

Capitol Hill Restoration Society Board Meeting

Minutes for Meeting of September 19, 2017

Capitol Hill Townhomes Community Building

750 6th Street, SE, Washington DC

Present were: Elizabeth Nelson, Patrick Lally, Susan Oursler, Susan Burgerman, Tina May, Gary Peterson, Joanna Kendig, Michelle Carrol, Greg Holeyman, Steve Kehoe, and Janet Quigley.

Absent were: Beth Purcell, Chuck Berger, Adam Apton, Undine Nash, and Monte Edwards.

Also present were Angie Schmidt and Carl Spier.

The meeting was called to order at 6:32 pm.

Minutes

The minutes from the July 18, 2017 meeting were agreed to by voice vote.

Eastern Market

Susan Oursler reported on two measures that are under consideration by EMCAC.

Weekend Flea Market. Weekend flea market vendors were relocated from the Hine parking lot to 7th Street between C Street and Pennsylvania Avenue, SE when the school building was razed. The 300 block of 7th Street was closed to weekend vehicular traffic to accommodate the flea markets. Once the Hine Development was completed, the flea markets were to be located on the newly constructed C Street between 7th and 8th Streets, SE. EMCAC has been asked for an opinion on the permanent weekend closure of the 300 block of 7th Street. Various opinions were expressed about the vendor's concerns about inadequate parking. Gary suggested that vendors might want to consider grocery delivery services. Although a lengthy discussion followed, no consensus was reached.

Leases. An appraisal has been performed to determine "fair market rents" for Eastern Market inside vendors. This appraisal suggests substantial rent increases for merchants. Susan said that DC law mandates maximum annual rent increase, and stated that she thought the best position would be to follow the guidelines in DC law. Patrick suggested that the vendors might want to arrange for an independent appraisal.

Treasurer's Report. Adam was unable to be present for the meeting, but supplied a current balance sheet, Profit/Loss statement, check register and reconciliation.

Patrick asked if the current Swampoodle account numbers were accurate. Elizabeth said the numbers are currently being reviewed.

President's Report. Elizabeth said that CHRS has a number of events scheduled in the next several weeks and volunteers are needed for all activities including the Barracks Row festival, Member's Meeting, Preservation Café, and the House Expo.

House Expo. Michelle gave a report on vendors who will be present at the House Expo which is to be held on October 22. The Committee is still seeking vendors to participate in the Expo. A plumber is especially needed.

Historic Preservation Report. Joanna reported that the Preservation committee reviewed 12 cases at their August 31 meeting. Two of the case evaluations included mixed opinions on the compatibility of filling in dog-legs at the rear of the property.

The Board discussed then the problem of filling in dog-legs on blocks that have a historic pattern of dog-legs. Gary explained that the zoning regulations were rewritten to count lot area in dog-legs as unoccupied thereby reducing the pressure to in-fill.

Several board members emphasized the importance of consistency in CHRS positions on issues such as dog-legs – that it creates uncertainty and ill-feeling when CHRS positions appear arbitrary. In cases where a block is largely intact, dog-legs should be preserved.

Joanna said that the opinion had not yet been sent to the HPRB. Gary recommended that the letters in support of filling in the dog-legs should be reconsidered.

Janet made a motion to ask the Historic Preservation Committee to reconsider their opinions on the two cases. Susan B seconded the motion, which passed.

Zoning Committee. The Zoning Committee met on September 14, 2017, and considered seven cases.

One case included in-fill of a dog-leg. The Committee recommended that this be allowed because a significant number of properties on the same alley had their dog-legs already filled-in.