



CHRS CELEBRATING 60 YEARS OF PRESERVATION

NEWS

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March 2018

2018 Dick Wolf Memorial Lecture

by Monte Edwards

The fourth annual Dick Wolf Memorial Lecture will be held on Friday, March 23, and will again showcase excellence in urban planning and historic preservation in the District of Columbia. The Lecture will be held at the Hill Center at 921 Pennsylvania Avenue SE at 7 pm and will be preceded by a brief Members' meeting beginning at 6:45 pm. The event is free and open to the public.

The winner of the 2018 Dick Wolf Memorial Lecture competition is Christine Ames, who will receive a \$1,000 prize and present a lecture based on her work on the Shotgun House Archaeology Project. Ames worked with the Office of the District Archaeologist as a Capital City Fellow with the District Government from 2016 to 2017. Her lecture focuses on what was found in a trash midden (pit) buried in the backyard of 1229 E Street SE discovered during these archaeological investigations.

After learning the Shotgun House was home to a few colorful residents, Ames was curious about the contents of the trash pit—if they could be associated with these former occupants, the possible events that led to their disposal, and, more broadly, what insights they offer into the daily lives and households of these occupants. Her lecture will also describe the

processing of artifacts, detailing the work that is undertaken in the lab once the fieldwork is completed.

Christine Ames is a Registered Professional Archaeologist, having received her Master's in Archaeological Heritage Management from Boston University and her Bachelor's in Anthropology from Syracuse University. She continues to be involved in the Shotgun House Archaeology Project as a contractor with GroundworkDC, working with the D.C. Historic Preservation Office. Ames was born in Washington, DC, raised in Montgomery County, MD, and currently resides on Capitol Hill.

She is extremely happy to be able to help preserve the history of the area in which she grew up for future generations. Following her lecture, a panel of three special guests will discuss the major points of her lecture:

- Stephen Hansen: Architectural historian and former professional archaeologist, author of *A History of Dupont Circle and Kalorama Triangle*, and president of the Committee of 100. He formerly worked with the Cultural Resources Division, US Park Service and is now principal at Preservation Matters, LLC.



IMAGE COURTESY JULIANNA JACKSON

The 2018 Dick Wolf Memorial Lecture winner, archaeologist Christine Ames.

Also in this issue

ARTICLES

Comprehensive Plan Hearing	2
Marine Corps Barracks	5
Shadow Study	7

COLUMNS

Zoning Briefs	3
Historic Preservation Briefs	4
CHRS Supporters	7

LOOKING AHEAD

House Tour	6
Preservation Café Series	6
Mark Your Calendar	8

Continued on page 2

- Emma Seabright: Architect, designer of the new residences to be built around the reconstructed Shotgun House, on the project team for the Capitol Courts development; a 117-apartment, mixed-use building located on the lot adjacent to the archeological site.
- Bob Sonderman: Archeologist, former member of the Historic Preservation Review Board, active resident of Capitol Hill and now serves as Curator/Director, Museum Resource Center, National Park Service.

The lecture and panel discussion will be followed by a champagne reception, allowing the public to visit with Christine and the panelists.

The Dick Wolf Memorial Lecture showcases excellence in research and writing on urban planning and historic preservation in the District of Columbia. Dick Wolf (1933–2012)

was one of the District's most ardent and effective visionaries. For over 40 years, he worked tirelessly and effectively on community planning (including the Comprehensive Plan), historic preservation, and sound neighborhood development. He served on the CHRS Board for many years, most often as President, and also served on the Committee of 100 of the Federal City.

His vision for Washington was of a great, world-class city that houses both the nation's great institutions as well as families with young children; balances its appetite for growth with preservation of the character of its irreplaceable historic residential neighborhoods; and integrates sound, sustained city planning principles, practices and administrative processes into all the city's business. The Dick Wolf Memorial Lecture program seeks to preserve and advance that vision. ★

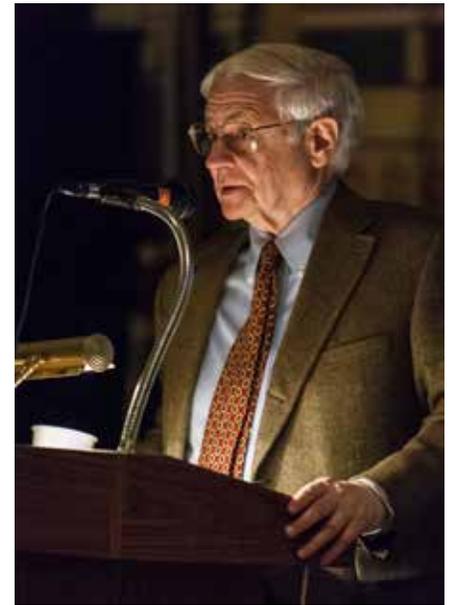


IMAGE COURTESY ANDREW LIGHTMAN

This lecture series honors the memory of former CHRS President Dick Wolf.

DC Council To Hold Comprehensive Plan Hearing on March 20

The city's primary land use law is the Comprehensive Plan; its strict and definite rules govern zoning cases and protect citizens. The Office of Planning has proposed amendments that would substantially remove these protections.

See *CHRS News* February 2018 or visit chrs.org/category/issues/compplan/ for up-to-date information.

The Council is holding a hearing on the Comprehensive Plan on March 20. To testify, email cow@dccouncil.us or call (202) 724-7130. If you are willing to testify but would appreciate help preparing your testimony, please contact Beth Purcell, beth@eapdc.com.

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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.

ABOUT CHRS

Capitol Hill is a special place. We promote, preserve, and enhance the character of our historic neighborhoods.

Since its founding in 1955, CHRS has worked continuously to make Capitol Hill the desirable location it has now become. Due to CHRS's efforts, Capitol Hill won designation as a historic district in 1976. Today, that legacy of standing up for the community continues with our work in planning, zoning, historic preservation, and public safety.

CHRS is a volunteer organization, made up of Hill residents who love their historic neighborhoods and want to ensure that the unique character of the Hill is around for future generations. Come join us!

To learn more or join, please visit:
www.CHRS.org

Zoning Committee Report

by Gary Peterson

During a meeting held on February 8, 2018, the Committee considered the following cases:

BZA #19593, 1226 North Carolina Avenue NE. The Committee previously considered this case at the October 12, 2017, meeting and voted to support the application provided the applicant amended the plans so a special exception rather than a variance was needed. The applicant subsequently amended the application.

After the letter of support was sent to the BZA, a neighbor two doors to the east objected that the third floor addition would unduly block her light. The case was set for reconsideration and both sides were asked to provide shadow studies. (See elsewhere in this issue a description of a "shadow study.") At the February 8 meeting the applicant did not appear because of a sick child. Neither side submitted shadow studies and the committee had a tie vote on reconsideration. Because of the tie the previous letter of support stands.

Six days after the hearing the applicant provided a shadow study and the neighbor submitted a rebuttal to the study. The Board at the February 20 meeting sent the case back to the Committee to consider the new information and to discuss and vote by email.

BZA #19701, 1511 C Street SE. The applicant needs a special exception because a new rear addition will extend more than 10 feet beyond the rear wall of both neighbors. The addition extends 15 feet or 5 feet more than is allowed without a special exception. The applicant produced shadow studies that showed that the addition did not unduly impact the neighboring properties (see page 7 in this issue). The Committee voted to support the application.

BZA #19702, 656 Independence Avenue SE. The applicant needs a special exception for a small addition that increases the lot occupancy from 63.4% to 69%. The Committee voted to support the application.

BZA #19703, 218 D Street SE. The Capitol Hill Day School needs special exception relief to occupy the second floor and mezzanine in this RF zone. The Committee unanimously found that private school use, in this case, was in harmony with the intent of the zoning regulations and that the location of the school is not objectionable to adjoining and nearby properties. ★

Historic Preservation Briefs

By Alison Ross and Beth Purcell

The Historic Preservation Review Board (HPRB or the Board) considered the following cases on January 25, February 1, and February 22, 2018. HPRB is responsible for determining if proposed changes to a building are consistent with the DC Preservation Act. A “concept review” is a preliminary determination of a building owner’s plan to alter the building, and if the concept is approved, the owner will return to the HPRB for a final review. In these reports, “staff” refers to the staff of the Historic Preservation Office (HPO), which serves as the staff of the HPRB.

326 A Street SE, HPA 17-591, concept/ revised proposal for three-story side and rear additions. This is a mid-19th century frame house, perched on a hill.

At its October 26, 2017 hearing, the Board:

... voted to support the staff report [investigate feasibility of bracing the house in place vs. demolition, detailed site-line showing the third floor at the rear addition needed to document visibility from A Street] with the following findings: that if the applicant wishes to propose demolition of the house they complete a thorough conditions report detailing the existing conditions at the property and a document detailing plans to dismantle, salvage, relocate, and reconstruct the original house should be developed and that as much original historic fabric be retained and re-used as possible; that the entrance at the house’s east elevation be retained; and the further refinements be made to the design at the side addition.

After the October hearing, the applicant agreed to restore the mid-19th century frame house (instead of demolition). While we strongly preferred that the east elevation front entrance be maintained, we believed that the plans for the existing house are compatible with the Capitol Hill Historic District. The Board approved the plans.

The project includes a new proposed side addition, reduced in size from the plans presented at the October hearing. HPO states that side additions should be clearly distinct so that they do not look older than the original building and have corresponding scale and massing. The new side addition is designed in the Second Empire style and is set back behind a retaining wall and features cement fiberboard siding, and a Mansard roof with dormers.

We believed that the Mansard roof looked top heavy over the double French doors. It would also be the only Second Empire house on the block, and does not fit in. We suggested replacing the Second Empire design with a more compatible and more modest design. Further, the proposed addition, while reduced in size, is approximately twice the square feet of the historic house, and is not subordinate to the historic house, and overwhelms the historic house.

While the design concept of making the two houses look separate respects the importance of the historic structure, we thought that the size, style, and massing of the proposed



IMAGE COURTESY BETH PURCELL

The Queen Anne rowhouse at 311 F Street NE.

formal high-style addition makes the modest vernacular historic structure appear even more subordinate. The Board approved the revised plans. For prior coverage, see *CHRS News* December 2017/January 2018.

400 D Street SE, HPA 17-488, concept/ construct parking structures.

The applicant originally proposed a new curb cut, access road, and two parking structures with lifts that would accommodate 15 cars. The Board concurred with the concerns raised by ANC 6B and voted to find the garage structures and mechanical lifts not compatible with the historic district. (The motion to approve the concept failed 3-3.)

At the February 23 hearing the applicant proposed the curb cut, access road, and 16 on-grade parking spaces, but no parking structures. CHRS testified that parking in an interior of a residential square is not compatible with the Capitol

Hill Historic District, citing HPRB and Mayor's Agent rulings against curb cuts in residential squares. Five neighbors opposed the project, and three supported. CHRS requested that if the parking was approved, that pervious paving be used, and screening landscaping be installed. HPRB approved the project and directed the applicant to research CHRS's proposals. For prior coverage, see *CHRS News* October 2017.

311 F Street NE, HPA 18-208, concept/full-height rear addition. This Queen Anne rowhouse is one of three designed by noted architect B. Stanley Simmons in 1893. The applicant indicates that this house, purchased from an estate, was rented for 40 years, and much of the interior structure was lost in a previous renovation. The applicant proposes to repair and restore the front exterior.

We urged the Board to require specific staff sign-off so that a new proposed lantern, and new metal

stairs (replacing inappropriate brick stairs) be compatible for a Queen Anne rowhouse. The Board added these two requirements to its order approving the project. The rear addition, extending out 10 feet, is subordinate; we urged that this rear window design be restudied, which the Board did not adopt.

214 A Street, NE, HPA 18-209, concept/side and rear additions, dig out basement, raze garages and construct new garage. This property is a two-story, flat front, frame dwelling that pre-dates 1874. The dwelling is sited above grade on a berm atop a low brick wall bordering A Street NE and the alley along the east property line.

Side additions are not common in the Capitol Hill Historic District. CHRS was concerned with the proposed side addition eliminating the side yard and the visible impact an addition will have to the historic structure. HPRB agreed with Staff Report that the addition was set back

significantly from the street at 48 feet to "allow the historic width of the building to remain legible."

The applicant proposed to demolish a series of five frame garages in the rear of the property which do not appear to have remaining historic integrity. CHRS believed the proposed two-story brick garage apartment to be an improvement and agreed with Staff Report that the garage height needed to be reduced in height to 20 feet or less. The fenestration, materials, and details are compatible with the Capitol Hill Historic District. HPRB agreed with Staff Report and approved the side addition, rear addition, reorganized fenestration, demolition of frame garages and construction of new garage. ★

Interested in learning more about historic district designation?

Contact CHRS at caphrs@aol.com.

Marine Corps Finalizes Plans for New Barracks

By Beth Purcell

Enlisted Marines now live in the circa-1975 brown brick buildings at 8th and I Streets SE, obsolete buildings that no longer meet their needs and cannot be modified to satisfy current Department of Defense force-protection/standoff requirements (the barracks are only 25 feet from the Southeast Freeway). The Marines need 90,000 square feet for a new barracks (BEQ) which must be protected by a vehicle standoff extending out 66 feet and, inside that distance, a pedestrian standoff of 33 feet.

It's a challenge to site the BEQ in a historic urban area. Work on the project's environmental impact

statement began in 2013. Early on, CHRS and others urged the Marines to locate the new barracks on federal land, and avoid Tyler School, Potomac Gardens, and squares 929 and 930 (8th/9th/Virginia/Potomac Avenues SE, containing vital businesses and historic buildings).

Fortunately, the Marines have decided that the BEQ could be built on its Annex at 7th and K Streets SE. The Annex is already secure, the BEQ will fit on the site and playing fields used by local teams will remain. It's a good result for all—the Marines will have a better facility and community resources will be preserved.

For prior coverage, see www.chrs.org > CHRS & the Community > Marine Barracks-Washington or chrs.org/category/issues/marine-corps-barracks-issues. ★

Get Ready for the 2018 House and Garden Tour!

The 2018 House and Garden Tour will take place May 12 and May 13 this year. The Committee has been busy pinpointing possible homes for the tour. To date, between 8 to 10 houses have been identified that sit within the Brent Elementary School area footprint. The tour's theme will tie in with the Preservation Café series on sustainability and historic preservation.

Mark your calendars! CHRS members receive a special discount on tickets. This year the price is \$30 per person.

We are still looking for houses—if you have a suggestion, please contact Michelle Carroll at: pilliodmp@aol.com. To volunteer, contact elizabeth_knits@yahoo.com. ★

Tour Volunteers Needed!

Can you spare an hour or two in April or May to help a good cause? CHRS is currently seeking volunteers for:

- House Tour Docents
- Ticket booth @ Eastern Market
- Cookie & cupcake bakers
- Bicycle deliveries
- Social media support
- Other jobs

To be a part of this year's house tour, please contact Elizabeth Nelson at elizabeth_knits@yahoo.com.

Preservation Café: 2018 Preservation and Sustainability Series

by Joanna Kendig

We are about to start a three-part series of presentations on sustainability and historic preservation.

On March 14th we will hear how the District is set to become the healthiest, greenest, and most livable city in the country by 2023 as outlined in the Sustainable DC Plan. Jay Wilson from DC Department of Energy and the Environment (DOEE) and Steve Callcott from DC Office of Planning will tell us about Sustainable DC initiatives and how they intersect with historic preservation practices.

Reducing use of fossil fuels and switching to renewable energy

sources is an important part of Sustainable DC initiatives. The April presentation will be by Yesenia Riviera, program director at Solar United Neighbors of DC (formerly DC SUN), a coalition of neighborhood solar cooperatives and of advocates "leading the charge to make Washington DC a solar city." Riviera will tell us how solar power use is growing in Washington. She will give an overview of technical and financial aspects of photovoltaic (PV) installations, and share with us how these intersect with historic preservation issues throughout the city and on Capitol Hill. This Solar

Power on Capitol Hill Café will be held on April 18.

And finally, on May 16 look for a presentation on improving energy efficiency of our historic homes by architect Nakita Reed, principal of Encore Sustainable Design.

All Preservation Cafés will be held in the accessible downstairs meeting room at the Northeast Neighborhood Library, 330 7th Street NE, from 6:30pm to 7:30pm. Hope to see you there! ★

What Is a Shadow Study or Analysis?

By Gregoire Holeyman, AIA

The shadow analysis is a visual model of how a proposed development will cast its shadow, demonstrating any potential impacts on nearby sensitive areas, such as public spaces and residential private outdoor amenity areas. A Shadow Analysis can be part of the documentation provided by an applicant when filing for a Special Exemption or Variance before DC's Board of Zoning Administration.

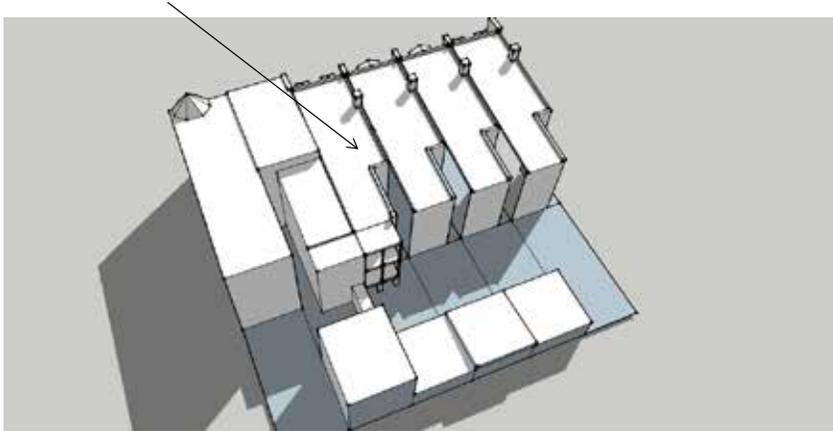
New structures that would cast additional shadows on

neighboring properties may affect the BZA's approval if the shadow is determined to be significant or to create an adverse effect to the use of the neighboring land. Negative consequences of new additions on neighbors include creating shade at green areas thus changing growing or leisure conditions, limiting the ability to install solar panels, and cutting off previous views.

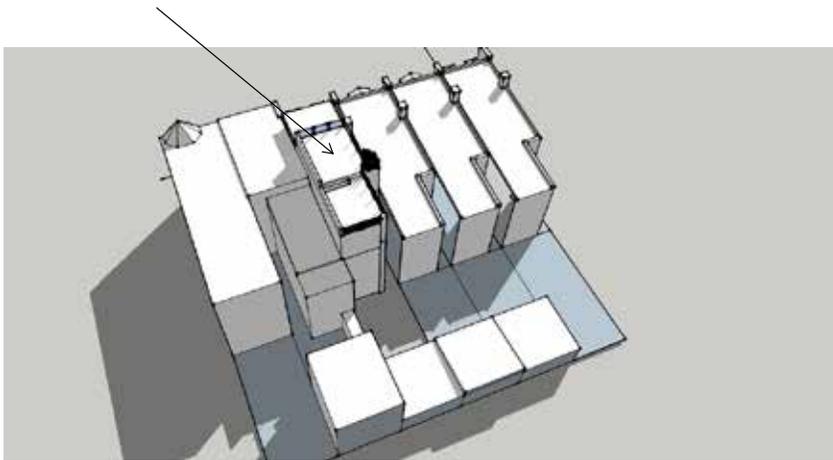
The CHRS Zoning Committee now requires shadow analysis for any additions requiring zoning relief.

A well-developed shadow study will include before and after models and will provide test dates and times for the equinox (September 21 or March 21) and both solstices (December 21 and June 21) between 8am – 6pm in three- or four-hour increments. The model will provide enough context to determine how shadows are cast on neighboring properties. ★

IMAGE COURTESY FOWLER ARCHITECTS



EXISTING CONDITIONS
March 20th /September 22nd 3:00 PM



PROPOSED ADDITION
March 20th/September 22nd 3:00 PM

Shadow studies show the impact of proposed development on nearby areas.

Thank You, CHRS Supporters!

NEW

Ellen Alers

SILVER

Nicky Cymrot
Douglas Delano & Elizabeth
Hannold

BRONZE

Friend of CHRS
Thomas Grahame
David & Evelyn McKay
Martha S. Pope



CHRS CELEBRATING 60 YEARS OF PRESERVATION

Capitol Hill Restoration Society

420 10th Street SE
Washington, DC 20003

Mark Your Calendar!

MARCH

5 Monday, 6:30 pm
CHRS Historic Preservation Committee, Kirby House, 420 10th Street SE, first floor. Details: Beth Purcell, (202) 544-0178.

14 Wednesday, 6:30 pm
CHRS Preservation Café: Sustainable DC and Historic Preservation, presented by Jay Wilson (Department of Energy and Environment) and Steve Callcott (DC Office of Planning). Northeast Library 330 7th Street NE, downstairs meeting room. Details: Joanna Kendig, (609) 933-4291.

15 Thursday, 7:30 pm
CHRS Zoning Committee, Kirby House, 420 10th Street SE, first floor. Details: Gary Peterson, (202) 547-7969.

17 Saturday, Midnight
Deadline for Capitol Hill Home photo contest in celebration of the 2018 House and Garden Tour has been extended. Email hi-res images to: housetourchrs@gmail.com. Details: chrs.org/photo-contest.

20 Tuesday, 6:30 pm
CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street SE, second floor board room. Details: Elizabeth Nelson, (202) 543-0425, info@chrs.org.

23 Friday, 7 pm
Fourth Annual Dick Wolf Memorial Lecture, Hill Center, 921 Pennsylvania Avenue SE. Preceded by brief CHRS Members' meeting at 6:45pm. Details: info@chrs.org.

APRIL

2 Monday, 6:30 pm
CHRS Historic Preservation Committee, Kirby House, 420 10th Street SE, first floor. Details: Beth Purcell, (202) 544-0178.

12 Thursday, 7:30 pm
CHRS Zoning Committee, Kirby House, 420 10th Street SE, first floor. Details: Gary Peterson, (202) 547-7969.

16 Monday, 6:30 pm
CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street SE, second floor board room. Details: Elizabeth Nelson, (202) 543-0425, info@chrs.org.

18 Wednesday, 6:30 pm
CHRS Preservation Café: Solar Energy in Historic Districts. Presented by Yesenia Rivera, Solar United Neighbors of DC. Northeast Library 330 7th Street NE, downstairs meeting room. Details: Joanna Kendig, (609) 933-4291.

If you received a complimentary copy of this newsletter, please consider joining CHRS!
www.chrs.org