



www.chrs.org

December 2012/January 2013

Update on Reservation 13: City Seeks Proposals for Downsized Development Project

By Beth Purcell

The community has been waiting more than four years for development on Reservation 13 (also known as the Hill East Waterfront or DC General Campus). Reservation 13 comprises 40 acres on the Anacostia River, at the Stadium/Armory Metro Stop. We have all looked forward to the affordable housing and retail promised in the Reservation 13 Master Plan. In 2008, Deputy Mayor’s Office for Economic Development (DMPED) issued a Request for Expressions of Interest (RFEI) for a master developer for all of Reservation 13. The city promised to select a master developer in 2009, 2010, and 2011, but it never did. On November 26, 2012, a DMPED representative stated that no master developer was selected because developers wanted DC government to build the infrastructure, wanted DC government to relocate the services currently on Reservation 13 (e.g., methadone clinic and homeless shelters), and wanted the buildings pre-leased.

At a public meeting in March 2012, Mayor Gray and Councilmembers Jack Evans and Michael A. Brown touted the benefits of bringing the Redskins training

facility to Reservation 13. The idea did not go over well with many of the residents at the meeting. The Redskins training facility is now off the table. For more on prior history, please see the April 2012 *News*.

At a public meeting on November 26, 2012, Ketan Gada with DMPED described their new RFEI to potential developers for a downsized project to develop Parcels F-1 and G-1 on Reservation 13 (as shown on map on page 10). These parcels, a combined 114,032 square feet, front on 19th Street, SE. Reservation 13 has special zoning: the Hill East form-based code. Parcel F-1 is zoned for building heights of 50 feet; G-1 for heights of 50 and 80 feet. Two different laws require affordable housing: generally 30% under the National Capital Revitalization Corps and Anacostia Waterfront Reorganization Act of 2008, and 13% under the Inclusionary Zoning regulations. DMPED is unsure which law controls, so it is asking development teams to submit proposals under both standards. DMPED anticipates proposals from three or more development teams.

Parcels F-1 and G-1 are currently parking lots, with no utilities.

DMPED asks that development teams comply with multiple requirements, including the following:

- Provide all utilities, including sewer lines.
- Provide affordable housing (either 30% or 13%).
- Build portions of the following new extended streets: Massachusetts Avenue, Burke, C, and 20th Streets.
- DMPED will give preference to proposals that seek no DC

Continued on page 10

Also in this issue

ARTICLES

Looking Back: CHRS in 1960	2
Hill East History: Square 1065.....	6
Unlocking House Histories	8
November Preservation Café.....	9
Fun Fall Auction	11

COLUMNS

President’s Column	2
Zoning Briefs	3
Historic Preservation Briefs.....	4
CHRS Supporters	9

LOOKING AHEAD

Mark Your Calendar	12
--------------------------	----

President's Column: It's a Wonderful (Capitol Hill) Life

By Janet Quigley

With apologies to author Philip Van Doren Stern and producer Frank Capra, who gave us one of America's all-time favorite holiday movies.

I followed Clarence to the corner of 7th and Pennsylvania, SE. The Capitol should have been beautiful on this clear night, but my view was blocked by a cement bridge connecting two high-rise office towers, built soon after the Height Act was repealed, on either side of the avenue. "A few things have changed since the Capitol Hill Restoration Society folded its tent in 2015," he said. A jumbotron flashed "District Doobies" above the old Kresge's on the corner.

Across 7th Street loomed a large platinum building that looked like a crab. "Maybe those twisted corbels weren't so bad after all," I thought, as a streetcar lurched up 7th toward the car barn formerly known as the Eastern Market. "The Market never got approval for that nonprofit foundation," said Clarence, "and they needed a lot of repairs after the second hurricane. The private streetcar company showed up with cash and had all the merchants out by week's end."

"Let's grab a bite at Tunni's," I said, feeling disoriented, and started north up 7th. Clarence stopped me. "You're going the wrong way; it moved to a bigger space at 9th and Penn. The mechanic who used to be there closed up when they banned cars in the District a couple years ago. You can find him most afternoons at Frager's Bar and Grill now."

We walked down North Carolina Avenue toward Folger Park, past blocks of darkened houses sporting brass plaques for every imaginable trade association. I noticed two vacant

Looking Back: Excerpts from the President's Column, January 1960

A brand new year and the beginning of a new period to make Capitol Hill and its people, homes, organizations and activities the most talked about in the Washington area. The Capitol Hill Restoration Society is pledged, of course, to this purpose and to an unrelenting effort to make the "Hill" one of the most distinguished communities in our Nation's Capitol. At the Society's next meeting on January 11, 1960, at 8:15 pm, at the Capitol Hill Presbyterian Church, corner of Independence Avenue and Fourth Street, SE, the scheduled business will include brief reports on holiday activities by the Society and other organizations on Capitol Hill.

Our program Chairman, Mrs. W. Washburn, will report on the candle display, and the Society's Special Chairman for the Christmas Sing, Miss Phyllis Seymour, will report on Capitol Hill caroling, which has proved extremely successful this year...

Miss Margaret Bush from the Society did a remarkable job in supervising and dispensing refreshments at the reception after the "Sing", and a host of Society members outdid themselves in serving as liaison people and hosts for the reception. The overall Christmas spirit of the area was greatly enhanced by the competition for Christmas decoration awards sponsored by the Capitol Hill Garden Club.

— Edward G. Gruis, President

school buildings and asked, "Where are the kids?" Clarence scowled at me as if I should know better. "Where do you think they'd be? All the houses have gone commercial and the biggest apartment built is a one-bedroom. They've moved away, along with their families and seniors and people who need affordable housing. But they get a big kick out of coming back to visit Union Station. That casino in the main hall makes everyone a winner." A train blasted its horn as it rumbled by on Virginia Avenue, followed by another, and then another.

Thanks to all our CHRS members for continuing to make a difference on Capitol Hill. Best wishes for health, prosperity and happy holidays! ☆

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
- ★ 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.

Zoning Briefs

By Gary Peterson

The Capitol Hill Restoration Society Zoning Committee met on November 8, 2012 to consider two cases.

BZA 18450, 426 11th Street, SE. This application is for a special exception to allow a third story addition and roof deck to an existing one-family row dwelling, not meeting the court and nonconforming structure requirements in the R-4 zone. The percent of lot occupancy will not change. The committee found that the addition would neither unduly affect the light and air nor privacy of use and enjoyment of neighboring properties. The committee also found that this addition does not substantially visually intrude upon the character, scale and pattern of houses along the street frontage. The applicant made a presentation at the meeting and the committee voted unanimously to support the application.

BZA 18463, 901 D Street, NE (former Edmonds School). This application is for variances from the lot area, rear yard, and court requirements to allow the conversion of and addition to an existing building into an apartment house in the R-4 Zone. The

former school property has been used as a credit union for many years. Given the lot area involved, the developer, CAS Riegler, can have 23 apartment units as a matter of right. The school was built in 1903 and, as was the custom at that time, every wall in the building is a support wall. The DC Historic Preservation Office is not supporting the amount of interior demolition the developer wants because it believes it would not be consistent with the city's preservation regulations; however, the developer claims working with the existing support walls would increase their construction costs. For this reason, CAS Riegler wants to be allowed 27 units (22 in the school and 5 in four new townhouses), and is providing the 14 parking spaces required. Since the credit union was a commercial use, there were no residential parking restrictions in front of the building. With the change in use to residential, Ward 6 parking restrictions will apply. The committee voted unanimously to support the application. ★

Office of Planning to Hold Community Meetings on Changes to Zoning Ordinance

The DC Office of Planning has announced the dates for the eight Ward meetings to introduce the new draft proposed changes to the existing Zoning Regulations. The Ward 6 meeting is scheduled for December 8, 2012 from 10 AM to noon, at 1100 4th Street, SW, 2nd Floor. It is still possible to make additional changes to the draft proposals and your comments are essential. Office of Planning has also started a blog, located at <http://zoningdc.org>.

Historic Preservation Briefs

By Shauna Holmes

1211 G Street, SE

At the November 1 Historic Preservation Review Board (HPRB) hearing, CHRS testified in support of a concept proposal to rehabilitate the Salvation Army building for adaptive reuse as apartments and to construct an adjoining new apartment building next door on the site of a corner parking lot. CHRS requested an opportunity to see project plans again when design details have evolved further.

Spingarn High School

CHRS also testified at the November 1 HPRB hearing about the location and design of the DC Department of Transportation's (DDOT) proposed Car Barn for the H Street/Benning Road Streetcar Line. CHRS opposes locating the Car Barn on the grounds of Spingarn High School, which has been nominated for listing in the DC Inventory of Historic Sites, and also opposes the very contemporary design for the structure, which contrasts starkly with the Colonial Revival design of Spingarn. In its testimony, CHRS said that if the Car

Barn must be built at this location, the design "should be respectful of and compatible with Spingarn High School's style, design, and materials so that it looks like it belongs on this educational campus, rather than being thrust upon it." To read the full CHRS testimony, go to www.chrs.org and click on the Transportation link under Community Issues.

HPRB accepted the location of the Car Barn at Spingarn but "determined that the new facility would result in adverse impacts that needed to be more effectively mitigated." It said the proposed building was "insufficiently civic in nature, and needed to be reduced in size and more contextually related to the open space and the other buildings on the site." The Board suggested minimizing the loss of green space, as well as reducing some functions in size, seeking ways to conceal them or locate them elsewhere, simplifying them, and reducing their visual impact. HPRB's comments were preliminary to a follow-up review.

901 D Street, NE (former Edmonds School)

The CHRS Historic Preservation Committee sent a letter to HPRB supporting a concept proposal for adaptive reuse of the former Edmonds School as condominiums and construction of four new townhouses on the school site. The historic school, built in 1903 and closed in 1979, has been used by the DC Teachers Credit Union since then, and plans for redevelopment by CAS Riegler are underway. The applicants plan to restore the exterior; remove concrete paving from the north and west public space and replace it with green landscaping; close the D Street curb cut; relocate parking to the rear; reinstate historically appropriate doors and windows; conduct limited interior demolition while retaining key load-bearing walls; renovate the interior for condo units; relocate mechanical equipment to a sunken area of the roof; construct a recessed connector between the school and three of the new townhouses; and install three new dormers shown



HPRB has approved apartments in the Salvation Army Building at 1211 G Street, SE, and an apartment building on the adjacent lot.



Developer CAS Riegler proposes to convert the 1903 Edmonds School at 901 D Street, NE to condominiums and four townhouses.

in the original 1902 drawings but that were never built. The CHRS letter expressed appreciation for the developer's efforts to respect the historic character and features of the school and sensitivity to the architectural character of neighboring rowhouses. It also noted commitments made by the developer regarding the renovation and new construction and recommended that some design elements be revisited.

319 A Street, NE (rear, in Millers Court)

Millers Court is considered one of Capitol Hill's most important historic alleys, featuring alley dwellings and several early carriage houses. The applicant proposes to demolish two rear one-story garages and construct in their footprint a two-story, single-family house with a one-car garage. CHRS Historic Preservation Committee considers the design of the proposed new alley dwelling to be consistent with numerous historic alley dwellings on Capitol Hill in size, massing, and style, as well as with other alley dwellings on Millers Court. The Committee's letter to HPRB recommended restudy of the front façade design and composition and noted two additional concerns:

- 1) One of the garages that would be demolished is a contributing structure in the historic district—and may be the secondary structure shown on an 1889 fire map. DC's Guidelines on Secondary Buildings in Historic Districts say that "Removing an original secondary building or one that was added at a later date should only be done after careful consideration and consultation..." making it clear that such demolition should not be undertaken lightly.
- 2) The Committee recommended that if zoning relief is not granted and the applicant has to change the proposed project in any way, then the revised project should be resubmitted for another HPO/HPRB review.

Union Station

In mid-November CHRS submitted a Section 106 comment letter to the Union Station Redevelopment Corporation (USRC) opposing the proposal to put holes in the floor of the Main Hall for two sets escalators to and from the Station's lower level. Ashkenazy, Union Station's retail tenant, says it needs the escalators

to provide additional access to its retail establishments on the lower level, although there are already escalators and an elevator in the Concourse. The CHRS letter also provided comments on proposed mitigation

measures if USRC decides to go forward with the escalator project, emphasizing project design review by the DC Historic Preservation Office and set-aside funding for restoration work as top priorities.

On November 15, CHRS and other members of the Union Station Preservation Coalition met with Amtrak, Akridge, and USRC to discuss the guiding principles recommended in the Coalition's August 2012 report "A Golden Opportunity to Re-invest in Union Station" (go to www.chrs.org and scroll down to find the Coalition report link). At the request of the Union Station parties, the Coalition has begun work on developing its best advice for the corporations about the substance, mechanics, and process of a model Historic Preservation Plan for the Station. Meanwhile, USRC's top preservation priority will be repairing earthquake damage in the historic station.

Virginia Avenue Tunnel

CHRS also submitted a Section 106 comment letter to the Federal Highway Administration (FHWA) on its preliminary assessment of effects of the tunnel expansion project on historic properties. In brief, CHRS agreed the project will have adverse effects on the Capitol Hill Historic District, the L'Enfant Plan for the City of Washington, and the historic tunnel itself; made the case for considering a broader range of effects than they are currently reviewing; and expressed concern about their current maps showing that permanent tracks in Alternative 3 and a temporary, open, run-around track in Alternative 2 would go even closer to fragile historic structures than we had previously thought. A link to the letter is at www.chrs.org/Pages/2_Issues_CSX.html. ★



A 2-story alley dwelling is proposed for these Millers Court structures at 319–321 A Street, NE.

Hill East History—1796: Who Owned Square 1065?

By Beth Purcell

Square 1065 is on the south side of Pennsylvania Avenue, SE between 14th, 15th, and K Streets. New York Pizza is currently there, at 1401 Pennsylvania Avenue, SE. Today Square 1065 is peaceful, but in 1796 there was a fight over who should own it. It illustrates an exciting and chaotic time in the city's history.

The fight over Square 1065 arose from the method used to finance the federal city. As explained in the October 2012 *News*, although Congress appropriated funds in 1790 to move the federal government from Philadelphia to the new capital, Congress appropriated no funds to buy land or to construct buildings to house Congress (the Capitol), the President (White House), or the cabinet agencies. And, all the work had to be completed by 1800. George Washington found a way to finance these projects: he persuaded the local landowners to relinquish one-half of their land to the United States (plus additional land for streets and public squares) at no cost to the government. Each square was to be surveyed and divided into lots of approximately equal size. The private landowners and the United States would each receive one-half of the lots in a square. The plan was that landowners would profit from selling their remaining lots (presumably now much more valuable) to settlers.

George Washington appointed three close associates as commissioners to take charge of land sales and constructing buildings and public works. The commissioners primarily relied on revenue from sales of lots to finance this work, although the Virginia and Maryland state governments also pledged funds to build the city. The commissioners held a series of auctions and a

lottery to sell the government-owned lots to land speculators and others. In practice, this financing method did produce funds, but also produced many disputes.

George Washington had staked his personal reputation on the success of the new capital. He spent much time in the 1790s mediating disputes among L'Enfant, landowners, land speculators, and the commissioners.

For example, in the 1790s, landowners continued to grow crops in the streets, and one built a house in the center of a street (the house was ordered to be demolished). Speculators sometimes defaulted on their loans to buy lots and the commissioners responded by advertising public auctions to re-sell those lots. The speculators often reacted by publishing "cautions" in a Washington newspaper, warning potential buyers that the speculators remained the rightful owners of the lots advertised for re-sale. Then, the buyers of the re-sold lots sometimes defaulted on their loans. To further add to these problems, speculators often paid a creditor by endorsing or guarantying that creditor's promissory notes, resulting in

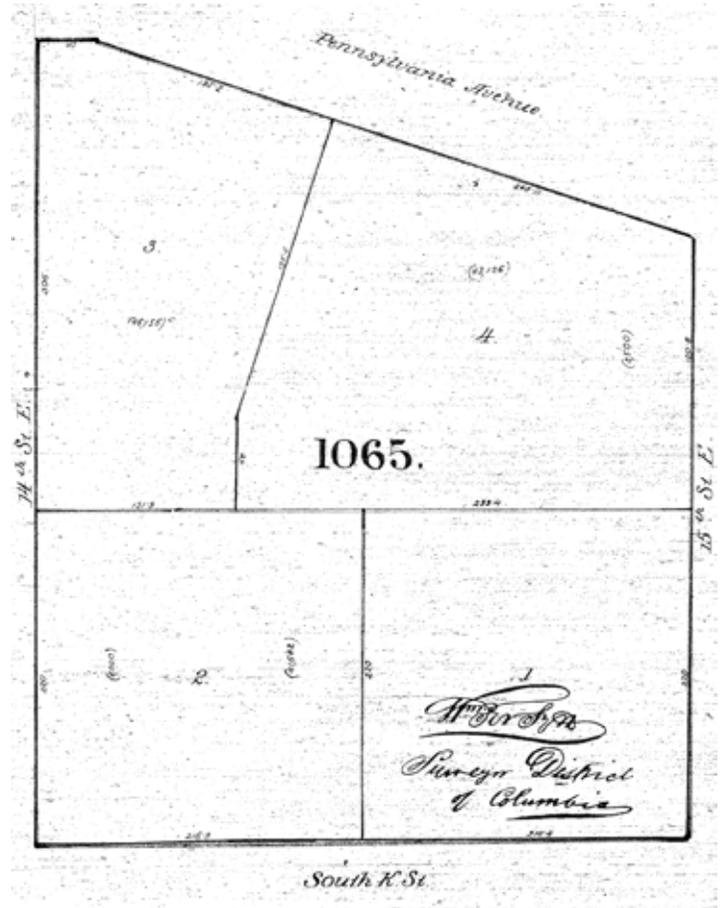


IMAGE COURTESY BETH PURCELL

complex, intertwined liabilities. As a result, there was much litigation over title to lots in the city. A single speculator, James Greenleaf, was involved in 13 court cases that reached the Supreme Court.¹

Meanwhile, George Walker was building a real estate empire on eastern Capitol Hill. Walker (1752?–1817?), a merchant from Scotland, came to Georgetown in 1784 as a representative of a Scottish firm and became a prominent businessman in Georgetown. Walker was the first to promote the Potomac/Anacostia area for the national capital. By 1791, Walker had come to believe that the Anacostia River offered the best potential for future development, so he invested in land and promoted what is now eastern Capitol Hill

(including portions of Hill East).² He spent the next several years promoting the new capital and trying to sell his lots. In a publication, he described a bright future for eastern Capitol Hill:

The Eastern Branch [Anacostia River] is one of the safest and most commodious harbours in America, being sufficiently deep for the largest ships, for about four miles above its mouth while the channel lies close to the city, and is abundantly capacious. ...

At the end of East Capitol Street is to be a bridge and the present ferry is at the lower end of Kentucky Street, where the great road now crosses the Eastern Branch. ...³

Between 1794 and 1797 he continued to work on real estate ventures on Capitol Hill. In 1794, he married Martha Crauford of Upper Marlboro, Maryland. She died in childbirth in 1796 and was buried in Upper Marlboro. In 1799, he and his partners began developing the Washington City Hotel (near the Supreme Court).⁴

In 1796 came Walker's dispute with the commissioners over Square 1065. These lots were some of the last to be divided between Walker and the commissioners. In a letter to the commissioners dated November 16, 1796, he claimed that in dividing previous squares, the commissioners displayed "an uncommon avidity to grasp at the largest and best part of my property." He demanded that they rectify this injustice by giving him additional land within Square 1065. They did not reply to this letter, and continued with their planned division of the lots in Square 1065. Walker responded with "A Caution to the Public" published in the *Washington Gazette*:

Whereas, the commissioners of the Federal buildings in Washington City, have, for private purposes, been in the practice of conveying land property in that city to which they or the public have no title, thereby producing an immense waste of funds for the public buildings and great emolument to those involved.

And being informed from good authority that they intend to convey some of my property to which they have no title, this is therefore to forewarn all those concerned that the public have no title to any part of square No. 1065 in Washington City and that any conveyance the commissioners may pretend to give to any part of that square, will be rendered null and void by the real proprietor.

George Walker

The caution got their attention. More public exchanges followed, revealing that the land dispute in fact involved the speculators Robert Morris and John Nicholson (and not Walker at all) and that the dispute actually concerned land near Rock Creek (and not on Capitol Hill).⁵ In the end, Square 1065 was divided (apparently as originally planned, in four lots of approximately equal square footage) between Walker (lots 2 and 4) and the United States (lots 1 and 3). See survey of Square 1065, with this article.

Because the commissioners succeeded in concentrating investment west of the Capitol (contrary to the Walker's hopes), there was little demand for Walker's land, which all lay east of the Capitol. As a result, he never achieved his goal of making a fortune from his land. In 1803, he sold most of his land (including the squares in Hill East) for \$25,000 to a relative,

James Walker of Falkirk, Scotland. In 1804, George Walker sold his interest in the Washington City Hotel, went bankrupt, and moved to Philadelphia, where he died, probably in 1817. ★

¹ For Washington's early history, see Bob Arnebeck, *Through a Fiery Trial: Building Washington 1790-1800*, (Lanham, MD: Madison Books, 1991)

² At one point, Walker owned lots in more than 35 squares in Southeast Washington: all or portions of Square 1039 (lots 4, 5, 7); Square 1039S (lot 1 (of 3 lots)); Square 1040 (lots 2-5); Square 1041 (lots 5-9, 15-17); Square 1042 (7-23); Square 1042E (all lots (lot 1)); Square 1043 (lots 11-23, 27-33); Square 1044 (lot 1 (of 2 lots)); Square 1045 (lots 1, 13-15); Square 1046 (lots 1, 16-18); Square 1047 (lots 14-18); Square 1048 (lots 1-14); Square 1062 (lots 1-4, 12-14); Square 1062S (all); Square 1063 (5-10, 13-18); Square 1064 (lot 1); Square 1065 (lots 2, 4); Square 1065NE (lots 2-4); Square 1066 (lots 5-13); Square 1067 (lots 1-3, 7-9, 15-18); Square 1077 (lots 1-7, 20-24), Square 1078 (lots 5-10); and 1092S (lot 1 of 2), and co-owned portions of Squares 1076 (lots 1, 3-7) and 1092 (lots 3-9) with William Young's heirs.

³ Kenneth R. Bowling, *Creating the Federal City, 1774-1800: Potomac Fever*, (Washington, D.C.: American Institute of Architects Press, 1988).

⁴ Kenneth R. Bowling, "The Other G.W.: George Walker and the Creation of the National Capital," *Washington History*, no. 2), (1991-1992): 5-21.

⁵ Allen C. Clark, *Greenleaf and Law in the Federal City*, (Washington, DC, 1901), available in reprint.

Unlocking the History of a House

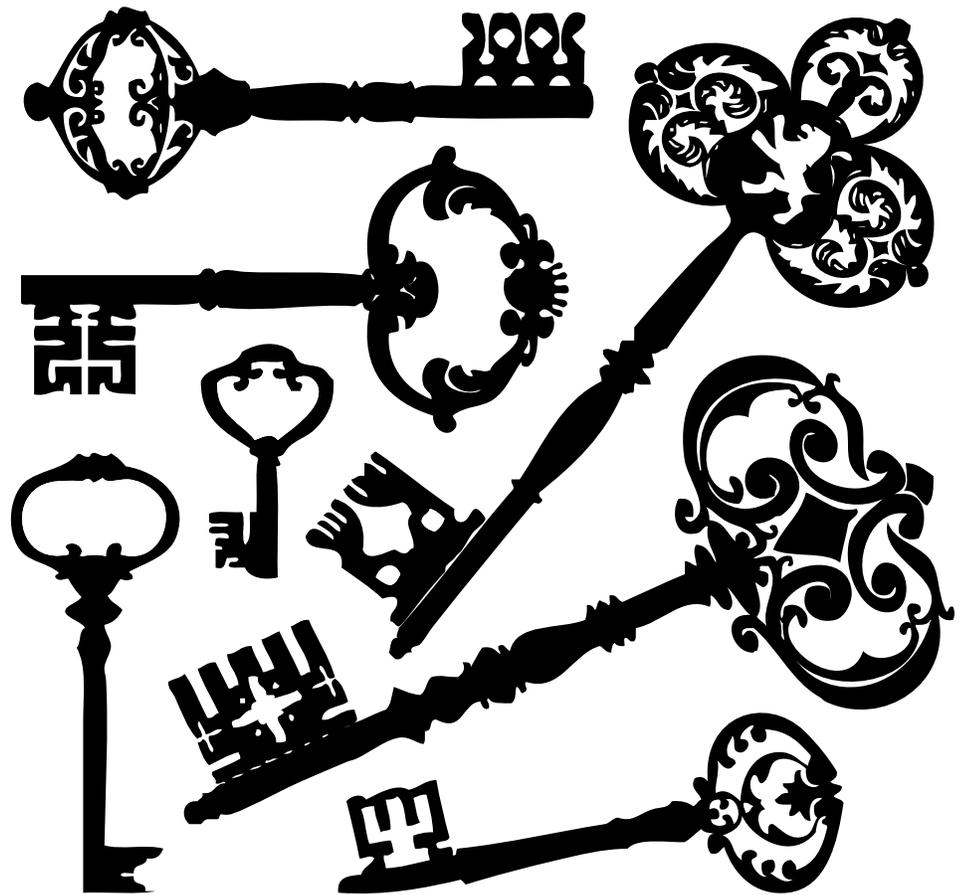
By Debbie Bell

Five house histories have been added to the CHRS House History page this month. To see them, go to the CHRS Home Page (www.chrs.org), and click on "House Histories" in the left hand column.

- 228 East Capitol Street: Sleuthing an Old House, and Construction Sequence
- 906 East Capitol Street
- 323 A Street SE
- 812 C Street SE
- 609 Constitution Avenue NE

"Sleuthing an Old House" is an informative account beginning with endearing recollections from James M. Osborn, who as a young boy moved with his parents into 228 East Capitol Street. He provides rich details about the house from 1922, before alterations. His story reads like a delightful extemporaneous oral history, and is punctuated with Capitol Hill neighborhood lore. Readers are vividly transported to the scenes of peanut and watermelon vendors hawking their wares and the iceman making his rounds. He takes readers back to the time when kids could roam the U.S. Capitol and read books from the stacks in the Library of Congress.

Osborn's interest in the history of the house began when he inherited it. Then he and his wife became hooked by the prospects of research. In the document Osborn discusses the history of Capitol Hill from the time it served as a meeting place for various Indian tribes until the current day. His account is full of fascinating historical details. He also describes pitfalls that one may encounter during research. (Note that this work



includes a significant history of 230 and 232 East Capitol Street, as well.)

After reading "Sleuthing an Old House," one comes away with not only a better understanding of the history of our neighborhood and the burning desire to sleuth one's own home, but with an incredible admiration for Osborn's perseverance in amassing all the details of this history.

If you have an electronic copy of a house history, please submit it to the webmasters at chrs420@gmail.com.

If you have a paper copy, please contact Debbie Bell via e-mail (ionic_order@verizon.net) or phone: (202) 744-8700. ☆

The Value of a Home Inspection at November Preservation Café

By Greg Holeyman

The featured speaker for November's Preservation Café was Cliff Kornegay, owner of Capitol Hill Home Inspections. Cliff has been involved in the construction and home improvement trades for over ten years and is certified in historic real estate by the National Trust for Historic Preservation. Mr. Kornegay inspected the Commandant's House at the Washington Navy Yard, one of the oldest structures in the District.

Cliff discussed maintenance tips for homeowners and his experiences inspecting historic residences on Capitol Hill. He grouped problematic areas of the home into several categories: ground and site drainage; exterior wall and roof surfaces; insulation and ventilation systems; structural systems; plumbing systems; electrical systems; heating and air conditioning systems; and fireplaces. He talked about common issues related to each category and how to best remedy problems when they are indentified.

Top Five Inspection Areas

Here are Cliff's top five inspection areas. These include, in no particular order:

- **Damaged roof structure and deteriorated roof materials.** Access to the attic space is needed to confirm condition of roof structure. Maintenance is often lacking on roof surfaces, causing them to deteriorate over time.
- **Damage to the exterior wall structure.** This includes deteriorated mortar joints at brick walls allowing water to penetrate into the interior of the residence.

- **Crawlspace access.** Homes often lack access into the crawlspace below the floor structure. Crawlspaces should be insulated and have a vapor barrier over the dirt floor. Pipes and ductwork running in the crawlspace should be insulated.
- **Inadequate service for heating/AC equipment.** A technician should service equipment at least once a year to ensure systems are operating properly. Filters should be changed appropriately to maintain efficiency of equipment and cleanliness of ductwork.
- **Roof and site drainage.** Gutters need to be kept clear of debris and downspouts should discharge away from the building's footprint. Yards should be sloped away from the building.

According to Mr. Kornegay, home inspectors should be hired not just by prospective home buyers, but also by owners who are planning on staying long-term in their current residence and want a report card on their property. Make sure your home inspector is a member of the American Society of Home Inspectors and has experience inspecting older homes.

Capitol Hill Home Inspections serves the metropolitan DC region. Cliff can be reached at (202) 215-5723 or at DCHomeInspection@gmail.com. ☆

Thank You CHRS Supporters

We thank the following patrons and sponsors.

PATRONS

Nobuo & Carol Akiyama
Jacques & Margo DePuy
Larry Evans
Janet Quigley

SPONSORS

Michael & Judith Canning
Thomas Chapman &
Donna Breslin
Jeff Fletcher & Tara Hamilton
William J. Hackett
Rennae Ward & Joe Brimacombe
(new members)
Sharon & Scott Weiss
Lisa Wilson & Tim McCormack

SILVER SPONSORS

Maygene & Steve Daniels
Todd DeGarmo & Bill Sales

LIFE MEMBER DONATION

Dr. Gordon Wood Anderson

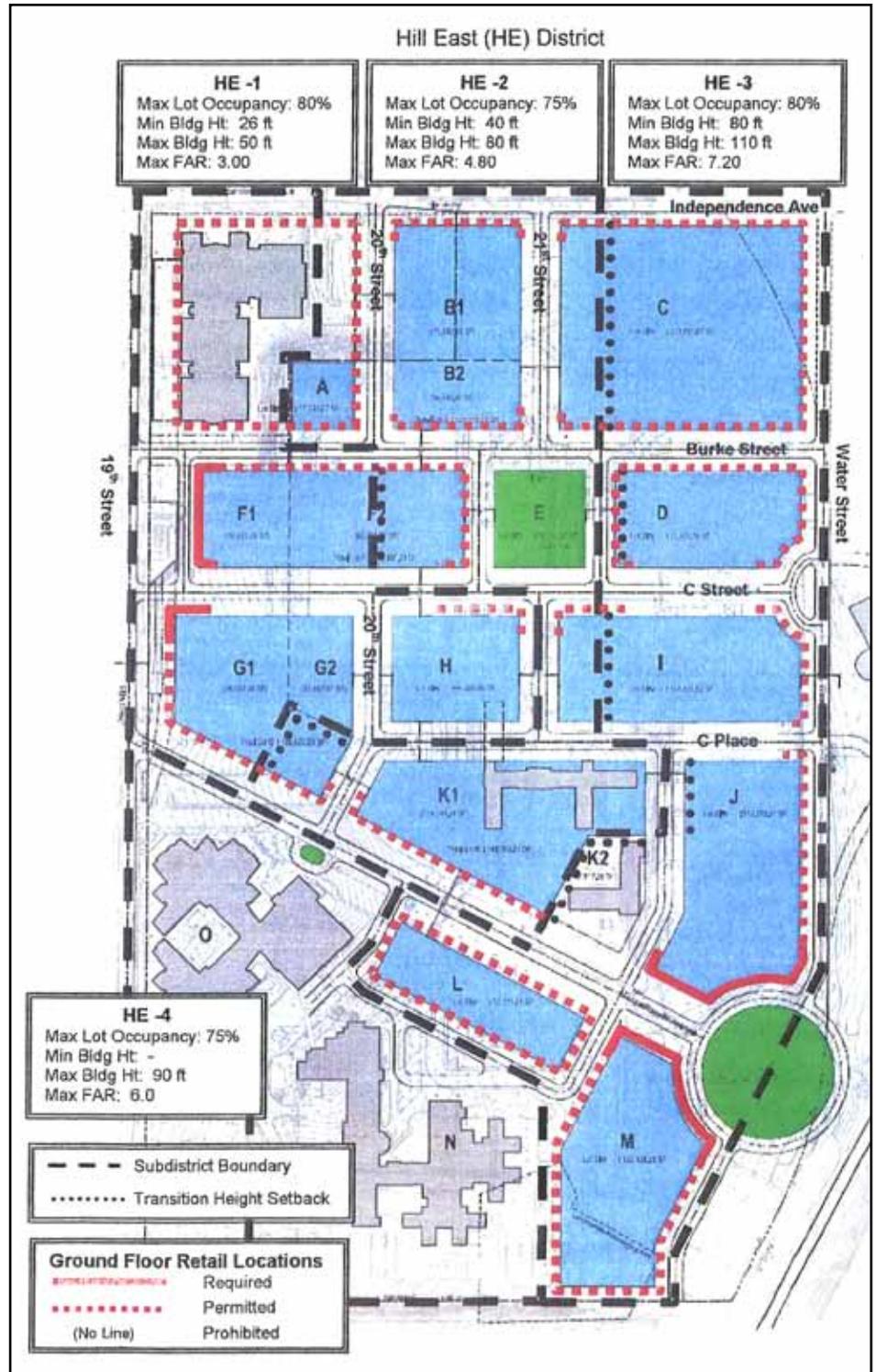
government subsidy or funds. The successful development team will have no right of first refusal on developing the remaining parcels in Reservation 13 at some point in the future. As a result, different teams may be selected for the later phases of Reservation 13. DMPED has no timeline for developing the rest of Reservation 13, and it is unclear whether all future phases must also include 30% or 13% affordable housing.

In response to questions from residents, Mr. Gada stated that:

- DDOT has no current funds to complete the rest of Massachusetts Avenue toward the Anacostia River.
- Reservation 13 slopes down from 19th Street to the Anacostia River. DMPED and DDOT will work together to ensure that there are no more retaining walls (like the tall retaining wall behind St. Coletta School).
- DMPED has no control over the relocation or expansion of DC government services on Reservation 13, including those of the Department of Corrections and Department of Health.
- DMPED will consider asking the successful developer to contribute toward establishing the new public park on Parcel E.

Development teams must submit proposals to DMPED by January 7, 2013. Short-listed developers will appear at a public meeting in February 2013 to explain their proposals.

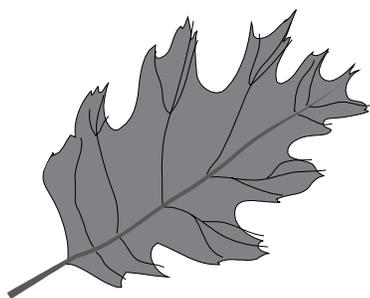
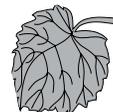
Mr. Gada responded to questions about stabilizing Anne Archbold Hall, the historic landmark building on Parcel K-1. An inspector from DC Department of General Services recently visited the building and concluded that the interior is in fair



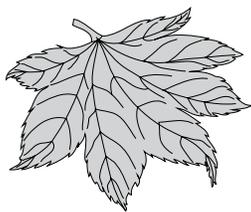
Reservation 13.

to poor condition. Roof repairs and some window replacements are needed. As of November 26, there was no cost estimate, budget, or definite schedule for stabilizing the building.

The RFI for developing parcels F-1 and G-1 is at www.dcbiz.dc.gov, under "opportunities" and "development opportunities." ★



CHRS Fun Fall Auction Held November 13



The Fun Fall Auction and Members Reception went off, as planned, in the North Hall of the Eastern Market. Event organizer Michelle Carroll and the crew who assisted her made it a fun evening for all. Celebrity Auctioneers included Council Member Tommy Wells and *Hill Rag* editor Andrew Lightman. Members and friends sipped wine, nibbled cheese, and bid on a wide range of items. Highlights of the

live auction included original art and an antique—and exceptionally useful—wooden filing cabinet. The image of the U.S. Capitol to be used as the logo for the 2013 Mother’s Day House & Garden Tour was unveiled. It’s stunning! You can be sure that we won’t have any trouble placing this year’s posters—they’ll be very much in demand.

Many thanks to everyone who made the evening a success! ☆

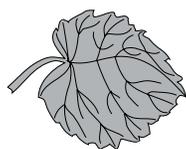


IMAGE COURTESY ELIZABETH NELSON

Enjoying refreshments and conversation at the auction.



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

Mark Your Calendar!

DECEMBER

3 Monday, 6:30 pm
CHRS Historic Preservation Committee,
Kirby House, 420 10th Street, SE, 1st floor.
Details: Shauna Holmes, 546-5211.

8 Saturday, 10:00 am
Ward 6 meeting sponsored by the DC
Office of Planning to introduce the new
draft proposed changes to the existing
Zoning Regulations. 1100 4th Street, SW,
2nd floor.

13 Thursday, 7:30 pm
CHRS Zoning Committee, Kirby House,
420 10th Street, SE, 1st floor. Details:
Gary Peterson, 547-7969.

15 Saturday, 7:00 am
Audubon's Annual Christmas Bird
Count. Meet at the parking lot of
Kenilworth Aquatic Gardens, 1550
Anacostia Avenue, NE. CHRS will pay
the participation fee for members.
Details: Paul Pisano (703) 685-3790
or cheep@allealle.com.

18 Tuesday, 6:30 pm
CHRS Board of Directors, Capitol Hill
Townhomes, 750 6th Street, SE, 2nd floor.
Details: Janet Quigley, 543-0425.

JANUARY

7 Monday, 6:30 pm
CHRS Historic Preservation Committee,
Kirby House, 420 10th Street, SE, 1st floor.
Details: Shauna Holmes, 546-5211.

10 Thursday, 7:30 pm
CHRS Zoning Committee, Kirby House,
420 10th Street, SE, 1st floor. Details:
Gary Peterson, 547-7969.

15 Tuesday, 6:30 pm
CHRS Board of Directors, Capitol Hill
Townhomes, 750 6th Street, SE, 2nd floor.
Details: Janet Quigley, 543-0425.

23 Wednesday, 11:00 am
Community Forum: Interagency
Responsibilities for the Anacostia River.
Anacostia Community Museum,
1901 Fort Place, SE. RSVP: 633-4844.