



NEWS

www.chrs.org

May 2008

History Has no Boundaries 51st Annual CHRS House & Garden Tour ... and Pub Crawl!

Saturday, May 10 &
Sunday, May 11, 2008

by Aileen C. Moffatt

Each year CHRS members, neighbors, and friends look forward to Mother's Day weekend in anticipation of the annual CHRS House and Garden Tour. After celebrating 50 years of successful house tours largely centered within the Capitol Hill Historic District, this year we are focusing on Hill neighborhoods outside of the historic district. The purpose is to highlight the

Beyond the Boundaries project, a survey of the historic resources in the Capitol Hill neighborhoods beyond the Historic District boundaries. CHRS members will be familiar with this project coordinated by Board member Donna Hanousek that gathers valuable information on when the structures were built, who designed them, and how they were constructed.

All of the thirteen homes being showcased are located in the Hill's northeast quadrant. Included are some of the most *au courant* and fashionable DC addresses, including Abdo Development's Landmark

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Landmark Lofts in the former Children's Museum building.



CHRS Elections

by Paul Cromwell

The Nominating Committee consisting of Paul Cromwell, Rob Nevitt and Amanda Molson has proposed a slate of candidates for the positions on the CHRS Board of Directors for 2008-2009. CHRS will mail ballots to members in May. If you do not receive a ballot, please contact the CHRS office by calling 202-543-0425 or emailing CapHRS@aol.com. The nominees are:

- President: Dick Wolf
- First Vice President: Beth Purcell
- Second Vice President: Monte Edwards
- Secretary: Catherine Davis
- Treasurer: Mike Canning
- At Large: Eric Snellings
- At Large: Elizabeth Nelson
- At Large: Donna Hanousek

The current At Large (Elected) members serving the second year of a two year term are Shauna Holmes, Tom Grahame and Rich Luna.

2008 Board Candidate Biographies

■ Dick Wolf has been a CHRS member since moving to Capitol Hill in 1964. He has been on the Board of CHRS since 1969 and has served as President since 2005. He also served as President from 1977

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President's Column: Is Capitol Hill Green?

by Dick Wolf

Although May is Preservation Month across the country, it is the flood of "green" talk that is dominating the public discourse. The talk is well warranted, given energy costs, global warming and pollution problems. Weekend editions of my usual reading materials were filled with "green" discussion. *Fine Homebuilding* magazine's recent edition has a series of discussions on how to build green and how a green building becomes certified under the LEED green building rating system, now the national standard. A recent Sunday *New York Times Magazine* was filled with articles about going green, including descriptions of some of the most expensive ways to lower one's carbon footprint. And, of

course, a recent Sunday *Post* featured the startling story of mountain top removal in West Virginia coal country to feed the voracious energy appetite of the Washington Metropolitan Area. Our parasitical relationship to West Virginia denudes it and pollutes it.

But "green" refers to more than reducing the consumption of resources. There are vital components of conservation, protection, and preservation encompassed by the concept, and "resources" means more than the natural elements and compounds occurring in nature.

Where does tiny Capitol Hill stand in relation to the struggle between the green movement and the forces of consumption? We stand as a monument to preservation and green living. Historic

preservation and row house neighborhoods were not the result of spontaneous generation. Over fifty years ago we were a throw-away neighborhood. We were part of the city of the past, scheduled to be swept into the "dust bin of history." We would be "renewed;" auto based transportation and suitable freeways would whisk people to their new homes in the sprawling suburbs with space, light, and "new construction," instead of being confined in the darkness of the row house and its stultifying limitations. Preservation and renovation were acquired tastes. Every public policy initiative was meant to get rid of us — for the greater public good. But we didn't leave. We fought the bad policies and initiatives while at the same time renewing ourselves in our own ways.

Today, with preservation and restoration, Capitol Hill has proven not only to be a wonderful place to live, but green as well. We are recycled, energy efficient, and live with easy, low impact access to our friends, stores, and mass transit. We walk a lot because it's easy and delightful, especially in the spring. We are what city planners think all city neighborhoods should be. They strive to duplicate what we have achieved. That's impossible. We are what we are because of our unique history. We were not created by any master-builder in a few years' time. Great cities, neighborhoods, and institutions are the product of time, commitment, care, and paying minute attention.

That is what CHRS has done for 53 years. As you attend this year's House Tour, you will see the great sweep of the Hill beyond the boundaries of the Historic District and you will see how neighborhoods differ but connect. History has no boundaries, and recent history on the Hill has been pretty "green." See you on the Tour. ✧

Hill Transportation Issues to Be Featured at June 18 Community Forum

by Barbara Eck

DC Department of Transportation Director Emeka Moneme has accepted CHRS' invitation to present information on and discuss all the transportation initiatives that are being implemented, planned and considered for the Capitol Hill Community.

DDOT not only manages and maintains the transportation infrastructure, but also plans, designs, maintains, and constructs streets, alleys, sidewalks, bridges, traffic signals and street lights. They are also responsible for improvements to the street system to facilitate traffic flow, including parking restrictions. The Department also manages, with the Department of Public Works, the removal of snow and ice from the streets and coordinates mass transit services with WMATA.

We have asked that the Director and his staff provide us with all the proposed routes for light rail and the new (and re-alignment of) bus lines that have been mentioned in the press. Other topics which will be part of the discussion include all the planned or considered bridge work (Massachusetts Avenue, Eleventh Street, South Capitol Street and Fourteenth Street) as well as DDOT projects along the Anacostia River from Benning Road to the Southwest Waterfront.

The meeting's time and place will be announced in the June *News*, but the day will be June 18. Mark your calendar, bring your questions, and tell your friends and neighbors. Contact eckbarbara@yahoo.com if there are any specific issues you'd like to have included. ✧

Capitol Hill Restoration Society (CHRS)

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Elizabeth Nelson, *Membership*
Tom Grahame, *Transportation*
Gary Peterson, *Zoning*

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Roxanne Walker, design

OFFICE MANAGER:

Jeff Fletcher

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

www.chrs.org

Celebrating more than 50 years helping 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. With your participation we will continue to do so for many years to come.

Start or Renew a CHRS Membership

- * On the Web at www.CHRS.org
 - * Call 202-543-0425 and choose option 2
 - * Pick up a form at one of our meetings
- Starting at just \$25 per year for a single membership, it's a great deal.

2008 Board Candidate Biographies

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to 1980. His particular interests have been the DC Comprehensive Plan and zoning issues, and he currently chairs the CHRS City Planning Committee. Dick served as the last Chair of the Capitol Hill Hospital Board and was a member of the DC Solid Waste Transfer Facility Site Selection Advisory Panel and the Mayor's Task Force on Health Care in 2006. He currently serves on the planning and zoning committees of the Committee of 100 on the Federal City. Dick is also a member of the New Community Trust, which oversees the Townhomes on Capitol Hill mixed-income development. He is a retired Federal government lawyer.

■ **Beth Purcell** moved to Capitol Hill in 1987 and has served as the First Vice President for the past year and is the chair of the Environment Committee. She is an attorney and manager with IRS Chief Counsel, having graduated from Georgetown University Law Center, where she earned a J.D. and LL.M. in Taxation. Before joining the IRS, Beth represented a number of community development organizations in tax and real estate matters. She has participated in various Capitol Hill community organizations, including Trees For Capitol Hill, Inc. and The Paw Pad, an animal rescue organization.

■ **Monte Edwards** is a Washington area native, having grown up in Montgomery County and lived on Capitol Hill, in the 300 block of E Street, NE, for over 20 years. He has served as an At Large Board Member of CHRS and has been the Second Vice President for the past year. Monte is involved in other community activities, serving as a Steering Committee member and as the Co-Chair of the Land Use Committee of the Stanton Park Neighborhood Association. He

has been a member of the Eastern Market Community Advisory Committee (EMCAC) since it was first established and now serves as its Secretary as well as Chair of the Capital Improvements Committee. Now retired, he worked as an engineer and attorney for Washington Gas Light Company.

■ **Catherine Davis**, born in the District and raised in Northern Virginia, moved to Capitol Hill with her husband in July of 2007. She is presently employed at the US Department of Education as Chief of Staff for the Office of Safe and Drug-Free Schools and has previously worked as Deputy Chief of Protocol for the Secretary of Commerce. A graduate of the University of Virginia, Catherine has lived in Charleston, SC; Atlanta, GA; and Chicago, IL; and is proud to call Washington, DC home. She participated in the development of the House and Garden Tour brochure for 2008.

■ **Mike Canning** has been a Hill resident, on and off, since 1965. Retired from 28 years in the Foreign Service, he is involved in a number of Capitol Hill activities, including writing movie reviews for the *Hill Rag*, assisting with "Films on the Hill" at the Capitol Hill Arts Workshop, serving as a Board member with the new Capitol Hill Village organization, and volunteering for other neighborhood associations. Mike has been a board member since 2002, when he became Budget Chair; he was elected the Society's Treasurer in the spring of 2005. He and his wife, Judy, have lived on their "favorite block" of Fifth Street, SE, for more than 35 years in a house they have renovated twice.

■ **Elizabeth Nelson** and her husband, Nick Alberti, moved to their home in the 1300 block of North

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Eleventh Street Bridges — Will Council Allow \$475 Million Expansion?

Hearing on Transportation Budget Raises Issues

by Thomas Grahame

Councilmember Jim Graham presided over a marathon Public Works and Transportation Committee hearing April 18 on the allocation of 2008 budget funds for the Department of Transportation (DDOT). One major issue was whether the Council should authorize DDOT to start spending money on the proposed Eleventh Street Bridges expansion, or halt construction spending to explore a less expensive, less damaging alternative? Ward 6 Councilmember Tommy Wells also attended for much of the testimony on the project. His views will be key to whatever decision is made.

Readers of the CHRS *News* will remember that the issue isn't whether the current bridge needs replacement or whether there should be a new connection northbound to the Anacostia Freeway. Most observers agree with both. Rather, the issue is whether the current 8 lanes should be expanded to 12, a 50 percent increase in freeway lanes between the Eleventh Street Bridges and I-395. As a result of these additions, DDOT projects almost 50,000 more vehicles will cross the Anacostia River at Eleventh Street. Some would access Eleventh Street northbound directly, others would spill off I-395 between Second and Tenth Streets, SE, near Barracks Row and the Ellen Wilson development, and others would continue past Capitol Hill.

While the current projected cost is a minimum of \$475 million, that figure is based on last year's estimates. New cost estimates will rise considerably due to large recent increases in costs of raw materials and energy, almost all to be paid for by DC taxpayers.

The choice for the Council is whether it is wise to spend more than \$475 million dollars for the proposed bridge expansions. These expansions would affect our community in various negative ways, including:

- increasing the need for parking in the District;
- taking people off mass transit; and
- increasing health problems related to pollution

DDOT's own data is inconclusive, showing a traffic decrease by small percentages on some Capitol Hill Streets and an increase in traffic by small percentages on other Capitol Hill streets. Their analysis actually shows increased traffic jams on Pennsylvania Avenue in Ward 7. Traffic on other, heavily traveled Hill streets was not even analyzed. The Council needs to decide whether it would be smarter and cheaper to redesign the proposed capacity expansion to cause less harm and cost less money.

Norm Marshall, Principal of Smart Mobility, the transportation consulting firm that analyzed the Environmental Impact Statement for CHRS, was the leadoff witness, and emphasized points raised in the Smart Mobility study (available at www.CHRS.org). Mr. Marshall was asked to be available at this hearing by Chairman Graham.

Marshall was limited in his ability to provide Chairman Graham with answers to questions raised at the previous DDOT oversight hearing because DDOT had failed to provide the necessary data requested by Chairman Graham. Graham expressed disappointment in DDOT but he did ask Mr. Marshall questions that led Marshall to state that in his experience in assisting other large cities with transportation planning, the trend is to reduce rather than to

expand freeway capacity into a city, partly because it increases demands for scarce services such as parking. Marshall also said that he knows of no instances where such a large-scale bridge project is being done primarily with local funds.

Testimony in favor of a smaller, cheaper alternative was also provided by CHRS Board members Barbara Eck and Tom Grahame as well as local activists Chris Herman and Pat Taylor.

A key question is whether the proposed expansion violates the Comprehensive Plan. Speaking for the Committee of 100 on the Federal City, an advocacy group of long standing emphasizing appropriate land use and planning, Ward 7's Laura Richards also advocated for a smaller alternative. She noted that the proposal to increase the Eleventh Street Bridges capacity 'by 50 percent from 8 lanes to 12 — runs counter to the Comprehensive Plan...,' which de-emphasizes reliance on cars. The Plan states: '...the city does not foresee making significant investments in road widening to accommodate more autos. Instead, the District will continue to manage roadway resources and provide for viable transportation choices throughout the city.'

Opponents of a smaller, cheaper alternative testified that the current proposal should go forward immediately, either because of the poor condition of the bridges (implying that a delay of 12 to 18 months to identify a smaller, cheaper alternative would be too dangerous, or couldn't be addressed with short-term repairs), or because the capacity expansion will reduce traffic numbers on several streets in Hill East and such reductions should occur as soon as possible.

Pat Taylor, however, who lives on Seventeenth Street, SE, one of the streets currently used by commuters traveling at dangerously

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Negotiations Clear Way for H Street NE Dreyfus Development

by Monte Edwards

The Zoning Commission has approved the mixed use (residential/retail) development of the 200 block of H Street, NE, following a mediation process last summer and fall. In 2005, The Louis Dreyfus Group filed an application for a Planned Unit Development (PUD) and re-zoning for the proposed development. The community objected to the size of the project, the design of the buildings and the proposed re-zoning. The Office of Planning facilitated a mediation process to address the issues raised by the community. This resulted in a revised PUD with improved building design, lowered density and re-zoning that minimizes the impact on the adjacent residential buildings. The nearby neighbors, ANC 6C, Capitol Hill Restoration Society, Stanton Park Neighborhood Association and the Office of Planning support the mediated resolution. ANC 6A supports the project, but raised specific design concerns.

Eleventh Street Bridges

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high speeds, provided written testimony that the reduction in rush hour traffic on Seventeenth Street (from 2,200 to 2,000 vehicles per hour) would be barely noticeable to residents. Taylor suggested that a better and cheaper alternative for traffic-calming in Hill East would be to reduce traffic speeds by converting Seventeenth and Nineteenth Streets to two-way streets with lower speed limits. Taylor noted that DDOT says it will not make such a change until the Eleventh Street Bridges capacity expansion is completed, and she questioned why the most workable and cheapest alternative was not a priority. ✧

The re-zoning of the property will not set a precedent for up-zoning of other projects along the H Street corridor. The re-zoning and increased height and density were granted in this case because of the location of the property next to the H Street overpass, the character of the surrounding area, and overriding public interests unique to the H Street Corridor — including the District's planning goals and the desirability of transit-oriented development.

The Zoning Commission decision applies a zoning regulation that, in recent times has received little attention: the requirement that when considering a PUD in an special Overlay area such as H Street, the heights and densities specified in the Overlay serve as guidelines, rather than the more generous PUD guidelines. The purpose of the stricter guidelines for an Overlay area is to preserve and enhance neighborhood shopping areas.

The final design of the project provides innovative solutions to massing and height, with effective transitions to minimize effects on the residential buildings to the east and south of the project. It reflects both the architectural language of Capitol Hill and some of the design details of the existing buildings near the project.

The decision recognizes potential negative effects on historic preservation and provides for the following concessions to ease the impact of the development on the neighborhood: a donation of \$85,500 within seven months to CHRS to fund a professional survey of properties within the twenty-six block area bounded by Second to Fifteenth Streets, and F to H Streets, NE. In addition, Dreyfus will provide a professional survey and documentation of structures potentially eligible for demolition within the development site.

In addition, the developer will

provide two micro-grant programs for the nearby neighbors: \$150,000 to neighboring property owners for grants to make qualifying repairs and improvements to the portions of their homes within public space or viewed from public space such as fences, cast iron porches, etc., and \$80,000 for property owners in the same square as the project for energy efficiency or other upgrades, as approved by CHRS. CHRS will be paid \$20,000 before the issuance of building permits for the project to administer the two micro-grant programs. Also, the occupants and owners on the same square as the project will have the option to purchase memberships in the project's health club and neighborhood residents will be have the option to rent below ground parking spaces, with preference to occupants and owners on the same square as the project.

Additional benefits to the community agreed upon include improved lighting and brick and granite pavers for a potential farmers' market on the east side of Second Street under the H Street overpass. Also, around the project, the sidewalks, curbs and gutters will be replaced and the fencing along H Street will be upgraded. To address transportation issues, initial purchasers or renters of units in the project will be provided subsidies for car sharing and Metro Smartpass. Two car sharing spaces and 85 bicycle parking spaces will be provided on-site. H Street Main Street will benefit from the requirements that the development will become a dues paying member of the H Street Clean and Safe Program and that the developer will contribute \$150,000 to the Program. If the Clean and Safe Program is not in operation within 12 months of the completion of the project, ANC 6C will recommend alternative uses of the escrowed \$150,000. ✧

House & Garden Tour (and pub crawl) *continued from page 1*

Lofts at Senate Square, soon to be home to our former mayor and his wife, Anthony and Diane Williams, and well-known entrepreneur and philanthropist, Sheila Johnson. Originally the home of the Little Sisters of the Poor and more recently the site of the Children's Museum, the property has been fully redeveloped with exclusive loft condominiums in the 130 year old historic building. The separate community center has a club room, screening room, and catering kitchens. A couple of the most incredible lofts will be on the tour as will the roof-deck swimming pool and its spectacular views of the city. This property has not been opened to the public so tour-goers will be among the first to visit this new Capitol Hill landmark.

At the other end of the Hill is Pierce School, now apartments and the office of the building's owners, Evolve Property Management. This too is a "don't miss" site as many of the school's original details have been incorporated. With a traditional backbone, this building also has a lot of stunning modern, green, and eclectic features like the entry to the owner's two-floor home with over a

Saturday, May 10, 5-8pm:

Candlelight House Tour (Free Jitney service between tour homes)
Pub Crawl on H Street, NE, 5:30-8:30pm

Sunday, May 11; 12 noon– 5pm:

House Tour (Free Jitney service between all venues)
Two free mini walking tours: included in the ticket price (see below)
Mother's Day Tea: 2:30 – 5:30pm at the H Street Playhouse, 1365 H Street, NE (free to ticket holders). Refreshments by Sidamo Coffee & Tea, Sova Espresso & Wine, and Café Roma

dozen chandeliers in the entry!

Eleven other homes are on this year's tour and each is remarkable in its own way. From a home with an arts and crafts motif, to the side-by-side wooden houses on G Street that used to mirror one another but now are completely different, to the home with the solarium that was profiled on Home and Garden TV, we have selected a range of architectural and design styles to delight all of our guests.

Guided Block Walks

On Sunday, two mini walking tours are included in the ticket price. No reservations are required. The first tour is of Elliott Street where three

of our tour houses are located. This walking tour will look at the buildings as well as the "who, how, and when" of the street's development. Donna Hanousek and Peter Sefton will lead this tour. The second walking tour, which begins at 102 Thirteenth Street, NE, and ends on the 200 block of Tennessee Avenue, NE, will focus on the Victorian and Craftsman styles found in our neighborhoods. Beth Purcell will lead this tour.

Walking tour times and meeting places:

Elliott St. NE Tour: Sunday 12:30 and 4:30pm (meets at the corner of F Street and Elliott Street, NE)

Beyond the Boundaries Tour Saturday Night Pub Crawl



On Saturday evening, a number of merchants along the H Street corridor are supporting the tour by offering discounted beverages from 5:30-8:30pm. We encourage you to stop in for dinner and drinks after the candlelight tour while you map out your plans for your Sunday afternoon tour.

Pub Crawl on H Street, NE – participating establishments:

The Red and the Black @ 1212 H Street, NE
The Pug @ 1234 H Street, NE
H Street Martini Lounge @ 1236 H Street, NE
Dr. Granville Moore's @ 1238 H Street, NE
Rock and Roll Hotel @ 1353 H Street, NE
The Argonaut @ 1433 H Street, NE
Sidamo Coffee & Tea @ 417 H Street, NE (shown left)
Sova Espresso & Wine @ 1359 H Street, NE

2008 Tour Tickets

Tickets: Cash, checks or online at www.chrs.org

Purchased before May 10, \$25.00

Purchased May 10–11, \$30.00

Ticket outlets:

- Coldwell Banker/Pardoe, 605 Pennsylvania Ave., SE
- Trover Books, 221 Pennsylvania Ave., SE
- Prudential Carruthers, 216 7th St., SE
- Appalachian Spring, Union Station, East Hall
- Cherry Antiques, 1526 Wisconsin Ave., NW
- Riverby Books, 417 East Capitol St., SE
- CHRS Weekend kiosk at Eastern Market



Thirteenth Street, NE Tour:

Sunday 1:30 and 2:30pm (meets at 102 Thirteenth Street, NE)

Mother's Day Tea

Also on Sunday afternoon, and included in the ticket price, is the Mother's Day tea at the H Street Playhouse (home of Theatre Alliance) that has been instrumen-

tal in the redevelopment of the H Street NE, area.

For more information, please contact Ann Richards, Tour Director at arichardsdc@yahoo.com. To learn more about the Beyond the Boundaries survey and education project, contact Donna Hanousek at hanousek@earthlink.net. ✧

Above: Pierce School has been renovated into seven rental lofts and living space for the owners, all the while maintaining 95% of the original layout and character of the school building. When the owners purchased the school in 2000, among other problems, portions of the attic had collapsed into the living room (the room shown above).

May Preservation Café: *Digging Out Your Basement*

by Shauna Holmes

At CHRS' May 21 Preservation Café, architect and long-time Capitol Hill resident Judith Capen will return for the second session of CHRS' spring series on *Making the Most of Your Basement*. Having focused at the March Preservation Café on issues and code requirements involved in creating livable spaces in our basements, Ms. Capen will turn in May to questions and issues related to *Digging Out Your Basement*.

Capitol Hill residents might consider digging out basements for

a number of reasons. Some of our row houses have no basements, some have only partial basements, and others have basements with little headroom. Therefore, in seeking more space, we might want to dig out to create a basement, expand an existing basement, or lower a basement's floor to make the space more comfortable and pleasant.

Ms. Capen will address how you can figure out in advance how extensive a project digging out might be and what things you will need to consider — for instance, what underpinning means, when and why underpin-

ning may be necessary, and how to factor in plumbing and other utilities. She will also talk about issues like red clay, preventing collapse of your house and your neighbors' walls while work is underway, and getting the necessary permits and approvals.

Digging Out Your Basement will be held on Wednesday, May 21, from 6:30-7:15pm in the downstairs Community Room at Ebenezer's Coffeehouse at Second and F Streets, NE. The Preservation Café is free, wheelchair accessible, and open to all members of the Capitol Hill community. ✧

Looking Back on Capitol Hill

by Nancy Metzger

This year's house tour includes a number of adaptive-use projects: apartments carved from the Little Sisters of the Poor building on H Street, Pierce School classrooms turned into loft-style apartments, a theater that started out as an automobile showroom. The leader on the Hill in adaptive-use projects was Bob Herrema, who started his real estate career in the 1970s by turning down-at-the heels boarding houses into renovated apartment buildings. He made his mark (but perhaps not a huge fortune) on his adaptive-use condominium projects: Logan School (southeast corner of Third and G Streets, NE), Carbery School (412 Fifth Street, NE), and Grace Baptist Church (Ninth and South Carolina Avenue, SE).

The Logan School Condominiums are located in the "old" Logan School, a red-brick Romanesque building built in 1891 for African-American

children (the school system was segregated until 1954) of this fast-growing northeast neighborhood. It was almost 100 years later (early 1980s) when the building came to the attention of Bob Herrema, who recounts the story in an oral history interview with Steve and Nicky Cymrot, shortly before Bob died in 2003.

"... (My) first experience with the building, you know the American Rescue Workers were long gone. Because it sat vacant ... after they basically pulled out. It sat vacant; Dac [Laqui] and his wife bought it ... and he'd hired Bob Schwartz, an architect up in Northwest, to do plans to convert it to condos. And all of the sudden Dac and his wife couldn't get any banks to do business with them because (they had) 'no track record.' 'What? You want to borrow all this money to spend on this piece of junk in this questionable location? You know, what have you done before that can assure us that you are going to pay us back?' Well ... he had no track record. So

he and his wife wined and dined Joannie and me and we struck a deal. I said, 'I think we can make some money on this.' And so we started to tear it apart and put it back together again. And what was fascinating is ... in working on that ... the first school, was the amount of usable space up in the attics. I mean, you had a big old building, you know, with a basement that had 10 foot ceilings, some below grade, some above grade, and then ... the amount of space up in the attics and with the way the rooflines were ... we really took advantage of ... cutting holes in the roof to create patios ... using skylight windows ... we wound up getting 24 units in that building. There were six per floor, even six in the attic. And we found ... no resistance for people to walk up a couple of flights of stairs, even though they were long flights of stairs to get to the top floor. Because the units were bright and as I said they had patios with [them].

"... (Y)ou know, we underestimated ... the value of those units. And we sold them so fast that — well, I wouldn't say so fast, but we sold them in a lot quicker time than I thought and ... when it was all said and done, we looked back and said, 'Oh, we could have gotten ten thousand more here, ten thousand more there, whatever.' And it didn't bother me so much because I had ... pretty much of a fixed deal with Dac and his wife. But, with all said and done, and they counted how much money they had, that they made, ... they made money; they got all the money they put into it back and made some money...."

The complete transcript of this oral history interview can be found at www.capitolhillhistory.org. The Capitol Hill Community Foundation also established the Robert L. Herrema Awards, which are given to individuals, businesses and organizations for enhancements of Capitol Hill's urban landscape, including residential and commercial development, park and public space improvements, public art and other environmental improvements. ✧

Eastern Market Pottery



Eastern Market Pottery is flourishing in its new temporary studio in the carriage house at 320 Third Street, NE. The building, accessed through the alley opening onto Third Street, houses several artists' studios. Eastern Market Pottery will relocate to a permanent location in the basement of Eastern Market upon completion of the restoration. Above, Susan Jacobs of Eastern Market Pottery shows recent work.

Historic Preservation Briefs

by Nancy Metzger

Historic Preservation Office Adds Staff

Four new professionals joined the Historic Preservation Office in March. You can reach them through the main Office of Planning receptionist, 202-442-7600, or through individual contact information given below.

According to David Maloney, director of the Historic Preservation Office, the new staff members are:

- **Michael Beidler** (Preservation Architect; 202-442-8838; Michael.beidler@dc.gov) will be providing technical and preservation design assistance to property owners in historic districts.
- **C. Andrew Lewis** (Senior Historic Preservation Specialist; 202-442-8841; Andrew.lewis@dc.gov) will be primarily responsible for historic preservation reviews of federal and city projects (also known as Section 106 reviews).
- **Amanda Molson** (Historic Preservation Specialist; 202-442-8827; Amanda.molson@dc.gov) will be joining other staff members assisting property owners and other applicants in the review of building permit applications for repairs, in-kind replacement and alterations to historic properties.
- **Eldra Walker** (Historic Preservation Specialist; 202-442-8839; eldra.walker@dc.gov) will join other staff members in assisting in permit review and will also help to conduct inspections and project tracking for the historic preservation enforcement program. She will help provide outreach and education to communities and residents throughout the city on

matters related to historic preservation and neighborhood history.

Other Historic Preservation Office Information

Steve Callcott, well-known to many Capitol Hill residents from the years he was the historic preservation staff person for Capitol Hill, has been named Deputy State Historic Preservation Officer (202-741-5247; steve.callcott@dc.gov). Unlike preservation offices in Alexandria, Virginia or New York City, for example, Washington's Historic Preservation Office serves both local and state functions.

Other useful contact information for the Historic Preservation Office is as follows:

- **Johanna Hernandez** (Historic Preservation Office receptionist); 202-442-8800
- **Patsy Fletcher** (outreach and education); 202-741-0816 (new phone number), patsy.fletcher@dc.gov
- **Keith Lambert** (Historic Preservation Inspector); 202-442-8837, keith.lambert@dc.gov
- **Anne Brockett** (southeast Capitol Hill staff person); 202-442-8842, anne.brockett@dc.gov
- **Jonathan Mellon** (northeast Capitol Hill staff person); 202-442-8843, jonathan.mellon@dc.gov
- **Brendan Meyer** (Historic Homeowners Grants); 202-741-5248, Brendan.meyer@dc.gov

Historic Homeowners Grants Open to Capitol Hill

CHRS members have the opportunity this spring and summer to spread the word among their neighbors about the new city program to help low and moderate-income

homeowners in the Capitol Hill Historic District (and eleven other historic districts) pay for exterior repairs, rehabilitation and structural work on historic properties. Work affecting public elevations of a building which make an appreciable difference in the appearance of a property is encouraged.

The grant application is a two-part process. In Part I, a homeowner provides photographs of the house and a general description of work being proposed for funding. In response applicants are provided confirmation by the Historic Preservation Office that a house is a protected property that contributes to the character of an eligible historic district, a determination on whether the proposed scope of work meets basic preservation guidelines, and recommendations on application approval. The two Part 1 application deadlines in 2008 are August 1 and December 1.

In Part 2 of the application process, applicants provide a more detailed scope of work and three itemized bids by contractors. The applications are reviewed and selected by a committee appointed by the Director of the Office of Planning and the Chairman of the Historic Preservation Review Board.

If Capitol Hill residents are concerned about being able to navigate the application process by themselves, please contact Nancy Metzger through the CHRS office (202-543-0425; CapHRS@aol.com). More information about the program is available on the DC Historic Preservation website (including Frequently Asked Questions; Part 1 Application; and Income Eligibility Tables) or through the program coordinator Brendan Meyer (202-741-5248; Brendan.meyer@dc.gov). ✱

Repointing Historic Masonry Subject of April Preservation Café

by Shauna Holmes

With spring turning everyone's attention to sprucing up their houses, over fifty folks turned out for CHRS' April 16 Preservation Café on *Repointing Historic Brick Exteriors*. Danny Palousek, President of Pointing Plus, Inc. — who was featured on *This Old House* — provided a wealth of information on repointing masonry like that found in so many Capitol Hill row houses.

Signs that you may need to consider repointing include moisture on inside walls, drafts, external cracks, and sagging of exterior arches. When repointing is necessary, it is critical to ensure that external paint is properly removed, appropriate mortar is used and applied correctly, and mortar joints are properly prepared.

Mortar acts as a kind of “marshmallow” between bricks and must

be softer than the bricks to protect and cushion them as outer walls expand and contract. It also needs to be more permeable than the bricks so the inevitable moisture can escape through the mortar. Properly prepared mortar should be aesthetically pleasing and as close a match as possible to the original to maintain the historic appearance of the house. On Capitol Hill, builders often added crushed brick, ash, or soot to their mortars to improve hydraulic set, so a good match would more likely be a shade of gray or red, rather than white. Mortars should also have appropriate kinds and combinations of ingredients, which for the Hill's historic homes would rarely, if ever, include Portland cement.

Mr. Palousek provided a checklist for use when hiring a contractor for masonry repair and repoint-

ing. Suggestions include getting a preliminary mortar analysis to provide a basic understanding of what you have so new mortar will closely match the color, texture, and hardness of the original; requiring the contractor to repoint a small, inconspicuous area first to test how closely it matches; asking lots of questions about the mortar recipe and strength; inspecting the cleaned mortar joints before new mortar is inserted; and ensuring that curing conditions are carefully controlled.

Additional information on repointing is available in CHRS' *Capitol Hill Brick Guidelines and Repointing and Paint Removal: A CHRS Case Study*. You can request individual copies from Jeff Fletcher at CapHRS@aol.com.

The May 21 Preservation Café will be *Digging Out Your Basement: To Dig or Not to Dig* (see associated story for details). ✧

2008 Board Candidate Biographies *continued from page 3*

Carolina in 1985. She is employed by the Federal government as an information technology specialist. Elizabeth currently serves as the Chair of both the North Lincoln Park Neighborhood Association and the ANC 6A Community Outreach Committee. Her focus within CHRS has been to increase awareness and appreciation of the organization's mission and activities, particularly in areas beyond the existing boundaries of the Capitol Hill Historic District. Elizabeth has served in an At Large seat on the Board for the past four years.

■ As a native Washingtonian, **Eric Snellings** has a deep sense of belonging and commitment to the city and Capitol Hill. He has been a resident homeowner in the Historic District since 1988, and he and his wife have raised their teenaged

children here with the support and resources of the Hill community. An architect by profession, Eric has focused on commercial work and has worked on several projects involving historic buildings and districts. He joined CHRS in 1989 and has been an active member of the Historic Preservation Committee for over three years. He is a past member of the North Lincoln Park Neighborhood Association and current member of the Stanton Park Neighborhood Association. Eric has served as the Secretary for the past year and intends to increase his focus on the quality of life issues for families raising children in the city and particularly on the Hill.

■ **Donna Hanousek** has served as an At Large Board Member for the past two years and has been an active member of CHRS for

the past ten years, including several years serving on the Historic Preservation Committee and a few years as the CHRS EMCAC representative. She currently chairs the CHRS *Beyond the Boundaries* program. She has served as the director of two 501(c)(3) organizations on Capitol Hill: Penn East, Inc. and Friends of the Old Naval Hospital. She also is a member of the Landmarks Committee of the DC Preservation League. Donna has a Master's degree in City Planning and a graduate Certificate in Historic Preservation. She currently works for the District of Columbia Office of Zoning and has previously been a Main Street Director and an Historic Preservation Consultant. ✧

The Hill on Film

by Mike Canning

(Continuing our occasional series about how Hollywood has treated elements of Capitol Hill. CHRS Treasurer Canning writes movie reviews for the Hill Rag.)

What happens when a major movie or television company shoots on location? We have become aware of such invasions of our own neighborhood over the years (most recently when director Ridley Scott and his team were shooting a scene for *Pack of Lies* at Eastern Market last September), and we have seen the disruption and displacement they can cause.

In certain Hollywood movies set in Washington (e.g., *Heartburn*, *Broadcast News*, *A Few Good Men*), the kinds of row houses that define our area have been taken over for days at a time to stand in for dwellings wherein stars (as, in the above examples, Jack Nicholson, Albert Brooks, and Tom Cruise) reside or work.

Herewith, a personal story of one of those film take-overs, this one a more modest enterprise. It was my own Capitol Hill rowhouse on Fifth Street that was selected by a location manager working for Warner Brothers to be used in the pilot (first episode of a new TV series, "A Man

Called Hawk," in the fall of 1988.

Warners, having had a success on ABC with the Boston crime drama, "Spenser for Hire," decided to spin off one of its characters — the tough black investigator Hawk (played by the classical actor Avery Brooks) — for his own show. The series was to be shot completely on location in Washington, a new idea for the film company and the network.

Our house was selected to serve as the home of one of the featured players on this first episode. To ready it for the shoot — which was to be one day — the production team had to first come to the house to "dress the set," organize furniture and props, etc., to look like the home of a bright young African-American woman. It took much of a day to select which of our own things would remain in the living-dining room area of our home, with due consideration given to camera angles. To make it work, the crew had to schlepp half of our furniture into the kitchen, piling tables and chairs, and what-not half-way to the ceiling. Some of our art remained on the walls, some new stuff was added. What was especially sexy was the inclusion of a baby grand piano, since the resident of the house was a pianist.

The shoot began the next day, after most of our block was taken

up (to some of our neighbors' ire) by production trucks, vans and trailers. The sequences shot were tricky, mostly because the house was only 18 feet wide, and the lone camera (sitting on a large rig) had little room to maneuver. The key sequence was a confidential chat between the young woman and her father, set with a lovely lit fireplace in the background — courtesy of a propane fire the production team had installed.

My family and I were able to stay in the house (if not able to use the kitchen), and I especially recall my youngest daughter — then 16 — and I watching, very quietly, from the top of our staircase, as the drama unfolded below us. The next day, the crew came back and, very efficiently, "struck the set," including doing some touch-up painting in spots where the walls had been nicked. For our trouble, and three days of work, we received a nice check from Warner Brothers. It was a sweet interlude, especially for this film buff.

And there was a postlude to the story. About ten days after the shoot, the location manager called back to see if they could return. Seems that the actor who had appeared in the scene at our house had been fired and they needed to do re-shoots. We agreed readily, of course, and back the crew came, this time playing catch-up and having to shoot an all-nighter. With that kind of disruption, my wife and daughter were sent to a slick hotel in the West End (paid for by Warners), while I stuck around — again at my staircase post — as they shot scenes into the early morning. Result: another nice check and the gratitude of Warners.

Outcome: "A Man Called Hawk" bombed; only the minimum 13 episodes were produced before the plug was pulled on this DC experiment. But, hey, our place looked great in that pilot program! ✧

Welcome CHRS Supporters

We thank the following new members, patrons, and sponsors.

NEW MEMBERS

Lauren Adkins
Don & Jean Denton
Wm. Smith Greig &
Galyna Lysyuk
Kurt Pluntke &
Mary Ann Zehr

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Barbara & Edward Wendel

SPONSORS

Don & Jean Denton
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Mark Your Calendar!

MAY

2 Friday, 5:00pm

Deadline for House Tour mail order ticket sales.

5 Monday, 6:30pm

CHRS Historic Preservation Committee, Kirby House, 420 10th Street, SE, first floor. Details: Nancy Metzger, 202-546-1034.

7 Wednesday, 7:00pm

Nationals Stadium performance parking pilot program feedback meeting, sponsored by Councilmember Tommy Wells. Neighbors and businesses are invited to discuss what's working, what's not, and where changes are needed. Capitol Hill United Methodist Church, 421 Seward Square, SE. Details: Charles Allen, 202-724-8072 or callen@dccouncil.us.

8 Thursday, 7:30pm

CHRS Zoning Committee, Kirby House, 420 10th Street, SE, first floor. Details: Gary Peterson, 202-547-7969.

18 Sunday

Harris Teeter Capitol Hill scheduled to open. 14th and Pennsylvania Avenue, SE.

20 Tuesday, 6:30pm

CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street, SE, second floor. Details: Dick Wolf, 202-543-4353.

10 Saturday, 5–8pm & **11** Sunday, noon–5pm

51st Annual CHRS House and Garden Tour (and pub crawl)

Tickets will be available in mid-April at the CHRS kiosk at Eastern Market and various ticket outlets around the city. See story on page 1. Details: CHRS office, 202-543-0425 or on the web at www.chrs.org.

21 Wednesday, 6:30pm

CHRS Preservation Café: Part II of "Making the Most of Your Basement" featuring Hill architect Judith Capen. Discussion will focus on basement dig-out. Details: Shauna Holmes, 202-546-5211.

22 Thursday, 10:00am

Historic Preservation Review Board, 441 4th Street, NW (#1 Judiciary Square), Room 220 south. Details: Nancy Metzger, 202-546-1034.

JUNE

2 Monday, 6:30pm

CHRS Historic Preservation Committee, Kirby House, 420 10th Street, SE, first floor. Details: Nancy Metzger, 202-546-1034.

12 Thursday, 7:30pm

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

17 Tuesday, 6:30pm

CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street, SE, second floor. Details: Dick Wolf, 202-543-4353.

18 Wednesday, time TBA

CHRS Community Forum on Hill Transportation Issues featuring DC Department of Transportation Director Emeka Moneme. Place TBA.

26 Thursday, 10:00am

Historic Preservation Review Board, 441 4th Street, NW (One Judiciary Square), Room 220 South. Details: Nancy Metzger, 202-546-1034.



Capitol Hill Restoration Society

420 Tenth Street, SE
Washington, DC 20003
