



# NEWS

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April 2005

## Stakeholders Meeting Showcases Historic District Neighborhood Development Plans

### Questions Remain on Reservation 13

by Rob Nevitt

Tuesday, March 8, Councilmember Sharon Ambrose held another in a series of Southeast/Southwest stakeholders meetings at the Admiral Gooding Center at the Navy Yard. There is little news, as such, to report, but the meeting was not without interest, in part for what wasn't discussed there.

Recently, I have been attending meetings of the Hill East Waterfront Action Network/Coalition. This group of neighbors and neighborhood organizations is in the early stages of organizing to demand a rational planning model for the Anacostia waterfront. Geographically, this stretches from Heritage Island to Haines Point, but the group's principal concern is for the 67-acre plot between Congressional Cemetery and Independence Avenue known as Reservation 13. I wrote about this in the last News, and some of what is written here will reprise some of that.

The CHRS has long been an advocate of rational development of this prime piece of land. Two years ago, I was asked to join a planning advisory committee under the

auspices of the Office of Planning, because the General Services Administration was making the site available to the city. When asked the general question of what we would like to see there, the answer was a neighborhood looking much like what already existed West of Nineteenth Street. The plan that was adopted and approved by the DC Council was, in simplest terms, a residential/retail core extending to the parkland visualized for the shoreline, an institutional zone along Independence Avenue and a municipal facilities zone along Massachusetts Avenue extended.

There is much more detail to this grand vision, including the magnificent vista available to even ground level eyes if the trash, brush, cyclone fences and ugly buildings weren't in the way. The vision has been shouldered aside in recent weeks by the

plans announced for the building of a hospital on the site. As the city has awakened to the fact that there are other visions, not only for the use of this land but also for other answers to the city's medical needs, there has been some squirming and twiddling. Councilmember-at-large David Catania's health committee has applied itself to sorting that out.

Against this background, Councilmember Ambrose held her meeting. Aaron Liebert, Development Partner for JPI, described plans for the development of Jenkins Row, including 5,000 square feet of retail and a 47,000 square foot Harris Teeters grocery store with 247 residential units on the land across from the Potomac Avenue Metro Stop. Plans for developing 1230 Pennsylvania Avenue are at an earlier stage of development.

*Continued on page 3*

### 2005 Board Election Slate

The slate of candidates for positions on the CHRS Board for 2005–2006 is as follows: Dick Wolf, President; Charles Mc Million, 1st Vice President; Gary Peterson, 2nd Vice President; Beth Purcell, Secretary; Mike Canning; Treasurer; Elizabeth Nelson & Joan Joshi, At Large (2 year terms); Diane Scott, At Large (1 year term).

As required by the by-laws, CHRS will send out ballots in April for members to vote by mail. Write-in votes are welcomed. The results of the election will be announced at the annual meeting in June. Short biographies of the candidates appear on page 4.

# President's Column

by Rob Nevitt

Elsewhere in the *News* is an article reporting on Councilmember Sharon Ambrose's stakeholders meeting. It is in the nature of monthly publications like this that events overtake the reporting. I am not rewriting the article; it serves its purpose. However, there are two things to add.

When you read this, the Mayor will have made his State of the District report, including the announcement of funding for DDOT's plans to up-grade the Eleventh Street bridge crossings so that traffic can flow across the river, eastbound and westbound, relieving the pressure on neighborhood streets and relieving the congestion at other river crossings, notably at the Sousa Bridge. Some will remember earlier meetings at the ANC, Watkins School and elsewhere when this was the long-term plan. What has happened since strikes me as the way government is supposed to work.

Residents on both banks of the Anacostia realized this was an elegant solution to the current issue of getting from A to B efficiently. CHRS Board members discussed this over two hours with Jim Tangerlini and his staff. We emphasized our willingness to do our share, making the long-term solution happen now. He, in turn, took the plan to the Mayor, able to guarantee broad citizen sup-

port, and the Mayor put the money in the budget to get the project off the ground. No bureaucratic intransigence, no politics, no buck passing or indifference to public voices. What made sense is getting done.

Another postscript to the article here is a conversation with Aaron Liebert, the Development Partner of JPI, the developers of Jenkin's Row at the Potomac Avenue Metro. JPI has consistently reached out to the community to make their work welcome. The advent of a Harris Teeter at the site speaks to that.

In the same spirit Aaron speculated about the future of Reservation 13 with us. He cautioned that JPI is neither committed to developing R13 nor favored by anyone to be the ones to do so. Nevertheless he spoke enthusiastically and in detail about how the site could be win-win-win, providing an extension of the Hill to the water's edge, providing the revenue that residences and retail provide the city to underwrite the facilities they picture for the site while making the project viable for a commercial developer.

Key to this was rejection of the idea that the jail was a deterrent to residential development, needing a barrier of municipal buildings along Massachusetts Avenue extended between it and residential houses. He immediately grasped the potential of the site for views and vistas that shouldn't be wasted on offices. The



final conceptual key was to mix functions throughout the site, often in the same building. Picture one with retail on the first floor, offices on the second and condominiums on the third and fourth. Architects and builders have near infinite ways to make such conjunctions compatible.

Reservation 13 is going to profoundly affect how Capitol Hill East develops, how Pennsylvania Avenue to the river evolves and how the Anacostia itself becomes the lively asset for people on both banks of the River. We urge our officials to work this problem in the same way DDOT has, the way JPI has, and the way good government is supposed to. We urge CHRS members to communicate support for sensible development to Sharon Ambrose, the rest of the Council and the Mayor. ✧

## A Community Forum for Public/Private Development on Reservation 13

### Shaping the Future of the Hill East Waterfront

Join your neighbors for a panel discussion about the redevelopment of Reservation 13.

Panelists will include: Andrew Altman, Chief Executive of the Anacostia Waterfront Corporation; a representative from the General Services Administration (invited but not confirmed), and Beth Purcell, Hill East Resident.

Moderator: Ken Jarboe, ANC 6B

**Wednesday, April 6, 2005**

Doors open at 6:30 pm, Forum starts at 7:00 pm

Payne Elementary School, C Street, SE, between Fourteenth and Fifteenth Streets, SE

Sponsored by the Hill East Waterfront Action Network and ANC 6B

## Capitol Hill Restoration Society (CHRS)

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To contact any of the above, please contact the Society offices by calling 202/543-0425 or sending email to CapHRS@aol.com.

[www.chrs.org](http://www.chrs.org)

Founded almost 50 years ago to preserve and protect Capitol Hill's residential character, the Society is now the largest civic association on Capitol Hill, and one of the largest in the entire District of Columbia. From the beginning, the Society has played a key role in maintaining the diverse, residential character of our neighborhood.

### Start or Renew a CHRS Membership

\* On the Web at [www.CHRS.org](http://www.CHRS.org)

\* Call 202-543-0425 and choose option 2

\* Get a form at one of our many meetings

Starting at just \$25 per year for a single membership, it's a great deal.

# Stakeholders Meeting *continued from page 1*

We heard about plans for the baseball stadium, the progress of Eighth Street/Main Street/Barracks Row and the BID. The Anacostia Waterfront Transportation Plan was described with emphasis on the development of what DDOT has called the long-range plan to improve access from the nodes at the John Phillip Sousa and Eleventh Street bridges. The launch of Southeastern University Center for Entrepreneurship was described. All the speakers conveyed good news.

One speaker was the Executive Director of the Anacostia Waterfront Corporation (AWC), and former Director of the Office of Planning, Andy Altman. In describing the scope of the AWC's responsibilities, Mr. Altman mentioned Reservation 13 as the upper end of the waterfront. That was the last mention. A lot of exciting development is planned for the waterfront, but what about Reservation 13?

That question goes unanswered. Andy Altman told me after the meeting that the AWC is talking to the Federal Government about acquiring the land. In truth, it appears to me that the best hope of developing the residential core is for the AWC to do that. The city has to have an agent for private development. This element is critical to rational use of this land. Institutions cost revenue; residences and retail can provide it.

The city is already investing hundreds of thousands of dollars in renovating buildings on the site for the Medical Examiner, for methadone and other clinics, and for Court Services and Offender Supervision Agency (CSOSA). These buildings are in prime spots on Reservation 13. No one can argue that these aren't necessary and can be accommodated, but they have to be planned so as not to encroach on land better for residential use.

The cyclone fence, brush, trash and the derelict equipment the city has scattered on Reservation 13 betray a lack of imagination and consideration of the larger interests of the city. They define the site as derelict and disguise the extreme appeal of the tract. If you want to realize the promise of this land you need go no further than Spingarn Senior High School, and look east down over the Langston Golf Course to the Anacostia. That is a sweeping view that, minus some brush and fencing, could be available for people living and shopping on C Street extended.

The Hill East Waterfront Action Networks gathering momentum as a voice for sensible development of Reservation 13. CHRS supports their initiative. So should everyone who calls Capitol Hill home, pays DC taxes and cares about amenities for the citizens of the Eastern Wards. \*

## CHRS Supports Day School

As part of the Society's ongoing commitment to community institutions, CHRS will donate two gift packages, valued at more than \$100, to the Capitol Hill Day School's annual fundraising auction.

The packages include a CHRS household membership, copies of historic district guidelines, and many valuable CHRS gift items.

This year's Day School auction will be held on April 29, 2005. Proceeds from the auction support student financial aid and help the school preserve an economically and culturally diverse student body.

# 2005 Board Candidate Biographies

## Mike Canning, Treasurer



Mike Canning has been a Hill resident, on and off, since 1965. Now retired from 28 years in the Foreign Service, he is involved in a number of Capitol Hill activ-

ities, including writing movie reviews for the Hill Rag, working in a number of capacities for the Capitol Hill Arts Workshop, and volunteering for other neighborhood organizations. He has been a member of the board of the Restoration Society since 2002, when he became Budget Committee Chair. He and his wife Judy have lived on their "favorite block" of Fifth Street, SE for more than 30 years, in a house they have renovated—judiciously—twice.

## Joan Joshi, At Large Member



Joan Joshi has lived on the Hill for eight years, cumulatively. After she was widowed, she tried other locales, but was drawn back two years ago by the allure

of Eastern Market and Murky Coffee. During a long career, she held various executive positions in which she managed a number of USAID grants in public education and development. Recently, she has provided management consultancies to a number of development agencies overseas and has served on the boards of two international research institutions. She also serves as a Court Appointed Special Advocate with the DC Family Court. Joan's work has required extensive travel over the years, providing the opportunity to live in Germany and Syria. Her Hill house is currently home to two cats, Ramses and Annabelle, and a Rescue League puppy, Vijay, who is still learning the ropes of the household.

## Charles McMillion, First Vice President



Charles McMillion and his wife, Marilyn, have lived on Capitol Hill for 23 years. Charles is president of his own consulting firm, MBG Information

Service, dealing with international trade and finance. He serves on the Business Advisory Panel to the District's Chief Financial Officer. Charles is a former professor at Johns Hopkins University, where he was Associate Director of the Public Policy Institute and a former contributing editor of the Harvard Business Review. He has worked in both the House and Senate, and is a founder of the bipartisan Congressional Economic Leadership Institute. He has been associated with CHRS for 17 years, now chairing the Membership and Endowment Committees. Charles also chaired the Society's recent initiatives regarding the new headquarters for the Securities and Exchange Commission at Station Place. He is an enthusiastic gardener.

## Elizabeth Nelson, At Large Member

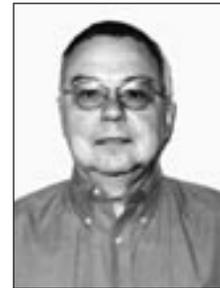


Elizabeth Nelson has lived in the same house on the 1300 block of North Carolina Avenue for 20 years. She is the current Chair of the North Lincoln Park

Neighborhood Association (NLPNA) and an editor of its newsletter, The Buzz. She is also the Chair of the Community Outreach Committee of ANC 6A. A long-time CHRS member, her goal in serving on the CHRS Board is to improve communications between the CHRS and the residents along the eastern edge of the Historic District.

Her "day job" is "information technology specialist" for the Feds. Her favorite hobbies are knitting and helping her husband, Nick Alberti, supervise their two dogs and two cats.

## Gary Peterson, Second Vice President



Gary Peterson served as CHRS Vice President in 1987-88, as Secretary in 1988-90, and as President from 1992-95. He is currently finishing his position

as an At-Large Member. He was chair of the Zoning Committee from 1989-1995 and from 2003 to the present. Gary is a "recovering lawyer" having retired from the Department of Justice in 1995. Gary and his wife Trudy first moved to Capitol Hill in 1969 and rented an apartment in a house shared with Austin Beall. It was Austin who got them interested in CHRS in 1970 when they worked on the Annual House Tour. Gary and Trudy are life members of CHRS.

## Beth Purcell, Secretary



Beth Purcell is an attorney and manager with the IRS Office of Chief Counsel. She graduated from Georgetown University Law Center, where she earned a J.D. and

LL.M. in Taxation. Before joining Chief Counsel, she represented a number of community development organizations in tax and real estate matters. She has lived on Capitol Hill for 17 years and serves on other Capitol Hill community organizations, including Trees For Capitol Hill, Inc., Penn East, Inc., and Hill East, Inc. In 2004, she helped organize the Hill East Historic Walking Tour and the Capitol Hill Artists' Open Studios.

# April 12 Overbeck History Lecture

## The “Bonus Army” on Capitol Hill

In 1932, in the depths of the Great Depression, thousands of impoverished WW I veterans descended on Washington to seek payment of a bonus—one dollar per day of service—that Congress had promised them but had put off paying until 1945. They camped for months in tents, shanties and empty buildings along the Anacostia River and elsewhere around Capitol Hill, only to be forcibly evicted eventually by the very Army in which most of them had served.

At the next Overbeck History Lecture on Tuesday, April 12, Washington writers Paul Dickson and Thomas B. Allen will tell how these “Bonus Army” demonstrators ultimately won their fight and

inspired a new sense of national obligation to military veterans.

Dickson and Allen are co-authors of the highly praised *The Bonus Army: An American Epic*. Allen is a longtime contributor to National Geographic and the author of numerous books and articles on US and military history. Dickson is a contributing editor at Washingtonian magazine and a consulting editor at Merriam-Webster, Inc.

The event is set for 8:00 p.m. at the Naval Lodge Hall at 330 Pennsylvania Avenue, SE, and will be followed by an authors’ book signing. As usual, admission is free but a reservation is required due to limited seating. Please email [OverbeckLecture@aol.com](mailto:OverbeckLecture@aol.com), or phone 202-544-1895, leaving your name, phone number, and email address if you have one, so you can receive a confirmation and any updates. ✧

## Diane P. Scott, At Large Member



Diane Scott has called Capitol Hill home for seven years. Diane first lived on the Hill in the early 1980’s and fell in love with the wonderful neighborhood.

She returned to Capitol Hill in 1998 and purchased her 113-year-old row house in 2000, which she shares with her pet rabbit, Freddy. She has served as an At Large Member of the CHRS Board since 2002 and handles publicity for the Preservation Cafés and Membership Meetings. When Diane is not working as a Financial Coordinator with IBM’s Public Sector Division, she is busy preparing to start major renovations on her house.

## Dick Wolf, President

Dick Wolf has been a CHRS member since moving to Capitol Hill in 1964. He has been on the Board of CHRS since 1969 and served as President



from 1977 to 1980. Since then he has been Chair of the City Planning Committee. His particular interests have been the Comprehensive Plan and zoning. He is a former Board Member and Chair of Capitol Hill Hospital Board; served as a member of the DC Solid Waste Transfer Facility Site Selection Advisory Panel; is currently a member of the Advisory Task Force on update of DC’s comprehensive plan; a trustee of the Committee of 100 on the Federal City; and a member of the New Community Trust which oversees the Town Homes of the Capitol mixed income development. He is a retired Federal government lawyer.

Again, CHRS will mail ballots to members in April. If you do not receive a ballot, please contact the CHRS office by calling 202/543-0425 or emailing [CapHRS@aol.com](mailto:CapHRS@aol.com). ✧

## Wallpapers and Much More Set the Scene in Victorian Capitol Hill

by Nancy Metzger

With one of the nation’s foremost experts on Victorian interiors as a guide, attendees at the March Preservation Café took a peek at the Victorian interior-decorating scene. C. Dudley Brown, who for 40 years has had his own firm on Capitol Hill with a specialty in period interiors, shared slides from his collection as well as samples from the Bradbury and Bradbury collection of historic wallpapers. Among the interesting facets discussed:

■ As many as five different (but related) wallpapers could be used in an “ambitious” room.

■ Picture rails around the upper perimeter of the room, just below the frieze, were used to hang art. “No one would have thought to have driven a nail in plaster,” according to Brown.

■ Other favorite Victorian decorating touches included beaded curtains and screens in the doorways; dark woodwork polished so highly that light reflected; walls covered with framed pictures, shawls on fireplace mantles.

■ In addition to Bradbury and Bradbury, another resource that Capitol Hill homeowners might want to check out is Focal Point Architectural Products ([www.focalpointap.com](http://www.focalpointap.com)) that sells architectural mouldings and elements. Part of the Victorian Society in America collection includes products based on Capitol Hill homes.

■ If you want to get a good feel for the Victorian style, take a trip to Cape May, New Jersey.

The April 20 café will feature one of Capitol Hill’s most experienced garden designers, Gary Hallewell of Garden Design. The café season will wrap up in May with a look at how to plan a kitchen renovation with tips from Michele Wu and Tom Nadzam of Capitol Hill Kitchen Design at 617 Pennsylvania Avenue. ✧

# DDOT Considers Anacostia River Bridge on Hill East Waterfront

by Pat Taylor and Tom Grahame

DDOT's Kenilworth Avenue Corridor (KAC) Study, just getting underway, will consider a bridge across the Anacostia River at Massachusetts Avenue and a "park road" along the west bank of the river from Pennsylvania Avenue to Benning Road. For Capitol Hill residents, these ideas bring significant perils as well as promises. (Link for KAC study: <http://www.kacstudy.com>)

The KAC study recommendations have to be seen in the context of the plan to connect Highway 295/Kenilworth Avenue to I-395 by a revamped Eleventh Street connector bridge—a project eight to ten years away. If that happens, many—or most—of the commuters who now cross the Anacostia on the East Capitol Street and Sousa Bridges to drive through Capitol Hill neighborhoods will have a much better option. Commuter traffic in residential neighborhoods on both sides of the river will decrease significantly. As CHRS President Rob Nevitt argued in an earlier *News* issue, we should work to get the I-295/395 connector built as soon as possible and not support short-term patches which will not ease the commuter traffic.

A Massachusetts Avenue bridge carrying vehicular traffic from east of the river to Capitol Hill would have the opposite effect, increasing commuter traffic

through both Capitol Hill and east of the river residential neighborhoods. Moreover, since the bridge would have to clear the east bank railroad tracks by 25 feet, it would tower above the Anacostia River and block out the current attractive vistas, which will become more accessible with the development of Reservation 13.

A second option is a low Massachusetts Avenue bridge connecting the National Park Service (NPS) land on both sides of the river. The use of the lower bridge would be limited to pedestrians, bikers and perhaps NPS vehicles. Such access somewhere near East Capitol Street is desirable as part of the planned Anacostia Riverwalk Trail System, but the aesthetics of putting it at Massachusetts Avenue, where it would be a visual blight on one of the few stretches of the Anacostia with a lengthy lovely vista, seems questionable. A preferable view-preserving alternative location, which would have the added benefit of providing the missing pedestrian walkway across the river on East Capitol Street, would be just south of the East Capitol Street Bridge.

Two rationales are given for a two-lane road on the National Park Service land along the river between Pennsylvania Avenue and Benning Road. The NPS is said to want road access to its land for emergencies, but since there is already paved surface the full

length of this distance—a roadway on the south end and RFK parking lots on the north end—this rationale does not convince. The Anacostia Waterfront Initiative plans are said to include a park road along this stretch of the riverbank to increase the number of people who can use the park near the water. But, because the road is blocked from extending further south or north, it would be only one-and-a-half miles long! Such a road likely would be a detriment to pedestrian enjoyment of the park, which has very narrow areas along this stretch. Why, then, is there a push of a "riverside park road" along just this short stretch of the river's west bank? Would it become a commuter connection between Kenilworth Avenue via the Benning Road and East Capitol Street bridges to the Southeast Freeway's start at Barney Circle/Pennsylvania Avenue?

The Anacostia Waterfront Initiative and the future development of Reservation 13 give Capitol Hill residents a once-in-a-lifetime opportunity to help determine how the Anacostia waterfront will be used. Should it feature a paved walking/biking trail, with occasional seating facing the river? Or should the dominant feature be a two-way road (which couldn't be prevented from becoming a commuter road)? Give us your feedback at: [info@chrs.org](mailto:info@chrs.org).

Also, attend the ANC 6B meeting in May—held the second Tuesday of the month at the Old Naval Hospital on Pennsylvania Avenue between Ninth and Tenth Streets. DDOT is scheduled to give a presentation to the ANC at this meeting. There will also be a public meeting on May 5, location TBD, to seek public input on all aspects of the KAC study. ✧

## Welcome CHRS Supporters

*We thank the following new members and sponsors.*

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# CHRS Testimony at March 4 Oversight Hearing of DC Committee on Consumer and Regulatory Affairs

## Problem Issues for Our Historic District

### Testimony of the CHRS

I am Gary M. Peterson, Chair of the Capitol Hill Restoration Society (CHRS) Zoning Committee and At Large member of the Board of Directors. In these positions, I also work on vacant property issues and work closely with the chair of our Historic Preservation Committee. I want to thank you for the opportunity to speak to you about the performance of the Department of Consumer and Regulatory Affairs (DCRA) over the past and current fiscal years.

Slightly over a year ago CHRS started monthly meetings with the Director of DCRA and appropriate members of his staff to address problems that CHRS was having with DCRA, especially vacant property identification. Our next meeting is scheduled for Wednesday, March 9, at 10:00 am and I hope that the new Director of DCRA will attend and that these monthly meetings will continue. Overall these meetings have worked well and we have been able

to resolve some of the problems on Capitol Hill.

However, life is not perfect and a few shocking problems have occurred in just the past two months. When someone wants a building permit for a property located within the Capitol Hill Historic District, the Office of Historic Preservation (HP) is supposed to review the plans and give approval to the proposed work. In the case of 1018 and 1020 Seventh Street, SE, the owner proposed to replace the windows and front door, among other things. This property is clearly within the Historic District. DCRA issued building permits without HP review and the owner started to install vinyl windows and inappropriate doors. Fortunately the work was spotted and HP was able to post the building with a stop work order.

About this same time, 609 Pennsylvania Avenue, SE, received a DCRA building permit to improve their storefront. Again, HP was not given an opportunity to review the plans and it appears that DCRA did not require the necessary public space permit. Again a stop work order was placed on the property. I think that it is worth saying that there can

be no doubt in anyone's mind that 609 Pennsylvania Avenue, SE, is in the heart of the Capitol Hill Historic District and so it is inexplicable how a building permit could be issued in this case without HP approval.

Of course, these incidents are unfair to the property owners who got the permits and unfair to the residents of the Historic District, most of who follow the rules and have a right to expect that they will be enforced. At our next meeting with DCRA, I will be interested to hear what they are doing to insure that this will never happen again in any Historic District.

A second problem that I want to call to your attention has resulted in the loss of real estate tax revenues to the District. We have worked very hard with DCRA to identify vacant properties on Capitol Hill, both inside and outside the Historic District. However, getting DCRA to list a property as vacant is only half the solution to the problem. The other half is to get the Office of Tax and Revenue (OTR) to classify the properties as class 3 and be taxed at a much higher 5% rate. OTR will not classify a property as class 3 until they get official notification from DCRA. So, we have a notorious vacant property like 1000 C Street, NE, which is classified by DCRA as vacant, but since they don't talk to OTR, is not in the proper tax classification. This is also true for 221 and 223 Eleventh Street, SE, also notorious properties. We have been pushing this issue for over a year and it never gets resolved.

In summary, CHRS looks forward to working with the new director of DCRA in resolving these problems. I would like to suggest that we come back to you in three months to report on our progress. I believe this type of review or oversight is necessary to keep these issues in the forefront.

Thank you very much. ✧

## CHRS Salutes Annual Capitol Hill Classic 10K Run

Howard Crystal  
Twenty-sixth Annual Capitol Hill Classic  
Race Committee Co-Chair  
813 A Street, NE  
Washington, DC 20002

Dear Mr. Crystal,

On behalf of the board and members of the Capitol Hill Restoration Society we salute the organizers of the Annual Capitol Hill Classic 10K run. This is a classic in every sense of the word, both for the longevity of the series and for the purpose it represents. CHRS shares your goals for this race and the community and wishes you every success for this year's event.

Sincerely,  
Robert Nevitt, President

# DC Zoning Commission Roundtable on Form-Based Codes

by Gary Peterson

The DC Zoning Commission (ZC), in response to the Office of Planning's (OP) zoning proposal to implement the recommendations of the Reservation 13 Master Plan, has set a roundtable hearing for March 24, 2005. OP recommended the use of form-based codes for the property and the ZC voted to set down the proposal for public hearing.

At the time of set down, the ZC requested that a working session be held prior to the public hearing to have a generic discussion on form-based codes. Specifically, the Zoning Commission is interested in a briefing from experts to explain what are form-based codes, how they have been implemented in other cities, their successes or failures, and a comparison of the form-based codes with the existing Euclidian zoning, and whether they are an appropriate alternative.

Form-Based Codes emphasize traditional design integrated with the street and public spaces, a variety of housing types, mixed use development to minimize the use of automobiles and encourage transit

use, orientation of commercial uses to sidewalk and street, provision of open space and links to residential and commercial uses and a strong pedestrian orientation. The codes are prescriptive in that they prescribe build-to lines instead of setbacks, typical façade treatments, public space design, and landscaping and planting along rights-of-way.

Form-based codes are usually enacted by county or city legislatures with authority over both zon-

ing and the use of public space. In the District, these responsibilities are divided between the Zoning Commission and the Council of the District of Columbia. Thus, any form-based code adopted by the Commission will not address street width, public space, public space design, traffic patterns, curbside parking, and similar matters.

Gary Peterson, chair of the CHRS Zoning Committee will testify on behalf of CHRS at the meeting. ✧

## Report of the Zoning Committee

by Gary Peterson

The Capitol Hill Restoration Society Zoning Committee at a meeting held on March 10, 2005 considered BZA Case Number 17306. The property is located at 227 C Street, SE. The applicant proposes an addition to the rear of the structure and needs a special exception from the 20-foot rear yard requirement.

The applicant presented letters of support from the neighbors on both sides of the property. The committee believes that the impact on light and air is minimal in this case and that the privacy of use and enjoyment of neighboring properties is not unduly compromised. Also, the addition, viewed from the street does not substantially visually intrude upon the character, scale and pattern of houses along the street frontage. For these reasons, the committee voted unanimously to support the application. ✧

## Historic Preservation Briefs

by Nancy Metzger

Although it certainly seems that every square inch of Capitol Hill must be covered with buildings by now, imaginative developers continue to find new places—or revisit ones contemplated in the past. The Historic Preservation Review Board will be considering the following projects in the next few months.

**1230 Pennsylvania Avenue and 1229 E Street, SE:** This JPI project—that includes restoration of the Shotgun House, construction of an additional building to the Shotgun House, and construction of a condo/apartment building on Pennsylvania Avenue—

received encouraging comments from both the Capitol Hill Restoration Society and the Historic Preservation Review Board at the February hearing. JPI and the architectural firm, TortiGallas, were encouraged to restudy such issues as breaking up the four-story height along Pennsylvania Avenue to better reflect the up-down Capitol Hill streetscape; reduce the width of the façades to better reflect the row house size of the block; and diversifying the fenestration pattern. For the Shotgun House property, the applicants were praised for the proposed restoration of the house (including the 1920's porch) and encouraged to simplify the addition, drawing inspiration from the

nature of the property as a home and workshop for over 100 years. This project is expected to return to the Board in April.

**1022 Pennsylvania Avenue, SE:** Architect Sas Gurai will be presenting a conceptual plan for the redevelopment of the northwest corner of Eleventh Street and Pennsylvania Avenue, the site of the Shell station. The plan calls for an apartment/condo building with underground parking accessed from the Eleventh Street alley. The design is somewhat reminiscent of the St. Catharine's Residence at First and North Carolina Avenues, SE, and the Grace Church condominiums at Ninth and

# CHRS 48th Annual House & Garden Tour Scheduled



822 East Capitol Street, NE Photos: Norm Metzger



Bryan School, 1300 block Independence Ave., SE

The 48th Annual House & Garden Tour will be held May 7 and May 8. The homes that have been selected represent the very different lifestyles and architecture that we're surrounded by.

Six beautiful traditional and non-traditional Capitol Hill homes have been selected, each one with an interesting and unique story behind the façade. Among them is a mid-1800's structure that began as a grocery store and is now a beautifully designed and appointed home, a former bank building constructed in the Beaux Arts period that's been converted to a spacious and sleek space ideal for showcasing the homeowner's abstract art collection, and a frame house dating from the 1850's.

We're also thrilled that three condominiums at the Bryan School will be on the tour—they redefine modern living in our neighborhood! And wait till you see the

views from the penthouse. In addition, both the Marines and the Navy Yard have graciously agreed to open the homes of their Commandants for viewing on Mother's Day. Not surprisingly, tour visitors should be prepared to provide valid photo identification.

Members in good standing as of March 1 may take advantage of the opportunity to buy up to three tickets in advance for \$20 each. If you have not received notice of this offer and you are a qualified member, please contact the CHRS office at 202-543-2350. Tickets can be bought in advance beginning in mid-April at the CHRS kiosk at Eastern Market and at selected businesses around the city. Local ticket outlets include Coldwell/Banker Pardoe at 605 Pennsylvania Avenue, Prudential Carruthers at 216 Seventh Street, SE, Appalachian Spring at Union Station and Trover Books at 221 Pennsylvania Avenue, SE.

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C Streets, SE. This is on the calendar for the March 24 HPRB agenda. CHRS's Historic Preservation Committee, although concerned about the scale, entrance, and some other design issues, felt the concept had promise.

**Medlink (Capitol Hill Hospital at Eighth and Constitution Avenues, NE):** Architect Robert Sponseller of the Shalom Baranes architectural firm will be presenting conceptual plans at the April HPRB hearing for apartments at the south end of the hospital site. The 1928 building would be restored and the 1958 additions removed. Parking would be underground and the site redeveloped in a series of buildings. The Historic Preservation Committee looked at plans

earlier this year and gave comments to the architect; the committee will consider the revised conceptual plans at its April meeting.

Since Capitol Hill has relatively few apartment buildings, the problem of how to make twenty-first-century apartment buildings fit comfortably into a (mostly) nineteenth-century historic district is, at times, perplexing. Architects (and committee members, historic preservation staff, and HPRB members) wrestle with questions of massing, scale, and design—looking for guidance from the historic fabric while acknowledging present realities. These larger projects frequently require several trips to the HPRB as design problems and solutions are proposed to resolve seemingly conflicting concepts.

Should an apartment building be as wide as the lot (an "honest" expression of its size and purpose) or should it be broken down into more traditionally sized units to mask the size? What makes a "big" modern building compatible with the historic buildings surrounding it? Although most Capitol Hill buildings are two or three stories high, there are historic buildings four and even five stories high. Are these sufficient precedents to allow new construction to the same height? And then there are the perennial design issues: How can a building be "of" a neighborhood (feel like it belongs to an historic neighborhood) and yet be indicative of its own time, a goal often cited for new construction in historic districts? These are just a few of the questions.

## Mark Your Calendar!

### APRIL

#### 6 Wednesday, 6:30 pm

Community Forum for Public/Private Development on Reservation 13, Payne Elementary School, C Street SE between 14th and 15th Streets

#### 12 Tuesday, 8:00 pm

Overbeck History Lecture: The "Bonus Army" on Capitol Hill, Naval Lodge Hall at 330 Pennsylvania Avenue S.E.  
Reservations: OverbeckLecture@aol.com, or phone 202-544-1895

#### 14 Thursday, 7:30 pm

CHRS Zoning Committee Meeting. To consider 924 G Street, SE. Kirby House, 420 Tenth Street, SE

#### 19 Tuesday, 6:30 pm

CHRS Board Meeting. Kirby House, 420 Tenth Street, SE

#### 20 Wednesday, 6:30

Preservation Café. Topic: Landscaping with Gary Hallewell of Garden Design. Trattoria Alberto, 506 Eighth Street, SE, Top Floor

### MAY

#### 7-8 Saturday and Sunday

CHRS 48th Annual House & Garden Tour. See article on page 9.

#### 18 Wednesday, 6:30

Preservation Café. Topic: Kitchen Design with Michele Wu and Tom Nadzam of Capitol Hill Kitchen Design. Trattoria Alberto, 506 Eighth Street, SE, Top Floor

# CHRS Annual House & Garden Tour

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Tickets can also be purchased at Toast and Strawberries, 1608 Twentieth Street, NW, in Dupont Circle, and Cherry Antiques (owned by Capitol Hill neighbor Susan Eubank) at 1526 Wisconsin Avenue, NW, in Georgetown. Tickets purchased before tour weekend will be \$25 each and on tour weekend will be \$30.

Tour attendees on Sunday will have access to shuttle bus transportation between all featured locations plus Eastern Market. Look for signs near each of the tour locations that will indicate where the shuttle stops. Walk part of the way or ride part of the way, whichever you choose.

On Saturday evening, the homes will be open from 5:00-8:00 pm. There also will be a reception from 5:00-7:00 pm in the inner courtyard and

lobby of 300 Independence, the circa-1900 building restored by Stanton Development. On Sunday, the homes plus the Commandants' homes will be open from noon to 5 pm. The traditional Mother's Day Tea will be at the Marine Barracks Band Hall at Eighth & I Streets, SE, from 2:30-5:30 pm. ✧



114 5th Street NE  
Photo: Norm Metzger



### Capitol Hill Restoration Society

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