR Part 800.6 to seek ways to avoid, minimize or mitigate adverse effects; and

WHEREAS, FHWA, NPS, DDOT and DC SHPO are hereafter referred to as “the Signatories”; and

NOW, THEREFORE, the Signatories to this Memorandum of Agreement (MOA) agree that upon FHWA’s and DDOT’s decision to proceed with the Undertaking the following stipulations will be implemented in order to take into account the effects of the Undertaking on historic properties, and that these stipulations shall govern the Undertaking and all of its parts until this MOA expires or is terminated.

STIPULATIONS

FHWA shall ensure that the following stipulations are implemented by DDOT:

I. TREATMENT OF THE ROCK CREEK PARK HISTORIC DISTRICT CONTRIBUTING ELEMENTS

A. Documentation of the Rock Creek Park Historic District Contributing Elements

1. Prior to the initiation of construction, a DDOT cultural resources contractor will prepare a work plan for the architectural survey in consultation with the DC SHPO and NPS. The work plan will include a description of the survey boundaries based on the project's limits of disturbance and immediately adjacent areas (Attachment D), field documentation procedures, and report preparation.
2. The DDOT cultural resources contractor will conduct an architectural resources field survey to document with GPS coordinates, measured drawings and detailed photographs the contributing architectural elements of the Rock Creek Park Historic District within the limits of disturbance and immediately adjacent areas (Attachment D). This survey will augment the preliminary descriptions of the segments of the historic stone retaining wall, historic stone headwalls for stormwater outfalls, and stone boundary markers observed during site visits conducted in July 2008 and April 2011.
 - a. The DDOT cultural resources contractor will prepare a detailed architectural resources survey report in consultation with the DC SHPO and NPS within six (6) months of the completion of fieldwork and will revise the report in accordance with any DC SHPO and NPS comments until the report is approved.
 - b. Once approved by DC SHPO and NPS, the documentation of contributing architectural elements in the architectural resources survey report will be considered a sufficient level of recordation.
 - c. If previously unidentified segments or foundations of the stone retaining wall are discovered during the architectural survey, a draft addendum to the existing DC SHPO Determination of Eligibility form for the stone retaining wall segments along Broad Branch (Attachment E) will be prepared by the DDOT cultural resources contractor and submitted to the DC SHPO in Microsoft Word format for review and comment. The draft addendum will incorporate information on the newly discovered features and revised in accordance with any DC SHPO comments until approved by DC SHPO. Once approved, the final addendum will be submitted to the NPS and DC SHPO for their files. Notwithstanding the foregoing, the final addendum shall not require DDOT, or the District, to expend any sum in excess of appropriations for the Undertaking or administratively allocated for the purpose of the Undertaking, or to require DDOT enter into any contract or other obligation for the further expenditure of money in excess of such appropriations or allocations.

- d. Any additional architectural resources (e.g. additional segments or foundations of the stone retaining wall) identified during the field survey will be incorporated into the design drawings during project review as described in Stipulation IV and treated in accordance with I.B below.

B. Replacement/Repair of the Rock Creek Park Historic District Contributing Elements

1. Stone Retaining Walls and Stone Headwalls for Stormwater Outfalls

Three options are under consideration for the treatment of stone retaining walls and stone headwalls for stormwater outfalls: i) repair of existing features, if possible; ii) installation of concrete foundation and walls with stone veneer; and iii) installation of stamped concrete using form liners with the appearance and texture of stone. DDOT agrees to stabilize and repair existing walls wherever possible, and to prioritize the use of stone veneer over the use of concrete form liners. Further consultation among the Signatories will be carried out in accordance with Stipulation IV of this MOA prior to a decision being made by DDOT regarding which option(s) will be selected. The following stipulations shall guide how the historic materials will be treated:

- a. Historic materials from the existing stone retaining walls and stone headwalls for stormwater outfalls, such as the existing rough-cut stones shall be removed in a manner to minimize harm to these historic artifacts in preparation for reuse, if the stone veneer option is selected.
- b. Historic materials will be re-used in the replacement of the stone retaining walls and stone headwalls for stormwater outfalls to the maximum extent possible if the stone veneer option is selected. Re-sizing of the thick rough-cut stone may be required to create a usable stone veneer on the replacement walls and headwalls.
- c. If the stone veneer option is selected and the quantity of historic materials is insufficient to face the replacement retaining walls and headwalls, new materials which are similar, or identical, to the historic materials will be procured and installed, after any necessary appropriations of funds take place.
- d. If NPS determines that any of the historic materials identified in Stipulation I.B.1.a that are not suitable for reuse for the retaining walls and headwalls could be used for other rehabilitation projects in Rock Creek Park or other appropriate locations, a masonry contractor with demonstrated historic preservation expertise hired by DDOT shall remove those materials from the project area and temporarily store them in a secured area. DDOT will notify the NPS that they have fifteen (15) business days to retrieve the historic materials.

- e. If the stamped concrete with form liners option is selected, DDOT shall notify the NPS and provide fifteen (15) business days for NPS to salvage some or all of the historic materials for use in other rehabilitation projects in Rock Creek Park or other appropriate locations. DDOT shall cooperate with the NPS to remove those materials from the project area.

2. Stone Boundary Markers

- a. DDOT will identify and map the three stone Rock Creek Park boundary markers in consultation with NPS. These stone markers are owned and administered by the NPS and are contributing elements of the Rock Creek Park Historic District. DDOT will remove the stone boundary markers and NPS will temporarily store them at a secure facility approved by DC SHPO.
- b. Prior to the completion of the Broad Branch Road Rehabilitation, DDOT will re-set the original stone Rock Creek Park boundary markers in their original locations, or as close as possible to their original locations, in consultation with NPS.

II. REPLACEMENT OF SOAPSTONE CREEK CULVERT

DDOT shall install a prefabricated modular bridge system to replace the damaged Soapstone Creek Culvert as shown in Attachment F. The culvert will be constructed of precast concrete arch segments placed on a strip footing foundation. Headwalls and wing walls on both the upstream and downstream sides of the culvert shall be constructed of concrete panels clad in stone salvaged from the original walls. DDOT shall use as many of the original stones as possible, but may use matching stone if there is an insufficient quantity of original stone in good condition. The following stipulations shall guide how the historic materials will be treated:

- A. Historic materials from the Soapstone Creek Culvert, such as the existing rough cut stones, original hand cut capstones, and red brick from within the barrel arch shall be removed by a masonry contractor with demonstrated historic preservation expertise hired by DDOT in a manner to minimize harm to these historic artifacts in preparation for reuse, as appropriate.
- B. Historic materials will be re-used in the replacement of the Soapstone Creek Culvert to the maximum extent possible. Re-sizing of the thick rough-cut stone may be required to create a usable stone veneer on the replacement culvert headwalls and wing walls.

- C. If the quantity of original materials is insufficient to face the replacement culvert headwalls and wing walls, new materials which are similar, or identical, to the historic materials will be procured and installed.
- D. If NPS determines that any of the historic materials identified in Stipulation II.A that are not suitable for reuse for the Soapstone Creek Culvert, but could be used for other rehabilitation projects in Rock Creek Park or other appropriate locations, a masonry contractor with demonstrated historic preservation expertise hired by DDOT shall remove those materials from the project area and temporarily store them in a secured area. DDOT will notify the NPS that they have fifteen (15) business days to retrieve the historic materials.

III. TREATMENT OF THE LA VILLA FIRENZE GATEHOUSE RETAINING WALLS

DDOT and FHWA will consult with the DC SHPO, coordinate with the U.S. Department of State, and follow the appropriate protocols for coordination with the Government of Italy regarding the treatment of the original stone retaining walls at the entrance to the driveway to the Gatehouse at La Villa Firenze since this property is part of the Italian Ambassador's residence.

A. Documentation of the Stone Retaining Walls of the Gatehouse at La Villa Firenze

1. The original stone retaining walls at the entrance of the driveway to the Gatehouse at La Villa Firenze will be described, measured, drawn to scale, and photographed prior to any alteration by construction personnel.
2. Prior to any alteration of the existing retaining walls, a draft addendum to the existing DC SHPO Determination of Eligibility form for the Gatehouse at La Villa Firenze (Attachment G) will be prepared and submitted to the DC SHPO in Microsoft Word format for review and comment. The addendum will address the stone retaining walls and incorporate the information specified in Stipulation III.A.1 above. The draft addendum will be revised in accordance with any DC SHPO comments until approved by DC SHPO.

B. Reconstruction of the Stone Retaining Walls of the Gatehouse at La Villa Firenze

A concrete foundation and walls with stone veneer composed of historic materials taken from the original retaining walls at the Gatehouse at La Villa Firenze will be used to reconstruct the walls at the entrance to the driveway to the Gatehouse. The following stipulations shall guide how the historic materials will be treated:

1. Historic materials from the existing stone retaining walls shall be removed in a manner to minimize harm.
2. Historic materials will be re-used in the replacement of the stone retaining walls to the maximum extent possible. Re-sizing of the thick rough-cut stone may be required to create a usable stone veneer on the replacement walls.
3. If the quantity of historic materials is insufficient to face the replacement retaining walls and headwalls, new materials which are identical, or as similar as possible to the historic materials will be procured and installed.
4. The new retaining walls will match the historic walls as closely as possible in terms of design, alignment, height, width and all other characteristics except for minor modifications that may be necessary to construct the project.

IV. ONGOING PROJECT DESIGN REVIEW

- A. Any additional architectural resources (e.g. additional segments or foundations of the stone retaining wall additional segments or foundations of the stone retaining wall) identified during the field survey as identified in Stipulation I.A.1 will be incorporated into the design drawings and addressed during project review in accordance with Stipulation IV.
- B. In order to ensure that the repair/replacement of the retaining walls, headwalls for stormwater outfalls, and the Soapstone Creek Culvert will be architecturally compatible in design, scale, and materials with the Rock Creek Park Historic District; that the replacement Gatehouse at La Villa Firenze retaining walls will be similar in design, scale, and materials to the historic retaining walls; and to ensure compliance with all other requirements of this MOA, DDOT shall consult with DC SHPO and NPS at the 30 percent and 65 percent design stages to identify any concerns and seek comments regarding appropriate treatment of historic properties. At a minimum, DDOT's first submittal shall identify which historic walls can be repaired, if any; the recommended treatment(s) for replacement of non-repairable walls (i.e. stone veneer/form liners); a rationale for the recommended treatment(s); an update on the amount of salvaged stone that can be used for the Soapstone Creek Culvert; and other relevant information.
- C. In order to ensure that new retaining walls will be compatible with the Rock Creek Park Historic District, DDOT shall ensure that the new retaining walls are designed to gradually increase in height in a naturalistic manner, when necessary, rather than being stepped.
- D. DC SHPO and NPS shall have fifteen (15) business days after each design review meeting or receipt of design drawings to provide written comments to DDOT and FHWA. If the DC SHPO and the NPS fail to provide the comments within the specified timeframe, DDOT may move forward with the plans as proposed.

- E. DDOT shall incorporate any DC SHPO and NPS comments into the design plans to the maximum extent feasible and provide DC SHPO and NPS with written confirmation of how the comments will be incorporated within fifteen (15) business days of receipt of written comments.
- F. If DDOT determines that any DC SHPO/NPS comments cannot be incorporated into the design plans, DDOT shall provide explanations as to why specific comments cannot be addressed, within fifteen (15) business days of receipt of written comments. Any dispute related to the incorporation of comments shall be addressed in accordance with Stipulation VII.A, Dispute Resolution.

V. CONSTRUCTION CONTRACT REQUIREMENTS

All construction contracts related to the Undertaking shall include the following language, as appropriate:

- A. A masonry contractor with demonstrated historic preservation expertise shall oversee all removal, re-sizing, and re-setting of the historic materials including, but not necessarily limited to, the rough cut stone facing from the Soapstone Creek Culvert headwalls and wing walls, original hand cut capstones, and red brick; and the rough cut stone from the retaining wall segments and stone headwalls associated with the stormwater outfalls, during the project.
- B. Removal of historic materials shall be conducted in a manner to minimize damage to these components and maximize re-use and/or preservation. They shall be stored in a secure location that protects the components from theft, vandalism, loss, or damage pending their re-setting during the replacement of the Soapstone Creek Culvert, the retaining walls, and stone headwalls for stormwater outfalls, and the re-use of any surplus materials elsewhere in Rock Creek Park or other appropriate locations.
- C. Should any archaeological materials be encountered during construction activities related to the demolition and replacement of the Soapstone Creek culvert or reconstruction of stone retaining walls by the construction crew, the construction contractor shall immediately cease work in that area, secure the location, and notify DDOT. Training materials for identifying archaeological materials shall be prepared and provided to construction team, who should also be instructed on the steps for reporting such finds as described in Stipulation V.D.
- D. In the event that a previously unidentified archaeological resource or human remains are discovered during ground disturbing activities in project areas, all construction work involving subsurface disturbance will be halted in the area of the resource and in the surrounding area where further subsurface remains can reasonably be expected to occur and DDOT will be immediately notified. The

procedures for inadvertent discovery, as described in Stipulation VI, will be implemented.

VI. INADVERTENT DISCOVERY

A. Unanticipated Archaeological Discoveries

1. In the event that a previously unidentified archaeological resource is discovered during ground disturbing activities, all construction work involving subsurface disturbance will be halted in the area of the resource and in the surrounding area where further subsurface remains can reasonably be expected to occur.
2. DDOT will notify DC SHPO, and NPS if on Rock Creek Park land, in writing by email and by telephone immediately upon discovery of potentially significant archaeological remains. DC SHPO or a representative will visit the site within 48 hours of such notification. DC SHPO will inspect the work site and determine the area and the nature of the affected archaeological resource. Construction may then continue in the project area outside the resource area after the boundaries of the site have been determined.
3. Within fifteen (15) business days of the original notification of discovery, DDOT, in conjunction with FHWA, will consult with the DC SHPO for a determination of eligibility of the resource for inclusion on the NRHP.
4. If the resource is determined eligible for the NRHP in accordance with 36 CFR 60.6, DDOT in conjunction with FHWA and in consultation with DC SHPO, will ensure compliance with 36 CFR 800.13. Work in the resource area shall not proceed until the development and implementation of appropriate data recovery or other recommended mitigation procedures is completed.
5. If the resource is determined not eligible for inclusion on the NRHP, then work in the resource area shall proceed.
6. All materials and records resulting from data recovery will be curated in accordance with 36 CFR Part 79 by an institution or organization in consultation with DC SHPO and NPS.
7. Technical reports generated as a result of data recovery will be responsive to contemporary professional standards, according to the Department of the Interior's Format Standards for Final Reports of Data Recovery Programs (42 FR 5377-79) and meet the standards as set out in Guidelines for Archaeological Investigations in the District of Columbia (1998, as amended).

B. Treatment of Human Remains

If human remains are discovered during construction, DDOT will notify DC SHPO and NPS of the discovery and DDOT will ensure that all ground-disturbing activities in the immediate area of the discovery cease immediately and remain halted until all of the following actions have been carried out:

1. Within twenty-four (24) hours, DDOT shall notify FHWA and implement measures to protect the human remains from inclement weather and vandalism and notify the District of Columbia Office of the Chief Medical Examiner (OCME) of the discovery. Sufficient description of the discovery shall be provided to allow OCME to complete its obligations under Statute § 5-1406 of the District of Columbia Code or other applicable law(s).
2. If the OCME determines that the human remains are not subject to a criminal investigation by local or federal authorities, DDOT shall determine appropriate disposition in consultation with DC SHPO. DDOT shall comply with all applicable federal and District of Columbia laws and regulations governing the discovery and disposition of human remains and consider the Council's 2007 Policy Statement Regarding Treatment of Burial Sites, Human Remains, and Funerary Objects.

VII. GENERAL PROVISIONS

A. Dispute Resolution

1. Should any party to this MOA object in writing to any action carried out in accordance with the MOA, the Signatories shall consult with each other to resolve the objection.
2. Should the Signatories be unable to resolve the disagreement FHWA shall forward all documentation relevant to the dispute to the Council. Within 45 business days after receipt of all pertinent documentation, the Council will either:
 - a. Provide FHWA with recommendations, which FHWA and DDOT will take into account in reaching a final decision regarding the dispute; or
 - b. Notify FHWA that it will comment pursuant to 36 CFR 800.7(c), and proceed to comment. Any Council comment provided in response to such a request shall be taken into account by FHWA and DDOT in accordance with 36 CFR 800.7(c) (4) with reference to the subject of the dispute. Any Council recommendation or comment will be understood to pertain only to the subject of the dispute.
 - c. FHWA's and DDOT's responsibility to carry out all actions under this MOA that are not the subject of the dispute shall remain unchanged.

B. Amendments

This MOA may be amended when such an amendment is agreed to in writing by all Signatories. The amendment will be effective on the date a copy is signed by all of the Signatories. FHWA shall file the amendment with the Council within ten (10) business days after all Signatories have signed.

C. Termination

Any Signatory to this MOA may terminate it by providing thirty (30) business days written notice to the other Signatories, provided that the Signatories consult during the period prior to termination to seek agreement on amendments or other actions that would avoid termination. Termination of this MOA would require DDOT and FHWA to comply with 36 CFR Part 800 for the Undertaking. This MOA may be terminated by the execution of a subsequent MOA that explicitly terminates or supersedes this MOA's terms.

D. Duration

1. The date of execution of this MOA shall be the date the last Signatory signs the MOA.
2. Unless terminated pursuant to Stipulation VII.C, this MOA shall be in effect for ten (10) years from the date of its execution. FHWA shall provide the Signatories with written notice of its determination when the terms of the MOA have been fulfilled. Upon this determination, the MOA shall have no further force or effect. This MOA shall be null and void if its terms are not carried out within ten (10) years from the date of its execution, unless the Signatories agree in writing to an extension for carrying out its terms.

E. Anti-Deficiency Act

The Signatories acknowledge and agree that their respective obligations to fulfill financial obligations of any kind pursuant to any and all provisions of this Agreement, or any obligations of any kind pursuant to any and all provisions of this Agreement, are and shall remain subject to the provisions of (i) the federal Anti-Deficiency Act, 31 USC sec. 1341, 1342, 1349, 1351; (ii) the District of Columbia Anti-Deficiency Act, D.C. Official Code sec. 47-355.01-355.08 (2001 ed.); (iii) D.C. Official Code sec. 47-105 (2001 ed.); and (iv) D.C. Official Code sec. 1-204.46 (2006 supp.); as the foregoing statutes are applicable and as they may be amended from time to time, regardless of whether a particular obligation has been expressly so conditioned.

VIII. ELECTRONIC COPIES

Within ten (10) business days of the last signature on this Agreement, DDOT shall provide each Signatory with one legible, full color, electronic copy of the fully executed MOA inclusive of all attachments integrated into a single document. If the electronic copy is too large to send by e-mail, DDOT shall provide each Signatory with a copy of this MOA as described above, on a compact disc or other suitable, electronic means.

Execution this MOA and implementation of its terms evidence that FHWA and NPS have taken into account the effects of this Undertaking on historic properties and afforded the Council a reasonable opportunity to comment.

SIGNATURES FOLLOW ON SEPARATE PAGES

**SIGNATURE PAGE
MEMORANDUM OF AGREEMENT
REGARDING
THE BROAD BRANCH ROAD, NW REHABILITATION PROJECT
WASHINGTON DC**

FEDERAL HIGHWAY ADMINISTRATION

By: Joseph C. Lawson Date: 07/20/2020
Joseph C. Lawson
District of Columbia Division Administrator, Federal Highway Administration

**SIGNATURE PAGE
MEMORANDUM OF AGREEMENT
REGARDING
THE BROAD BRANCH ROAD, NW REHABILITATION PROJECT
WASHINGTON DC**

DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION

By:  Date: 7/30/2020
Jeff Marootian
Director, District Department of Transportation


**SIGNATURE PAGE
MEMORANDUM OF AGREEMENT
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THE BROAD BRANCH ROAD, NW REHABILITATION PROJECT
WASHINGTON DC**

ROCK CREEK PARK, NATIONAL PARK SERVICE

By: FRANCIS YOUNG Digitally signed by FRANCIS YOUNG
Date: 2020.07.13 11:08:26 -04'00' Date: July 13, 2020
for Ms. Julia Washburn
Superintendent, Rock Creek Park

**SIGNATURE PAGE
MEMORANDUM OF AGREEMENT
REGARDING
THE BROAD BRANCH ROAD, NW REHABILITATION PROJECT
WASHINGTON DC**

DISTRICT OF COLUMBIA STATE HISTORIC PRESERVATION OFFICE

By:  Date: 7/10/2020
David J. Maloney
District of Columbia State Historic Preservation Officer

Attachment A
Conceptual Alignment Plans-Preferred Alternative 3 Modified
Broad Branch Road Rehabilitation Project

The following exhibits present the conceptual alignment plans for the Preferred Alternative 3 Modified. The plans depict the general extent of the proposed roadway, sidewalks and bike lanes, as well as general locations of coping and retaining walls. Areas of cut and/or fill required for roadway construction are presented to indicate the area of potential disturbance. Typical sections are included at several locations to illustrate the relationship to existing right-of-way lines. All typical sections are oriented so the viewer is looking southbound.

The 1.5-mile corridor for the Preferred Alternative is depicted on nine separate sheets as noted in the key map below. Baseline stations are shown at 100-foot intervals starting with Station 15+00 at the Linnean Avenue intersection and moving in a southbound direction. These station points are presented to reference specific locations described in the document.

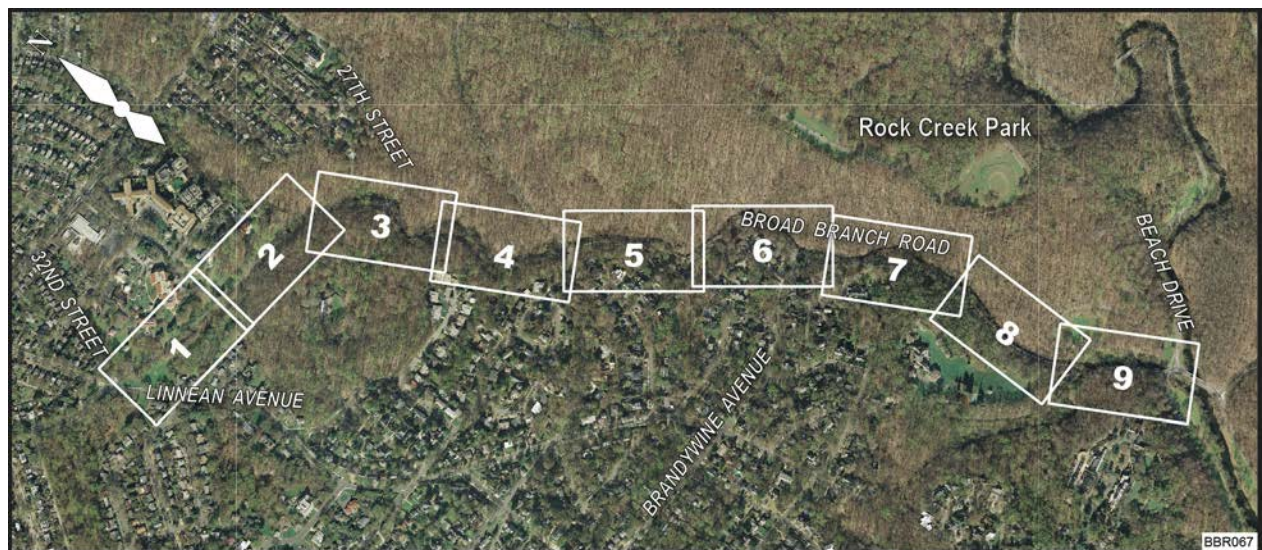


Figure A-1. Key Map

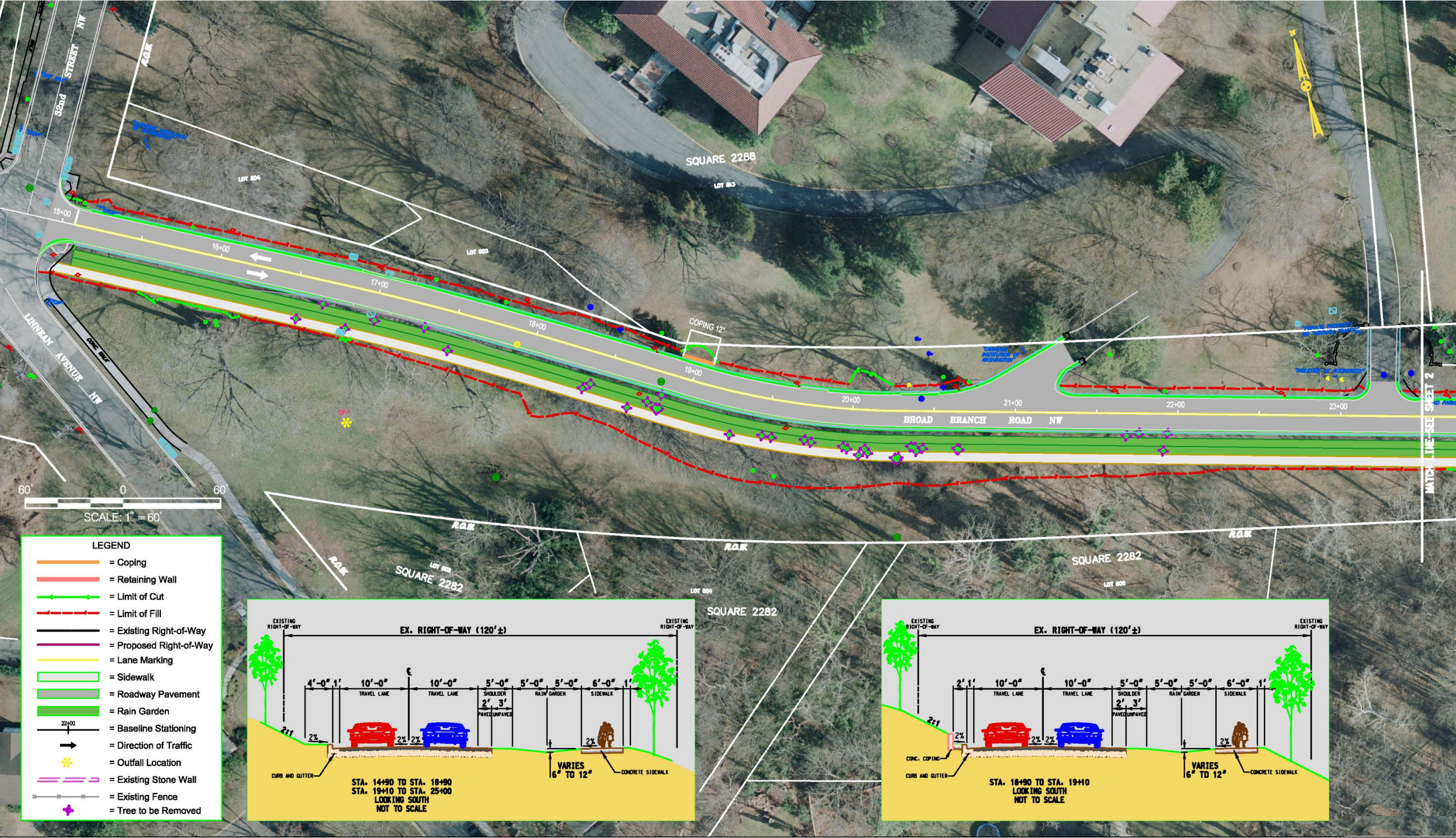


Figure A-2. Alternative 3 Modified
(Sheet 1 of 9)

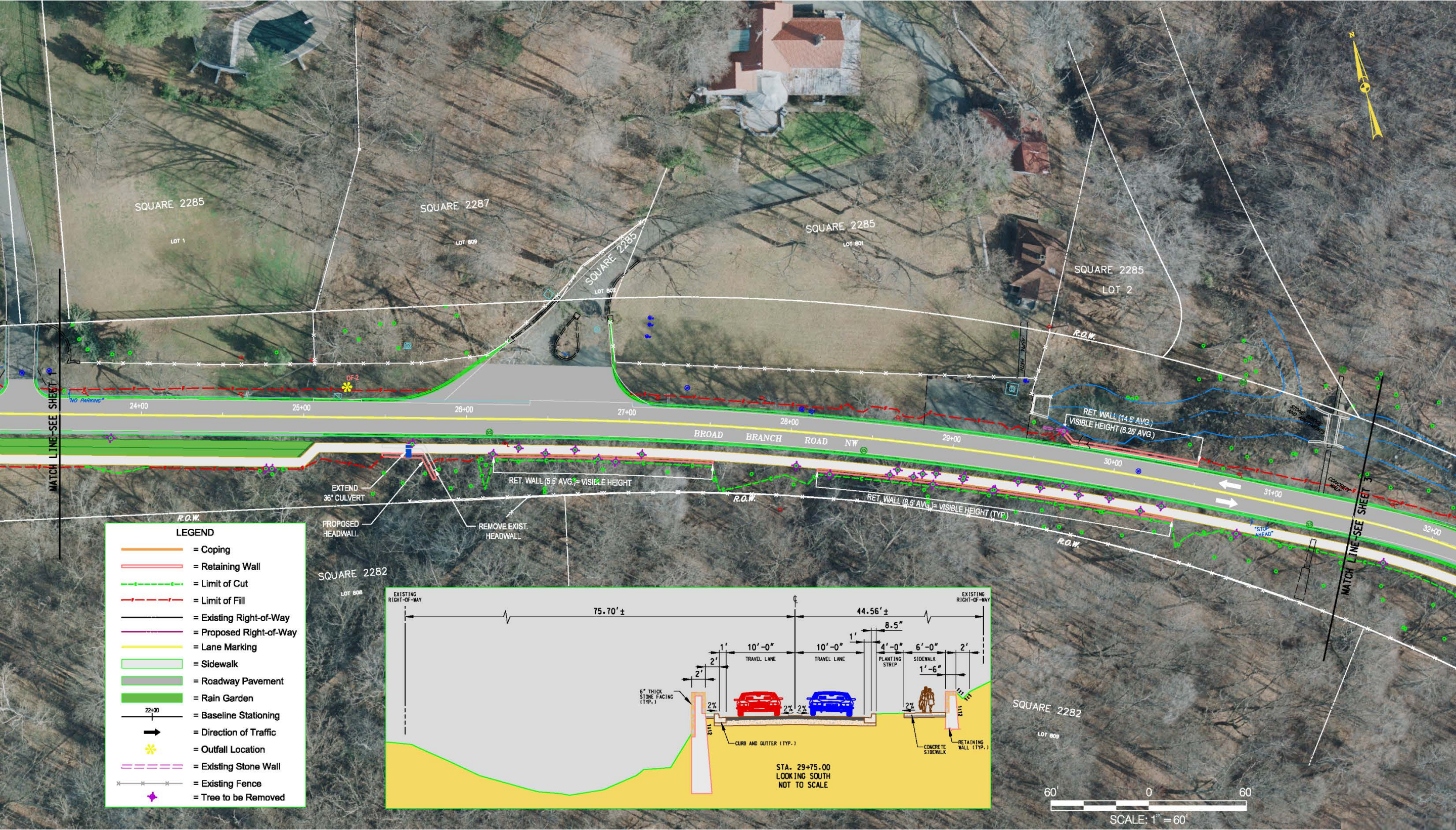


Figure A-3. Alternative 3 Modified
(Sheet 2 of 9)

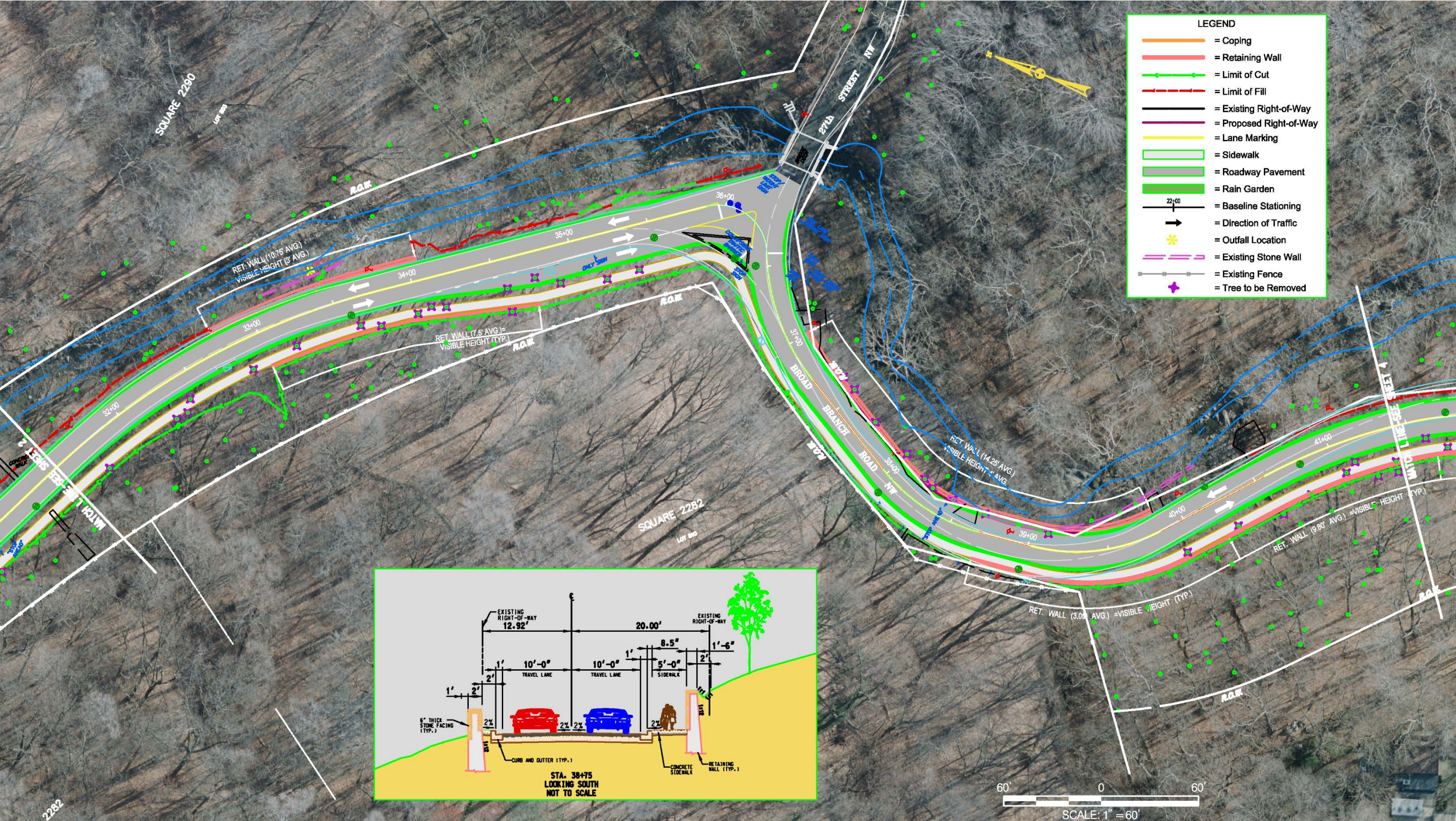


Figure A-4. Alternative 3 Modified
(Sheet 3 of 9)

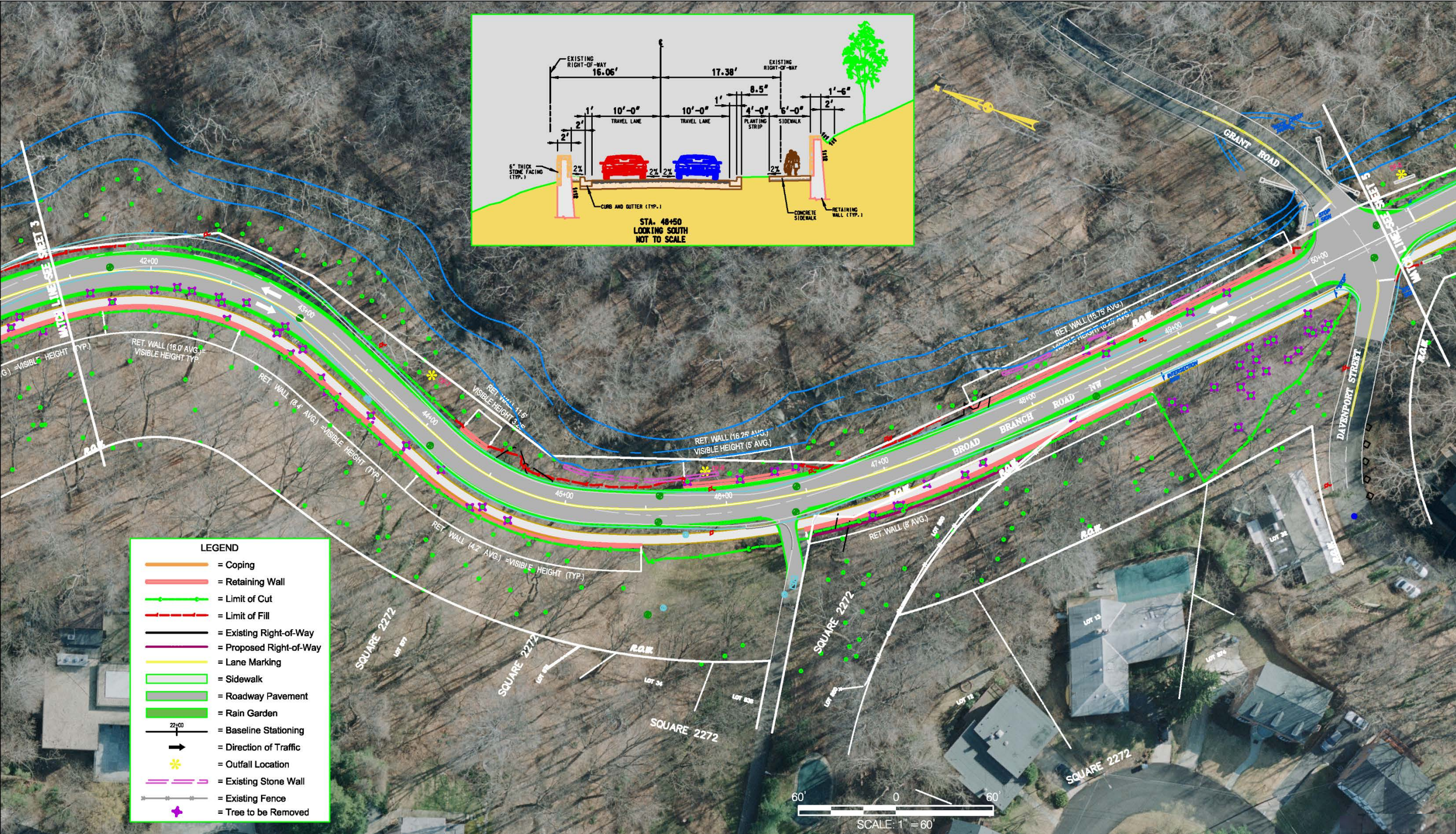


Figure A-5. Alternative 3 Modified
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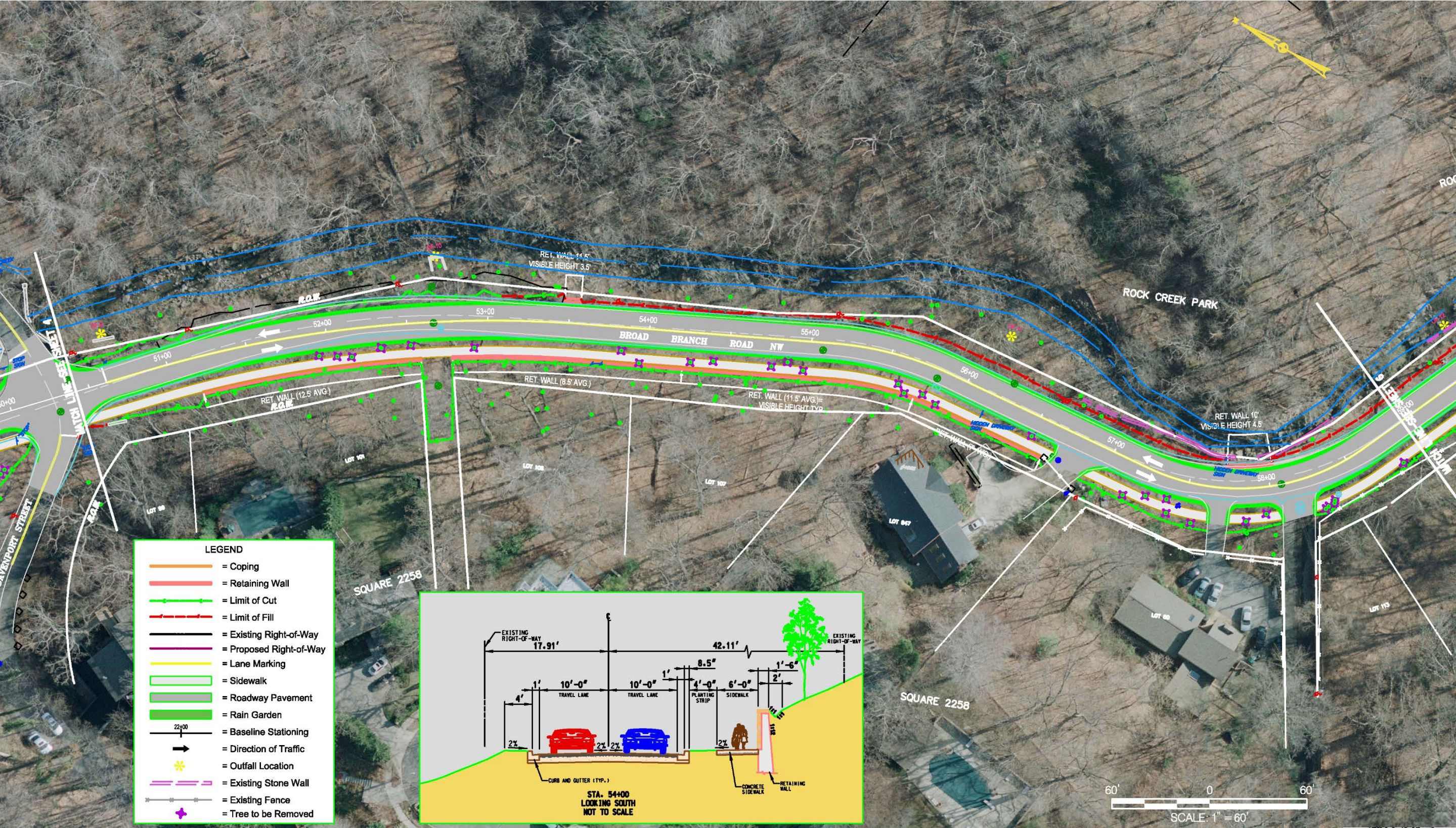
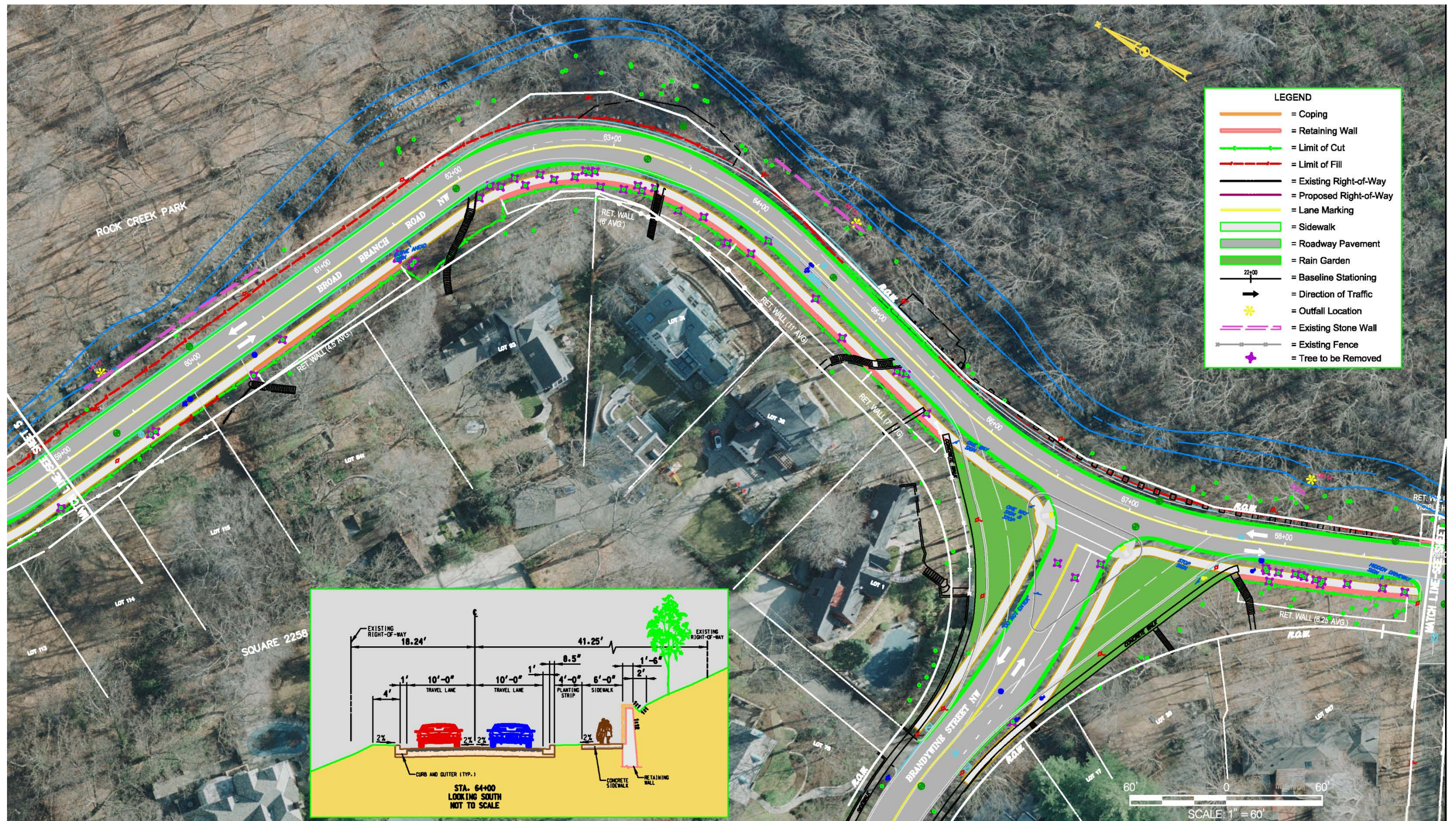


Figure A-6. Alternative 3 Modified
(Sheet 5 of 9)



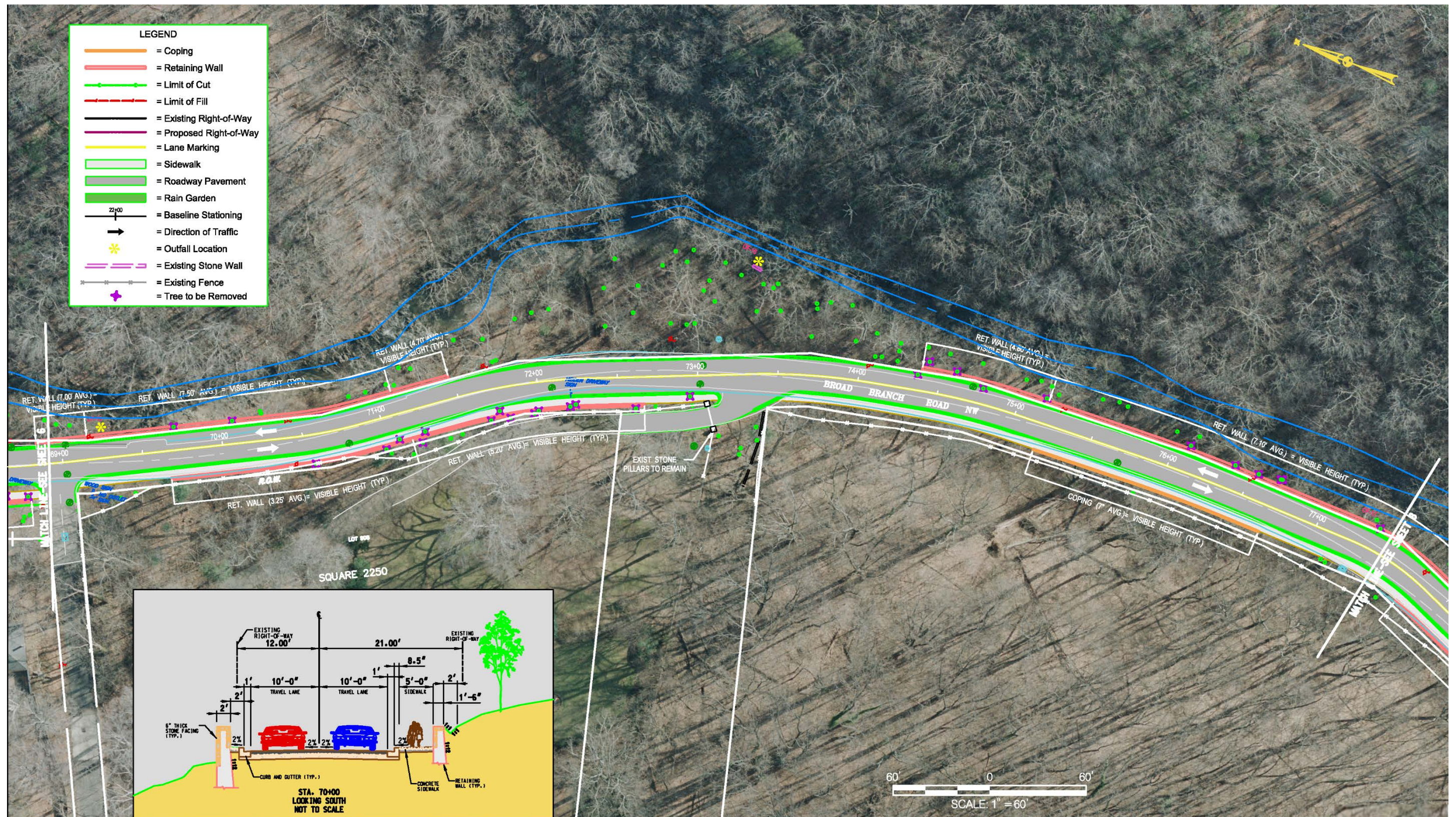


Figure A-8. Alternative 3 Modified
(Sheet 7 of 9)

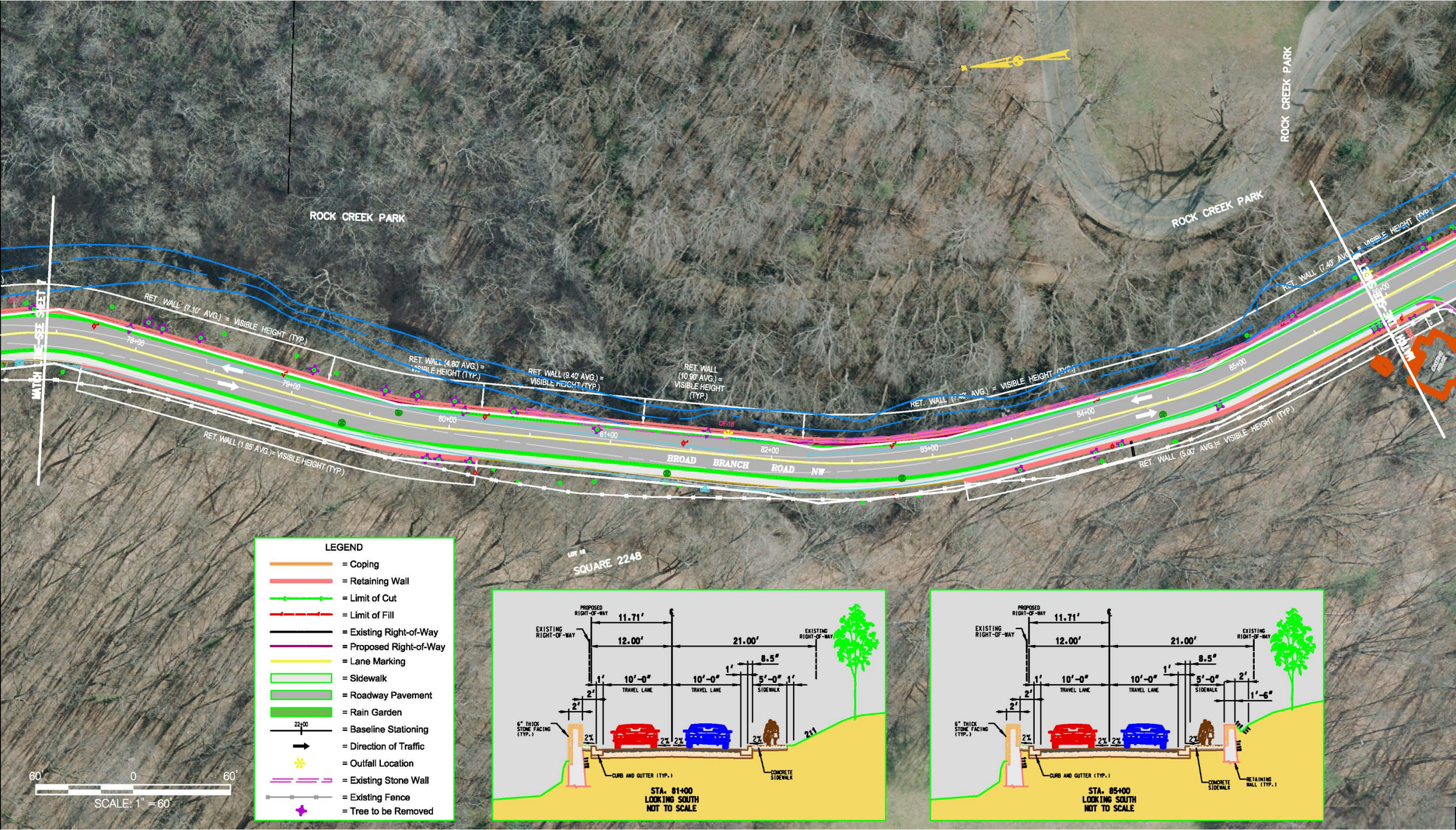


Figure A-9. Alternative 3 Modified
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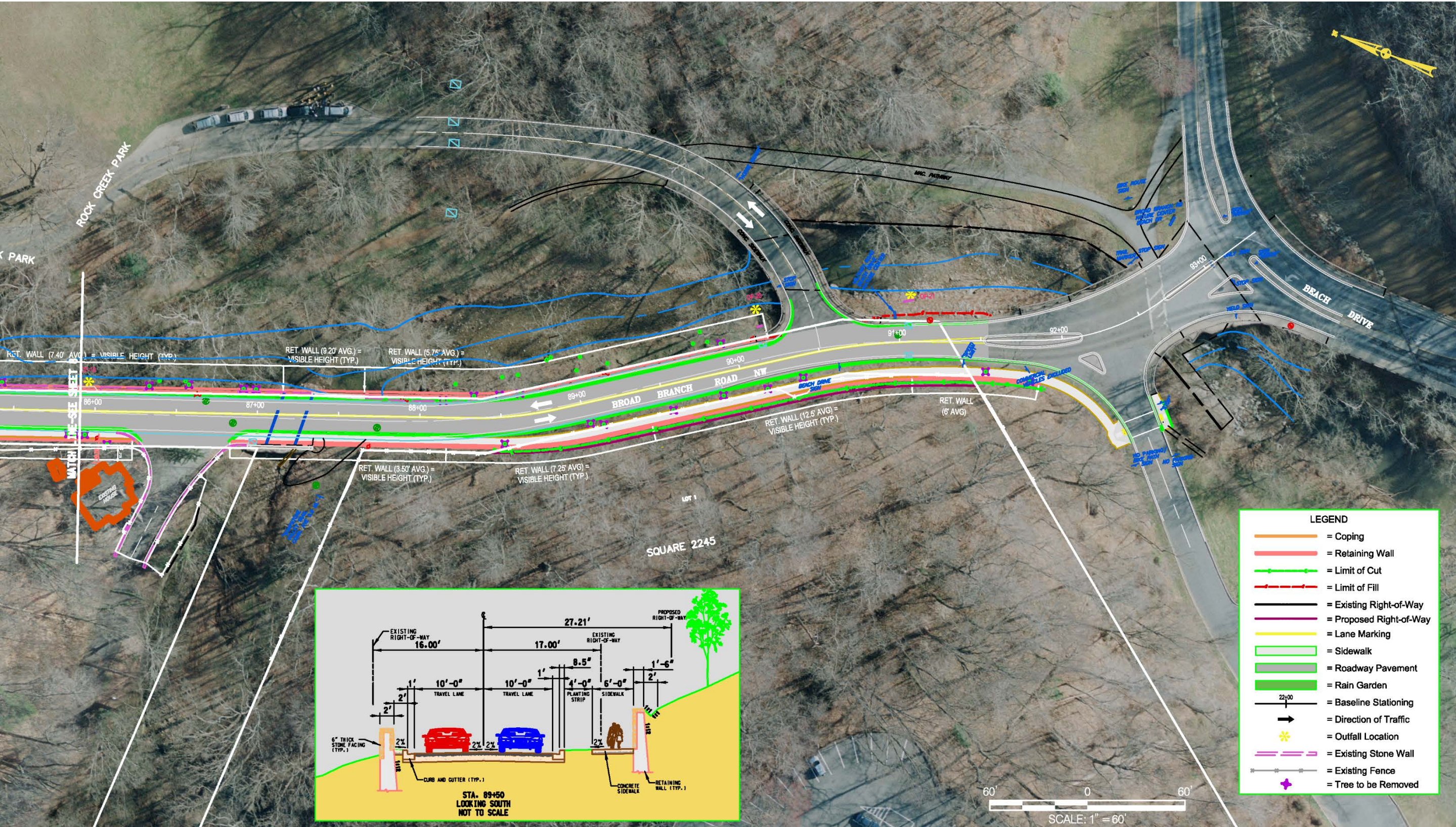


Figure A-10. Alternative 3 Modified
(Sheet 9 of 9)

Attachment B
Area of Potential Effects (APE)
Broad Branch Road Rehabilitation Project












Attachment C
Contributing Elements of the Rock Creek Park Historic District
Broad Branch Road Rehabilitation Project

Contributing Elements of the Rock Creek Park Historic District

RESOURCE	DATE OF CONSTRUCTION	DESCRIPTION
Culvert	1898	Soapstone Creek Culvert
Stormwater Outfalls	ca. 1900-1941	Ten stormwater outfalls associated with stone headwalls or stone retaining walls
Retaining Walls	ca. 1900-1941	Fifteen relatively intact segments lining portions of Broad Branch
Boundary Markers	ca. 1890s/1920s	Three stone boundary markers

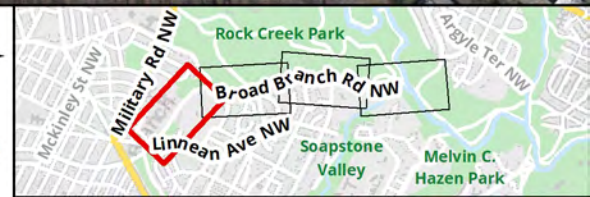
Attachment D
Architectural Survey Boundary



-  Architectural Survey Boundary
-  Historic Outfall
-  Historic Stone Retaining Wall

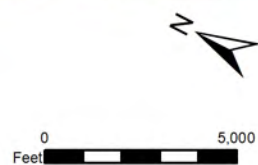


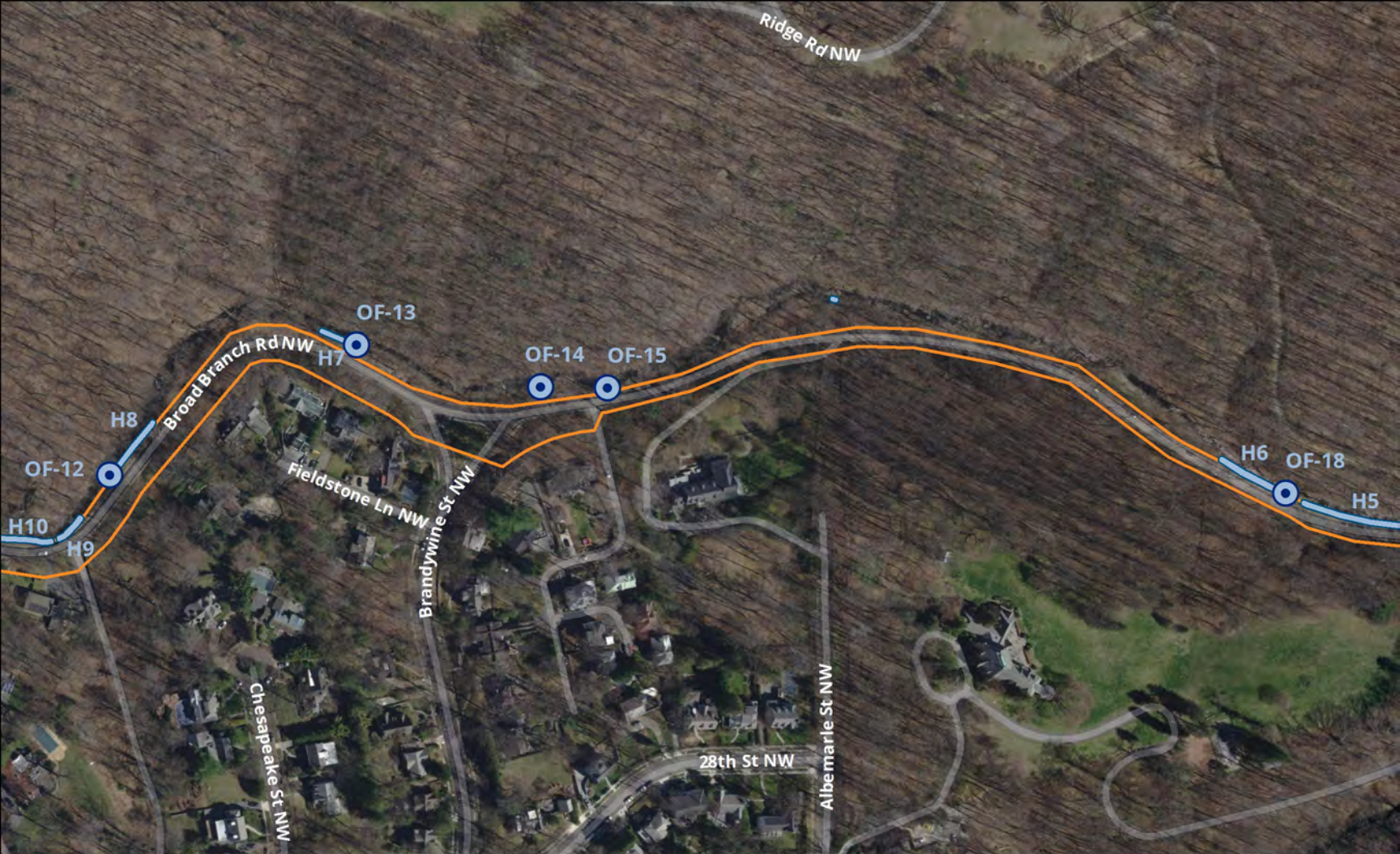
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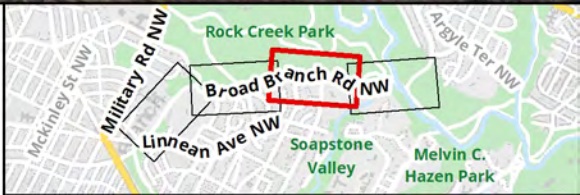


- Architectural Survey Boundary
- Historic Outfall
- Historic Stone Retaining Wall



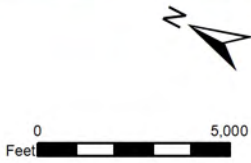


- Architectural Survey Boundary
- Historic Outfall
- Historic Stone Retaining Wall





- Architectural Survey Boundary
- Historic Outfall
- Historic Stone Retaining Wall
- Soapstone Creek Culvert



Attachment E
DC SHPO Determination of Eligibility Form
Broad Branch Retaining Walls/Rock Creek Retaining Walls,
Rock Creek Park Historic District



DC STATE HISTORIC PRESERVATION OFFICE DETERMINATION OF ELIGIBILITY FORM

PROPERTY INFORMATION

Property Name(s): Broad Branch Retaining Walls / Rock Creek Park Retaining Walls

Street Address(es): Broad Branch Road, from Beach Drive to 27th Street, NW

Square(s) and Lot(s):

Property Owner(s): National Park Service, Rock Creek Park

The property/properties is/are being evaluated for potential historical significance as:

- ☐ An individual building or structure.
- ☒ A contributing element of a historic district (specify): Rock Creek Park Historic District
- ☐ A possible expansion of a historic district (specify):
- ☐ A previously unevaluated historic district to be known as (specify):
- ☐ An archaeological resource with site number(s) (specify):
- ☐ An object (e.g. statue, stone marker etc.) (specify):
- ☐ A new multiple property/thematic study regarding (specify):
- ☐ A contributing element of a multiple property/thematic study (specify):
- ☐ Other (specify):

Property description, rationale for determination & other pertinent information (enter text below):

The Rock Creek Park Historic District (RCPHD) consists of 1,754 acres of land dominated by picturesque landscapes featuring forested areas, streams, valleys, meadows, and sloping hills. The park meets NRHP Criteria A, B, and C under the themes of architecture, community planning and development, conservation, engineering, entertainment and recreation, industry, landscape architecture, military, and horticulture. Important persons associated with the history of the park include Joshua Pierce and landscape architects Frederick Law Olmsted, Jr. and John C. Olmsted. The park as a whole retains a high degree of integrity of design, workmanship, location, feeling, association, and setting. The period of significance for the district is 1791 to 1941.

The RCPHD was originally defined as 31 contributing elements and 59 non-contributing elements (Bushong 1990a and 1990b). Ten of the 31 contributing resources are also individually nominated to the NRHP (NPS 2002). One of the 31 contributing elements constitutes a category or system of resources pertinent here- the culverts and retaining walls. Individual culverts and retaining walls (ca. 1900-1941), scattered throughout the park, were not formally surveyed or inventoried as part of the NRHP nomination of the park. "Sections of retaining wall and small culverts (in many cases these structures are retaining walls pierced by a drain) are located throughout Rock Creek Park. In general the historic characteristics of this system of landscape elements can be defined as a native stone material laid in a variety of sizes in mortar or in a few cases dry designed to appear informal and inconspicuous" (Bushong 1990: 184).

At least fifteen segments of a stone retaining wall exist along Broad Branch (Figures 1-3; Table A). They are primarily located on the west side of the creek bank adjacent to Broad Branch Road. The visible portions of the segments vary in height from two to 14 courses of rough cut, irregularly coursed, dry designed (laid) stone. Although no mortar was identified in these retaining wall segments, it is possible that the mortar has been severely deteriorated to the extent it is no longer visible and lending to the appearance of the wall as dry laid. The stone is the

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native brown and grey stone common in buildings and structures throughout the park. The condition of the wall segments varies. Storm water runoff from the nearby neighborhoods has eroded the banks of Broad Branch and damaged segments of wall; in addition, previous maintenance and repair projects of the road surface and utility lines have undermined portions of

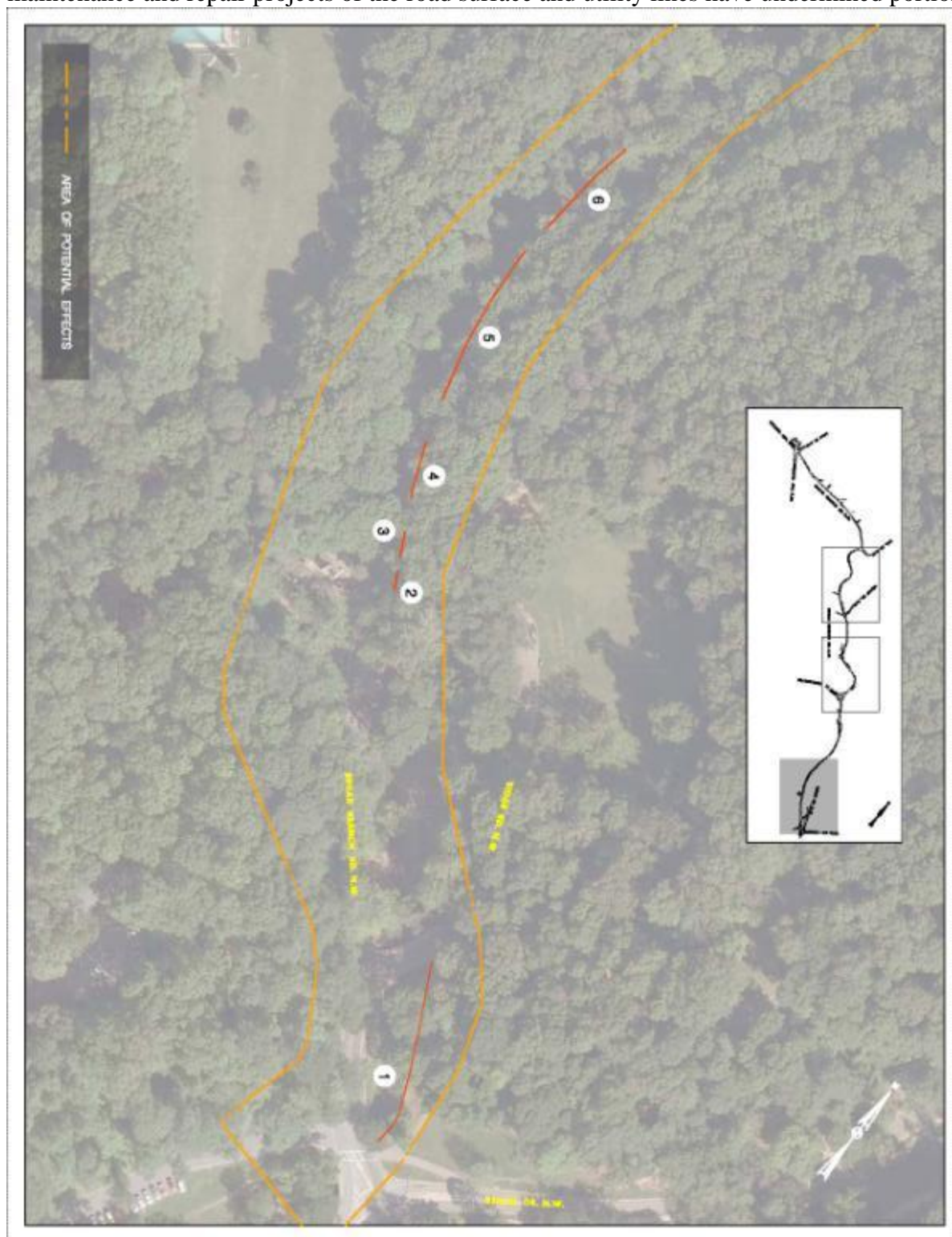


Figure 1. Location of Broad Branch Retaining Wall Segments, North of Beach Drive, NW, Rock Creek Park.

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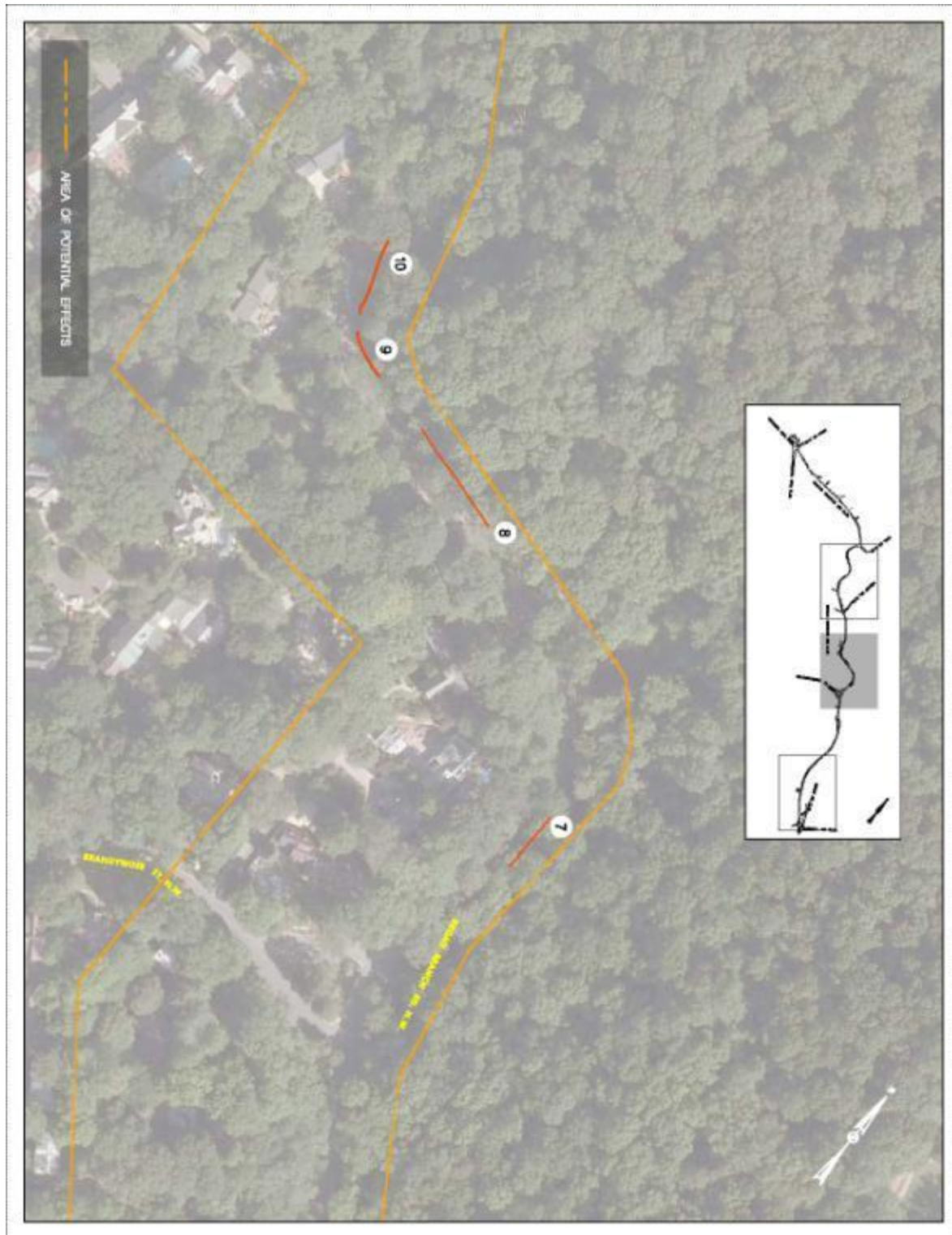


Figure 2. Location of Broad Branch Retaining Wall Segments, North of Brandywine Street, NW, Rock Creek Park.

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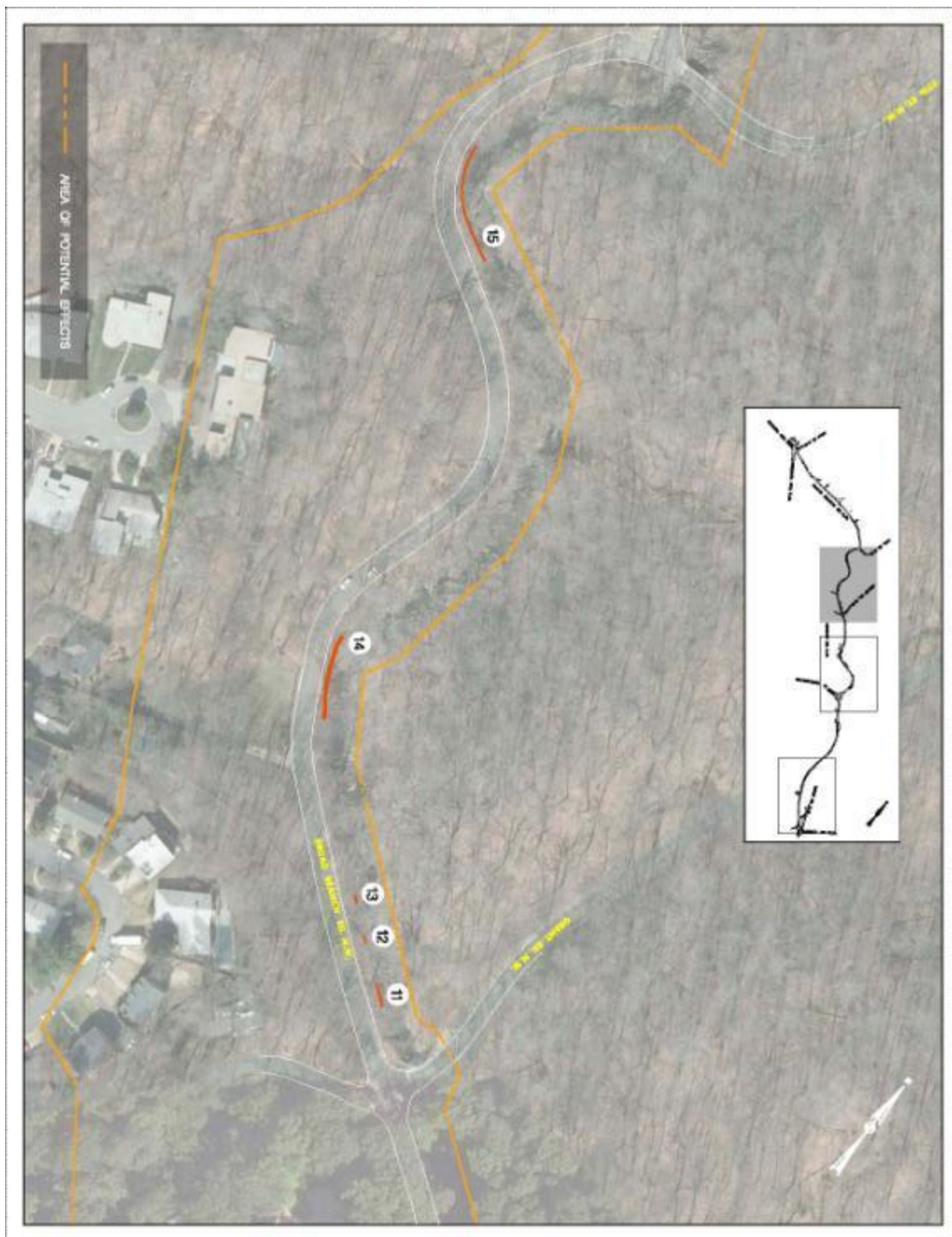


Figure 3. Location of Broad Branch Retaining Wall Segments, Grant Road, NW to 27th Street, NW, Rock Creek Park.

Table A. Intact Retaining Wall Segments along Broad Branch

Resource	Location	Description	NRHP Status
Dry laid stone wall Segment 1 (Figure 4)	East side of Broad Branch, between Broad Branch Road Bridge and Ridge Road Bridge (Station nos. 90+50 and 92+50)	Regularly coursed rough cut stone wall; at least eight courses visible; 212 feet in length	Contributing element to RCPHD
Dry laid stone wall Segment 2 (Figure 5)	West side of Broad Branch, North of Soapstone Creek (Station nos. 86 and 86+50)	Regularly coursed rough cut stone wall; at least three courses visible; 21 feet in length	Contributing element to RCPHD
Dry laid stone wall Segment 3 (Figure 6)	West side of Broad Branch, North of Soapstone Creek (Station nos. 85+50 and 86)	Regularly coursed rough cut stone wall; at least two courses visible; 29 feet in length	Contributing element to RCPHD
Dry laid stone wall Segment 4 (Figure 7)	West side of Broad Branch, North of Soapstone Creek (Station nos. 84+50 and 85+50)	Regularly coursed rough cut stone block wall; at least five courses visible; 66 feet in length	Contributing element to RCPHD
Dry laid stone wall Segment 5 (Figure 8)	West side of Broad Branch, North of Soapstone Creek (Station nos. 82+50 and 84+50)	Regularly coursed rough cut stone wall; maximum six courses visible; 190 feet in length	Contributing element to RCPHD
Dry laid stone wall Segment 6 (Figure 9)	West side of Broad Branch, North of Soapstone Creek (Station nos. 80 and 82+50)	Regularly coursed rough cut stone wall; maximum 14 courses visible; 124 feet in length	Contributing element to RCPHD
Dry laid stone wall Segment 7	West side of Broad Branch, North of Brandywine Avenue (Station nos. 63+50 and 64+50)	Regularly coursed rough cut stone wall; 71 feet in length	Contributing element to RCPHD
Dry laid stone wall Segment 8	West side of Broad Branch, South of Grant Road (Station nos. 59 and 60+50)	Regularly coursed rough cut stone wall; 131 feet in length	Contributing element to RCPHD
Dry laid stone wall Segment 9	West side of Broad Branch, South of Grant Road (Station nos. 58 and 58+50)	Regularly coursed rough cut stone wall; 57 feet in length	Contributing element to RCPHD
Dry laid stone wall Segment 10	West side of Broad Branch, South of Grant Road (Station nos. 56+50 and 57+50)	Regularly coursed rough cut stone wall; 90 feet in length	Contributing element to RCPHD
Dry laid stone wall Segment 11	West side of Broad Branch, North of Grant Road (Station nos. 48+50 and 49+50)	27 feet in length	Contributing element to RCPHD
Dry laid stone wall Segment 12	West side of Broad Branch, North of Grant Road (Station nos. 48 and 48+50)	10 feet in length	Contributing element to RCPHD
Dry laid stone wall Segment 13	West side of Broad Branch, North of Grant Road (Station nos. 47+50 and 48)	10 feet in length	Contributing element to RCPHD
Dry laid stone wall Segment 14	West side of Broad Branch, North of Grant Road (Station nos. 44+50 and 47)	Regularly coursed rough cut stone wall; 96 feet in length	Contributing element to RCPHD
Dry laid stone wall Segment 15	West side of Broad Branch, South of 27 th Street (Station nos. 38 and 40)	Regularly coursed rough cut stone wall; 136 feet in length	Contributing element to RCPHD

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Figure 4. Dry laid tabular stone retaining wall (Segment 1) located on the east side of Broad Branch, between Broad Branch Road Bridge and Ridge Road Bridge.



Figure 5. Dry laid stone retaining wall (Segment 2) located on the west side of Broad Branch, north of Soapstone Creek, showing a deteriorated wall of stone blocks, close to the road.

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Figure 6. Dry laid stone retaining wall (Segment 3) located on the west side of Broad Branch, north of Soapstone Creek showing compromised stone blocks close to the road.



Figure 7. Dry laid stone retaining wall (Segment 4) located on the west side of Broad Branch, north of Soapstone Creek partially supporting the asphalt surface of the roadway. Photographed from the hillside on the east bank of Broad Branch, facing west.



Figure 8. Dry laid tabular stone retaining wall (Segment 5) located on the west side of Broad Branch, north of Soapstone Creek.



Figure 9. Dry laid tabular stone retaining wall (Segment 6) located on the west side of Broad Branch, north of Soapstone Creek.

the walls. However, in most cases, the original material is extant but has been shifted or displaced. The portions of the wall that are most intact are in the areas where the creek channel

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is farthest from Broad Branch Road. This distance varies along the length of the channel, from as much as several feet to areas where the retaining wall is partially supporting the asphalt pavement of the roadway.

The following information was compiled from analysis provided by Simone Monteleone, Cultural Resources Program Manager, Rock Creek Park in April 2011.

In determining the stone retaining wall's construction period, historic documentation (maps and photographs), secondary documentation, and physical evidence were gathered to assist in narrowing the date of construction. Broad Branch Road was extant before the creation of Rock Creek Park in 1890. Laid out by county surveyor Lewis Carberry, Broad Branch Road was established in 1839 for the Peirce family. The road followed the south side of the valley along the stream and was accessed by a short connection that paralleled the original mill race (since demolished) for Peirce Mill (ca. 1829). The road was deeded to the federal government in 1854 and became an official public highway (Davis 1996). One of the earliest surveys where the alignment of the road is indicated is a September 1864 survey plat for the Levy Court. The Michler Survey (1867) is an extensive survey of the entire Rock Creek valley, and Broad Branch Road's alignment is similar to the one depicted in the 1864 survey plat.

None of these maps indicate when the stone retaining wall was constructed and no documentation has been discovered that discusses improvements to Broad Branch Road during the last quarter of the 19th century. The stone retaining wall is not continuous along the road and is evident in specific areas as the branch and road extend east toward Rock Creek. An improvement campaign, ca. 1898, was initiated for Rock Creek Park that impacted Broad Branch Road. Part of this campaign included improvements to Grant Road, which leads north into the park and connects to Glover Road. Grant Road was originally established as part of the road system constructed for the military during the Civil War (Davis 1996). The arched stone culvert constructed for this effort is believed to date to ca. 1898 and was built using similar local stone although the arched stone culvert exhibits beaded mortar joints. In 1902, the Pebble Dash Bridge was constructed at the east end of this stretch, where Broad Branch meets Rock Creek. The bridge carried traffic from Beach Drive over Broad Branch. The alignment of Broad Branch Road did not change, as demonstrated by maps from the 1890s through the turn of the 20th century. Based on the documentary evidence, it is believed that the stone retaining wall was in place by 1902.

In the late 1950s, the Pebble Dash Bridge and a ford over Broad Branch were replaced with the modern concrete bridges that are extant today. The current bridge that crosses over Broad Branch to access Glover Road is located west of the site of Pebble Dash Bridge. The limits of disturbance for the new bridge did not impact the stone retaining walls that are located further west along Broad Branch. Photographs of the construction confirm this.

During the 1930s, as part of New Deal work programs during the Great Depression, 7,516 square yards of roadway in the park was resurfaced and some retaining walls in the park were constructed (Bushong 1990: 143). Although it is not clear, it is possible that Broad Branch Road

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was among the extant roadways that was resurfaced and that segments of retaining walls along the creek bank were built or improved during that time.

Additional photographic evidence shows a retaining wall along the west bank of Broad Branch in front of a building on the west side of Broad Branch Road (the gate house for La Villa Firenze). The photograph was accessioned in the 1940s but appears to have been taken before 1935 based on the absence of wing walls around the Soapstone Creek culvert, known to have been installed in that year. The retaining wall visible in the photo coincides with the location of the Broad Branch retaining wall documented here as Segment 2. The stones in Segments 2 and 3 are blockier than the thinner, tabular stones in other segments of the wall. Whether the retaining walls date to the turn of the 20th century or as late as the 1930s, they were confirmed at their current location from a photograph dating to before 1935.

National Register of Historic Places (NRHP) Determination of Eligibility.

Based on documentary research, photographic documentation, and on-site testing, it is estimated that the segments of the stone retaining wall at Broad Branch Road were constructed between the 1890s and the 1930s. The 15 segments of the retaining wall along the bank of Broad Branch represent a landscape element constructed within the early decades of Rock Creek Park development. They are constructed in the rustic stone style and material and within the period of significance (ca. 1900 to 1941) of retaining walls and culverts considered contributing elements to the Rock Creek Park Historic District. Although their integrity has been diminished from erosion and improper maintenance, the 15 segments collectively convey their purpose as a retaining wall. They are recommended as a contributing element to the Rock Creek Park Historic District within the category of culverts and retaining walls under Criteria A (overall conservation of natural settings within urban landscapes) and C (landscape architecture). The fifteen segments of the retaining wall along the bank of Broad Branch represent a landscape element which is a contributing element of the Rock Creek Park Historic District. The retaining wall segments represent an architectural resource which is located in areas where the steepness of the slope along Broad Branch indicates little to no potential for archaeological deposits. No field assessment of the archaeological potential was conducted as part of the NRHP evaluation of the retaining walls in this area; therefore, it is not being evaluated under Criterion D for archaeological significance.

References

Bushong, William

1990a Historic Resource Study, Rock Creek Park, District of Columbia. Prepared by the United States Department of the Interior, National Park Service.

1990b Rock Creek Park Historic District. National Register of Historic Places Registration Form. US Department of Interior, National Park Service, Washington, DC.

National Park Service (NPS)

2002 Rock Creek Park and the Rock Creek and Potomac Parkway – Draft General Management Plan Environmental Impact Statement. Rock Creek Park and the Rock Creek and Potomac Parkway, Washington, DC National Park Service, US Department of the Interior.

Davis, Timothy

1996 Rock Creek Park Road System. Historic American Building Record (HAER)DC-55. Available on line at: <http://lcweb2.loc.gov/pnp/habshaer/dc/dc0900/dc0966/data/dc0966data.pdf>.

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PREPARER'S DETERMINATION

Eligibility Recommended ☒

Eligibility Not Recommended ☐

Applicable National Register Criteria:

A☒ B☐ C☒ D☐

Applicable Considerations:

A☐ B☐ C☐ D☐ E☐ F☐ G☐

Susan L. Bupp, Senior Cultural Resources Specialist, Parsons

February 1, 2012

Prepared By: (specify Name, Title & Organization):

Date:

DC SHPO DETERMINATION AND COMMENTS

Determined Eligible ☒

Determined Not Eligible ☐

The DC SHPO concurs that the Broad Branch Retaining Walls / Rock Creek Park Retaining Walls located along Broad Branch Road from Beach Drive to 27th Street, NW are eligible for listing in the National Register of Historic Places as described above. We also note that Simone Monteleone of the National Park Service reviewed this DOE and concurred with its findings.



Reviewed By: David Maloney, Andrew Lewis & Kim Williams
DC Government Project/Permit Project Log Number (if applicable): 11-129

Date: February 15, 2012

Attachment F
Soapstone Creek Culvert Replacement Design,
Rock Creek Park Historic District

A major component of the stormwater management systems improvements to be accomplished in the rehabilitation of Broad Branch Road includes replacement of the historic Soapstone Creek Culvert. The existing Soapstone Creek Culvert, a six-foot-wide stone arch culvert constructed in 1898, is to be replaced with 16 feet by 9 feet high precast concrete arch culvert with an opening 16 feet wide by 4 feet high (**Figure E-1**). The new structure is designed to reduce the frequency of stormwater overtopping the roadway and the extent of flooding.

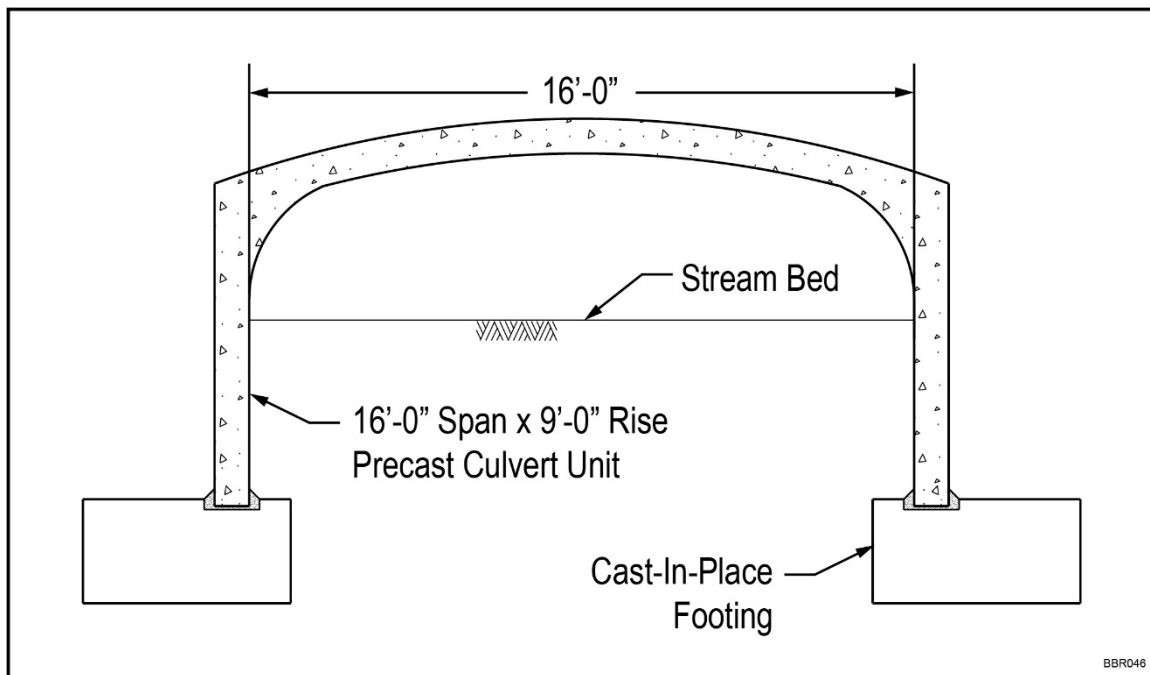


Figure E-1. Soapstone Creek Culvert Replacement Design

The new culvert will consist of a precast concrete arch segment placed on concrete strip footing foundations alongside Soapstone Creek. It will measure 41 feet long. Headwalls above the culvert on both upstream and downstream sides will be constructed of concrete panels clad in stone salvaged from the historic culvert. If insufficient quantities of stone from the historic culvert are not available, the cladding may be constructed of a mix of existing stone and matching new stone. The headwalls will extend from the top of the culvert opening to above the road surface level to form parapets. Two wingwalls constructed of precast concrete panels will be attached to the culvert and the headwall on each elevation and will run parallel to the roadway. The wingwalls will also extend above the roadway level, forming parapets, and will be clad in stone, similar to the headwall. Both the headwalls and wingwalls will serve a dual purpose of retaining earth fill and providing crash protection for the roadway. The inside surface of the arch will be smooth concrete.

The resulting structure will resemble the existing historic culvert in form and visible materials with the exception of the inner surface of the arch, which will be smooth concrete. For functional reasons, the arch opening will be larger than the existing structure and the position and angle of the replacement structure with respect to the roadway (skew angle)

will be slightly altered to accommodate improved constructability. The stonework will match the existing material and irregularly coursed rough-cut/uncut pattern to the maximum extent possible. Finalization of form, patterns, and materials will be determined in consultation with the DC SHPO and the NPS cultural resources specialist during final design.

The road deck over Soapstone Creek will match the roadway elements along the rest of the Candidate Build Alternative 3 Modified and be approximately 29 feet in width.

Attachment G
DC SHPO Determination of Eligibility Form
Gatehouse at La Villa Firenze
Washington, D.C.



DC STATE HISTORIC PRESERVATION OFFICE DETERMINATION OF ELIGIBILITY FORM

PROPERTY INFORMATION

Property Name(s): Gatehouse for La Villa Firenze
Street Address(es): 4400 Broad Branch Road, NW
Square(s) and Lot(s): 2248, Lot 12
Property Owner(s): Government of Italy

The property/properties is/are being evaluated for potential historical significance as:

- ☐ An individual building or structure.
- ☐ A contributing element of a historic district (specify):
- ☐ A possible expansion of a historic district (specify):
- ☐ A previously unevaluated historic district to be known as (specify):
- ☐ An archaeological resource with site number(s) (specify):
- ☐ An object (e.g. statue, stone marker etc.) (specify):
- ☐ A new multiple property/thematic study regarding (specify):
- ☐ A contributing element of a multiple property/thematic study (specify):
- ☒ Other (specify): A contributing element to La Villa Firenze complex, most likely NRHP-eligible, but now on foreign soil (Italian government)

Property description, rationale for determination & other pertinent information (enter text below):

The residence located at 4400 Broad Branch Road, NW is a Tudor Revival style house constructed between 1925 and 1927 that serves as a gatehouse for La Villa Firenze, currently the Italian Ambassador's residence (Figures 1 and 2). The gatehouse is a one and a half story building with stucco exterior, half-timbering and two stone chimneys. All windows have stone sills. The first floor windows are four-over-four double hung sash windows (Figure 1); the second floor window on the east façade is a six-over-six double hung sash window (Figure 2). The original shutters have been removed and storm windows have been installed over the original windows (Figure 2). The original slate roof has been replaced with asphalt shingles. The original stone retaining walls along Broad Branch Road at the entrance to the driveway and the original stone pillars flanking the driveway are intact (Figure 1). The light fixtures on the stone pillars have been replaced and a wrought iron fence has been added (Figure 2). Minimal alterations to the exterior design of the gatehouse are apparent and the overall integrity of design remains intact.

La Villa Firenze, the Italian Ambassador's residence, is located at 2800 Albemarle Street, NW (Figure 3). Originally constructed between 1925 and 1927 for Mrs. Blanche Estabrook O'Brien (Williams 2004; Realtor.com 2011), La Villa Firenze is a 24,000 square foot Tudor revival mansion with 59 rooms including seven bedrooms and eleven baths, located on 22 acres west of Rock Creek Park (Williams 2004; Landsman 2006) (Figure 3). Mrs. O'Brien was the widow of Paul Roebling, a member of a New Jersey family responsible for financing and building the Brooklyn Bridge, which opened in 1883. She was married to her second husband, Colonel Arthur O'Brien, Assistant Secretary of War under Newton D. Baker, when construction began on the residence (Williams 2004). Mrs. O'Brien selected architect Russell O. Kluge to design the home and H. F. Huber to design the interiors (Washington DC Visitor Information 2011); former U.S. Army Corps of Engineers General Richard Marshall was the contractor. When construction

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was complete, the estate was named Estabrook by Mrs. O'Brien (Williams 2004). The following description is excerpted from several magazine articles (Dan 2010; Williams 2004).



Figure 1. Gatehouse for La Villa Firenze, looking northwest (pre-1935). (E. B. Thompson, DC Public Library Photo Archives)



Figure 2. Gatehouse for La Villa Firenze, looking west (2011).



Figure 3. Site Plan of La Villa Firenze and location of the Gatehouse, Washington, DC.

The main residence was constructed of gray fieldstone, quarried on the site, with limestone trim (Figure 4). A variegated slate roof, green shutters, and leaded glass windows completed the design. Several outbuildings also graced the estate, including a large gatehouse on Broad Branch Road, garage with servant's quarters, 90-foot swimming pool, tennis courts, and a barn which later became an art studio (Williams 2004; Barnes 1994). Like many homes of the era, the Tudor-styled residence featured rather dark interior rooms, furnished with Jacobean-style furniture. O'Brien purchased fine paneling and mantels that had been designed by noted mid-17th century architect Sir Christopher Wren in London, and had them incorporated into the house during its construction (Williams 2004). The home's interiors reflected a variety of styles, dominated by an enormous three story grand hall with carved oak beams and stairway.



Figure 4. La Villa Firenze, looking northwest (source: Dan 2010).

Following the Great Depression, Colonel and Mrs. O'Brien leased the property to the Minister of Hungary until it was sold in 1942 (Williams 2004). Colonel and Mrs. O'Brien are both buried at the Forest Lawn Memorial Park, Omaha, Nebraska (Find a Grave 2012a, 2012b; Forest Lawn Memorial Park 2012).

Colonel Meyer Robert Guggenheim, Sr. (1885-1959) purchased the stately mansion overlooking Rock Creek Park in 1942 and named the residence after his mother, Florence (Dan 2011; Williams 2004). The Guggenheim fortune stemmed from the M. Guggenheim and Son Mining and Smelting Company, the family business for which he began to work in 1925, and later from the Guggenheim Exploration Company. Col. Guggenheim retired from business in 1929 (Williams 2004). Col. Guggenheim served as Ambassador to Portugal from 1953 to 1954; however, his indifferent work habits, gambling, habitual womanizing, and social faux pas led to an early demise of his political career (Spinzia and Spinzia 2007). The Guggenheims changed much of the dark interiors of the residence into a lighter appearance by utilizing a number of

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interior decorating ideas like pickling the oak staircase, for example. They installed two Waterford chandeliers in the drawing room (Williams 2004). Unfortunately, a fire in 1946 destroyed a large amount of original paneling. Austrian architect, Michael Rosenauer, was hired that year to restore the interiors of the house.

M. Robert Guggenheim died in 1959 and his fourth wife and widow, Rebecca Pollard "Polly" Guggenheim, married John A. Logan in 1962, and together they resided at the estate until 1976 (Williams 2004). Rebecca Pollard "Polly" Guggenheim Logan was a philanthropist and prominent Washington hostess who also was an artist and patron of the arts (Barnes 1994). From the 1940s to the mid-1970s, Mrs. Logan was a leading entertainer of high government officials, diplomats and influential figures in the political, business and art communities, holding parties and receptions at Firenze House including Supreme Court Justices William O. Douglas and Tom C. Clark, Five-Star General Omar N. Bradley, Joint Chief of Staff Admiral Arthur Radford, presidential advisor Clark M. Clifford, evangelist Oral Roberts, pianist Van Cliburn, philanthropists Marjorie Merriwether Post and Perle Mesta, and Kermit Roosevelt, Jr., who planned the CIA's 1953 overthrow of the Iranian government (Gallery of History 2009). Among Washington's grandest estates, Firenze House was the setting for charity balls, art shows, scholarship benefits and barbecue fund-raisers for such organizations as the Children's Hearing and Speech Center. An artist and portrait painter, Mrs. Logan was a serious student of art and a founder and major supporter of the Art Barn in Rock Creek Park, a restored carriage house where the works of painters, sculptors, photographers and artisans are exhibited (Barnes 1994).

Complete with a swimming pool, a bowling alley, tennis courts and a pipe organ big enough for a cathedral, Firenze, at one time, required an 11-person service and maintenance staff. The Guggenheims converted one of the barns on the estate into an art studio. Mrs. Logan painted in oils and water colors, specializing in portraits and still lifes. Her paintings have been exhibited at the Smithsonian Institution, in Boston and in private collections. As a Washington hostess, she was known for an easygoing charm and unruffled disposition, but also a sharp and attentive eye for detail. For years, she was hostess of an annual Firenze House Christmas party, featuring special lighting and decorating, caroling and dancing. As her entertaining increased, she found less time for painting, but she continued to raise money for various art scholarships and organizations. During the presidency of Lyndon Johnson, the two Johnson daughters gave a party for their father at Firenze House featuring the famed Texas barbecue chef Walter Jetton. So successful was the barbecue, that Mrs. Logan made it an annual charity fund-raiser. The Corcoran Gallery of the Art borrowed the estate for its annual tour of private art collections. Mrs. Logan was a founder and charter member of the Washington chapter of the National Society of Arts and Letters, a member of the women's committee of the Corcoran Gallery of Art, the women's board of the National Symphony and the women's board of the Opera Society of Washington (Barnes 1994).

The Italian Government purchased the Tudor Revival mansion and its formal gardens, encompassing over 17 acres of lawns and woodlands, from Rebecca Pollard 'Polly' Guggenheim Logan in 1976 (Landsman 2006). The entire estate, recorded as nearly 22 acres, is valued at more than \$42 million.

The construction contractor, former Brigadier General Richard C. Marshall, Jr. was one of four retired Army officers (along with Major Henry Cabell Maddux, Colonel James A. Moss and Lieutenant Commander C. K. Mallory) who founded the real estate development firm, Maddux, Marshall and Company and later known as Maddux, Marshall, Mallory and Moss or the 4-Ms

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(Town of Garrett Park 2007). The firm primarily developed middle class suburbs during the 1920s such as Battery Park and Garrett Park in Montgomery County, Maryland (KCI Technologies, Inc. 1999a, 1999b). Battery Park featured a system of curving, discontinuous streets lined with approximately 200 lots. Maddux, Marshall and Company offered eight house types ranging from Bungalow to Spanish Revival to Colonial Revival. Clients were also free to submit their own plans for approval. A clubhouse was constructed in 1923, and a commercial area developed along Old Georgetown Road. Advertisements for Battery Park targeted military veterans through journals and magazines. Lots sold quickly, and the subdivision was almost completely constructed by 1940 (KCI Technologies, Inc. 1999a). The second phase of development in Garrett Park began after World War I, when Maddux, Marshall and Company began marketing small, mass produced cottages aimed at lower income government employees. The cottages frequently came with a choice of one of six types of Chevrolet automobile and therefore became known as “Chevy” houses. The cottages were constructed as infill around existing development (KCI Technologies, Inc. 1999b). The firm eventually owned hotels and apartments in Washington and were so successful that the firm was featured in a special section of the Washington Post in 1926 (Town of Garrett Park 2007). However, the firm went out of business during the Depression.

Russell O. Kluge (1894-1967) designed La Villa Firenze and was a 4-M architect who designed the Chevy houses in Garrett Park. The compact 830-square foot interior of a typical Chevy house consisted of a living room with fireplace and dining nook. The small kitchen had a glass-fronted “dresser” for storage, an oil range, and a combination sink and laundry tray. Two bedrooms and a bath opened off a small hall, and some models included a 96-square foot rear sleeping porch. Space was maximized by the use of built-ins--a murphy bed in the living room, table and benches in the dining nook, medicine/linen cabinet in the bathroom. Plaster walls were papered and trim was stained wood. There were electric light fixtures in each room and a single “utility outlet” in the living room, and, of course, the built-in radio. The full basement had hollow-tile walls and cement floor (Town of Garrett Park 2007). Russell O. Kluge was associated with the architectural firm, A.B. Mullett & Co., in 1924 and later inherited the firm in 1935 with Thomas Mullett’s death. Kluge operated the firm until he was drafted in World War II (Library of Congress 2012).

Hugo F. Huber (1869-1934) was an interior decorator and his company (H. F. Huber & Co.) was one of New York’s first American interior decorating firms that successfully designed, executed, and installed complete high end commercial, hospitality, and residential interiors in close conjunction with project architects. Despite significant commercial contracts Hugo F. Huber’s career was built on a range of residential work for wealthy clients, often German-American like Huber (Limbach 2010). Huber designed the interiors for the late Victorian style Christian Heurich Mansion (1892-1894), in Washington, DC and the Tudor Revival style Stan Hywet Manor (1911-1917), in Akron, Ohio.

Michael Rosenauer (1884-1971) was born in Austria and was an internationally acclaimed architect who practiced in London, Vienna, and New York. In Vienna, he built a villa for his friend, the composer Richard Strauss in 1925 with curly tops to the window surroundings and sweeping Central European hip roof. Rosenauer also built thousands of working-class flats. Less romantic, these tenements won an international reputation – enough for the British planner Sir Raymond Unwin, chief architect of the Ministry of Health, to invite Rosenauer to London to advise on social housing in 1928. Rosenauer moved in an artistic and theatrical world, for some of whose leading members he would create homes. In 1940, Rosenauer left for America to form

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a committee for a welfare project to house French refugee children. He went on to advise the US housing authority in Washington. While in the United States, Rosenauer acquired an understanding of American expectations of efficiency and quality. Rosenauer also designed the Time and Life Building, and numerous hotels including the Westbury, the Portman, the Inn on the Park, and the Carlton Tower in London, the Emerald Beach Hotel at Nassau, Bahamas, and hotels in the Canaries and Madeira.

National Register of Historic Places (NRHP) Determination of Eligibility.

The gatehouse associated with Estabrook/Firenze House/La Villa Firenze was originally constructed as part of the overall residential compound and has remained part of the estate through three successive owners: Colonel Arthur and Mrs. Blanche Estabrook O'Brien (1927-1942); Colonel Meyer Robert and Rebecca Pollard "Polly" Guggenheim (1942-1976); and the Government of Italy (1976-present). Estabrook/Firenze House/La Villa Firenze is also associated with the real estate development firm of Maddux, Marshall, Mallory and Moss, architect Russell O. Kluge, New York based interior designer Hugo F. Huber, and international architect Michael Rosenauer.

The gatehouse at Estabrook/Firenze House/La Villa Firenze is considered a contributing element to this residential complex; however, it is the only building visible from the public right of way. Other elements of the estate documented from the public right of way include the stone retaining walls at the entrance to the driveway and the stone pillars flanking the drive. Access to the entire estate for NRHP evaluation is restricted at this time as the property is owned by the Italian government and as such the buildings are located on foreign soil. However, based on preliminary research, Estabrook/Firenze House/La Villa Firenze and its contributing elements, would most likely be considered eligible for listing on the NRHP under Criterion B, for its association with philanthropist and prominent Washington hostess, Rebecca Pollard 'Polly' Guggenheim Logan, and under Criterion C, as an excellent representative example of the 1920s Tudor-style architecture in Washington, DC. The integrity of location, design, setting, materials, workmanship, feeling, and association remain largely intact. The main residence and gatehouse exist in their original location and both buildings retain their original exterior design, including elements of the Tudor style such as half-timbering and steeply pitched roofs. No major additions or alterations appear to have occurred to the gatehouse based on a comparison of the current building to an historic (pre-1935) photograph (Figures 1 and 2). The setting of the estate is unchanged as it is located across from Rock Creek Park, designated a national park by the time of the construction of the estate and accessible from Broad Branch Road, a winding, former county road, forming the southwest boundary of the park. The use of stone features may reflect a connection to the rustic stone architecture prominent in features of the park, including the many bridges, culverts, and retaining walls that comprise the park's architecture. Minor changes or additions to or removal of materials from the gatehouse and landscape features at the entrance include the replacement of the slate roof with asphalt shingles, removal of window shutters, and installation of a new metal fence and gate, new light fixtures in the stone pillars along the drive, and a new tall lamppost along the drive. Workmanship of the gatehouse and stone retaining walls and pillars appears undiminished. The Tudor-style gatehouse and stone features convey a sense of the aesthetic of the property as an opulent country estate. Its association with the wealthy or politically prominent echelon of Washington, DC remains with its current use as a residence for foreign dignitaries.

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Although the O'Brien's owned Estabrook for 15 years, little information could be gleaned on the extent of their professional or social activities. The real estate firm of Maddux, Marshall, Mallory and Moss were known primarily for the development and construction of the modest suburban 'Chevy' houses in Montgomery County, Maryland; Although Richard Marshall and 4M architect Russell O. Kluge were involved with the design and construction of larger estate homes such as Estabrook, neither achieved acclaim for architectural design or innovation of these custom homes. Hugo F. Huber established a nationally acclaimed interior decorating firm; unfortunately his original interiors designed for Estabrook were likely destroyed by fire in 1946. Michael Rosenaur, an internationally acclaimed architect re-designed the interior after the fire; however, whether these interiors remain intact cannot be ascertained.

The gatehouse at Estabrook/Firenze House/La Villa Firenze is considered a contributing architectural element to this residential complex which is owned by a foreign government. Documentation of this standing structure for evaluation of NRHP eligibility was conducted from the public right-of-way and access to the parcel on which this structure is located was not obtained. No assessment of the archaeological potential was conducted as part of the NRHP evaluation of the gatehouse on this parcel; therefore, it is not being evaluated under Criterion D for archaeological significance.

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PREPARER'S DETERMINATION

Eligibility Recommended ☒

Eligibility Not Recommended ☐

Applicable National Register Criteria:

A ☐ B ☒ C ☒ D ☐

Applicable Considerations:

A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐

Susan L. Bupp, Senior Cultural Resources Specialist, Parsons

February 1, 2012

Prepared By: (specify Name, Title & Organization):

Date:

DC SHPO DETERMINATION AND COMMENTS

Determined Eligible ☒

Determined Not Eligible ☐

The DC SHPO concurs that the Gatehouse for La Villa Firenze located at 4400 Broad Branch Road, NW is eligible for listing in the National Register of Historic Places and the DC Inventory of Historic Sites as outlined above.



Reviewed By: David Maloney, Andrew Lewis & Kim Williams

Date: February 15, 2012

DC Government Project/Permit Project Log Number (if applicable): 11-129