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CONTACT:

Nancy Hooff
Somerset Development Company
4115 Wisconsin Avenue, NW, Suite 210
Washington, D.C. 20016
(202) 363 – 2090
nhoeff@somersetdev.com

FOR IMMEDIATE RELEASE

Somerset Development Company receives the DC Office of Planning's District of Columbia 2012 Award for "Excellence in Historic Preservation"

For Webster Gardens, Fort View Apartments, and Hubbard Place



WASHINGTON DC – Somerset Development Company is proud to announce that three of their properties, Webster Gardens, Fort View Apartments, and Hubbard Place Apartments, have been recognized by the DC Office of Planning with the 2012 District of Columbia Award for "Excellence in Historic Preservation" for preserving and rehabilitating historic buildings for affordable housing.

Webster Gardens & Fort View Apartments:

Webster Gardens and Fort View were developed in a joint venture between Somerset and THC Affordable Housing (THCAH), a non-profit housing development affiliate of Transitional Housing Corporation (THC). At the time of acquisition, these buildings were rapidly deteriorating due to deferred maintenance and environmental hazards; and the physical and social conditions caused a sense of "blight" to the surrounding communities. With the assistance of its historic consultant, EHT Traceries and the architects (EDG at Webster and PGN at Fort View), the development team was successful in placing the buildings on the National Register for Historic Places.

The development team, EHT Traceries, the architects and the builder (Hamel Commercial) were able simultaneously to meet the often conflicting set of criteria for historic tax credits, low income housing tax credits (LIHTC), the local rent supplement program (LRSP) of DC Housing

Authority and the D.C. Green Communities, during a time of great national economic stress when financing for such projects froze. The renovations have brought back to life important historic structures in Ward 4 and have restored pride of place for those living there and for the surrounding community, while providing homes for 114 low and moderate income residents.

Webster Gardens, built across from Rock Creek Church Cemetery and the Old Soldiers' Home in 1921, is the first garden style apartment complex in D.C., and was designed by the noted Washington architect, Robert F. Beresford. By 2000's the buildings were severely deteriorated with enormous environmental hazards, posing great risk to the 28 residents who remained in this 52-unit complex. Somerset partnered with THCAH and the tenant association to acquire, rehabilitate, and preserve affordable rents. The tenants participated in every step of the development process, from review of the development plans and the design of the resident services program.

Fort View Apartments, built in 1938 across from Fort Stevens, a Civil War circle fort built to protect the capitol, was designed by George T. Santmyers. By late 2000's, Fort View with its 62 apartments was empty and deteriorating with environmental hazards when THCAH and Somerset acquired the buildings. Both Fort View and Webster Gardens were renovated to meet the D.C.'s Green Communities standards and were completed in 2010. Financing included Historic Tax Credits, LIHTC, as well as Local Rent Supplement Program of the Housing Authority which provides permanent homes for 34 families who were formerly homeless or at risk of homelessness. THC is providing a program of services at both properties to ensure successful tenancies, which are important models for "permanent supportive housing" in D.C.

Hubbard Place Apartments:

Hubbard Place, once known as "The Cavalier" was built in 1926 in the 14th Street, NW corridor by the well-known Washington developer Morris Cafritz and designed by Harvey Warwick, one of the District's most skilled apartment-house designers. By the 2000's the 230-unit apartment complex had seriously deteriorated with numerous code violations despite it being fully occupied with very low-income seniors, residents with disabilities and large families. Crime and social dysfunction were extremely high. The potential sale of the building located in a rapidly gentrifying, transit-oriented neighborhood threatened displacement of the residents. Somerset worked with the tenant association to acquire the building, developed the renovation plan, put the financing together, encouraged local businesses as commercial tenants, and developed and implemented a plan of resident services which addressed the most pressing needs of the families living at Hubbard. The historic preservation of Hubbard Place, completed in 2009, is a major contribution to the revitalization of the 14th St. corridor and, with its proximity to the Columbia Heights metro, represents the essence of "smart growth": transit-oriented, affordable housing, green development and community revitalization.

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2012

*District of Columbia Awards
for
Excellence in Historic Preservation*



June 21, 2012
Sixth & I Historic Synagogue
600 I Street, NW
6:30pm

District of Columbia
Office of Planning



sixth&i



The **DC Preservation League (DCPL)**, founded in 1971 as “Don’t Tear It Down,” is a nonprofit membership-supported organization dedicated to preserving and enhancing Washington’s historic buildings and open spaces for future generations. As Washington’s citywide preservation advocacy organization, DCPL identifies significant buildings and neighborhoods throughout the District, monitors threats to them, and increases public awareness of historic resources.

www.dcpreservation.org

Although **Sixth & I** is only eight years old as an organization, the building dates to 1908. At the turn of the 20th century, the neighborhood was also home to synagogues at 5th and I St. and 8th and I St. During its first 43 years, the building housed Adas Israel congregation, after which it was sold to Turner Memorial African Methodist Episcopal Church. In 2002, Turner Memorial announced its plans to relocate, and the building once again went up for sale. The highest bidder planned to turn the building into a nightclub. Three local DC developers, Shelton Zuckerman, Abe Pollin, and Douglas Jemal, saved the building and reopened its doors as a synagogue and cultural center. With a non-denominational and non-membership approach, Sixth & I is committed to offering an unexpected and creative mix of high-impact cultural, social, and religious programs to meet the far-ranging needs of today’s Jewish community.

www.sixthandi.org

This program has been funded in part by a U.S. Department of the Interior, National Park Service Historic Preservation Fund grant administered by the District of Columbia’s Historic Preservation Office.

Program

Welcome

Harriet Tregoning, *Director, DC Office of Planning*

Remarks

John Sandor, *Vice President, DC Preservation League*
Shelton Zuckerman, *President, Sixth & I Historic Synagogue*

Presentation of Awards

The Honorable Vincent C. Gray, *Mayor of the District of Columbia*
Harriet Tregoning, *Director, DC Office of Planning*
Catherine Buell, *Chairman, Historic Preservation Review Board*
David Maloney, *State Historic Preservation Officer*

2012 Mayor's Award Selection Jury

Tarek Bolden, *Ward 1 Planner, DC Office of Planning*

Catherine Buell, *Chair, Historic Preservation Review Board*

Steve Callcott, *Deputy State Historic Preservation Officer*

Ivan Frishberg, *Commissioner, ANC 6B02*

Brian Goeken, *Chief, Technical Preservation Services Branch
National Park Service*

Rebecca Miller, *Executive Director, DC Preservation League*

Dr. Thornell Page, *Page Research Associates
former Board Member, Historical Society of Washington and
member of the Ward Eight History/Heritage Council*

Ronald Staley, *Senior Vice President and Director of National Preservation
The Christman Company*

Awards

Honorable Mention

Battleground National Cemetery
National Park Service—Rock Creek Park

The Phillips Collection
The Phillips Collection

Room and Board
Eric Colbert & Associates, PC

Cleveland Park Walgreens
Rust Orling Architecture

State Historic Preservation Officer's Award

Office of Public Education Facilities Modernization,
Allen Lew, Director

District of Columbia Department of General Services

DC Partners for the Revitalization of
Education Projects, LLC—McKissack & McKissack and
Brailsford & Dunlavey, Inc.

Eastern High School
cox graae+spack architects
Fanning Howey
Turner Construction Company

Woodrow Wilson High School
cox graae+spack architects
Fanning Howey
ReStl Designers
GCS-Sigal, LLC

Archaeology

Tudor Place Historic House and Garden Archaeology Project

Tudor Place Historic House and Garden
Tudor Place Foundation, Inc.
Dovetail Cultural Resource Group

Stewardship

Georgetown Neighborhood Library

Martinez+Johnson Architecture PC
Smoot Construction
Hoshide Wanzer Williams Architects PLLC
EHT Traceries
John J. Christie & Associates PC
DC Public Library
Jerry McCoy

Publications

Martin Luther King Jr. Memorial Library Design Guidelines

DC Public Library
EHT Traceries
MLK Design Guidelines Committee

HPRB Chairman's Award

The Hill Center at the Old Naval Hospital and Friends of the Old Naval Hospital

The Old Naval Hospital Foundation
BELLArchitects, PC
Regan Associates, LLC
The Whiting-Turner Contracting Company
Robert Silman Associates
Grotheer & Company
Oehme, van Sweden & Associates, Landscape Architects
Nixon Peabody, LLP

Historic Preservation Review Board Chairman's Award for Law and Public Policy

Dr. Gail S. Lowe
Richard B. Nettler, Esq.

Design and Construction

1724 Park Road, NW

Newton Street Development
DB Architecture
BJC Companies
Everyday Green
R.W. Kibler, Inc.
WashingtonFirst Bank

Bread for the City

Wiebenson and Dorman Architects PC
Bread for the City
S3E Klingemann, Inc.
JGK Structural Engineers
Heller & Metzger, PC
Turner Construction Company

DC War Memorial National Mall

Forrester Construction Company
National Park Service-National Mall and Memorial Parks
Hord Coplan Macht
Oehrlein & Associates
Lorton Stone, LLC

Residences at St. Monica's

Community Three Development
O'Neill and Associates Architects

Affordable Housing

Fort View Apartments

6000-6050 13th Place, NW

Hubbard Place

3500 14th Street, NW

Webster Gardens

124-130 Webster Street, NW

Somerset Development Company, LLC

THC Affordable Housing

Hamel Commercial

EHT Traceries

EDG Architects

PNG Architects

KANN Partners

Euclid Apartments

1740 Euclid Street, NW

Sorrento Apartments

2233 18th Street, NW

Jubilee Housing Corporation

Goulston & Storrs

Hickok Cole Architects

MMD Construction Management

Ellisdale Construction

Lifetime Achievement Award

Tersh Boasberg, Esq.

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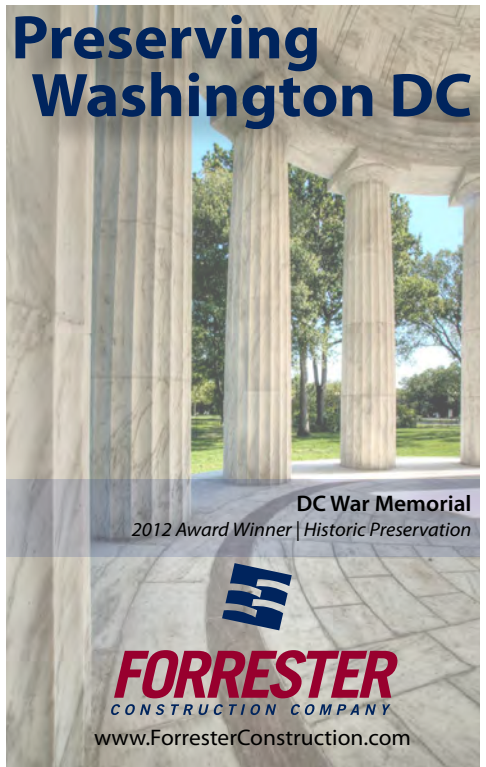
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Awards for Excellence
in Historic Preservation



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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Executive Office of the Mayor
Office of Communications



PRESS RELEASE

FOR IMMEDIATE RELEASE: Friday, June 22, 2012

CONTACT: Rob Marus (EOM) 202.727.6853; robert.marus@dc.gov
Tanya Washington-Stern (OP) 202.442.7635; tanya.washington@dc.gov

District Officials Honor Excellence in Historic Preservation

Affordable Housing Complex, School Buildings and Local Landmarks Receive Awards from Mayor Gray and Office of Planning for Excellence in Historic Preservation

(WASHINGTON, D.C.) – On Thursday, June 21st, Mayor Vincent C. Gray and the D.C. Office of Planning’s (OP) Historic Preservation Office presented the winners of the Ninth Annual Awards for Excellence in Historic Preservation at the Sixth & I Historic Synagogue. OP partnered with the D.C. Preservation League on this event.

“We honor accomplishments in historic preservation with these awards because good preservation is good for the District of Columbia,” said Mayor Gray. ***“Properly done, historic preservation adds not only to our quality of life, but also to our economic well-being and long-term appeal as a beautiful, historic and well-preserved city full of aesthetic and cultural treasures.”***

Since 2003, the D.C. government has honored over 100 outstanding projects, programs and individuals for exemplary work and commitment to historic preservation in the District. A total of 55 individuals, businesses, District agencies and local organizations were recognized this year.

Awardees include affordable housing projects, the restoration of the Old Naval Hospital on Capitol Hill, the renovations of Eastern and Woodrow Wilson High Schools and the extensive restoration of the Georgetown Neighborhood Library from its devastating 2007 fire. The award-winning projects represent an investment of \$272.5 million in historic districts and landmarks in the District.

Highlighting the event was Mayor Gray’s presentation of the Individual Lifetime Achievement Award to Tersh Boasberg. Mr. Boasberg is a longtime advocate and champion of preservation in the District and served as chair of the Historic Preservation Review Board from 2000 to 2010.

“Historic preservation strengthens this city’s unique character while helping it to grow and prosper in a way that respects and enriches what we already have,” said OP Director Harriet Tregoning.

Complete List of 2012 Awards for Excellence in Historic Preservation:

Affordable Housing

- **Fort View Apartments**, 6000-6050 13th Place NW; **Hubbard Place** 3500 14th Street NW; **Webster Gardens**, 124-130 Webster Street NW: Somerset Development Company, LLC; THC Affordable Housing, Inc.; Hamel Commercial; EHT Traceries; EDG Architects; PGN Architects; KANN Partners
- **Euclid Apartments**, 1740 Euclid Street NW; **Sorrento Apartments**, 2233 18th Street NW: Jubilee Housing Corporation; Goulston & Storrs; Hickok Cole Architects; MMD Construction Management; Ellisdale Construction

Stewardship

- **Georgetown Neighborhood Library**, 3260 R Street NW: Martinez+Johnson Architecture PC; Smoot Construction; Hoshide Wanzer Williams Architects PLLC; EHT Traceries, Inc.; John J. Christie & Associates PC; D.C. Public Library; Jerry McCoy

Archaeology

- **Tudor Place Historic House and Garden Archaeology Project**, 1644 31st Street NW: Tudor Place Historic House and Garden/Tudor Place Foundation, Inc.; Dovetail Cultural Resource Group

Publications

- **Martin Luther King Jr. Memorial Library Design Guidelines**, 901 G Street NW: D.C. Public Library; EHT Traceries; MLK Design Guidelines Committee

Design and Construction

- **1724 Park Road NW**: Newton Street Development; DB Architecture; BJC Companies; Everyday Green; R.W. Kibler, Inc.; WashingtonFirst Bank
- **Bread for the City**, 1525 7th Street NW: Wiebenson and Dorman Architects PC; Bread for the City; S3E Klingemann, Inc.; JGK Structural Engineers; Heller & Metzger, PC; Turner Construction Company
- **D.C. War Memorial**, National Mall: Forrester Construction Company; National Park Service- National Mall and Memorial Parks; Hord Coplan Macht; Oehrlein & Associates; Lorton Stone, LLC
- **Residences at St. Monica’s**, 1342 Massachusetts Avenue SE: Community Three Development; O’Neill and Associates Architects

Historic Preservation Review Board Chairman’s Award

- ***The Hill Center at Old Naval Hospital, 921 Pennsylvania Avenue SE and Friends of Old Naval Hospital:*** Friends of Old Naval Hospital; BELL Architects, PC; Old Naval Hospital Foundation; Regan Associates, LLC; The Whiting-Turner Contracting Company; Robert Silman Associates; Grotheer & Company; Nixon Peabody LLP; Oehme, van Sweden & Associates, Landscape Architects

Historic Preservation Review Board Chairman’s Award for Law and Public Policy

- ***Richard B. Nettler***—D.C.-based attorney whose practice focuses on land use and historic preservation issues
- ***Dr. Gail S. Lowe***—Senior Historian, Anacostia Community Museum/Smithsonian Institution and former member of the District of Columbia Historic Preservation Review Board

State Historic Preservation Officer’s Award

- ***Eastern Senior High School, 1700 East Capitol Street NE and Woodrow Wilson High School, 2950 Chesapeake Street NW:*** Allen Lew, City Administrator & former Director, Office of Public Education Facilities Management; D.C. Department of General Services; D.C. Partners for the Revitalization of Education Projects, LLC – McKissack & McKissack and Brailsford & Dunlavey, Inc.
- ***Eastern Senior High School:*** Fanning Howey; cox graae+spack architects; Turner Construction Company
- ***Woodrow Wilson Senior High School:*** cox graae+spack architects; Fanning Howey; ReStl Designers; GCS-Sigal, LLC

Individual Lifetime Achievement

- ***Tersh Boasberg, Esq.***

Honorable Mention: Design and Construction

- ***Battleground National Cemetery, 6625 Georgia Avenue NW:*** National Park Service – Rock Creek Park
- ***The Phillips Collection, 1600 21st Street NW:*** The Phillips Collection
- ***Room and Board, 1840 14th Street NW:*** Eric Colbert & Associates, PC.
- ***Cleveland Park Walgreens, 3524 Connecticut Avenue NW:*** Rust Orling Architecture

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