

## **Capitol Hill Restoration Society Board Meeting**

Minutes for Meeting of 18 April, 2017

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

**Present:** Elizabeth Nelson, Susan Burgerman, Patrick Crowley, Gary Peterson, Undine Nash, Monte Edwards, Steve Kehoe, Patrick Lally, Greg Holeyman, Adam Apton, Janet Quiqley, Lisa Dale Jones, Beth Purcell, Joanna Kendig, Susan Oursler, Justine Bello

**Absent:** Scott Davis, Chuck Burger

**Guests:** Carl Spier

The meeting is called to order at 6:30.

### **Minutes: Justine**

Elizabeth notes that in the Zoning Committee report, the correct BZA number for the case concerning 646 6th Street, NE is 19446, not 19445.

Elizabeth moves to accept the minute; seconded by Beth. The motion passes unanimously.

### **Treasurer's Report: Adam**

Adam reports on what is now a quarterly, rather than monthly, report. Accounting of the House Expo expenses still remain slightly in flux. The balance sheet stands as of March 31. An error is noted in the YTD 2016-2017 column for "Total Income."

A disbursement from the estate of Frederick Lemke has been received. A brief discussion follows about how to invest that money.

Gary moves to transfer the Lemke bequest to the Vanguard account (then defer to the investment committee about specifically what to do with it); seconded by Lisa. The motion passes unanimously.

## **NEW BUSINESS**

### **1511 A Street, NE Zoning Case: Gary/Beth**

Under current regulations (the site is now zoned RF-1, formerly known as R-4, but was zoned C-2-A in the past). Under the former C-2-A zoning, but not the RF-1 zoning, this site could be developed into 18 units by right. To date, the project has been fraught with various issues. After the zoning was changed to RF-1, the developer obtained a building permit for the 18-unit project. DCRA cancelled the building permit, and the developer is appealing. Concerned neighbors are opposing the developer's appeal. ; CHRS could act as a fiscal sponsor to receive donations to assist with legal fees on their behalf. Patrick C notes that based on CHRS bylaws if the funds we receive are not claimed after a prescribed period of time, those funds revert to CHRS.

Gary moves to proceed in this manner, seconded by Joanna. The motion passes unanimously.

### **Elections Committee: *Beth/Monte***

A full slate of nominees has been assembled; the committee is no longer accepting nominees. Monte formally moves to accept and put forth the proposed slate, seconded by Susan B. The motion passes unanimously.

### **Streetlights: *Beth***

Beth reports on the topic of streetlights of varying “colors”/intensities, and the repercussions for neighborhood. Old “sodium lights” were a relatively white (approximately 2700 Kelvin); by contrast, DDOT has installed very bright “blue” lights (4000-5000K). Of approximately 71,000 streetlights in the District, ~5% have been changed over so far. A hearing on the subject will take place on May 3; Beth suggests CHRS send a representative (Beth herself, or an alternate).

Monte provides some additional insight on how LED lighting has improved in its color quality and cost in recent years.

Joanna further suggests we should be advocating that the light be directed downward. Although the directional issue is not necessarily tied to that of light color, she proposes addressing them at the same time.

### **House & Garden Tour: *Susan B, Beth***

Susan B provides a brief report on ticket sales: the committee has seen solid in-person interest, more on the website.

Beth reports that we have seen very healthy commitments for advertising. There remains a great need for docents to man the houses. A brief discussion follows about how we can continue to update and monitor the ticket sale volunteer schedule in real-time.

### **Dick Wolf Memorial Lecture: *Monte***

Monte reports on the success of the event which, once again, was very well-attended. CHRS received plenty of positive feedback on the event and Ms. Robertson’s presentation; the panel was also found to be highly effective.

Resiliency in historic districts was proposed as a possible future topic by Gretchen Pfaehler, panelist and former chair of the Historic Preservation Review Board.

### **Zoning Committee Report: *Gary***

Note: several of the cases reviewed by this committee overlap with those of the Preservation Committee.

Follow up on 619 Elliott Street, NE (the cantilever project): This case was previously opposed by the committee. Since that time the applicant has modified the plans and the owner of the house to the north has added solar panels to their roof. The revised plans still show the third floor cantilevered over the rear dogleg, which the committee contin-

ues to oppose. The solar issue needs to be resolved with the neighbor before this application is heard by the BZA.

1 Library Court, SE: because the proposed addition is small (less than 500 SF) this will be a staff-level case at HPRB and will not go through the full historic preservation review process. This is an alley lot; because of this, zoning remains flexible in some ways. The applicant proposes a first floor addition with a roof deck that would increase the lot occupancy to 100%. In effect, the applicant is covering the lot and moving the outdoor space to the second floor. The committee will support the applicant so long as there is a 5 foot rear yard that has a pervious surface and provides storage for the trash. The owners were not interested in undertaking a green roof (one of the Committee's suggestions).

120 6th Street, SE: This concerned a carriage house (garage) with structural problems; the committee agreed that it was acceptable to demolish it and build a new one.

### **Preservation Report: *Beth***

316 G Street, NE (part of the pristine, postcard row in Swampoodle; update on this case): HPRB was deadlocked. As a result, this case will need to be revisited in the near future.

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.

### **President's Report: *Elizabeth***

The Verizon store on Barracks Row (800 block of 8th Street, SE) approached the BID [Business Improvement District] for a grant to replace their existing storefront sign with a new and larger one; the Verizon store also approached CHRS asking for its "soft approval" of the new signage. Verizon should consult HPRB's sign rules; CHRS can provide them.

Elizabeth received a communication through Facebook of some concern regarding the redevelopment taking place on the 500 block of C Street, NE near Stanton Park (a row of largely intact homes that had at one time gone commercial but are now being returned to residences). There are no immediate or obvious zoning or HP violations associated with the project.

The meeting was adjourned at 8:00 p.m.