



www.chrs.org

March 2012

DC Draft Zoning Regulations Issued

By Gary Peterson

The process of drafting a new zoning code for the District of Columbia, which began in 2008, reached an important milestone in February with the release of the draft proposed text. This proposed text will replace the old, outdated 1958 code. You may view the new text at www.dczoningupdate.org.

The Zoning Review Taskforce is meeting weekly to review and revise the draft text as necessary. After the Task Force's review is completed, there will be several occasions for the public to learn how the new code works and to make comments. Eventually the Zoning Commission will hold a number of public hearings and will approve a new code.

The new draft code is not organized like the old code and has only 10 subtitles as compared with the nearly 30 Chapters in the old code. The draft has several new innovations, such as illustrations, to explain some of the complicated measurements, and italics in the text for words that are defined in the definitions section. The 10 new subtitles are as follows:

Subtitle A (Administration and Procedures). This is the operating manual for the zoning regulations and includes the legal authority, enforcement procedures and definitions.

Subtitle B (General Regulations). This includes the general rules that

apply across all the regulations. Examples are measuring height, calculating floor area ratio (FAR), and determining location of parking spaces.

Subtitle C (General Processes). This includes the rules to get approval for zoning applications including variances, special exceptions, and rezoning.

Subtitles D through J (Land use subtitles). This organizes zoning districts into districts that follow similar rules. The districts are:

Subtitle D—Residential detached, semi-detached, and row
 Subtitle E—Residential apartment

Continued on page 10

CHRS Seeks Nominations for Board

CHRS will hold elections for the 2012–2013 Board of Directors in Spring 2012. The Nominating Committee (Beth Purcell, Elizabeth Nelson, Gary Peterson, and Paul Cromwell) is seeking recommendations for individuals who wish to be considered for positions on next year's CHRS Board of Directors. These positions include President, First Vice President, Second Vice President, Treasurer and Secretary for one-year terms and three At Large Members for two-year terms. Nominations for the 2012–2013 CHRS Board will be announced in late Spring.

If you wish to be considered, to recommend someone or to learn more about the duties please contact the CHRS office at caphrs@aol.com or write to CHRS, P.O. Box 15264, Washington, DC 20003. Recommendations and qualifications must be submitted by COB **March 16, 2012**.

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President's Column: Water a New Street Tree This Year with a Free Watering Device from DDOT

By Beth Purcell

The Urban Forestry Administration, part of the District Dept. of Transportation (DDOT), planted many new street trees on Capitol Hill over the winter. (Street trees are the trees in public space between the curb and the sidewalk.) If these trees grow, they will enhance the health and beauty of our neighborhood. So, it's important that the new trees grow well. There are three key facts to remember:

- Street trees need extra water during their first two growing seasons.
- DC government *does not* water street trees.
- It is up to the neighbors to water the new street trees.

Here are some FAQs on how we can help:

Q: How do I recognize a new street tree?

A: A new street tree has stakes and support wires.

Q: Is there a map showing new street trees?

A: Yes, see <http://ddot.dc.gov/DC/DDOT/Services/Tree+Services/Tree+Planting>.

Q: How much water do street trees need during the first two growing seasons?

A: If there has not been 1 inch of rain, the rule of the tree needs 25 gallons of water that week.

Q: How can I tell if the ground is dry and I need to water the tree?

A: Check www.caseytrees.org for this information.

Q: What is the best way to water street trees?

A: Get one of the following for the street tree and fill it as needed: a

free slow drip watering device from DDOT (as described on DDOT's website), or an "ooze tube" or "tree-gator" (e.g., from Frager's Hardware). Put one of these devices around the tree and fill it up. The water will drip out slowly and water the tree.

Q: How can I request a free watering device from DDOT for a new street tree near my home?

A: See <http://ddot.dc.gov/DC/DDOT/Services>. DDOT promises a free watering device if you agree for the first two years after planting to do the following:

- Fill the device with 10 gallons of water once a week from spring bloom until winter freeze.
- Mulch 2-4 inches deep if possible, and keep mulch away from the trunk.
- Clean weeds and debris from the planting space.
- Report any service needs to 311.dc.gov or call 311.

- Submit your agreement (online) or by mail to:

Urban Forestry Administration
District Department of
Transportation
55 M Street, SE, Suite 600
Washington, DC 20003

Q: Is there anything else I can do to help the street trees near my home?

A: Yes. Here are some additional tips:

- Avoid digging in the tree space. Digging damages the tree's roots. If you want to plant something in the tree space, native ground covers are best. Avoid ivy and lirope.
- Never staple or tack anything on a tree.
- Remove string attaching "no-parking" signs to trees after the sign has expired.

Q: What are other information sources on trees?

A: Casey Trees: www.caseytrees.org and Trees For Capitol Hill, <http://treesforcapitolhill.org>. ★

Historic Preservation Review Board Chair To Speak at March CHRS Community Forum

Catherine Buell, Chair of the city's Historic Preservation Review Board (HPRB), will be the Capitol Hill Restoration Society's guest speaker at its March 27 Community Forum. She will address such topics as how the city's historic preservation program works, trends in projects reviewed by HPRB and its staff, issues and challenges affecting preservation in DC, how preservation contributes to revitalization of business areas such as Barracks Row Main Street, and historic preservation homeowner grants. Ms. Buell's presentation will be followed by a question-and-answer period.

The CHRS Community Forum will be held **Tuesday, March 27, in the multipurpose room at Maury Elementary School, 1250 Constitution Avenue, NE**. Doors will open at 6:45 p.m., and the meeting will begin at 7:00 p.m. The Forum is free, accessible, and open to all.

Capitol Hill Restoration Society (CHRS)

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To reach any of the above, please contact the Society offices at (202) 543-0425 or via e-mail: CapHRS@aol.com.

www.CHRS.org

Celebrating more than 50 years helping to preserve and protect Capitol Hill's residential character, the Society is the largest civic association on Capitol Hill, and one of the largest in the 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.

To start or renew a CHRS membership:

- ★ On the web at www.CHRS.org
- ★ Call (202) 543-0425; choose option 2
- ★ Pick up a form at one of our meetings

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

Nancy Metzger Instated on DC's Historic Preservation Review Board

By Shauna Holmes

On February 21, Nancy Metzger was sworn in as the newest member of the city's Historic Preservation Review Board (HPRB). After many years of testifying before the HPRB on behalf of CHRS's Historic Preservation Committee, Nancy is now sitting at the Board table rather than appearing before it. She replaces former HPRB Chair Tersh Boasberg as a Citizen member of the Board. Her elevation to the HPRB is not surprising to the many who know her as one of the city's foremost guardians of its history and historic built environment, nor to those of us who have been privileged to work beside her on the CHRS Board and Preservation Committee in protecting Capitol Hill's rich and varied historic character.

The depth and breadth of Nancy's preservation expertise is challenging to summarize. In the mid-1970s her fascination with her neighborhood's composition and past led her to research, write, and publish a short book, *Brick Walks and Iron Fences*, about Capitol Hill's history and architecture. She then put her research to productive use while helping prepare the nomination to landmark the Capitol Hill Historic District and list it in the National Register of Historic Places. In 2003 she drew again on her knowledge to co-author the nomination extending the historic district south to M Street, SE.

Nancy was a member of CHRS's Historic Preservation Committee for nearly 16 years and was its Chair for 14. As Chair, she also served 14 years on the CHRS Board of Directors, where she kept the Board abreast of Committee activities and preservation issues and events in

the city. Over the years she provided invaluable and knowledgeable advice and counsel to the Board, CHRS members, and neighborhood property owners. Recognizing Nancy's many years of sustained work on behalf of her neighborhood, the Capitol Hill Community Foundation presented her with a Community Achievement Award in 2005. As a measure of the CHRS Board's high regard for Nancy, CHRS sent a letter to Mayor Vincent Gray over a year ago recommending that he consider her for one of the vacant HPRB seats, and as a measure of her superb qualifications, he did so.

In the late 1990s, Nancy worked with others to create the DC Historic Districts Coalition, an organization comprising representatives of the city's many historic districts and individuals from neighborhoods considering whether to seek historic district status. She coordinated the Coalition's meetings and activities for over ten years, writing its periodic e-newsletter, sustaining an effective network for dialog about cross-cutting preservation issues, keeping neighborhood organizations informed, and bringing its members' collective weight to bear on specific issues of concern. She has also worked alongside others to help create what has become the city's Historic Homeowners Grants program, coordinated a citywide symposium on Compatible and Contemporary Architecture in historic districts for professionals and ANC Commissioners, and contributed to annual evaluations of the DC's Historic Preservation Office.

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Consulting Parties for Virginia Avenue Tunnel Project Hold First Meeting in February

By Shauna Holmes

On February 14 there was standing room only crowd when over 20 Consulting Parties met for the first time since the Virginia Avenue Tunnel (VAT) project's Section 106 review was initiated in November 2011.

The meeting was led by Mr. Faisal Hameed, District Department of Transportation's (DDOT) lead for the project, assisted by CSX and their consultants from Parsons Brinckerhoff. Consulting Parties were first brought up to date about the project's status. CSX is still working on determining the project's right-of-way (ROW), which will be limited to property now included in DDOT's and CSX's ROW and will not include any private property. Some of the eleven project concepts presented at a public meeting on November 30, 2011 have been winnowed down, but participants were not told which concepts are no longer under consideration. Because the project requires approval of air rights by DDOT and FHWA, the entire project ROW will be considered in the project's environmental and preservation reviews, along with any direct and indirect effects extending beyond the ROW.

Next steps in the Section 106 process will include:

- Establishing the project's Area of Potential Effects (APE)
- Identifying historic properties in the APE
- Determining whether the project will have adverse effects on historic properties
- Consulting about ways to avoid, minimize, and/or mitigate adverse effects, and

- Resolving adverse effects and documenting agreed-upon stipulations in a Memorandum of Agreement (MOA) or Programmatic Agreement (PA).

One of Mr. Hameed's slides showed a Preliminary APE that was delineated quite some time ago and will need to be reconsidered once

project alternatives are narrowed down. Unfortunately, the slide misrepresented the boundaries of the Capitol Hill Historic District, mistakenly showing its southern boundary to be a couple of blocks north of the freeway, when in fact the historic district's southern boundary is the northern edge of the SE/

Consulting Parties for Section 106 Review of the Virginia Avenue Tunnel Project

Section 106 review is a federal historic preservation review process required by the National Historic Preservation Act to identify historic properties that could be affected by a federal or federally assisted project; to assess the project's effects on historic properties; and consult to identify ways to avoid, minimize, or mitigate adverse effects. Consulting Parties are those with a demonstrated interest in the project "due to the nature of their legal or economic relation to the undertaking or affected properties or their concern with the undertaking's effects on historic properties." [36 CFR Part 800.2(c)(5)] CHRS is a Consulting Party for the VAT project and is represented in its Section 106 consultation by Shauna Holmes, Second Vice President and Chair of the Historic Preservation Committee.

In its January 13, 2012, letter to the Federal Highway Administration (FHWA)—the lead federal agency for the VAT's environmental and Section 106 reviews—CHRS recommended that a number of other agencies and organizations be invited to be Consulting Parties, and it was gratifying to see that most of them were at the February 14 meeting. Besides FHWA, other federal agencies participating in project review as cooperating agencies are the National Capital Planning Commission (NCPC), the National Park Service (NPS), the Federal Railroad Administration (FRA), the Commission of Fine Arts (CFA), and the Navy. (The Advisory Council on Historic Preservation, which oversees Section 106, was represented at the meeting but has not yet decided whether it will participate formally in the VAT consultation.) Participating DC agencies or entities include the Department of Transportation (DDOT), the Historic Preservation Office, and Advisory Neighborhood Commissions (ANCs) 6B and 6D. Other organizations represented included CSX, the Committee of 100 on the Federal City, the Capitol Quarter Homeowners Board, St. Paul AUMP Church, Virginia Avenue Community Garden, and others.

For information about Section 106 review, please see "Protecting Historic Properties: A Citizen's Guide to Section 106 Review" at www.achp.gov/docs/CitizenGuide.pdf. — S.H.

SW Freeway ROW between New Jersey Avenue and 7th Street, SE and between 11th and 13th Streets, SE. This mistake, very conveniently for CSX, omitted a substantial number of historic buildings closest to the project area and very vulnerable to damage from project vibrations. CHRS noted the boundary error and later sent the consultant a map of the historic district and the Nomination Forms for its listing in the National Register of Historic Places.

Not surprisingly, after this blunder questions were raised by a Consulting Party about the degree to which residents and property owners could trust the veracity of promised tests and studies conducted by CSX's consultants and whether the tests' conclusions would serve the interests of CSX or of the community affected by the project. Consulting Parties were reminded what happened when Metro tunnels were constructed, i.e., historic buildings on Capitol Hill and elsewhere in the city were damaged by construction vibrations – and there appears to be some overlap between CSX's current consultants and those involved in Metro's planning and design. Participants were assured that FHWA and DDOT will be reviewing the studies and tests and will have to determine that their conclusions are accurate. Mr. Michael Hicks, FHWA's lead for the VAT review, offered additional assurances that the MOA or PA will contain a list of stipulations to ensure avoidance, minimization, and/or mitigation of adverse effects, and that the MOA/PA will be legally binding.

Several people observed deficiencies in the Preliminary APE. A representative of the Navy noted that the borders of the Preliminary APE appeared to follow the street grid and ended on the south at M Street, SE, which is the northern border of the Navy Yard Historic District – again, a very convenient boundary for CSX.

March 18 Overbeck Lecture: Mary Z. Gray

Back by popular demand! On Sunday, March 18, Mary Z. Gray will deliver an Overbeck History Lecture based on readings from her book about growing up on Capitol Hill in the 1920s. In *301 East Capitol: Tales From the Heart of the Hill*, the 93-year-old writer, who grew up above her family's inherited funeral parlor, recalls being taken to meet President Coolidge at the White House and also Charles Lindbergh, just back from his solo flight to Paris. But mostly this is a book about everyday life in a neighborhood served by lamplighters, icemen and horse-drawn produce wagons, and about the author's colorful family, who had inhabited the Hill for five generations.

The lecture is set for Sunday, March 18, at 2:00 p.m. at the Naval Lodge Hall at 330 Pennsylvania Avenue, SE. *As always, admission is free but a reservation is required due to limited seating.* Please contact OverbeckLecture@CapitolHillHistory.org, giving your name and the number of seats you will need.

He asked that potential effects on the Navy Yard be very carefully studied to ensure the APE would include all historic properties that could possibly be affected by the VAT project. An ANC representative pointed out apparent inconsistencies in the APE boundaries, with some areas omitted that were actually closer to the VAT than other areas that were included.

Several participants recommended expanding the APE and making its boundaries more rational, and including not only the Navy Yard but also the area(s) to be affected by the New Jersey Avenue Track Lowering Project, which CSX views as a separate project but which will be immediately outside the western portal of the tunnel. Others noted that until a Preferred Alternative is selected, it would be difficult to impossible to finalize the APE. Mr. Andrew Lewis from the DC Historic Preservation Office emphasized the importance of studying indirect as well as direct effects and including all areas of ground disturbance. Mr. Hameed replied that since a number of concepts are still in play, potential effects of each of these concepts

will be studied. The CFA and CHRS representatives recommended that it would be helpful to have a map at the next meeting that would show all the ROWs (FHWA's, DDOT's, and CSX's); boundaries for the historic district, ANCs, and private property; NPS-owned properties; and all known historic properties in the project vicinity.

While the project is on an aggressive schedule, with the Section 106 review and the Environmental Assessment (EA) expected to be wrapped up next summer, the next Consulting Parties meeting has not yet been scheduled. Evaluation of the concepts is taking place in February and March, with a public meeting about project alternatives tentatively planned sometime in March. Additional engineering studies of select alternatives will be ongoing during the spring, along with continued work on the Environmental Assessment and, presumably, continued Section 106 consultation. The Consulting Parties were told that there would be a public hearing this summer, as well as a comment period on the EA. ★

2011 Audubon "Christmas" Bird Count

By Beth Purcell

The 69th Washington, DC Christmas Bird Count for the Anacostia Sector was held on December 17, 2011. The Anacostia Sector covers the Kenilworth Aquatic Gardens, the National Arboretum, and Fort Dupont. There was favorable weather and a strong turnout, contributing to excellent coverage and results for the sector. This year Audubon placed some extra focus on the Kingman and Heritage Island Park below Benning Road and the Kenilworth Park area below Kenilworth Aquatic Gardens (including the recreation fields).

Overall, some of the day's many highlights included an immature bald eagle and an orange-crowned warbler at Kenilworth Aquatic

Number of bird species by year	
2011	61
2010	55
2009	45
2008	71
2007	59
2006	65
2005	68
2004	54
2003	57
2002	70
2001	61
2000	57
1999	65
1998	54
1997	53
1996	47
1995	54

Anacostia Sector species list and number of birds counted * (December 17, 2011)

Canada Goose	523	Carolina Chickadee	37
American Black Duck	2	Tufted Titmouse	36
Mallard	71	White-breasted Nuthatch	19
Hooded Merganser	2	Brown Creeper	1
Wild Turkey	1	Carolina Wren	25
Double-crested Cormorant	5	Winter Wren	2
Great Blue Heron	9	Golden-crowned Kinglet	3
Black Vulture	1	Ruby-crowned Kinglet	4
Turkey Vulture	4	Eastern Bluebird	7
Bald Eagle	3	Hermit Thrush	9
Sharp-shinned Hawk	6	American Robin	1,200
Cooper's Hawk	1	Gray Catbird	2
Red-shouldered Hawk	1	Northern Mockingbird	31
Red-tailed Hawk	5	Brown Thrasher	1
American Kestrel	2	European Starling	899
Merlin	1	Cedar Waxwing	848
Ring-billed Gull	311	Orange-crowned Warbler	1
Herring Gull	5	Eastern Towhee	11
Great Black-backed Gull	2	Field Sparrow	1
Gull species	50	Fox Sparrow	3
Rock Pigeon	74	Song Sparrow	21
Mourning Dove	72	Swamp Sparrow	6
Belted Kingfisher	8	White-throated Sparrow	217
Red-bellied Woodpecker	22	Dark-eyed Junco	138
Yellow-bellied Sapsucker	3	Northern Cardinal	52
Downy Woodpecker	34	Red-winged Blackbird	4
Hairy Woodpecker	6	Common Grackle	1
Northern Flicker	14	House Finch	70
Pileated Woodpecker	2	American Goldfinch	12
Blue Jay	12	House Sparrow	44
American Crow	79		
Fish Crow	54		
Crow species	185		
		Total Species	61

Gardens, hooded mergansers off of Kingman and Heritage Island Park, a merlin and a brown thrasher at the Arboretum, and large flocks of robins and cedar waxwings across our area. In 2010, the bird counters saw wild turkey tracks at Fort Dupont, but no turkeys. This year they saw a wild turkey at Fort Dupont. We understand that wild turkeys have

been sighted west of the Anacostia River in Rock Creek Park and near the C&O Canal. ★

* This list does not include a Graylag Goose (Domestic) cross with a Canada Goose, which was reported as seen. In addition, the orange-crowned warbler will need acceptance by the Audubon authorities as a relatively rare bird.

Happy 80th Birthday, Northeast Library!

By Vince Morris, President of the Friends of the Northeast Library

For 80 years, the Northeast branch library has been serving the greater Capitol Hill area as a quiet place for reading, reflection and study. To celebrate that stretch of 80 uninterrupted years of service, the Friends of the Northeast Library is throwing a birthday party. On March 10 at the library, the friends will host a special party for the branch, its employees and all patrons.

Plans call for a great slideshow and historical talk from George Washington University professor John Vlach, 1930s era music, kids activities, and remarks from DC Public Library (DCPL) Director Ginnie Cooper and Councilmember Tommy Wells. In addition, there will be a huge birthday cake with enough slices for everyone.

When the Northeast branch library opened at the corner of Maryland Avenue and 7th Street, NE on March 11, 1932, the District only had three other branch libraries, including Takoma Park and Georgetown.

Northeast was the first branch in the DC library system that was built with appropriated funds from Congress. The lot was purchased for \$28,500 in 1929.

Even then, the vision for the Northeast branch rested heavily on serving the needs of many families in the area. Most schools had no libraries of any sort and the role of the Northeast branch was considered crucial to the education of students and the broader community; it opened with a collection of 20,000 books and over the years attempts were made to bring underprivileged children from across the Hill into the branch to expose them to books.

The first story time for children began in 1939—many parents on

the Hill know the Northeast branch today for those story times, which continue to this day. Many other types of programs were offered. When record players were still rare, the library would run a regular event called “An Evening with the Victrola”—something that might be worth reintroducing at some point to expose iPod-raised kids to another way of listening to music!

Book clubs, chess clubs, and a variety of other groups and meetings have been hosted at the library over many years, and many continue to this day.

This fall, the Northeast branch is scheduled to get a long-overdue interior renovation to make it more suited to serving the growing population on the Hill. The \$10 million project will focus primarily on upgrades to electrical work, new plumbing, a new elevator, new lights and new heating/ventilation.

But equally exciting is the prospect of new uses for the never-before-seen-to-the-public attic. That space once housed a fully functional apartment, which was residence to the “caretaker” for the branch. During the renovation, the attic may be converted to new study or meeting space.

Throughout the renovation, the Friends intend to work very closely with the architect and contractor to make sure that beautiful and unique historical details and original woodwork inside the branch are preserved. The Friends, as always, hosts monthly meetings to talk



Northeast Library.

IMAGE COURTESY VINCE MORRIS

about library issues and will be very involved in conversations about the renovation.

For more information about the library and its upcoming activities, contact Vince Morris at 556-1071. ★

Thank You CHRS Supporters

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Get Your Discounted Tickets to the 55th Annual House and Garden Tour

Dear CHRS Member,

As a valued CHRS member, you are invited to join us for the 55th Annual Mothers Day House and Garden Tour on May 12 and 13, 2012. Many fabulous and very diverse homes are included on the Tour. The event, our biggest annual fundraiser, provides CHRS with much-needed unrestricted dollars to finance the important work of preservation on Capitol Hill. Your support will help fund education programs, impact studies, the website, and our newsletter, among other projects.

Protecting the historic fabric of our unique community is vital. With your tax-deductible contribution and purchase of discounted member tickets, we can continue this work and consider other preservation projects that are in need of our attention.

Your membership entitles you to purchase four (4) discounted tickets at the bargain price of only \$20 each. Nonmembers pay \$25 per ticket and \$30 on Tour weekend. And if you can, please consider making a tax-deductible contribution by becoming an Individual Sponsor. The more unrestricted dollars we raise, the harder we can work for Capitol Hill.

Using the order form in this Newsletter and returning it by mail or fax is the only way you can take advantage of the discount. You must return the form with full payment before April 15, but an earlier reply would be much appreciated.

Thank you again for your continued support. As an almost exclusively volunteer-run organization, member contributions make a great deal of difference, so please be as generous as you can. And why not treat someone on Tour weekend! I look forward to seeing you on the Tour.

Beth Purcell
President

The 55th Annual House and Garden Tour— Windows on Our World

Saturday, May 12, 5–8 p.m. and Sunday, May 13, 1–5 p.m.

This year's House and Garden Tour will include about a dozen properties between Massachusetts Avenue south to East Capitol Street between 3rd and 11th Streets. Much of Capitol Hill was constructed during the last quarter of the nineteenth century, and this year's Tour showcases the gradual development from an 1860s frame house to the brick, stone and iron dwellings of the first years of the 20th century. The view of our world on Capitol Hill may be observed from the many windows of our Tour homes, including gardens, street scenes and our government neighbors. Shuttle bus service will not be available, but the Tour's circular route from Third Street to Eleventh Street and back is just a little over a mile.

Additional information about the Tour will be posted on the CHRS website as it becomes available, including interior and exterior photographs. Seventeen past House Tour brochures are now available on the web site thanks to the work of Anita Large and Scott Knight.

If you are interested in volunteering as a docent on the weekend of the Tour, please contact Paul Cromwell at paulcromwell@verizon.net.



55th Annual
House and Garden Tour
Saturday and Sunday • May 12–13, 2012

Individual Donations and Ticket Order Form

Tax-Deductible Contributions

Benefactors, Patrons, and Sponsors will be listed in the Tour brochure if received by April 15.

- Benefactor** (\$1,000, 8 complimentary tickets, \$840 deductible)
- Patron** (\$500, 4 complimentary tickets, \$420 deductible)
- Sponsor** (\$250, 2 complimentary tickets, \$210 deductible)
- Contributor** (\$100, completely deductible)
- Funder** (\$50, completely deductible)

My / our name(s) should be listed as follows: _____

Member Tour Tickets

For tickets only, mail or fax with full payment by April 15.

_____ Member Tour tickets @ \$20.00 each (limit 4 per household)

_____ Additional Tour tickets @ \$25.00 each

Name: _____

Mailing address: _____

Payment Information

Sum of contribution and tickets. *Your cancelled check or credit card statement will be your receipt.*

- Enclosed is my check for \$ _____ payable to CHRS, Inc.
- Please bill my credit card \$ _____ Mastercard Visa

Card Number: _____ Expiration: _____

Signature: _____

Tickets will be mailed approximately two weeks before the Tour.

CHRS
P.O. Box 15264
Washington, DC 20003-0264
Phone/Fax: (202) 543-0425
www.chrs.org

Subtitle F—Residential transit
 Subtitle G—Mixed use
 Subtitle H—Mixed use transit
 Subtitle I—Downtown
 Subtitle J—Production,
 Distribution and Repair

As of this writing the text of draft subtitles F through J are not available.

Subtitle D—Residential, has a number of important changes in the R-4 row house category that would apply to Capitol Hill.

If you have any comments or questions on these proposed zoning changes, please contact Gary Peterson at pgarylaw@aol.com. ★

Thoughts on Zoning Changes

It appears that the measures for height, lot occupancy, side yards and parking are for the better. The measure for the side yard would be better at 3 or 4 feet to reflect the narrowness of our pre-1920 buildings' side yards. The retail measure will allow row houses to convert to new retail uses, which I believe is a bad idea. The new measure of number of dwelling units will allow for residential use of existing carriage houses and the construction of new ones. As long as the number of dwelling units per lot is kept at two, I support this change. Finally, I think the measure on the number of occupants per building is too high and would like it to be reduced to eight.

— Gary Peterson, Chair
 CHRS Zoning Committee

Summary of Proposed Changes to Zoning Regulations

Measure	Old	New
Height	3 stories or 40 feet	40 feet, no limit on stories
Lot occupancy	60%, non-conforming side yards included	60%, non-conforming side yards not included
Retail	None allowed	Permitted if arts, design and creation, food and alcohol service, retail, and services, subject to conditions
# of dwelling units	2 in principal structure	2 but one can be a carriage house
Side yards	Must be 8 feet in width	Must be 5 feet in width
# of occupants	6 unrelated person per each flat with two flats allowed	12 unrelated person per building
Parking	1 per 2 dwelling units, none required in Historic District	None required

March 21 Preservation Café: What New Window Guidelines Mean for You

If you live in an historic house and are thinking about repairing or replacing your windows, CHRS's March 21 Preservation Café is meant for you. Speaker Amanda Molson, who reviews most Capitol Hill projects at the city's Historic Preservation Office (HPO), will discuss HPO's recently-issued window guidelines for DC's historic buildings and districts.

As a long-time Capitol Hill resident, Ms. Molson is very familiar with the Hill's structures and the significance of windows as character-defining features of our historic houses. She will address the most important things for homeowners to know about window repair and replacement in the historic district, how the city's permitting process works, and how she and other HPO staff can advise and assist you in planning and getting permits for your window projects. ★



IMAGES COURTESY LISA DALE JONES

Capitol Hill windows.

Nancy Metzger, *continued from page 3*

Nancy brings to HPRB her “thorough knowledge of historic preservation principles and sensitivity to the needs and interests of property owners, as well as a well-honed ability to carefully balance the interests of historic preservation with new construction and development.” She also brings her low-key manner, quiet diplomacy, and skills at forging consensus and framing concerns and comments constructively. As an ANC Chair said while testifying in support of her nomination, “Has she worked to assist developers and shop-owners as well as homeowners? Absolutely. She acts with clarity, congeniality, and respect. She has shown an ability to deal respectfully and clearly with all

sides and listen to all voices....She has found ways to meet the needs of my ANC while cautioning against excessively expensive changes that would bring developer resistance.”

In her testimony at the Public Roundtable concerning her nomination, Nancy said, “Because of [my] experience at the ‘nuts and bolts’ level, I gained an appreciation for historic preservation issues that are significant city-wide such as adequate enforcement, demolition by neglect, and the need to help lower-income homeowners maintain their historic properties....An important part of project review is listening carefully to both affected community members and the applicant (whether

homeowner or corporation). They all have their hopes for life in a historic district—and those perspectives are an important part of managing change in historic districts.”

Nancy Metzger has long demonstrated a deep commitment to protect the integrity of Washington's historic landmarks and districts, giving unstintingly of her time and efforts in both her neighborhood and the city as a whole. While we will miss her on the CHRS Board and Historic Preservation Committee, we are confident that she will serve the city well in her new position. Congratulations, Nancy! ★



Capitol Hill Restoration Society
420 Tenth Street, SE
Washington, DC 20003

Mark Your Calendar!

MARCH

5 Monday, 6:30 pm

CHRS Historic Preservation Committee, Kirby House, 420 10th Street, SE, first floor. Details: Shauna Holmes, 546-5211.

8 Thursday, 7:30 pm

CHRS Zoning Committee, Kirby House, 420 10th Street, SE, first floor. Details: Gary Peterson, 547-7979.

18 Sunday, 2:00 pm

Overbeck Lecture: Washington writer Mary Z. Gray reads from her new book, *301 East Capitol: Tales From the Heart of the Hill* and answers questions about growing up on Capitol Hill in the 1920s. Naval Lodge Hall, 330 Pennsylvania Avenue, SE. Free but reservation required. Contact OverbeckLecture@CapitolHillHistory.org, giving your name and the number of seats you will need.

20 Tuesday, 6:30 pm

CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street, SE, second floor. Details: Beth Purcell, 622-4303.

21 Wednesday, 6:30 pm

CHRS Preservation Café: "What Do the New Window Guidelines Mean for Capitol Hill Homeowners?" with Capitol Hill resident Amanda Molson, a preservation specialist at DC's Historic Preservation Office. Ebenezers Coffeehouse, 2nd and F Streets, NE, downstairs; 6:30–7:15 pm. Details: Shauna Holmes, 546-5211.

27 Tuesday, 7:00 pm

Community Forum, Maury Elementary School, 1250 Constitution Avenue, NE. The speaker will be Catherine Buell, Chair of the DC Historic Preservation Review Board. Details: CapHRS@aol.com. Doors open at 6:45 pm.

APRIL

2 Monday, 6:30 pm

CHRS Historic Preservation Committee, Kirby House, 420 10th Street, SE, first floor. Details: Shauna Holmes, 546-5211.

12 Thursday, 7:30 pm

CHRS Zoning Committee, Kirby House, 420 10th Street, SE, first floor. Details: Gary Peterson, 547-7979.

17 Tuesday, 6:30 pm

CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street, SE, second floor. Details: Beth Purcell, 622-4303.