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June 2013

June 19 Membership Meeting: Changes to Federal Height of Buildings Act?

Our next membership meeting will be on June 19th at the Hill Center, from 7–9 pm.

The federal Height of Buildings Act limits the height of buildings in DC, generally to 90 feet for residential buildings and 130 feet for commercial buildings. DC zoning rules regulate building height within the 90-foot and 130-foot limit. If the federal law is amended to allow higher buildings, DC zoning rules can also be changed to allow buildings higher than 90 feet or 130 feet. Congressman Darrell Issa (R-CA) requested a study on whether the Height Act should be changed.

Our speaker on this important topic will be Laura Richards, who

testified before Congressman Issa’s Committee. Her testimony emphasized that the Height Act of 1910 plays a positive, powerful role in shaping the cityscape and the experience of living in the District. Ms. Richards testified that, “In short, lifting the height limit will alter irretrievably the District’s historic, welcoming scale, without producing upside benefits.” Ms. Richards told Chairman Issa: “Be very careful as you gamble with the 100-year legacy of Washington’s Height Act. I dare say, those height limits may be the single most powerful thing that has made this city so amazingly fulfilling.”

Ms. Richards is the former Chair of the Committee of 100 on the Federal City, served as a member of the DC Board of Zoning Adjustments, was Vice President of the local chapter of the Women’s Lawyers Division of the National Bar Association and was recently sworn as a member of the new D.C. Board of Ethics and Government Accountability. Her ties to Capitol Hill include serving on the Board of Directors of the former Capitol Hill Hospital, a position to which she was recruited by Dick Wolf. ✧

Historic Walking Tour of Swampoodle in Northeast Capitol Hill

Are you interested in learning more about the neighborhood near Union Station? If so, come on a walking tour of Northeast Capitol Hill’s part of “Swampoodle,” in the neighborhood between 2nd and 4th Streets and F and H Streets, NE. Learn why this section was called Swampoodle and about the fascinating history, people, and architecture of this little known part of Washington, forever changed by the construction of Union Station.

Saturday, June 29, 2013 at 10 am

Meet at Ebenezers Coffeehouse, Second and F Streets, NE

Free, open to the public. Rain or shine.

For more information, contact us at: caphrs@aol.com or 543-0425.

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President's Column: Height Does Not Equal Right

By Janet Quigley

How did I miss the start of Open season on the Height Act? This may be premature since recommendations will not be made until the fall, but there are causes for concern.

Last fall Rep. Darrell Issa (R-CA) requested the National Capital Planning Commission (NCPC) and the DC Office of Planning to explore “strategic changes to the law in those areas outside the L’Enfant City that support local economic development goals,” suggesting that Congress would relax the height limits to allow increased local control and development. Score 1 for developers.

Mayor Gray has hired eight consultants to assist the Office of Planning in developing a Height Master Plan. Not one has expertise in historic preservation, which is an essential component of Washington, DC’s unique identity.

The public meetings being hosted by NCPC/OP focus on cities that have height-friendly policies, and do not address the handful of remaining “horizontal” cities—those with height limits. (See NCPC’s informative website, www.ncpc.gov/heightstudy.)

The study plans to address nationally, not locally, significant landmarks, monuments and areas.

One goal of the study is to “Minimize negative impacts to nationally significant historic resources, including the L’Enfant Plan.” What about our City’s character-defining skyline? And are we resigned to *negative impacts*?

The framing of the questions for public input is disturbing: “What landmarks and monuments should be prominent? What views are important?” (Must we choose?) “Should private buildings become prominent landmarks in Washington’s

skyline? Can taller buildings coexist with the skyline?” (What about green space, walkable streets, sunlight, congestion, tourism?)

The question seems to be not *whether* to raise the limit but *where*, (another false choice): throughout the city, only outside the L’Enfant City, or outside the monumental core? We trust our government agencies to make informed and impartial decisions, but it is difficult to envision how a “no-change” recommendation can result from this line of inquiry.

Convincing arguments in favor of the height limit are made by Ed McMahon of the Urban Land Institute. In his article, also on the NCPC website, titled “Keep the Lid on DC: Build Better, Not Bigger,” he points out that density can be achieved without height, and that in fact “DC is already much denser than many other large US cities with

skyscrapers, including Baltimore, Dallas, Denver, Phoenix, San Diego and Seattle.” Addressing the hope that taller buildings would increase the amount of urgently needed affordable housing, he notes that prices are even higher in cities and suburbs with skyscrapers, and that skyscrapers tend to offer luxury units. As an alternative, he recommends redeveloping the city’s estimated 30,000 vacant or abandoned lots. Finally, he and several others argue that once the limit is changed, the genie is out of the bottle and there is no going back.

Attorney Laura Richards, our guest speaker at the June members’ forum, is an eloquent advocate of the Height Act. Please join us at the Hill Center on June 19th for a spirited discussion on this matter that goes to the heart of Washington, DC’s livability. ★

Volunteers Welcome!

As part of our “Beyond the Boundaries” program, CHRS volunteers are engaging in a variety of outreach activities. We’re already looking forward to the Capitol Hill 4th of July Parade, when we will again march up Barracks Row, tossing Mardi Gras beads into the crowd. Usually, it’s hot work—though worth it, given the response from the crowd. But if the weather holds, we may be marching in parkas this year! If you can be persuaded to join, please call or email Elizabeth Nelson (543-3512; Elizabeth_knits@yahoo.com). Even better, do you have an idea for a float? Or a vintage vehicle to transport the swag?

Not available on July 4? We plan to staff booths at both the H Street Festival and Barracks Row Day this fall. Our participation at these events is part of an on-going effort to introduce ourselves to newcomers on 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 activities and future plans with their parents. Leftover House Tour catalogs are particularly well received. Volunteers are always more than welcome—they are truly needed! Plus it’s a lot of fun to meet friends, old and new. Watch the CHRS newsletter for announcements of these events, which are also posted on the website.

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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 55 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.

Preservation Café on Solar Panels

By Greg Holeyman, AIA, LEED AP

Donald Myers and Jeff Thomas of Solar Energy World, LLC were the presenters at the May Preservation Café. Their presentation focused on the costs and benefits of installing a residential solar system on a Capitol Hill rooftop. Frances McMillan, from DC's Historic Preservation Office (HPO) was on hand to answer questions related to the review and inspection processes related to a solar panel system installed in a historic district.

Solar Energy World is one of the area's leading providers and installers of solar electric systems and solar hot water systems. It offers residential property owners a complete turnkey solution to solar power, which includes installing the new system on the roof, handling the permit and inspection process, and completing paperwork for solar tax credits and rebate and the appropriate Solar Renewable Energy Credits (SRECs).

The presentation focused on a typical solar panel installation on a historic rowhouse, usually a flat roof with lots of direct sunlight: an ideal location for a new system. Shade from neighboring trees and buildings should be minimized if possible. The panels are installed directly on the existing roof structure and weighed down by ballast, designed by in-house engineers to be strong enough to handle a Class 3 hurricane. A layer of butyl is provided where the panels sit on the roof to protect the existing roof membrane.

The system requires an inverter where the electricity generated by the panels is converted into useable electricity (DC to AC power). Any excess power is sent to the grid and owners are only billed by their utility for the difference between what they produce and what they consume.

The payback time for a solar roof system can be as little as four years, due to a combination of reduced electricity bills, available DC and federal grants and credits, and the current market for SRECs. The DC government recently reinstated the Renewable Energy Incentive program, which provides a rebate to District residents. A federal grant program provides a 30% credit on material and installation costs. An SREC is a tradable instrument that represents the environmental benefits of electricity generated from renewable energy sources. (One SREC represents 1 megawatt hour of electricity). The demand for these credits is currently high, meaning their increased value helps to pay quickly pay back the initial investment. The credits can continue to be sold even after the system has been paid off.



COURTESY PHOTO

Jeff installing solar panels at Forecast.

Frances McMillan pointed out that residents who live in the Capitol Hill Historic District need to design their new solar system so that it cannot be seen from the opposite side of the street. It's recommended to build a mockup to ensure it can't

Continued on page 10

Historic Preservation Briefs

By Shauna Holmes

DC Draft Historic Preservation Plan 2016

On April 30 the CHRS Historic Preservation Committee submitted comments on the DC Historic Preservation Office's (HPO) draft preservation plan, "Enriching Our Heritage." The draft plan, a guide to the city's preservation efforts for the next four years, sets out goals, identifies priorities, and suggests actions for achieving the long-range vision established in the city's Comprehensive Plan to preserve, enhance, and celebrate DC's heritage (see page 3 in the April 2013 *CHRS News* for more about the plan).

The deadline for submitting comments on the draft plan has been extended to June 24, 2013; comments can be submitted to historic.preservation@dc.gov. HPO has posted comments received by April 30 on its website for public review at <http://tinyurl.com/pdvavku>, where the comments have been organized into a chart by topic. The draft plan can be found at the same online location as well.

In its comments, the CHRS Historic Preservation Committee wrote that major citywide preservation needs include:

- More guidelines from HPO, including more specifics about additions, evaluation and appropriate treatment of alley structures, and the importance of historic settings and relationships;
- Clear and readily available information about what it means to own property in a historic district;
- More practical "how-to" guidance for owners of historic property, including how the

preservation review process works for individual projects;

- A more accessible and easier to use HPO website; and
- Clarification of the bases for determining what changes to historic properties are compatible and incompatible.

CHRS comments also noted the importance of:

- Strengthening preservation advocacy;
- Focusing historic designation efforts on properties most likely to be at risk;
- Making preservation more economically attractive;
- Discouraging pop-ups, over-scaled infill construction, and incompatible development that disfigure the character of historic neighborhoods and corridors;
- Improving enforcement efforts and follow-up;
- Making a stronger case for the relationships between preservation, sustainability, and economic growth; and
- Strengthening public coordination of preservation review of DC government projects.

Full comments of our Historic Preservation Committee are posted on www.chrs.org

DC Historic Preservation Review Board April 23 and May 2 Cases Consent Calendar

Three projects in the Capitol Hill Historic District were on the April Historic Preservation Review Board (HPRB) consent calendar, including a 2-story side addition at 123 6th Street, SE and a 2-story rear addition at 1013

E Street, SE. The third project, a large 3-story plus basement side addition at 432 New Jersey Avenue, had been approved by HPRB in 2007 but was not built before HPRB's approval expired and needed to be renewed. The CHRS Preservation Committee sent a letter to HPRB expressing appreciation for the applicant's responsiveness to some of its suggestions and placing on the record several concerns it had articulated in 2004 testimony:

- A garage on the front of a house, even when below grade, is not consistent with historic building types in the Capitol Hill Historic District.
- Digging out in the public space in front of a property for a ramp to a below-grade garage is not consistent with the city's 2011 Preservation and Design Guidelines for Basement Entrances and Windows, which state: "New basement entrances should respect existing topography and site characteristics...Lowering the front yard of historic property to provide an...entrance is generally not appropriate. New entrances should be designed to minimize disruption of existing topography." The public space in front of the Hill's rowhouses is an important part of their setting, and excavating in that space alters a building's relationship to it.
- In historic districts, roof decks and the people and furniture on them are not supposed to be visible from the street or other public space. The Committee is concerned that the roof deck on the addition is not set back far enough from the front of the house to obscure it, and noted

that the transcript from the May 2004 HPRB hearing showed that several HPRB members said they did not want anything on the roof to be visible from New Jersey Avenue.

Heritage Foundation Project at 3rd and Massachusetts, NE

HPRB approved final detailing and materials for six new rowhouses on 3rd Street. After a lively discussion about the advantages and disadvantages of five different concepts for a sidewalk café on 3rd Street beside 236 Massachusetts, NE, HPRB voted to approve the applicant's original February 2013 plan, which HPRB had originally opposed. CHRS Historic Preservation Committee testimony, delivered by Committee chair Shauna Holmes, supported design details for the rowhouses and, while acknowledging the challenges in weighing pros and cons of various café options, suggested that some flexibility might be possible in order to accommodate a sidewalk café to liven up the intersection. Final project approval was delegated to staff.

1113 Pennsylvania Avenue, SE

Frager's Hardware proposes creating a retail addition by transparently enclosing existing open space between its corner store and 510 11th Street, SE. The new 2-story atrium would be about three feet shorter than the store and would be faced by a set-back glass curtain wall with built-in horizontal wood sunshades for the west-facing glass. While CHRS Preservation Committee testimony expressed concern about visibility of the proposed new rooftop access structure, it also noted that the addition's gray metal framework is compatible with the historic store's glass storefront bays, the addition's colors echo those of the historic tapestry brick, the cornice of the atrium aligns with the corner store's

cornice, and the exterior walls of the existing open space will remain visible as the new atrium's interior walls. HPRB found the atrium concept compatible with the historic district and delegated final approval to staff with the conditions that the applicant work with staff on the roof access structure design and blocking up of the corner store's historic windows in the new atrium.

720 L Street, SE

The proposed project is a "temporary" outdoor beer garden with a food truck and a small, windowless service structure with an open bar under a roof overhang. At the corner of 8th and L Streets, SE, the site is directly across L Street from the landmarked "Blue Castle" and one block from the Navy Yard's historic Latrobe Gate. Although the proposed stucco building exterior and metal fence with vertical pickets are compatible for the historic district, the CHRS Preservation Committee did not consider the featureless structure, open bar, food truck, and large open area with umbrellas and lights strung from a central pole to be compatible overall with the historic district. Businesses in the historic district are typically self-contained within historic or compatible buildings, and while some restaurants have a modest amount of sidewalk seating, the majority of their tables are inside. The proposed beer garden turns this historic structure-and-setting model inside out, with the business operating outside a featureless service structure.

HPRB recommended re-study of the service structure to improve its compatibility with the historic district, with the project returning to HPRB for further review when ready. The applicant was directed to work with staff on final details for trellises, fencing, signage, retaining walls, ramps and stairs, and any dumpster enclosure.

Car Barn and Maintenance Facility at Spingarn High School

DDOT was seeking approval to proceed with "site work" while design of the car barn building undergoes further revisions. CHRS testimony expressed concern that the car barn, power substation, tracks, and streetcar yard complex with poles and overhead wires would dominate the view of the historic school and leave very little of the green campus intact. To mitigate somewhat the loss of green space, CHRS testimony requested additional use of "turf block" in the west yard area and raised questions about why streetcar storage for other lines had to be provided at this historic location rather than elsewhere.

HPRB approved the site-development aspects of the concept, including siting of the facility, the total number and placement of tracks, parking spaces, and related details. It also endorsed the "stay arm" system for overhead wires within the project area and urged DDOT to minimize the visual impacts of the overhead catenary system as a whole. In addition, HPRB encouraged DDOT to communicate carefully with the ANC and larger community regarding how and when the project would be constructed. HPRB deferred additional comments regarding architectural and landscaping refinement to a future date.

Recently HPO received a nomination from the Kingman Park Civic Association for the Spingarn, Phelps, Young, and Browne Educational Campus. HPRB will consider the nomination at a future hearing. At its November 29, 2012 hearing, HPRB had unanimously approved listing Spingarn High School in the DC Inventory of Historic Sites and encouraged nominating that entire educational complex for landmark designation.

The CHRS testimonies and letters mentioned above are posted at www.chrs.org. ★

Another Successful Capitol Hill House and Garden Tour!

It takes hundreds of volunteers and helpers to put on a satisfying and enjoyable house and garden tour. Our thanks to all those who assisted with the 2013 tour:

Jeff Agello
Nick Alberti & Elizabeth Nelson
Karen Aleta
American Legion Post 8
Gail Amidzich
Jane Angarola
Anonymous
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CHRS thanks the many generous sponsors who made the 2013 Capitol Hill House and Garden Tour possible. They are listed in full at www.chrs.org.

Donatelli/Blue Skye Development Team Presents Reservation 13 Proposals

By Beth Purcell

On May 22, 2013, the ANC 6B Hill East Task Force, chaired by Brian Flavahen, invited Ketan Gada from the Office of the Deputy Mayor for Planning & Economic Development (DMPED), representatives from Donatelli/Blue Skye development team, and Eric Colbert, their architect (who designed the Medlink townhouses and the new project at Barney Circle), to make a presentation and answer questions. Approximately 40 people attended. See CHRS News December 2012 for prior reporting on Reservation 13 (also known as Hill East Waterfront or DC General Campus).

Donatelli/Blue Skye was the only team who responded to DMPED's RFEI for parcels F-1 and G-1, two parcels fronting on 19th Street, SE. They propose two mixed-use buildings with 20,000 square foot of retail on the ground floor, broken into 2,000-3,000 square foot units. Possible tenants include 5 Guys, Pete's APizza, Starbucks, Hank's Oyster Bar, and neighborhood-serving retail such as a café, fast-casual food, sit-down restaurant, bank, cleaners, FedEx Office.

They also propose 356 rental apartments (215 one-bedroom, and 141 two-bedroom). The Anacostia Waterfront Initiative Act (DC Code 2-1226.02) requires at least 30% affordable housing: 15% of the total housing units must be affordable to households earning up to 30% of the area median income (AMI) and 15% of units must be affordable to households earning up to 60% of AMI. They propose "more than 30% affordable housing." No office space is proposed because they feel there would be no demand; in their

experience, office workers like to be close to many other office workers, which Reservation 13 does not offer. They plan 225 parking spaces.

Donatelli's other projects include Kenyon Square at the Columbia Heights Metro, and Ellington at U Street Metro. The proposed design closely resembles Donatelli's Park Place at Petworth Metro (which also resembles Jenkins Row / Harris Teeter at 14th and Pennsylvania Avenue, SE). The two proposed buildings have large windows similar to loft buildings.

For more images of the Reservation 13 proposal, visit www.dkdevelopment.com. In May, 2013, WAMU radio broadcast a series on DC developers, including Donatelli/Blue Skye. To listen, visit <http://n.pr/10CF57M>.



Proposed views of Reservation 13.

On June 11, 2013, ANC 6B plans to take up this project at its monthly meeting. ★

Play in the Mud! Help Plant the Wetlands to Restore the Anacostia River

For several days in June and July, Anacostia Watershed Society (AWS) invites you to help plant wetland plants grown from seeds by DC schoolchildren. This is an opportunity to get out into the marsh and the mud, and plant. AWS supplies all materials, including boots. For more information on this and other activities, go to www.anacostiaws.org/calendar or call Ariel Trahan (301) 699-6204 x113.

Symposium on Housing for Seniors

By Heather Schoell

On May 5, 2013, Capitol Hill Village (CHV) held a symposium at the Hill Center regarding Capitol Hill housing options for seniors. According to the National Association of Realtors, 10,000 people turn 60 years of age every day, so the fact that it was a packed house with 125 attendees was not surprising.

As we all know, Capitol Hill is a great place to live. But most of the housing is vertical—with lots of stairs. What are the options for seniors, who want to stay on the Hill, but aren't sure about living in a rowhouse as they age? The symposium brought together residents and experts to discuss the various issues.

The symposium was organized intuitively, with the first panel discussion about aging in place—modifying an existing home to accommodate current and anticipated mobility needs. Panelist and CHV member Joni Bell has a condition that will lessen her mobility over time. Instead of moving from her Capitol Hill home, neighbors, and community, she chose to transform her home into single floor living. Architects Missy and Joe Boyette of Old City Design planned her space but, more important, helped Joni navigate the District's regulatory channels. Joni now rents the upstairs, but shares the kitchen and entryway. While not for everyone, this set up gives her the security of income and the presence of others.

The second panel was about relocation. Ralph Cunningham, architect for The Maples (619 D Street, SE), and CHV members Linda Norton and Terry Lewis discussed downsizing and acclimating to less stuff for moving to smaller, more functional single-level homes.

Next was a co-housing presentation led by Joel Kelty, who has developed two such residences in Maryland. On the panel were Hill residents Margaret and Ed Missiaen and Susan and John Sedgewick, who have researched this option. Co-housing is living as a community, sharing resources (solar panels to lawnmowers to guest rooms) and governance, and can be multi-generational. Local challenges include finding a spot on the Hill big enough to accommodate this sort of community, and finding a like-minded bunch of people to buy into this—all at the same time.

Bill Phillips, CHV Endowment Trust Fund Manager, gave a snapshot on financing for seniors selling a home—capital gains, adjustment of the base price, and claiming improvements. He advised to keep your records—home purchase, refinancing, and renovations receipts—together and at the ready.

The last panel was something most people would probably rather not think about—nursing homes and rehabilitative care. David Farrell of The Green House explained about the movement towards smaller home-like facilities with a well-trained staff where residents sit and eat together, rather than the isolating long hallways of nursing homes. Currently, Capitol Hill does not offer choice rehabilitative care; CHV members Sharon Ambrose and Hezel Kreinheder shared their personal stories of the challenges they faced with rehabilitation centers being outside of their community—Sharon being long isolated from friends, Hazel having to go to learn to drive to visit her husband. The panel concluded that the time to ask for quality rehabilitative care in the neighborhood is now.

The overall picture of the housing situation for senior means preparation. Find your documents. Learn your options. Price the condo. Pare down your belongings bit by bit. Look into ways to age in place when you have the luxury of time—not when it's an emergency. Be well! ★

Heather Schoell is a Senior Real Estate Specialist with the Smith Team. Look for her feature article in the July edition of the Hill Rag on aging in place. Symposium sponsored by the Capitol Hill Community Foundation, Capitol Hill Restoration Society, and National Capital Bank.

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

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CHRS Recommends Solution for Pennsylvania and Potomac Avenues Pedestrian Crossing

By Beth Purcell

On May 16, 2013, DC Department of Transportation (DDOT) held another public meeting on its pedestrian safety study. DDOT representatives presented four concepts: Concept 1—No Build; Concept 2—Mid-Block Crosswalk; Concept 3—T-Intersections; and Concept 4—Signalized Oval. Because DDOT no longer supports Concept 4, the choice is between Concept 2 and Concept 3.

CHRS recommends that DDOT adopt Concept 2—Mid-Block Crosswalk. Concept 2 solves the most pressing pedestrian safety issue by adding a new signalized crosswalk on Pennsylvania Avenue. Concept 2 is an improvement over existing conditions and maintains the existing street grid. The estimated cost of Concept 2 is approximately \$277,000, which is well within the \$3.3 million funding for this project. (See image of Concept 2 with this article.)

CHRS recommends that DDOT reject Concept 3—T Intersections. While Concept 3 has some

advantages, it significantly changes the L'Enfant street grid and degrades existing conditions. The estimated cost of Concept 3 is \$3.6 million, far exceeding the cost of Concept 2, and exceeding the \$3.3 million funding for this project.

More important, Concept 3 opens the door to very adverse effects on residents of the 1300-1500 blocks of L Street, SE. Concept 3's change to the direction of 14th Street south of Pennsylvania Avenue makes it more feasible for DDOT to build a vehicle connection across L Street, SE, and across the Southeast Freeway to M Street, SE. DDOT raised a possible 14th Street vehicle connection across the freeway at a meeting on the Barney Circle and Southeast Boulevard Transportation Planning Study on February 21, 2013. At the February 13 meeting, residents on L Street, SE, objected strongly to any vehicle connection across the freeway (on 13th Street, 14th Street, or 15th Street). On March 19, 2013, CHRS wrote DDOT that a vehicle

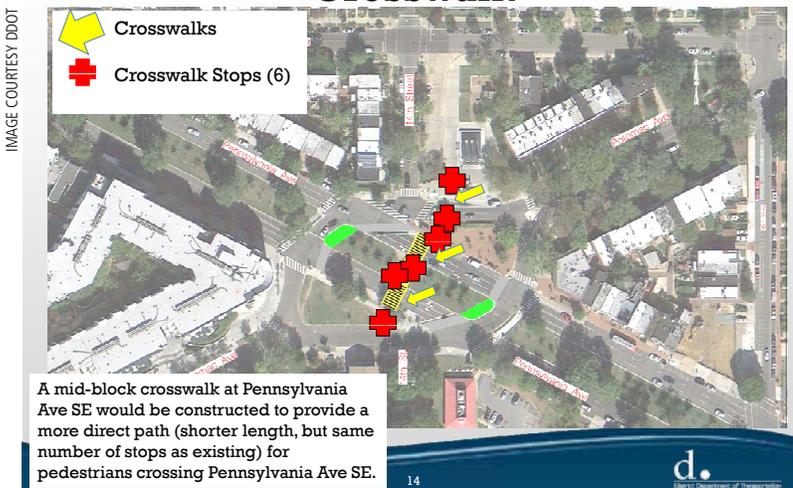
connection would be a disaster for the L Street neighborhood. Instead of a quiet, safe place, there would be substantial vehicle traffic, noise, pollution, and danger to pedestrians, including neighborhood children. At the May 16, 2013 meeting, residents of the L Street area again objected to any 14th Street vehicle connection and to facilitating that connection through Concept 3. CHRS strongly supports L Street neighbors in opposing any vehicle bridge across the Southeast Freeway. (See the April 2013 issue of the CHRS *News* for earlier coverage of the 14th Street vehicle overpass.) ★

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Preservation Café, *continued from page 3*

be seen, especially since panels are angled up to better capture sunlight. Residents should also ensure that the main disconnect box and its associated conduit, which are typically located at the main entrance, are painted to match or complement the existing front façade. It is estimated there are approximately 40 solar systems on homes in the Capitol Hill historic district.

Solar Energy World provides free solar site assessment to interested homeowners and can be contacted at (866) 856-4580. ★

Project Concept 2 - Mid-Block Crosswalk



Old Traditions and New Beginnings at the 56th Annual House and Garden Tour

By Michelle Carroll & Janet Quigley

Another House Tour is behind us and we are happy to report that it was a great success, with more than 1,500 visitors from all corners of the metro area and the U.S. We had great houses, great weather and, most important, great people.

New twists this year were a ticket outlet in the middle of the tour area on tour days; the inclusion of a school (Capitol Hill Day School) as a tour stop; the addition of a Saturday tea, a Facebook page to broaden outreach; and tote bags for tour goers provided by District Home magazine. Local community groups added their support: Capitol Hill Village sold house tour tickets at their symposium; the Hill Center

sold tickets and served as a will-call; and Eastern Market provided space for the ticket booth. American Legion Post 8 hosted the tea for two days; veterans gave tours to visitors and roses to moms, and the Post served as a ticket sales and pickup location. The Boy Scout Troop the Post sponsors from Bolling Air Force Base served hot dogs.

Many tour goers complimented the walkability of this year's tour, as the houses were located closer to each other than in some other years. The gardens received praise for their creativity. Docents were commended for being well informed about their houses, and visitors appreciated the variety of housing, showing what can

be done with smaller as well as larger spaces.

The Capitol Hill House and Garden Tour is an enormous amount of work, only accomplished with the help of the homeowners, sponsors, advertisers, ticket outlets, supporters and scores of volunteers who come forward every year. The full list of sponsors and the tour brochure are posted at www.chrs.org. Approximately 250 volunteers assisted with this year's tour—which speaks highly of Capitol Hill's community spirit. Thanks so much to everyone for a job well done and so much appreciated! ★

Thank You to Outgoing Board Members

The CHRS Board of Directors would like to acknowledge the contributions of three outgoing Board members for their outstanding service.

First, grateful thanks are due to **Michelle Carroll**, who served ably as 1st Vice President for three terms. She has been involved in so many of the Society's activities that it's almost impossible to keep track of them all. She served as co-Chair of the 2013 House and Garden Tour Committee and organized the Fun Fall Auction for three years. She has opened her home for many events including the President's Party and CHRS Board meetings. And we could always count on her to bring her bright smile and welcoming ways to our booth at H Street Festivals and Barracks Row

Days. Michelle will continue to play a major role in our community.

Second, we thank **Sharon Ivy Weiss** for her service as Treasurer, one of the most demanding and important positions on the Board. Over four years she imposed order as only a top notch accountant can, re-organizing our record-keeping and making the accounts more understandable to the Board. Under her patient tutelage, those selling House Tour ticket learned to operate the dreaded credit card machine, making transactions more convenient. Her successor will no doubt be grateful that she is leaving things in impeccable order. Sharon is leaving the Hill but not the District; her new neighbors are fortunate indeed to have her.

Third, thanks go to **Doriann Fengler** for her service as Secretary, a position that is difficult to fill because potential nominees correctly suspect that it's a lot of work. It's not easy to participate in Board meetings all the while taking notes—and making sure that nothing of importance is missed and no one is misquoted. Doriann's attention to detail, tact, and good humor have been invaluable. She also worked on many of the Society's outreach activities, the auction, house tour and street festivals, where her kindness and warmth have reflected credit on our organization. She will remain active on the Hill and we hope to see her often. ★



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

Mark Your Calendar!

JUNE

3 Monday, 6:30 pm

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

4 Tuesday, 6:30–8:30 pm

NCPC/OP Public Meeting on Height Master Plan, “Considering Changes to Height Act.” NCPC Headquarters, 401 9th Street, NW, Suite 500. Metro: Gallery Place-Chinatown or Archives. Details: info@ncpc.gov.

13 Thursday, 7:30 pm

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

18 Tuesday, 6:30 pm

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

19 Wednesday, 7 pm

CHRS Quarterly Membership Forum, “The Height Act: Friend or Foe?” Guest speaker: Attorney Laura Richards. A brief membership meeting will precede the program at 6:45; doors open at 6:30. Hill Center at Old Naval Hospital, 921 Pennsylvania Avenue, SE. Details: Janet Quigley, 543-0425.

29 Saturday, 10 am

Walking tour of Swampoodle. Meet at Ebenezers Coffeehouse, Second and F Streets, NE. Free, open to the public. Rain or shine. Details: CHRS office, 543-0425.

Monday–Wednesday, June 17–19, Friday, June 28 and Monday, July 1 9 am–noon

Wetlands restoration on the Anacostia River. See article “Play in the Mud! Help plant the Wetland to Restore the Anacostia River,” page 8.

JULY

1 Monday, 6:30 pm

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

4 Thursday, morning

Join CHRS in the Capitol Hill parade. Meet under the freeway overpass on 8th Street, SE. Details: Elizabeth Nelson, 543-3512.

11 Thursday, 7:30 pm

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

16 Tuesday, 6:30 pm

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