



CHRS CELEBRATING 60 YEARS OF PRESERVATION

NEWS

www.chrs.org

October 2018

5G “Small Cell” Technology Coming to Our Neighborhood Streets

By Monte Edwards and Beth Purcell

Our cell phones use 4G technology (i.e., fourth generation technical standards for mobile data networking). In 2019, 5G technology will be available. 5G is a new type of mobile data networking that responds more quickly and moves data faster than 4G. Installing 5G technology will change our public spaces.

The FCC has determined that it is essential to prepare for 5G technology and has preempted local jurisdictions from prohibiting the installation of 5G technology. The four major

cell phone carriers in our area plan to offer 5G technology in the first half of 2019. Even after 5G is more widely available, many devices will still rely on 4G for roaming outside of 5G coverage areas. Research firm Strategy Analytics projects that by 2023, only 6.5% of global wireless subscriptions will be 5G, while 70% will be 4G.

5G uses ultra-high-frequency airwaves. These signals are fragile, traveling comparatively small distances and easily blocked

by buildings and other objects, requiring line-of-sight transmission and reception. Each cell unit has three parts: receiving and transmitting antennae (that need to be about 31 feet above ground) and electronic equipment.

The four major carriers in DC have taken the position that they need their own separate cell installations because of differences in their equipment that might

Continued on page 6

2018 House Expo Coming October 21

Mark your calendars for this year’s free House Expo held by CHRS at the North Hall of Eastern Market. From 10 am to 4 pm on Sunday, October 21, 2018, converse with experts that can help you enhance your home. Talk with architects and designers about possibilities for your home, and meet contractors. Have you ever wondered about the history of your historic home? Let researchers explain what they can offer you. Would you like to improve your leaky windows before the weather turns cold? Meet local contractors familiar with historic windows. Would you like a portrait of your favorite pet as part of the decor? Chat with a local artist.

The House Expo showcases the best local experts to enrich your home. We look forward to seeing you there. Confirmed exhibitors include: GL Barnhart Construction, Solar Energy World, Teass/Warren Architects, N&M House Detectives, TrustED Champions, Capitol Hill Garden Club, CHRS, Community Forklift, Area Access, Wilcox Electric, Renewal by Anderson, Capitol Hill Village and PupArt.

Also in this issue

ARTICLES

- Helping Arthur Capper Seniors..... 2
- City Council Debates 2
- Dockless Vehicles 3
- September Preservation Café..... 5
- Redevelopment of RFK 7

COLUMNS

- Zoning Report 4
- Thank You CHRS Supporters 6

LOOKING AHEAD

- Overbeck Lecture: Riots of 1968 ... 2
- Upcoming Preservation Cafés 5
- Mark Your Calendar..... 8

Helping Our Arthur Capper Neighbors

By Elizabeth Nelson

As many of you know, there was a huge fire at the Arthur Capper Senior Building (900 5th Street SE) on September 19th. We can be grateful to the Marines who saw the fire and helped residents to safety and the quick response of the DCFD that there were no deaths or serious injuries. All the occupants have been displaced and most have lost everything.

The Capitol Hill Community Foundation (CHCF) has created the Arthur Capper Recovery Fund to provide a trustworthy conduit for those wanting to assist these vulnerable neighbors. This venerable

neighborhood institution has experience in managing donations and disbursement of funds, having handled community support for those affected by the Eastern Market fire (2007) and the Fragers Hardware fire (2013).

Meredith Fascett, Chair ANC 6D, and Charles Allen, Ward 6 Councilmember, agree that this is the best way to channel donations to the affected residents. Donations can be made through the CHCF website at: CapitolHillCommunityFoundation.com/news/2018/9/20/donate-to-the-arthur-capper-seniors-recovery-fund. ★

CHRS Co-hosting Two Debates in October

Hear the candidates for At-Large representative to the DC City Council, Wednesday, October 10, 2018, 7–9 pm and for Ward 6 Representative to the DC City Council on Friday, October 12. Both from 7–9 pm at Hill Center, 921 Pennsylvania Ave SE. The public may submit questions to debate@hillrag.com with 'At-Large' or 'Ward 6' in the subject line.

Sponsored by: *Hill Rag*, Ward 6 Democrats, the DC GOP

Event hosts: Capitol Hill Restoration Society, Capitol Hill Public School Parent Organization, CHAMPS, Hill Center ★

The Washington Riots of 1968: The View from Capitol Hill

The Washington riots of 1968 had a devastating impact throughout the city and on Capitol Hill's 8th Street and H Street commercial corridors, where the legacy of destruction could be seen for decades. On Monday, November 5, at 7:30 pm, historian J. Samuel Walker, author of the recent book *Most of 14th Street is Gone: The Washington, DC Riots of 1968*, will present his analysis of the causes and course of this dramatic event in our neighborhood. Walker is a historian who has written on a wide range of subjects from the growth of atomic energy to college basketball in America.

Ruth Ann Overbeck Lecture, Hill Center, 921 Pennsylvania Avenue SE. Reservations required. For more information, visit: capitolhillhistory.org.

Capitol Hill Restoration Society (CHRS)

BOARD OF DIRECTORS

President Elizabeth Nelson
 First Vice President Janet Quigley
 Second Vice President Tina May
 Treasurer Adam Apton
 Secretary Susan Oursler
 At Large Patrick Lally
 At Large Michelle Carroll
 At Large Steve Kehoe
 At Large Joanna Kendig
 At Large Angie Schmidt
 At Large Maygene Daniels
 Immediate Past President Lisa Dale Jones

COMMITTEE CHAIRS

Beyond the Boundaries Beth Purcell
 Budget & Administration* Susan Oursler
 City Planning* Monte Edwards
 Communications* Nina Tristani
 Community Development* Chuck Burger
 Community Relations Elizabeth Nelson
 Environment* Greg Holeyman
 Grants Larry Pearl
 Historic Preservation* Beth Purcell
 House & Garden Tour Michelle Carroll
 Investments John Shages
 Membership* Susan Burgerman
 Public Safety* Undine Nash
 Public Space Steve Kehoe
 Zoning* Gary Peterson

* Chair is an appointed Board Member

NEWSLETTER

Angie Schmidt and Kelly Vielmo, Editors

WEBMASTERS

Donna Breslin, Elizabeth Nelson

OFFICE MANAGER

Jill Uvena Cullinane

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

Dockless Vehicles Project

By Monte Edwards

DDOT is currently engaged in a demonstration project to evaluate bikeshare and scootershare systems that operate without physical docking stations. The demonstration program has been extended through December 2018.

These dockless systems use bicycles or scooters that self-lock and can be accessed using smartphone apps. The vehicles are small and take up far less space and produce less pollution than automobiles. As they are dockless, they take up less public space than the Capital Bikeshare programs that require dedicated docking facilities.

But there are problems with the dockless vehicles being stolen, vandalized, left in tree spaces or abandoned in areas that impede pedestrian access or are sometimes "dumped" in parks, streams, or other inappropriate locations, or, if they are secured, are secured to trees and private fences.

Another significant problem is how they relate to pedestrians—particularly on sidewalks—since the electric vehicles are noiseless (and can come up quite unexpectedly)

and operate at speeds greater than bicycles are allowed to operate on sidewalks (bicycles on sidewalks are limited to 10 MPH, but some scooters operate at 14 MPH).

This is a demonstration project, designed to allow DDOT to evaluate the operation of these vehicle. CHRS has urged that DDOT's evaluation be shared with the public and reported in a public document that can provide the basis for regulations that will govern dockless operations.

CHRS's July 18 letter to DDOT (available on the CHRS website) specifies ten areas that DDOT's evaluation needs to address, raises questions the evaluation needs to answer, and asks DDOT to discuss how other cities and jurisdictions (US and foreign) are administering dockless vehicle programs.

CHRS's letter recommends that DDOT's Evaluation Report address both the benefits and the problems of the dockless vehicles and should be made available for public comment. The Evaluation Report, together with the public comments concerning the Report, would then provide the basis for issuing proposed regulations. ★

Village Voices: "Separating and Remaining: Families in Nazi Germany"

Norman Metzger will speak about his experience as a child in Germany in World War II, as told in his recent memoir. He will discuss the realities for mischling families (Aryan and Jewish) in Nazi Germany, as witnesses to the Holocaust and facing extermination, the bombings, the occupation.

Presented by Capitol Hill Village, Monday, October 15, 7–8 pm, at the Northeast Library, 330 7th Street NE. Free. For more information, visit: capitolhillvillage.org.

Zoning Report

By Gary Peterson

The Capitol Hill Restoration Society Zoning Committee met on September 13, 2018. The Committee, with four members present, considered the following cases:

BZA #19791, 433 New Jersey Avenue SE. The applicant proposes to build a new roof deck and new exterior metal stairs from the 2d floor to the new roof deck. The roof deck and stairs are not visible from the street. The neighbor abutting the stairs has no windows on that side of the house. The applicant needs a special exception to make an addition to an already nonconforming structure. The Committee voted to support the application.

BZA #19802, 1318 Constitution Avenue NE. The applicant failed to appear and the Committee voted to take no position. The applicant wants to build a small penthouse to allow stairs to the roof.

BZA #19817, 1515 E Street SE. The applicant needs a special exception to construct a three story rear addition that extends 19 feet beyond the rear walls of the neighbors. He is also going to fill in a dogleg. One can extend an addition 10 feet as a matter of right. The applicant provided letters of support from his neighbors. The Committee believes that the neighbors may not understand the impact on their homes by nearly doubling the size of this house (filling in the dogleg, adding a third floor and extending 19 feet). However, this situation needs to be fixed by amending the Zoning Regulations and the Committee reluctantly voted to support the application.

BZA 19824, 1347 G Street SE. The applicant wants variance relief to construct a third floor and convert

the building from one unit to two units. The lot area is only 1,014 square feet and the applicant needs a variance. Although the applicant did not appear, there was sufficient information to determine that the standards for a variance were not met. CHRS opposes this application.

BZA #19836, 325 10th Street NE. The applicant wants to raze an existing one story garage and build a two story garage. The second floor will be unplumbed storage and work space. He intends to align his garage with the others on the alley and needs a special exception because the garages are only 10 feet from the centerline of the alley instead of the required 12 feet. The Committee voted to support the application.

BZA #19838, 912 5th Street NE. The applicant proposes building a two story garage with a legal dwelling unit on the second floor. He needs special exceptions to build a new garage with a living unit and to increase the lot occupancy to 70%. He also needs a variance because, although the alley behind the garage is 15 feet wide, the access alleys from the street are only 10 feet wide. The Committee believes this 15 foot rule is in error and should have been 10 feet when the new regulations were published. A correction to the Zoning Regulations needs to be made. The Committee voted to support the application.

BZA #19854, 824 13th Street NE. This 693 square foot vacant lot has 33 feet of frontage on the east side of 13th Street and is 21 feet deep. The south side of the lot abuts a 10 foot wide alley. The applicant wishes to build a three story plus cellar two unit flat that occupies 100% of the

lot. He needs a special exception from the parking requirements of one parking space per two units and variances from the lot occupancy, rear yard, and side yard requirements. There currently is no provision for the location of garbage cans. The Committee believes that the applicant can build a one unit house with indoor parking and garbage storage on the alley. For these reasons, the Committee voted unanimously to oppose the application.

BZA #19856, 210 9th Street SE. The applicant proposes a new partial three story rear addition with cellar over the existing footprint. A small one-story entrance addition will also be built in the front facing dogleg. The lot occupancy will increase from 45% to 48%. The committee voted to support the application.

Zoning Commission 18-07, petition to amend the zoning map at the SE corner of K and 2nd Streets NE. For some unknown reason, 5.5 lots fronting on K Street, and one abutting lot facing 2nd Street and zoned PDR-1, a light industrial category. The balance of the square is zoned MU-5A a medium density mixed commercial and residential use similar to the old C-2-A and C-2-B. The applicant owns the easterly 4 lots on K and the one lot on 2nd and is requesting a zoning change for these lots from PD-1 to MU-4 and MU-5A. The Committee voted to support the application so long as the other 1.5 lots not owned by the applicant are also included in the amendment. ★

September Preservation Café: Exterior Wood Doors

By Gregoire Holeyman, AIA

The September Preservation Café speaker was Joel Truitt, general contractor and owner of Joel Truitt Builders and Management. A Capitol Hill resident, Mr. Truitt specializes in the building of new custom exterior wood doors, as well as the restoration and repairing of existing doors. The presentation, titled “Historic Doors: Preserved or Replaced” focused on the many style and accessory choices of solid wood exterior doors that can be used on Capitol Hill homes.

The construction of a traditional or “real” wood door has not changed much over time. The rail and stiles are made of solid wood and infilled with either a raise panel or glass unit. Joel prefers to use tropical hardwoods such as mahogany that are better suited to deal with the humid summers of DC. The wood acclimates to the conditions of Joel’s shop for a couple of weeks before any milling work begins on the material. Raised panels as well as astragals for double doors are custom cut to match the historic profiles of existing doors.

Joel prefers to use the following materials:

- Brass hardware, salvaged from a local organization like Community Forklift
- Bronze thresholds, which are durable and can withstand a lot of force
- Metal door sweeps and/or flashing at the base of the door.
- Original, beveled glass if possible. Modern, tempered, insulated glass units work well, but require much more support since they are heavier than single-pane units.
- For exterior decorative moulded millwork, a painted polyurethane pattern will weather well.

Joel is happy to answer any renovation questions! Contact him at: (202) 547-2707 or info@joeltruitt.com. ★

Upcoming Preservation Cafés

Curb Appeal on October 17

Architectural conservator Justine P. Bello will present “Curb Appeal: How to Preserve a Rowhouse Facade” on Wednesday, October 17, 2018 at 6:30 pm. Her talk will address best practices for keeping a rowhouse looking its best while also employing sound preservation techniques that ensure its longevity.

Window Restoration on November 14

Neil Mozer, owner of Mozer Works, Inc., will share his passion and expertise for old windows on Wednesday, November 14, 2018 at 6:30 pm (please note: the Café is early in the month due to Thanksgiving). Mr. Mozer, who has been a carpenter/builder for more than 25 years, will explain why old windows are important and just what it takes to do a professional restoration.

Studies show that a properly sealed older window plus a good storm window is equally energy efficient as a new, high-end replacement window. Because old windows were made from slow-growth trees, rather than the fast-growth used in modern windows, the old windows stand up to the elements much better. “A restored 100-year-old window will last another 100 years, so it’s worth the investment,” according to Mozer. Also, restored old windows preserve the architectural character of the building.

If your own windows need work, you’ll want to attend this presentation before deciding whether to restore or replace.

Preservation Cafés are free and the public is encouraged to attend. Northeast Neighborhood Library, 330 7th Street NE, downstairs meeting room (wheelchair accessible), 6:30 pm.

Help Make the House Expo a Success!

This is our third offering of what has become an annual event. The House Expo Team has done a great job of arranging a venue and recruiting craftsmen and tradespeople. But we need many hands to manage logistics the day of the event. If you can help, even for a short time, please contact our Communications Committee Chair, Nina Tristani, at ninalt19@gmail.com or (202) 497-1099.



An individual 5G cell tower.

interfere—that would likely mean four or more 31-foot high poles with attached equipment in every city block.

The FCC regulations allow DC to impose design guidelines. DDOT has issued draft design guidelines that would allow placing the equipment on cobra-neck street light poles (but not on Washington Globe light poles), wooden telephone poles or new, stand-alone poles located on streets and named alleys. DDOT has already signed master license agreements with the four carriers, and while 5G is not ready, the licenses would allow

the carriers to put the new poles in now with 4G cells and add 5G cells to the poles later.

The term “small” does not refer to the size of the 5G equipment, but rather the range of each cell. The equipment is not small, consisting of fiber cabinets, electrical boxes, amplifiers, antennas, and other

components (apparently there would be essentially duplicate 4G and 5G equipment). At least one carrier has refused to place the equipment in a vault under the surface of the sidewalk.

Thousands of units are expected to be installed in the District, raising major issues on clutter, and effects on viewsheds, the monumental core, historic districts, and street trees. This is moving at a very rapid pace, with very little information available to the public. The Public Space Committee is scheduled to vote on the draft guidelines on October 15 and comments are due October 5.

We urge CHRS members to not only submit comments, but also contact Councilmember Charles Allen and the at-large Councilmembers and ask that the deadline be extended so that we can have a more transparent and deliberative approach to the issues. ★

Public Space Committee

DDOT Public Space Permit Office
1100 4th St SW, Room 360
Washington DC, 20024
Attn: Small Cell
PublicSpace.Committee@dc.gov

Charles Allen (Ward 6)

callen@dccouncil.us

Anita D. Bonds (At-Large)

abonds@dccouncil.us

David Grosso (At-Large)

dgrosso@dccouncil.us

Elissa Silverman (At-Large)

esilverman@dccouncil.us

Robert White, Jr. (At-Large)

rwhite@dccouncil.us

Talking Turkey: Science, Values and the Future of Food

Dr. Catherine Woteki will share important information about the food we eat, today and in the future, based on her lifetime of research into the science of human nutrition and her understanding of the food industry and national food policy. Dr. Woteki served as US Department of Agriculture Undersecretary for Research, Education, and Economics; global director of scientific and regulatory affairs for Mars, Incorporated; as the first USDA undersecretary for food safety; and dean of the College of Agriculture and Life Sciences and director of the Agriculture Experiment Station at Iowa State University.

Presented by Capitol Hill Village, Wednesday, November 14, 7 pm at the Southeast Library. For more information, visit: capitolhillvillage.org.

Thank You, CHRS Supporters!

SILVER

Laurence D. Pearl

Proposed Redevelopment of RFK

By Monte Edwards

Groundbreaking for new multi-purpose athletic fields on part of the RFK site occurred on August 29. The new athletic fields will be of artificial turf, installed over the existing asphalt. The existing asphalt will not be removed, but there will be some “build-up” on the asphalt, to accommodate storm-water drainage, before the artificial turf is installed.

No congressional legislation has been introduced beyond Delegate Norton’s Lease Extension bill (H.R.3373). Greg O’Dell (President and CEO of EventsDC) explained that most likely there will be a lease extension, rather than transfer of the property to DC, that will allow greater flexibility compared to what is now allowed.

A Zoning Text Amendment was requested by the National Capital Planning Commission (NCPD) because of the change of use of the property when the redevelopment occurs. The Zoning Text Amendment was expected to be issued in September.

EventsDC has received a determination that the proposed athletic fields will cause minimal impact and that neither a 106 review (specifying actions federal agencies must take to meet their legal obligations) nor an Environmental Assessment (EA) is required to move forward with the multi-purpose athletic fields. However, a full EA (or Environmental Impact Study ((EIS)) and 106 review will be required for further redevelopment of the complex. In terms of timing, the demolition of the stadium is not projected to occur for about two years, because its use is programmed through that time frame.

Time for Hilloween!



IMAGE COURTESY ELIZABETH NELSON

Hilloween is an annual free street party outside of Eastern Market (7th Street SE from North Carolina Avenue to Pennsylvania Avenue SE). This year it’s scheduled for Friday, October 26, from 5:30–7:30 pm.

CHRS will host an activity table with temporary tattoos and beads to string, plus CHRS pencils and other fun free items. This is an excellent opportunity to let our neighbors get to know us and the organization we represent—and it’s

wonderful to see all the children in their costumes! If you can help staff the booth, please email elizabeth_knits@yahoo.com.

Bridges: The multiple bridges to Kingman Island proposed by EventsDC have been opposed by the DC Dept. of the Environment (DOEE) in their July 2017 *Proposal for the use of Kingman Island and Heritage Island for Educational, Environmental, and Recreational Purposes*, stating (page 15):

...the [RFK Redevelopment] concept designs show several additional bridges being added to connect the Islands to both sides of the Anacostia River. The proposed bridges may interfere with the goal of creating an environmental, education focused oasis in the District.

EventsDC is engaged in discussions with DOEE about how to implement a bridge that would connect Kingman Island to the RFK area and then extend to the Anacostia neighborhood. ✧



CHRS CELEBRATING 60 YEARS OF PRESERVATION

Capitol Hill Restoration Society
420 10th Street SE
Washington, DC 20003

Mark Your Calendar!

OCTOBER

10 Wednesday, 7–9 pm

DC City Council At-Large Candidates Forum. Co-hosted by CHRS. Hill Center, 921 Pennsylvania Avenue SE. Details: debate@hillrag.com.

11 Thursday, 7:30 pm

CHRS Zoning Committee. Kirby House, 420 10th Street SE, first floor. Details: info@chrs.org.

12 Friday, 7–9 pm

DC City Council Ward 6 Candidates Forum. Co-hosted by CHRS. Hill Center, 921 Pennsylvania Avenue SE. Details: debate@hillrag.com.

15 Monday, 7 pm

Village Voices: "Separating and Remaining: Families in Nazi Germany," presented by Norman Metzger. Northeast Library, 330 7th Street NE. Details: info@capitolhillvillage.org.

16 Tuesday, 6:30 pm

CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street SE, 2nd Floor board room. Details: info@chrs.org.

17 Wednesday, 6:30 pm

Preservation Café: "Curb Appeal: How to Preserve a Rowhouse Facade." Northeast Library, 330 7th Street NE, lower level. Details: (202) 543-0425, info@chrs.org.

21 Sunday, 10 am–4 pm

CHRS House Expo, Eastern Market North Hall, corner of 7th Street & North Carolina Avenue SE. Details: Michelle Carroll, pilliodmp@aol.com.

26 Friday, 5:30–7:30 pm

Hilloween 2018. 7th Street SE outside Eastern Market. Details: Elizabeth Nelson, (202) 543-0435, info@chrs.org.

NOVEMBER

5 Monday, 6:30 pm

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

5 Monday, 7:30 pm

Overbeck Lecture: "The Washington Riots of 1968: The View from Capitol Hill." Hill Center, 921 Pennsylvania Avenue SE. Reservations required. Details: capitolhillhistory.org.

8 Thursday, 7:30 pm

CHRS Zoning Committee. Kirby House, 420 10th Street SE, first floor. Details: info@chrs.org.

14 Wednesday, 6:30 pm

Preservation Café: "Window Restoration." Northeast Library, 330 7th Street NE, lower level. Details: (202) 543-0425, info@chrs.org.

14 Wednesday, 7 pm

Village Voices: "Talking Turkey: Science, Values and the Future of Food." Southeast Library, 403 7th Street SE. Details: info@capitolhillvillage.org.

20 Tuesday, 6:30 pm

CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street SE, 2nd Floor board room. Details: info@chrs.org.