



www.chrs.org

September 2012

# Coalition of Preservation Groups Calls for Thoughtful Stewardship of Historic Union Station

Immediately following Amtrak's and Akridge's late July unveiling of expansive plans for redevelopment at the Union Station complex, the Union Station Preservation Coalition, an alliance of local and national preservation groups including CHRS, released a set of recommendations on August 2 intended to safely guide historic Union Station's evolution into a world-class, multi-modal transportation hub. Primary among the Coalition's recommendations are that all proposed development plans for Union Station must be coordinated, place a high priority on the station's careful restoration, and afford the public meaningful involvement in the planning process. Amtrak's modernization plan for the station, as described on July 25, does not adequately address either public participation or how new construction would integrate with

preservation of the historic 1907 station.

The Union Station Preservation Coalition comprises CHRS, the DC Preservation League, the Committee of 100 on the Federal City, and the National Trust for Historic Preservation. Its report, *A Golden Opportunity to Re-invest in Historic Union Station*, cites several capital improvement projects as compelling reasons for developing a comprehensive preservation plan to assess, minimize, and mitigate potential impact on the historic structure. These projects include Amtrak's ambitious plans to increase the number of tracks, trains, and travelers that can be handled at the station, which is the second-busiest on the East Coast, as well as Akridge's plans to construct 3 million square feet of office, residential, and commercial space by decking over the tracks behind the station. Akridge bought the air rights to this space several years ago from the federal government, and one of the conditions of the property transfer requires Akridge to consult with the DC State Historic Preservation Office to identify ways to avoid, minimize, and mitigate adverse effects on historic properties, including Union

Station, that could be impacted by Akridge's air rights development.

The Coalition maintains that because of the station's vital importance to the public and the likelihood of considerable taxpayer investment, any plans concerning Union Station's future must involve meaningful public engagement. The Coalition stresses that the scope and scale of the numerous and complex proposed projects present a golden opportunity to restore the historic station to its original grandeur and to protect it from harmful changes in the future.

*Continued on page 8*

## Membership Meeting September 25

Hill Center • 7:00 pm

Learn about proposed changes to the Zoning Code and how they may affect you. For more information, see page 2.

### Also in this issue

ARTICLES	
Fall Membership Meeting.....	2
Proposed 2013 Budget.....	6
Outreach Activities.....	6
Preserving Windows.....	9
St. Monica's: Adaptive Re-use.....	11
COLUMNS	
President's Column.....	2
Historic Preservation Briefs.....	4
CHRS Supporters.....	11
LOOKING AHEAD	
Overbeck Lecture.....	3
September Preservation Café.....	9
Mark Your Calendar.....	12

---

# President's Column: Looking Up, Looking Ahead

By Janet Quigley

It's good to be on Capitol Hill as summer winds down. Friends and neighbors returning from other cities, states and countries report that they enjoyed their visits but are glad to be back in this livable, human-scaled community—a community which, of course, is only possible thanks to our dedicated and involved residents.

Summer is traditionally a time to step back and reflect, and several Hill-related events offered a feast of food for thought.

## Height of Success

On July 19, the House Subcommittee that oversees the District of Columbia held a hearing on the 1910 Height Act. This sparked much debate about whether “puncturing” the limit would aid or harm such goals such as economic development, increased density, and additional housing. CHRS asserted that Washington's success is because of, not in spite of, the height limit and that we need to protect the city's distinctive architectural character. (See more on this topic on page 4.)

## Independence for Eastern Market

Two days before Independence Day, Council Member Muriel Bowser's Committee on Government Operations held a hearing on Council Member Tommy Wells' proposed legislation to allow self-governance of the Eastern Market through a non-profit trust. We believe such a structure will guarantee a strong, self-sustaining future for the Market, provided the Trust has sufficient financial authority. CHRS testified in support of the governance concept but opposed a provision that appeared to reduce the potential for income from the flea market.

## All Aboard

In August CHRS joined with three leading preservation organizations to influence the direction of a multi-billion dollar, multi-decade, multi-faceted overhaul of Union Station transit, Amtrak facilities, adjacent properties and the iconic 1907 station building. Details regarding the Union Station Preservation Coalition are described in this month's cover article; I will just note that CHRS is happy to be working with the National Trust for Historic Preservation, the DC Preservation League and the Committee of 100 on this massive endeavor.

## Fall Members Meeting

Speaking of major undertakings, DC's Office of Planning is nearing the end of its review of the City's 1958 Zoning Regulations and its approximately 1,000 amendments. Changes to be proposed may affect building heights, alleys, carriage houses, additions, density, and in turn the general fabric of the community. Join us September 25 at the Fall Members Meeting to learn what is in store for Capitol Hill. ★

---

# September Membership Meeting to Focus on Proposed Zoning Code

By Gary Peterson

The CHRS quarterly membership meeting will be held September 25 at 7:00 pm at the Hill Center, 921 Pennsylvania Avenue, SE (public welcome). In addition to providing members the opportunity to vote on CHRS's FY13 annual budget, the program will preview the DC Office of Planning's draft of a new Zoning Code that will be presented to the Zoning Commission this fall. Hearings on the proposed new code are expected in 2013.

Featured speakers for the Office of Planning will be Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation; Joel Lawson, Associate Director for Development Review; and Dan Emerine, Zoning Review Manager. Their presentation will focus on:

- A general overview of the Zoning Regulation Review process to date

- An outline of overall changes to the code
- A focused discussion on the zones relevant to the audience; in this case R-4 and C-2-A
- Next steps and upcoming meetings and outreach.

The existing Zoning Code, from 1958, plus its approximately 1,000 amendments, is poorly organized and makes locating needed information very difficult. The new Code, to be organized in a clear manner, will make changes to such things as the number of permitted dwelling units, the measurement of height, the number of parking spaces required, as well as other changes to residential and commercial Code sections. The proposed changes will be in place for the next 30 to 50 years, so be sure to attend and ask questions! ★

## Capitol Hill Restoration Society (CHRS)

### BOARD OF DIRECTORS

President . . . . . Janet Quigley  
1st Vice President . . . . . Michelle Carroll  
2nd Vice President . . . . . Monte Edwards  
Secretary . . . . . Doriann Fengler  
Treasurer . . . . . Sharon Weiss  
At Large . . . . . Chuck Burger  
At Large . . . . . Lisa Dale Jones  
At Large . . . . . Drury Tallant  
At Large . . . . . Maurice Walters  
At Large . . . . . Lisa Wilson  
At Large . . . . . Vacant  
Immediate Past President . . . . . Beth Purcell

### COMMITTEE CHAIRS

Beth Purcell, *Beyond the Boundaries*  
Paul Cromwell, *Budget & Administration*  
Vacant, *City Planning*  
Barbara Eck, *Communications*  
Monty Edwards, *Community Development*  
Elizabeth Nelson, *Community Relations*  
Beth Purcell, *Environment*  
Larry Pearl, *Grants*  
Shauna Holmes, *Historic Preservation*  
Michelle Carroll, *House & Garden Tour*  
Michelle Carroll, *Membership*  
Gary Peterson, *Zoning*

### NEWSLETTER

Lisa Dale Jones and Kelly Vielmo, editors  
Jean Kohanek, design & layout

### WEBMASTERS

Donna Breslin, Paul Cromwell, Scott Knight

### OFFICE MANAGER

Gloria Junge

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](http://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.

# September Overbeck Lecture on 1835 Washington Race Riot

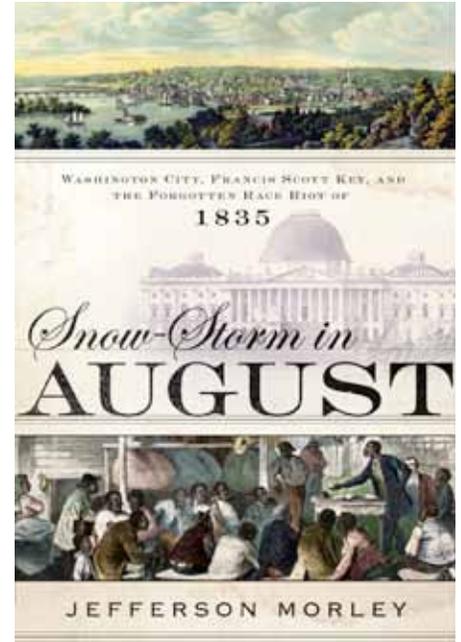
By John Franzén

The Overbeck History Lecture Series kicks off its new season on September 18th with an account of Washington's first race riot and the criminal trials that followed, prosecuted by the city's politically ambitious district attorney, Francis Scott Key.

Salon Washington correspondent Jefferson Morley will tell this tale, based on his new book *Snow-Storm in August*. The title is a reference to Beverly Snow, a former slave whose successful restaurant at Sixth Street and Pennsylvania Avenue, NW was ransacked by a white mob driven by fears of a slave rebellion.

By 1835, freed African Americans in Washington outnumbered those still in bondage, and racial tensions were running high. On the night of August 4th, a drunken slave, Arthur Bowen, stumbled into the bedroom of his owner, Anna Thornton, carrying an ax. Although he did not attack or directly threaten her, the ensuing alarm precipitated a charge of attempted murder and ignited a race riot that engulfed the city for three days.

*Snow-Storm in August* author Jefferson Morley has worked as an editor and reporter at *The Washington Post*, *The Nation*, *The New Republic* and *Harper's Magazine*, and his account of this mostly forgotten chapter of our history has won high critical praise.



The lecture is scheduled for Tuesday, September 18, at 7:30 p.m. at the Naval Lodge Hall at 330 Pennsylvania Avenue, SE, and the event will conclude with a book signing. Admission is free but a reservation is required due to limited seating. Please email [OverbeckLecture@CapitolHillHistory.org](mailto:OverbeckLecture@CapitolHillHistory.org), giving your name and the number of seats you will need. ★

# Historic Preservation Briefs

By Shauna Holmes

## The DC Height Act of 1910

On July 19, a subcommittee of the House Oversight and Government Reform Committee held a hearing to explore modifications to the city's building height limits that were established in the 1910 Congressional legislation. CHRS sent a letter to Representative Trey Gowdy, who chairs the subcommittee with oversight over the District, to support the Height Act, which for 102 years has been instrumental in shaping the beauty, livable scale, and unique character of our city (see letter, this page).

CHRS also endorsed testimony given at the hearing by the Committee of 100 on the Federal City, which was among those invited to testify. The Committee of 100's testimony, delivered by Trustee Laura Richards, emphasized that the Height Act plays a positive role in shaping the cityscape and the experience of living in and visiting the city. It also made the case that allowing additional rooftop construction alongside mechanical penthouses isn't needed to achieve greater residential capacity or stimulate economic development.

Others who testified included Delegate Eleanor Holmes Norton; Harriet Tregoning, Director of the DC Office of Planning; DC Chief Financial Officer Natwar Gandhi; Marcel Acosta, Executive Director of the National Capital Planning Commission; and Roger Lewis, a University of Maryland professor of architecture.

Discussion and debate about building height limits have taken place before and are expected to continue. CHRS will remain engaged in the conversation.

## CHRS Letter on Height Act

*Following is the transcript of the July 18, 2012 letter from CHRS to Congressman Trey Gowdy, outlining the CHRS position on the District of Columbia Height Act of 1910.*

The Capitol Hill Restoration Society, which is the largest civic organization on Capitol Hill and one of the largest in Washington, was founded over 55 years ago to help preserve and protect the integrity and appeal of the historic neighborhood's architectural and residential character. Similarly, we feel strongly about protecting our city's distinctive architectural character and maintaining that heritage as a legacy for both Washington residents and the Nation to enjoy and celebrate.

We are writing today to support the Height Act of 1910, which for 102 years has been instrumental in shaping the beauty and unique character of our city. We fear that lifting Washington's height limits would irrevocably destroy the city's welcoming, livable scale and charm, which has drawn thousands of new residents who contribute to the city's economy, vitality, and diversity. It would also diminish the iconic monuments and public buildings that stir feelings of national pride and draw hundreds of thousands of visitors to the District each year.

We are also endorsing the testimony in support of the Height Act that will be delivered at your Subcommittee hearing on Thursday, July 19, 2012, by the Committee of 100 on the Federal City, an organization dedicated to safeguarding and advancing Washington's historic distinction, natural beauty, and overall livability. Their testimony articulates reasons for the Height Act's success in shaping Washington into the special city it is, and eloquently rebuts arguments that eliminating height restrictions is necessary to achieve such goals as economic investment and development, increased density, and additional housing.

The Height Act was passed for excellent reasons. The United States of America is a unique and special country, and a unique nation deserves a unique and special capital city. We have such a city today, and the Height Act has played a strong and constructive role in making it so. Rather than overturning it, which risks drowning our capital city in a tide of towering buildings like those in every other city, we should be vigorously upholding and enforcing it.

## Advertising at Capital Bikeshare Locations

On June 29 the DC Department of Transportation (DDOT) issued an Invitation for Bids (IFB) for advertising on the map panels at most of the Capital Bikeshare (CaBi)

locations in the city. The standing map panels, which are roughly 3' x 5' in size, currently show a city map with CaBi locations on one side and a CaBi ad on the other. Bids were due by August 17.



**CaBi station at North Carolina Ave and 3rd Street SE.**

In issuing the IFB, DDOT solicited proposals from companies who would have exclusive authority to place ads on the side opposite the maps. Revenue from the ads would help sustain the CaBi program. Such wholesale advertising, controlled by the winning bidder, at over 120 CaBi stations throughout the District, would have significant potential to adversely affect streetscapes and residential neighborhoods in the Capitol Hill Historic District, as well as others all over the city. An August 9 amendment to the IFB excluded seven CaBi locations on National Park Service and GSA property from the bid and prohibited advertising on panels in five low-density residential neighborhoods, including two on Capitol Hill, which is a good start. CHRS maintains, however, that DDOT has not yet gone far enough to protect historic residential neighborhoods from these ads.

For instance, in a Q&A attachment to the August 9 amendment, DDOT says that “With

the approval of DDOT, the successful bidder may retrofit the station panel to accommodate different media.... illumination shall not project light beyond a five (5) foot area surrounding the panel,” suggesting that a CaBi location near you may end up with lit, digital, and/or moving ads.

Upon hearing about the IFB in early July, CHRS sent a message to the DC Historic Preservation Office asking whether DDOT’s advertising proposal had been reviewed by HPO for effects on historic areas and expressing a number of concerns about the appropriateness of such advertising on historic streetscapes and parks, particularly in residential neighborhoods. CHRS also asked whether such signage would comport with the city’s sign regulations for historic districts and requested HPO review.

In reply, HPO said that earlier Section 106 preservation review of the CaBi program in 2010 required DDOT to consult further

with HPO regarding such ads. In communications with DDOT and HPO, CHRS has further conveyed its concerns, specified residential areas in the historic district not covered by the IFB amendment, discussed the applicability of various signage regulations and provisions to the CaBi ad proposal, and requested further discussion to explore viable solutions.

A link to the IFB can be found at [www.ddot.dc.gov/procurement](http://www.ddot.dc.gov/procurement).

## **DDOT Proposed New Sign Regulations**

On August 17, DDOT issued proposed new sign regulations on a wide range of outdoor signs in the city. The proposed regulations would consolidate all of the District’s rules pertaining to signage in one section of the Municipal Regulations. Given the great potential for these regulations to affect signage in our historic district and elsewhere, CHRS and its committees will be reviewing the proposed regulations and submitting comments to the city.

Comments will be accepted for 60 days following their August 17 publication in the DC Register and may be e-mailed to [policy.ddot@dc.gov](mailto:policy.ddot@dc.gov). Use the Notice #3120798 and Rule #13-100 to search the DC Register online for the draft regulations. ★

# Proposed 2013 Budget for CHRS

By Paul Cromwell

The accompanying spreadsheet presents the proposed budget for 2013 that will be voted upon at the quarterly meeting in September. This is an operating budget that does not include unrealized income (or loss) from investments nor restricted income and expenses for designated purposes, such as the neighborhood effort concerning the church façade at 7th and A Streets, NE (see the June 2012 *News*). The basic income items (Membership, House Tour and Contributions) are expected to remain about the same for 2013 as

they have been for the past few years. We do not anticipate any large-scale expenditures along the lines of legal fees or additional costs for the Beyond the Boundaries (BtB) surveys that have part of recent annual budgets. However, a proposed final BtB expenditure of \$29,000 that was included in the 2012 budget will not occur by the end of the 2012 fiscal year and therefore has been included in the 2013 budget proposal. Several notable items include a request for \$4,000 for web development that was included in the 2012 budget but will

not be expended, and the movement of \$4,000 from Membership to Community Relations for advertising, principally in the Hill Rag.

The House Tour detail is not included in the overall budget but presented in its normal format toward the bottom of the actual budget.

Please note that the spreadsheet reports expenditures for the current fiscal year through the end of July. A revised document with end of August expenditures will be available at the Fall Membership Meeting to be held September 25, 2012. ★

---

## Come Join Us!

By Elizabeth Nelson

As part of CHRS's "Beyond the Boundaries" program, Society volunteers are engaging in a variety of outreach activities, most recently fielding a contingent in the Capitol Hill 4th of July Parade. We had a grand time, tossing Mardi Gras beads into the crowd. And this year, in addition to Monte Edwards' Classic Jaguar, we had a "float," thanks to our friends at Surroundings.

In September, we plan to staff booths at both the H Street Festival (the 15th) and Barracks Row Day (the 22nd). Our participation at these events is part of an on-going effort to introduce ourselves to newcomers to the Hill and to those living outside the boundaries of the Historic District. We'll offer children's activities to amuse our younger neighbors while we share information about our accomplishments and future plans with their parents. Leftover House Tour catalogs are particularly well received.



IMAGE COURTESY ANDREW LIGHTMAN

Tossing beads to the crowd on July 4th.

Volunteers are always more than welcome—they are truly needed. Plus it's a lot of fun to meet friends, old and new. If you haven't attended these events in the past, you don't know what you're missing! Barracks Row Day is a delightful celebration of Capitol Hill traditions. And

the H Street Festival is evolving into a "scene" that's impossible to describe—you just gotta be there!

If you can volunteer on either of these dates, please contact Elizabeth Nelson at: [elizabeth\\_knits@yahoo.com](mailto:elizabeth_knits@yahoo.com) or (202) 543-3512. ★

## Proposed 2013

### CHRS Operating Budget

October 1–September 30

	Budget Expended 2010	Budget Expended 2011	Budget Adopted 2012	Dollars thru 7/31/12 2012	Dollars remaining year end	Budget Proposed 2013	Breakout 2013
<b>I. Total Income</b>	<b>159911</b>	<b>172905</b>	<b>112600</b>	<b>74233</b>	<b>38367</b>	<b>108600</b>	
Membership	23399	26380	25000	19715	5285	25000	
House Tour (see below)	63400	58328	50000	47049	2951	47000	
Interest	63	0	100	6	94	100	
Contributions	5601	5580	5000	4914	86	5000	
Transfer in from the Endowment Fund	67425	82617	29000		29000	29000	
Miscellaneous (e.g., Auction)	23	0	3500	2549	951	2500	
Beyond the Boundaries (incl. Grant Revenue)				33200		0	
<b>II. Total Expenses</b>	<b>154839</b>	<b>159855</b>	<b>112600</b>	<b>56783</b>	<b>55817</b>	<b>108600</b>	
<b>A. ADMINISTRATIVE</b>	<b>36913</b>	<b>35815</b>	<b>42934</b>	<b>33387</b>	<b>9547</b>	<b>43174</b>	
Administrative Expenses	1792	2168	2000	2253	-253		2500
Accounting Service Expenses	6500	7500	7500	8000	-500		9000
Computer support/purchase	362	387	500	53	447		400
Insurance	325	1191	1100	884	216		1100
Meetings	623	452	1834	651	1183		824
Personal Services Contract–Admin	12821	10634	15000	9594	5406		14500
Printing/Postage/Shipping	1749	684	1000	893	107		1100
Miscellaneous	1812	1822	2700	2041	659		2500
Rent (office and storage)	10198	10708	10800	9018	1782		11000
CHRS Elections	731	270	500	0	500		250
<b>B. PROGRAM</b>	<b>98998</b>	<b>98971</b>	<b>34866</b>	<b>4948</b>	<b>30234</b>	<b>39476</b>	
Grants paid		0	1666	1666	0	1666	
Historic Preservation Committee	26483	16898	3200	2365	835	4000	
Beyond the Boundaries	60054	79405	29000	284	28716	29000	
Other Committees	0	0	1000	316	684	4810	
City Planning Committee		500			0		50
Community Development Committee	1039	47			0		50
Community Relations		733	-300	2	0		4610
Environment Committee	0	0	-50		0		50
Zoning Committee	0	0		250	0		0
Transportation Committee	11422	1388		65	0		50
<b>C. COMMUNICATIONS</b>	<b>11838</b>	<b>16000</b>	<b>19800</b>	<b>12731</b>	<b>7069</b>	<b>20950</b>	
Newsletter Expenses	11456	13713	15000	12273	2727	16600	
Communications Committee	120	162	1000		1000	50	
President's Party	100	100	100	297	-197	100	
Web Site	162		3700	162	3538	4200	
<b>D. MEMBERSHIP</b>	<b>7090</b>	<b>9069</b>	<b>15000</b>	<b>5717</b>	<b>9283</b>	<b>5000</b>	
Membership Committee	7090	9069	15000	5717	9283	5000	
<b>III. CHRS Operating Net Gain &lt;Loss&gt;</b>	<b>5072</b>	<b>13050</b>	<b>0</b>	<b>17450</b>	<b>-17450</b>	<b>0</b>	
<b>HOUSE TOUR</b>							
<b>A. Tour Income (total)</b>	<b>65000</b>	<b>75578</b>	<b>65000</b>	<b>62310</b>	<b>2690</b>	<b>62000</b>	
Prior Year (2011)		75578					
Current Year (2012)			65000	62310			
Budget Year (2013)						62000	
<b>B. Tour Expenses (Current and Prior)</b>	<b>1600</b>	<b>17250</b>	<b>15000</b>	<b>15261</b>	<b>-261</b>	<b>15000</b>	
<b>C. Net Gain &lt;Loss&gt; from House Tours</b>	<b>63400</b>	<b>58328</b>	<b>50000</b>	<b>47049</b>	<b>2951</b>	<b>47000</b>	

Since Union Station is a major landmark on Capitol Hill and an important resource for our community, CHRS has been and will continue to be very engaged in monitoring the extensive short- and long-term development projects. Janet Quigley, CHRS President, said “We wholeheartedly support making Union Station more accessible to the surrounding community and making it easier for travelers to find their way out of the station and into Washington’s great neighborhoods. The Coalition believes this can be achieved while preserving the historic stature of one of our nation’s most important landmarks.”

Stephanie Meeks, President of the National Trust for Historic Preservation, said “We believe strongly that Union Station can be a model for best practices in historic preservation, transit-oriented development, and transportation planning. With a public landmark this iconic, however, the utmost care must be taken in advancing the historic station’s function and design. We look forward to engaging with Amtrak, Akridge, and the Union Station Redevelopment Corporation on how to expand Union Station while respecting the historic integrity of this beloved national treasure.”

The Coalition’s report makes eight key recommendations:

- Restoration of Union Station must go hand-in-hand with its expansion.
- A preservation plan must guide the expansion of Union Station.
- The public must participate in Union Station’s master planning.
- Transportation must remain Union Station’s primary function.
- Future work must restore Union Station’s original pedestrian circulation pattern.

## Union Station Section 106 Consultation Meeting September 10

### Public Welcome

On September 10, at 1:00 pm, USRC is hosting a Section 106 Consultation Meeting regarding proposed alterations to Union Station’s Main Hall. Proposed renovations include punching holes in the floor north of the existing Center Café in order to install new escalators to improve pedestrian access to the lower level. The Center Café and planters would be removed to improve pedestrian flow into and out of the Main Hall.

The purpose of the consultation meeting—which follows two earlier ones in 2010 and 2011—is to present current project plans and seek comments regarding how best to avoid, minimize and/or mitigate adverse effects to the landmark Union Station. USRC and the Federal Railroad Administration (FRA) have conducted an extensive assessment of the project’s potential effects, after which FRA determined that the undertaking would have adverse effects on the station and sent notification of its determination to the DC State Historic Preservation Officer (SHPO) and the federal Advisory Council on Historic Preservation. In accordance with the Section 106 regulations (at 36 CFR Part 800), FRA and USRC must consult with SHPO, other Consulting Parties, and the public to determine means of avoiding, minimizing, or mitigating adverse effects—hence the September consultation meeting. Once these means have been agreed upon, they will be written into a Memorandum of Agreement with binding stipulations. CHRS is a Consulting Party in this consultation, as well as a member of the Union Station Preservation Coalition, and will be actively involved in this process.

The September 10 Section 106 Consultation Meeting will begin at 1:00 pm in the Columbus Club room at Union Station. Members of the public are welcome to attend and have a right to submit comments on the proposed project and its effects on historic Union Station. Documents and other information related to Section 106 preservation review of the project can be found at [http://usrcdc.com/106\\_assessment\\_effect.php](http://usrcdc.com/106_assessment_effect.php).

- Union Station must provide visitors an exceptional experience.
- Development adjoining Union Station must embody exemplary architectural design.
- Union Station must become a splendid neighborhood anchor.

The full report, including more detail about these recommendations, can be found online at [www.dcpreservation.org/union\\_station.pdf](http://www.dcpreservation.org/union_station.pdf)

or through a link on CHRS’s home page at [www.chrs.org](http://www.chrs.org).

The day after the report was released, Rebecca Miller’s *Past Is Present* column in the August 3 *Washington Business Journal*, “Historic Union Station sits at a crossroads today,” focused on the design and history of the station and described the proposed projects

*Continued on page 10*

# Preservation Imperative: Why Your Old Windows Are Important

By Neil Mozer

**Y**our old windows are important. It's as simple as that. It's not just that they are a building feature and architectural distinction of your home, office, or place of worship. They are inherently valuable and they are under attack. It's not just a benign neglect due to homeowner or builder owners overwhelmed with yearly maintenance. It's a billion-dollar industry that is committed to destroying and replacing that enduring architectural feature of your home, work, or church.

According to the Preservation Trades Network, \$8 billion is spent each year on replacement windows, which equates to 12 million sashes finding their way into local landfills. Literally, that enduring feature of our historic heritage is being thrown away, and we're losing not just character but a highly valuable resource.

The good news is that your old worn-out wooden (and metal) windows are restorable, and it's definitely worth it to do so. There is a small cadre of dedicated craftspeople, who are preservation practitioners, who are saving our country's housing heritage window-by-window and door-by-door. In collaboration with local preservation groups, many of these practitioners are actively educating local historic communities on the urgency and merit of restoration. These practitioners use the best of today's technologies for preservation, energy-efficiency and restoration in order to conserve our national building heritage. Interestingly, most recently these tradespeople have begun the process of developing national standards for the repair and weatherization

of old windows (see Window Preservation Standards Collaborative, <http://ptnresource.org/WPSC>).

What makes your old windows far superior to today's replacements, and why promote window restoration? A number of answers come to mind, but some salient reasons include: architectural appropriateness, energy efficiency, cost, longevity, promoting local economy, and environmental stewardship.

First, your windows are an architectural statement about the time period when your home was constructed, and they define the historical context of that style. Second, many studies have proven that those old windows, when restored, weather-stripped and protected by a good quality, well-installed storm window, perform equally to high cost modern replacement windows. Third, the cost of window restoration is typically less than a high-end replacement. Fourth, the longevity of your old windows is a testament to their enduring value.

Many have lasted over a century and will last another if we maintain them. The old wooden windows were made from old-growth wood, a much more enduring and valuable natural resource than today's low quality plantation fast-growth lumber. Fifth, window restoration promotes the local economy and a sound economy by sustaining local trades people whose service is highly valuable, in that it gives decades, if not a century, of return on investment. Lastly, window restoration is environmental stewardship. It signifies a practical approach to preserving our buildings, reducing landfills, conserving energy and resources that would have been spent on replacement. It is akin to building "green" by restoration and underwriting the adage that the greenest building is one that is already built! ★

---

*Neil Mozer is the owner of Mozer Works, Inc. in Takoma Park, Maryland.*

## September Preservation Café on Preserving Old Windows

As eyes are "windows to the soul," so your house's windows are its eyes on the world. Plain or fancy, they are a key feature, architecturally—and essential to our enjoyment of our homes. They are also a topic of endless interest to Neil Mozer, who specializes in their preservation and restoration. He is especially fond of old wavy glass and will often rescue abandoned windows from alleys and trash heaps. He believes that it's rarely necessary to ditch the oldsters—that they can nearly always be salvaged, and in a way that is both cost-effective and environmentally sensitive. And, of course, nothing can be more historically accurate than the original! If you would like to learn more about window restoration options, plan to attend his presentation.

September 19 from 6:30–7:15 pm at Ebenezers Coffeeshouse (downstairs), 2nd and F Streets, NE.

that could “have a monumental impact on this treasured landmark.” Ms. Miller is Executive Director of the DC Preservation League, which is a member of the Union Station Preservation Coalition. In her column she affirms that the Coalition does not oppose the coming development, but rather seeks to ensure that the changes take into consideration the affected historic resource by “work[ing] with the various stakeholders to ensure that preservation of this national treasure is considered in all aspects of planning for its future.” The full column can be viewed by going to [www.dcpreservation.org](http://www.dcpreservation.org) and clicking on the heading “Historic Union Station sits at a crossroads today.”

Shortly following release of the Coalition’s report, Amtrak, Akridge, and the Union Station Redevelopment Corporation (USRC) held a public open house on August 15 about the Union Station Master Plan that was attended by a number of people, including several CHRS Board members and



IMAGE COURTESY SHORPY.COM

Union Station concourse, 1921 or 1922.

ANC Commissioners. It provided a good opportunity to see the plans in more detail, discuss them with the organizations’ representatives, and get answers to questions. The USRC’s home page at [www.usrcdc.com](http://www.usrcdc.com) has a link to the Union Station Master

Plan’s July 25, 2012, Executive Summary. CHRS looks forward to participating actively in further discussions and meetings as the redevelopment proposals move forward. ★



## 3rd Annual CHRS Fun Fall Auction

Tuesday, November 13th • 7:00 pm  
Eastern Market, North Hall

CHRS will once again be hosting a Fun Fall Auction! Do you have items taking up space that you’d like to get rid of for a worthy cause? We are looking for weekend getaways, original art, rare books, furniture, kitchen and household items, etc.

All items that are donated are tax deductible.

To make a donation, please contact Michelle Pilliod Carroll at: [pilliodmp@aol.com](mailto:pilliodmp@aol.com) or (202) 544-7900. We will start collecting auction items September 1st.

We look forward to seeing you at the Fun Fall Auction!

# Winning Adaptive Re-Use Project for Capitol Hill

**A**daptive re-use projects—when buildings are rehabilitated to accommodate a new use—are an important aspect of historic preservation, because significant buildings in a neighborhood are retained even though an original purpose can no longer be sustained. Industrial sites have been turned into housing or parks; railroad tracks into parks; churches, schools, and warehouses into lofts, to name only a few. And, of course, dwellings have often been remodeled for use as stores and churches. There are a number of outstanding adaptive re-use projects on Capitol Hill: The East Capitol Street Car Barn became a condo project; schools were turned into residences (Carbery, Lenox, Bryan and Peirce), gyms (Giddings) and an arts workshop (Benjamin French School). An old police station and a fire station have both been transformed into residences, and two movie theaters have become churches. Stables, corner stores, and warehouses all continue to contribute to the rich architectural blend that is Capitol Hill. Perhaps the most challenging type to transform is the church, as the large sanctuary spaces and special windows pose significant hurdles. The Grace Church Condominiums at 9th and South Carolina Avenue, SE is a notable example.

The Residences at St. Monica's (Massachusetts Avenue and A Street, SE) is the latest adaptive re-use project on the Hill involving a church. The transformation of St. Monica's Episcopal Church building from the home of a dwindling congregation to a nine-unit condominium not only has preserved the building, but it has also ensured that the historic 1908 building will have dedicated caretakers in the future.

Community Three Development, a Capitol Hill firm, not only faced

constraints because the historic building already extended to the maximum on the lot, but the firm also wanted to retain significant interior elements associated with the building's historic use. The resulting units incorporate everything, from the sanctuary altar and original stained glass to the heavy timber framing. While the bell tower was retained and incorporated into one of the units, the bell itself became the focal point of the new common courtyard.

Private entrances and garden spaces are hallmarks of this project, which provides the picturesque backdrop for one of the neighborhood's triangular parks where children play and residents meet. The Massachusetts Avenue façade provides the signature architectural expression of the building—a small, red-brick Gothic Revival church with gables, bell tower, and stained glass windows set in a generous green space, thanks to the Massachusetts Avenue public space. However, historically the A Street façade was severe and served chiefly as a service entrance, closing off interaction with residents across the street. Using existing door and window openings, the developers were able to introduce several entrance doorway spaces, with stoops, stairs, and cast-iron railings, enlivening the façade, both visually and with new activity.

In June, the Residences at St. Monica's was honored with one of the city's highly sought-after Awards of Excellence in Historic Preservation for Design and Construction. In January 2009, when the project was being reviewed by the Historic Preservation Review Board, the Capitol Hill Restoration Society's Historic Preservation Committee noted in its comments to the Board that this project "has

the potential to be an outstanding historic preservation project." Clearly the selection committee for the preservation awards agreed that it was. Congratulations to Community Three Development for this outstanding project. ✪

## Thank You CHRS Supporters

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

### NEW MEMBERS

Greta Milligan & Phil Peisch  
Mario Velez  
Diane Yang

### PATRONS

Lauren Brown & Beth Davis-Brown  
Craig Dean & Donna Murasky  
Peter Eveleth  
Barry & Sandra Harrelson  
Carole & John Hirschmann  
Meg Maguire & Dale Ostrander  
Philip A. Ridgely  
Kelly Vielmo & Jack Montgomery

### SPONSORS

Gary & Mary Ellen Abrecht  
Harold & Louise Engle  
Kitty Kaupp  
Robert & Ida May Mantel  
Mr. & Mrs. Robert F. McCulloch  
Lawrence & Patricia Molumby  
Lawrence Pearl &  
Anne Womeldorf  
Phyllis Jane Young

### SILVER SPONSORS

Robert Weinstein & Judith Capen

### PLATINUM SPONSOR

Lyle Schauer



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

---

## Mark Your Calendar!

### SEPTEMBER

**4** Tuesday, 6:30 pm

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

**10** Monday, 1:00 pm

Union Station Section 106 Consultation Meeting, sponsored by the Union Station Redevelopment Corporation. Columbus Club room, Union Station. Public welcome.

**10** Monday, 6:30 pm

DC Zoning Commission, Hine Development (Case 11-24). 441 4th Street, NW, Room 220 South. Details: Office of Zoning, 727-6311.

**13** Thursday, 7:30 pm

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

**15** Saturday, 11 am–5 pm

H Street Festival: Volunteer to staff the CHRS booth and enjoy the “scene.” 800–1300 blocks of H Street, NE. Details: Elizabeth Nelson, 543-3512.

**18** Tuesday, 6:30 pm

CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street, SE, second floor. Details: Janet Quigley, 543-0425.

**18** Tuesday, 7:30 pm

Overbeck History Lecture: *Snow-Storm in August* author Jefferson Morley on the Washington race riot of 1835 and the follow-up prosecutions conducted by district attorney Francis Scott Key. At the Naval Lodge Hall, 330 Pennsylvania Avenue, SE. Admission is free, but reservations are required. Details: E-mail [OverbeckLecture@CapitolHillHistory.org](mailto:OverbeckLecture@CapitolHillHistory.org) indicating number of seats needed.

**19** Wednesday, 6:30 pm

CHRS Preservation Café: “Why Your Old Windows are Important,” with master craftsman Neil Mozer of Mozer Works. Ebenezers Coffeehouse, 2nd and F Streets, NE, downstairs. Details: Elizabeth Nelson, 543-3512.

**22** Saturday, 11 am–5 pm

Barracks Row Fall Festival: Volunteer to staff the CHRS booth at this annual street fair. 500–700 blocks of 8th Street, SE. Details: Elizabeth Nelson, 543-3512.

**25** Tuesday, 7:00 pm

CHRS Fall Membership Meeting, Office of Planning reports on New DC Zoning Regulations. Hill Center, 921 Pennsylvania Avenue, SE. Details: CHRS 543-0425.

**26** Wednesday, 10:30 am

DC Zoning Regulations Update. DC City Council Public Oversight Roundtable, 1350 Pennsylvania Avenue, NW, Hearing Room 412. Details: Committee of the Whole, 724-8196.

**27** Thursday, 6:30 pm

Special Public Meeting (Case 08-06). Zoning Regulation Review: Update, Guidance & Feedback. DC Zoning Commission. 441 4th Street, NW, Room 220 South. Details: Office of Zoning, 727-6311.