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November 2013

# Changes in Store as Zoning Commission Considers Updates

By Gary Peterson

**D**uring the month of November, the DC Zoning Commission is holding a marathon series of hearings to consider an ambitious rewrite of DC's 50+-year-old zoning regulations. The proposed update is the product of six years' work by the Office of Planning and a group of volunteers (Zoning Review Taskforce) in an effort to streamline processes, simplify the code, and address perceived needs of residents and businesses.

Although much of the change focuses on downtown, neighborhoods are affected as well. On Capitol Hill, the R4 residential zone would become RF (residential flats). Garages and carriage houses could be converted to apartments with home occupations. Parking requirements for new houses and buildings would be reduced. Chickens could be raised in back yards. And corner stores, rare in some parts of Washington, could be opened as a matter of right.

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## Benefits for Capitol Hill Residents

The proposed regulations will provide homeowners more flexibility in building additions because the side court minimum width would be reduced from five to two feet. A residential unit in out-buildings (accessory structures) would be legal. Renters may have more units to choose from, and to the extent that matter of right alley dwellings increase, there will be more life and activity in alleys.

## Concerns

**Parking:** This is an important issue in many areas of Capitol Hill. For existing houses the requirement remains one space for two units unless there is no alley access. No curb cuts are allowed. Requirement for new apartment buildings would be one space per three units. That requirement would be reduced by half for apartment buildings within 1/2 mile of Metrorail or 1/4 mile of a "major" bus line (yet to be defined).

**Corner Stores:** Will be allowed under certain conditions. This could be a surprise to a neighbor.

**Agriculture:** The new definition allows beekeeping and small farm

animals such as chickens and goats in residential backyards. This will be problematic for neighbors.

## Next Steps

The Zoning Commission will hold section-by-section hearings during the first two weeks in November. The record will remain open through mid-December for additional comments. A Commission vote would likely take place early in 2014.

*Continued on page 10*

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# President's Column: NCPC Got It Right on Height

By Janet Quigley

Capitol Hill felt the effects of the Federal Government's October shutdown as did the rest of Washington, DC. Local businesses felt the pinch as fewer customers came through the doors. Playgrounds in National Park Service-maintained Lincoln, Stanton, and Marion (aka "Turtle Park") Parks were chained up. Street vendors disappeared as the usual crowds thinned. Local federal workers stayed home and economized under an uncertain pay outlook. If there was any silver lining it was that seats on Metro were plentiful.

The shutdown also demonstrated Washington's resilience as it maintained city services thanks to a healthy budget surplus of more than \$400 million. Charitable services and annual events on Capitol Hill continued. Neighbors flocked to the Capitol Hill Cluster Schools' Renovators House Tour and the Capitol Hill Community Foundation's Literary Feast to make possible valuable support to our school children. Thankfully, Congress found a way to get back to business.

## NCPC Report on Height Act

The city's year-over-year surplus is one of the factors cited in the National Capital Planning Commission's recent report for Rep. Darrell Issa finding no benefit and significant adverse effects of changing the Height Act. Washington, DC is a thriving, competitive city with an enviable quality of life and a highly desirable real estate market. It is not, as the DC Office of Planning avers, a needy city running out of buildable space whose only hope of survival is to attract the rich.

One by one the NCPC report refutes the OP report's rationales for taller buildings. City out of space? Most buildings are far below the current limit. Population overwhelming? We are 25% below peak population. Federal office space? Flatlining. Revenue needed? The city underspends by \$50 million per year. No Federal interest beyond downtown? Try Rock Creek Park, the Civil War Defenses, the Naval Observatory and the Lincoln Cottage; Departments of Homeland Security and Transportation; the Bureau of Alcohol, Tobacco and Firearms; embassies. Issues needing study? Infrastructure costs; security measures and costs; flight paths; cell phone towers; areas outside the topographic bowl; protection of viewsheds.

NCPC's cautious approach is merited given the value of our iconic settings, the protection of the L'Enfant Plan's vistas, streets, reservations and open spaces, and the lasting damage that can be caused by unwise changes. I hope you will join CHRS in standing up for the Height Act.

## Farewells

We regretfully note the passing of two Capitol Hill pioneers in October. **Linwood "Tip" Tipton** was a civic leader, strategist and philanthropist who was instrumental in shaping modern Capitol Hill. He secured federal funding from Congress to redevelop the Eastern Market Metro Plaza and worked tirelessly to improve the once dilapidated Barracks Row. He served as Chairman of the Board of Barracks Row Main Street for the past six years and saw the corridor's transformation into one of the city's most popular

destinations. Tip and Connie Tipton were gracious entertainers and often opened their home, the well known "Deer House," to welcome friends and neighbors for causes and celebrations.

Innovative designer and prolific author **James van Sweden** revolutionized landscape architecture in the 1970s with drifts of color and a composed wildness that came to be known as the New American Garden. From its studio on Barracks Row, the highly regarded Oehme, van Sweden firm designed works including the New American and Friendship Gardens at the National Arboretum, the World War II Memorial and the Native American Plant Garden at the New York Botanical Garden. Mr. van Sweden's books include *Bold Romantic Gardens*, *Gardening with Nature*, *Art in the Garden* and many others. He received the American Society of Landscape Architect's Design Medal in 2010 and was recognized by the Garden Writers Association of America and the American Horticultural Society.

Both of these neighbors made tremendous contributions to life on Capitol Hill and beyond, for which they have our sincere appreciation and thanks. They will be missed. ★

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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](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.

# Reserve Now for November 5 Overbeck Lecture: Walt Whitman in Washington

On Tuesday evening, November 5, the Overbeck History Lecture Series will explore Walt Whitman's immersion in the life of his adopted city, Washington, DC, during the Civil War and the following decade. Whitman scholar Martin G. Murray will discuss the poet's many roles here, sharing visual images and excerpts from Whitman's poetry and prose.

Whitman arrived in the nation's capital in 1863 in search of his brother, who had been wounded in the war, and became a regular visitor at the makeshift hospitals that had sprung up all over the city to tend to the thousands of Union casualties. He stayed on to serve as a federal clerk and formed strong friendships with several of the city's leading figures, while also writing some of his most notable poetry based on his experiences in the city.

An independent researcher and founder of the Washington Friends of Walt Whitman, Martin Murray has written and lectured extensively

on Whitman for both academic and nonacademic audiences, and frequently leads walking tours of Whitman's Washington haunts. Most recently, he served on the coordinating committee for "Melville and Whitman in Washington: The Civil War Years and After" sponsored by the Melville Society and hosted by George Washington University. He works as an economist for the U.S. Commodity Futures Trading Commission.

The lecture is scheduled for 7:30 pm Tuesday, November 5, at the Naval Lodge Hall at 330 Pennsylvania Avenue, SE. As always, admission is free but a reservation is required due to limited seating. Please email [OverbeckLecture@CapitolHillHistory.org](mailto:OverbeckLecture@CapitolHillHistory.org) and indicate how many seats you will need.

The Overbeck History Lectures are a project of the Capitol Hill Community Foundation. Please remember CHCF in your charitable giving. ★

## New Editor Needed

Do you have a solid background in journalism and editing? Do you love the work that CHRS does on Capitol Hill? If so, and if you're looking for a way to get more involved with CHRS, then editing this monthly newsletter may be just what you're looking for!

Responsibilities include assigning and editing articles for ten issues per year. You should be able to attend monthly Board meetings (the third Tuesday evening of the month, except August and December) and other CHRS events as necessary in order to either write about them or edit what someone else writes. Once a month, you'll need to devote the better part of two weekdays to preparing the next edition on a tight deadline. You will have a backup editor to help with final copyediting. The new editor will work alongside the current editor for several months to learn the job.

To find out more about this rewarding volunteer position, please contact Lisa Dale Jones at: [lisadalejones@gmail.com](mailto:lisadalejones@gmail.com).

# Draft Environmental Impact Statement and Section 106 Review for Virginia Avenue Tunnel Overlook Serious Environmental Impacts on Capitol Hill

By Beth Purcell and Shauna Holmes

The Virginia Avenue Tunnel project, if it proceeds, would dig up 980 feet of Virginia Avenue from 2nd Street SE to 11th Street SE. During the months of construction, trains would be running in an open trench less than 50 feet from houses in the Capitol Hill Historic District. (Please see earlier issues of the CHRS News for coverage.) For these reasons, and because there is a better alternative to expanding the tunnel, CHRS sent two letters on September 25, 2013, strongly urging the Federal Highway Administration to adopt the no-build alternative. To read both letters, go to [www.chrs.org](http://www.chrs.org) and click on "CHRS and the Community" and then "CSX Tunnel."

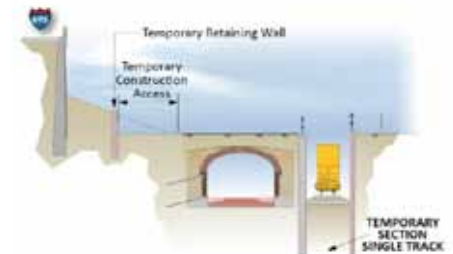
The adverse impacts from the tunnel project include:

- Between 30–66 months of increased noise, vibration, disruption, and dust; decreased air quality; reduced access to homes and businesses; and potential damage to fragile historic buildings.
- Cutting down 160 street trees on Virginia Avenue, as well as additional trees, for a total loss of over 400 trees.
- Loss of access to most of Virginia Avenue Park during construction, as it will be torn up and used as a staging area.
- Loss of the existing historic Virginia Avenue Tunnel and the rare remaining areas of original 1880s Virginia Avenue paving blocks.

- Haul routes with heavy equipment running through the southern portion of the historic district, endangering fragile historic buildings with their vibrations and adding slow-moving construction vehicles to neighborhood streets.
- Loss of 108 on-street parking spaces.
- Trenching through the Capitol Hill Historic District and Barracks Row Main Street.
- Inhibiting revitalization of Lower 8th Street SE.

The actual amount of damage may be significantly greater, because the Draft Environmental Impact Statement (DEIS) suffers from serious flaws in its analysis. For example:

**Vibration effects on buildings are understated.** The DEIS claims that the vibration from trains running through the open trench on Virginia Avenue during construction, as close as 44 feet from buildings, will not damage those buildings. The object of the project is to run double-stack container trains through the rebuilt tunnel, instead of the single-stack trains running through the tunnel now. Double-stack trains will be running through the open trench on Virginia Avenue. (See image of tunnel construction.) However, the analysis used measurements of vibration for single-stack trains running in the current tunnel, not double-stack trains and failed to measure vibrations within the Capitol Hill Historic District. Double-stack



DEIS p. 3-35, step 5, Alternative 2 construction phasing.

trains are heavier and will produce more vibration, and trains passing each other in the new tunnel would further amplify vibrations. Therefore there is no demonstrated basis for the conclusion that vibration from double-stack trains will not damage nearby buildings.

**Air quality will be worse than estimated.** CSX runs diesel locomotives, which emit multiple pollutants, so more diesel smoke reduces air quality. The purpose of the project is to accommodate the estimated need for double the current number of trains, beginning in 2015. Train traffic is likely to continue to increase after 2015 following expansion of the Panama Canal, and other rail studies project increased traffic out to 2030 or 2040. Amazingly, the DEIS relies on outdated 2005 train traffic numbers, and fails to even address post-construction effects on air quality from increased diesel emissions. The increased number of trains the tunnel would make possible would reduce air quality for everyone in DC who lives or works near CSX's tracks. ★

IMAGE SOURCE:  
WWW.VIRGINIAAVENUETUNNEL.COM

# October Preservation Café: Swampoodle

By Greg Holeyman

**P**at Lally presented the October Preservation Café on the Swampoodle area of Capitol Hill. Mr. Lally, a long-time Swampoodle resident, has helped organize walking tours of the area for the Capitol Hill Restoration Society (CHRS).

The Swampoodle neighborhood, recognized as the area between K Street to the north, F Street to the south, 1st Street NW to the west, and 2nd Street NE to the east, was a low swampy section of the District where Tiber Creek ran along North Capitol Street. Its name first appeared in print in 1859, when a story covering the dedication of the newly built St. Aloysius Church noted that the area around the church was dotted with “swamps and puddles.” The residents who lived in the neighborhood combined the two words to form the term ‘Swampoodle.’

Swampoodle was one of the last areas in the District to be developed and was home to the city’s poorest day laborers. Irish immigrants, then later freed slaves, called Swampoodle home. The Irish had fled their country during the famine of the 1840s and 1850s, moving to the District as the Federal Government was in the midst of a construction spree, building the Capitol and other

structures that make up the National Mall. Freed slaves arrived after the Civil War in the 1860s and 1870s, at which time the District’s population tripled.

Jackson’s Alley, Swampoodle’s main thoroughfare, was little more than a rough, shanty town. Most of the homes were ramshackle two-story, wood dwellings, typically about ten feet wide. (Wood-frame structures were banned in 1874 in the District to make way for more fire-resistant brick structures.) Street gangs were a problem and military members were told to stay away from the area.

The Swampoodle area forever changed with the construction of Union Station in 1907, when much of the housing was removed for the Station and its train tracks. By this point, some of Swampoodle’s more-established residents had already moved to the fringes of the area, including the newly built masonry structures in Northeast Capitol Hill.

The presentation focused on homes in this area of Capitol Hill, between 2nd and 4th Streets between F and H Streets, NE. Houses with different architectural styles and elements were presented and examined. One interesting note is that homes in this part of Capitol

Hill were developed by speculators block by block, so that rows of similar rowhomes are located near each other. By contrast, homes in Southeast Capitol Hill tended to be developed on a smaller scale, lot by lot. This development gave the impression of grand houses lining each block, especially when the structures were unpainted (the current preference of painting houses individually diminishes this intended effect).

Self-guided walking tours of the Swampoodle area are available on CHRS’s website. CHRS is proposing to expand the Capitol Hill Historic District to include these blocks as part of their Beyond the Boundaries Initiative. ★

## Microgrant Program Opens

The Swampoodle Microgrant Program is now accepting applications for home improvement grants up to \$5,000. Homeowners near Union Station in Squares 752, 753, 777 and 778 are eligible. This includes the 200 and 300 blocks of G Street, NE (all); F Street, NE (north side) and H Street, NE (south side); the 600 and 700 blocks of 3rd Street, NE (all); and 4th Street, NE (west side); and the 600 block of 2nd Street, NE (east side). Applications will be reviewed on a rolling basis through April 2014. Application form and guidelines are available at CHRS.org or by calling the office at (202) 543-0425.

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# Environmental Impact Statement and Section 106 Review for Marine Barracks Begins

By Beth Purcell

The Marine Corps is a very old and well-loved neighbor on Capitol Hill. The Marine Corps definitely needs a new Bachelor Enlisted Quarters (BEQ) to replace the present BEQ at 8th and I Streets, SE (building 20 in the accompanying image), an obsolete building that also fails to meet current force protection standards. In planning for a new BEQ, the Marine Corps has begun an Environmental Impact Statement (EIS) under the National Environmental Policy Act (NEPA) and federal preservation review under Section 106 of the National Historic Preservation Act of 1966 (Section 106).

The Marine Corps is considering four sites for the new BEQ: Sites A, B, C, and D as shown in the image. The three conceptual massing studies for the new BEQ show buildings of 5, 8 and 9 stories. Building the BEQ on Site A or Site B would significantly damage Capitol Hill, while Sites C or D offer the potential of meeting the needs of the Marine Corps with much less impact on Capitol Hill. Some of the issues follow.

Site A (Squares 929, 930 and L Street, SE) is within the Capitol Hill Historic District and contains a number of historic buildings. Because the new BEQ would occupy 100% of the land on Site A (as well as on Sites B, C, and D), 100% of the buildings and other properties on Site A (and Sites B, C and D) would be demolished, wiping out two square blocks of the historic district and adversely affecting the setting, feeling, and association of Virginia Avenue Park. This area is one of the oldest neighborhoods in the entire city and developed beginning in

1799. When the Navy Yard transitioned from building ships to manufacturing ordnance in the 1830s, large numbers of skilled workers were needed. Buildings for shops and houses were constructed here just north of the Navy Yard to serve and house growing numbers of workers. Square 929 contains some of the oldest buildings on Capitol Hill. Square 930 has five buildings constructed before the Civil War, including one built pre-1824.

Another issue with Site A is that both squares are within the 8th Street Overlay District, in which the maximum permitted building height is 45 feet. All of the BEQ complexes shown in the conceptual massing studies are over 45 feet (5, 8 or 9 stories) and would not only exceed the Overlay District's height limit, but would also loom over the 2- to 3-story historic buildings in the historic district.

Site B (Square 976 and a portion of L Street, SE) is immediately adjacent to the Capitol Hill Historic District. Building the BEQ on Site B, in the southeast "notch" abutting the historic district, would adversely affect the historic district's integrity by changing the historic district's use and setting, and by introducing a major incompatible visual element. These concepts may sound abstract, but by looking at the BEQ designs, it's easy to see the problems. The BEQ designs, particularly the 8-story and



MBW Properties and Alternative BEQ Complex Sites  
Marine Barracks Washington (MBW), D.C.  
Key  
MBW Properties: Buildings, Parks, Water  
Alternative BEQ Complex Sites: Buildings, Parks, Water  
2000 Ft Buffer from MBW Main Post

9-story versions, resemble run-of-the-mill high-rise chain hotels that would overwhelm the nearby 2- and 3-story historic buildings, including the Navy Yard Car Barn (Blue Castle) at 770 M Street, SE. However, with modifications, these designs might be compatible with taller office buildings near Site C or within Site D.

Selection of either Site A or Site B would also destroy part of the L'Enfant Plan for the City of Washington by closing L Street, SE, which forms part of the street grid of the L'Enfant City. Like the Capitol Hill Historic District, the L'Enfant Plan is listed in the National Register of Historic Places.

Site C (Square 853) is west of Isaac Hull Avenue (the westernmost street in the Navy Yard), bounded on the north by M Street, SE, and on the

*Continued on page 10*

# Mayor Recommends Height Increases to Rep. Issa

By Janet Quigley

**B**uildings along Washington's avenues would rise as high as 200 feet and neighborhoods outside the L'Enfant City would be free of Height Act limits, under a DC Office of Planning (OP) draft report forwarded to Rep. Darryl Issa (R-CA). Inside the L'Enfant City, OP proposes to set heights at 125% of the street width. For example, Pennsylvania Avenue is 160 feet wide so its height limit would be 200 feet. North Capitol Street is 130 feet wide. If the current zoning limit of 90 feet were changed, buildings could reach 162 feet. In the rest of the city, DC would determine heights through zoning regulations and the Comprehensive Plan. For Capitol Hill, height increases would most likely be seen on commercial corridors and at new developments, assuming zoning regulations followed suit.

The manner in which the proposal was announced has been called an "end run" around City Council, the National Capital Planning Commission (NCPC) and the public. Although OP had been working with NCPC for a year on the height studies requested by Congressman Issa, they simultaneously posted their report for public comment and sent it to Rep. Issa the day before a public meeting hosted by NCPC to discuss the studies. This precluded any opportunity for input and left NCPC as surprised as the public at its meeting. In response to public outcry, City Council Chair Phil Mendelson scheduled a hearing by the Committee of the Whole in late October.

Briefly, the OP report asserts that housing and office space will be unable to meet future demand unless taller buildings are allowed. It claims that taller buildings are cheaper to build and that rents will decrease as supply increases, although OP's economic study found the opposite. It

projects increased tax revenues of 1%-2% but does not calculate the costs of increased infrastructure, which would likely wipe out such modest gains.

## Economic Study Equivocal

The underlying economic study prepared by Partners for Economic Solutions (PES) provides a lukewarm endorsement for height increases while noting many risks:

- **Development concentrated downtown:** The only feasible areas for increases are those that are already popular and built out.
- **No rent relief:** Rents will continue to rise because market forces will prevent oversupply.
- **More boxy buildings:** Revenue assumptions were based on buildings maxing out the zoning envelope.
- **Costs underestimated:** Infrastructure costs were not estimated but are a major factor that cannot be addressed by developer improvements alone.
- **Taller buildings cost more:** Costs per foot were lowest for the shortest buildings studied.
- **No affordable housing:** Higher construction costs limit the potential for significant affordable housing.
- **Parking Matters to Business:** Parking is a significant factor in office location decisions; parking insufficient to meet tenant demand would be a constraint on taller office buildings.
- **Traffic Congestion Matters:** Increased traffic could drive away businesses whose owners commute from the suburbs.

- **Delays:** Property owners' expectations and price demands may frustrate land acquisition efforts.

With the caveat that the projections are only valid for 5-10 years, PES projected that if population grows from 601,700 in 2010 to 771,000 by 2040, DC will need 44,000 additional housing units. A height increase could raise tax revenue \$62 to \$115 million per year, yield one new higher office building every three to four years, and create 180 to 340 construction jobs per year for DC residents.

Civic groups and historic preservation organizations have praised NCPC's assessment and vigorously opposed OP's plan for a multitude of reasons, chiefly because it cheapens the city's uniqueness while doing nothing to meet its challenges. NCPC will receive public comments on the final Height Master Plan report Tuesday, November 19th at 401 9th Street, NW. Details are available at [www.ncpc.gov/heightstudy](http://www.ncpc.gov/heightstudy). ★

# Acoustic Treatment of the North Hall

Anyone who has attended an event in the North Hall has recognized the loud, booming and distorted noise that so detracts from any event in the North Hall. A part of the 2008 post-fire renovation included a provision for the North Hall to serve as a community performing arts center. A demountable stage was provided, theatrical lighting installed, with a sophisticated lighting control system. None of this has been used for its intended purpose because of the acoustic problems.

The acoustic problems experienced in the North Hall are due to long reverberation times, that is, the time it takes sound to decay, or finish bouncing off the interior surfaces. It's worse in large volume spaces with lots of hard or acoustically-reflective surfaces. It can be improved by providing less reflective sound-absorbing surfaces. By dividing the volume of the space by the area of all interior surfaces, each multiplied by its Noise Reduction Coefficient, a reverberation time in seconds is determined.<sup>1</sup> Or, it can be measured, and to accomplish that the Eastern Market Community Advisory Committee worked with Barry Margeson, the Market Manager, and obtained the services of Michael Kerr of Bay Acoustics, an acoustic consultant, and learned that the reverberation time was almost five seconds. For comparison, Carnegie Hall, designed for classical music, has a reverb time of 1.8 seconds. For an auditorium or meeting space, a reverb time of 1.2–1.5 seconds is desirable. To accomplish that, the amount of acoustic treatment was computed and different types of materials were investigated, in consultation with the Historic Preservation Office, to ensure that the treatment would be respectful of



IMAGE COURTESY ELIZABETH NELSON

**Robert is pointing to the acoustic treatment that has been installed above the accent rail on the north wall. The adjacent west wall (left in the photo) has not received acoustic treatment.**

the historic landmark status of the North Hall.

After evaluating several products in terms of acoustic properties, texture, color, maintenance requirements, cost and how they would be placed, it was decided to treat two opposite walls above the accent rail with BASWaphon Classic Fine Finish. The result is a flawless integration, and the treatment is not noticeable, unless you know to look for the difference in thickness above the accent rail. ✪

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<sup>1</sup> The criterion is the time, in seconds, for the sound to decrease by 60 db, that is, to a level of one millionth of its original loudness.



# Support the Capitol Hill Restoration Society With a Gift to the Annual Fund

*Like the old commercial, when CHRS speaks, people listen. Whether it's a zoning hearing, a planning commission or a city council meeting, CHRS's voice carries the weight of expert knowledge and considered opinions. But more than that, CHRS carries the voice of Capitol Hill.*

*Our village on the Hill owes much of its charm and appeal to the historic character saved and protected by CHRS. And that's because CHRS volunteers work tirelessly to preserve and restore Capitol Hill's historic*

*fabric. Success comes more often than not in the day-to-day deliberations over seemingly small matters: arcane proposals and modest variations on historic standards.*

*But continuing that fight depends on CHRS continuing to be the voice of Capitol Hill. That's why CHRS's community outreach and educational efforts are so important. CHRS strives to keep the community informed about what is important and why it is important. An educated public is its own best advocate.*

*While volunteers research and advocate for free, operating costs are not free. These outreach efforts are critical to ensuring that CHRS hears the community and the City hears CHRS. Our success in these efforts is why we are the voice of the Hill; it's why people listen. Please join us today to support CHRS and keep Capitol Hill the village we all know and love.*



I/we would like to make a 100% tax-deductible contribution to support the Society's ongoing efforts to preserve and protect the historic fabric of our neighborhood.

Enclosed is a donation in the amount of:

\$1,000    \$500    \$250    \$100    \$50

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## Hearings on the DC Zoning Regulation Rewrite

Most applicable to Capitol Hill:

- 11/7 Residential Flat Zones (former R-4) including corner stores
- 11/12 General procedures including parking, bike parking, loading

Other matters:

- 11/4 Administrative Procedures
- 11/5 Definitions
- 11/6 Residential (standalone) house zones; auxiliary dwelling units, corner stores
- 11/13 Mixed Use zones, neighborhood commercial overlays
- 11/14 Downtown, Special Purpose and Production, Distribution and Repair Zones
- 11/19 Overflow testimony
- 11/20 Overflow testimony

All hearings are at the Office of Zoning, 441 4th street, Suite 220-S, start time 6 pm. To testify in person, call (202) 727-0789, reference ZC Case 08-06A. The Office of Zoning will also receive comments via their website. Details at [www.chrs.org](http://www.chrs.org) or <http://dcoz.dc.gov/ZRR/ZRR.shtm>. ★

## Zoning Regulation Rewrite Impacts on Capitol Hill

<b>Parking</b>	New rowhouses: Changes from 1 space per flat to 1 space per house; new apartment buildings: 1 space per 3 units or 1 space per 6 units near any form of transit (applies to most of Capitol Hill).
<b>Accessory Buildings</b>	Raises allowed height to 2 stories. Eliminates requirement for Special Exception.
<b>Alley Dwellings</b>	Allowed by right if the alley is at least 24' wide, by special exception if less than 24'. Height limit 20 feet, residence minimum 450 sf. Lot occupancy 80-100%.
<b>Corner Stores</b>	Allows any home or business owner to open a store on a corner if more than 500' from another corner store, as a matter of right.
<b>Additions</b>	Reduces minimum side court width from 5 feet to 2. This will reduce the incentive to build additions out to lot lines. Establishes a uniform lot occupancy limit for free-standing and row houses of 60%.
<b>Agriculture</b>	Allows honeybees and domestic animals in back yards. Community gardens are categorized as large agriculture. Stables are not allowed.

## Unchanged in the Historic District

<b>Alley dwellings</b>	New accessory buildings/units will still require a Special Exception from BZA.
<b>Corner stores</b>	Conversion from residential still requires review by Historic Preservation Review Board (HPRB).
<b>Additions</b>	Still require review by HPRB.
<b>Pop-ups</b>	Still prohibited.

## Marine Barracks, *continued from page 6*

south by Tingey Street. Site C appears to have low buildings parallel to M Street and a structure on its eastern edge, all hidden from view from M Street by a brick wall. Building the BEQ here would not adversely affect Capitol Hill, since the tall BEQ would be sited among other large and relatively tall structures.

Site D is inside the Navy Yard, so constructing the BEQ here would have no adverse effects on Capitol Hill. It also appears to be outside the Navy Yard Historic District.

CHRS will be filing scoping comments about the EIS and Section 106 review. ★

# Making New Friends at Barracks Row Fall Festival

By Elizabeth Nelson

Once again this year, CHRS hosted a booth at the Barracks Row Fall Festival. This is an important annual opportunity to discuss CHRS' history, mission and programs with our neighbors, especially those who are new to The Hill. Volunteers distributed literature (old House Tour catalogs are especially popular) and magnets with our logo and web address. They also applied temporary tattoos and helped children make beaded bracelets. We signed up new members and (drum roll, please), House Tour volunteers! Event organizers were really good to us, giving us a prime spot directly across from the beer garden and acrobats and far enough away from the stage that we could easily be heard over the music. Many thanks to Beth Purcell, Maurice Walters, Ben Klay, Undine Nash, Patrick Crowley, Lisa Dale Jones, Chuck Burger, and Nick Alberti for making our participation possible.



IMAGE COURTESY ELIZABETH NELSON

Passersby enjoying visiting the CHRS booth at the Barracks Row Fall Festival.

The Society is working toward an increased presence at community events. If you would like to help with these activities, please contact

Elizabeth Nelson, 543-3512 or [elizabeth\\_knits@yahoo.com](mailto:elizabeth_knits@yahoo.com). ★

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## November Preservation Café: Urban Legends and Lore of Washington, DC

Robert Pohl, our Capitol Hill neighbor and professional tour guide, will preview his new book, *Urban Legends & Lore of Washington D.C.* A carving of General Lee on the back of the Lincoln monument, the birth of lobbying at the Willard Hotel, a romantic gesture that built the distinctive homes of Capitol Hill—these are legends of Washington, DC. The capital is home to all manner of colorful rumors and tall tales. According to local lore, the missing J Street was L'Enfant's

snub to Supreme Court Justice John Jay, and the course of history could have been changed if only a young baseball player named Fidel Castro had accepted a contract with the Washington Senators. In search of the truth behind these legends and more, Pohl takes readers on a tour of the historic lore and urban legends that surround the monuments, neighborhood streets and even the Metro stations of Washington, DC.

Free and wheelchair accessible; no reservations required. ★

Wednesday, November 20  
6:30–7:15 p.m.  
Ebenezers Coffee House  
(downstairs), 2nd and F Streets, NE



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

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## Mark Your Calendar!

### NOVEMBER

**4-7, 12-14**, 6:00 pm

DC Zoning Commission public hearings on the Zoning Regulation Rewrite, 441 4th Street, NW. Details: [www.dcoz.dc.gov](http://www.dcoz.dc.gov).

**4** Monday, 6:30 pm

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

**5** Tuesday, 7:30 pm

Overbeck Lecture: "Walt Whitman in Washington"; Naval Lodge Hall, 330 Pennsylvania Ave., SE; free admission but RSVP required: [OverbeckLecture@CapitolHillHistory.org](mailto:OverbeckLecture@CapitolHillHistory.org).

**14** Thursday, 7:30 pm

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

**19** Tuesday, 6:30 pm

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

**20** Wednesday, 6:30 pm

CHRS Preservation Cafe, "Urban Legends & Lore of Washington, D.C." Ebenezers Coffee House, 2nd and F Streets, NE, downstairs. Details: Elizabeth Nelson, 543-3512.

### DECEMBER

**2** Monday, 6:30 pm

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

**12** Thursday, 7:30 pm

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

**17** Tuesday, 6:30 pm

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