

# NEWS

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February 2009

## CHRS Supports Hunt Development Group as Master Developer for the Hill East Waterfront

by Beth Purcell

The DC government requested expressions of interest from development teams for Reservation 13/Hill East Waterfront. Four teams responded; three teams offered specific plans. In spring 2009, a master developer will be selected.

CHRS believes that HDG Waterfront Development Group team (HDG) should be selected as master developer. HDG demonstrates that it truly understands and respects Capitol Hill's community, buildings, and traditions. This is reflected in its repeating the

traditional Capitol Hill commercial streetscape (with three and four story buildings) and rowhouses, then transitioning to taller buildings at the river's edge. The lower density build-out (3,040,675 square feet) contributes to the effect of truly continuing the Capitol Hill streetscape and is a key factor in HDG's favor. In contrast, two other competing developers want to build approximately five million square feet of new space.

Further, two members of HDG, Abdo Development and EYA Development, have already demonstrated that they can work



successfully with the community to produce excellent projects. No other team has both the vision and successful track record in this community.

As mentioned, HDG's plan is a continuation of Capitol Hill, with many three and four story buildings. For example, C Street, SE, offers traditional three and four story commercial buildings of the type found on Capitol Hill, with a village square park in the middle of the street, similar to Lincoln Park.

HDG's plan has multiple features designed to protect the environment and promote sustainable development. HDG notes that the Anacostia River area is home to many species of mammals, birds, reptiles, amphibians and fish "in greatest conservation need," as identified in the Wildlife Action Plan prepared by the DC Department of the Environment, Fish and Wildlife Division (DDOE). The Anacostia River is the



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# President's Column: Legal Defense Fund Drive a Success

by Dick Wolf

The 1877 building at 227 Pennsylvania Avenue, SE, is a fine example of a 19th century commercial building in an intact row of 19th century commercial buildings. The Heritage Foundation wants to add a new third story to 227, changing the front façade of the building. We are concerned about the effect on this historic building and on the Capitol Hill Historic District. A hearing on the Heritage Foundation's request was held by the Mayor's Agent on December 2, 2008. CHRS hired a preservation attorney to defend the historic integrity of

the building and oppose the new addition. Briefs in the case are due soon. In November, CHRS appealed to members for help. Members contributed over \$6,000 for the legal defense fund, a wonderful response. Thank you everyone for supporting this important cause. We will keep you informed of all developments in the case.

The development of Reservation 13/Hill East Waterfront continues. The DC government will select a Master Developer this year that will have a major role in shaping this new neighborhood on Capitol Hill. Four teams have offered plans for Reservation 13. One of the

teams, Hunt Development Group, has the best plan, proposing to build a true Capitol Hill neighborhood. We strongly recommend that the DC government select Hunt Development Group as the Master Developer.

The DC government planning for Boat House Row is also ongoing. This is an important resource for Capitol Hill that provides both affordable recreational boating and wildlife habitat. We will continue to advocate that both be preserved.

This month's column, like many, concerns government decisions that affect the welfare of the Capitol Hill community. Congress will soon authorize a large amount of federal spending for public works projects. We have a lot of infrastructure on Capitol Hill that needs repair or replacement, and many job opportunities for people to do this. A short list:

- \* Every time we have a major rain storm, raw sewage flows directly into the Anacostia River. WASA is in the process of solving this problem by building large tunnels to collect run-off from combined sewers and send it to Blue Plains. Maybe this project could be completed faster with federal funding.
- \* MetroRail has a long backlog for repair or replacement of tracks, power systems, and railcars.
- \* The intersection of Pennsylvania Avenue and Potomac Avenue is dangerous and ugly. DDOT has already approved a plan (developed with community input) to transform this intersection into a real Washington traffic circle.
- \* Floating trash in the Anacostia River is a big problem. There are devices that can capture trash at the source, before it enters the river. If it's feasible and cost-effective, they should be installed in DC and Maryland. \*

## 52nd Annual House & Garden Tour

CHRS is working with Barracks Row/Main Street and the Capitol Hill Garden Club to develop a Tour that will focus on the neighborhoods south of Pennsylvania Avenue. A number of gardens will be included this year.

The Tour also will offer expanded hours with openings on Saturday, May 9 from 4 to 8 pm and on Sunday, May 10, from 11 to 5 pm.

Suggestions for and questions concerning the Tour may be sent to either of the co-chairs: Aileen Moffatt (acmoffatt@hotmail.com) and Paul Cromwell (paulcromwell@verizon.net).

Please check the website for updates: [www.CHRS.org](http://www.CHRS.org) \*

## Please Share Your E-Mail Address With Us

We have e-mail addresses for about 25 percent of the households on our membership list, and we would like to significantly increase that percentage. Most members who have joined CHRS during the past year have provided e-mail addresses, but those of you who are longer-term members have not necessarily provided e-mail addresses with your membership renewals.

To provide your address, please send an e-mail to [CAPHRS@aol.com](mailto:CAPHRS@aol.com) with a subject line of "e-mail address" (no need to include the quote marks). We will only send e-mails when we have something significant to say.

NOTE: If you received an e-mail announcement concerning the January membership meeting, we have your e-mail address!

**WE WILL NEVER SHARE YOUR EMAIL ADDRESS!** \*

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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](mailto:CapHRS@aol.com).

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Celebrating more than 50 years helping 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. With your participation we will continue to do so for many years to come.

### Start or Renew a CHRS Membership

- \* On the web at [www.CHRS.org](http://www.CHRS.org)
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  - \* Pick up a form at one of our meetings
- Starting at just \$25 per year for a single membership, it's a great deal.

## CHRS Supports HDG as Master Developer for the Hill East Waterfront *continued from page 1*

"highest priority habitat", according to DDOE. HDG plans to preserve the existing wooded edge of the river. This will help to avoid fragmentation of habitat, one of the biggest threats to wildlife. (See *Wildlife Action Plan* pp. 6-17, 36, 85 ([www.ddoe.dc.gov](http://www.ddoe.dc.gov))). HDG also plans to acquire additional land offsite (equal to 50% of the development footprint), to be used to protect habitat. HDG plans to achieve 45% tree coverage by 2030 and to plant native trees, grasses, and flowers.

HDG plans to offer dedicated garden space for each household. The Hill East neighborhood has several community gardens currently, and all of them have waiting lists. For this reason, additional garden space would be very welcome and beneficial.

Two of the developers on HDG's team have a good track record on Capitol Hill. During its Bryan School project, EYA listened to community input at numerous meetings, and responded by making many of the design changes that the community wanted. The Bryan School townhouses are an example



of new townhouses that really fit in with and complement the surrounding older rowhouses.

Abdo has done excellent work on the Bryan School and the Children's Museum. Abdo voluntarily saved three unprotected older buildings on the Children's Museum site, and successfully integrated these buildings into the project. We believe that this further illustrates Abdo's respect for the Capitol Hill community's character and its buildings. We believe that Abdo can be entrusted with renovating Anne Archbold Hall, a historic building on Reservation 13.

For more information on all four teams' proposals, see [www.hilleastwaterfrontdc.com](http://www.hilleastwaterfrontdc.com). \*



# CHRS Community Forum with Council Chairman Gray

by Eric Snellings

A small gathering of residents turned out on a cold January 15 evening to hear what turned out to be a State of the City address from the Council Chairman. CHRS president Dick Wolf provided a laudatory introduction to Mr. Gray and received similar praise in return for his and other CHRS members' participation in the government process. Chairman Gray's remarks can be summarized as follows:

**An Open Government** — Chairman Gray was proud of the current and planned changes and improvements to allow the transparency of government we all want. Hearing rooms have received cameras to bring things like legislative "mark-up" sessions into view with a commitment to a second television station to cover the government in action. Improvements to the DC website are up and running. Monthly press briefings have been instituted to get Council's agenda through the press to citizens. Soon, an on-line legislative tracking system will be in place.

**Budget Challenges** — DC is not immune to the current economic climate, but while we have not been impacted as hard as other local jurisdictions, the Council has taken action to try and balance the budget for 2009. When a revenue shortfall was predicted for 2008, the Council set aside cash reserves to plan for a worst case scenario. It turns out that when the books were closed the shortfall was reduced but DC faces three challenging years in a row from 2010-2012, according to financial predictions. The Chair said that the Council will look to the citizens to help them set priorities for spending in these upcoming difficult years.

**11th Street Bridge** — The bridge project was originally conceived to help ease traffic problems in DC neighborhoods. Commuter traffic into



and from DC has increased steadily over the years and the city's free-way system has struggled to keep up. This \$250-450 million project is coming out soon as a design-build project, but the Chairman has not seen a draft of the solicitation. He understands that it will set a target and ask the proposers to tell the city what they can build for that budget. While he acknowledged CHRS's questions regarding the project, he hoped that they could be addressed soon so that the project can proceed in a way that will benefit all DC citizens.

**Streetcars** — Streetcars are coming back, but it won't be like DC in the 60's. The Chairman went to Portland, Oregon and saw firsthand the economic development that their streetcar system has brought to the Pearl District there. He has a very positive view of the system's potential.

**Education** — Substantial changes have occurred with the elimina-

tion of the local Board of Education and the Mayor's direct supervision through his appointed Chancellor. Chairman Gray takes his and the Council's responsibility for oversight seriously and will continue to press for answers and not pass through legislation without thoughtful consideration. One achievement he is proud of is the legislation providing "universal" pre-kindergarten for all of our city's young children. This will help as a down payment on what he hopes will foster reduced social services in future years (human services take more than 33% of the city's budget).

**Historic Preservation, Zoning and Planning** — Mr. Gray works closely with historic preservation advocates and understands the issues well. He discussed appointment to the Historic Preservation Review Board, the Homeowner's Assistance Program, the hearings on the 3rd Church of Christ

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demolition request, and both the Small Area and the Comprehensive Plan as they relate to zoning and planning. He also noted that the Comprehensive Plan is back up for review by the Council this year.

**Council Report Card** — Chairman Gray provided a handout that outlined Council Period 17's successes and provided a look ahead at Council Period 18. Period 17 included numerous education reforms, healthcare measures, public safety initiatives, and election changes. The next session will focus on similar goals including setting priorities for the city, making DC a more livable city, the future of our education system, the health of our citizens, and a reduction of poverty.

### Questions from the Audience

**TIF** — Are the rosy projections of developers when looking for TIF's (tax increment financing) based in reality? The Chairman was asked if there was a review process to validate the tax generation claimed to offset development costs. He indicated that he did not know of a formal process being in place, but that the CFO is responsible for tracking performance and would be questioned on the matter in performance reviews in February.

**Earmarks** — These types of funding items are often discussed in regard to national politics in Congress, but what about in our city's legislation? Chairman Gray indicated that new

legislative rules on earmarks had been passed that limit amounts and frequency of this type of government funding source. He noted that some organizations have come to rely too heavily on "one-time" grants, year after year. New rules limit grants to \$250,000 on the operational side and \$1,000,000 on the capital side. In addition, grants will not be made to the same organization in consecutive years.

**Excess School Buildings** — One attendee asked about the city's decision to allow development of excess schools and school sites, rather than making them available to charter schools. The Chairman noted that there are more charter schools looking for a home than there are sites for them. He also noted the biggest stumbling block is the lack of a Master Facilities Plan from the Chancellor. The last version presented in the summer was incomplete and lacked specifics so the Council didn't vote to approve it. A CHRS member noted their board's support of the redevelopment of the Hine Junior High School site and the reasons for that stance.

**Planning** — A discussion of planning authority in the city was brought up. It was noted that there are several developments that have been built or have been planned near Capitol Hill that are directly adjacent to historic row house communities. While careful planning and design need to be negotiated with the developers, these binding agreements must be able to

be enforced. The Chair was asked about the need for an Independent Planning Commission in the city. Mr. Gray indicated that the Zucker Report that focused on this issue was not well received, and there is still no consensus in the city on how to proceed.

**BID** — An issue was raised about the scope of the authority established for the city's BIDs (Business Improvement Districts). Several instances have been noted where testimony was given or letters of support were forwarded related to planning or historic preservation cases. This does not seem to be part of the initial intent or mission for these organizations that are funded with DC tax dollars. Mr. Gray tended to agree and requested examples of these action be forwarded to him and his staff for review and follow-up (possibly in an upcoming Economic Development Summit that is planned).

**11th Street Bridge** — At the end of the meeting the bridge project came up again and a spirited discussion ensued. Several attendees from Ward 7 expressed their support for the project and the traffic problems they have been dealing with East of the River for years. CHRS members urged a review of the questions raised by an analysis of the DDOT materials provided (the roadway portion that will provide some relief for Ward 7 may not be a part of the proposed project). DDOT was in attendance and stressed that the bridge had reached its maximum lifespan, and that action is needed. DDOT also indicated that all of the questions put forward to date concerning the materials and reports they have provided would be answered within the next 30 days. Chairman Gray suggested that groups from both sides of the river get together with DDOT after the answers are received and discuss their positions to try and find common ground that will move the process forward. ✧

## Welcome CHRS Supporters

We thank the following new members, patrons, and sponsors.

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# Historic Preservation Briefs

**The Historic Preservation Office** and the Office of Planning have moved to new quarters in the Reeves Center. The new address is: Historic Preservation Office, Reeves Center, 2000 14th Street, NW, #4000, Washington, DC 20009. Phone numbers and e-mail addresses for the staff will remain the same. A historic preservation staff person is on duty at the Department of Consumer and Regulatory Affairs permit center at 941 North Capitol Street, NE, so residents do not have to go to Reeves Center for permit applications.

**Jonathan Mellon**, one of the historic preservation staff members reviewing Capitol Hill cases, has returned to New York City to take a position with the Parks Department. Amanda Molson will remain as the primary contact person for Capitol Hill cases (amanda.molson@dc.gov; 442-8827).

**The Historic Preservation Review Board** received two interesting and important cases, only one of which was heard in January. A proposal by

Community Three Development to convert St. Monica's Church, 1340 Massachusetts Avenue, SE, into a 9-unit condominium received a generally favorable staff recommendation and was heard by the Board at its January meeting. CHRS's Historic Preservation Committee also was generally in support of the proposal, as it did not involve significant additions or alterations to the building. The committee stressed there was still need to verify that the proposed entrance to the underground parking was sufficient so that users would not cause damage to the neighboring property, that construction activities would not intrude on St. Monica's Park (a triangular parklet that abuts the west façade of the church), and that the public space fronting both A Street and Massachusetts Avenue retain the park-like quality that is characteristic of Capitol Hill's front gardens. The second case, a proposal to add a large addition to the landmark Watterston House at 224 Second Street, SE, received a number of objections from the Historic

Preservation Office, Commission of Fine Arts, and CHRS's Historic Preservation Committee. The owners decided to revise plans in light of the comments and the case will be heard at a later time.

**A bulletin concerning the placement of electric meter boxes** has been prepared by the Historic Preservation Office and the Historic Districts Coalition. This will be available on the CHRS web site and other distribution points so that residents will be reminded that they should plan for the placement of these large items when they are anticipating an electrical upgrade, major renovation, or new construction. Preferred locations of the meters are 1. inside the house (technology is available so that meters can be read from the outside); 2. in the rear (when there is access); and 3. under the front stoop or in a below-grade areaway. Locating freestanding meters on posts or other structures in the front yard or on the front façade in a way that covers significant architectural features may not be permitted by the Historic Preservation Office or DDOT/Public Space and should be avoided. If none of the three options above are available to you, please consult the Historic Preservation Office for further guidance on the location of meters ([www.planning.dc.gov/hp](http://www.planning.dc.gov/hp) or 202-442-8800).

**There will be a Black History Month Wreath-Laying Memorial Ceremony** honoring Benjamin Drummond, first patient admitted into the Old Naval Hospital on Capitol Hill. The ceremony will start at 11 am on Saturday, February 7, at the Naval Memorial at 701 Pennsylvania Avenue, NW (Archives Station). The honor guard will be composed of the Sea Cadets from the Navy Yard and the Young Marines from the Marine Barracks. Vice Admiral Adam Robinson, Jr., Surgeon General of the Navy and Chief of the Bureau of Medicine and

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## Zoning Briefs

**A** Stanton Development proposal for the Hine site would have a charter pre-school, Shakespeare Theatre work space (consolidated from two 8th Street locations and from a warehouse), office above retail on Pennsylvania Avenue and 7th Street, residential on 8th Street (30% to be low and moderate income), 700 parking spaces, and C Street would be reopened with residential above retail on the north of the Street. The flea market will use C Street on the weekends. No designs were shown, and how it looks will be very important. They want to go up to 6 stories on the Pennsylvania Avenue side.

Depending on the setback, this could be OK, given the width of the Avenue and the Metro plaza.

The next zoning committee will be on February 12. The following Board of Zoning Adjustment cases will be considered:

1. 17891, 1381 F St., NE
2. 17895, 336 13th St., NE
3. 17897, 223 Tenth St., SE, use variance (wants to increase height of garage)
4. 17900, 660 E St., SE
5. 17903, 317 Constitution Ave., NE (neighbors are appealing the issuance of a garage permit. Property is owned by Stanton Development.)
6. 17908, 645 Maryland Ave., NE rear (change of garage to residence)
7. 17910, 518 Ninth St., SE ✱



## Looking Back

Given the proximity of our neighborhood to the Capitol and inauguration festivities, Capitol Hill residents often have unusual perspectives on the day's events. J. George Butler, in his book *Simpler Times* about his boyhood on Capitol Hill in the early part of the twentieth century, recalls Woodrow Wilson's first inaugural in 1913. The Butler family lived on Carroll Street, SE, which is now buried beneath the Madison Building of the Library of Congress. If you were one of the Capitol Hill residents who had family, friends, or strangers staying in your home for the Obama inauguration, consider the hospitality offered by the Butler family.

*"Just below the Library of Congress on Second Street, SE, was a prime marshaling area for the inaugural parade. Regular Army as well as National Guard units came from all over the country. They arrived by train and disembarked from the cars on the tracks lying along the banks of the Anacostia River, just under the Pennsylvania Avenue Bridge. From there, the men marched the mile and a half to Second Street to wait for the parade to begin.*

*...Inauguration Day [March 4] in 1913 was raw and blustery. The troops were cold, clapping their hands and stamping their feet to try to keep warm. Mom, having witnessed many similar parades, knew what to do. She brewed a monster kettle of coffee on the coal stove in our kitchen and had Sis and me take coffee to the waiting troops. They seemed sincerely grateful. Other neighbors followed suit. It was not just compassion; it was the right thing to do. This event was Washington's great day, and we felt this was a fitting way to show our thanks." ✧*

## Developer Selected for Fire and Police Stations

The City has selected the Argos Group to develop two long-vacant buildings: the Police Station at 529 Ninth Street, NE, and the old Fire House at 1341 Maryland Avenue, NE. The selection reflected the local ANC's preferences for low-density development; home-ownership over rental; family-sized dwelling units instead of

single occupant; and no need for special exceptions from zoning regulations. The construction will require extensive remediation of asbestos and lead paint. Argos will use energy-efficient materials and appliances. The projects will offer educational opportunities and training for local students. ✧

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Surgery, will be the guest speaker. Benjamin Drummond was admitted to the Naval Hospital for treatment of a gunshot wound received in 1863 when his ship was captured in a battle off the coast of Texas. He later escaped from Confederate captivity and served aboard other warships until his wound reopened and he was set ashore for admission to the hospital.

For those interested in transportation, history, and architecture, the Latrobe Chapter of the Society of Architectural Historians has

planned a symposium entitled *Washington on the Move: The Architecture of Transportation in the Capital Region* on Saturday, March 7, at the University of Maryland, College Park. The symposium will look at some of the engineering and architecture that facilitated the movements of goods and people; development that was influenced by a relationship to transportation; and the effect of government policies on transportation-related projects. A full program description and registration form are available at the chapter website: [www.latrobechaptersah.org](http://www.latrobechaptersah.org). ✧

# Will the 11th Street Bridges Proposal Overwhelm Capitol Hill with Traffic?

## DC Department of Transportation Ignores Modeling Guidance, Lowballs Increased Traffic from 11th Street Bridges Expansion

By Tom Grahame

Neighborhoods on both sides of the Anacostia are told the proposed expansion of the 11th Street bridges from eight total lanes to twelve, by increasing freeway lanes, will take commuters off neighborhood roads even as it increases traffic over the bridges by 50,000 vehicles per day. But will these neighborhood traffic reductions happen?

Since March, CHRS and others had been trying to acquire from DDOT the basic modeling data underlying its traffic modeling for the Final Environmental Impact Statement, or FEIS, through Freedom of Information Act requests. When those requests were unsuccessful, intervention from Councilmember Tommy Wells' office caused DDOT to produce the modeling data in late October.

The transportation planning firm Smart Mobility hired by CHRS then was able to analyze this data. Smart Mobility's new report shows that both DDOT's methods and its assumptions create inaccurately low traffic projections, calling previously presented benefits into doubt.

Smart Mobility's findings are as follows:

**1. DDOT failed to follow standard modeling procedures to account for the new traffic that occurs when freeway capacity is expanded** ("induced traffic"), creating an artificial undercount of future traffic volumes in the FEIS. That failure allows DDOT to make the startling claim that expanding freeway capacity at the

11th Street bridges would actually cause a slight decline in regional traffic, compared to no increases in capacity!

Smart Mobility states, "It is true that the Metropolitan Washington Council of Governments Transportation Policy Board model does account for a significant amount of induced travel when applied properly. In the case of this FEIS, the model was not applied properly."

**2. Underlying the analysis is DDOT's assumption that the freeway extension, which today connects commuters to I-395 from Barney Circle, will be replaced by a boulevard with half the present capacity.**

The smaller boulevard reduces rush hour traffic speeds to between 4 and 6 miles per hour. At that speed, commuters who today use the freeway extension would seek other means of travel.

But the change from freeway to boulevard is not part of the 11th Street bridges proposal.

What would happen to new traffic generated by the development of up to five million square feet of buildings at Reservation 13 and elsewhere, if such traffic couldn't access I-395 from Barney Circle without 10 to 15 minute waits on the boulevard? Would such traffic cut through Capitol Hill residential neighborhoods instead?

Yet if the boulevard doesn't get built, commuters who currently use the freeway extension from Barney Circle wouldn't be discouraged from doing so. Sousa bridge traffic — and likely Hill East cut-through traffic — would revert back toward today's traffic patterns.

Perhaps the best way to keep traffic out of Hill East neighborhoods would be to combine retention of the freeway extension, so that Reservation 13 residents won't have to filter through local neighborhoods,

and also make 17th and 19th Streets two-way with raised speed tables.

**3. Contrary to DDOT's assertions that the project won't increase freeway capacity, the proposed 11th Street bridges project does in fact increase freeway capacity.** Although DDOT claims that the added freeway lanes do not constitute "basic freeway capacity" and are "auxiliary or spot improvements," the model files specify that new lanes are in fact freeway lanes.

**4. One reason for the increase of 50,000 vehicles per day on the expanded 11th Street bridges project is that some traffic is diverted from the Woodrow Wilson Bridge into and through the District, via the new 11th Street bridges, using the Southeast Freeway (I-395) as a handy way to get from Maryland into Virginia.**

### Summary

DDOT must reanalyze the data, modeling induced traffic, and also producing model results with and without the boulevard (item 2 above).

In addition, DDOT must also model traffic increases on streets it failed to analyze previously, such as 4th, 6th, and 8th Streets, SE.

Concerned citizens should contact their representatives (Tommy Wells, Vincent Gray, David Catania, Phil Mendelson, Kwame Brown, and Michael Brown) to ask that DDOT do the modeling correctly and present results to the Council and community groups before going forward.

**NOTE:** This article is a shortened version of an article on the CHRS website ([www.chrs.org](http://www.chrs.org)); for complete information, please visit our website, where the Smart Mobility study can be downloaded. ✨



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# Storm Windows 101 for Capitol Hill Homeowners

**H**ave you been piling on sweaters and fleece while wondering how to make your drafty old house warmer without pushing the thermostat higher and higher? If you have, CHRS's February 18 Preservation Café may be just the thing for you, at just the right time. John Sandor, a Capitol Hill resident and preservation project reviewer for the National Park Service, will be talking about storm window choices for owners of Capitol Hill's historic houses. With his extensive knowledge of technical preservation standards and best practices, Mr. Sandor can provide expert

advice for all of us who want to stop shivering and find out the best options for making our windows less drafty. He will talk about the historic preservation and energy conservation benefits storm windows can offer for homeowners who are thinking about repairing, replacing, or supplementing their historic wood windows.

The February Preservation Café, the second in CHRS's series on windows, follows the October 2008 Café on the importance of Capitol Hill's historic windows. Mr. Sandor's presentation will cover questions to ask and issues

to keep in mind as we consider getting or replacing storm windows. He will also address how to make sure storm windows are properly measured, fitted, and installed and what the most appropriate choices are for homes in the Capitol Hill Historic District.

*Storm Windows 101 for Capitol Hill Homeowners* will be held Wednesday, February 18, from 6:30-7:15 pm at Ebenezers Coffeehouse at Second and F Streets, NE, in the downstairs community room. The Preservation Café is free and accessible, and all in the Capitol Hill community are welcome. ✧

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## Reserve a Seat at the Contemporary and Compatible Symposium

**D**o you have an interest in architecture and historic preservation? One of the discussions sure to raise differing points of view is the consideration of contemporary building projects in established neighborhoods, whether historically designated or not. The Historic Districts Coalition has planned *Contemporary and Compatible: A Symposium on Contextual Modern Design in Historic Districts* to help all neighborhood residents, not only those in designated historic districts, understand architectural and preservation concepts involved when considering new construction projects proposed for their communities.

Scheduled for Sunday, March 15, between noon and 4:30 pm, the symposium will be held in the auditorium of The Historical Society of Washington, DC (Old Carnegie Library at 801 K Street, NW).

**Architect Amy Weinstein, FAIA**, will start the program with a look at Washington's "historic contemporary architecture" (the styles we know today as Federal, Greek Revival, Italianate, Richardsonian

Romanesque, etc.) and the important architectural concepts of scale, massing, materials, and rhythm that help define a neighborhood's context.

**Robert Sponseller, AIA**, of Shalom Baranes Architects, will be presenting the "Language of Modernism" (the hallmarks of modern architecture) and how that is expressed in contemporary buildings.

**Martin Moeller**, senior vice president and curator of the National Building Museum, will follow with a presentation of Washington, DC, examples of contemporary buildings, along with his evaluation of them.

The latter part of the symposium will be three case studies of cases reviewed by the Historic Preservation Review Board so that participants can see how the architect/owner approached the site and project; how communities, the historic preservation staff, and review board responded to the concept; and how those comments shaped the final project. A final short session will feature pointers for resi-

dents who give testimony before boards and commissions — tips from people who have heard a lot of community testimony.

While the symposium was developed specifically for representatives of neighborhood organizations and Advisory Neighborhood Commissions, all residents who are interested in the topic are welcome. (Capitol Hill residents watching development at Reservation 13 and the Hine School site might be particularly interested.)

There is a \$10 registration fee to reserve a space at the symposium (space is limited), and to cover the costs of some snacks as well as background articles and information. To reserve your place at the symposium, send your name, address, phone and e-mail contact along with a \$10 check, payable to the Dupont Circle Conservancy, to Rick Busch, 1520 Caroline Street, NW, Washington, DC 20009. For more information, contact the CHRS Office (CapHRS@aol.com, 543-0425). ✧

# Christmas Bird Count 2008

Overall there were a number of highlights, including a very unusual winter blue-headed vireo and great horned owl at the Arboretum; sightings of bald eagles, northern pintail, hooded merganser, common merganser, and pied-billed grebe at Kenilworth Aquatic Gardens and along the Anacostia River; and sightings of palm warbler, savannah sparrow, fox sparrow, and rusty blackbird in Kenilworth Park. In total, we had 71 species. Here are some comparative data for the species' total in recent years:

2008 – 71	2005 – 68	2002 – 70
2007 – 59	2004 – 54	2001 – 61
2006 – 65	2003 – 57	2000 – 57

Would CHRS members who participated in the Christmas Count please email [eap1@mindspring.com](mailto:eap1@mindspring.com) about reimbursement of the Audubon administrative fee. ✨

## Checklist — Bird Count, Anacostia Dec. 20, 2008

Canada Goose	837
Tundra Swan	2
Mallard	137
Northern Pintail	2
Hooded Merganser	1
Common Merganser	8
Pied-billed Grebe	1
Great Blue Heron	5
Turkey Vulture	3
Bald Eagle	4*
Sharp-shinned Hawk	5
Cooper's Hawk	2
Red-shouldered Hawk	7
Red-tailed Hawk	3
American Kestrel	1
Merlin	1
Ring-billed Gull	825
Herring Gull	62
Great Black-backed Gull	16
Gull Species	175
Rock Pigeon	121
Mourning Dove	123
Great Horned Owl	1
Belted Kingfisher	4
Red-bellied Woodpecker	18
Yellow-bellied Woodpecker	7

Downy Woodpecker	22
Hairy Woodpecker	3
Northern Flicker	39
Pileated Woodpecker	2
Blue-headed Vireo	1
Blue Jay	66
American Crow	85
Fish Crow	14
Crow Species	137
Carolina Chickadee	46
Tufted Titmouse	55
Red-breasted Nuthatch	2
White-breasted Nuthatch	18
Brown Creeper	2
Carolina Wren	61
House Wren	1
Winter Wren	2
Golden-crowned Kinglet	10
Ruby-crowned Kinglet	8
Eastern Bluebird	4
Hermit Thrush	11
American Robin	197
Gray Catbird	2
Northern Mockingbird	21
European Starling	755
Cedar Waxwing	142
Yellow-rumped Warbler	8
Pine Warbler	1

Palm Warbler	2**
Common Yellowthroat	1
Eastern Towhee	4
Field Sparrow	4
Savannah Sparrow	3
Fox Sparrow	1
Song Sparrow	57
Swamp Sparrow	8
White-throated Sparrow	305
Dark-eyed Junco	108
Northern Cardinal	75
Red-winged Blackbird	46
Rusty Blackbird	1
Common Grackle	2
Purple Finch	6
House Finch	96
Pine Siskin	4
American Goldfinch	36
House Sparrow	94

\*Bald Eagles – 1 mature, flying NE in Kenilworth Aquatic Gardens at 7:45 am; 2 mature, flying NW in Kenilworth Aquatic Gardens at 8:00 am; and 1 mature, flying South in Kenilworth Park at 10:35 am.

\*\*Palm Warblers – 1 eastern and 1 western

# The Hill on Film: Stand-Ins for the Hill

by Mike Canning

(Continuing our occasional series about how Hollywood has treated — and mistreated — elements of Capitol Hill. CHRS Treasurer Canning writes full-blown movie reviews for the Hill Rag.)

Access to DC sights and monuments can be difficult to obtain for Hollywood filmmakers, so it comes as no surprise that studios often use “stand-in” spaces, just as they use stand-ins for performers. This is particularly true of shots in and around the Capitol. In fact, the interior of the Capitol has been effectively banned to commercial filmmaking ever since the 1960s.

Still, movies try, for better or worse, to incorporate scenes of the Capitol in films with a DC theme. In the 1993 comedy “Dave”, for example, the faux president Kevin Kline addresses a House chamber which is really an inside hall of the Virginia

State House. The same space was re-used as a stand-in for the House chamber in “The Contender” (2000), where the president (Jeff Bridges) addresses a joint session. It’s a skimpy chamber, by the way.

In “The Seduction of Joe Tynan” (1979) there is a scene with Senate staffers apparently walking in the halls of a Senate Office Building, but which was actually filmed in the Great Hall of the Library of Congress.

Congressional hearings are often featured in Washington movies, but stand-in spaces are almost always used. In the 1964 thriller “Seven Days in May”, for instance, the hearing room where Burt Lancaster, playing a renegade general, testifies is a not-very-convincing set: it’s way too small, with space for only a few people and no room for public or press. In “Contact” (1997), scientist Jodie Foster testifies before

Congressman James Woods in what is supposedly a Hill committee room, but which is, in reality, the cavernous Mellon Auditorium on Constitution Avenue.

In the 1992 comedy “The Distinguished Gentleman,” its star, Eddie Murphy as the ribald Rep. Thomas Jefferson Johnson, enters Congress for the first time but walks into a looming official building that clearly resembles none of the three House office buildings.

Perhaps the most egregious example of Capitol stand-ins concerns the building itself. It occurs during the opening credit sequence of the execrable “Three for the Road” (1987). The sequence shows Congressional staffer Charlie Sheen gunning his motorcycle supposedly to his office in the (strange-looking) domed structure — the stand-in is actually the State Capital of Little Rock, Arkansas! ✨

# Membership Update

CHRS's first Annual Fund drive was quite a success, raising over \$6,600 from our membership. Thank you to all who donated. We launched the fund because, as Capitol Hill continues to grow and prosper, we find that membership dues simply do not cover the cost of our expanding portfolio of key initiatives. The Annual Fund is now a permanent part of our fundraising efforts. Members and others who wish to support general operations or specific projects can donate to the fund throughout the year.

**Be a Member, Get a Member** — Our next major initiative is to substantially increase our member base with our "Be a Member, Get a Member" campaign. With over 1,100

members, CHRS is already a powerful and effective voice representing the interests of Hill residents. Our goal is to strengthen that influence by doubling the number of members by the end of the year. We are asking for your help.

In the next few weeks, you will receive a copy of our new membership brochure. Please take a look and then pass it on to a neighbor or friend and suggest that they join CHRS — or consider giving a gift membership. If you prefer, you can send the names and addresses of potential members to [caphrs@aol.com](mailto:caphrs@aol.com) with the subject line: "potential member." (The new brochure



is available online at [www.chrs.org](http://www.chrs.org)). Also, copies of the brochure will be placed at locations such as the Northeast and Southeast libraries. If you know of other locations that would be appropriate, please email our membership chairman, Catherine Smith, at [cathi.smith@yahoo.com](mailto:cathi.smith@yahoo.com).

**Get Involved** — CHRS depends on volunteers for its many activities. We need help in the following areas: House and Garden Tour; Communications; Administration; Membership; and Historic Preservation. If you have some time to spare and are willing to share your expertise as a volunteer, please contact Paul Cromwell at [paulcromwell@verizon.net](mailto:paulcromwell@verizon.net). ✧

## EMCAC Receives Grant to Complete Historic Structure Report

by Barbara Eck

The Capitol Hill Community Foundation has awarded a grant of \$10,000 to the Eastern Market Community Advisory Committee (EMCAC) for a Comprehensive Market Historic Structure Report of the Center and North Market Halls. In addition, a \$2,000 in-kind contribution for the project has been provided by the architectural firm, EwingCole, which will prepare the report. EwingCole prepared the conservation report on the second floor Market Manager's Office at Eastern Market following the fire.

The Office of Property Management (OPM) has cancelled the order for inappropriate, wire-cut bricks reported in an earlier CHRS News. Samples of more historically appropriate molded brick were presented for EMCAC review at its January meeting. OPM also provided samples of differentiated pavers to be used for the portion of Seventh Street in front of the Market when it is repaved in the near future.

EMCAC voiced concern over the lengthy and imprecise schedule proposed for moving the merchants from the East Hall back into the restored South Hall. The schedule does not appear to take into account the hardship to these ongoing businesses nor the resulting loss of customers who will choose to shop elsewhere as they did after the fire. EMCAC has requested that the move be planned and organized carefully and precisely so that it can be conducted with minimal disruption to the operation of the Market and with the aim of conducting it between Monday and the following Saturday. OPM was advised to be sure to seek expert advice in this move from firms with a proven track record rather than assume the contractor or workmen involved in pieces of project are skilled in organizing the comprehensive move.

EMCAC reviewed drawings that specify the paint colors that OPM proposes for the renovated Market, and also reviewed the recommendations from a new report

"Historic Paint Finishes" prepared by Matthew Mosca. Some of the important recommendations from the Mosca Report are different from what is being proposed by OPM.

- EMCAC generally supports the Mosca Report recommendations and opposes the OPM proposals that do not implement the Mosca recommendations.
- EMCAC disagrees with the Mosca recommendations and the OPM proposals for the exterior trim colors and for the North Hall interior wall color.
- EMCAC objects to the proposal to paint the structurally significant roof trusses the same receding white as the ceiling rather than a different, but muted, color that would visually distinguish their unique design.

OPM is reviewing the proposals from potential market managers who responded to the RFP. EMCAC, in accordance with the Eastern Market Act, reviewed and commented on all the proposals. ✧

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## Mark Your Calendar!

### FEBRUARY

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**2 Monday, 6:30 pm**

CHRS Historic Preservation Committee, Kirby House, 420 10th Street, SE, first floor. Details: Nancy Metzger, 546-1034

**12 Thursday, 7:30 pm**

CHRS Zoning Committee, Kirby House, 420 10th Street, SE, first floor. Details: Gary Peterson, 547-7969.

**17 Tuesday, 6:30 pm**

CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street, SE, second floor. Details: Dick Wolf, 543-4353.

**18 Wednesday, 6:30 – 7:15 pm**

Preservation Cafe at Ebenezers Coffeehouse, Second and F Streets, NE, in the downstairs community room. The Preservation Café is free and accessible, and all in the Capitol Hill community are welcome. (See page 9.)

**26 Thursday, 10:00 am**

Historic Preservation Review Board, 441 4th Street, NW, Room 220 South. Details: Nancy Metzger, 546-1034.

### MARCH

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**15 Sunday, Noon – 4:30 pm**

Contemporary and Compatible: A Symposium on Contextual Modern Design in Historic Districts. (See page 9 for details.)

**17 Tuesday, 6:30 pm**

CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street, SE, second floor. Details: Dick Wolf, 543-4353.

## CHRS Nominates Meads Row on H Street for Landmark Status



CHRS has nominated Meads Row (1305, 1307, 1309, and 1311 H Street, NE) for landmark status. The buildings were constructed as a block in 1892 by Charles Meads. With commercial storefronts at street level, the upper two floors were upscale residences, usually for the shopholder. The Row is the last of the 19th century shop/high-design dwelling combinations; the rest were destroyed by time, fire, and the 1968 riot.

The 1300 and 1400 blocks of H Street are designated as an Arts District in the Comprehensive Plan, and the Plan encourages the establishment of an historic district and protection for the remaining build-

ings. Several blocks of H Street have substantial intact historic fabric, with buildings that reflect commercial development from 1870 through 1930. H Street was an important shopping and transportation corridor, with train stations at 15th and H, NE, in the 19th century and Union Station in the 20th century.

H Street, NE, is rising again, with new restaurants, entertainment, and shops. It remains the heaviest travelled bus line, and new fast shuttle service has just opened. The shuttle service will run along H Street, between the Gallery Place and the Minnesota Avenue Metro stations, with four stops planned between the two stations. ✧



### Capitol Hill Restoration Society

420 Tenth Street, SE  
Washington, DC 20003

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