



# NEWS

September 2001

## CHRS Fall Membership Meeting

Hear More About What You've Read in the News!

Round Up of Planning and Preservation on Capitol Hill

- \* From the Southeast Waterfront Development to Barney Circle;
- \* From Bryan School to Medlink;
- \* From Boys Town to Station Place

### Monday September 24

7:00 p.m. doors open and refreshments

7:30 business meeting: new budget and bylaws

8:00 Round Up

### St. Peter's Church Hall

313 2<sup>nd</sup> Street SE, (Lower Level)

## CHRS Condemns Girls and Boys Town Actions against Community Activists; Urges Members to Contribute to Legal Defense Fund

by Brian Furness

At its August 21 meeting, the Board unanimously voted a resolution condemning "in the strongest possible terms" Girls and Boys Town's recent actions against community organizations and Capitol Hill individuals. The resolution (to be posted to the Society's website in September) also called upon Girls and Boys Town to drop its unfounded actions and urged members to contribute to the legal defense of the community activists named in its lawsuit filed on August 14. This legal action was announced at a press conference at the Lincoln Memorial by Girls and Boys Town Executive Director Fr. Val Peter, and was widely reported in the local media.

Girls and Boys Town is the Omaha-based organization that seeks to open four group homes and a dormitory for 40 youths at Pennsylvania Ave. SE (at Potomac Avenue). It brought suit against city zoning, planning, and building officials, as well as Ward 6 Council member Sharon Ambrose, Police Service Area 112, Southeast Citizens for Smart Development (SCSD), and SCSD's founders Will Hill and Ellen

Opper-Weiner. (Both are Capitol Hill residents and long-time community activists: Hill is Vice Chair of ANC 6B, while Opper-Weiner chairs the Eastern Market Community Advisory Committee.) The suit also targets Ambrose, Hill, and Opper-Weiner as individuals. It alleges a "needless, persistent and vindictive conspiracy" against Girls and Boys Town to deny it building permits.

The SCSD has led the opposition to the Girls and Boys Town proposal. It has collected over 1,700 signatures on a petition challenging the wisdom of putting at-risk children in a neighborhood still characterized by crime and drug dealing, and asking Girls and Boys Town to explain why the charity paid a whopping \$8.2 million for the 1.6-acre site.

The CHRS has raised similar questions and has supported the SCSD's objectives. The *Hill Rag* earlier editorialized against Girls and Boys Town heavy-handed tactics, characterizing the Omaha-based organization as a "Billion Dollar Bully."

"Girls and Boys Town's law suit raises significant First Amend-

*continued on page 3*

## Presidents' Column

by Rob Nevitt

Concurrent with the distractions of summer, I began reading mail, looking through files, and considering the calendar for the coming year for the Society. It proved to be an easier task than I had thought it would be. A conscientious predecessor and an experienced board resulted in very few loose ends. Though there are a lot of irons in the fire, one burden was light — reviewing questions and other correspondence from the membership. There was one letter from a long-time member that took us to task, but it was a welcome indication that he was paying attention and providing guidance.

This feedback is rare. Some contributions over and above the ticket price for last year's House and Garden Tour would seem to indicate approval of what we do. Perhaps we can assume that low turnout at membership meetings and the lack of mail means that you all are content. I hope so. Nonetheless, we need more activism if the Society is going to make an impact on decision makers who affect our life here on the Hill.

*Perhaps we can assume that low turnout at membership meetings and the lack of mail means that you all are content. I hope so.*

All of this relates to the most time-consuming issue of the summer: the development at Station Place, described on page 4. A private property is to be developed privately, outside the historic district. Experienced builders and architects are set to achieve goals that we applaud: developing a space that is an eyesore, and keeping a federal entity — the U.S. Securities and Exchange Commission — in the District.

As is usual with us, we are working to keep baby and bath water in reasonable proportions. This sort of goal doesn't satisfy those who might like our opposition to appear more resolute. But there shades of gray to the issues, and (even if we wished to) we are without official capacity to bring events to a halt.

Our task force is attempting to maintain the positives while amending the design to make it complement the surroundings and provide additional benefits to the homes and businesses in the area. At the same time, we want to ameliorate the problems associated with major construction and to plan for the traffic that will come with the completed building. This means that suasion needs to be exerted on the developers as well as the several bodies reviewing the project as it moves toward initiation.

There has been a dynamic turnout for the three general meetings so far; sixty people are involved in four working groups. The combined memberships of Staunton Park Neighborhood Association and the CHRS lend the simple weight of

numbers to our influence. There is an extraordinary amount of expertise represented in the neighborhood and in our membership, and that counts for a lot when dealing with the bureaucracy. It is wonderful to have this ready support and the underlying authority of our size and history. There is also an obvious lesson: when the issue bites, people will step forward, speak up, and do the work.



An urgent need remains for members to become involved at other times and in other ways. Your membership entitles you to a vote and a voice, as well as a responsibility to use both. I hope you will consider contributing your time and ideas to issues on our agenda this year.

More specifically, we need a replacement for Hans Moennig, who is stepping down after long and loyal service as Chairman of the Environment Committee. The Casey Endowment Fund's commitment to city trees needs a thoughtful partner in the neighborhood, and green space remains a critical issue in most development projects that the Society monitors. If you are interested in joining these efforts, please let us know through the CHRS office (tel. 543-0425 or [caphrs@aol.com](mailto:caphrs@aol.com))

We are committed to having a web site in place by the end of September, with the further promise that it will become a vital means of communicating with members and prospective members. We hope that this newsletter does much the same, if not in such an immediate way.

Then, of course, there is the mail, electronic and otherwise. In it, I would love to receive your ideas for this column. ✧

## Capitol Hill Restoration Society (CHRS)

### BOARD OF DIRECTORS

*President* ..... Robert Nevitt  
*First Vice President* ..... Katie Miller  
*Second Vice President* ..... Mark Anderson  
*Treasurer* ..... Lyle Schauer  
*Secretary* ..... Tom Grahame  
*At Large* ..... T.C. Benson  
*At Large* ..... Barbara Eck  
*At Large* ..... Mark Flemming  
*At Large* ..... Donna Foster  
*Immediate Past President* ..... Brian R. Furness

### COMMITTEE CHAIRS:

John Shages, *Budget, Elections*  
 Dick Wolf, *City Planning*  
 Brian R. Furness, *Community Development*  
 Linda Killian, *Community Relations*  
 Nancy Metzger, *Historic District*  
 Don & Sheri Price, *Membership, Endowment*  
 Robert Stevens, *Public Safety*  
 Lyle Schauer, *Zoning*  
 Larry Pearl, *Beall Bequest Committee*  
 Bernadette McMahon, *Newsletter*  
 Vacant, *Environment*

### NEWSLETTER:

Hilary Russell & Bernadette McMahon, *Editors*  
 Roxanne Walker, *Layout*

### WEBSITE:

Scott Morton, *Webmaster*

To contact any of the above, please contact the Society offices by calling 202/543-0425 or sending email to CapHRS@aol.com.

Founded over 40 years ago to preserve and protect Capitol Hill's residential character, the Society is now the largest civic association on Capitol Hill, and one of the largest in the entire District of Columbia. From the beginning, the Society has played a key role in maintaining the diverse, residential character of our neighborhood.

## CHRS Condemns Girls and Boys Town

*continued from page 1*

ment concerns," said Society President Rob Nevitt. The Society is convinced that Girls and Boys Town's law suit is attempting to intimidate community organizations and individuals and to suppress views that oppose its proposal. In so doing, the organization is taking advantage of its billion-dollar resources and political connections that resulted in Congress's \$7.1-million dollar earmark from the DC budget for Girls and Boys Town's expansion in Washington.

Since it was founded in 1955, CHRS has championed and vociferously exercised the right of individuals and community organizations to speak freely about community concerns and issues.

According to Society Board Member and lawyer Dick Wolf, "The Girls and Boys Town lawsuit has the characteristics of a 'SLAPP' suit." (The acronym stands for "Strategic Lawsuits Against Public Participation.") Such suits are intended to intimidate non-profit organizations and individuals by tying them up in expensive and frivolous litigation. In reality, such suits are political actions designed to intimidate defendants from exercising their First Amendment rights. Grass-roots environmental organizations and

### Please Contribute

The Board encourages Restoration Society members to contribute to the defense of our neighbors. Send checks payable to the SCSD Legal Defense Fund, c/o Kathleen Donner, Interim Director; 18 3rd St. NE, Washington, DC 20002. Kathleen can be reached at (202) 543-3063.

outspoken individuals seem to be the principal targets of SLAPP suits. To protect individuals and organizations, a number of states have enacted laws to weed such lawsuits out of the court system at their inception.

The Resolution passed by the Board puts the Society on record as supporting those targeted by Girls and Boys Town's lawsuit: DC officials, Council Member Ambrose, the community organizations, and community members Hill and Opper-Weiner. The Board is actively pursuing the possibility of making a financial contribution to the defense. Even if the defendants succeed in finding a law firm to defend them on a *pro bono* basis, a substantial sum will be required to defray administrative costs. ✧

## Think Green

Hans Moennig is stepping down as Chairman of the Environment Committee

We need someone to head this committee at a time when so much development is happening on the Hill, when the Casey Foundation has committed money to city green space, when the city itself has money for tree maintenance and planting, and there are long range plans to develop the Anacostia waterfront.

Let us know if you would like to head this committee and what the views are that you would like to make felt. Leave a message at 202-543-0425 or e-mail CapHRS@AOL.com ✧

# Society Challenges Station Place Design: Insists on Sensitivity to Neighborhood

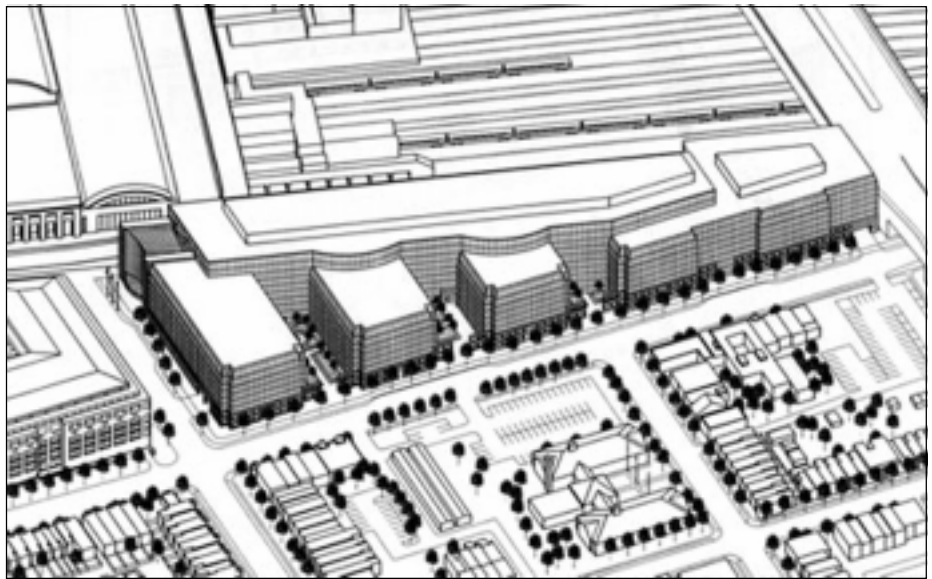
by Charles McMillion & Brian Furness

The Society's focus on the 1.5-million square foot office building proposed for Station Place has grown to over sixty people on five working groups, and contacts with a dozen or more agencies and entities.

Station Place is the name given to a 5.6-acre portion of the historic "Swampoodle" neighborhood alongside Union Station. The Paris-based Louis Dreyfus Property Group has bought the parcel bordering on 2<sup>nd</sup> St. NE from F St. NE to H St. NE, where it plans to build the largest private office building in DC's history. Its major tenant is the Security and Exchange Commission, which has signed a 14-year lease for 650,000 square feet.

Faced with a developer's unusually fast-tracked proposal, the Society's Station Place Task Force seeks to ensure that the development benefits the neighborhood and Capitol Hill.

The proposed design — essentially a 10-story glass box designed by well-known architect Kevin Roche — has elicited the most contro-



versy and considerable neighborhood opposition. The most telling criticism is that the current design fails to reflect the historic and architectural context, especially the need for:

- a large-scale elegant statement on Station Place's southern façade facing Columbus Circle and the Capitol, filling in the gap between the Beaux Arts Union Station, a designated historic landmark, and the context-sensitive Thurgood Marshall Federal Judiciary Building;
- a human pedestrian scale facing 2<sup>nd</sup> St. NE, where the building will be seen from the adjoining residential neighborhood and abuts the Capitol Hill Historic District.

Many are also concerned that the current design does not relate to H St. NE and the building will thus be a barrier rather than a bridge between Union Station and the H St. corridor. The Task Force has deemed the current design "unacceptable." It will carry the neighborhood's concerns to various agencies of the District Government and to the Commission on Fine Arts, which will have a particularly important say on the design issues.

Traffic and construction management issues center on minimizing commuter and construction traffic in

*Bird's eye view of the Station Place Project, looking west towards Union Station. This is one of several drawings by Roche-Dinkeloo made available to [www.hstreetdc.com/stplace/stplace.html](http://www.hstreetdc.com/stplace/stplace.html) by the Louis Dreyfus Property Group, as a part of the Planned Unit Development application submitted to the city in May 2001.*

the adjacent residential areas. Unlike other developments, parking is not the foremost concern. Developer Louis Dreyfus Property Management has agreed to build a ramp to the H St. overpass as a first step: this will provide a way for construction vehicles to avoid Capitol Hill's residential streets.

The neighbors are insisting on solid geotechnical studies and a pre-construction survey, noting that many houses were built on fill from the construction of Union Station and are in fragile condition. Traffic management measures advocated by the community include strong incentives for alternate transportation (i.e. non-single occupant cars) and possible changes to local traffic patterns — for instance, making the 200 block of F St. NE one-way westbound to keep cars exiting F St. NE from proceeding into the neighborhood.

## THE CHRS STATION PLACE TASK FORCE

*Chair:* Charles McMillion.

### Working Groups and Leaders

*Design:* Russell Sturm and Drury Tallant (Co-Chair Stanton Park Neighborhood Association Planning and Zoning Committee)

*Historic Context:* Nancy Metzger (Chair CHRS Historic District Committee)

*Traffic, Parking, and Construction Management:* Brian Furness (Chair CHRS Community Development Committee)

*Zoning:* Lyle Schauer (Chair CHRS Zoning Committee)

*Political Considerations:* Robert Nevitt (CHRS President)

The developer has sought to put the project on a fast track, promising the SEC that it can move in on January 1, 2004. The case is to be heard by the Zoning Commission on October 4.

Other important dates include a hearing on the design by the Commission on Fine Arts on September 20 and a review by ANC 6A's Zoning and Planning Committee on September 10. Dreyfus has been invited to present its proposal to the full Task Force on

Wednesday, September 12 at 7:00 pm. The meeting will be held upstairs at Banducci's restaurant, 200 F Street NE. All CHRS members are encouraged to attend.

*Neighbors and others who want to get involved should call Task Force Chair Charles McMillion at (202) 544-4614 or the Society's Office at 543-0425. \**

## CHAMPS Community Foundation Launches Oral History Project

by Bernadette McMahan

For the past three years, with the support of the Restoration Society, Board Member Nancy Metzger has tape-recorded and transcribed recollections of longtime community residents. Her efforts have produced real treasures that you've sampled in this newsletter. Nonetheless, working alone in her spare time, Nancy can't possibly interview all residents of the Hill who have important stories to tell: several obvious prospects passed on before she could record their recollections.

Now, that's about to change. Inspired by the example of another very important Hill historian, the CHAMPS Community Foundation has launched the Ruth Ann Overbeck Capitol Hill History Project. It will expand Nancy's work by recruiting and training neighborhood volunteers to serve as oral history interviewers. Nancy has agreed to chair the Overbeck Project's Search Committee, which will help identify prospective interviewees and match them with volunteer interviewers.

Other experts from the community have also offered to assist. Among those signed up to train the project's volunteer interviewers are Hill residents Peter Bartis, noted oral historian at the American Folk Life Center at the Library of Congress, and John Vlach, George Washington University Professor. Paul K. Williams, who presented the very successful

Preservation Café on house histories, will teach volunteers how to investigate their own houses and help them identify previous owners or their children for interviewing purposes.

The project is named for beloved Capitol Hill historian and preservationist Ruth Ann Overbeck, whose plans to write the definitive history of this neighborhood were cut short by her death from cancer last year. CHRS member John Franzén, who chairs the project's Steering Committee, described the Overbeck Project in enthusiastic detail in the *Voice of the Hill* August issue. Other committee members are Steve and Nicky Cymrot, Adele Alexander, Stephanie Deutsch, James Didden and Robert Hughes.

My husband Jim and I have agreed to be day-to-day managers of the project. To volunteer, or simply to learn more, please contact us at [McMahons@his.com](mailto:McMahons@his.com) or at 543-4544, and watch for a web site under construction at [www.CapitolHillHistory.org](http://www.CapitolHillHistory.org). The Project is seeking recommendations of persons to be interviewed, as well as volunteers willing to interview, transcribe, and do other managerial and clerical tasks.

Of course, financial contributions (tax-deductible) are needed. Please make your check payable to the CHAMPS Community Foundation, P.O. Box 15486, Washington, DC 20003, and earmark it for the Overbeck Project. \*

## CHRS Inaugurates Website

by Scott Morton

Beginning later this month, CHRS will inaugurate a website to be located at [www.chrs.org](http://www.chrs.org). Initially offering basic information about the Society, its history, and objectives, the content will expand to detail many important issues and items that are too lengthy for inclusion in the *News*. At its August meeting, the CHRS Board of Directors applied its "open access" policy to website content, providing for the posting of Board minutes, resolutions, and other decision documents. The website will also offer access to past issues of the *News*, a calendar of events, and forms for new member enrollment and for ordering copies of the *Guidelines*.

First Vice President Katie Miller led the newly renamed and reenergized Communications Committee (formerly the Newsletter Committee) in the development of the CHRS website. Members of the Committee include Bernadette McMahan (Chair), Hilary Russell, and Scott Morton. Former CHRS Vice President Renee Braden and Bruce Robey (publisher of *Voice of the Hill*) developed the original site concept.

The website will include details on the historic district, renovation guidelines, and Frequently Asked Questions. Questions that haven't been incorporated can be e-mailed to the Society, using the link provided on the site.

If you have specific questions about the website, please contact a member of the Communications Committee through the CHRS at (202) 543-0425 or use the website link when available.

# Board Recommends Approval of Bylaw Amendments

by Lyle Schauer

At its August meeting, the Board of Directors voted to recommend that the membership approve four amendments to the bylaws of the Society. The first amendment changes the name of the "Newsletter Committee" to the "Communications Committee." The other three amendments affect the Fiscal Provisions section of the bylaws.

(1) Amendment to the list of committees in paragraph 13, replacing "Newsletter" with "Communications." The revised paragraph will read:

*13. The committees of the Society shall be Budget, City Planning, Communications, Community Development, Community Relations, Environment, Historic District, Membership, Public Safety and Zoning.*

**Purpose:** The change of name from "Newsletter" to "Communications" will better reflect the growth of committee responsibilities to include the Society's web site.

(2) Adopt paragraph 28 as follows:

*28. The annual budget shall be reported to the Society for adoption at the regular fall meeting. The Board of Directors may reprogram funds unneeded in some budget categories to other categories. The President may approve the expenditure of unbudgeted funds not to exceed a total of \$1,000 in any fiscal year. The Board of Directors may approve the expenditure of unbudgeted funds not to exceed a total of \$15,000 in any fiscal year. Any unbudgeted expenditure totaling in excess of \$15,000 in any fiscal year must be approved by a majority of the members present at a meeting of the Society or by a majority of votes cast by mail ballot.*

**Purpose:** This bylaw establishes the budget process. Although informal reprogramming of budgeted amounts has always taken place, it will become a more formal Board procedure. When unexpected needs for funds arise, the President and the Board will be able to appropriate unbudgeted funds up to specified amounts: \$1,000 per fiscal year by the President and \$15,000 per fiscal year by the Board of Directors. Appropriations of unbudgeted funds beyond \$15,000 during a fiscal year require membership approval.

(3) Adopt paragraph 31 as follows:

*31. Endowment Fund  
Fund will be (in order of importance):*

- 1) Preservation of capital,*
- 2) Growth, and*
- 3) Generation of income.*

*(c). The Fund will be managed by an Endowment Committee consisting of a Chairperson and a minimum of four other members, one of who shall be the Society's Treasurer; all others are to be appointed by the President with the consent of the Board of Directors. The Committee shall meet at the call of the Chairperson, but no less than semi-annually.*

*(d). The Chairperson of the Endowment Committee will report to the Board of Directors at the end of each fiscal year on the condition of the Fund, investments made and liquidated, and amount of gifts, bequests, deposits, and accumulated interest, dividends, and capital gains held by the Fund.*

*(e). Gifts or bequests designated for the Fund must be preserved according to the conditions attached to them. Amounts deposited in the Fund by the Board of Directors and accumulated interest, dividends, and capital gains may be withdrawn from the Fund by the Board of Directors for use of the Society in accordance with paragraph 28.*

**Purpose:** The Fund is currently authorized by "standing orders" of the Board of Directors. The purpose of this bylaw is to make the Endowment Fund more visible and more permanent. Subparagraph (a) defines the components of the Fund. At present, the Fund consists almost entirely of proceeds from sale of the Yost House. The Board may, from time to time, add other funds to the Endowment Fund. At present, none of the funds result from bequests or gifts that stipulate preservation in perpetuity, but the Society may receive funds with such restrictions in the future. Subparagraphs (b) and (c) are intended to restate the standing Board orders that created the Fund. Subparagraph (e) provides for receipt and retention of gifts and bequests that are made on condition that the gift or bequest is preserved for some period of time or is designated for a particular use.

(4) Adopt paragraph 32 as follows:

*32. Fiscal Sponsorship*

*(a). The Society may act as a "Fiscal Sponsor" of other organizations, whether incorporated or not, for specific projects or programs that the Board of Directors determines will advance the Society's tax-exempt purposes. As a Fiscal Sponsor, the Society may receive assets and incur liabilities identified with a specific project or program.*

*(b). The relationship between the Society as Fiscal Sponsor and other organizations will be created and governed by "Preapproved Grants," in which the Society approves support to a Grantee for specific projects or programs, before funds are solicited from donors, foundations, or government agencies.*

*(c). An organization seeking a Preapproved Grant must present a written request. Grants must be approved by a*

*Board Resolution that includes a finding that the proposed project will further the Society's tax-exempt purposes. The Board Resolution may include funding to a stated amount or funding to the extent that the Society receives funds solicited by the Grantee. A written grant agreement shall set forth the terms and conditions that apply to the Grantee's use of the grant and relations with funding sources.*

*(d). Either the Grantee, or the Society, or both, as provided in the Grant Agreement, may solicit funds. Solicitations shall be made only on the condition that:*

- (1) The Society retains complete control and discretion over use of all contributions it receives,*
- (2) Written annual reports are made to the Society on the anniversary of the grant's inception showing actual expenditures and project or program accomplishments, and*
- (3) The Grantee will engage in no political activities that will endanger the Society's tax-exempt status.*

**Purpose:** Extension of the Society's tax-exempt coverage to assist other organizations has until now been handled in a fairly informal manner. More litigious times dictate that requirements for handling such extensions be tightened and formalized. The terms "Grantee" and "Preapproved Grant" do not imply the Society will give any Society funds to organizations applying for such grants. ✧

## Welcome New Members

Heather & Aaron Book

Paul T. Clark

Christine & Mark  
D'Alessandro

Karen Dodds

Tracy Harris

Lawrence Harvey &  
Steven Edmonds

Amy Kingston

Mico Loretan & Laura  
Mitchell

Joseph L. Manalili

Dennis & Stephene Moore

Vincent Morris

James Pastore & Joann  
McInnis

Brodie Remington

Mike & Andrea Ryan

WE THANK THE  
FOLLOWING PATRONS  
& SPONSORS:

**Life Member:**

Dr. Gordon Wood  
Anderson

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Mr. & Mrs. Robert F.  
McCulloch

Mr. & Mrs. Robert W.  
Moesker

James Pastore & Joann  
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### Sponsors:

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Gordon Cavanaugh

Paul T. Clark

George Didden III

Harold & Louise Engle

Hugh Kelly

James Livesay

Steven B. Lott & John G.  
Cofer

Dr. & Mrs. William J. A.  
Marshall

William Sanders & John  
Hall

Adrienne G. Threatt  
John S. Wadlington

## Preservation Cafés, Fall 2001

by Katie Miller

The Society's popular Preservation Café begins its third year by revisiting an old haunt—Caffe Italiano, 1129 Pennsylvania Ave. SE—and an old schedule—the second Wednesday of the month. The fall kick-off will be held on September 12 at 6:30 pm in the restaurant's upstairs room (entered by the west door of the build-



ing). The topic will be "Conservation Easements: A Preservation Tool."

A conservation easement is one of the options available to homeowners who want to protect their historic buildings from inappropriate development. It is a legal agreement that owners make to restrict development on their properties by giving away

certain rights and keeping others. There is a significant tax break available to owners willing to agree not to make changes to the façades of their homes in the historic district of Capitol Hill.

Speaker for the September Café will be Carol Goldman, President of the L'Enfant Trust, Washington's conservation easement holding organization which has been helping to preserve historic Washington since the 1970s. She will describe easements, benefits to the donors, and how buildings qualify for the program. Handouts with more specific information will be available, and those interested will be encouraged to use the Trust's website, [www.lenfant.org](http://www.lenfant.org).

Remaining dates for the 2001 Preservation Cafés at Caffe Italiano are October 10 and November 13; the series will resume in February. The October session will be "Re-connecting 8<sup>th</sup> Street." Jill Dowling, executive director of Barracks Row Main Street will be the speaker, and the session will be held at a location on 8<sup>th</sup> Street. The November Café back at Caffe Italiano will feature "Weatherproofing and Thermal Comfort in Your Old House" with Capitol Hill architect Robert Weinstein.

The 2002 Cafes will include such topics suggested by audiences as window repair, backyard treasures, the Old Naval Hospital, zoning and permits, and the restoration of 800 East Capitol Street. Additional suggestions are always encouraged.

Preservation Cafés, an adaptation of a Greenwich Village idea, are held the second Wednesday of each month at a Capitol Hill restaurant. They have an informal format so that the audience can share ideas, reactions, and questions with the speaker. People stop on the way home from work for relaxation and stimulating discussion with friends and neighbors; many decide to stay for dinner afterwards. ✧

# Society's 2002 Budget

by John Shages, Budget Committee Chair

The Society's bylaws require that the Board of Directors propose an annual budget to the membership for approval, and that the proposed budget be published in the *News*.

The following budget was approved for recommendation to the membership at the Board of Directors meeting on August 22. A short presentation on this budget and a motion for its approval will be made at the Membership meeting at 7:30 p.m. on September 24<sup>th</sup> at St. Peter's Church Hall, 313 2<sup>nd</sup> St SE.

## Capitol Hill Restoration Society Proposed Annual Budget, Fiscal Year 2002

	FY 2001 Budget	FY 2002 Request
Administrative Expense .....	5500	8150
Capital Spending .....	0	10500
Accounting Services .....	3000	3500
Salaries .....	7000	7700
Employment Expense .....	950	1000
Rent .....	7700	7600
City Planning Comt. ....	2000	1000
Community Development Comt. ....	2000	1500
Community Relations Comt. ....	1586	1600
Environment Comt. ....	1000	500
Historic District Comt. ....	16420	11000
Barrack Row MS Project .....	2500	3500
Membership Comt. ....	700	1200
Newsletter .....	12500	12500
Public Safety Comt. ....	1000	500
Zoning Comt. ....	300	0
Appeal 434 NJ Avenue .....	5000	0
Legal .....	300	0
Forums .....	2000	1000
Elections .....	0	1000
Subtotal Expenses .....	71456	73750
(without Tour)		

	FY 2001 Budget	FY 2002 Request
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### Revenues

Membership Income .....	19000	18500
Interest Income .....	3000	2500
Contributions .....	0	0
House Tour 2001 .....	0	
Miscellaneous Income .....	0	0
Subtotal Revenue .....	22000	21000
(without Tour)		
Subtotal Cash Flow .....	-49456	-52750
(without Tour)		
Tour Revenue .....	50000	50000
Tour Expense .....	16000	15000
Net Tour Income .....	34000	35000
Subtotal Cash flow w/Tour .....	-15456	-17750

### Working Inventory

Promotional Items Expense .....	2000	1200
Promotional Items Revenue .....	400	600
Net Promotional Items .....	-1600	-600
HD Guidelines Expense .....	4000	0
HD Guidelines Sales .....	200	200
Net HD Guidelines .....	-3800	200
Sales Tax .....	0	100
Old House Journal Expense .....	0	1100
OHJ Sales .....	1100	1600
Net Old House Journal .....	1100	500
Subtotal Working Inven. ....	-4300	100

### Grants and Miscellaneous

President's Party .....	1000	1000
Website Development .....	0	1000
Grants .....	8000	11000
Subtotal Grants and Misc. ....	9000	13000

**TOTAL CASH FLOW** ..... -28756 ..... -30650



## Development Around The Hill

### **Lennox School (5th and G Sts, S.E.)**

The Historic Preservation Review Board gave final conceptual approval to the townhouse element at the Lennox School site during its August 23 meeting. Stanton Development Corporation will be building 13 two-story (plus English basement) brick houses — two at 4th St. and Virginia Avenue, seven along G Street, and four near the school on Fifth Street. At its meeting in July, the HPRB had approved the site plan and the demolition of the new addition to the north of the old building. The August meeting focused on the refinement of the Italianate facades. The restoration of the old school building, to be developed into 14 condominium units, is to be handled by Harps and Scallan and will be considered at another hearing.

### **Medlink Hospital (7th, 8th, Massachusetts, C Sts)**

Holladay Corporation is working on a design proposal of the Hospital site to be presented at the September HPRB meeting. In addition to restoring the 1928 building — designated a contributing building of the Capitol Hill Historic District — the developer has decided to restore the 1956 building as well. The 1970s tower building will have new façades but will remain at approximately the same height. To the north of the tower building will be a small three-story apartment building facing C Street. Another three-story building will be built on the site of the present parking lot. The developer and architect are to present the plans at a meeting sponsored by the ANC on September 6, 7:00 pm, at St. James Church

and on September 27 at a HPRB meeting at 441 4th St NW (time not yet announced).

### **Bryan School (1325 Independence Ave. SE)**

Developer Eakin/Youngtob reports that its plans to renovate the 1908 Bryan School and build 39 townhouses have been approved by the Zoning Commission and the Historic Preservation Review Board. The company is planning to close on the property in September; technical drawings necessary to obtain building permits will take some months after that. Construction will likely begin in the second half of 2002. ✱

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## Looking Back on Capitol Hill...

by Nancy Metzger, Chair,  
Historic District Committee

*Late in March I received a call from some excited new Capitol Hill homeowners. They had just purchased the boarded-up store at 9th and South Carolina — and had discovered that one of the children who had grown up in the store was still living. Kristin Swanson and Roy Mustelier had arranged to talk with 90-year-old Tony Cuozzo at his home. They invited me to come along and record the conversation.*

“We moved over to that store in September of 1917. My dad was a huckster\* and he still had his horse and wagon. He opened the store and parked the horse and wagon in

front of the store all day long. Later on, after he got rid of the horse he got a Model T Ford. He was driving that and going to the market in that. I worked in the store with him, stocking shelves and cleaning up, doing various things that had to be done. Back in those days there was no refrigeration. We had iceboxes... a big walk-in box. The front part was fitted up with a tray that you could put ice in. The iceman would have to get a 300-pound block of ice and cut it into three sections, walk in there and climb up a little ladder while the ice was still on his shoulder, and slide it into this tray. There was a drain there that led into a 50-gallon water barrel. Every day that barrel had to be dumped. That was

one of my jobs - pumping the water out and dumping it out in front of the store.... Of course back in those days things were different... We were able to keep chickens in a coop in front of the store. They were live chickens. We had a trash barrel where we used to put all our trash from the street and the store. Any time somebody wanted a chicken, they'd take it back to the trash barrel, take the head off and let it flop in the barrel. Then they would take it home and dress it and do what they wanted with it.”

\*“Huckster” was the term used to describe those who went door-to-door selling produce. ✱

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## Mark your Calendar!

### SEPTEMBER

**12** Wednesday, 5:30 p.m.

Public Meeting on Pennsylvania Avenue as a Scenic Byway, sponsored by District Division of Transportation, Hine Junior High School, 8th and Pennsylvania SE., 5:30-6:45 pm

**12** Wednesday, 6:30 p.m.

Preservation Café on "Conservation Easements: A Preservation Tool" at Caffe Italiano (upstairs), 1129 Pennsylvania Ave. SE

**12** Wednesday, 6:30 p.m.

Dreyfus presentation to CHRS Station Place Task Force, Balducci's Restaurant, 200 F St. NE

**24** Monday, 7:00 p.m.

**CHRS Fall Member's Meeting:** Round Up of Planning and Preservation on Capitol Hill, St. Peter's Church Hall, 313 2<sup>nd</sup> Street SE (see notice on page 1)

**27** Thursday, 6:30 p.m.

Holladay Corporation and architect Eric Colbert present plans for the Medlink site at a HPRB meeting, 441 4th St NW (Judiciary Square Building, 2nd floor, south side; call 442-8818 for the time.)

### OCTOBER

**4** Thursday, 7:00 p.m.

Station Place hearing before the Zoning Commission. One Judiciary Square

**10** Wednesday, 6:30 p.m.

Preservation Café: "Re-connecting 8<sup>th</sup> Street." Location to be announced

## Community Development Committee to Focus on Transportation, Eastern Market, Boys Town and Old Naval Hospital Issues

by *Brian R. Furness, Chair,*  
*Community Development Committee*

Capitol Hill's transportation issues — including tour buses, commuter traffic, and parking — will be the major focus of the Society's Community Development Committee in the coming year. Transportation issues have an important impact on Capitol Hill's quality of life, especially in connection with plans for major projects on and around Capitol Hill. Among these are the Holladay/MedLink and the Lennox School residential projects — which have neighbors concerned about parking — and the Station Place office development, where traffic and construction management issues are especially important. The Committee's efforts will include sponsoring a forum on transportation issues.

The Community Development Committee will also continue to head up the Society's participation on the Eastern Market Community Advisory Committee (EMCAC), the legally established entity for bringing a Capitol Hill community focus

to management and renovation of the Capitol Hill centerpiece. As the Chair of the EMCAC's Management and Operations Subcommittee, the CHRS has been intensively involved in the process to select a manager for the Market. (The CHRS Historic District Committee has taken the lead role on Eastern Market renovation issues.)

The Community Development Committee will also be working with the Friends of the Old Naval Hospital and other organizations on the reuse and renovation of this historic structure, a highlight of the last House and Garden Tour. Another important collaboration is with the Southeast Citizens for Smart Development, which is promoting a more community-friendly use for the Boys Town site on Pennsylvania Ave. SE at Potomac Ave.

Members interested in working on any of these issues or on other issues related to community development, should contact me at (202) 544-6685, or leave a message at the CHRS Office at (202) 543-0425 or by email to [CapHRS@aol.com](mailto:CapHRS@aol.com). \*

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### Capitol Hill Restoration Society

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