



NEWS

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April 2012

55th Annual Capitol Hill House and Garden Tour May 12–13 • Highlights Late 19th- and Early 20th-Century Homes

By Roberta Gutman

Spring on Capitol Hill means blooming trees, flowering gardens, kids in our parks—and the Capitol Hill House and Garden Tour. This year’s tour promises to be at least as impressive as the previous 54 tours. With the theme “Windows on Our World,” the tour will route visitors

in a walkable triangle (no shuttle bus service this time), all in Northeast, bounded on the south by East Capitol from 3rd to 11th streets, and on the north by Massachusetts Avenue.

If you think you’ve seen it all on previous tours, be assured that you have *not*. A dozen homes are on the tour, most from the late 19th century (one from 1867) and very early in the 20th century. Two condo units mark the east and west boundaries of the tour: one occupying a small space with huge charm, the other a dazzling unit with sweeping views of Lincoln Park. In between are two homes from the 1870s; two in a row of four homes with rugged stone fronts from the 1890s and beautifully updated interiors; one, luscious inside and out, that anchors a row of seven Italianate Renaissance Revival homes built in 1882; and a stunning large four-story home from 1909 that, like other homes on the tour, combines the best of

everything. This is just a *sampling* of the treats—or, more accurately, the feast—that await visitors.

Most of the homes have gardens in front and in back, some with patios with spaces that define an additional, outdoor “room.” One has an enviable coach house with garage below and an artist’s studio above (you will see his paintings, many featuring Capitol Hill alleys, in the home). Bubbling fountains at another home soothe the soul. All will give visitors ideas for improving their own homes and gardens.

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IMAGE COURTESY JUDITH V. MAY



308 East Capitol Street NE.

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President's Column: Pure Adrenalin?

By Beth Purcell

"Pure adrenalin!" squeals the GEICO pig zooming down the zip line, pinwheels twirling. While the pig may be a fun phone app, if the Office of Planning (OP) has its way, a zip line may be coming to the 11th Street Bridge, but at a very high cost.

The two new 11th Street Bridges are ahead of schedule and on budget. Soon after the new bridges open, the existing (old) bridges will be taken down, and all that will remain from the old bridges will be the bridge piers that once supported those bridges. The new 11th Street local bridge will connect to parkland on both sides of the river and will feature a special 16-foot wide lane for pedestrians and cyclists. The new local bridge will also have two lookouts over the river in the center of the bridge. People will be able to walk out there and enjoy the view. At each end of the local bridge will be a fishing pier. The lookouts and the fishing piers will be built using the piers left over from the old downstream bridge. All of these are specified in the contract for the 11th Street Bridges, already paid for, and all the necessary permits are in place. DC Dept. of Transportation (DDOT) and its contractor, Skanska-Facchina, plan to complete the overlooks and fishing piers in fall 2012 or spring 2013. These are welcome features that will complement the local bridge, and everyone can enjoy them.

However, we may never get the lookouts or fishing piers if Office of Planning gets its way. OP wants to study building a new, third, "recreation" bridge on the piers from the old downstream bridge. Possible uses for the recreation bridge include restaurants, a farmers' market, and zip lines (see www.planning.dc.gov). The recreation bridge would require building an entire new bridge

(superstructure and roadbed) 925 feet long at a cost of tens of millions of dollars. To accommodate restaurants on the bridge, utilities and sewage disposal would be required, at additional cost. And yet, OP hopes that the recreation bridge would be built and operated by a public-private partnership and be self-sustaining. It's a bizarre idea.

A decision must be made in the next 45 to 60 days on whether to build the lookouts and fishing piers in fall 2012-spring 2013, as planned and paid for. But OP plans a design competition beginning in May 2012, and it will likely take until 2013 to complete the study and design

competition (the same time when the lookouts and fishing piers should be under construction). It is important to build them on schedule, at the current contract price. If there is a delay the contractor, its staff and equipment will be gone, and it may be extremely expensive, and perhaps impossible, to bring them back later to build the lookouts and the fishing piers. On the other hand, if the "recreation bridge" goes forward sometime in the future, it should be relatively inexpensive to remove the outlooks and build the new recreation bridge.

The lookouts and fishing piers will benefit everyone. Let's get them now or risk losing them forever. ★

On the CHRS Web Site

The 2012 minutes of CHRS Board Meetings are now on our web site, www.chrs.org. Click on "Reports" in the left column on the home page.

The summary table of Capitol Hill building permits for new construction from 1877-1945 also is on the web. Click on the "Database of Capitol Hill Permits" and then choose the pdf version or the Excel version. The Excel version may be downloaded and sorted. Over 15 past House Tour brochures are now on the web site, with more to come.

As previously announced, we hope to have a substantial number of Capitol Hill house histories on the web site. If you would like to assist with this project or contribute a house history, please contact the CHRS Office via e-mail (CapHRS@aol.com) or by phone, (202) 543-0425.

Northeast Library Renovation

The \$10 million library renovation is moving ahead and the architect has provided some design concepts that were unveiled at the March Friends of the Northeast Library (FONEL) meeting.

On April 23 at 7:30 pm at the branch, the public will have an opportunity to comment as a community on the design, available at: www.dclibrary.org/node/14742. The big change: DCPL wants to move the entire children's area to the first floor and move all the adult services to the 2nd floor. There are valid arguments to be made for both versions.

Once the project starts the library will be closed for at least a year while the changes are implemented.

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To reach any of the above, please contact the Society offices at (202) 543-0425 or via e-mail: CapHRS@aol.com.

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Celebrating more than 50 years helping to preserve and protect Capitol Hill's residential character, the Society is the largest civic association on Capitol Hill, and one of the largest in the 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.

To start or renew a CHRS membership:

- ★ On the web at www.CHRS.org
- ★ Call (202) 543-0425; 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.

Window Repair and Replacement Guidelines Discussed at March Preservation Café

By Amanda Molson

As a staff member at the DC Historic Preservation Office (HPO), I was delighted to address attendees of the March Preservation Café. Window repair and replacement constitute the bulk of permitting inquiries received by HPO, and the strong turnout at the Preservation Café on March 21 made evident that it is an important issue for homeowners on Capitol Hill. My hope was to assure property owners that HPO is happy to provide guidance whenever you may need us.

New Guidelines

In October of 2011, the DC Historic Preservation Review Board (HPRB) adopted new guidelines for window repair and replacement. These guidelines do not override or alter the existing regulations with which many property owners are already familiar. Instead, the guidelines provide additional information that may be helpful in understanding those written standards, offer suggested "best practices" to consider in your own decision-making, and furnish lessons that HPO has learned in the process of reviewing permit applications and completed work. We hope this document will serve as a tool for you and your contractor in assuring that any window work is cost-effective, high quality, and successful in addressing issues specific to your home.

Repair instead of replace

The guidelines state that repairing historic windows, whenever possible, is the best preservation treatment. Contrary to popular belief,



IMAGE COURTESY DC HISTORIC PRESERVATION OFFICE

New window guidelines.

numerous studies have found that the majority of building heat loss is not through windows, but is instead through walls, ceilings, and poorly insulated attics. New windows can be more challenging to repair if a part should break, entail a lengthy payback period in energy savings to recoup the cost of the product, and are often less resistant to rot and insect infiltration than the old growth wood used in historic windows. Thus, repairing existing wood windows and preventing heat loss in other areas of the home may provide ample benefits for your comfort and your utility bills. An energy audit of your home can highlight specific areas to address.

The new guidelines provide a number of repair suggestions that may extend the life of windows and also make them more weather-tight. These solutions include replacing

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Historic Preservation Briefs

By Shauna Holmes

Five New Members Join Historic Preservation Review Board

The newly reconstituted Historic Preservation Review Board met for the first time on March 22 to hear eleven cases that ranged from landmark designations and large residential-mixed use projects to smaller residential and commercial cases. Among them were three cases in the Capitol Hill Historic District that are reported on below in the Historic Preservation Briefs.

The new or recently re-appointed members were:

- Chairman Catherine Buell (reappointed Citizen Member; commercial real estate attorney with Patton Boggs)
- Rauzia Ally, AIA (Historic Architect Member, director of Catholic University's Comprehensive Building Studio)
- Andrew Aurbach (Historian Member; researcher and producer of documentaries and public affairs television programs)
- Maria Casarella, AIA (reappointed Architect Member; associate with Cunningham Quill Architects)
- Graham Davidson, FAIA (Citizen Member, partner at Hartman-Cox Architects)
- Nancy Metzger (Citizen Member; community historic preservation leader with Historic Districts Coalition and Capitol Hill Restoration Society)
- Gretchen Pfaehler, AIA (Architectural Historian Member; assistant vice president of Michael Baker Jr., Inc., a professional services firm, and national director of its historic preservation practice)

- Robert Sonderman (reappointed Archaeologist Member; senior staff archaeologist and archaeological collections curator for the National Park Service, National Capital Region)
- Joseph Taylor, AIA (reappointed Architect Member; Facilities Planning Department at Georgetown University).

To be eligible to receive National Park Service funds to assist with the city's historic preservation program, a majority of the Historic Preservation Review Board appointees must have specified professional qualifications, including the archaeologist, architectural historian, historian, and architect and/or historic architect.

Three Capitol Hill Cases Heard by HPRB at March 22 Hearing

700 Constitution Avenue NE

IBG Partners submitted to HPRB a concept proposal to redevelop the southernmost buildings on the Specialty Hospital of Washington (SWH) property (formerly known as Medlink) as a 140-unit apartment building under a 75-year lease (see the story on page 10 of the February 2012 CHRS News for details). Because the 1928 portion of the structure is a contributing building in the Capitol Hill Historic District, HPRB had to review the concept plans and find them consistent with the city's historic preservation law before the project could receive necessary permits.

The CHRS Historic Preservation Committee met with IBG's design team several times this year and provided comments, suggestions, and recommendations to them, ANCs 6C and 6A, and the DC

Historic Preservation Office (HPO). We commended IBG for its sensitive restoration approach, its proposed residential adaptive reuse, and its commitment to work mostly within the existing structural envelope by adding only a modest extension around the north courtyard and some projecting bays on the non-historic portions of the building.

In a letter to HPRB, CHRS noted "this project holds great promise for enhancing both this property and the neighboring community," and CHRS testimony at HPRB's March hearing stated that we "would be happy to see this project go forward." Our letter and testimony further noted that, while the design appears to be on the right track in many respects, our most important outstanding concern is the proposed main entry area, which has no real sense of approach. The entrance itself is obscured behind brick walls, trees, and other landscaping and requires a circuitous approach around the perimeter of the recessed courtyard. This is incompatible with patterns in the Capitol Hill Historic District, where the overwhelming majority of buildings—especially homes and apartment buildings—have direct and unobstructed paths and sightlines to their primary entrances.

Both the CHRS letter and its testimony at the HPRB hearing asked that IBG's design team continue to work with HPO staff to revisit how the new apartment building will address the street and refine plans for the front entry courtyard and public space landscaping. Following testimony, HPRB discussed various entrance issues, with several members agreeing with CHRS that the main entry should be redesigned to be more in keeping with the

Correction: In the March 2012 issue of *CHRS News*, my story about Nancy Metzger’s appointment to the DC Historic Preservation Review Board included a regrettable error asserting that Nancy had been involved in nominating the Capitol Hill Historic District to the National Register of Historic Places. In fact Nancy played no role in preparing that nomination, and it was entirely my error to have conflated Nancy’s later role in researching and drafting a 2003 nomination to expand the historic district’s boundaries with involvement in the original nomination. According to the 1976 National Register nomination’s Biographical Note, the “research for documenting this Historic District was prepared by the staff of the [DC] Historic Preservation Office in conjunction with the Capitol Hill Restoration Society, especially the following members: Mrs. Robert [Hazel] Kreinheder...Michael French...and Ruth Ann Perez [Overbeck]...” Dorothy Provine of the National Archives was also individually noted for her assistance. I apologize to all for my error.

— Shauna Holmes

historic district. One member noted that, if the path to the main door would not be straight, the sightlines from the street and sidewalk to the main door should at least be straight and unobstructed.

The Board voted 6-0 that the concept is consistent with the purposes of the preservation act and instructed the applicants to work further with the community on outstanding issues prior to final approval. (HPRB members Nancy Metzger and Robert Sonderman were recused from this case.) In closing our letter to HPRB, we affirmed that CHRS “look[s] forward to the building’s thoughtful and careful renovation and seeing it returned to productive use as a residential building that sits comfortably in its historic residential neighborhood.” Plans and renderings of the proposed project are online at 700constitution.com.

700 A Street NE

The World Mission Society Church of God, which bought the 1895 church at this address in November 2011, submitted a permit application to remove all existing stained glass windows from this Romanesque Revival church (formerly occupied by Unity) and replace them with

clear glass. After the purchase but prior to the permit application, at least some of the stained glass windows were removed without the required permit, and several panes of glass were damaged during either the unpermitted removal or the windows’ reinstallation following an investigation by DC Historic Preservation Office staff.

This church—originally known as the Epworth Church—is a contributing building in the Capitol Hill Historic District, and its beautiful stained glass windows are character-defining features of the historic structure. A Washington Post reporter who attended the Epworth Church’s dedication on January 13, 1896, noted, “The principal feature... is several memorial windows, than which there are none more beautiful in East Washington.” CHRS strongly opposed removal of the stained glass windows and sent a letter to HPRB expressing our opposition and detailing our reasons, as did ANCs 6C and 6A and a number of nearby residents. Indeed, the community has rallied to protect the church’s historic character and contributing features, and the CHRS Board felt so strongly about the matter that it voted at its March meeting to authorize

CHRS President Beth Purcell to join the CHRS Historic Preservation Committee in looking into ongoing construction, permit applications, and other renovation-related activities at the church building.

CHRS, ANC representatives, and members of the community also testified in opposition at HPRB’s hearing. The excellent and very comprehensive HPO Staff Report detailed the church’s history, the historic significance of the stained glass windows, and the reasons why their removal would be contrary to the city’s preservation law, regulations, and window standards.

The Board voted unanimously to advise the Mayor’s Agent that the permit application for replacement of the existing stained glass windows with clear glass is not consistent with the purposes of the preservation law or with the window standards included in the preservation regulations. Because an applicant who receives a recommendation from HPRB for denial of its application can appeal that decision to the Mayor’s Agent, the congregation’s attorney immediately told HPRB of their intent to appeal. The Mayor’s Agent will hold a public hearing on the application at a date to be announced.

1321–1323 Constitution Avenue NE

HPRB considered a request for concept approval from Ditto Residential for rear and rooftop additions to these buildings, which are contributing buildings in the Capitol Hill Historic District that sit side-by-side on a single lot. They were originally built in 1910 as one-story commercial buildings in what was then a commercial strip of one-story structures set within an otherwise residential block of single-family dwellings. A second story was added to 1321 in 1932, within the historic district’s period

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Mayor Gray Meets with Community About Reservation 13 and Possible Redskins Training Facility

By Beth Purcell

On March 22, 2012, Mayor Gray met with the community on the future of Reservation 13 (also known as DC General campus and Hill East Waterfront) at the DC Armory. With him were Councilmembers Jack Evans (Ward 2), Yvette Alexander (Ward 7) and Michael Brown (At-Large), Deputy Mayor for Planning and Economic Development (DMPED) Victor Hoskins, and City Administrator Allen Lew. ANC 6B Commissioner Brian Flahaven and ANC 7A Chair Villareal Johnson moderated the meeting. Approximately 250 people attended, including ANC Commissioners from Wards 6 and 7, and also former Redskin Brig Owens. Questions were submitted to the Mayor and Councilmembers on index cards.

The Mayor and those Councilmembers are avid Redskins fans, and would like the Redskins to return to DC one day. In his prepared remarks and in response to questions Mayor Gray stated that he had visited an NFL training facility in Tampa, FL, which included a building and three training fields approximately 500 yards from the stadium. The Washington Redskins' current training facility is in Ashburn, VA (Loudoun County). The Redskins are also considering keeping their training facility in VA (Loudoun County offered to build a Redskins hall of fame), or locating a training facility near Bowie State University in Maryland. DC government has had a "conversation" with the Redskins about a possible training facility at Reservation 13 that might include a hotel, museum, concussion and head injury study facility, and practice fields. However, at this point "there

is nothing to present" and "there are no deals, no plans on paper" on any Redskins training facility. There is no deadline for making a decision on a training facility, and the "training facility in the best case will take years."

Councilmember Evans stated in response to a question that DC would not give the Redskins any tax breaks. DC is close to its debt-cap limit. According to Mayor Gray and Councilmember Brown, the training facility would provide jobs at the hotel, training facility, and the concussion study facility. Also, the Redskins players tend to live near the practice area, and hope is that some players would move to DC and pay taxes in DC.

Mayor Gray stated that there has been little interest in Reservation 13

because of the infrastructure costs. Commissioner Flahaven pointed out the DMPED's 2008 request for proposals (RFPs) required developers to pay for infrastructure costs, and that developers responded to the RFP. According to Mayor Gray, Reservation 13 needs a catalyst for development, and that a training facility might provide this. However, DMPED will soon consider the "best and final offers" from two competing developers who want to build projects on Parcels F1 and G1 on Reservation 13 (fronting on 19th Street, SE, near the Metro stop), with the training facility remaining on the table. It is not either-or: both the training facility and retail and housing are possible. He noted that DMPED staff is "worn out" working on 16 other development

Reservation 13 Timeline	
2002	Master Plan for Reservation 13 approved by the Council
2006	Anne Archbold Hall designated a historic landmark
2007	144 homeless people moved from 4th & New York Avenue, NW to Reservation 13
2008	100 homeless women moved to Reservation 13
	DC Village closes and 600 homeless people moved to Reservation 13
	DMPED issues RFP for developers interested in developing Reservation 13
	Four development teams respond to RFP
	DMPED holds public meeting for 4 developers to present plans to community
2009	DC government acquires title to Reservation 13
2009/2010	DMPED promises to select (no developer selected to date)
2010	700 methadone patients moved to Reservation 13
2011/2012	400 homeless people from New York Avenue, NE moved to Reservation 13

projects in DC. The projects that received priority are the ones that offered “immediate dollars” for DC (e.g., SW Waterfront). In contrast to these projects, the infrastructure improvements needed at Reservation 13 will be expensive.

Anne Archbold Hall on Reservation 13 is a historic landmark. Mayor Gray is familiar with the building from when he worked on the DC General campus. When asked when DC government would honor its commitment for \$1.2 million needed to stabilize the building, he said that he did not know who made this commitment and that there should be a plan when you make those investments.

Mayor Gray pointed out that to implement any decision to locate the Redskins training facility on Reservation 13, it would first be necessary to modify the Reservation 13 Master Plan passed by the Council in 2002, and modify the Comprehensive Plan (both requiring Council action). He believes that approximately half of the Master plan needs to be revisited. Mayor Gray and Councilmember Evans stated that the 2002 Master Plan includes a baseball stadium (now a moot point after Nationals Park), and therefore a training facility wouldn’t necessitate changing the zoning regulations. Commissioner Flahaven disagreed.

Mayor Gray also stressed the importance of the community itself taking action on re-opening the Boys and Girls Club, 261 17th Street, SE (acquired by DC government three years ago, and currently vacant). Commissioner Flahaven noted that there have already been a number of community meetings regarding the Boys and Girls Club.

Reservation 13 is now in Ward 7. Councilmember Alexander noted that she represents Ward 7, and will listen to Ward 7 residents. While Ward 6 residents may have great ideas about developing Reservation 13, she stated that “Ward 7 may have greater ideas.” ★

Preservation Briefs, *continued from page 5*

of significance. Both buildings have undergone a number of changes and some loss of historically significant features, and both are in a regrettable state of disrepair.

Ditto Residential proposes to renovate both buildings, restore many of the first-floor front façade’s original features, construct additions, and convert the buildings to residential use. While Ditto continues to consider its response to concerns on record from CHRS, ANC 6A, and the neighboring community, the number of residential units is still under consideration, but apparently will be from two to four units.

Though this proposal presented some challenging preservation issues, CHRS ultimately decided that in light of this block’s fractured historic context, the extensive alterations these buildings have undergone, height and setback concessions offered by the developer, and the buildings’ deplorable condition, the merits of the project ultimately outweighed its problematic aspects. CHRS noted in its letter to HPRB and in its testimony that its decision not to object to the

project is “an anomaly due to factors specific to this particular location and set of circumstances. Further, because of these very location- and circumstance-specific considerations, we do not regard this decision to be precedent-setting for the remainder of the Capitol Hill Historic District.” CHRS also noted in its testimony that the proposal as presented to HPRB on March 22 differed in some key ways from the proposal reviewed and acted upon by the CHRS Historic Preservation Committee, and that these differences might have influenced the Committee’s decision had they been included in its review.

HPRB Chairman Catherine Buell noted that CHRS’s letter was helpful in the Board’s consideration of this proposal and directed the developer to continue conferring with CHRS as it refines its plans with HPO staff. HPRB voted unanimously to approve the concept as consistent with the purposes of the preservation act and delegated final approval to staff (HPRB member Nancy Metzger was recused from this case). ★

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Zoning Briefs

By Gary Peterson

The CHRS Zoning Committee considered the following cases at the March 5, 2012 meeting:

Zoning Commission 05-37B (PUD Modification). The property is approximately 76,713 square feet of land area and is located between 2nd and 3rd Streets, NE, and between G and H Streets, NE. The property is zoned C-2-A, HS/C-2-B, and C-3-C. The PUD Related C-3-C zoning was approved by the Zoning Commission and became effective on November 12, 2008 with the filing of the covenant required by the approval order. The Applicant proposes a modification to the approved PUD to increase the number of units from 302 to 375; to decrease the number of parking spaces from 318 parking spaces plus 60 tandem spaces to 302 parking spaces and no tandem

spaces; to decrease the gross floor area from 5.07 FAR to 4.87 FAR, and to make minor changes to the site plan and exterior detailing of the project. The ANC voted to support the application. The committee voted unanimously to support the application.

BZA 18324. This case involves the application of Roane-Worslet, LLC, for a use variance to allow the conversion of a flat to a three unit apartment in an R-4 zone at 1337 Maryland Avenue, NE. The applicant wants to convert the basement into a third unit and needs a use variance. The applicant needs 900 square feet of land for each unit and the area of the property is only 1,800 square feet. The applicant presented numerous letters of support from neighbors. The ANC voted to oppose the application.

The committee voted unanimously to oppose the application because the request does not meet the test of a use variance.

BZA 18347. This case involves the application of Rick and Alexis Juneja for a special exception to allow a rear garage addition to an existing one family row house not meeting the lot occupancy and nonconforming structure requirements in the R-4 zone at 216 7th Street, NE. The applicant intends to remove a porch from the rear of the house and then build a garage. The percent of lot occupancy will increase from 62.4% to 67.3%. The applicant presented letters of support from the adjacent neighbors. The committee voted to support the application.

The next meeting will be held on April 12, 2012. ★

House Tour, *continued from cover*

As residents of our neighborhood well know, Capitol Hill has been undergoing a renaissance in recent years; it's no longer the best-kept secret we longtime residents have enjoyed. The tour will further promote the walkability, convenience, and beauty of our "village in the city." Be sure to mark your calendar for the festive tour—and urge your friends, family (don't forget Mom on her day!), and neighbors to join the fun.

The event begins with a twilight tour of homes from 5 pm to 8 pm on Saturday, May 12, and continues from 1 pm to 5 pm on Mother's Day, May 13. Tickets cost \$25 in advance or \$30 on the tour weekend. CHRS members can buy up to four tickets for \$20 each until April 18. Tickets can also

be purchased online at www.chrs.org and at the CHRS booth at Eastern Market on April 21, April 28, May 5–6, and May 12–13. Tickets will also be available at Groovy DC, Art & Soul boutique, Homebody, Hill's Kitchen, Appalachian Spring, Riverby Books, Coldwell Banker Residential Brokerage, and Prudential Carruthers Realtors.

Proceeds from the tour support projects to preserve our neighborhood's historic character and enhance its livability through efforts in planning, zoning, traffic management, and public safety. ★

906 East Capitol Street NE.



IMAGE COURTESY JUDITH V. IVAY



55th Annual
House and Garden Tour
Saturday and Sunday • May 12–13, 2012

Individual Donations and Ticket Order Form

Tax-Deductible Contributions

Benefactors, Patrons, and Sponsors will be listed in the Tour brochure if received by April 15.

- Benefactor** (\$1,000, 8 complimentary tickets, \$840 deductible)
- Patron** (\$500, 4 complimentary tickets, \$420 deductible)
- Sponsor** (\$250, 2 complimentary tickets, \$210 deductible)
- Contributor** (\$100, completely deductible)
- Funder** (\$50, completely deductible)

My / our name(s) should be listed as follows: _____

Member Tour Tickets

For tickets only, mail or fax with full payment by April 15.

_____ Member Tour tickets @ \$20.00 each (limit 4 per household)

_____ Additional Tour tickets @ \$25.00 each

Name: _____

Mailing address: _____

Payment Information

Sum of contribution and tickets. *Your cancelled check or credit card statement will be your receipt.*

- Enclosed is my check for \$ _____ payable to CHRS, Inc.
- Please bill my credit card \$ _____ Mastercard Visa

Card Number: _____ Expiration: _____

Signature: _____

Tickets will be mailed approximately two weeks before the Tour.

CHRS
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missing or deteriorated glazing putty, installing weather stripping and new jamb liners, replacing broken or cracked glass, repairing areas of rot, having double-paned glass inserted in the existing sash, and installing storm windows (which have the added benefit of not needing a permit).

IMAGE COURTESY LISA DALE JONES



Windows are one of the most character-defining features of historic buildings.

Choosing a contractor for replacement

Window replacement is expensive, no matter the quality of the product, and it is a task that a resident should complete once, if ever, during their ownership of a home. Being a savvy consumer is important, and HPO strongly suggests that owners hire a contractor who is currently licensed to work in the District of Columbia and who has experience working within historic districts. Ask for references to call, and also ask for a list of completed projects that you can view in your own neighborhood. Be cautious when responding to flyers that come by mail and even well-meaning recommendations from friends; it is possible that those

contractors may never have obtained permits, and they may already be the subject of enforcement action by the city. Doing your own homework is critical before undertaking any home improvement project.

Obtaining a permit

Make clear in writing whether the contractor or the owner will be responsible for obtaining the required permit for window replacement, and do not finalize an order, provide a form of payment, or allow work to commence until that permit is in-hand. Permits for window replacement are quite easy to obtain and are generally issued the same day. So, if your schedule allows, feel assured that you can obtain a window replacement permit without paying the contractor additional money to do so on your behalf. Instructions for obtaining a permit are included in the guidelines, and HPO can answer any additional questions.

What to look for

When researching products and talking with installers, the guidelines will provide you with key details to discuss. Although windows on front elevations are generally required to match the original window in all respects, there is flexibility on most rear elevations. Some substitute materials for wood may be approved for front elevations (though not vinyl), provided that there is no appreciable difference in finish and other critical details such as profiles. HPO has carefully reviewed a number of wood-substitute materials used in replacement windows, and we are happy to provide you with our observations and to look at new products that may interest you.

As illustrated in the guidelines, it is critical that the installer properly measures the existing window openings and ensures that the new

windows provide the same amount of glass. If your home originally had multi-paned windows, be sure that muntins in your replacement windows will have an exterior profile, as opposed to being sandwiched between two panes of glass (“grilles between the glass”) or installed only on the interior (“snap-ins”). The guidelines also provide tips such as selecting a product with low reflectivity in the glass, avoiding “capping” or “panning” of exterior trim with bulky aluminum or vinyl coverings, and ordering window screens that offer optimum transparency.

Contact the HPO office

The design guidelines for window repair and replacement are available on our website: www.preservation.dc.gov (click the icon for “Design Guidelines” on the homepage). Every building is different, and the window guidelines may not address your specific situation. For this and any other work affecting your Capitol Hill home, I am always happy to talk through your project by phone, evaluate preliminary information shared over email, visit your home for a closer look with you, or speak directly to your contractor to answer any questions before work begins. I can be reached by email at: amanda.molson@dc.gov, and by phone at (202) 442-8827. ★

Amanda Molson is a Historic Preservation Specialist with the DC Historic Preservation Office, where she primarily reviews projects of all types on Capitol Hill. Amanda grew up on Capitol Hill and now lives near Lincoln Park, in a 1920s house where she and her husband have started their own window replacement project.

Hill East Public Triangle Parks

By Beth Purcell

Public triangle parks are a byproduct of L'Enfant's design for Washington. He intended that the smaller parks be "tastefully laid out as according to their size ... as simple lawns or flower beds." In the early 20th century many triangle parks were enclosed with cast iron post-and-chain fences to deter squatters and garbage dumping. Some parks became victory gardens during World War I.* Hill East includes many triangle parks, including:

- Square 1044 at Pennsylvania Avenue and G Street, SE, next to 1330 Pennsylvania Avenue, SE (Reservation 53);
- Square 1064 at Potomac Avenue, 15th and G Streets, SE (Reservation 255);
- The intersection of 15th Street, Potomac and Kentucky Avenues, SE (Reservation 264);
- The intersection of 16th Street, SE and Kentucky Avenue, SE (Reservation 265);
- The intersection of Potomac Avenue, 17th and E Streets, SE (Reservation 257);
- Square 1062S at the intersection of 15th Street and Kentucky Avenue, SE, known as "Beat 31 Park" (Reservation 263); and
- The intersection of Potomac Avenue, 16th and G Streets, SE, "Dennis Dolinger Memorial Park" (Reservation 256).

"Beat 31 Park" is named for police Beat 31, the Metropolitan Police Department's 1990s designation for the one of the "police beats" (the predecessors to PSAs) in Hill East. The northern boundary for Beat 31 was E Street, SE. The park has a cast iron post-and-chain fence, constructed in 1904–1905. It appears

in the Historic American Buildings Survey (HABS). The park today is a community flower garden. Several years ago, CHRS gave a grant to clean and repaint the post-and-chain fence. Community groups have also planted trees and pruned mature trees at other Hill East parks.

Dennis Dolinger Memorial Park commemorates community activist and ANC 6B09 Commissioner Dennis Dolinger. He was known for his creative and fearless opposition to drug dealers, his excellent sense of humor, and political astuteness. Before his death in 1999, he had adopted this park through the city's adopt-a-park program, and he maintained and

beautified the park. He was killed on June 4, 1999 in his home at 1516 Potomac Avenue, SE (the murderer was eventually convicted). Earlier in the 1990s, he lived at 434 16th Street, SE. He labeled the flowerpots on his front porch "stolen from 434 16th Street," in case anyone took them. He was also a great cook (especially BBQ). Many people attended his funeral where they were offered some of his favorite recipes. ★

* Elizabeth Barthold, "The Predicament of the 'Parklets,'" Washington, D.C.: *Washington History*, 5, (1993): 28–46.



IMAGE COURTESY DONNA HANOUSEK

Federal reservations add small pocket parks throughout the city, like this one bounded by 16th Street, H Street, and Kentucky Avenue in the Barney Circle neighborhood.



Capitol Hill Restoration Society
420 Tenth Street, SE
Washington, DC 20003

Mark Your Calendar!

APRIL

2 Monday, 6:30 pm
CHRS Historic Preservation Committee, Kirby House, 420 10th Street, SE, first floor. Details: Shauna Holmes, 546-5211.

12 Thursday, 7:30 pm
CHRS Zoning Committee, Kirby House, 420 10th Street, SE, first floor. Details: Gary Peterson, 547-7969.

17 Tuesday, 6:30 pm
CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street, SE, second floor. Details: Beth Purcell, 622-4303.

Saturdays, April 21–November 17
9 am–noon (rain or shine)
H Street NE Freshfarm Market, located at library kiosk, 13th and H Street, NE (call to confirm, 362-8889). Fresh fruits and vegetables, pasture-raised meats, local dairy, baked goods, and more.
www.freshfarmmarkets.org

MAY

7 Monday, 6:30 pm
CHRS Historic Preservation Committee, Kirby House, 420 10th Street, SE, first floor. Details: Shauna Holmes, 546-5211.

10 Thursday, 7:30 pm
CHRS Zoning Committee, Kirby House, 420 10th Street, SE, first floor. Details: Gary Peterson, 547-7969.

12–13 Saturday and Sunday
CHRS Annual House and Garden Tour. More information available at: www.chrs.org.

15 Tuesday, 6:30 pm
CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street, SE, second floor. Details: Beth Purcell, 622-4303.

JUNE

4 Monday, 6:30 pm
CHRS Historic Preservation Committee, Kirby House, 420 10th Street, SE, first floor. Details: Shauna Holmes, 546-5211.

4 Monday, 7:00 pm
Community Forum on Hine School Project, Hill Center, 921 Pennsylvania Avenue, SE. Details: CapHRS@aol.com. Doors open at 6:45 pm.

14 Thursday, 7:30 pm
CHRS Zoning Committee, Kirby House, 420 10th Street, SE, first floor. Details: Gary Peterson, 547-7969.

19 Tuesday, 6:30 pm
CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street, SE, second floor. Details: Beth Purcell, 622-4303.