National Park Service
Cultural Landscapes Inventory

2013

Benjamin Banneker Park (10th Street Overlook)
National Mall & Memorial Parks - Miscellaneous Reservations

Table of Contents

Inventory Unit Summary & Site Plan

Inventory Unit Description ..... Page 1

Site Plan ..... Page 4

Concurrence Status

Inventory Status ..... Page 6

Geographic Information & Location Map

Inventory Unit Boundary Description ..... Page 8

Boundary UTMs ..... Page 9

Location Map ..... Page 10

Management Information

Management Category ..... Page 10

National Register Information

Existing National Register Status ..... Page 12

National Register Eligibility ..... Page 12

Statement of Significance ..... Page 13

Chronology & Physical History

Cultural Landscape Type and Use ..... Page 17

Chronology ..... Page 17

Physical History

Old Southwest: Early Settlement & Physical Isolation (1790-1895) ..... Page 42

Southwest D.C. in the Early 20th Century: Prosperity then Decline (1895-1945) ..... Page 43

Urban Renewal: Policy, Planning, and Precedent (1945-1954) ..... Page 45

Redevelopment in Action: Setting the Stage (1954-1967) ..... Page 47

Tenth Street Overlook: “A Point at the End of a Line” (1967-1969) ..... Page 52

Post Urban Renewal: Survival Despite Unmet Potential ..... Page 52

Analysis and Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary ..... Page 67

Landscape Characteristics and Features

Spatial Organization ..... Page 68

Land Use ..... Page 70
Topography ..... Page 73
Circulation ..... Page 75
Vegetation ..... Page 80
Buildings and Structures ..... Page 86
Constructed Water Features ..... Page 90
Views and Vistas ..... Page 92
Small Scale Features ..... Page 95

Condition ..... Page 105

Treatment ..... Page 107

Bibliography ..... Page 108

Inventory Unit Summary & Site Plan

Inventory Summary

The Cultural Landscapes Inventory Overview:

CLI General Information:

Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI) is an evaluated inventory of all significant landscapes in units of the national park system in which the National Park Service has, or plans to acquire any enforceable legal interest. Landscapes documented through the CLI are those that individually meet criteria set forth in the National Register of Historic Places such as historic sites, historic designed landscapes, and historic vernacular landscapes or those that are contributing elements of properties that meet the criteria. In addition, landscapes that are managed as cultural resources because of law, policy, or decisions reached through the park planning process even though they do not meet the National Register criteria, are also included in the CLI.

The CLI serves three major purposes. First, it provides the means to describe cultural landscapes on an individual or collective basis at the park, regional, or service-wide level. Secondly, it provides a platform to share information about cultural landscapes across programmatic areas and concerns and to integrate related data about these resources into park management. Thirdly, it provides an analytical tool to judge accomplishment and accountability.

The legislative, regulatory, and policy direction for conducting the CLI include:

National Historic Preservation Act of 1966 (16 USC 470h-2(a)(1)). Each Federal agency shall establish…a preservation program for the identification, evaluation, and nomination to the National Register of Historic Places…of historic properties…

Executive Order 13287: Preserve America, 2003. Sec. 3(a)…Each agency with real property management responsibilities shall prepare an assessment of the current status of its inventory of historic properties required by section 110(a)(2) of the NHPA…No later than September 30, 2004, each covered agency shall complete a report of the assessment and make it available to the Chairman of the Advisory Council on Historic Preservation and the Secretary of the Interior… (c) Each agency with real property management responsibilities shall, by September 30, 2005, and every third year thereafter, prepare a report on its progress in identifying… historic properties in its ownership and make the report available to the Council and the Secretary…

The Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs Pursuant to the National Historic Preservation Act, 1998. Standard 2: An agency provides for the timely identification and evaluation of historic properties under agency jurisdiction or control and/or subject to effect by agency actions (Sec. 110 (a)(2)(A)

Management Policies 2006. 5.1.3.1 Inventories: The Park Service will (1) maintain and expand the following inventories…about cultural resources in units of the national park system…Cultural Landscape Inventory of historic designed landscapes, historic vernacular landscapes,… and historic sites…

Cultural Resource Management Guideline, 1997, Release No. 5, page 22 issued pursuant to Director's Order #28. As cultural resources are identified and evaluated, they should also be listed in the appropriate Service-wide inventories of cultural resources.

Responding to the Call to Action:

The year 2016 marks the 100th anniversary of the National Park Service. A five-year action plan entitled, "*A Call to Action: Preparing for a Second Century of Stewardship and Engagement*" charts a path toward that second century vision by asking Service employees and partners to commit to concrete actions that advance the agency's mission. The heart of the plan includes four broad themes supported by specific goals and measurable actions. These themes are: Connecting People to Parks, Advancing the NPS Education Mission, Preserving America's Special Places, and Enhancing Professional and Organizational Excellence. The Cultural Landscape Inventory relates to three of these themes:

Connect People to Parks. Help communities protect what is special to them, highlight their history, and retain or rebuild their economic and environmental sustainability.
Advance the Education Mission. Strengthen the National Park Service's role as an educational force based on core American values, historical and scientific scholarship, and unbiased translation of the complexities of the American experience.
Preserve America's Special Places. Be a leader in extending the benefits of conservation across physical, social, political, and international boundaries in partnership with others.

The national CLI effort directly relates to #3, Preserve America's Special Places, and specifically to Action #28, "Park Pulse." Each CLI documents the existing condition of park resources and identifies impacts, threats, and measures to improve condition. This information can be used to improve park priority setting and communicate complex park condition information to the public.

Responding to the Cultural Resources Challenge:

The Cultural Resources Challenge (CRC) is a NPS strategic plan that identifies our most critical priorities. The primary objective is to "*Achieve a standard of excellence for the stewardship of the resources that form the historical and cultural foundations of the nation, commit at all levels to a common set of goals, and articulate a common vision for the next century.*" The CLI contributes to the fulfillment of all five goals of the CRC:

1) *Provide leadership support, and advocacy for the stewardship, protection, interpretation, and management of the nation's heritage through scholarly research, science and effective management;*
2) *Recommit to the spirit and letter of the landmark legislation underpinning the NPS*

3) *Connect all Americans to their heritage resources in a manner that resonates with their lives, legacies, and dreams, and tells the stories that make up America's diverse national identity;*
4) *Integrate the values of heritage stewardship into major initiatives and issues such as renewable energy, climate change, community assistance and revitalization, and sustainability, while cultivating excellence in science and technical preservation as a foundation for resource protection, management, and rehabilitation; and*
5) *Attract, support, and retain a highly skilled and diverse workforce, and support the development of leadership and expertise within the National Park Service.*

Scope of the CLI

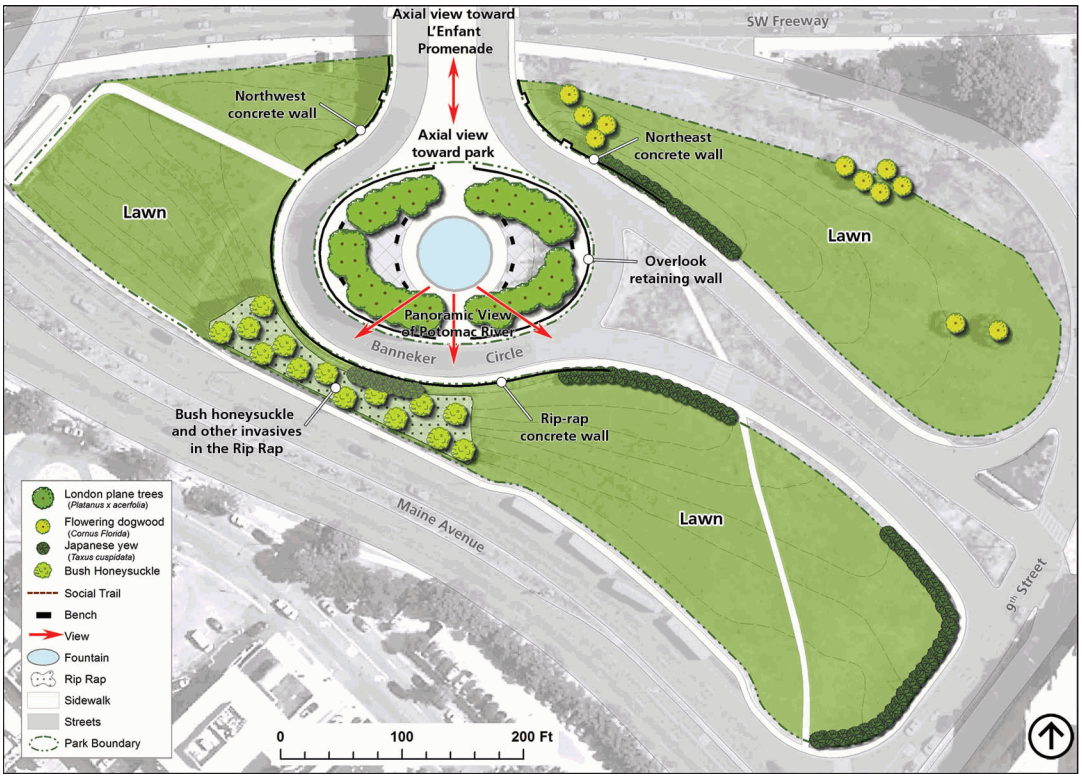
CLI data is gathered from existing secondary sources found in park libraries, archives and at NPS regional offices and centers, as well as through on-site reconnaissance. The baseline information describes the historical development and significance of the landscape, placing it in the context of the landscape's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit and generates spatial data for Geographic Information Systems (GIS). The CLI also identifies stabilization needs to prevent further deterioration of the landscape and provides data for the Facility Management Software System

Inventory Unit Description:

Benjamin Banneker Park, originally called the 10th Street Overlook, is an individual landscape located within the National Mall and Memorial Parks (NAMA) administrative unit of the NPS. It is located at the southern terminus of the L'Enfant Promenade (originally called 10th Street Mall), and was a key part of the urban renewal and redevelopment of Southwest D.C. Located only a half mile from the National Mall, the overlook was designed by the influential American landscape architect Dan Kiley and was conceived of as a beacon that would draw sight-seers from the heavily trafficked mall towards the infrequently visited Southwest waterfront. For numerous reasons, this goal was never realized and Banneker Park and the L'Enfant Promenade corridor have received low levels of visitation since they were constructed.

The boundary for the Banneker Park cultural landscape is comprised of the entire area that was transferred from the D.C. Redevelopment Land Agency to the National Park Service in 1970. This area is comprised of three discontiguous parcels that account for a combined 4.68 acres. Banneker Park consists of a central, elliptical overlook with a large granite fountain at its center, which is surrounded by an expanse of rolling hills and circulation features that lead to the roadways below. Extant designed features on the property include the central water fountain, granite benches, plant material, retaining walls, and pathways.

Site Plan



Site Plan

Property Level and CLI Numbers

Inventory Unit Name:	Benjamin Banneker Park (10th Street Overlook)
Property Level:	Landscape
CLI Identification Number:	975844
Parent Landscape:	600213

Park Information

Park Name and Alpha Code:	National Mall & Memorial Parks - Miscellaneous Reservations -NAMA
Park Organization Code:	340B
Subunit/District Name Alpha Code:	National Mall & Memorial Parks - Miscellaneous Reservations - NAMA
Park Administrative Unit:	National Capital Parks-Central

CLI Hierarchy Description

Benjamin Banneker Park is an individual landscape and is not a component of a larger property.

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

This cultural landscape inventory was researched and written by Cultural Resource Specialist Daniel Schaible and National Council for Preservation Education (NCPE) intern Caitlin Herrnstadt with the National Park Service, National Capital Region. They also inventoried and mapped the existing conditions at Banneker Park in June 2013. Site plan maps were prepared by Tom Gwaltney, GIS Specialist, using ArcGIS 10.1. Primary and secondary source material from within the National Park Service and local repositories was utilized to complete the inventory. Research and editorial assistance was provided by Maureen Joseph, Regional Historical Landscape Architect; Martha Temkin, Regional Cultural Landscape Inventory Coordinator; and Allison Dixon, Museum Technician; Eliza Voight, Planner; and James Perry, Cultural Resource Program Manager, all with National Mall and Memorial Parks.

Concurrence Status:

Park Superintendent Concurrence: Yes

Park Superintendent Date of Concurrence: 09/09/2013

National Register Concurrence: Eligible -- SHPO Consensus Determination

Date of Concurrence Determination: 08/29/2014

National Register Concurrence Narrative:

The Historic Preservation Officer for the District of Columbia concurred with the findings of the Banneker Park (10th Street Overlook) CLI on 8/29/2014, in accordance with Section 110 of the National Historic Preservation Act. It should be noted that the Date of Eligibility Determination refers to this Section 110 Concurrence and not the date of National Register Eligibility, since that is not the purview of the Cultural Landscapes Inventory.

Concurrence Graphic Information:

United States Department of the Interior

NATIONAL PARK SERVICE
National Capital Region
1100 Ohio Drive, S.W.
Washington, D.C. 20242

August 29, 2013
Memorandum:

To: Regional Landscape Architect, National Capital Region

From: Superintendent, National Mall and Memorial Parks

Subject: Statement of Concurrence, Benjamin Banneker Park Cultural Landscape Inventory

I, Robert Vogel, Superintendent of National Mall and Memorial Parks, concur with the findings of the Cultural Landscape Inventory for Benjamin Banneker Park, including the following specific components:

PERIODS OF SIGNIFICANCE: 1967-1969

MANAGEMENT CATEGORY: Must be Preserved and Maintained

CONDITION ASSESSMENT: Poor

Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements will cause the inventory unit to degrade to a poor condition.

Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

The Cultural Landscapes Inventory for Benjamin Banneker Park is hereby approved and accepted.

Superintendent, National Mall and Memorial Parks — Date 9/9/13

National Mall and Memorial Parks Superintendent Concurrence

United States Department of the Interior

NATIONAL PARK SERVICE
National Capital Region
1100 Ohio Drive, S.W.
Washington, D.C. 20242

August 25, 2014

Memorandum

To: Cultural Landscapes Inventory Coordinator, National Capital Region

From: State Historic Preservation Officer, District of Columbia

Subject: Statement of Concurrence, Benjamin Banneker Park Cultural Landscape CLI

I, David Maloney, District of Columbia State Historic Preservation Officer, concur with the findings of the Benjamin Banneker Park Cultural Landscape CLI as per Section 110 of the National Historic Preservation Act of 1966, submitted on August 25, 2014.*

David Maloney
District of Columbia Historic Preservation Officer

8/29/2014
Date

*The DC SHPO views Banneker Park as an integral component of the 10th Street Promenade/Banneker Overlook composition, a major element of the Southwest urban renewal development. Thus, the DC SHPO concurrence is based on the evaluation of Banneker, not as an independent entity, but as part of the Promenade/Overlook feature in the context of the Southwest Urban Renewal project in Southwest.

Concurrence memo signed by DC SHPO on 8/29/2014

Geographic Information & Location Map

Inventory Unit Boundary Description:

Benjamin Banneker Park is an individual landscape within the National Mall and Memorial Parks (NAMA) administrative unit of the NPS. It is located at the terminus of the L'Enfant Promenade in Southwest D.C., roughly .5 miles south of the National Mall. In 1970, the park was transferred from the D.C. Redevelopment Land Agency to the National Park Service. The 4.68 acres of land that were included in this transfer are what today account for Benjamin Banneker Park. These 4.68 acres also comprise the boundary of the cultural landscape.

State and County:

State: DC

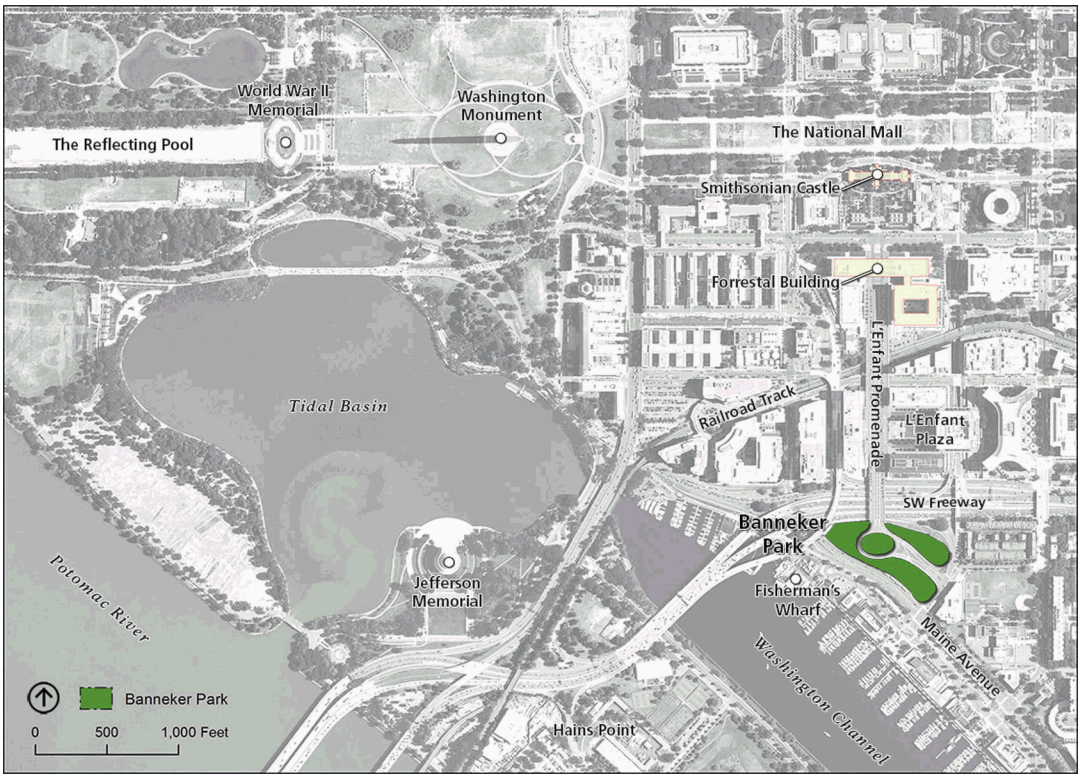
County: District of Columbia

Size (Acres): 4.68

Boundary Coordinates:

Boundary Source Narrative:	Google Earth
Type of Point:	Line
Latitude:	38.8821777778
Longitude:	-77.0240833000
Boundary Source Narrative:	Google Earth
Type of Point:	Line
Latitude:	38.8803027700
Longitude:	-77.0245220000
Boundary Source Narrative:	Google Earth
Type of Point:	Line
Latitude:	38.8817444000
Longitude:	-77.0275700000
Boundary Source Narrative:	Google Earth
Type of Point:	Line
Latitude:	38.8823940000
Longitude:	-77.0271160000

Location Map:



Location map

Management Information

General Management Information

Management Category: Should be Preserved and Maintained

Management Category Date: 09/09/2013

Management Category Explanatory Narrative:

The management category for Benjamin Banneker Park is "Should be Preserved and Maintained" because, based on the findings of this CLI, the property: 1) meets National Register criteria; and 2) is compatible with the park's legislated significance. The date of the management category is the date the CLI was approved by the National Mall and Memorial Parks Superintendent.

NPS Legal Interest:

Type of Interest: Fee Simple

Public Access:

Type of Access: Unrestricted

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Description:

Adjacent lands contribute to the significance and integrity of the Banneker Park cultural landscape. The location, design, materials, and workmanship of the park are directly informed by its connection to the L'Enfant Promenade. Likewise, several elements that were designed by Dan Kiley were not included in the land transfer to the NPS in 1970, and are therefore excluded from the boundary. These adjacent land features that were designed by Dan Kiley but not included in the 1970 land transfer include the northeast portion of the hillside, the bollards and associated pedestrian area just outside (north) of the plaza, Banneker Circle Drive and its associated sidewalks that wrap around the plaza and lead to 9th Street SW and Maine Avenue, and the traffic islands that define the one-way traffic along Banneker Circle Drive.

National Register Information

Existing National Register Status

National Register Landscape Documentation:

Undocumented

National Register Explanatory Narrative:

Banneker Park does not have any existing National Register status. In January of 2012, a Draft Determination of Eligibility (DOE) was prepared for Benjamin Banneker Park to satisfy Section 110(a)(1) of the National Historic Preservation Act in advance of the planned redevelopment of the Southwest Waterfront. This Draft DOE argued that the property "does not have the necessary exceptional importance required for a structure less than 50 years old. Therefore, it is not eligible for inclusion of the National Register of Historic Places" (Leibertz 2012: 5). However, in review of the draft DOE, the District of Columbia State Historic Preservation Office (DC SHPO) did not concur that Banneker Park was ineligible for listing in the National Register of Historic Places. In their rebuttal, the DC SHPO stated that "further contextual research about the L'Enfant Promenade, the redevelopment of SW Washington DC, the work of landscape architect Dan Kiley and related topics will be necessary before an informed determination of eligibility can be made" (Maloney 2012).

National Register Eligibility

National Register Concurrence:	Eligible -- SHPO Consensus Determination
Contributing/Individual:	Contributing
National Register Classification:	Site
Significance Level:	National
Significance Criteria:	A - Associated with events significant to broad patterns of our history
Significance Criteria:	C - Embodies distinctive construction, work of master, or high artistic values
Criteria Considerations:	G -- A property less than 50 years of age

Period of Significance:

Time Period:	CE 1967 - 1969
Historic Context Theme:	Creating Social Institutions and Movements
Subtheme:	Ways of Life
Facet:	Urban Life
Time Period:	CE 1967 - 1969
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Landscape Architecture
Facet:	Urban Planning in the Twentieth Century
Time Period:	CE 1967 - 1969
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Landscape Architecture
Facet:	Modern Landscape Design And Site Planning

Area of Significance:

Area of Significance Category:	Community Planning and Deve
Area of Significance Category:	Landscape Architecture

Statement of Significance:

This CLI finds that Banneker Park (originally named Tenth Street Overlook) is eligible for listing on the National Register under Criteria A and C even though it is just shy of being 50 years old (Criteria Consideration G). Under Criterion A, the property is nationally significant within the historic theme of Community Planning and Development related to the urban renewal of Southwest D.C., which became a model for urban revitalization for cities across the U.S. Under Criterion C, the property is locally significant within the historic theme of Landscape Architecture as it retains an important design by a recognized master of modernist landscape design: Daniel Urban Kiley. The proposed period of significance for Banneker Park is 1967-1969, which span the years from when the Dan Kiley design for the park was finalized and the construction of the park was complete. While some changes and evolutions have happened at the park since 1969, the park still retains the majority of its design elements and the feeling of a modernist landscape representative of its time.

CRITERION A

The redevelopment of Southwest Washington D.C. was one of the earliest urban renewal efforts in the U.S. and the first urban renewal project in Washington D.C. (HABS-DC-856:2). When the

Redevelopment Land Authority began purchasing parcels in Southwest D.C. for demolition and redevelopment in 1953, it was also the largest urban renewal undertaking in the U.S. (HABS-DC-856:2) and the most ambitious "clear and build" project ever undertaken in the U.S. (Wetzel 2012: 3).

Located only a stone's throw from the National Mall and the federal seat of government, the redevelopment of Southwest D.C. was widely publicized and offered cities a framework for addressing urban blight and decay. This framework, which was first employed in D.C.'s Southwest, involved allowing redevelopment to be largely directed by the private sector with regulatory oversight provided by local planning agencies, all with the support of financial incentives provided by Federal grants and loans (HABS-DC-856:3). According to noted architectural historian Richard Longstreth, the Southwest redevelopment "was conceived as a model for revitalization in cities nationally … Advocates in the public and private alike considered transforming the Southwest to be a test case for validating the idea of urban renewal … No better embodiment of urban design ideals of the mid-twentieth century can be found in the United States" (Longstreth 2010: 255-257).

The Southwest redevelopment also spurred legislative acts and established legal precedent. Southwest D.C.'s urban renewal was enabled by the D.C. Redevelopment Act of 1945. While crafted exclusively for D.C., this act marked the federal government's formal entry into the business of urban renewal (HABS-DC-856:21). In practice, this Act enabled the government to use eminent domain to remove residents from blighted neighborhoods so that they could be cleared for redevelopment. This "clear and build" approach to urban renewal, which was nearly exclusively used in the Southwest where over 99% of the preexisting buildings in the project area were razed (HABS-DC-856:3), led to a public outcry and accusations of government overreach. As a response to this outcry, Congress passed the Housing Act of 1954, which made federal funds available for the repair and rehabilitation of blighted neighborhoods, rather than just demolition and rebuild (HABS-DC-856:21).

In 1954, the Supreme Court heard the case of Berman v. Parker. In this case the plaintiff Berman, a Southwest department store owner, argued that it was unconstitutional for the Redevelopment Land Agency to take his private property and redevelop it for private use, and doing so was a violation of the Fifth Amendments Takings Clause: "nor shall private property be taken for public use, without just compensation." Siding with the defendants, the court ruled 8-0 that private property could be taken via eminent domain for public purpose with just compensation. In his majority opinion, Justice William O. Douglas wrote "If those who govern the District of Columbia decide that the Nation's Capital should be beautiful as well as sanitary, there is nothing in the Fifth Amendment that stands in the way" (HABS-DC-856: 22-23). This landmark ruling by the Supreme Court, which has been upheld through several other Supreme Court public use cases, established the legal precedent that governments have the ability to vacate and demolish private property in order to address urban blight and redevelop private land.

While Benjamin Banneker Park contains only a fraction of the land included within the overall Southwest Redevelopment area, it was a focal point of the undertaking and was seen as "fundamental to its success" (HABS-DC-856:32-46). From the early stages of the conceptual planning, the Overlook (along with the Tenth Street Mall) was seen as a key component of the redevelopment. The importance

of the overlook and mall were acknowledged by the Commission of Fine Arts, who closely scrutinized and commented upon its design development and many revisions. This importance is further reflected in the choice of designers for the Overlook: Dan Kiley, one of the leading modernist landscape architects of the time.

CRITERION C

Benjamin Banneker Park is eligible under Criterion C as it is the work of a master landscape architect: Daniel Urban Kiley, and it is has the distinctive characteristics of a modernist landscape design typical of its period. Dan Kiley is regarded as one of the American pioneers in modernist landscape architecture. Kiley's designs are known for their simplified forms and use of abstract geometry. In a biographical essay, author and contemporary landscape architect Peter Walker states that Kiley "was considered by knowledgeable landscape architects to have led the way in postwar American landscape design, along with Thomas Church, Lawrence Halprin, and Garrett Eckbo" (Walker 2005). Kiley had a long and storied career, often collaborating with the leading modernist architects of his day including Eero Saarinen, I.M. Pei, and Louis Kahn, designing more than 1,100 projects worldwide (Walker 2005). Indeed, the Tenth Street Overlook marked an early collaborative effort between Dan Kiley and I.M. Pei who later went on to work together on numerous other high profile projects, including the 1978 East Wing of the National Gallery of Art in D.C. and the 1986 Fountain Place office tower in Dallas. Several of Kiley's designs have been listed as National Historic Landmarks (NHLs) including his work at the Jefferson National Expansion Memorial in St. Louis; The Miller House in Columbus, Indiana; The Dulles Airport outside Washington D.C.; and the U.S. Air Force Academy in Colorado Springs, Colorado. In 1997, Dan Kiley was awarded with the National Medal of Arts, cementing his status as one of the most decorated and influential American landscape architects of the twentieth century.

Kiley's design for the Tenth Street Overlook, now known as Benjamin Banneker Park, while not generally considered to be one of his nationally significant works, is recognized as a major public commission that reflects the trademarks of his modernist design style. The sites bold, geometric forms, spare plant palate, and use of concrete and granite detailing with little ornamentation are all signature Kiley elements. In a recent article in the Washington Post, Banneker Park is referred to as Kiley's "landmark in Washington" and his only "major surviving work in the Washington area"(Jenkins 2014: E10). In his approach to the design of the Overlook, Kiley reflected that the site was "already so well defined that our role as designers [was] to reveal the existing infrastructure; to amplify, interpret, and provide architectural clarity." Kiley's objective in the design was to create "an oval promontory jutting out from the density of the federal city" (Amidon & Kiley 1999: 68). Kiley further described the form and geometry of the overlook: "A double row of London Plane trees, 'Bloodgood' variety, rings the elliptical plaza to provide shade and vertical definition. The spatial volume created by the trees, the fountain, and the concave ground plane relieve the strict simplicity of the site plan. They are the release mechanism every design needs" (Amidon & Kiley 1999: 68). In 1969, the Tenth Street Overlook and the Tenth Street Mall (later renamed Benjamin Banneker Park and L'Enfant Promenade respectively) received the "Excellence in Architecture" award from the Washington Board of Trade (Volkert – Engineering, Planning, and Environmental Consulting n.d.). Notably, this project was selected by Kiley as one of only several dozen from over one-thousand potential designs when it appeared in his

professional retrospective, coauthored by Jane Amidon: "Dan Kiley: The Complete Works of America's Master Landscape Architect" (Amidon & Kiley 1999: 68).

The long-standing potential redevelopment of the park has drawn scrutiny from local and national architectural preservation organizations. In 2004, the park made the list of "Most Endangered Places" by the DC Preservation League, which describes the park as "an example of a mature work of Kiley" (DC Preservation League, 2004). In 2013, the park was included in The Cultural Landscape Foundation's (TCLF's) Landslide program, which focuses attention on threatened and at-risk landscapes. As described by TCLF, Banneker Park is at "high risk" and is "a piece of Landscape Architectural sculpture … a unified space similar to Piazza del Campo in Sienna, yet fitting into the L'Enfant plan of Washington DC" (The Cultural Landscape Foundation, Landslide, 2013). In 2014, Banneker Park was selected as one of only 28 Kiley designs that were featured in a traveling photographic exhibit and retrospective titled "The Landscape Architecture Legacy of Dan Kiley" which chronicles a selection of "significant public and private commissions from Kiley's more than 1,000 projects worldwide" (National Building Museum, 2014). Locally, the exhibit was shown at the National Building Museum from February to May of 2014. Of Kiley's many DC area designs, including the Dulles Airport National Historic Landmark, only Banneker Park was selected for the exhibit.

CRITERIA CONSIDERATION G

For several reasons, Benjamin Banneker Park is eligible for listing on the National Register even though it is less than fifty years old. Although the park was not completed until 1969, planning for the redevelopment of Southwest D.C. began as early as 1950 when the NCPC published their Comprehensive Plan for the District of Columbia. The concept of a Tenth Street Mall was embraced as early as 1952 in the Justement-Smith Plan, the 1956 Zeckendorf plan led by architects Pei and Weese included a circular overlook at the end of Tenth Street, and by 1961 the Moltke plan was approved by the RLA and NCPC that includes a design that was remarkably similar to what was constructed: an oval overlook on axis with the Tenth Street Mall, surrounded by a retaining wall and lined with a double row of trees, with a fountain at its center and a sinuous road leading down to Maine Avenue below. While the Kiley design for the Overlook was not finalized until 1967 and construction was not completed until 1969, the planning and design development for the park had been initiated over a decade earlier and are well over 50 years old.

Furthermore, there is adequate historical perspective to nominate this property in spite of it being less than 50 years old. Post-war urban renewal, an idea that involved revitalizing the hearts of U.S. cities through direct government intervention to make them more attractive locations for middle- and upper-income development, is a topic that has been explored by planners and architectural historians at great length. The specific context for Southwest D.C.'s redevelopment has been established by reports such as the HABS history titled "Southwest Washington Urban Renewal Area" and books such as Richard Longstreth's "Housing Washington: Two Centuries of Residential Development and Planning in the National Capital Area." The historic significance of landscape architect Dan Kiley has also been firmly established as a recipient of the National Medal of Arts recipient, by his numerous properties that have been listed as NHL's, and lastly by the multiple retrospectives that have been published covering

his work and influence, including Kiley and Amidon's "Dan Kiley: The Complete Works of America's Master Landscape Architect," Rainey and Treib's "Dan Kiley: Landscapes – the Poetry of Space," and Saunders' "Daniel Urban Kiley: The Early Gardens." Within the immediate context of the Southwest D.C., two of his earlier landscape designs were recently listed as D.C. Landmarks: the 1958 Capital Park Apartments (District of Columbia Historic Preservation Office, n.d.) and the 1966 Harbour Square Apartments (Shapiro 2013).

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Designed

Current and Historic Use/Function:

Primary Historic Function: Urban Park

Primary Current Use: Urban Park

Other Use/Function	Other Type of Use or Function
Overlook	Both Current And Historic
Monument (Marker, Plaque)	Current

Current and Historic Names:

Name	Type of Name
10th Street Overlook	Historic
Benjamin Banneker Park	Current
Benjamin Banneker Overlook	Current
Reservation #719	Current

Ethnographic Study Conducted: No Survey Conducted

Chronology:

Year	Event	Annotation
CE 1790	Established	The neighborhood that is now referred to as Southwest Washington was included within the original boundary of Washington D.C. (HABS-DC-856:10).

CE 1793	Inhabited	A map of Southwest DC from 1793 depicts property ownership. Many of the large tracts of land in the vicinity include the name Duddington, and some early references refer to the whole area collectively as Duddington Pasture. The map depicts most of the property closest to the Potomac (which would include the future site of Banneker Park) as being owned by Mr. Notley Young and is labeled Mr. Notley Young`s part of Duddington Pasture, 400 Acres (Priggs 1793).
CE 1796	Inhabited	A map drawn by Nicholas King depicts Mr. Notley Young`s plantation, partially located within the present day site of Banneker Park. The map states that Mr. Notley Young was the original proprietor of that part of the city. The map depicts the primary plantation house and outbuildings, negro quarters, stables, gardens, and graveyards (King 1796).
CE 1815	Built	The Washington City Canal (currently filled in and today serves as Constitution Avenue) was constructed, geographically isolating Southwest Washington (HABS-DC-856:11).
CE 1800 - 1850	Inhabited	Southwest Washington became a neighborhood where D.C.`s free African American population congregated and was a major stop along the Underground Railroad. Blacks continued to live in Southwest Washington after the Civil War, inhabiting row houses in the alleys, which typically lacked sanitation and other basic amenities (HABS-DC-856:10).
CE 1857	Built	Railroad tracks were laid through Southwestern Washington, further isolating this neighborhood from the nearby city center (Southwest Neighborhood Assembly 2010).
CE 1880 - 1890	Inhabited	A significant wave of European immigrants settled into Southwest D.C., joining the existing African American population. However, the neighborhoods were largely segregated, with Fourth Street (then 4 1/2 Street) physically dividing them (HABS-DC-856:11).
CE 1900	Platted	A USGS topographic map shows only one bridge crossing in the vicinity of current Banneker Park: Long Railroad Bridge, which crosses Washington Channel and the Potomac (USGS Topographic Sheet 1900).

CE 1931	Established	The War Department establishes a bulkhead line (retaining wall along the waterfront) and a pierhead line (the line in navigable waters beyond which pier construction is prohibited) in the Washington Channel (DSC TIC 800_81039).
CE 1945	Established	U.S. Congress passes the Redevelopment Act of 1945, which created the D.C. Redevelopment Land Agency (RLA) and initiated the process of urban renewal in Washington (HABS-DC-856: 1).
CE 1949	Established	The Housing Act of 1949 established a program of Federal loans and grants for redevelopment, which provided an additional funding source to the RLA (HABS-DC-856:21).
CE 1950 - 1960	Planned	Urban renewal efforts targeted Southwest DC, as the residential area was seen as having deplorable living conditions, lack of sanitation, poor light, and limited running water. Congress responded by creating the Redevelopment Land Agency (RLA), a body empowered to acquire, clear, and redistribute the city`s slum land for redevelopment, while also relocating existing families and businesses (Liebertz 2012: 2)
CE 1950	Planned	The National Capital Parks and Planning Commission`s 1950 Comprehensive Plan for the District of Columbia advocated for the redevelopment of the city`s blighted areas based on six criteria: overcrowding, lack of repairs, age of buildings, insufficient open space, low rents, and juvenile delinquency and disease. The southwest quadrant was listed as one of three potential renewal areas (Liebertz 2012: 2; HABS-DC-856:1).
CE 1951	Planned	The Redevelopment Land Agency selected the southwest quadrant as the first focus of a federally funded urban renewal project (Liebertz 2012: 2).

	Planned	National Capital Parks and Planning Commission contracted with Elbert Peets to develop an urban renewal plan for the Southwest. Peets recognized the historic character of the neighborhood, and he recommended rehabilitating its buildings while maintaining the street grid and socioeconomic character. Peets` rehabilitation-oriented approach was deemed too conservative, and the NCP& PC thought his proposed changes to the area would not have enough of an impact to justify public expense. The Peets Plan was rejected and deemed economically infeasible (HABS-DC-856:30-31)
CE 1952	Planned	The Redevelopment Land Agency commissioned the Justement-Smith Plan to develop a more radical alternate plan for Southwest Washington. The Justement-Smith Plan included substantial amounts of change to the area, and had a focus on maximizing the business and economic benefits of the area and featured an emphasis on high-end housing. Notably, this plan called for a Tenth Street Promenade that would overpass the railroad tracks and reconnect Southwest to the rest of the city. Ultimately, this plan was not realized, but it directly inspired the future Zeckendorf Plan in Project Area C and the Cloethiel Woodard Smith Plan in Project Area B (HABS-DC-856:32-33).
	Planned	Following on the heels of the Peets and Justement-Smith Plans, in May of 1952, Harland Bartholomew and associates completed another redevelopment plan for Southwest Washington. This report is seen as a compromise between the approaches of the Peets and Justement-Smith Plans, and advocates for low-, mid-, and upper-income residential development. He also makes some allowances for rehabilitation of existing buildings when a building is in very good condition and so located that it does not interfere with the project plan. In addition, the National Capital Planning Commission completed its own compromise land use plan in late 1952 (HABS-DC-856:34-37).

	Platted	In May, the National Capital Planning Commission created the boundaries for two definitive redevelopment areas in Southwest Washington: Project Area A and Project Area B. Project Area A lied in the western portion of the redevelopment area and was intended as the future site of office and commercial facilities (this is where Banneker Park is located). Due to nearly intractable political issues, Project Area A was slow to make progress, and was later incorporated into a larger Project Area C. Project Area B is in the eastern portion of the redevelopment area and was targeted for primarily residential development (HABS-DC-856:38).
CE 1952 - 1953	Established	Surveys conducted by the RLA in Southwest Washington found that 31 percent of dwelling units had toilets outside, that 60 percent had no baths, 31 percent had no indoor running water, 29 percent were without electricity, and 84 percent had no central heat (HABS-DC-856:15).
CE 1953	Land Transfer	On December 8th the Redevelopment Land Agency acquired its first parcel of land for redevelopment, which was located in Project Area B (HABS-DC-856:32-42).
	Platted	On June 26, the earlier defined Project Area A was incorporated into a much larger Project Area C, which comprised 442 acres (HABS-DC-856:32-44).
	Designed	On September 1, William Zeckendorf of the New York real estate development firm Webb and Knapp, presented The Redevelopment of the Southwest Washington, D.C. for Area C to the Redevelopment Land Agency. The proposal, authored by architects I.M. Pei and Harry Weese, had four key elements: The Tenth Street Mall, L`Enfant Plaza, an improved waterfront, and a residential neighborhood (Liebertz 2012: 2).
CE 1954	Established	On March 15, William Zeckendorf of Webb and Knapp signed a Memorandum of Understanding with the Redevelopment Land Agency. Under the terms of the agreement, the RLA would refrain from negotiations with other developers for Project Area C for a period of one year (HABS-DC-856:32-43).

	Established	Landmark decision is made by the Supreme Court in Berman v. Parker, in which the court voted 8-0 that private property could be taken for public purpose with just compensation. In this case, the Plaintiffs owned a department store in Southwest Washington that was not itself blighted but that was scheduled to be taken by eminent domain to clear the larger blighted neighborhood where it was located (HABS-DC-856:22).
	Demolished	Demolition within the Southwest Redevelopment area is underway. On April 26, Dixon Court, which was considered Washington D.C.`s largest and most ill-reputed alley dwelling community, was demolished (HABS-DC-856:32-42).
	Established	The Housing Act of 1954 supplemented existing federal aid for redevelopment of blighted neighborhoods, and created a pathway for obtaining federal funds for rehabilitating existing buildings. Under the 1949 Act, federal funds were only available for demolition and new construction (HABS-DC-856: 21-22).
	Demolished	The demolition of approximately 4,800 structures in Southwest D.C. begins in the spring (HABS-DC-856:1).
CE 1956	Established	On April 5, The National Capital Planning Commission approved William Zeckendorf of Webb and Knapp`s redevelopment plan for Project Area C. Referred to as the Zeckendorf Plan, this bold proposal was authored by I.M. Pei and Harry Weese, two modernist architects who were on the staff of Webb and Knapp. The plan had four key components: the Tenth Street Mall, the Plaza, the waterfront, and the residential neighborhood (HABS-DC-856:32-46). When the plan was approved by the NCPC, however, they removed the connection between the Tenth Street Mall and Maine Avenue, S.W. Instead, architect Pei terminated Tenth street in a circular overlook (Liebertz 2012: 3).
	Planned	The Commission of Fine Arts expressed their opinion that it would be desirable if the railroad tracks could be put underground in connection with the development of the Tenth Street Mall (Commission of Fine Arts January 11 1956). However, the railroad tracks were never put underground.

CE 1957	Land Transfer	By this point, all of the land within Project Area B had been acquired and its former population relocated (HABS-DC-856:32-43).
	Land Transfer	On January 11, the RLA acquired its first parcels of land in Project Area C, and the physical redevelopment of this area was underway (HABS-DC-856:32-48).
	Planned	Drawings were prepared showing various alternatives for a proposed Roaches Run Bridge, which was conceived as a way to accommodate existing traffic flows and allow for the repurposed redevelopment of Southwest Washington. However, as conceived in 1957, the Roaches Run Bridge was never built (DSC TIC 800_80471).
CE 1958	Built	Construction began on the Southwest Freeway. The need for a freeway in this part of the city was a fundamental reason for the redevelopment. From end to end, the multi-lane expressway links the Fourteenth Street Bridge and South Capitol Street. This freeway is located below and just north of Banneker Overlook Park. Today the Southwest Freeway is also known as I-395 (HABS-DC-856:32-112).
	Built	On April 9 in Project Area B, ground was broken for the first private construction in a Washington D.C. redevelopment area: The Capital Park Apartments (HABS-DC-856:32-43). This residential urban renewal project was designed by architect Cloethiel Woodard Smith in partnership with landscape architect Dan Kiley. The design included cluster of townhouses and 12-story apartment buildings featuring a distinctive brick lattice and concrete facade. Incorporated into the development are a series of open green spaces, featuring pathways, covered pergolas, a pool, sculpture, and a large tile mosaic (The Cultural Landscape Foundation 2012). In 2003, Capitol Park Apartments were listed in the DC Inventory of Historic Sites. However, the 2003-04, the landscape designed by Dan Kiley was destroyed when the construction of new apartments led for the removal of the pavilion, pool, and the relocation of the tile mosaic (District of Columbia Historic Preservation Office, n.d.).

CE 1959	Planned	A year-old proposal to build a sea-food restaurant at the Maine Avenue end of the Tenth Street Mall was abandoned as the National Capital Planning Commission voted to restrict the overlook site to noncommercial uses. Holgate`s, a local seafood chain, proposed the Overlook cafe idea. Linked to the restaurant proposal was a suggestion for an adjacent planetarium which would have been sponsored by Holgate`s, but operated by a non-profit. However, with the decision reached on the restaurant, construction of the planetarium was in doubt. Neither the restaurant nor planetarium were ever built (Restaurant on SW Mall is Ruled Out, 1959).
CE 1960 - 1961	Designed	In 1960, Wilhelm W. von Moltke of Philadelphia, an architect retained by Ewin Engineering Associates, prepared a design for the Tenth Street Mall and Overlook that is remarkably similar to what was ultimately constructed. This design features a central pedestrian divided walkway flanked by vehicular circulation that leads to an oval overlook park, surrounded by a retaining wall and double row of trees, with a fountain at its center (Moltke 1960). By March 16, 1961, the Moltke design for the mall and overlook was formally approved by the District Highway Department, the National Capital Planning Commission, and the Redevelopment Land Agency. Members of the Commission of Fine Arts also praised the plan, but decried the 20-foot hump put in the mall to provide the required clearance over the Pennsylvania Railroad tracks and advocated the railroad be sited underground, which was estimated at costing $100 million (Wilson 1961).

CE 1961	Established	On December 19, the Commission of Fine Arts met with the design team of Federal Office Building No. 5 (Forrestal Building) to discuss the building`s preliminary design concept. The architects stated that the building should span the Tenth Street Mall rather than flank it. It was argued that the proposed building would tend to minimize the hump in the Mall created by the elevation necessary to bridge the railroad tracks. The commission recognized that a building spanning the Tenth Street Mall would in fact visually enclose it and add emphasis to the L`Enfant Mall. They concluded that for this reason they would approve the new proposal in principle (Commission of Fine Arts Minutes, Dec. 19 1961: 2-3). Ironically, the enclosure created by the building, which was viewed favorably by the Commission, is counter to the original design concept of the mall and is now commonly regarded as a significant detriment to the L`Enfant Promenade and a contributor to its general unpopularity.
	Platted	An existing conditions map for the proposed Tenth Street Overlook area shows a Motor Vehicle Inspection Station in the approximate location of the current park (Ewin Engineering circa 1961). This building was razed for the construction of the park. By the midpoint of this year, the RLA estimated that 99.6 percent of the land in Project Area C had been acquired, that 99.9 percent of residents had been relocated, and that 96.7 percent of the demolition had finished (HABS-DC-856:32-48).
CE 1962	Planned	In bill H.R. 12398, the Committee of Public Works from the 87th Congress authorized the construction of Federal Office Building No. 5, which would span over the top of Tenth Street (87th Congress, Committee on Public Works 1962: 1) This building was since constructed, and it blocks the intended view along L`Enfant Promenade to the Smithsonian Castle. It is now known as the Forrestal Building.
	Moved	As part of the Southwest Washington redevelopment, a new bulkhead was installed along the Washington Channel which created an additional 4.5 acres of waterfront property. Developable waterfront was further expanded when Maine Avenue was relocated further inland (HABS-DC-856:32-96).

CE 1963	Built	The Francis Case Memorial Bridge and the Southwest Freeway are completed, connecting Southwest Washington to East Potomac Park and the Fourteenth Street Bridge (HABS-DC-856:32-112-113).
	Built	Twelve years after its boundaries were determined, construction of Project Area B is completed (HABS-DC-856:32-43).
	Built	Construction began on the L`Enfant Plaza, a 6.5 acres public plaza conceived of by I.M Pei. The plaza originally had a central fountain, but this feature was replaced in 1999 with the addition of a skylight. The plaza is defined by buildings on its four sides, and is a short distance north of the Banneker Overlook Park (HABS-DC-856:32-90).
CE 1963 - 1966	Built	Landscape architect Dan Kiley and architect Cloethiel Woodard Smith collaborated on the design of the Harbour Square apartments in Southwest D.C. Harbour Square was conceived as an upscale component of the Southwest`s urban renewal, and features a combination of a residential apartment tower and townhomes, and a large reflecting pool designed by Dan Kiley. The design team of Smith and Kiley had previously collaborated on the Capital Park apartments in Southwest D.C. In 2013, Harbour Square apartments were listed in the D.C. Inventory of Historic Sites, recognized for its modern architecture and landscape architecture by Smith and Kiley respectively. A nomination to the National Register of Historic Places is pending (Shapiro 2013).

CE 1965	Planned	In their February 16 meeting, the CFA discussed the design for the Tenth Street Mall. Of interest, they discuss the linear water feature located in the mall`s center strip, which has cascades of water in the area where the grade rises to meet the railroad tracks (Commission of Fine Arts February 16, 1965). In addition, the cascades would have stepping stones... that would form bridges across the channels (Commission of Fine Arts October 19, 1965). The CFA further discussed the design for the Tenth Street Mall. Attention was given to the design teams lack of tree plantings along the mall. Trees were omitted from the design because of the maintenance problem. Trees were also not considered because the long bridge section of the Mall over the Railroad tracks would make planting impossible. The lack of street trees drew scrutiny from the Commission, who argued that trees would help provide three dimensional definition to the mall, and that pedestrians may avoid the area without any street On April 25, Washington Post Architectural critic Wolf Von Eckardt published an article that is complimentary of the numerous residential developments in the Southwest, but highly critical of the Tenth Street Mall: it will not connect the Southwest with the rest of the city but is to be bridged by a not-so-little Pentagon (Forrestal Building) and will lead to a dead-end overlook and it can scarcely be expected to become a great magnet for urban life (Eckardt 1965).
	Built	Construction began on the Tenth Street Mall (today known as the L`Enfant Promenade). While initial design sketches of the promenade show a tree-lined roadway that terminated at the waterfront, the actual mall today is dominated by concrete, with inconspicuous trees along the sides. Likewise, the original concept had the mall connecting directly to the waterfront. Due to engineering difficulties, this concept was later revised and the promenade now terminates at Banneker Park. Custom designed light poles, over 22 feet high and topped with four glass globes, punctuate the roadway, with a concrete island in the center (HABS-DC-856:32-89).

CE 1966	Planned	On August 11, the House of Representatives Subcommittee on Rivers and Harbors met to discuss the Ponte Vecchio bridge, proposed for construction across the Washington Channel. As envisioned, at this point, The bridge would be built, maintained and operated by private investors. Although privately financed and operated, the structure would remain in the public domain... When the initial lease period is terminated, the Department [of the Interior] would have the authority to assume full possession of the property (House of Representatives Subcommittee on Rivers 1966: 2). The lease of the bridge was estimated at being 40 years, and the bridge was estimated to cost approximately $5 million (House of Representatives Subcommittee on Rivers 1966: 12). In this hearing, NPS Director Hartzog gave his support for the bridge. Thomas Appleby, executive director of the D.C. Redevelopment Land Agency, also expressed his enthusiastic endorsement of the bridge, and stated that preliminary studies indic
	Designed	Cloethiel Woodard Smith Associates submitted a preliminary design study for the Washington Channel Bridge. The design concept for the bridge was inspired by the Ponte Vecchio bridge in Florence Italy, featuring shops and restaurants, balconies, roof terraces, sidewalk cafes, galleries and exhibits and would be a bridge designed for people rather than vehicles. The proposed bridge was conceived as a link between the Tenth Street Mall and the underground parking facility at the Tenth Street Overlook to the proposed Aquarium and National Fisheries Center at East Potomac Park (DSC TIC 805_D4).
	Abandoned	The Fine Arts Commission rejected a design for an open parking lot on the proposed Tenth Street Overlook that would have been used for visitors of the Ponte Vecchio bridge and Aquarium at Hains Point (Eckardt 1966). The desire, rather, is to have the parking underground.
	Designed	By September 20, the lighting standards for the Tenth Street mall were designed by Araldo A. Cossutta: The light standards design featured a double standard with clear globe lights - four at an equal height and a fifth, higher. A solid center piece would contain signs. The members (CFA) stressed that incandescent lighting be used (Commission of Fine Arts 1966).

	Planned	The Redevelopment Land Agency removes the underground parking garage from the Tenth Street Overlook plan. They argued that their contract with the L`Enfant Plaza Center Corporation called for the completion of the Tenth Street Overlook by May 27, 1968; a schedule that would not allow for the completion of the garage (Liebertz 2012: 3).
CE 1967	Designed	In March, the office of Dan Kiley (design coordinators and landscape architect) along with Barton Aschman Associates (traffic consultants) and Seymour Gage Associates (parking consultants and architects) prepared a study for a parking garage that would have been sited immediately underneath the Tenth Street Overlook. As conceived, the parking garage was oval in plan (mirroring the surface level overlook) contained a total of 810 parking spaces within four parking levels. The parking garage would have had an entrance from Maine Street at its base, and an eastern entrance and western exit at the top level as well (DSC TIC 893_80179).
	Designed	Dan Kiley completes the design for the Tenth Street Overlook (Liebertz 2012: 4). In November, the office of Dan Kiley (architect and landscape architect) and David Volkert and Associates (structural, mechanical, and electrical engineer) submitted a 36 page set of design drawings for the Tenth Street Mall Overlook Park, including site plans and sections, grading plans, roadway profiles, fountain details, planting plans, barrier wall details, and irrigation, lighting, and signage plans. These drawings have been stamped As Built and appear to reflect the current design of the overlook, now referred to as Benjamin Banneker Park (DSC TIC 893_80177).
	Established	Interior Secretary Udall overruled Department objection and allowed the construction of a garage less Tenth Street Overlook to proceed. Without the parking, it is unlikely that the proposed Ponte Vecchio Bridge or Aquarium will get built in this vicinity. The NPS had previously been advocating for an Overlook design that would allow a garage to be tucked beneath it at a later date (Richard 1967).

	Altered	In August, an article was published by Roberta Hornig of the Washington Star that elucidated the fight over the proposed garage at the Overlook. The conflict pitted the L`Enfant Plaza Corporation, headed by Elwood Quesada, against the Redevelopment Land Agency and the National Park Service. Quesada insisted that the completion of the Tenth Street Mall coincide with the construction of the first two buildings. Quesada was worried that the inclusion of a parking garage, which still had no private developer, would slow the completion of the Tenth Street Mall and that it would cause his Corporation financial loss. The NPS and RLA saw the garage as a necessary component if they were going to construct a new bridge and aquarium. They also argued that the delay in constructing a garage would be minimal. In the end, following pressure from Congress, the NPS and RLA relented and allowed the Overlook to be constructed without the garage (Hornig 1967).
	Designed	In November, designs were made for a road to be used by pedestrian and minitrain that would emerge from the west side of the Tenth Street Overlook and connect to the proposed Ponte Vecchio bridge. In the end, neither the bridge nor the pedestrian and minitrain road leading to the bridge, were ever constructed (DSC TIC 893_80176)
CE 1968	Altered	As a result of a compromise spearheaded by the Commission of Fine Arts, the height of the Forrestal Building tunnel that spans Tenth Street was raised from a GSA proposed 20 feet to 30 feet (Eckhart 1968). In an article in the Washington Post where architectural critic Eckardt is overwhelmingly complimentary of the architecture of the individual buildings around L`Enfant Plaza, he is equally unimpressed by the design of the Tenth Street Mall and Overlook: At the other end ... there is now a puny dead end turnaround which will have a fountain in the center. That`s all. It ends with a whimper (Eckardt 1968).

	Built	Designed as twin buildings by architect Araldo A. Cossutta, the North (Astral) and South (Comsat) Buildings were completed. These buildings form the north and south walls of the L`Enfant Plaza, and are located only a short distance from Banneker Overlook Park. These rectangular, concrete buildings rise eight stories above grade, and feature projected cornices and recessed windows (HABS-DC-856:32-91). Wolf Von Eckardt called the overlook a glorified dead end (Liebertz 2012: 5).
CE 1969	Built	Construction of the Tenth street Overlook is completed (Liebertz 2012: 4).
	Platted	Related to the ongoing redevelopment of Southwest Washington and the construction of the Tenth Street Overlook Park, the Office of the Surveyor of the District of Columbia officially closed parts of Tenth, Eleventh and G Streets S.W. and some public alleys, and also rededicated other previously private land as public highways (DSC TIC 69.719-8).
	Built	An article by Robert J. Lewis in the Washington Star estimates that final construction of the Overlook (which was nearly complete at this point) would cost roughly $2 million. It states that the landscape is planted with 56 London plane trees, 4,372 yews, 726 flowering dogwoods, and 394 plantings of cotoneaster, and an elliptical band of grass within the overlook to be used by pedestrians. The design also featured a complex automatic watering system (Lewis 1969).
	Memorialized	The Tenth Street Overlook and Tenth Street Mall receive the Excellence in Architecture award from the Metropolitan Washington Board of Trade (Volkert - Engineering, Planning and Environmental Consulting n.d.).
	Built	The James Forrestal Building was constructed at Tenth Street and Independence Avenue, designed by the architectural firm Curtis and David. The building straddles the L`Enfant Promenade, and obstructs the intended view from the Promenade towards the Smithsonian Castle (HABS-DC-856:32-107).

CE 1970	Planned	In March, consulting engineers Wilbur Smith and Associates prepared a 91-page feasibility study for visitor parking facilities and a pedestrian bridge in the Washington Channel area. This study recommended that the previously proposed Ponte Vecchio type pedestrian bridge be constructed, and that a two level parking garage be developed at the east end of the bridge, which is smaller than what had previously been proposed by Kiley, although it conceded that an additional parking garage may need to be constructed in the vicinity within the decade to meet anticipated visitation. It estimates the cost of constructing the parking garage at $4,600,000 and the cost of the bridge at $4,726,000. In its conclusion, it states that Financial-feasibility analyses indicate that the revenue potential of the terminal facilities would not be sufficient to encourage private development; thus, it is recommended that a public agency undertake the development of the project (DSC TIC 805_D6). Presumably compiled concurrent with the feasibility study in 1970, Wilbur Smith and Associates prepared 9 pages of design drawings for the proposed parking garage and bridge. These design drawings show a dramatically simplified pedestrian bridge (when compared to the earlier Cloethiel Woodard Smith Associates design) and a parking garage that is just west of (rather than underneath) the Tenth Street Overlook Park. In addition, these drawings depict a pedestrian bridge that goes from the overlook to the bridge, extending over the top of Maine Avenue (DSC TIC 800_81042). Resulting from too high a concentration of office buildings, the L`Enfant Plaza area is reported to be uninhabited after dark: fear of crime … and distance from the residential part of Southwest and its uninviting hidden entrance [blocked by the Forrestal Building] have combined to make L`Enfant Plaza a week night and weekend ghost town. The movie theater, which was intended to attract people to the area in the evening, failed under private management (Meyer 1970).

	Damaged	Evidently the L`Enfant Promenade leaked a substantial amount of water onto the covered Tenth Street, located 32 feet below the promenade. The leaking was attributed to poorly designed expansion joints. The article also highlights that litter would pile up in the little streams along both sides of the center walkway in the promenade: The little streams were supposed to cascade but they don`t because until a few days ago they were all choked with garbage (Eckardt 1970).
	Land Transfer	On June 19, the National Park Service formally acquired the Tenth Street Overlook from the D.C. Redevelopment Land Agency. The transfer included three lots with a combined area of 4.68 acres and an estimated value of $1,407,664 (National Park Service, National Capital Parks, 1970)
	Memorialized	On June 30, the District of Columbia City Council passed by unanimous vote a resolution petitioning the NPS to rename Tenth Street Overlook as Banneker Park. In arguing for their position, the District city council argues that they have already renamed the Tenth Street Mall the L`Enfant Promenade S.W. and they have already renamed the public highway circle adjacent to L`Enfant Promenade as Banneker Circle, S.W. (District of Columbia City Council, 1970). Wolf Von Eckardt So they built an overlook without one [garage] and put a fountain on top, planted some trees around it and put in a driveway. But the driveway is narrow and scary and you can’t tell where it leads to. For all intents and purposes the mall comes to an end (Liebertz 2012: 5).
CE 1971	Altered	The Commission of Fine Arts felt that the central linear cascade along the Mall, as originally designed, was disappointing as the effect of the water was so minimal. The substitution of a low formally clipped hedge would be much more effective. The design was approved (Commission of Fine Arts 1971)

	Built	Designed by architect Vlastimil Koubek, the West Building (USPS) was constructed on the west side (and opposite the L`Enfant Promenade) from the L`Enfant Plaza. The building includes 12 above ground stories of office and commercial space, used primarily by the USPS. The building shares stylistic traits with its L`Enfant Plaza neighbors, with recessed windows and projecting roof members. However, this building`s window bays are broken up into separated windowpanes, and its overhanging roof is less pronounced than its neighbors (HABS-DC-856:32-92).
	Altered	Spearheaded by historian Louise Hutchinson, Tenth Street Overlook`s name was changed to Benjamin Banneker Park (Milloy 2001).
	Established	On November 24, a dedication ceremony is hosted by the National Park Service to rename the Tenth Street Overlook. The new name selected for the overlook is Benjamin Banneker Park (Department of the Interior 1971). The change of name was officially recorded in the Land Records of National Capital Parks on November 29, 1971 (National Park Service, National Capital Parks 1971).
	Designed	A bicycle trail connection was designed (and likely constructed, as the drawings make reference to items being under contract) between the west end of Benjamin Banneker Park up to the Francis Case Memorial Bridge. Notes that are hand written on top of the drawing recommend replacing existing spirea near the trail switchback leading up to the Case Bridge with low ground cover planting of juniper to avoid a potential mugging site. Also written over the design drawing is This whole hillside needs restudy for planting suitable for this spot since 80 to 90 % of dogwood plants did not survive! (DSC TIC 893_80012).
CE 1973	Built	Designed by architect Vlastimil Koubek, the East Building (Loew`s L`Enfant Plaza Hotel) was finished by the summer. This building flanks the east side of the L`Enfant Plaza, and is only a short distance from Banneker Overlook Park. This concrete, rectangular building has twelve stories above ground, with a hotel occupying the top four floors and office buildings below (HABS-DC-856:32-92).

	Developed	Virtually all of the originally planned redevelopment in Southwest Washington is completed by this point (HABS-DC-856:1). The execution of this redevelopment displaced approximately 1,500 businesses and 23,000 residents from roughly 560 acres of land [check that acre figure]. These residences and businesses were replaced by roughly 13,000 middle and upper class residents living in approximately 5,800 new housing units. In addition, the redevelopment included a town center, improved waterfront, Federal office complexes, highways, a public plaza and promenade and a theater (HABS-DC-856:2).
CE 1982	Planned	The Federal City Council developed a report recommending improvements to Washington D.C.`s waterfront. Included among their recommendations is constructing a bridge between Banneker Overlook Park and the waterfront (HABS-DC-856:32-127).
CE 1984	Planned	In a hearing before the Committee on Appropriations, the Ninety-Eighth Congress debated redeveloping Banneker Park as the site of the U.S. International Culture and Trade Center. Discussing a possible transfer of the property, NPS National Capital Region Director Manus Fish states that the NPS is favorable towards transferring the property for the construction of the Culture and Trade Center and that it is not a historic area ... Our concern there is that the Banneker name and Banneker memorial be preserved, whether on this site or another site (Department of the Interior Appropriations 1985: 303, 311). The proposed Culture and Trade Center was ultimately built at 1300 Pennsylvania Ave NW, and was named Ronald Reagan Building and International Trade Center.
CE 1990 - 1997	Neglected	In the early 1990s, Banneker park was showing signs of wear and neglect: the park… had lost some of its luster, and its fountain wasn`t running (Montgomery 1997).

CE 1997	Designed	In September, an interpretive sign was designed for Benjamin Banneker Park. This sign was presumably installed shortly thereafter, as it is currently present within the park. The interpretive sign contains biographical information on Benjamin Banneker, the park`s namesake, who became America`s first black man of science, an accomplished mathematician, astronomer, and producer of almanacs (DSC TIC 868_113668).
	Established	Following restoration work, Benjamin Banneker Park was rededicated in a formal ceremony on November 14, featuring D.C. Congresswoman Eleanor Holmes Norton. The restoration included repairing a water connection so the park`s fountain worked again, replacing the bronze sign at the entrance, and adding an interpretive wayside recounting Banneker`s accomplishments (Gaines 1997).
CE 1998	Established	On November 6, Congress authorized the Washington Interdependence Council to establish a Benjamin Banneker Memorial at Banneker Overlook Park under Public Law 105-355 (National Capital Memorial Advisory Commission 2010). Financing the memorial will be paid for by the Washington Interdependence Council, and no Federal funds may be used to pay for the expense of establishing the memorial.
	Planned	At the request of the Southwest Neighborhood Association, the Urban Land Institute prepared a study of the southwest waterfront. Among its proposals, it advocated for adding a staircase from the Banneker Overlook Park to the waterfront and a pedestrian bridge from the waterfront to East Potomac Park (HABS-DC-856:32-127).
CE 1999	Altered	The National Capital Memorial Commission voted unanimously to reject the elaborate Banneker memorial proposal. The proposal called for a five block long memorial, with a visitor`s center near Independence Avenue, a clock tower halfway down the promenade, and a statue of Banneker at Banneker Park. The commission advocated for a substantially scaled down memorial midway along the promenade, across from the L`Enfant Hotel. The Washington Interdependence Council, led by Peggy Seats, reacted angrily to this finding, and vowed to press forward (Wheeler 1999).

CE 2001	Planned	A group hoping to build a monument to Ronald Reagan was formed and began considering Banneker Park as a potential site for the monument. By 2001, they had raised $40 million for the monument. Supporters of the Banneker Monument organized to thwart this effort (Milloy 2001).
CE 2002	Planned	As a part of the Anacostia Waterfront Initiative, Southwest was identified as one of the target areas. A portion of this effort focuses on suggested modifications to the L`Enfant Promenade including 1) planting additional trees; 2) possibly adding a monument or a memorial to Banneker Overlook Park; 3) removing the wing of the Forrestal Building that straddles Tenth Street and obstructs views; 4) to connect Banneker Overlook Park to the waterfront (HABS-DC-856:32-128).
CE 2004	Planned	D.C. Council member Jack Evans drafted legislation that would direct the city to acquire land, including the Banneker Park site, and redevelop it to accommodate a professional baseball stadium, a move intended to show that the District is serious about luring a team (Montgomery and Wilgoren 2004).
CE 2005	Altered	Beginning in 1998, deficiencies in park lighting were called out in the Project Management Information System (PMIS) database: Banneker Park`s electrical and lighting systems have not been upgraded since its original construction. Continuous repairs and service calls are made to this park each year. Lighting is inadequate and electrical service to the park does not meet current National Electric Codes. Currently, the ground lighting system is inoperable and out of date. By 2005, improvements had been made to the park`s lighting systems. In a completion report at the end of the project statement, the PMIS statement reads that Defective lighting upgraded to new. The statement does not specify what particular measures were taken when upgrading the lighting (Newman 2005).
	Neglected	In 2005, Banneker Park was reported as having an isolated and neglected air. Weeds abound and the fountain is usually off (The Washington Post, 2005).

	Planned	Serious consideration was given to building the National Museum of African American History at Banneker Park. According to the article by Petula Dvorak, the Banneker Park location and the location at the Mall at 14th Street and Constitution Ave. NW were the two front runners (Dvorak 2005). Ultimately, the museum was sited at the Mall.
	Abandoned	On November 6, Public Law 105-355, which authorized the creation of a Banneker Memorial at Banneker Overlook Park, expired (National Capital Memorial Advisory Commission 2010). At this point, no monument to Banneker had been erected at the overlook, although an NPS constructed interpretive sign to Benjamin Banneker had been installed.
CE 2006	Planned	In March, an EA was prepared by the District DOT for L`Enfant Promenade and Benjamin Banneker Park. This EA includes proposals for major renovations at Banneker Park, including a four-level terraced parking facility that would be recessed into the hillside, an exterior staircase from Banneker Park that would go from the top of the hill to the bottom of the hill. In addition, due to the modification of the sloping park hill into a four-level terrace, the existing Kiley designed circular park would have to be modified into a smaller traffic circle at a location closer to I-395. The center of the traffic circle could accommodate a new fountain, public art, or a memorial or monument (District Department of Transportation 2006: 3-13). Improvements for the L`Enfant Promenade included in the EA are modification of the roadway median, two memorials to Benjamin Banneker along the L`Enfant promenade, addition of street trees along the roadway, addition of bicycle lanes along the roadway, new
CE 2008	Built	Sculptor Tina Allen unveiled a prototype of the Benjamin Banneker sculpture planned for inclusion in the future Banneker Memorial at Banneker Park. The prototype, intended to be built out at 20-feet in height, depicts Banneker with one foot on a rock holding the rolled up plans of Washington D.C. with a telescope next to him (Jones 2008).

CE 2010	Planned	In 2010, a Project Management Information System (PMIS) funding request was made to repair the walkways at Banneker Park. The request states that the entire walkway at Banneker Park is deteriorated and has shifted to create a very dangerous and poor condition. Sidewalks present tripping hazards as well as areas to collect ice in winter seasons. The cost to repair all of the walkways is estimated at $921,495.70. At this point, the project has not been funded and the repairs have not been implemented (Sims 2010).
	Established	Senator Roland Burris introduced S. 3886 on September 29, 2010 to provide a new authority to the Washington Interdependence Council to establish a memorial on Federal land in the District of Columbia honoring Benjamin Banneker (National Capital Memorial Advisory Commission 2010). It is unclear if this bill was passed.
	Planned	On November 17, the Washington Interdependence Council presented their plan for the Banneker Memorial before the National Capital Memorial Commission. This plan includes a statue of Benjamin Banneker, a commemorative 30-40 foot clock tower, a Founding Father`s Visitor Center, informational kiosks, and a 74,000 square foot school devoted to science and technology. The architectural firm Perkins+Will had been retained as the project`s architects of record on a pro bono basis (Washington Interdependence Council 2010).
	Planned	In a July 18 article in the Washington Post, Philip Kennicott argues that the best location for the planned National Museum of the American Latino is at the Banneker Park site as it would not encroach on the already crowded National Mall, and it is located on a forgotten spur of Tenth Street SW that could become one of the finest addresses in the downtown area (Kennicott 2010).

CE 2012	Planned	On January 30, a Determination of Eligibility was prepared for Benjamin Banneker Park, which concluded that the Park was not significant under National Register Criteria A or C, and that the property has diminished integrity due to the failure of urban renewal along the Tenth Street Mall. As such, the property, as determined by the preparer of the DOE, was submitted to the DC SHPO as being ineligible for listing in the National Register of Historic Places (Liebertz 2012: 5-7).
	Established	In a response letter from David Maloney at the DC SHPO to Maria Teresi at the US Army Corp of Engineers, the DC SHPO asserts that they were unable to concur that this National Park Service-owned landscape park [Banneker Park] is not eligible for the National Register. The DC SHPO then advises that further contextual research about the L`Enfant Promenade, the redevelopment of southwest Washington DC, [and] the work of landscape architect Dan Kiley will be necessary before a determination can be made. The DC SHPO then concludes with we will consider the Banneker Overlook as if it were eligible for the National Register for purposes of this particular undertaking and will defer formal determination until additional contextual research become available. (Maloney 2012: 3).
CE 2013	Planned	In January, the National Capital Planning Commission released the Final SW Ecodistrict Plan, a concept plan for the redevelopment of a 15-block study area that includes Banneker Park. The broad goals of the plan include accommodating future federal office space needs, establishing new cultural destinations, and creating transportation choices, all in an environmentally responsible manner. (National Capital Planning Commission 2013: i). The plan calls for the redevelopment of Banneker Park and to develop it in a manner that would provide locations for nationally significant museums and memorials. This would involve the dismantling of the current park plaza, fountain, and associated open space, and repurposing the land for use as a national museum or memorial. In addition, the plan calls for the construction of mid-rise buildings along Maine Avenue below, which would have substantial impacts on the currently open view of the Potomac River from Banneker Park (National Capital Planning Com

Planned	As an interim measure related to the SW Ecodistrict Plan a near-term proposal for Banneker Park was prepared to address connectivity problems with Maine Avenue and accessibility issues. The proposal includes creating a switchback stairway that leads from the Banneker Circle down to Maine Avenue. Although it would follow a different alignment, this stairway is intended to replace the current social trail that runs along the western side of the park. The proposal would involve removing a portion of the concrete wall along the rip-rap slope and adding a switchback stairway along the western portion of the rip-rap area. Additional proposed modifications include making the current asphalt path that leads to the corner of 9th Street and Maine Avenue ADA accessible (SW Ecodistrict - Banneker Overlook Interim Connection Study 2013).

Physical History:

OLD SOUTHWEST: EARLY SETTLEMENT AND PHYSICAL ISOLATION, (1790-1895)

Early Settlement:
Although the majority of the existing development in Southwest DC dates to urban renewal efforts of the mid-20th century, the neighborhood itself is one of the city's oldest. The entire present day Southwest DC quadrant is included within the original boundary of the "City of Washington," (HABS-DC-856:10) making it the only DC quadrant that is wholly located within the original demarcated city boundary. The original 1791 L'Enfant Plan for the City of Washington includes the street and block configuration for the entire Southwest DC neighborhood, including Tenth Street SW, the north-south street where Banneker Park is now located. It should be noted that the L'Enfant Plan does not call for a park or traffic circle in the location of present day Banneker Park on Tenth Street (later renamed L'Enfant Promenade). Rather, as with the majority of the roads envisioned by L'Enfant in Southwest DC, Tenth Street was conceived as extending directly down to its intersection with the Potomac waterfront on present day Maine Avenue.

Sources indicate that the future site of Banneker Park was first settled by George Thompson in 1663. Mr. Thompson, a lawyer and Clerk of the Charles County Court, was granted a land patent to 1,800 acres comprising three tracts: Duddington Manor; Duddington Pasture; and New Troy. These tracts included the land where the U.S. Capital was later constructed. In 1670, these tracts were purchased from Thompson by Thomas Notley, who is identified as a "pioneer Catholic settler of Maryland" (Bjorkman 2013). In 1671, the year following his purchase, Notley united the three tracts and renamed them Cern Abbey Manor (Bjorkman 2013). Upon his death in 1669, the godson of Thomas Notley, Notley Rozier, inherited the property. In 1716, the properties were renamed with their original tract names: Duddington Manor, Duddington Pasture, and New Troy. By the close of the 18th century, these tracts were one of the largest and most valuable estates within the newly formed District of Columbia, and were owned through marriage by the Notley Young and Carroll families (Draper 2011).

A survey map of Southwest DC from 1793 depicts property ownership in the area. The map shows four large tracts of land that are 400-500 acres in size. The tract that follows the eastern bank of the "Potomack [sic] River" is labeled as "Mr. Notley Young's part of Duddington Pasture. 400 Acres" (Priggs 1793). It is within this portion of the Duddington Pasture tract that Banneker Park would later be built. A map from 1796 depicts Mr. Notley's plantation, asserting that Mr. Young was "the original proprietor of that part of the city," and shows the estate's primary plantation house and outbuildings, "negro" quarters, stables, gardens, and graveyards (King 1796). Indeed, in 2010-11, the Imaging Research Center at the University of Maryland Baltimore County prepared several 3D visualizations of Notley Young's plantation superimposed over contemporary images of Southwest D.C. These meticulously researched visualizations depict Young's plantation house located immediately south of the overlook and within the boundary of the present day Benjamin Banneker Park (Imaging Research Center, University of Maryland Baltimore County 2010-11).

Physical Isolation:
The physical isolation of Southwest DC began in 1815 with the construction of the Washington City Canal (HABS-DC-856:10). The canal connected the Anacostia River to Tiber Creek, the Potomac River, and by 1833, the C&O Canal. The chosen route of the canal effectively created a moat around Southwest DC, and, although the canal was shallow, it became a physical barrier that restricted access to the southwest portion of the city. This physical separation imposed by the canal likely influenced the future development and land use of Southwest DC. By the mid-1800s, Southwest DC was said to be "in poor physical condition" where residents "inhabited row houses in the alleys. These alley dwellings typically lacked sanitation and other basic amenities" (HABS-DC-856:10-11). The area also became a hub for the growing African American population in DC and a major stop along the Underground Railroad (HABS-DC-856:10).

By the early 1870s, the Washington City Canal had fallen into disuse and the long process of filling it in had begun (National Park Service, Lockkeeper's House, n.d.). The canal had become obsolete due to the increasing development of railroad infrastructure. Ironically, the same railroad lines that allowed for the removal of the canal became the new source of physical isolation for Southwest DC. By 1857 a railroad line was constructed through Southwest DC (Cohen 2003). This new D.C. railroad line was built in partnership between the Baltimore and Ohio (B&O) Railroad and the Alexandria and Washington (A&W) Railroad. The newly constructed railroad started in Alexandria and crossed the Potomac River via the Long Bridge into D.C., and then extended through Southwest D.C. to the B&O station at the periphery of Capitol Hill (Cohen 2003). In Southwest D.C., the railroad line was overlaid upon streets that date to the 1791 L'Enfant Plan (Maryland Avenue and Virginia Avenue primarily), which significantly altered the connectivity and sight lines that were conceived of by L'Enfant. Unlike the canal, the railroad has persisted into the present and still creates a barrier between Southwest D.C. and the rest of the city.

By the 1880s, a significant wave of European immigrants arrived in D.C. and many of them wound up making their homes in Southwest D.C., joining the well-established African American community in this area. However, the neighborhoods in Southwest D.C. soon became racially segregated, with Fourth Street marking the boundary between white neighborhoods (west) and black neighborhoods (east) (Smith 1988: 67-68).

SOUTHWEST D.C. IN THE EARLY 20TH CENTURY: PROSPERITY THEN DECLINE (1895-1945)

Prosperity:
In part, the influx of European immigrants to Southwest D.C. helped usher in the neighborhood's "golden age," which lasted from 1895 until 1930 (Smith 1988: 68). The 1890s saw the establishment of a solid Jewish immigrant community in Southwest D.C. The Jewish community assisted Southwest D.C. economically by establishing small businesses and stores along Seventh Street and Four and One-Half Street (what is now Fourth Street) (Smith 1988: 67). The area during this time was said to resemble its own self-contained city, with an ample variety of grocers, retail stores, restaurants, and employment opportunities for its residents.

However, throughout this era segregation became further entrenched, with the African American population becoming further concentrated east of Fourth Street. Despite this divide, both communities are said to have enjoyed a high quality of life. 1905 saw the population in Southwest D.C. peak at 35,000. At the same time community institutions were strong and numerous including: religious institutions, schools, and social agencies. The Jewish immigrant population grew from 30 families to 190. The economic success was reflected in the overall appearance of the neighborhood. Brick-paved streets were lined on either side with large elm trees and strong community ties held people together (Smith 1988: 68).

Decline:
This "golden age" would not last forever, and by the early 1900s issues emerged that would eventually spell the downfall of the neighborhood. Federal agencies began competing for scarce space around the Capital and National Mall, eventually spilling over into residential tracts in Southwest D.C. Federal agencies like the Bureau of Engraving and the Department of Agriculture built new headquarters in the Southwest, razing large swaths of dwellings in order to construct sprawling office buildings. It was not long until private commercial businesses followed suit, also taking over previously residential land in order to construct new structures like markets and warehouses. These new land uses significantly altered the environment of the once quiet residential community. A dramatic increase in noise, pollution, and congestion created a much less desirable place to live and those with the financial means to do so moved away. As a result absentee landlords became common and many homes were neglected and not maintained. In 1930, the population of Southwest D.C. decreased from its peak by a third and dropped to 24,000, with the white population decreasing more rapidly than the African American population (Smith 1988: 68). By this year the conditions of the neighborhood had gained the attention of civic reformers and federal authorities, who had begun labeling the neighborhood as a slum. Journalists delighted in published pictures of Southwest's makeshift alley shanties with the National Capital and Washington Monument in the background. Local and national politicians began seeing the neighborhood as an embarrassment to the country and sought ways to revitalize the neighborhood. By 1945, Congress was at work developing institutional capabilities that could address the redevelopment of blighted inner-city neighborhoods, including Southwest D.C.

In 1942, Arthur Goodwillie conducted a survey of Southwest D.C. in order to assess its potential for residential development for returning veterans. In this survey, Goodwillie offers an unflattering description of the conditions in the neighborhood:

"Inside bathrooms, kitchen sinks, central heating and electric lights are luxuries of extreme rarity. Many rooms lack adequate sunlight. With few exceptions, sanitary facilities are installed in the backyard, close to the fire hydrant from which a dozen families draw their domestic water supply. Service alleys are often littered with garbage and other waste" (HABS-DC-856:15).

These substandard living conditions continued into the 1950s when quantitative surveys were conducted of the area. A 1952 survey conducted by the Redevelopment Land Agency detailed these conditions and found that only 43% of residential units had toilets located inside the

dwelling, 44% of the units had no baths installed, 27% had no indoor running water, and 68% had no wash basin or installed laundry tub. Finally, 21% of the dwellings in the surveyed area had no electricity and 70% had no central heating (HABS-DC-856:39).

URBAN RENEWAL: POLICY, PLANNING, AND PRECEDENT (1945-1954)

Policy:
Seeking to address the substandard and blighted conditions in Southwest D.C. and other D.C. neighborhoods, Congress passed the District of Colombia Redevelopment Act of 1945 (HABS-DC-856:1). This act stated that private enterprise alone is often unable to remedy blighted neighborhoods and that in many instances the public sector must participate in the planning and financing of redevelopment. Furthermore, this act led to the creation of the D.C. Redevelopment Land Agency (RLA). The purpose of the RLA was the "redevelopment of blighted territory in [D.C.] and the prevention, reduction, or elimination of blighting factors or causes of blight" (Liston 2013). In practice, the RLA's urban renewal efforts consisted of four major steps which each took many years to implement: land acquisition, relocation of residents and businesses, demolition, and the sale, lease or transfer of cleared land (HABS-DC-856:1).

In subsequent years, there were two national provisions that resulted in major amendments to the District of Columbia Redevelopment Act of 1945: The Housing Act of 1949 and the Housing Act of 1954. These acts, which codified a central role for the Federal Government in urban renewal efforts, further empowered the RLA in its mission to redevelop blighted areas within D.C. The Housing Act of 1949 established a Federal program of loans and grants for redevelopment that provided access to additional funding for the RLA. The Housing Act of 1954 allowed for Federal redevelopment dollars to be spent on rehabilitation of existing buildings rather than just new construction. Thanks to this act, Federal redevelopment projects could pursue strategies other than wholesale demolition followed by new construction (HABS-DC-856:21-22).

Planning:
In 1950, the National Capital Planning Commission (NCPC) developed a master plan for D.C.: The Comprehensive Plan for the District of Columbia. Within this plan, the NCPC set out to completely reimagine Southwest D.C., which ultimately led to the redevelopment of over 550 acres and the construction of over 6,000 residential units. The Southwest redevelopment is considered the largest "clear and build" urban renewal project undertaken in the U.S.

In ideological agreement with the RLA, the NCPC's Comprehensive Plan developed criteria for assessing the degradation of neighborhoods and promoted the renewal of blighted neighborhoods through public expenditure and intervention (Liebertz 2012: 2). The Comprehensive Plan also identified Southwest D.C. as one of three "problem areas" in the District and began planning its redevelopment. In 1951, the RLA selected Southwest D.C. as the pilot neighborhood for implementing this urban renewal ideology (Liebertz 2012: 2).

Once Southwest D.C. was selected as the initial D.C. urban renewal site, the NCPC began contracting with various planners to help prepare a redevelopment plan. The first such plan was developed by Elbert Peets, an experienced landscape architect and, by the 1950s, a member of

the Commission of Fine Arts. Peets saw value in the historic character of the neighborhood, and he recommended rehabilitating many of its buildings while maintaining the street grid and overall socioeconomic character. Peets' rehabilitation-oriented approach was deemed too conservative, and there was skepticism that the proposed changes to the area would have enough of an impact to justify public expense. Furthermore, the Housing Act of 1954 had not yet passed, so at this time it would have been prohibited to spend Federal dollars on a rehabilitation-oriented renewal effort. The Peets Plan was rejected and deemed "economically infeasible" by the NCPC (HABS-DC-856:30-31).

In 1952, the RLA commissioned the Justement-Smith Plan to develop a bolder plan for Southwest Washington. The Justement-Smith Plan included substantial amounts of change and dramatic modernization to the area, and had a focus on maximizing the business and economic benefits of the area and featured an increase on high-end residential development. Notably, this plan called for a Tenth Street Promenade that would overpass the railroad tracks and reconnect Southwest D.C. to the rest of the city. Ultimately, this plan was not adopted as the overall plan for the redevelopment of Southwest D.C., but many of its design concepts and its focus on modernity reappear in subsequent plans. Indeed, this plan directly inspired the future Zeckendorf Plan in Project Area C (including the site of the future Tenth Street Overlook) and the Cloethiel Woodard Smith Plan in Project Area B (HABS-DC-856:32-33).

In May of 1952, the National Capital Planning Commission created the boundaries for two definitive redevelopment areas in Southwest Washington: Project Area A and Project Area B. Project Area A lay in the western portion of the redevelopment area and was intended as the future site of office and commercial facilities (also, this is the location of the future Tenth Street Overlook). Due to nearly intractable political issues, Project Area A was slow to make progress, and was later incorporated into a larger Project Area C. Project Area B is in the eastern portion of the redevelopment area and was targeted for primarily residential development (HABS-DC-856:38). On December 8th 1953, the RLA began its transition from planning to implementation when it acquired its first parcel of land for redevelopment, which was located in Project Area B (HABS-DC-856:42).

On September 1, William Zeckendorf of the New York real estate development firm Webb and Knapp, presented The Redevelopment of the Southwest Washington, D.C. for Area C to the Redevelopment Land Agency. The proposal, authored by architects I.M. Pei and Harry Weese, had four key elements: The Tenth Street Mall, L'Enfant Plaza, an improved waterfront, and a residential neighborhood (Liebertz 2012: 2).While the Zeckendorf plan borrowed many programmatic elements from the earlier Justement-Smith Plan, it further articulated the plan’s modernist vision for redevelopment of Southwest D.C. In March of 1954, William Zeckendorf of Webb and Knapp signed a Memorandum of Understanding with the RLA. Under the terms of the agreement, the RLA would refrain from negotiations with other developers for Project Area C for a period of one year (HABS-DC-856:43). The Zeckendorf plan enabled a collaborative team led by two young architects, I.M. Pei and Harry Weese, to envision a radical redesign of Southwest D.C. rooted in modernist design principles.

Precedent:

The redevelopment of Southwest D.C. was a precedent setting urban renewal project in multiple ways. Not only was Southwest D.C. the first urban renewal project in D.C., it was also the first federally funded urban renewal project in the nation (Liebertz 2012: 2). With the passage of the Housing Act of 1949, which gave the Federal Government the ability to underwrite loans and grants for urban renewal projects, Southwest D.C. became the proving ground for this bold federal initiative. Also, the prominent location of the Southwest D.C. redevelopment area, located within the Nation's capital and visible from the National Mall and U.S. Capital, made this project highly visible and heavily publicized.

The redevelopment of Southwest D.C. also helped establish legal precedent in the use of eminent domain for redevelopment. Heard first in 1952 by the D.C. District Court in the case of Berman v. Parker, owners of a department and hardware store in Southwest D.C. sued the RLA to challenge the constitutionality of their use of eminent domain to force businesses and residents to relocate from areas deemed as being blighted. The plaintiffs argued that taking privately owned land under eminent domain and giving it to developers amounted to "a taking from one businessman for the benefit of another businessman" and did not constitute a public use, thus violating the 5th Amendment to the Constitution. In 1954, the case was heard by the Supreme Court, and in a unanimous 8-0 ruling the Supreme Court upheld the right of the RLA to acquire private property for public purpose with just compensation. In his decision, William O. Douglas wrote "If those who govern the District of Columbia decide that the Nation's Capital should be beautiful as well as sanitary, there is nothing in the fifth amendment that stands in the way" (HABS-DC-856:22-23) This decision had broad legal ramifications for urban renewal projects throughout the United States and remains the legal foundation that establishes the right of government to exercise eminent domain for redevelopment.

REDEVELOPMENT IN ACTION: SETTING THE STAGE (1954-1967)

Having been acquiring property since 1953, the RLA was ready to begin its first demolition in 1954. Symbolically, the RLA chose Dixon's Court, D.C.'s largest and most ill-reputed alley dwelling community, as the site of the initial demolition. The demolition of Dixon's Court began on April 26, 1954 and lasted through the end of May (HABS-DC-856:42). By the spring of 1954, acquisition and demolition of properties had accelerated, and over 4,800 structures in Southwest D.C. had been acquired and cleared for demolition. By 1957, all of the land in Project Area B had been acquired (HABS-DC-856:43) and the acquisition of land in Project Area C had begun (HABS-DC-856:48). In April of 1958, ground was broken in Project Area B for the first private construction in any Washington, D.C. redevelopment area: The Capital Park Apartments designed by Cloethiel Woodard Smith and Dan Kiley (HABS-DC-856:32-43).

In 1956, the NCPC formally approved William Zeckendorf's redevelopment plan for Project Area C. The plan, as envisioned by Pei and Weese, would retain its four key elements: the Tenth Street Mall, the Plaza, the waterfront, and the residential neighborhood (HABS-DC-856:32-46). However, the plan approved by the NCPC removed the connection between the Tenth Street Mall and Maine Avenue, S.W. Instead, architect I. M. Pei terminated Tenth Street in a circular overlook (Liebertz 2012: 3). This circular overlook, first envisioned by Pei, is today's Benjamin Banneker Park and the subject of this CLI.

Around this time, the Commission of Fine Arts (CFA) lobbied on numerous occasions to have the railroad that bisects Southwest DC put underground (Commission of Fine Arts January 11 1956; Wilson 1961). The CFA argued that any plans to increase the connection between the D.C. city center and the Southwest waterfront would be difficult to realize unless the issue of the railroad barrier was addressed. However, estimates to tunnel this stretch of railroad came back at over 100 million dollars, a figure that was prohibitively expensive and resulted in no action being taken (Wilson 1961). To make matters worse, a new barrier was being planned for Southwest DC: a modern freeway that would run parallel to the Potomac River. This freeway, known alternately as the Southwest Expressway or I-395, was the primary catalyst for the whole Southwest redevelopment, as the city was desperate to procure developable land to locate a freeway that would provide access to downtown D.C. As with many urban renewal projects of the 1950s and 1960s, this project included locating a freeway along its urban waterfront fringe, in this case the Potomac River. In 1958, construction of the Southwest Freeway was underway, which would ultimately connect Fourteenth Street Bridge to South Capitol Street. The freeway was built primarily on the alignment of F Street SW, which was overtaken by the freeway construction. Unfortunately, the freeway project resulted in the installation of another impassable transportation corridor (a combined 10 lanes of traffic in the vicinity of Banneker Park where the freeway bifurcates) that has become yet another physical barrier within the Southwest D.C. neighborhood.

In the late 1950s, preliminary designs had been prepared to locate a seafood restaurant with an adjacent planetarium at the current site of Banneker Park. The plan for the overlook restaurant and planetarium was proposed by Holgates, whom already owned a popular seafood restaurant in the District. As envisioned, both the planetarium and restaurant would have been sponsored by Holgates, but operations of the planetarium would have ultimately been ceded over to a non-profit. In 1959, however, the NCPC voted to restrict the overlook site to noncommercial uses, resulting in the abandonment of the restaurant concept (Restaurant on SW Mall is Ruled Out, 1959).

With the clear direction that the Tenth Street Mall and Overlook would function as a noncommercial promenade and park, Wilhelm W. von Moltke of Philadelphia, an architect retained by Ewin Engineering Associates, prepared an initial design for the area. Although only a working concept, the design that Moltke prepared is remarkably similar to what was ultimately constructed. Moltke's plan featured a central pedestrian divided walkway along the Tenth Street Mall flanked by vehicular circulation that terminated at an oval overlook park. The overlook park is surrounded by a retaining wall and double row of trees and features a fountain at its center (Moltke 1960). By March 16, 1961, the Moltke design for the Tenth Street Mall and overlook was formally approved by the District Highway Department, the National Capital Planning Commission, and the Redevelopment Land Agency. Members of the Commission of Fine Arts also praised the plan, but "decried the 20-foot hump put in the mall to provide the required clearance over the Pennsylvania Railroad tracks" while continuing to advocate for tunneling the railroad (Wilson 1961).

In December of 1961, the Commission of Fine Arts met with the design team of Federal Office Building No. 5 (Forrestal Building) to discuss the building's preliminary design concept. The

architects stated that the building should span the Tenth Street Mall rather than flank it. It was argued that "the proposed building would tend to minimize the "hump" in the Tenth Street Mall created by the elevation necessary to bridge the railroad tracks. The commission "recognized that a building spanning the Tenth Street Mall would in fact visually enclose it and add emphasis to the L'Enfant Mall. They concluded that for this reason they would approve the new proposal in principle" (Commission of Fine Arts Minutes, Dec. 19 1961: 2-3). Ironically, the enclosure created by the building, which was viewed favorably by the Commission at the time, is counter to the original design concept of the Tenth Street Mall and overlook developed by Webb and Knapp which intended these areas to have axial views from the Tenth Street Mall to the Smithsonian Castle. The Forrestal Building is now commonly regarded as a design problem and many plans call for demolishing the portion of the building that spans the L'Enfant Promenade (National Capital Planning Commission 2013).

By the early 1960s, the redevelopment of the Southwest was proceeding at an impressive pace. In 1962 a new bulkhead was installed for the Southwest waterfront, which created 4.5 new acres of waterfront property. 1963 saw the completion of Project Area B, the largely residential portion of the Southwest D.C. redevelopment (HABS-DC-856: 43). In addition, in 1963 the Southwest Freeway and the Francis Case Memorial Bridge were completed, connecting Southwest Washington to East Potomac Park and the Fourteenth Street Bridge (HABS-DC-856: 112-113). Also in this year, construction began on the L'Enfant Plaza, a public quad defined by four contemporary office buildings. Conceived of by I.M. Pei, the plaza originally had a fountain in its courtyard, but this feature was replaced in 1999 with a skylight. Underground, the plaza included a shopping arcade, parking, and later a metro rail station (HABS-DC-856: 90).

By 1965, attention turned to the Tenth Street Mall (later renamed L'Enfant Promenade). In meetings with the CFA in early 1965, the design team presented their vision for this pivotal promenade (Commission of Fine Arts February 16, 1965). As conceived, the Tenth Street Mall would be the primary access point that would draw pedestrians and motorists in from D.C.'s city center into the Southwest and beyond. In creating a circulation route that would appeal to pedestrians, the Tenth Street Mall would cross over the top of the railroad tracks and Southwest Freeway, before arriving at a terminal lookout with an underground parking garage: the Tenth Street Overlook. From here, visitors could stop, enjoy the view out upon the Potomac River, and continue on across the Washington Channel to Hains Point across the proposed "Ponte Vecchio" style pedestrian bridge and visit the proposed National Aquarium and National Fisheries Center at Hains Point. The "Ponte Vecchio" Bridge and National Aquarium, which were to be accessed from the parking lot under the Tenth Street Overlook, were integral components to the Tenth Street Mall design that would provide the visitation it needed; early analysis concluded that the aquarium and bridge would draw 3 million annual visitors (House of Representatives Subcommittee on Rivers 1966: 29).

During their review, the CFA took interest in several aspects of the Tenth Street Mall design. They discussed and expressed support for the proposed linear water feature located in the Tenth Street Mall's center strip, which has "cascades of water in the area where the grade rises to meet the railroad tracks" (Commission of Fine Arts February 16, 1965). In addition, the

cascades would have "stepping stones... that would form bridges across the channels" (Commission of Fine Arts October 19, 1965). They also had a favorable impression of the 22 foot tall light standards for the Tenth Street Mall, which were custom designed by architect Araldo A. Cossutta: "The light standards design featured a double standard with clear globe lights - four at an equal height and a fifth, higher. A solid center piece would contain signs. The [CFA] members stressed that incandescent lighting be used" (Commission of Fine Arts 1966).

But the CFA was also critical of several aspects of the design for the Tenth Street Mall. As previously discussed, they advocated for tunneling the railroad, which would have eliminated the grade change required along the Tenth Street Mall as it passed over the tracks. Attention was given to the designs lack of tree plantings along Tenth Street. Trees were omitted from the design "because of the maintenance problem. Trees were also not considered because the long bridge section of the Mall over the Railroad tracks would make planting [them] impossible." The lack of street trees drew scrutiny from the Commission, who argued that trees would help provide three dimensional definition to the Tenth Street Mall, and that pedestrians may avoid the area without any street tree plantings (Commission of Fine Arts February 17, 1965). In spite of the CFA's reservations, construction of the Tenth Street Mall began in 1965 (HABS-DC-856: 89).

Of great importance to the vitality and viability of the Southwest Redevelopment was a proposed Washington Channel Bridge, commonly referred to as the "Ponte Vecchio" bridge. The proposed bridge would connect the Tenth Street Mall to the proposed National Aquarium at Hains Point. The design concept for the bridge was inspired by the Ponte Vecchio Bridge in Florence Italy, featuring "shops and restaurants, balconies, roof terraces, sidewalk cafes, galleries and exhibits" and would be a "bridge designed for people rather than vehicles" (DSC TIC 805_D4). In August of 1966 the House of Representatives Subcommittee on Rivers and Harbors met to discuss the "Ponte Vecchio" bridge, proposed for construction across the Washington Channel. As envisioned, at this point, "The bridge would be built, maintained and operated by private investors. Although privately financed and operated, the structure would remain in the public domain... When the initial lease period is terminated, the Department [of the Interior] would have the authority to assume full possession of the property" (House of Representatives Subcommittee on Rivers 1966: 2). The lease of the bridge was estimated at lasting 40 years, and the bridge was estimated to cost approximately $5 million (House of Representatives Subcommittee on Rivers 1966: 12). In 1966, Cloethiel Woodard Smith Associates submitted a preliminary design study for the Washington Channel Bridge (DSC TIC 805_D4) and in 1967 the office of Dan Kiley and Barton Aschman Associates and Seymour Gage Associates prepared a "study" for the parking garage that would support the bridge and aquarium. As designed, the parking garage was oval in plan (mirroring the surface level overlook) and contained a total of 810 parking spaces within four parking levels. The parking garage would have had an entrance from Maine Street at its base, and an eastern entrance and western exit at the top level as well (DSC TIC 893_80179).

However, under pressure from the private investors who were financing the development, the Redevelopment Land Agency removed the requirement that a parking garage be located underneath the Tenth Street Overlook. The RLA argued that their contract with the L'Enfant

Plaza Center Corporation called for the completion of the Tenth Street Overlook by May 27, 1968; a schedule that would not allow for the completion of the garage (Liebertz 2012: 3). The elimination of the underground parking garage at the overlook made the viability of the bridge and aquarium doubtful. This decision by the RLA drew pushback from the NPS and the CFA, who saw the garage as a necessary feature for the Southwest D.C. to achieve the desired levels of visitation (Richard 1967)

In August of 1967, an article was published in the Washington Star that elucidated the fight over the proposed garage at the Overlook. The conflict pitted the L'Enfant Plaza Corporation, headed by Elwood Quesada, against the Redevelopment Land Agency and the National Park Service. Quesada insisted that the completion of the Tenth Street Mall coincide with the construction of the first two buildings. Quesada was worried that the inclusion of a parking garage, which still had no private developer, would slow the completion of the Tenth Street Mall and that it would cause the L'Enfant Plaza Corporation financial loss. The NPS and RLA saw the garage as a necessary component if they were going to construct a new bridge and aquarium. They also argued that the delay in constructing a garage would be minimal. (Hornig 1967). In the end, the NPS relented on their compromise proposal, which was to allow the overlook to be built without a garage, so long as it had a design that would allow a garage to be "tucked beneath it at a later date." Failing to reach a compromise with the L'Enfant Plaza Corporation, in 1967 Interior Secretary Udall overruled the NPS's objections and allowed the construction of a garage-less Tenth Street Overlook to proceed (Richard 1967). As an alternative to the garage, an "open parking lot" had been proposed at the Tenth Street Overlook. However, the surface parking lot would have had negative aesthetic impacts and would have fell short of the anticipated demand. In 1966, the Commission for Fine Arts unanimously rejected the surface level parking lot at the overlook (Eckardt 1966).

In November, designs were made for a road to be used by "pedestrian and minitrain" that would emerge from the west side of the Tenth Street Overlook and connect to the proposed "Ponte Vecchio" bridge. In the end, neither the bridge nor the pedestrian and minitrain road leading to the bridge, were ever constructed (DSC TIC 893_80176)

A few years later in 1970, consulting engineers Wilbur Smith and Associates prepared a 91-page feasibility study for visitor parking facilities and a pedestrian bridge in the Washington Channel area. This study recommended that the previously proposed "Ponte Vecchio" type pedestrian bridge be constructed, and that a two level parking garage be developed at the east end of the bridge, which is smaller than what had previously been proposed by Kiley, although it conceded that an additional parking garage may need to be constructed in the vicinity within the decade to meet anticipated visitation. It estimates the cost of constructing the parking garage at $4,600,000 and the cost of the bridge at $4,726,000. In its conclusion, it states that "Financial-feasibility analyses indicate that the revenue potential of the terminal facilities would not be sufficient to encourage private development; thus, it is recommended that a public agency undertake the development of the project" (DSC TIC 805_D6).

Presumably compiled concurrent with the feasibility study in 1970, Wilbur Smith and Associates prepared 9 pages of design drawings for the proposed parking garage and bridge. These design

drawings show a dramatically simplified pedestrian bridge (when compared to the earlier Cloethiel Woodard Smith Associates design) and a parking garage that is just west of (rather than underneath) the Tenth Street Overlook Park. In addition, these drawings depict a pedestrian bridge that goes from the overlook to the bridge, extending over the top of Maine Avenue (DSC TIC 800_81042).

TENTH STREET OVERLOOK: “A POINT AT THE END OF THE LINE” (1967-1969)

A 1961 conditions map for the proposed Tenth Street Overlook area shows a "Motor Vehicle Inspection Station" in the approximate location of the current park (Ewin Engineering circa 1961). This building was razed for the construction of the park.

While debates about parking continued throughout 1967, Kiley completed the design for the rest of the Tenth Street Overlook (Liebertz 2012: 4). In November, the office of Dan Kiley (architect and landscape architect) working with David Volkert and Associates (structural, mechanical, and electrical engineer) submitted a 36 page set of design drawings for the "Tenth Street Mall Overlook Park." This document included site plans and sections, grading plans, roadway profiles, fountain details, planting plans, barrier wall details, and irrigation, lighting, and signage plans. These drawings have been stamped "As Built" and appear to reflect the implemented design of the overlook, now referred to as Benjamin Banneker Park (DSC TIC 893_80177).

The parks bold, geometric forms, spare plant palate, and use of concrete and granite detailing with little ornamentation are all signature design elements from Kiley’s modernist design style. Kiley’s objective in the design was to create “an oval promontory jutting out from the density of the federal city” (Amidon & Kiley 1999: 68). Kiley then elaborates on the form and geometry of the overlook: “The two-hundred-foot-diameter plaza is paved with granite squares, the same material used by the four-block mall (designed by others before we were brought in). At its centre, a fountain reaches up forty feet, its glistening, ephemeral columns a beacon against Washington’s monuments and solid building blocks.” He continues: “A double row of London Plane trees, ‘Bloodgood’ variety, rings the elliptical plaza to provide shade and vertical definition. The spatial volume created by the trees, the fountain, and the concave ground plane relieve the strict simplicity of the site plan. They are the release mechanism every design needs” (Amidon & Kiley 1999: 68).

In 1969 as construction of the Tenth Street Overlook Park neared completion, an article in the Washington Star estimated that when the Overlook was finished the total cost would be roughly $2 million. Journalist Robert J. Lewis stated that the landscape was planted with 56 London plane trees, 4,372 yews bushes, 726 flowering dogwoods, and 394 plantings of cotoneaster, and an elliptical band of grass within the overlook to be used by pedestrians. The design also featured a "complex automatic watering system" (Lewis 1969). That same year the Tenth Street Overlook and Tenth Street Mall received the "Excellence in Architecture" award from the Metropolitan Washington Board of Trade (Department of Interior 1971, Volkert - Engineering, Planning and Environmental Consulting n.d.).

POST URBAN RENEWAL: SURVIVAL DESPITE UNMET POTENTIAL

Despite early accolades and high expectations, problems with the mall and overlook soon became evident. Since 1970, Banneker Park has survived many proposals for redesign and redevelopment. In spite of these numerous proposals, the park retains many of its original design elements.

One of the earliest issues had to do with the promenade. In 1970, it was reported that the L'Enfant Promenade leaked a substantial amount of water onto the covered Tenth Street, located 32 feet below the promenade. The leaking was attributed to poorly designed expansion joints. Reports also stated that litter would pile up in the linear water channels along both sides of the center walkway in the promenade: "The little streams were supposed to cascade but they don't because until a few days ago they were all choked with garbage" (Eckardt 1970). The Commission of Fine Arts felt that the central linear cascade along the Tenth Street Mall, as originally designed, was "disappointing as the effect of the water was so minimal. The substitution of a low formally clipped hedge would be much more effective, and the alteration was soon approved (Commission of Fine Arts 1971). Today the former water channel is planted in turf grass. It is unclear if a clipped hedge was ever installed.

Shortly after its completion, the park underwent a change in ownership and name. On June 19, 1970 the National Park Service formally acquired the Tenth Street Overlook from the D.C. Redevelopment Land Agency, while the Tenth Street Mall remained District property. The transfer included three lots with a combined area of 4.68 acres and an estimated value of $1,407,664 (National Park Service, National Capital Parks, 1970). Soon after, on June 30, 1971 the District of Columbia City Council passed by unanimous vote a resolution petitioning the NPS to rename Tenth Street Overlook as Benjamin Banneker Park, in honor of the noted African American surveyor, almanac author, and farmer (National Park Service, National Capital Parks 1971). This movement was spearheaded by local historian and activist Louise Hutchinson (Milloy 2001). In arguing for their position, the District city council argued that they had already changed the name of the Tenth Street Mall to "L'Enfant Promenade S.W." and the "public highway circle adjacent to L'Enfant Promenade" to "Banneker Circle, S.W.," (District of Columbia City Council, 1970). On November 24, 1971 a dedication ceremony was hosted by the National Park Service to rename Tenth Street Overlook as Benjamin Banneker Park (Department of the Interior 1971). The change of name was officially recorded in the "Land Records of National Capital Parks" on November 29, 1971 (National Park Service, National Capital Parks 1971).

In 1971 a bicycle trail connection was designed and constructed between the west end of Benjamin Banneker Park up to the Francis Case Memorial Bridge. Hand written notes along on top of the drawing recommended replacing "existing spirea" near the trail switchback leading up to the Case Bridge with "low ground cover planting of juniper to avoid a potential mugging site." Also written over the design drawing is "This whole hillside needs restudy for planting suitable for this spot since 80 to 90 % of dogwood plants did not survive!" (DSC TIC 893_80012).

The park once faced a threat to its future in 1984 during a hearing before the Committee on Appropriations in which the Ninety-Eighth Congress debated redeveloping Banneker Park as

the site of the U.S. International Culture and Trade Center. Discussing a possible transfer of the property, NPS National Capital Region Director Manus Fish stated that the NPS was "favorable" towards transferring the property for the construction of the Culture and Trade Center and that "it is not a historic area ... Our concern there is that the Banneker name and Banneker memorial be preserved, whether on this site or another site" (Department of the Interior Appropriations 1985: 303, 311). The proposed Culture and Trade Center was ultimately built at 1300 Pennsylvania Avenue NW, and was named Ronald Reagan Building and International Trade Center.

By the early 1990s, Banneker Park was noted as showing signs of wear and neglect: "the park… had lost some of its luster, and its fountain wasn't running" (Montgomery 1997). The late 1990s, however, saw some efforts to improve and strengthen the park's connection to its namesake. In September 1997, an interpretive sign was designed for Benjamin Banneker Park, and was installed soon after. It is still present within the park. The interpretive sign contains biographical information on Benjamin Banneker, the park's namesake, who "became America's first black man of science, an accomplished mathematician, astronomer, and producer of almanacs" (DSC TIC 868_113668). Around the same time the park also underwent restoration efforts, which included repairing a water connection to restore the fountain to working order and replacing the bronze sign at the entrance. On November 14th of the same year, Benjamin Banneker Park was rededicated in a formal ceremony, featuring D.C. Congresswoman Eleanor Holmes Norton. (Gaines 1997).

On November 6, 1998 Congress authorized the Washington Interdependence Council to establish a Benjamin Banneker Memorial at the Banneker Overlook Park under Public Law 105-355 (National Capital Memorial Advisory Commission 2010). Financing for the memorial was to be paid for by the Washington Interdependence Council, and no Federal funds were allowed to cover the expense of establishing the memorial. In the same year, the Urban Land Institute (at the request of the Southwest Neighborhood Association) prepared a study of the southwest waterfront. Among its proposals, it advocated for adding a staircase from the Banneker Overlook Park to the waterfront and a pedestrian bridge from the waterfront to East Potomac Park (HABS-DC-856:32-127). However, in 1998 the National Capital Memorial Commission voted unanimously to reject the elaborate Banneker memorial proposal. The proposal called for a five block long memorial, with a visitor's center near Independence Avenue, a clock tower halfway down the promenade, and a "larger than life" statue of Benjamin Banneker at Banneker Park. The commission advocated for a substantially scaled down memorial midway along the promenade, across from the L'Enfant Hotel. The Washington Interdependence Council, led by Peggy Seats, reacted angrily to this finding, and vowed to press forward (Wheeler, 1999).

During this time the park suffered from deteriorating condition including aging and inadequate electrical lighting systems. Despite continuous repairs, the systems did not meet current National Electric Codes. The ground lighting systems was also out of date and completely inoperable. Although the original ground lighting fixtures are still in place, the system itself is inoperable today, however the rest of the park's lighting system had been upgraded by 2005 (Newman, 2005). The current park lights are not original and likely date to this time period.

The 2000s saw other proposals for park redevelopment. Another group set its sights on Banneker Park in 2001 hoping to build a monument to Ronald Reagan on the site. By 2001, they had raised $40 million for the monument. Supporters of the Banneker Monument organized to thwart this effort (Milloy 2001). The Southwest area was also identified as one of the target areas by the Anacostia Waterfront Initiative, which started in 2002. A portion of this effort focuses on suggested modifications to the L'Enfant Promenade including 1) planting additional trees; 2)possibly adding a monument or a memorial to Banneker Overlook Park; 3) removing the wing of the Forrestal Building that straddles Tenth Street and obstructs views; 4) to connect Banneker Park to the waterfront (HABS-DC-856:32-128). Then in 2004 Jack Evans, a D.C. Council member, drafted legislation that directed the city to acquire land so as to construct a professional baseball stadium, in hopes of showing that the District is serious about luring a Major League team. This land included the Banneker Park site. (Montgomery and Wilgoren, 2004). Also in 2005, Banneker Park was seriously considered as the future site of the National Museum of African American History. Ultimately the museum was sited near the Washington Monument along the National Mall (Dvorak, 2005). These proposals for redevelopment were encouraged by the low visitation at the park and its condition. In 2005 The Washington Post stated that Banneker Park had an “isolated and neglected air. Weeds abound and the fountain is usually off” (The Washington Post, 2005).

In March 2006, the District DOT prepared an EA (Environmental Assessment) for L'Enfant Promenade and Banneker Park. The assessment included proposals for "major renovations" at Banneker Park, including a four-level terraced parking facility that would be recessed into the hillside, an exterior staircase from Banneker Park that would go from "the top of the hill to the bottom of the hill." This change would require the existing circular design of the park "to be modified into a smaller traffic circle at a location closer to I-395. The center of the traffic circle could accommodate a new fountain, public art, or a memorial or monument" (District Department of Transportation 2006: 3-13). The Environmental Assessment also proposed changes to the L'Enfant Promenade, including modification of the roadway median, the construction of two memorials to Benjamin Banneker along the L'Enfant promenade, the addition of street trees along the roadway, the addition of bicycle lanes along the roadway, new street lighting, new crosswalks, additional seating, trash receptacles, and bicycle racks, and structural improvements to the L'Enfant Promenade bridge (District Department of Transportation 2006: 3-4).

In 2010, a Project Management Information System (PMIS) funding request was made to repair the walkways at Banneker Park. The request states that "the entire walkway at Banneker Park is deteriorated and has shifted to create a very dangerous and poor condition. Sidewalks present tripping hazards as well as areas to collect ice in winter seasons." The cost to repair all of the walkways is estimated at $921,495.70. Currently, the project has yet to be funded and the repairs have not been implemented (Sims 2010).

In January of 2013, the National Capital Planning Commission released the Final SW Ecodistrict Plan, a concept plan for the redevelopment of a 15-block study area that includes Banneker Park. The broad goals of the plan include accommodating future federal office

space needs, establishing new cultural destinations, and creating transportation choices, all in an environmentally responsible manner. (National Capital Planning Commission 2013: i). The plan calls for the redevelopment of Banneker Park and to develop it in a manner that would "provide locations for nationally significant museums and memorials." This would involve demolishing the current park overlook, fountain, and associated open space, and repurposing the land for use so a national museum or memorial. In addition, the plan calls for the construction of mid-rise buildings along Maine Avenue below, which would have substantial impacts on the currently open view of the Potomac River from Banneker Park (National Capital Planning Commission 2013: 65-69).

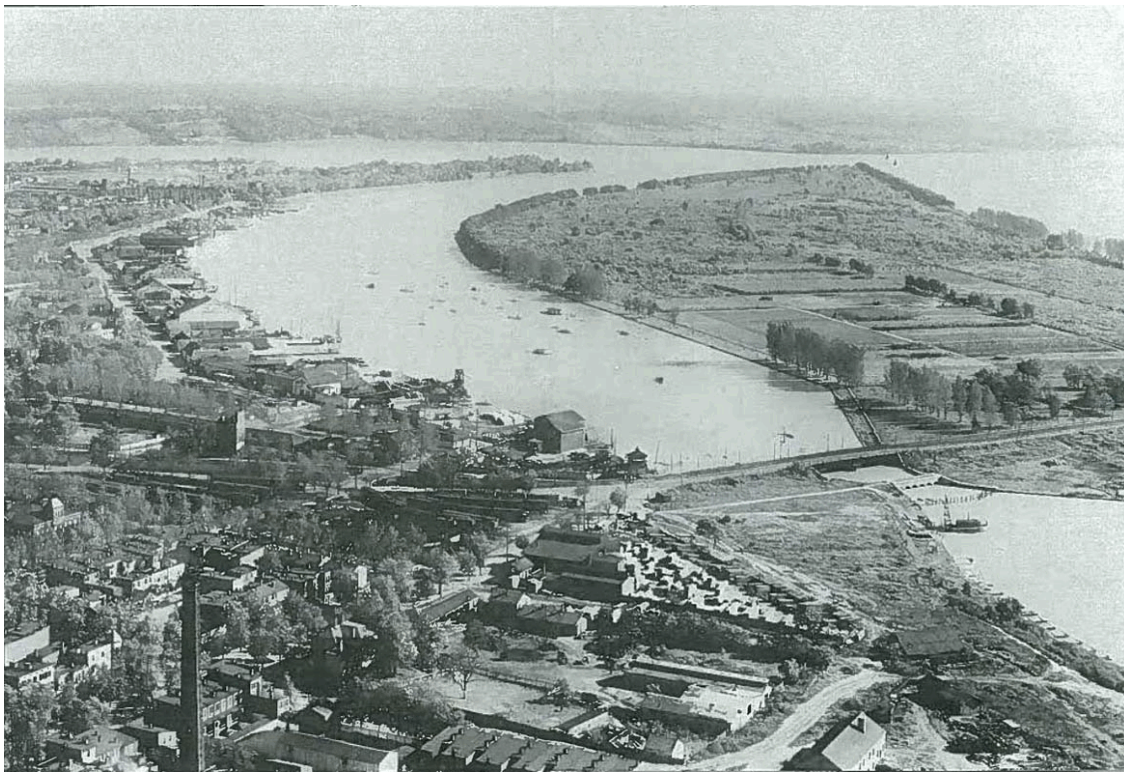


Figure 1: This photograph, taken before 1903, shows the Washington Channel, Hains Point, and the "Long Railroad Bridge" in the upper right portion of the photograph. The future site of Banneker Circle is located in the middle left portion (NCPC and LoC).

Figure 2: An image of the Webb and Knapp model for the 10th Street Mall, as conceived by Pei and Weese. This concept design was the first to feature an overlook at the end of the Tenth Street Mall (Washington Star, circa mid-1950s, Washingtoniana Room).

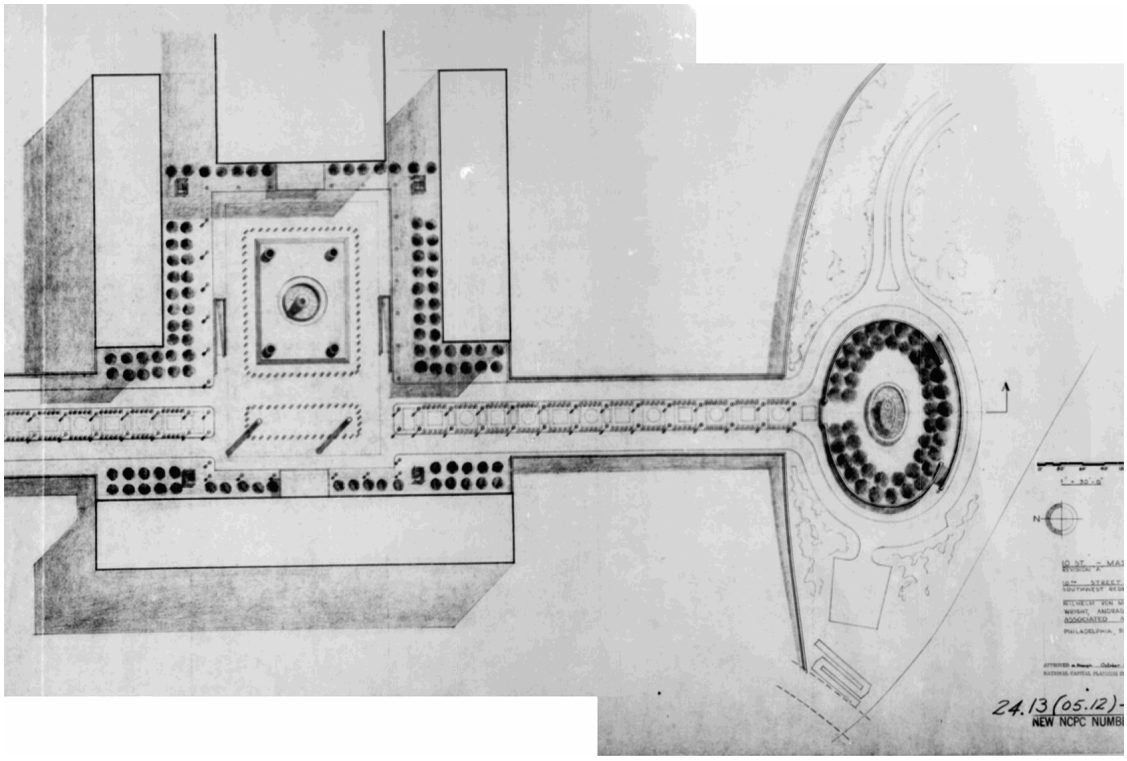


Figure 3: The concept design for the Mall, Plaza, and Overlook as prepared by architect William Von Moltke. Moltke's 1960 design, while only conceptual, was remarkably similar to what was ultimately constructed in this location (NCPC).

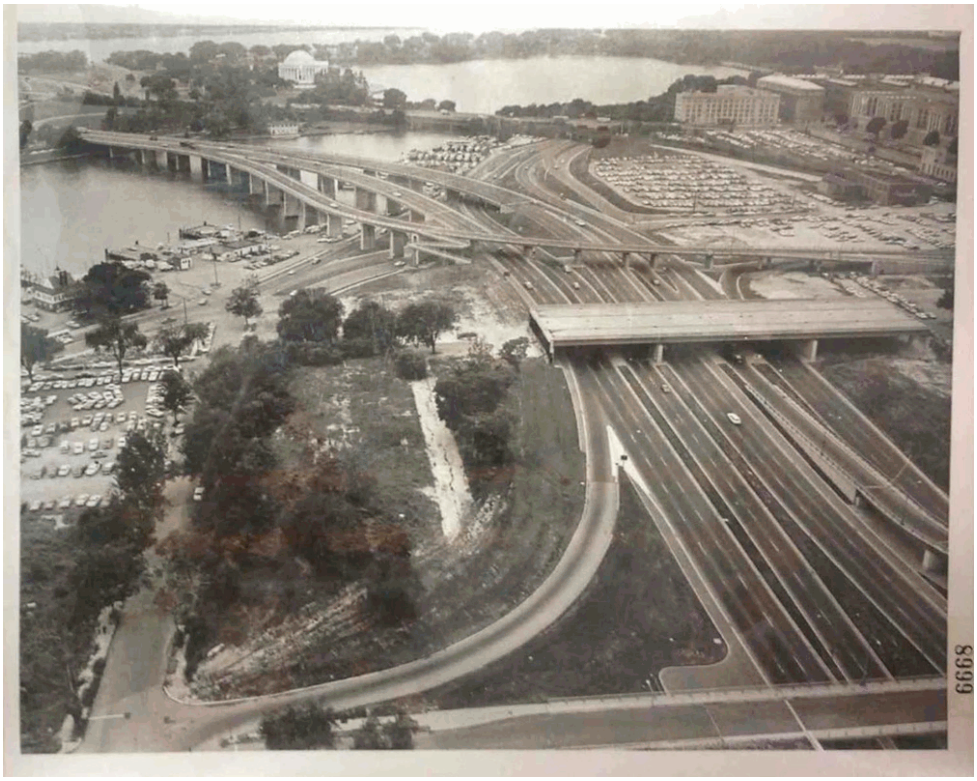


Figure 4: Southwest Freeway, 1965, showing the unfinished Mall and the future site of the Overlook. As depicted, the future park site had not been graded or cleared of vegetation (August 3, 1965 Washington Star, "Southwest Freeway," Washingtoniana Room).

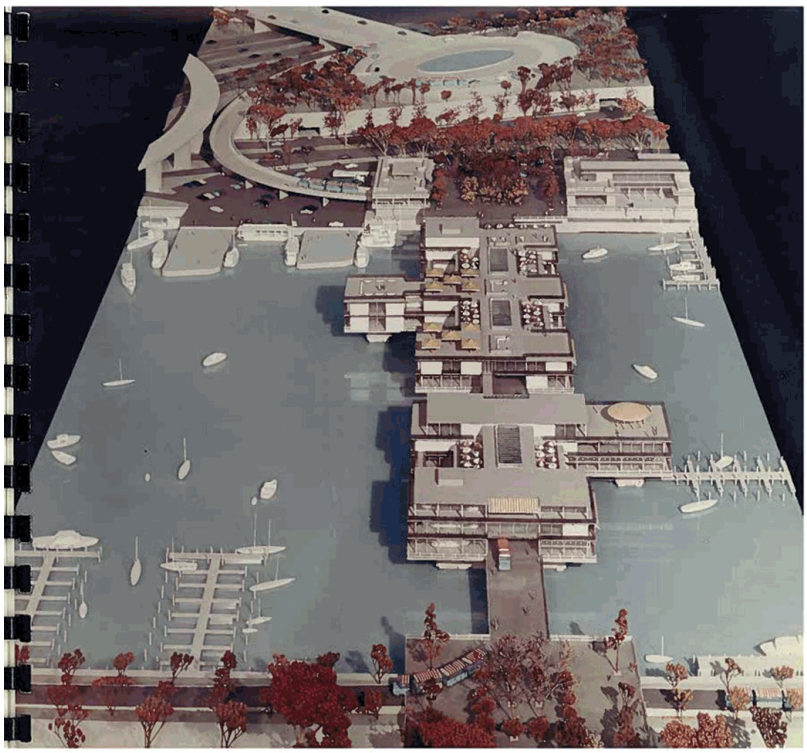


Figure 5: A model for the Ponte Vecchio style bridge. The ramp on the left depicts the "minitrain" that would that would have connected the parking garage to the bridge. Neither the garage, bridge, or minitrain were ever constructed (c. 1967, NCPC).

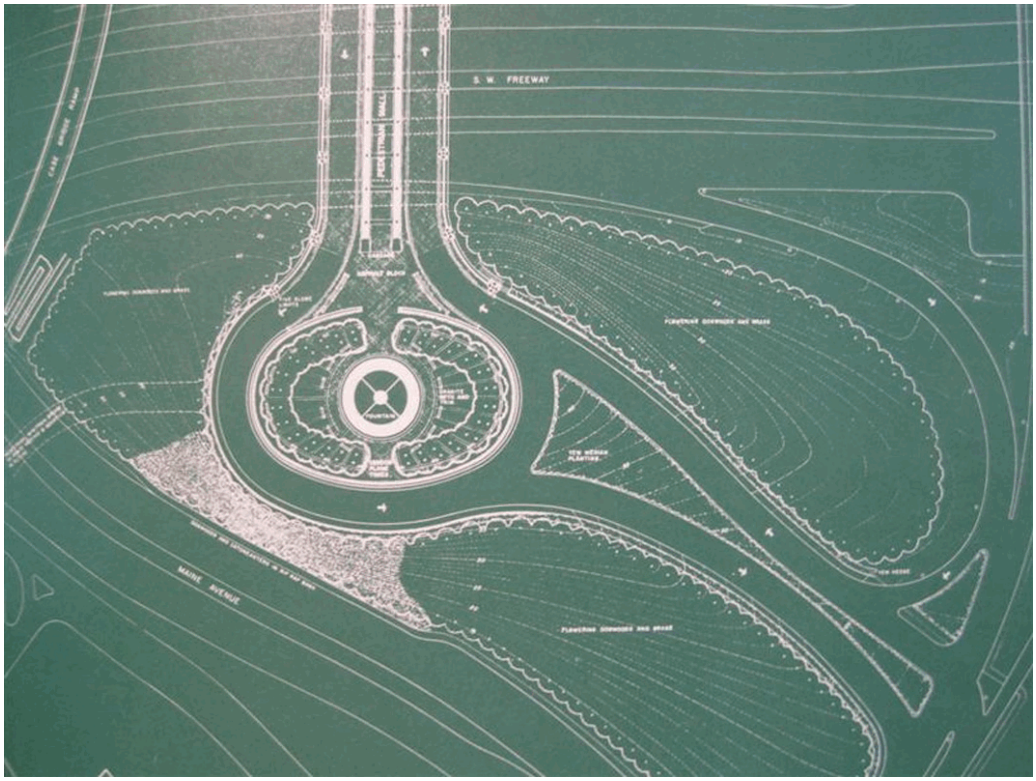


Figure 6: The plan for the 10th Street Overlook, which includes street labels, planting specifications, and locations of small scale features, as designed by Dan Kiley (NCPC, 1967).

Figure 7: 1969 photograph of the Mall leading to the Overlook. Notice the two channels of water (no longer intact) and the double ring of large London plane trees at the Overlook (Image courtesy of Henry Arnold & The Cultural Landscape Foundation, 1969).

Figure 8: Aerial image of the Overlook and Southwest Freeway from 1969. The dense planting of dogwoods along the hillsides that surround the Overlook is visible in this image (Image courtesy of Henry Arnold & The Cultural Landscape Foundation, 1969).

Figure 9: Image from Banneker Circle looking up towards the Overlook. Notice how dense the yew hedge and dogwood plantings were when installed (Image courtesy of Joe Carr & The Cultural Landscape Foundation, 1969).

Figure 10: A 1980 aerial photo looking north towards Banneker Park and L'Enfant Promenade. While the park and Kiley design remain, changes have been made to park circulation and vegetative cover. (HABS DC, Wash, 612—11).

Figure 11: A view north towards the L'Enfant Promenade taken in 1980. In the foreground, the fountain is turned off for winter. Visible in the distance is the Forrestal Building and the tip of the Smithsonian Castle behind it (HABS DC, Wash, 612—41).

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

Benjamin Banneker Park is defined by significant landscape characteristics, including spatial organization, land use, topography, circulation, vegetation, buildings and structures, constructed water features, views and vistas, and small scale features. In this CLI, each of the landscape characteristics is evaluated by comparing its historic condition to its existing condition to determine whether it contributes to the historic character of the landscape.

The physical integrity of the Banneker Park cultural landscape is evaluated by comparing landscape characteristics and features present during the period of significance (1967-1969)) with current conditions. Most of the landscape's historic characteristics and features are still intact.

Since the historic period, some landscape characteristics and features that reflected the period of significance have been removed or are damaged. These features include vegetation and small scale features. Although reversible, much of the original planted vegetation is gone, which changes the intended vegetative character of the park. In addition, the majority of the small scale features remain, but many of them are damaged or non-functioning. Some changes in circulation have occurred as well, including the addition of two paved pathways and a social trail that were not part of the original design. Despite these modifications the Benjamin Banneker Park cultural landscape retains overall integrity of location, design, setting, association, workmanship, materials and feeling.

INTEGRITY:
Integrity is the ability of a property to convey its historic identity or the extent to which a property evokes its appearance during a particular historic period, usually the period of significance. While evaluation of integrity is often a subjective judgment, particularly for a landscape, it must be grounded in an understanding of a property's physical features and how they relate to its significance. The National Register program identifies seven aspects of integrity including location, design, setting, materials, workmanship, feeling, and association. Retention of these qualities is essential for a property to convey its significance, though all seven qualities of integrity need not be present to convey a sense of past time and place. The Benjamin Banneker Park cultural landscape retains integrity to its period of significance, 1967 to 1969.

Location:
Location refers to the place where the cultural landscape was constructed or where the historic event occurred. Benjamin Banneker Park continues to occupy its historic location.

Design:
Design is the combination of elements that create the form, plan, space, structure, and style of a cultural landscape. With the exception of vegetation, all aspects of the original Dan Kiley design remain extant.

Setting:

Setting refers to the physical environments within and adjoining the cultural landscape. Banneker Park retains it urban setting with few changes since the period of significance.

Materials:
Materials are the physical elements, both natural and constructed, that existed historically within the cultural landscape. The Banneker Park landscape retains the majority of its original materials, such as concrete walls and site amenities, granite fountain and details, and asphalt pavers

Workmanship:
Workmanship refers to the physical evidence of craftsmanship in the construction of the landscape. The workmanship of the designed landscape of Banneker Park remains largely intact, except for some minor repairs with were incompatible in their execution.

Feeling:
Feeling is an expression of the aesthetic or historic sense of a particular period of time in a cultural landscape. Banneker Park remains a modernist landscape in an urban environment.

Association:
Association refers to the direct link between the important historic event or person and the cultural landscape. The landscape's association with the historic theme of Community Planning and Development related to the urban renewal of Southwest D.C. remains, as does the park's design by landscape architect Dan Kiley.

Aspects of Integrity:

Location

Design

Setting

Materials

Workmanship

Feeling

Association

Landscape Characteristic:

Spatial Organization

Historic Condition:
The spatial organization of Banneker Park made use of two main design elements: symmetry and circular geometry. While the overall park itself was not intended to be symmetrical, the elliptical plaza has rigid bilateral symmetry along its north-south axis. This strong north-south axis and stark symmetry were extended into the plaza from the 10th Street Mall (L'Enfant Promenade). The alignment and connection between the overlook and promenade was further implied by the cascades, which flowed directly towards the terminal water feature. Indeed, the connection to the promenade was integral to the design of the overlook and the design of the

overlook was described by Kiley as being 'simply a point at the end of a line' (Kiley 1999: 68).

Circular geometry was incorporated throughout the entire design. Many design elements within the park appear to emanate outward from the park's circular water fountain. The circular design elements that radiate outward from the fountain included the double row of London plane trees, the double row of benches, the plaza retaining wall, and the road that circumnavigates the plaza. The circular geometry is reinforced by the fish scale paving pattern of the park's granite blocks, which appear to ripple outward from the central fountain. In between these fish scale blocks are linear granite spokes that form a starburst as they spread from the fountain outward. Based on Kiley's design drawings, the plaza's concentric rings of trees were intended to provide a dense canopy as they appear to be pleached in his park drawings. As described by Kiley, the trees were intended to 'provide shade and vertical definition' to the plaza (Kiley 1999: 69). The dense plantings of dogwoods that populated the plazas surrounding hillsides were likely intended to obstruct some of the low-lying views from the plaza, including those views towards the Southwest Expressway and Maine Avenue, in order to focus views toward building facades and the Potomac River. The plaza ground itself was curved into a concave shape, which is converse of the fountain slope, which was convex in shape. This made the plaza and fountain even stronger visual points of interest that helped 'relieve the strict simplicity of the site plan' (Kiley 1999: 68). The curvature of the surrounding roadway was designed to echo the elliptical plaza as well as navigate the terrain in order to meet grade at Maine Avenue. In turn, the roadway's sidewalk walls and yew hedges echo the graceful arc of the road itself.

Current Condition:
All of this spatial organization remains intact with the exception of the vegetation. The original 56 London plane trees in the plaza have been reduced to 45, and many of these spindly and weak. This creates an incomplete and excessively open feel to the interior of the plaza, which was meant to have greater enclosure and shade cover. Several sections of yew hedges, which were meant to line the perimeter of the roadway, are missing. In addition, the overwhelming majority of the flowering dogwoods are now missing: of the original 726 dogwoods planted at the site only approximately 10 remain. In addition, the 'cascades' water feature, which originally flowed towards the overlook along the Promenade's median, has been filled in and planted with turf grass, diminishing the connection between the street and overlook.

Evaluation:
Despite the missing trees and hedges, the majority of the park's original spatial organization remains intact. It retains integrity of location, design, setting, materials, use, association, and workmanship. Although partially missing, the loss of the park's trees and hedges is easily reversible.

Landscape Characteristic Graphics:

Figure 12: View of Banneker Overlook facing south. This image highlights the circular geometry and symmetry still present in the park's spatial organization (NCR, CLP 2013).

Land Use

Historic and Current Condition:

In keeping with its historic design intent, Benjamin Banneker Park is primarily used for various forms of passive recreation, including walking, cycling, picnicking, and enjoying the view towards the Potomac River. The central overlook is the most visited portion of the park. Its greatest use is on weekdays during business hours, particularly around lunch time when office workers from nearby businesses frequent the park. A secondary use of the park is as a thoroughfare for pedestrians and cyclists as they access the L'Enfant Promenade, Maine Avenue, and the pedestrian ramp to the Francis Case Memorial Bridge. The large lawns on the southeastern and southwestern portions of the park are used infrequently, with occasional passive recreation and as a shortcut marked by a social trail to the sidewalk along Maine Avenue. The paved and social pathways that bisect the large lawns are not in keeping with the historic intent of this space: Kiley meant the area to be covered in a dense monoculture planting of flowering dogwood trees which would have deterred most thoroughfare circulation.

In 1971 the park's name was changed from 10th Street Overlook to Benjamin Banneker Park. This renaming was done to memorialize Benjamin Banneker, an important and celebrated African American farmer, scientist, surveyor, and author. This renaming added a new use to the park: commemoration. Located near the entrance to the elliptical plaza are a biographical

interpretive sign on Benjamin Banneker and a bronze plaque bearing the inscription 'Benjamin Banneker Park' There is also an ongoing effort led by the Washington Interdependence Council to further memorialize Banneker at the park, including adding a Banneker statue and a commemorative clock tower at or near the park.

In many regards, the actual number of visitors to Banneker Park never reached the desired or anticipated use levels. This is due to a number of factors, including single-use development in the park's vicinity that is almost exclusively office space and abandoning the construction of the park's underground parking garage that would have connected a projected 3 million annual visitors to the 'Ponte Vecchio' bridge and the National Aquarium at Hains Point (note: neither bridge or aquarium were ever constructed). Kiley stated that when the park was 'first installed (it) was physically isolated to the degree that it sustained vandalism and other symptoms of underuse for several years. Broken light fixtures were replaced repeatedly' (Kiley 1999). An architectural critique of the area in the Washington Post in 1970 stated that 'fear of crime … and distance from the residential part of Southwest and its uninviting hidden entrance (blocked by the Forrestal Building) have combined to make L'Enfant Plaza a week night and weekend ghost town' (Meyer 1970). In many regards, the visitation levels of Banneker Park remain low and are evidenced by present day vandalism including broken light fixtures and beer cans and other debris that is strewn throughout the vegetated (and relatively private) riprap embankment.

Evaluation:
There are three kinds of land use at Banneker Park today: passive recreation, pedestrian circulation and commemoration. Of these three, both passive recreation and pedestrian circulation retain integrity to the period of significance. The commemorative use of the park postdates the period of significance.

Landscape Characteristic Graphics:

Figure 13: An image of a woman pushing a stroller up the hill next to the social path. People use the space in Banneker Park as shortcuts to and from the waterfront (NCR, CLP 2013).

Figure 14: An image of a woman using the park as a space to sit and rest during the afternoon (NCR, CLP 2013).

Topography

A great deal of fill was imported to the site in order to achieve Kiley's design for the park and plaza. Beginning at the terminus of the promenade, the fill was graded into gently sweeping hills that receded down towards the roadways below, buttressed by retaining walls and rip-rap as required by slope. The areas surrounding the plaza were all graded so as to smooth out the uneven nature of the space prior to construction. These slopes are often steep, but they are consistent and without sudden rises or depressions. Aside from the retaining wall that supports the elliptical plaza, the southern slope was the steepest as it needed to reach the waterfront below in the shortest distance. The steep slope in this area was reinforced with rip-rap, wooden stakes, and dense plantings of dogwood and cotoneaster.

The roadway, Benjamin Banneker Circle, which runs through the park and around the edges of the plaza was also graded to achieve a gradual slope that begins at the promenade (which is at the same elevation as the plaza) and continues around the plaza and down to the waterfront below. Therefore, as the roadway circles around the plaza it loses elevation, and the grade differential between the two increases. This slope towards and along the roadway directs the majority of storm water downward towards Maine Avenue and the waterfront. Three catch basins are cut into curb along the interior portion of the roadway as it loops around the southern side of the plaza. There are also catch basins cut into the perimeter of the roadway along the curb in the eastern portion of the park.

The plaza was constructed on fill, as the plaza needed to be raised up to the grade established by the terminus of the promenade. The plaza itself is elliptical and concave and angles towards the granite fountain at its center. According to Kiley, the decision to make the plaza concave rather than level was made when "studies revealed to us that this would actually appear as a bulging up out of the ground at the end of the mall, thus we depressed the entire plaza, so that it took on a slight concavity" (Kiley 1999: 69). In addition the space was graded so that the southern part of the plaza is higher in elevation than the northern side, which opens up to the promenade. This grading directed water inward towards the fountain. To address this run-off, custom crafted pink granite trench drains were sited along the perimeter of the inner pathway.

Existing Condition:
The topography as designed and constructed during the period of significance remains unchanged in the present. The drainage systems also remain in place, with the exception of one pink granite trench drain cover that was replaced with a metal grate.

Evaluation:
The topography retains integrity of material, location, design, setting, association, workmanship, and feeling.

Character-defining Features:

Feature: Rip-rap embankment

Feature Identification Number: 167906

Type of Feature Contribution: Contributing

Feature: Graded hills leading to roads below

Feature Identification Number: 167908

Type of Feature Contribution: Contributing

Feature: Oval elevated plaza

Feature Identification Number: 167910

Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:

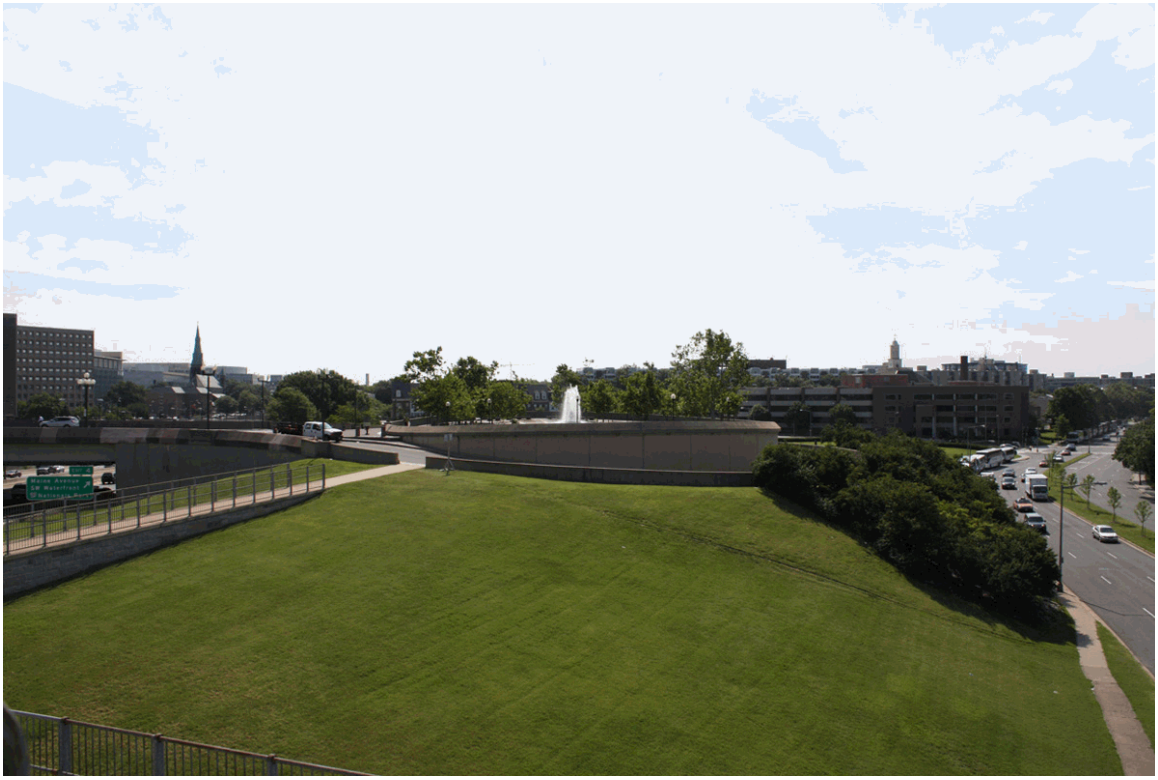


Figure 15: A photograph of the topography of Banneker Park. This image shows the steep slope from the 10th Street Promenade and Banneker Plaza to Main Avenue below (NCR, CLP 2013).

Circulation

Historic Condition:

The circulation system within the elliptical plaza of Banneker Park consisted of two asphalt block pathways that were tinted red: the outer pathway and the inner pathway. The outer pathway followed the oval curve of the retaining wall and allowed for a view of the Potomac River and surrounding cityscape. It was about 8.5 feet wide and was lined on either edge by two thin borders of granite. These granite borders were actually made up of two or three bands of alternating 5.5 inch wide gray and 11 inch wide pink granite. The inner pathway was circular, about 8 feet wide, and ran directly around the central water fountain. It was also bordered by granite bands; however, the inside ring contained a trench drain (with covers fabricated from pink granite) instead of the solid pink granite pavers used in the other bands. The inner and outer circular paths were connected by pathways located on either side of the fountain along the minor axis (north to south). Likewise, these connecting paths were constructed of the same asphalt pavers and bordered on either edge by the three strips of gray and pink granite pavers. In all other locations, the inner and outer pathways were divided by a large area that contained granite benches, London plane trees, and other small-scale features. The ground in this area was paved with 4 by 4 inch granite 'durax' blocks laid in a fish scale

pattern that appeared to radiate out from the fountain. Placed equidistantly throughout the fish scale granite pavers were spokes of black and pink granite pavers (the same pattern as the bands that bordered the inner and outer paths). The granite spokes that radiate from the inner pathway to the outer pathway collectively form a starburst pattern as they cut through the fish scale-patterned granite blocks.

The pedestrian area outside of the elliptical plaza was paved with the same red asphalt blocks as the inner and outer pathways. These pavers extended for four blocks along the L'Enfant Promenade. The roadway, Benjamin Banneker Circle, surrounded the elliptical plaza before heading east to 9th Street and Maine Avenue and was paved in black asphalt. The sidewalks that border the road were made of concrete, and are located within the project boundary. The sidewalk on the outside of the roadway was about 6 feet wide, while the sidewalk on the inner side of the roadway (directly adjacent to the plaza retaining wall) was extremely narrow and only about 2 feet wide.

The pedestrian ramp to the Francis Case Memorial Bridge was originally just an elevated switchback bridge that directed pedestrians towards the sidewalk that runs along the Southwest Freeway. The elevated paved causeway that now leads from the plaza to the pedestrian ramp was not part of the original design.

A short pedestrian stairway was built into the northeast retaining wall along the promenade that leads down to a pump house/utility vault for the fountain. The stairway consisted of 16 steps and was about 4 feet wide.

Existing Conditions:
The inner and outer pathways in the elliptical plaza are still extant and are in fair condition. The majority of the asphalt blocks remain intact but sections have experienced some irregular settling. Small sections of the red asphalt block, however, have been replaced by black asphalt. The pink and grey granite bands that border either side of the inner and outer paths also remain and likewise are in fair condition. Some of these granite pavers need to be replaced or reset as they are either missing or have slumped, cracked, or settled unevenly. A section of the pink granite trench drain cover directly to the west of the entranceway has been replaced with a metal grate.

The pink and grey granite spokes are mostly intact and in fair condition as are the granite fish scale blocks. However some of the granite blocks have been mortared into the ground, while others remain dry-laid. Still others are missing or chipped.

The pedestrian switchback ramp to the Case Memorial Bridge (outside of the park boundary and project area) is still extant. It is now accessed via an elevated paved causeway that cuts east to west along the crest of the western slope of the park. This ramp has mortared granite cladding in an ashlar pattern and is built up as high as 15 feet where it connects to the switchback ramp. Where this causeway ramp rises from grade, it is lined with a five foot tall

galvanized railing on either side.

A diagonal path that connects the northeastern side of the park to 9th Street and Maine Avenue likely started as a social trail as it was not an original feature of the Kiley design. However, it is now paved, about 6 feet wide and connected by crosswalks where it crosses Benjamin Banneker Circle. Likewise, on the western portion of the park there is a well-defined social trail that leads down a steep grade to Maine Avenue below. While this trail has not been paved, there are plans to replace it with a paved path and stairway in the near future.

Evaluation:
Three pathways (two paved, one social) have been added to the hillsides surrounding the Overlook which were historically planted with dense stands of flowering dogwoods. While not a part of the original design, the pathways are easily reversible. In addition, circulation elements remain within the park that were part of the original design and have integrity to the period of significance.

Character-defining Features:

Feature: Overlook inner and outer pathways

Feature Identification Number: 167912

Type of Feature Contribution: Contributing

Feature: Causeway to Francis Case Memorial Bridge

Feature Identification Number: 167914

Type of Feature Contribution: Non contributing – compatible

Feature: Asphalt path to 9th St. & Maine Ave.

Feature Identification Number: 167916

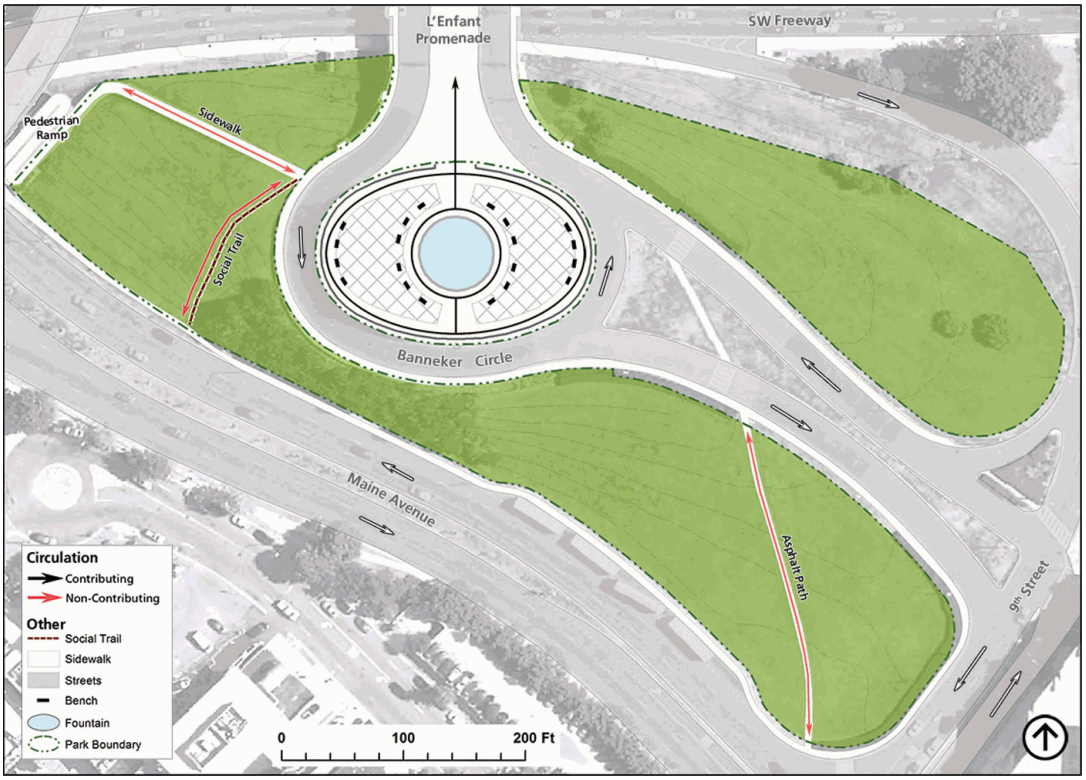
Type of Feature Contribution: Non contributing – compatible

Feature: Social trail down to Maine Ave.

Feature Identification Number: 167918

Type of Feature Contribution: Non contributing – compatible

Landscape Characteristic Graphics:



Circulation Map

Figure 16: This photograph shows the Overlook's inner and outer pathways, including the granite "durax" block paved areas in between, the granite spokes, and the pink granite trench drain (NCR, CLP 2013).

Figure 17: This image shows the paved path to the pedestrian ramp that allows access to the Francis Case Memorial Bridge (NCR, CLP 2013).

Figure 18: Running horizontally along the center of this photograph is the social trail that leads from 10th Street Promenade and Banneker Overlook to Maine Avenue below (NCR, CLP 2013).

Vegetation

Historic Conditions:

The historic planting plan for 10th Street Overlook utilized a very minimal planting palate that created dense stands of monocultural plantings. Indeed, the entire park which constituted nearly 5 acres (much of which was planted) included only four species of plants: London plane tree (Platanus x acerifolia var. 'Bloodgood'), flowering dogwood (Cornus florida), spreading yew (Taxus cuspidata var. 'densiformis') and rockspray cotoneaster (Cotoneaster horizontalis). All of these plants were planted in dense stands, hedges, or copses. The planting plan called for 56 London plane trees within the plaza, 726 flowering dogwoods along the hillsides surrounding the plaza, 394 rockspray cotoneasters planted in the rip-rap, and 4,372 Japanese yews planted within the medians and planted as a hedge along the sidewalk.

An early plan for 10th Street Overlook (1967) called for a single ellipse of linden trees (26 in total). However, the final design substituted the single ellipse of linden trees with a double ellipse (56 in total) of London plane trees. These trees would provide shade and privacy within the plaza. Indeed the design drawings of the plaza depict a tree canopy that is continuous and that appears to be pleached to form an elevated hedge, which would have provided substantial privacy during the growing season. The hillsides surrounding the plaza were populated with dense stands of flowering dogwoods with turf grass groundcover, which provided enclosure to

the park and screened out views of the surrounding roads. The steep, rip-rapped slope to the south of the plaza was planted with rockspray cotoneaster ground cover and a flowering dogwood canopy cover. In order to gain a footing within the steep grade, the dogwoods that were planted in the rip-rap area had their trunks placed within metal sleeves surrounded by terracotta piping that provided ventilation to the recessed plants. Japanese Yew was planted as a hedge along many of the sidewalks and as a dense cover within several traffic medians.

Existing Condition:
The London plane trees were supposed to develop into a pleached canopy, a vision that was never realized. The tallest of these trees stands around 35 feet high, with most of the trees reaching only about 15 to 20 feet in height. Indeed, 11 of the trees have died and are now sawn off at grade. The surviving London plane trees show substantial signs of stress including leaf spotting, suckering, premature defoliation, and die back within the crown of the tree. While this may be attributable to inadequate irrigation or soil compaction, it may be a result of a tree pathogen, such as anthracnose or canker stain. It is known that at some point the London plane trees were replaced (National Capitol Planning Commission 2011: 4), however many of the current stand of replacement trees are dead or malnourished. 34 of the trees have a Diameter at Breast Height (DBH) of 5 inches or less, showing evidence of stunted development.

A few years after the park was constructed the majority of the flowering dogwoods on the hillsides had failed. A 1971 Design Drawing for the causeway that leads to the Francis Case Memorial Bridge pedestrian ramp includes the following caption about the dogwood plantings: 'This whole hillside needs restudy for planting suitable for this spot since 80 to 90 percent of dogwood plants did not survive!' (DSC TIC 893_80012). Today, only about 10 of the original 726 dogwoods remain. However, the turf grass which was planted underneath the dogwoods along the hillsides still remains.

The cotoneasters and dogwoods that were planted in the rip rap area are gone. The rip-rap area has now been colonized with invasive plants, primarily bush honeysuckle (Lonicera maackii). Other plants that have naturalized on the slope include holly (Ilex sp.), tree of heaven (Ailanthus altissima), black locust (Robinia pseudoacacia), and grape vines (Vitus sp.). Despite these invasive plants, none have grown up tall enough to obstruct the views from the plaza. Indeed, the bush honeysuckle, while invasive, at least obstructs the potential unsightliness of an exposed rip-rap slope. Evidence of the original rip-rap plantings remain in the metal tree wells, stakes, and terra cotta ventilators located around the area.

Some stretches of Japanese yew hedge are still present and in good condition. However, the coverage is spotty, and certain areas are now entirely absent of yew, including the central median planting which originally consisted of 1,888 individually planted yews.

Evaluation:
Much of the original vegetation from the period of significance is gone and the vegetative character of the park is quite different than what Kiley intended. However, the remnant vegetation that has endured retains integrity and contributes to the historic character of the property.

Character-defining Features:

Feature: London plane trees

Feature Identification Number: 167920

Type of Feature Contribution: Contributing

Feature: Japanese yew

Feature Identification Number: 167922

Type of Feature Contribution: Contributing

Feature: Flowering dogwood

Feature Identification Number: 167924

Type of Feature Contribution: Contributing

Feature: Treeless, open lawn on hillside

Feature Identification Number: 167926

Type of Feature Contribution: Non contributing – compatible

Feature: Bush honeysuckle & other rip-rap plants

Feature Identification Number: 167928

Type of Feature Contribution: Non contributing – compatible

Landscape Characteristic Graphics:

Figure 19: This photograph shows the London plane trees located in Banneker Overlook. Many of these trees are young or unhealthy. As seen in the foreground, some trees have been removed (NCR, CLP 2013).

Figure 20: Japanese Yew runs along the perimeter of much of Banneker Park (NCR, CLP 2013).

Figure 21: Some flowering dogwoods are still present in Banneker Park. The dogwood in this photograph is fairly mature and likely original to the park (NCR, CLP 2013).

Figure 22: Bush honeysuckle and other naturalized plants have grown up along the rip-rap embankment (NCR, CLP 2013).

Buildings and Structures

Historic Condition:

Dan Kiley's overlook design featured a retaining wall lining the perimeter of the elliptical plaza. As built, the wall around the plaza was roughly 550 feet long, as tall as 16.5 feet in height, and between 1 foot (top of wall) and 3 feet (overhanging lip) thick. It began as a low wall on either side of the plaza's entrance on the north end of the park, and gradually became a retaining wall that supported the overlook. This retaining wall sustained the grade change from the perch provided by the overlook to the vertical drop-off to the roadway below. The wall was constructed of poured-in-place concrete with an exposed aggregate finish on the top surface and the surface that faces the plaza, and a bush hammered finish along its back side which creates vertical grooves in the concrete. The wall followed the elevation change of the oval, concave plaza ground, making it taller on each side of the major axis (east and west), with an opening for the park entrance on the north side. At the break in the wall for the entranceway, the wall was abutted by slightly taller concrete block with a smooth finish. The wall had a flat surface on top, but the outer edge of the wall sloped towards the roadway at roughly 45 degrees, creating an overhanging lip, and then sloped back at 45 degrees into a vertical plane. The overhanging lip of the retaining wall contained numerous inset lights that illuminated the roadway below.

Below the overlook, the park had a second concrete wall lining the exterior perimeter of the

roadway as it passes along the steep, rip-rapped slope that descends down to Maine Avenue and the waterfront. This wall was approximately 3 feet tall and curves as it echoes the exterior arc of the roadway. The wall was roughly 400 feet in length and 1 foot thick. It had an exposed aggregate finish similar to the interior portion of the plaza retaining wall and other architectural features found at the overlook.

The northern portion of the park had concrete walls that continue from the L'Enfant Promenade and extend into the Banneker Circle, following the curvature of the road and sidewalk. As the walls moved from the L'Enfant Promenade down along Banneker Circle, they transition from a concrete retaining wall (along the abutments of the L'Enfant Promenade-Southwest Freeway overpass) into a freestanding concrete wall. Both walls (the northeast and northwest walls respectively) had the same exposed aggregate finish as the other retaining walls. The northeast wall had a small opening that led to a concrete stairway, which descends to the pump room below. A bay was constructed immediately adjacent to these stairs, mirroring the pattern used along the L'Enfant Promenade, in which a five globe light post was located. Following this bay, as the wall curls to the north towards L'Enfant Promenade, the retaining wall lost the exposed aggregate finish characteristic of Banneker Park and transitions into a smoother finish with a pink tint that is characteristic of the wall along the Promenade. The smoother, pinkish section of the wall was made up of concrete blocks two courses high, with a two inch seam between the blocks. The length of the northeast wall that is on NPS property (not including the long section that lines L'Enfant Promenade on city owned land) was roughly 150 feet long and between 1 foot (top of wall) and 3 feet (overhanging lip) thick. The same basic pattern of the northeast concrete wall was replicated by the northwest concrete wall. The length of the northwest wall that is on NPS land (not including the long section that lines L'Enfant Promenade on city owned land) was roughly 125 feet long and between 1 foot (top of wall) and 3 feet (overhanging lip) thick.

Existing Conditions:
The four concrete walls along Banneker Park remain intact; however some of the concrete sections are cracked and have efflorescences at the bottom of the wall. Some of the expansion joints which had cork fill covered by a rubber sealant have been exposed and the cork fill is breaking apart in many areas. In addition, all of the walls show evidence of spalling marked by chipped concrete and exposed re-bar. In some sections, exposed rebar protrudes from the wall and has become a safety issue. Some repair work to the concrete walls is visible as well, as these repaired sections have weathered differently than the original material. In 1971, the northwest wall was cut open to create an access for the causeway that connects to the pedestrian ramp.

Evaluation:
The overlook retaining wall and surrounding concrete walls are the only structures associated with this cultural landscape. They remain extant and retain their integrity to the period of significance.

Character-defining Features:

Feature: Overlook Retaining Wall

Feature Identification Number: 167930

Type of Feature Contribution: Contributing

Feature: Rip-rap Concrete Wall

Feature Identification Number: 167932

Type of Feature Contribution: Contributing

Feature: Northeast Concrete Wall

Feature Identification Number: 167934

Type of Feature Contribution: Contributing

Feature: Northwest Concrete Wall

Feature Identification Number: 167936

Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:

Figure 23: The rip-rap concrete wall is visible in the right side of the photograph. The Overlook retaining wall is seen in the left portion of the photograph (NCR, CLP 2013).

Figure 24: This photograph shows the Northeast concrete wall along which yew bushes are planted (NCR, CLP 2013).

Figure 25: An image of the northwest concrete wall that runs along L'Enfant Promenade towards the pedestrian ramp (NCR, CLP 2013).

Constructed Water Features

Historic Condition:

The circular granite fountain was installed within Banneker Park in 1969 as part of the original design. The large fountain was located at the center of the elliptical plaza and forms the focal point for the entire park. The radius of the entire pool measured 23.5 feet. The fountain was designed to have two pools (lower and upper) with a smooth, green granite splash surface in between. The upper pool was constructed with eight spray nozzles that shot vertical streams of water forty feet into the air. Coupled with the eight spray nozzles were eight underwater up-lights that formed a larger circle around the nozzles. These lights provided illumination for the fountain after dark.

The conical granite surface was designed with a gentle, downward slope that would direct the water from the upper pool down towards the lower pool at the fountain's perimeter. The granite was set on top of a concrete base. Four one-foot-wide runnels were designed to channel water from the upper pool to the lower pool and create visual interest. In the 1967 plan for the park, Kiley had the runnels aligned with the major and minor axes, but they were offset by 45 degrees in later plans and in the construction of the fountain.

The lower pool, or 'perimeter moat' (Kiley 1999), was designed to provide a basin to receive the water that flowed down across the granite cone from the upper pool. The lower pool was

defined by a circular concrete wall that was topped with matching granite coping stones. Twenty underwater up-lights were installed in the lower pool to illuminate the fountain.

Existing Condition:
The fountain is extant and continues to function. However, only seven of eight spray nozzles function, and one of these seven nozzles is tilted causing the water to spray at an angle instead of vertically. In addition, the fountain does not appear to shoot its water as high in the air as originally designed: the current height of the spray is roughly 15 feet, far less than the forty feet described by Kiley (Kiley 1999).

The solid granite splash surface remains in fair condition and the runnels are offset from the major and minor axes by forty-five degrees. The surface of the granite does have some visible algal growth, as does the lower pool. The inner ring of the pool (the base of the granite cone surface) has a green patina. Some of the granite coping stones along the outer-ring of the lower pool have shifted out of alignment, but all are still present. It is also unlikely that the underwater lights in the lower pool still function as they are not turned on after dark.

Evaluation:
As the centerpiece of Kiley's design, the fountain contributes to the historic character of the property. It retains integrity of material, location, design, setting, and remains largely unchanged from when it was constructed.

Character-defining Features:

Feature: Circular granite fountain

Feature Identification Number: 167938

Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:

Figure 26: The circular granite fountain is located at the center of Banneker Overlook (NCR, CLP 2013).

Views and Vistas

Historic Condition:
10th Street Overlook (Banneker Park) had three main views that became key design elements of the park. Of these views, two could be described as 'axial views' and the third as a 'panorama view.'

The key view for which the Overlook was conceived was of the Potomac River (including the Washington Channel) and the cityscape beyond. This panorama view was best seen from the overlook looking towards the south and east. Included within the view were the Southwest waterfront, the Maine Avenue fish market, and views across the Potomac into Virginia, including National Airport and the Pentagon. To the southwest, views of the Tidal Basin and Jefferson Memorial were partially visible but largely obstructed by the Francis Case Memorial Bridge.

The other historic views from the park were aligned with the promenade, both within and outside of the plaza. These axial views drew upon the connection and symmetry between the linear promenade and the elliptical plaza.

The axial view from the plaza ran through the center of the wide promenade. This view included the two linear cascade water features that straddled the promenade's pedestrian

central median, and extended out towards the National Mall. This view was originally conceived in the Zeckendorf Plan by I.M. Pei and Harry Weese as a visual link connecting the modernist southwest redevelopment with one of the district's most recognizable classically inspired buildings: the Smithsonian Institution Building (Smithsonian Castle). However, by the time the 10th Street Overlook was actually constructed, this intended view from the overlook to the castle had been obstructed by the modernist James Forrestal Building, which straddles the promenade. While the bookend provided by the Forrestal Building disrupted the connection to the Smithsonian Castle and National Mall, it succeeds in creating an enclosed and insular view within the brutalist southwest redevelopment. Buildings that flanked and provided definition to this view include the Robert C. Weaver Federal Building (1968, Marcel Breuer), the North (Astral) and South (Comsat) Buildings (1968, Araldo A. Cossutta) and the Forrestal Building (1969, Arthur Davis and Nathaniel Curtis). Within a few more years, additional buildings had been added adjacent to L'Enfant Plaza and completed this intended view, including the West (USPS) and East (L'Enfant Plaza Hotel) Buildings (1971 and 1973, Vlastimil Koubek).

The axial view from the promenade towards the plaza was intended to draw visitors towards the overlook and southwest waterfront. As the view followed the linear cascades that lined the promenade towards the river, it opened up from the enclosed, volumetric space defined by the brutalist buildings of the L'Enfant Plaza to a more expansive vista with greater depth. The intended focal point within this view was the Kiley designed granite water fountain at the center of the plaza, which sent eight jets of water forty feet in the air and was illuminated at night.

Existing Condition:
The views and vistas have remained largely the same since the period of significance. A few additional buildings have been added since 1969, however these buildings had been planned by the time the 10th Street Overlook was constructed and their massing was certainly taken into consideration. The greatest impact to the historic and intended views has been from the loss of vegetation. The hundreds of dogwood trees that covered the park's hillsides would have obstructed the lower lying views from the plaza towards the roadways below. In addition, the missing trees and general poor health of the London plane trees do not create the intended vertical definition or sense of privacy within the plaza.

The views from the overlook may be impacted in the near future, as both the Southwest Waterfront Plan and the Southwest Ecodistrict Initiative propose adding buildings adjacent to the overlook, some as tall as 130 feet.

Evaluation:
Views from within and towards the 10th Street Overlook retain a high degree of integrity to the period of significance.

Character-defining Features:

Feature: Panoramic view from overlook to river

Feature Identification Number: 167940

Type of Feature Contribution: Contributing

Feature: Axial view from overlook the Promenade

Feature Identification Number: 167942

Type of Feature Contribution: Contributing

Feature: Axial view from Promenade to Overlook

Feature Identification Number: 167944

Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:

Figure 28: The view south from Banneker Overlook shows waterfront in the foreground, Washington Channel in the middle ground, and East Potomac Park (Hains Point) in the background.

Figure 29: The northern view from Banneker Circle shows L'Enfant Plaza to the right, the USPS building to the left, and the Forrestal Building in the distance. Peeking out above the Forrestal Building is the tip of the Smithsonian Castle (NCR, CLP 2013).

Small Scale Features

Historic Condition
Kiley designed numerous small-scale features at Benjamin Banneker Park. Benches, trash receptacles, drinking fountains, two globe light posts, tree up-lights, and recessed retaining wall lights were all part of the original design. In addition, Kiley designed the bollards just outside of the plaza that are on city owned land.

A total of twenty solid granite benches were installed in the elliptical plaza. These solidly built, monolithic pieces of granite with beveled edges were arranged into two rings that curve around the near and far arc of the major axis. The outer ring contained four benches on each side (east and west) and the inner ring contained six benches per side. These benches measured 8 feet long by 2 feet wide by 9 inches tall. Each granite bench was placed on two square 16 by 20 inch concrete blocks that rose 7 inches high. As such, each bench measured approximately 16 inches from the top of the bench to the ground.

Trash receptacles made of precast reinforced concrete were installed along the outer ring of the elliptical plaza between benches, aligned behind the two-globe light posts. The concrete receptacles were sandblasted to give them exposed aggregate finishes. The receptacles

measured 35 inches in height with a diameter of 27 inches, and were designed as sleeves for 24-gallon plastic trash liners, which were accessed from the top of the sleeve. The precast concrete was 3 inches thick at the top. However, they were tapered inwards and were wider on top than at their base. They were anchored to a concrete foundation with galvanized steel anchor bolts. The foundation extended down 2 feet 3 inches underneath the plaza surface. Each receptacle also contained 16 half-inch weep holes to prevent water from pooling within the receptacles.

Drinking fountains were also installed behind light posts along the major axis of the plaza. Two were installed on each side (east and west) for a total of four drinking fountains. Like the receptacles, the fountains were constructed of precast concrete and were sandblasted to reveal an exposed aggregate finish. The drinking fountains were 38.5 inches in height and 16 inches in diameter. Each fountain had a lockable 8 inch by 10 inch stainless steel plat that allowed access to the plumbing and pipes in the hollow center of the fountain. A stainless steel bowl and attached bubbler fit into the top of each fountain.

Kiley also designed all of the lighting for the park. Sixteen twin globe park lights were installed in the outer ring of the plaza between the benches aligned with the trash receptacles and drinking fountains. Each light consisted of a hollow 10 foot tall metal light pole. The light pole had an anodized metal finish intended to match the light poles of the lights along 10th Street Mall (now called the L'Enfant Promenade). The wiring ran through this hollow pole to the light at the top. A 50 inch long horizontal bar was attached to the top of the pole and had a bracket on either end to hold the light and bulb. Seamless polycarbonate plastic globes covered the incandescent light bulbs. The pole extended into the ground and fit into a trapezoidal base that was located underground. This base allowed for a connection between the lamp and the plaza's wiring system.

The elliptical, overlook plaza contained tree up-lights on either side of each London plane tree for a total of 112 up-lights. These up-lights were placed into the ground at grade with the surrounding fish-scale patterned granite blocks. The keyhole shaped light fixtures were bronze with a 9 inch diameter circular section that held the bulb. The bulb was protected by a lens of clear, tempered, water-resistant plexi-glass.

The roadway lighting system was installed into the plaza retaining wall. Numbering 26 in all, these lights were inset into the overhanging lip of the retaining wall. They were intended to project down onto the sidewalk and roadway. The lights themselves consisted of a 9 by 10 inch cast iron metal plate with an inset aluminum reflector set into this plate. The light bulbs were set into the reflector plate and covered by a linear grooved glass lens.

In addition, five precast concrete bollards were placed on either side of the entrance to the elliptical plaza for a total of ten bollards. These bollards had the same sandblasted aggregate finish as the trash receptacles and drinking fountains. They were 18 inches in diameter and 42 inches in height with a chamfered top edge. Four of the bollards on each side had inset lights

behind louvered light panels, but the one closest to the plaza entrance on either side was designed without a light. The four inner bollards on either side contained bronze U-shaped bolt that stuck out approximately 3 inches from the surface of the bollard and were ½ inch in diameter. Bronze chains hung from each U-bolt and connected the bollards together. It should be noted, however, that when park ownership was transferred from the District of Columbia Redevelopment Land Agency to the NPS, the land where the bollards are located was not a part of this transfer and the bollards remain on city owned land.

Existing Condition:
The majority of the Kiley designed small scale features are extant. These include the benches, trash receptacles, two of the drinking fountains, and the fixtures for the tree up-lights and recessed retaining wall lights. In addition, the ten Kiley owned bollards that are just outside of the park boundary are still extant. Missing from the original assemblage of Kiley designed small scale features are the park's original two-globe lights and two of the parks four drinking fountains.

The original twenty granite benches are all still intact and in good condition. They suffer from little damage or wear. All eight original trash receptacles are still extant. Many of the receptacles show spalling and have visible rebar protruding. Some of the receptacles' anchor bolts have come loose, making them unsteady on their concrete foundations.

Two of the original drinking fountains (one on each side) are no longer extant. The two remaining fountains no longer function. The stainless steel bowls and bubblers have been removed from both. The fountain on the southwest side of the plaza has been filled in with red tinted concrete. The steel plate remains intact, however the lock has been removed and only a hole remains. The fountain on the northeast side of the plaza is missing its plate and remnants of the plumbing are visible. Both show some wear, however the fountain on the northeast side is in worse condition, and shows a good deal of spalling and visible rebar.

Twin globe park lights have been removed and replaced with single globe lights. The replacement lights are in the same locations as the original lights, and the lights finish and style are compatible with the original intent. The replacement lights were manufactured by 'King Lumineer Co.'as this moniker is molded into the rosette base that holds the globe light fixture.

The tree up-lights remain mostly extant; however they are no longer functioning. Some of the 112 light fixtures are missing and possibly buried. The bronze now has a green patina and many of the plexi-glass lenses are cracked or missing and many light fixtures are now filled with dirt or standing water. However, the light fixtures could be salvaged and repaired.

All ten bollards are still intact, and the lights at the bases of the bollards are still operable. However, the bronze chain that once linked the bollards has been removed. Like many of the other concrete site amenities, the bollards themselves exhibit spalling and have sections with exposed rebar. As previously mentioned, the bollards are not on NPS land.

The recessed retaining wall lights along Banneker Circle are damaged but still extant. The light's metal plates, aluminum reflectors appear intact. However the majority of the glass lenses are partially or completely broken as a result of vandalism and the light bulbs are missing. The recessed lights are not currently functional but could be salvaged and repaired.

Three different signs and plaques have been added at the park since it was constructed. The first sign is a bronze rectangular plaque on the east side of the plaza entranceway. It is mounted onto the concrete retaining wall and reads 'Benjamin Banneker Park.' The second sign is located directly to the west inside the plaza entrance. This fiberglass interpretive sign, providing information about Benjamin Banneker's life and significance, is set into a metal frame mounted on two metal posts. The third sign is located directly to the north east outside of the plaza entrance and is outside the NPS-owned park boundary. This fiberglass sign marks Stop #8 on the Southwest Heritage Trail: River Farms to Urban Towers. The sign gives information about the site before, during, and after construction of Banneker Park.

Evaluation
All of the small-scale features remain extant except for the two globe park lamps and two of the drinking fountains. They are in varying conditions, and some are no longer functioning, but could be restored to working condition. They retain integrity of location, design, setting, workmanship, association, feeling, and most of their original materials.

Character-defining Features:

Feature: Granite benches (20)

Feature Identification Number: 167946

Type of Feature Contribution: Contributing

Feature: Trash receptacles (8)

Feature Identification Number: 167948

Type of Feature Contribution: Contributing

Feature: Drinking fountains (2)

Feature Identification Number: 167950

Type of Feature Contribution: Contributing

Feature: Up-lights (112)

Feature Identification Number: 167952

Type of Feature Contribution: Contributing

Feature: Roadway recessed lights (26)

Feature Identification Number: 167954

Type of Feature Contribution: Contributing

Feature: Single globe lights at overlook

Feature Identification Number: 167956

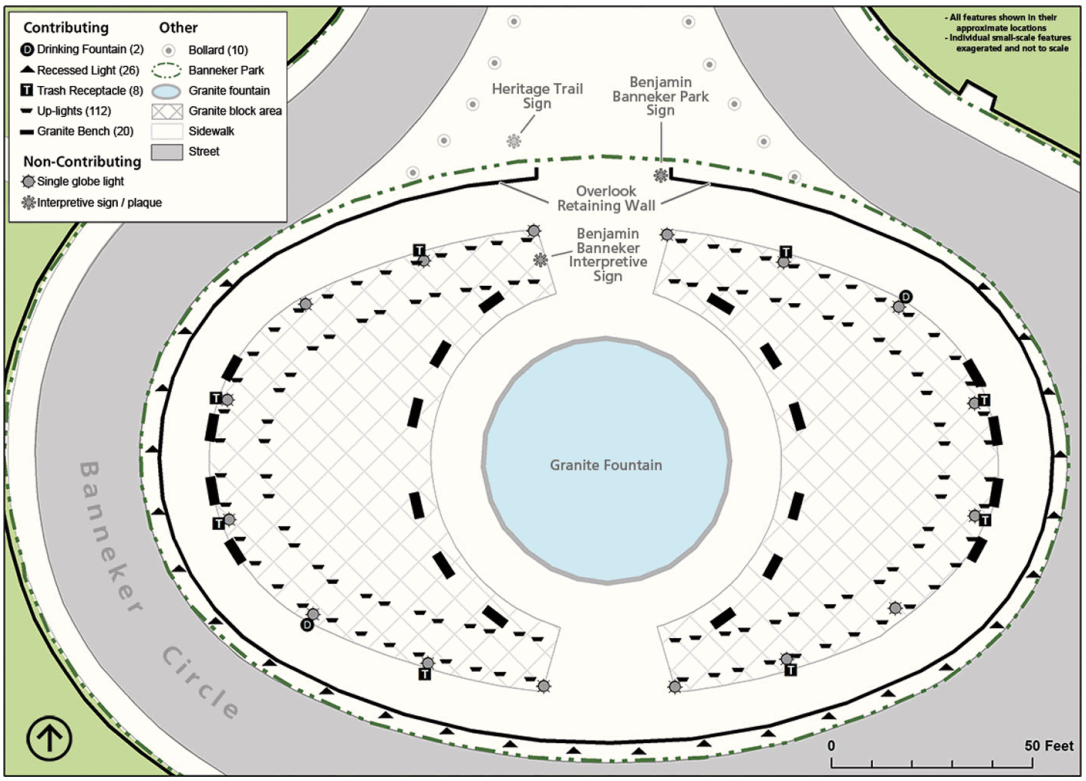
Type of Feature Contribution: Non contributing – compatible

Feature: Interpretive sign and plaque

Feature Identification Number: 167958

Type of Feature Contribution: Non contributing – compatible

Landscape Characteristic Graphics:



Small scale features map:

Figure 30: This image shows many of the small-scale features located in Banneker Park including the granite benches, trash receptacles, up-lights, and single globe lights (NCR, CLP 2013).

Figure 31: The drinking fountains are located at two points along the outer walkway of the Overlook. At this time, only two of the four drinking fountains remain, and neither of them are currently operable (NCR, CLP 2013).

Figure 32: The Benjamin Banneker Park memorial plaque is located on the left side of the entrance to Banneker Overlook (NCR, CLP 2013

Figure33: The interpretive sign about Benjamin Banneker is located to the right directly inside the entrance to Banneker Overlook (NCR, CLP 2013).

Figure 34: The Roadway recessed lights are embedded into the Overlook retaining wall. Many are broken and are missing bulbs (NCR, CLP 2013).

Condition

Condition Assessment and Impacts

Condition Assessment: Poor

Assessment Date: 09/09/2013

Condition Assessment Explanatory Narrative:

Benjamin Banneker Park has a number of impacts that affect its overall condition. Of these impacts, the deterioration that is most pressing is the structural deterioration evidenced by spalling concrete that has exposed substantial sections of re-bar in the park's concrete retaining walls and site amenities such as trash receptacles and bollards. Other impacts include soil compaction, improper drainage, and invasive species, impending development, and the removal and replacement of park features.

Impacts

Type of Impact: Structural Deterioration

External or Internal: Both Internal and External

Impact Description: Many of the park's concrete features show evidence of advanced spalling, including the retaining walls, water fountains, trash receptacles, and bollards. Unless addressed, this spalling will continue and cause additional damage that will result in the loss of structural integrity and irreparable damage to the park's historic concrete features.

Type of Impact: Impending Development

External or Internal: Both Internal and External

Impact Description: In 2001, the National Capital Planning Commission's Memorials and Museums Master Plan identified the Banneker Park as the potential location for a future memorial or museum. More recent plans for Southwest D.C., such as the Southwest Waterfront Plan by the Hoffman – Madison Marquette team and the Southwest Ecodistrict Plan by the NCPC, advocate for the redevelopment of Banneker Park and have the potential to impact the historic character of the property. The type of impact to the property will be determined by NHPA Section 106 review and consultation.

Type of Impact: Improper Drainage

External or Internal: Internal

Impact Description: The entire walkway at Banneker Park is deteriorated and has settled irregularly in sections to create an uneven walking surface. Sidewalks and pathways present tripping hazards as well as areas to collect ice in winter seasons.

Type of Impact: Soil Compaction

External or Internal: Internal

Impact Description: There is a deeply worn social trail that leads from the west side of the overlook towards Maine Avenue below.

Type of Impact: Pests/Diseases

External or Internal: Internal

Impact Description: The surviving London plane trees planted at the overlook show substantial signs of stress including leaf spotting, suckering, premature defoliation, and die back within the crown of the tree. While this may be attributable to inadequate irrigation or soil compaction, it may be a result of a tree pathogen, such as anthracnose or canker stain. Either way the trees should be examined by an arborist with a background in IPM and treated to support more robust tree health.

Type of Impact: Vegetation/Invasive Plants

External or Internal: Internal

Impact Description: The steep, riprap slope between the overlook and Maine Avenue has become colonized by bush honeysuckle (Lonicera maackii), an invasive species in the Mid-Atlantic region. The original planting plan consisted of flowering dogwood (Cornus florida) canopy and rock cotoneaster (Cotoneaster horizontalis) at the ground cover.

Type of Impact: Poor Security/Lighting

External or Internal: Internal

Impact Description: Many of the electrical lights at Banneker Park are no longer functional. These include the up-lights located under the London plane trees (cracked lenses and filled with water), the street lighting that are inset into the top lip of the overlook retaining wall (smashed lenses, missing bulbs) and the underwater night lighting for the fountain (does not appear to be operable).

Type of Impact: Removal/Replacement

External or Internal: Internal

Impact Description: There are several missing items that were originally part of the Kiley design for the park, including: 1) the majority of the flowering dogwoods and all of the rock cotoneaster planted in the spaces surrounding the overlook; 2) the original double-globe light posts that were located within the overlook; 3) two of the original water fountains located in the overlook and; 4) eleven of the original fifty six London plane trees have died and not been replaced.

Treatment

Treatment

Approved Treatment: Undetermined

Approved Treatment Document Explanatory Narrative:

There is no approved landscape treatment for Banneker Park. While the Southwest Waterfront Plan and the Southwest Ecodistrict Plan advocate for redeveloping the park, these plans have not been finalized.

Bibliography and Supplemental Information

Bibliography

Citation Author: 87th Congress, Committee on Public Works
Citation Title: Report to accompany H.R. 12398.
Year of Publication: 1962

Citation Author: Ammon, Francessa Russello
Citation Title: HABS DC-856: Southwest Washington, Urban Renewal Area.
Year of Publication: 2004

Citation Author: Bjorkman, Gwen Boyer
Citation Title: Rootsweb
Year of Publication: 2013
Citation Publisher: http://wc.rootsweb.ancestry.com/cgi-bin/igm.cgi?op=GET& db=gwenbj& id=I2022621

Citation Author: Brown, Jane
Citation Title: The Modern Garden
Year of Publication: 2000
Citation Publisher: Princeton Architectural Press

Citation Author: Chloethiel Woodard Smith & Associates
Citation Title: DSC TIC 805_04: A Washington Channel Bridge
Year of Publication: 1966

Citation Author: Cohen, Robert
Citation Title: Washington DC Chapter, National Railway Historical Society
Year of Publication: 2003
Citation Publisher: http://www.dcnrhs.org/learn/washington-d-c-railroad-history/history-of-the-long-

Citation Author: Commission of Fine Arts
Citation Title: Meeting of the Commission of Fine Arts
Year of Publication: 1965
Citation Type:
Citation Location: Available at the Commission of Fine Arts, D.C.

Citation Author: Commission of Fine Arts
Citation Title: Meeting Minutes
Year of Publication: 1956
Citation Type:
Citation Location: Available at the Commission of Fine Arts, D.C.

Citation Author: Commission of Fine Arts
Citation Title: Meeting of the Commission of Fine Arts
Year of Publication: 1965
Citation Type:
Citation Location: Available at the Commission of Fine Arts, D.C.

Citation Author: Commission of Fine Arts
Citation Title: Meeting of the Commission of Fine Arts
Year of Publication: 1971
Citation Type:
Citation Location: Available at the Commission of Fine Arts, D.C.

Citation Author: Commission of Fine Arts
Citation Title: Minutes of the Meeting of the Commission of Fine Arts
Year of Publication: 1965
Citation Type:
Citation Location: Available at the Commission of Fine Arts, D.C.

Citation Author: Commission of Fine Arts
Citation Title: Minutes of the Meeting of the Commission of Fine Arts
Year of Publication: 1966
Citation Type:
Citation Location: Available at the Commission of Fine Arts, D.C.

Citation Author: D.C. Department of Transportation, Bureau of Design, Engineering and Research
Citation Title: DSC TIC 893_80012: Proposed District of Columbia Bicylce Trail Connection Benjamin Bannecker Park, U.S. Reservation 719
Year of Publication: 1971

Citation Author: D.C. Preservation League
Citation Title: 2004 Most Endangered Places
Year of Publication: 2014
Citation Publisher: http://www.dcpreservation.org/endangered-places/y2004/

Citation Author: Department of the Interior and Related Agencies Appropriations for 1985, Part 6
Citation Title: Subcommittee on the Department of the Interior and Related Agencies
Year of Publication: 1984
Citation Publisher: Washington: U.S. Government Printing Office

Citation Author: Department of the Interior
Citation Title: Interior Officials, Mayor Washington to Take Part in Banneker Park Ceremonies
Year of Publication: 1971
Citation Type:
Citation Location: This news release is located at the National Mall and Memorial Parks Archives

Citation Author: District Department of Transportation
Citation Title: L`Enfant Promenade and Benjamin Banneker Park EA.
Year of Publication: 2006
Citation Publisher: http://www.efl.fhwa.dot.gov/files/projects/environment/LEnfantPublicEA_Document.

Citation Author: District of Columbia - Department of Highways
Citation Title: DSC TIC 801_80471: 14th Street Bridges Connection to Washington Channel Bridge
Year of Publication: 1957

Citation Author: District of Columbia City Council
Citation Title: Resolution of the District of Columbia City Council: Banneker Park
Year of Publication: 1970
Citation Type:
Citation Location: This resolution is located at the National Mall and Memorial Parks Archives

Citation Author: District of Columbia Historic Preservation Office
Citation Title: Sections of the DC Inventory of Historic Sites in alphabetical order by letter
Year of Publication: 2013
Citation Publisher: http://dc.gov/DC/Planning/Historic+Preservation/Maps+and+Information/Landmarks+a

Citation Author: Draper, Bill
Citation Title: My Generations
Year of Publication: 2011
Citation Publisher: http://www.billdraper.net/html/dudding_history.html

Citation Author: Dvorak, Petula
Citation Title: African American Museum Poses a Siting Dilemma
Year of Publication: 2005
Citation Publisher: The Washington Post

Citation Author: Eckardt, Wolf Von
Citation Title: Mall Still leaks
Year of Publication: 1970
Citation Publisher: The Washington Post

Citation Author: Eckardt, Wolf Von
Citation Title: Ponte Vecchio Parking Plan Rejected
Year of Publication: 1966
Citation Publisher: The Washington Post

Citation Author: Eckardt, Wolf Von
Citation Title: L`Enfant Plaza is a Triumph
Year of Publication: 1968
Citation Publisher: The Washington Post

Citation Author: Eckardt, Wolf Von
Citation Title: New Urban and Urbane Bustle Will Fill Desert in Washington`s Southwest
Year of Publication: 1965
Citation Publisher: The Washington Post

Citation Author: Ewin Engineering
Citation Title: Overlook and Connecting Ramps Existing Conditions
Year of Publication: 1961
Citation Type:
Citation Location: Available at NCPC Archives: 24.13(44.20)-22337

Citation Author: Gaines, Patrice
Citation Title: After Reversal of Decline, Banneker Park Rededicated
Year of Publication: 1997
Citation Publisher: The Washington Post

Citation Author: Hornig, Roberta
Citation Title: Mall Garage Squabble Resounds Beyond D.C.
Year of Publication: 1967
Citation Publisher: Washington Star

Citation Author: House of Representatives - Eighty-Ninth Congress
Citation Title: Ponte Vecchio - East Potomac Park Bridge: Hearing before the Subcommittee on Rivers and Harbors of the Committee on Public Works
Year of Publication: 1966
Citation Publisher: Washington: U.S. Government Printing Office

Citation Author: Imaging Research Center, University of Maryland Baltimore County
Citation Title: Visualizing Early Washington D.C.
Year of Publication: 2011
Citation Publisher: http://visualizingdc.com/

Citation Author: Jenkins, Mark
Citation Title: Dan Kiley`s Landscapes
Year of Publication: 2014

Citation Author: Jones, Tia Carol
Citation Title: Sculptor Unveils Banneker Statue
Year of Publication: 2008
Citation Publisher: Washington Informer

Citation Author: Kennicott, Philip
Citation Title: In siting a national Latino museum, the best view is the long view
Year of Publication: 2010
Citation Publisher: The Washington Post

Citation Author: Kiley, Dan
Citation Title: DSC TIC 893_80176: 10th Street Mall Overlook Park; Mini Train, Pedestrian Bridge from Overlook to Ponte Vecchio
Year of Publication: 1967

Citation Author: Kiley, Dan
Citation Title: DSC TIC 893_80177; 10th Street Mall Overlook Park As Built Design Drawings
Year of Publication: 1967

Citation Author: Kiley, Dan
Citation Title: DSC TIC 893_80179: 10th Street Mall Overlook Park and Garage Study
Year of Publication: 1967

Citation Author: King, Nicholas
Citation Title: Map of part of the city of Washington showing the situation of the mansion house, grave yard & buildings belonging to Mr. Notley Young : original proprietor of that part of the city
Year of Publication: 1796
Citation Type:
Citation Location: Library of Congress Geography and Map Division Washington, D.C. 20540-4650 USA

Citation Author: Leibertz, John
Citation Title: DC State Historic Preservation Office Determination of Eligibility Form: Benjamin Banneker Park
Year of Publication: 2012

Citation Author: Lewis, Robert J.
Citation Title: Mall Overlook Reflects Power of an Idea
Year of Publication: 1969
Citation Publisher: Washington Star

Citation Author: Liston, Daniel
Citation Title: Connecticut General Assembly: Our Research Report
Year of Publication: 2013
Citation Publisher: http://www.cga.ct.gov/2013/rpt/2013-R-0211.htm

Citation Author: Longstreth, Richard
Citation Title: Housing Washington: Two Centuries of Residential Development and Planning in the National Capital Area
Year of Publication: 2010
Citation Publisher: Chicago: Columbia College, Center for American Places

Citation Author: Maloney, David
Citation Title: Proposed Section 10 of the Rivers and Harbours Act and Section 404 of the Clean Water Act Permit(s); Southwest Waterfront Redevelopment/The Wharf, Washington, DC (CENAB-OP-RMS 2011-00766-M07)
Year of Publication: 2012
Citation Publisher: DC State Historic Preservation Officer

Citation Author: Meyer, Eugene L
Citation Title: L`Enfant Dies at Sundown: L`Enfant Plaza Comes Alive Only During Working Hours
Year of Publication: 1970
Citation Publisher: The Washington Post

Citation Author: Milloy, Courtland
Citation Title: A Monumental Effort for a Black Hero
Year of Publication: 2001
Citation Publisher: The Washington Post

Citation Author: Moltke, William W. von
Citation Title: 10 St - Master Plan, Revision A
Year of Publication: 1960

Citation Author: Montgomery, Christine
Citation Title: Monumental goal: A statue of Banneker: Memorial would enhance park that bears his name
Year of Publication: 1997
Citation Publisher: Washington Times

Citation Author: Montgomery, Lori, and Debbi Wilgoren
Citation Title: D.C. Proposal Would Secure Ballpark Site; Legislation Endorses L`Enfant Plaza Spot
Year of Publication: 2004
Citation Publisher: The Washington Post

Citation Author: National Building Museum
Citation Title: The Landscape Architecture of Dan Kiley
Year of Publication: 2014
Citation Publisher: http://www.nbm.org/exhibitions-collections/exhibitions/dan-kiley.html

Citation Author: National Capital Memorial Advisory Commission
Citation Title: Letter from Peter May, Chairman of the National Capital Memorial Commission to Jeff Bingaman, U.S. Senate, Chairman of the Committee on Energy and Natural Resources
Year of Publication: 2010

Citation Author: National Capital Planning Commission
Citation Title: The Evolution of 10th Street Overlook to Banneker Park
Year of Publication: 2011

Citation Author: National Capital Planning Commission
Citation Title: The SW Ecodistrict: A Vision Plan for a More Sustainable Future
Year of Publication: 2013

Citation Author: National Capital Planning Commission
Citation Title: Memorials and Museums Master Plan
Year of Publication: 2001
Citation Publisher: http://www.ncpc.gov/ncpc/Main(T2)/Planning(Tr2)/2MPlan.html

Citation Author: National Park Service
Citation Title: DSC TIC 800_81039: Washington Channel Harbor Lines, From Hains Point to Pennsylvania Railroad Bridge, Washington D.C.
Year of Publication: 1931

Citation Author: National Park Service
Citation Title: DSC TIC 801_80554: Existing Conditions within the Lincoln Memorial Tidal Basin and Jefferson Memorial and Washington Monument Areas of the National Capital Park System
Year of Publication: 1963

Citation Author: National Park Service
Citation Title: DSC TIC 868_113668: Production Notes, Benjamin Banneker Park, Task Order Assist FY97
Year of Publication: 1997

Citation Author: National Park Service
Citation Title: Washington D.C., A National Register of Historic Places Travel itinerary: Lockkeeper`s House
Year of Publication: 2013
Citation Publisher: http://www.nps.gov/nr/travel/wash/dc34.htm

Citation Author: National Park Service, National Capital Parks
Citation Title: Land Record No. 676
Year of Publication: 1970
Citation Type:
Citation Location: This land transfer record is located at the National Mall and Memorial Parks Archives

Citation Author: National Park Service, National Capital Parks
Citation Title: Land Record No. 681: Benjamin Banneker Park
Year of Publication: 1971
Citation Type:
Citation Location: This land transfer record is located at the National Mall and Memorial Parks Archives

Citation Author: Newman, William I.
Citation Title: PMIS 30102: Upgrade Lighting and Electrical At Benjamin Banneker Park
Year of Publication: 2005
Citation Type:
Citation Location: Project Management Information System (PMIS) Database

Citation Author: Priggs, John F. A.
Citation Title: Cadastral survey map of Charles Carroll Jr.`s land in central Washington D.C. in 1793
Year of Publication: 1793
Citation Type:
Citation Location: Library of Congress Geography and Map Division Washington, D.C. 20540-4650 US

Citation Author: Rainey, Reuben M., and Marc Treib
Citation Title: Dan Kiley: Landscapes - the Poetry of Space
Year of Publication: 2009
Citation Publisher: William K Stout Pub

Citation Author: Richard, Paul
Citation Title: Udall Overrules Objections: mall Overlook Without a Garage Gets Green Light of Interior Chief.
Year of Publication: 1967
Citation Publisher: The Washington Post

Citation Author: Saunders, William S.
Citation Title: Daniel Urban Kiley: The Early Gardens
Year of Publication: 1999
Citation Publisher: Princeton Architectural Press

Citation Author: Sims, Steve
Citation Title: Replace Walkways at Banneker Park
Year of Publication: 2013
Citation Type:
Citation Location: Project Management Information System, PMIS 164494

Citation Author: Smith, Kathryn Schneider
Citation Title: Washington at Home: An Illustrated History of Neighborhoods in the Nation`s Capital
Year of Publication: 1988
Citation Publisher: CA: Windsor Publication`s Inc.,

Citation Author: Southwest Neighborhood Assembly, Inc.
Citation Title: Southwest Washington History
Year of Publication: 2010
Citation Publisher: http://www.swdc.org/neighborhood/about_sw_history.htm

Citation Author: Surveyor`s Office, D.C.
Citation Title: DSC TIC 69.719-8: Closing Parts of 10th, 11th, and G Streets, S.W., and Public Alleys in Squares 389 and 390; Also Dedication of Land for Public Highways
Year of Publication: 1969
Citation Title: SW Ecodistrict - Banneker Overlook Interim Connection Study
Year of Publication: 2013

Citation Author: The Cultural Landscape Foundation
Citation Title: Landslide 2013: The Landscape Architecure legacy of Dan Kiley
Year of Publication: 2013
Citation Publisher: http://tclf.org/sites/default/files/microsites/kiley-legacy/BannekerPark.html

Citation Author: The Cultural Landscape Foundation
Citation Title: Capital Park - DC.
Year of Publication: 2012
Citation Publisher: http://tclf.org/landscapes/capitol-park-dc
Citation Title: In Banneker`s Memory, a Neglected Park
Year of Publication: 2005
Citation Publisher: The Washington Post
Citation Title: Restaurant on SW Mall is Ruled Out
Year of Publication: 1959
Citation Publisher: The Washington Post, Times Herald

Citation Author: United States Geological Survey
Citation Title: Topographic Sheet: Maryland - District of Columbia - Virginia: 1:62,500
Year of Publication: 1900

Citation Author: United States Geological Survey
Citation Title: Washington West Quadrangle, 7.5 minute series, 1:24,000
Year of Publication: 1951

Citation Author: Volkert - Engineering, Planning and Environmental Consulting
Year of Publication: 2013
Citation Publisher: http://www.volkert.com/Awards/Lenfant%20Plaza.htm

Citation Author: Walker, Peter
Citation Title: The Cultural Landscape Foundation: Biography of Dan Kiley
Year of Publication: 2005
Citation Publisher: http://tclf.org/pioneer/dan-kiley/biography-dan-kiley

Citation Author: Washington Interdependence Council
Citation Title: Review Presentation before the National Capital Memorial Commission on the Benjamin Banneker Memorial
Year of Publication: 2010

Citation Author: Wetzel, Hayden M.
Citation Title: Planning and Constructing Public Landscaping in Washington DC`s Southwest Urban Renewal Area
Year of Publication: 2012

Citation Author: Wheeler, Linda
Citation Title: Banneker Statue Location Rejected; U.S. Panel Favors Nearby Memorial Site
Year of Publication: 1999
Citation Publisher: The Washington Post

Citation Author: Wilbur Smith and Associates
Citation Title: DSC_TIC 800_81042: Washington Channel Bridge
Year of Publication: 1970

Citation Author: Wilbur Smith and Associates
Citation Title: DSC TIC 805_D6: Feasibility Study, Visitor Parking Facilities, Washington Channel Area
Year of Publication: 1970

Citation Author: Wilson, George
Citation Title: At Long Last, Capital Gets Plan For New Mall on Tenth Street
Year of Publication: 1961
Citation Publisher: Washington Star