

Capitol Hill Restoration Society Board Meeting

Minutes for Meeting of 16 May, 2017

Second Floor Board Room, Capitol Hill Townhomes Community Building
750 6th Street SE, Washington DC

Present: Elizabeth Nelson, Susan Burgerman, Justine Bello, Joanna Kendig, Beth Purcell, Chuck Burger, Adam Apton, Monte Edwards, Janet Quigley, Susan Oursler, Patrick Crowley

Absent: Scott Davis, Steve Kehoe, Patrick Lally

Guests: Carl Spier

The meeting is called to order at 6:35.

Treasurer's Report: *Adam*

The most recent balance sheet and bank statements are presented. A brief discussion follows about how we pay for advertising (Hill Rag, other). The Lemke disbursement still needs to be moved over to the Vanguard account.

Adam provides preliminary information on the House Tour. Revenue is estimated to be over \$50,000 (ticket sales at approximately \$25,000, advertising at approximately \$25,000). A brief discussion follows about how we track House Tour ticket sales.

Minutes: *Justine*

No additional corrections or amendments were offered. Susan B moves to approve, seconded by Elizabeth. The motion passes unanimously.

Presidents's Report: *Elizabeth*

House Tour: Elizabeth provides a brief recap of some of the House Tour highlights. There was great attendance at Beth's walking tour. All sites were all well-attended and generally the lines were manageable.

Fall House Expo: Elizabeth seeks the Board's approval to book a venue for this event for the fall. A brief discussion follows about the usefulness of this event; the Board generally found it was a success and helps to build good PR and goodwill in the community. Gary moves to approve booking a venue, seconded by Chuck. The motion passes unanimously.

Susan B raises the question of having updated HD guidelines available to have on hand at the next House Expo. This also includes pamphlets on the significance and maintenance of windows, doors, etc. The Fulcrum-sponsored house expo (March 2017) was similar in format. No urgent need is felt to actively distinguish our event from theirs.

Hill Rag/Fagon Guide: A proposal for continued advertising fees is presented and reviewed briefly. Gary moves to engage Capitol Hill Community News, Inc. in accordance with the proposal, seconded by Chuck. The motion passes unanimously.

Preservation Report: Beth

316 G Street, NE (part of the pristine, postcard row in Swampoodle; update on this case): HPRB will be considering it again this month, following minor changes to the design.

231 10th Street, SE: The project sought to add a large, three-story addition without HPRB approval; the owners commenced construction until a complaint was made and a stop work order issued. Among the issues with the project are questions about volume: the addition overwhelms the massing of the historic fabric (violating the “subordinate rule”). Depending on the ruling of HPRB, part or all of the addition constructed to date may need to be removed.

The HPRB will be considering the Emerald Street Historic District designation.

Marine Barracks (8th and Eye): Putting new 90,000SF barracks at “The Annex” (on the other side of Virginia Avenue); as part of this, they will keep the playing field available to the community.

The Potomac/Pennsylvania Avenue intersection: some redevelopment of this confusing intersection is envisioned.

Zoning Committee Report: Gary

1506 E Street, SE: The committee finds that the proposed third floor addition is not set back enough from the front of the house.

1109 D Street, SE: The applicant proposes to build a two-story carriage house on the foundation of a previously existing one. He needs a special exception to occupy the structure within 5 years of construction. The committee takes no issue with his position.

428 New Jersey Avenue, SE: A PAC seeks to convert an existing residential building to an office for a “nonprofit” organization. They would need a variance because the gross floor area is less than the 10,000 SF required. The neighbors oppose it—they contend that the PAC is not a proper non-profit organization. ANC 6B has voted against it. CHRS opposes this as well.

Beth/Gary: Michael Stevens, Capitol Riverfront BID and Miracle Church
Michael Stevens and a representative of Miracle Church (which owns multiple parcels, including the currently unoccupied “blue castle”) approached CHRS to lobby for relief from the zoning overlay south of the freeway, specifically the 45’ height limit which they see as an impediment to development. Gary noted to the board that CHRS worked very hard on the overlay and would not be eager to see the provisions waived.

Several comments were raised in regards to specific issues in the comprehensive plan, which could be addressed through amendments (not completely re-doing the compre-

hensive plan). This includes: a proposed access road to RFK between the Benning Road Bridge and Barney Circle (CHRS has long opposed this). Gary adds his position that we don't want lower 8th Street developed as part of the SE/SW area; we want to be planning it as part of Capitol Hill, allowing it to be developed in a comprehensive and meaningful way.

Chuck: Anacostia wants to expand its historic district; they need \$25k to engage Tracer-ies to help with the documentation needed to justify this. In regards to LED lighting proposed for installation along Pennsylvania, Chuck seeks input via an ad hoc committee.

AirBnBs: there is already a zoning regulation in place that makes running an AirBnB illegal without explicit zoning approval. The owner could be fined if they're inspected and prosecuted (usually, it only comes up if a neighbor reports/complains). Although not an issue peculiar to historic districts, CHRS supports enforcement of zoning regulations.

The meeting was adjourned at 7:55 p.m.