



# NEWS

June 2001

## CHRS Annual Meeting Scheduled for June 21

*Elections, Grant Recipients to be announced*

Your Society's Annual Meeting will be held Thursday, June 21 at St. James Church Upper Hall, 222 8th Street, NE. Doors will open at 7:00 p.m. for light refreshments. At 7:30, outgoing President Brian Furness will report to the membership on the state of the Society. Committee Chairs will then review activities undertaken since June 2000. Following these presentations, members are encouraged to offer their comments on issues currently before Capitol Hill and the Board, and to ask questions about Society activities..

The President will also announce the recipients of the 2001 House Tour Grants. As in previous years, the Society has awarded 20 percent of the net Tour proceeds to Capitol Hill project or projects.

Elections Committee Chair John Shages will announce the results of the election of officers, conducted this year by mail ballot for the first time.

The Annual Meeting will be followed by a forum on household hazardous waste disposal, organized by the Society's Environment Committee. See the accompanying article on page 5 about this forum. ✧

## Slate for CHRS Board Election Proposed Search for President Candidate Continues

*By John Shages*

Upon the recommendation of the Election Committee, chaired by John Shages, the Board is pleased to recommend a slate of candidates for the Society's officers and members of the Board:

- First Vice President ..... Katie Miller
- Second Vice President ..... Mark Anderson
- Treasurer ..... Lyle Schauer
- Secretary ..... Tom Grahame
- At Large ..... Mark Flemming
- At Large ..... Donna Foster
- At Large ..... Barbara Eck
- At Large ..... T.C. Benson

This issue of the *News* provides biographical information and photos of the candidates, beginning on page 3.

The slate reflects as well that no responses were received to the solicitation of candidates published in recent editions of the *News*. In addition to these positions, the chairpersons of standing committees

and the immediate past president are also members of the Board. The Board is not ready to recommend a candidate for President as of the publication deadline. However, the Board anticipates a recommendation soon, and members will be separately notified of the recommendation prior to posting the ballots.

The ballot will also ask for a vote on the changes to the Bylaws, as published in the *May News*.

This will be the first year that the membership of the Society elects its Board of Directors by mail ballot. We used this technique earlier this year in our special election to expand the Board by four members. After circulation of this publication, we will send a mail ballot to all members that can be marked and returned. The instructions will be printed on the ballot, and it will not be necessary to punch any holes.

Be an active Society participant:

✧ VOTE! ✧

Attend the Annual Meeting!

## President's Column



CAPITOL HILL CONTINUES TO BUSTLE. The still-hot real estate market confirms what we've known all along—that the Hill is a desirable and attractive place to live. Almost too desirable.

Many old timers are discomfited by new residential developments, such as those at the Holladay/MedLink site, Bryan School, and Lovejoy School. They're worried by the impact on established neighborhoods, especially on parking. I'm more optimistic. New neighbors will also bring vitality; the developments on Capitol Hill's eastern edge will hopefully strengthen housing renovation and neighborhood-building. One thought: this influx won't even offset the recent decline in Capitol Hill's housing, estimated at 1,200 units by resident real estate guru Don Denton.

I'm less optimistic that we're going to get government help. Clearly, cleaning up the mess left by previous administrations is proving more difficult than anyone imagined. Yet our current Executive seems too often foundering, putting forward half-cooked and profoundly anti-neighborhood proposals. The pre-trial detention facility proposal called into question not only the Administration's sensitivity to neighborhood and political issues but also the efficacy of the Mayor's planning process.

My optimism regarding the state of your Society is much less ambiguous. Thanks especially to Ann Richards and her team, the 44th House and Garden Tour was very successful in showcasing the creativity and initiative of Capitol Hill homeowners. And wasn't it exciting to provide a forum for historic preservation, the Old Naval Hospital, the Shakespeare Theatre, the Second Saturday Art Tour, the Ellen Wilson housing and Barracks Row/Mainstreet? Clearly, we have some great ideas to build on.

Led by Chair Nancy Metzger, the Historic District Committee has conducted an important survey of historic paving materials and led the initiative to utilize call boxes to illuminate neighbor-

hood history. The Preservation Café series has helped acquaint us with subjects ranging from Capitol Hill's pre-history to roof and brick repair. Nancy's Committee has also helped improve Capitol Hill projects, including those at Bryan School and on the MedLink site.

Capitol Hill and citywide planning expert Dick Wolf's City Planning Committee organized community meetings on DC Government planning initiatives, siting of memorials and monuments, and the removal of the SE/SW Freeway. This last, authored by Architect and Engineer Joseph Passonneau, was endorsed by the membership. Dick has also carried the Society's banner before the City Council, testifying on a variety of issues, and shared his expertise on the Comprehensive Plan at neighborhood planning meetings.

The Environment Committee, under Hans Moennig's leadership, has contributed to thinking on the Anacostia Watershed and the uses of Kingman Island. Hans' Saturday walking tours have illuminated Capitol Hill environmental issues. Hans' Forums on street trees and on hazardous waste disposal highlight two important quality of life issues.

Rob Nevitt, Public Safety Committee Chair, helped defeat the city's proposed 200-bed pre-trial "half-way" house on the DC General campus and helped pass neighborhood-friendly alcohol control legislation. Rob and wife Audie received a special award for outstanding contributions to Police First District issues in October.

Your Society's Zoning Committee, under the long-time Chair and expert Lyle Schauer, defined workable approaches to the BP Amoco proposal for an expanded gas station on H St. NE and to other cases. Lyle's Committee also worked on zoning proposals to spur economic development in the Hill's Pennsylvania Avenue commercial corridor, and combated illegal commercial uses in residential neighborhoods.

As well, your Society played a key role on the Eastern Market Community Advisory Committee, and supported blocking Boys Town's plans for a facility for troubled children on Pennsylvania Ave. SE. The forums on the Millennium Gate proposed for Barney Circle and the

Capitol Visitors' Center illuminated issues important to Capitol Hill. We're helping find ways to renovate the Old Naval Hospital. And we've promoted the Business Improvement District, highlighted our 8th Street commercial area on the House and Garden Tour, and maintained a dialogue with CHAMPS, the Capitol Hill Association of Merchants and Professionals.

Internally, your Society remains strong. Our membership is steady at about 1,000, reflecting Don Price's hard work. Our endowment diminished somewhat, reflecting the recent downturn in the stock market, but the Society's financial situation remains strong ... strong enough to continue the grant program initiated last year. With the membership's support, we expanded the Board and modernized the Bylaws. I'm sure you'll agree that we've strengthened the content in our monthly newsletter, and now we're giving it a fresh new look under the leadership of Bernadette McMahon, Hilary Russell and Roxanne Walker. We've contributed to our local newspapers, the Hill Rag and Voice of the Hill, and one of my columns was even printed in the *Washington Post*.

Much, of course, still needs to be done. We need to strengthen the dialogue with DPW's Transportation Division to address parking, traffic and tour bus issues. We will have to remain vigilant to ensure a successful outcome to the projects at MedLink and the Bryan and Lovejoy School sites. Major economic development is scheduled for Station Place (at Union Station), and development continues along M St. SE and south of the Freeway generally. Internally, we need to strengthen member and volunteer recruitment, especially for the House and Garden Tour, and establish a Society website.

This is important work, and still undertaken entirely with volunteers (supplemented by part time office help). Thus, we need your participation more than ever ... I hope you'll take this as an opportunity to work with the Society's new leadership team to keep Capitol Hill a vital, vibrant place to live.

Brian Furness

# CHRS Proposed Slate of Candidates



**Katie Miller—  
First Vice  
President.** Since  
her retirement  
from the U.S.  
Department of  
Health and  
Human Services,  
Katie Miller,

2000-2001 Secretary of the Capitol Hill Restoration Society, has devoted full time to operating the Lincoln Park Bed & Breakfast located in her home near Eastern Market.

At HHS she was the director of publication services for the Administration for Children and Families. Since her move to Washington—and Capitol Hill—in 1977, she was also director of public affairs for the HHS Administration on Aging and Office of Human Development Services. Katie came here from Chicago, where she had been deputy director of the Illinois Department on Aging and had held public relations positions with the U.S. Department of Health, Education and Welfare, Office of Economic Opportunity, and Chicago Symphony Orchestra. She was active in community and volunteer organizations in Chicago and here. She serves on the CHRS Historic District Committee and has also worked with the Friends of Northeast Library, CHAW, and the Visitors Service Center at DC Jail.

A native of Cleveland, Ohio, she has a masters degree in public administration from Roosevelt University and a bachelors degree in English from St. Mary-of-the-Woods College in Indiana, where she is a member of the Board of Directors of the Alumnae Association.

**Mark Anderson—Second Vice  
President.** Mark has been lived on Capitol Hill since 1972, but his

Foreign Service career of 26 years took him overseas more than 16 years. He served on the Peace Corps staff in Kenya and with the US Agency for International Development in Somalia, Liberia, Botswana and Sri Lanka. Between overseas tours, Mark and his wife Sandy renovated three different houses on Capitol Hill.

Mark's career interest in international affairs at the University of Minnesota began with a 2<sup>nd</sup> year abroad at the University of the Philippines. His BA degree in Asian Geography and History in 1965 was the basis for becoming a Peace Corps Volunteer in Thailand, 1966-69. That experience served him well during his three years of graduate studies in economic development and international affairs at the University of Pittsburgh.



Since his retirement from USAID in 1997, Mark has done eight months of overseas consulting and also began a second career in real estate. His interests, besides renovating old houses, include transportation and development issues in the city, particularly on Capitol Hill.



**Lyle Schauer—  
Treasurer.** Lyle has served as Treasurer of CHRS since 1991; over the years, he has run the Society's office and worked on the House Tour and Budget Committees. He also is Chair

of the Zoning Committee, where his fifteen years of experience in zoning and legal background (he is a graduate of the University of Wisconsin Law School) help protect the Capitol Hill community. A Hill resident, along with his wife Pat (a former Society President), since 1964, Lyle is retired from the Bureau of Labor Statistics, where he worked in the field of Occupational Safety and Health.



**Tom Grahame—  
Recording  
Secretary.** Tom lives at 1008 North Carolina Ave. with his wife Jan. He is an analyst at the U.S. Department of Energy and a

long time community activist. Tom has lived on the Hill since 1977, loves the Hill's architecture and has a Facade Conservation Easement on his home. Tom has a Masters degree in City and Regional Planning from Harvard, and has had planning jobs with the cities of Somerville and Newton, MA, and the Boston Conservation Commission. Here in Washington Tom worked as legislative aide to former Senator John Durkin and has been a precinct captain for Mayor Williams. Tom's wife is an artist and has a studio on the Hill.

**Mark Flemming—At Large.** Mark lives at 505 Tenth Street, is a Registered Architect in Virginia, Georgia and New Mexico, and is a member of the American Institute of Architects and the Society of American Military Engineers. Mark attended Tulane University, School of Archi-

*continued on next page*

## CHRS Slate

*Continued from page 3*

ecture and works as the Chief of Architecture and is the 8.0 Program Manager at the Naval Aviation Center, NAS Patuxent River. Mark is experienced in presenting to and gaining approvals from the National Capital Planning Commission and the Commission on Fine Arts as the Chief Architect with Baltimore District, US Army Corps of Engineers. Mark has lived on the Hill for three years and is in the process of renovating a two-unit townhouse. He is leader of the PSA 112W neighborhood association working with police and city leaders to address crime and quality of life issues. He has testified at City Council meetings and Alcohol Beverage Control Board hearings, and is a founding board member and current Secretary of the Friends of the Old Naval Hospital.

**Donna Foster—At Large.** Donna has lived on Capitol Hill with her husband Whitney and her daughter since 1973, and currently lives on the 1100 block of C Street SE. She recently retired from the World Bank where she was a Management Trainer and Human Resources Counselor here in Washington and in West Africa. Donna loves the Hill and says that there is no place she would rather live.



**Barbara Eck—At Large.** Barbara has lived on Capitol Hill with her husband Mike since 1972 and raised their three children here. Barbara is a

speech/language pathologist and had a private practice on the Hill and has also worked for the DC

public schools. She has been an active member of St. Peter's Church, St. Peter's School, the Capitol Hill Arts Workshop, and the Capitol Hill Babysitting Co-op. At times she has been on the Society's Zoning Committee and worked on the house tours. Recently she worked with Brian Furness on the Society's Eastern Market Subcommittee. Barbara says that she joined the Society because of a dispute over development in 1972, and has never looked back!

**Tiane "T.C." Benson—At Large.** An independent fund raising and marketing consultant for over 25 years, T.C. Benson most recently served as Vice President of Marketing and Development for the National Trust for Historic Preservation.

As Vice President, she was in charge of the National Trust's capital campaign and its ongoing membership program. She assisted First Lady Hillary Rodham Clinton and "Save America's Treasures" co-chairs, Susan Eisenhower and National Trust President Richard Moe, in their efforts to preserve and protect critical pieces of history in time for the new millennium.

Before the National Trust, T.C. served as associate director for development and public affairs at the Smithsonian Institution's National Museum of Natural History.

Benson graduated from Syracuse University in 1974 with a degree in family and community services. She began her career at the local Bergen County, NJ; chapter of the American Heart Association, where she coordinated all public and professional education and fund raising programs. Between 1977 and 1988, she further demonstrated her talent in public relations and organizational development by designing and managing or participating in successful campaigns for the Tho-

mas Dooley Foundation, the Columbia Lighthouse for the Blind, and Georgetown University.

Current clients include the Historical Society of Washington, D.C./City Museum and The History Channel. ✽

### Capitol Hill Restoration Society (CHRS)

#### BOARD OF DIRECTORS

*President*, Brian R. Furness  
*First Vice President*, Vacant  
*Second Vice President*, Mark Anderson  
*Treasurer*, Lyle Schauer  
*Secretary*, Katie Miller  
*At Large* Barbara Eck  
Mark Flemming  
Donna Foster  
Tom Grahame

#### COMMITTEE CHAIRS:

John Shages, *Budget, Elections*  
Dick Wolf, *City Planning*  
Brian R. Furness, *Community Development*  
Linda Killian, *Community Relations*  
Hans Moennig, *Environment*  
Nancy Metzger, *Historic District*  
Don & Sheri Price, *Membership, Endowment*  
Bernadette McMahon & Hilary Russell, *Newsletter Editors*  
Roxanne Walker, *Newsletter Layout*  
Robert Nevitt, *Public Safety*  
Lyle Schauer, *Zoning*  
Ann Richards & Kathleen Donner, *House Tour*  
Larry Pearl, *Beall Bequest Committee*

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

Founded over 40 years ago to preserve and protect Capitol Hill's residential character, the Society is now the largest civic association on Capitol Hill, and one of the largest in the entire District of Columbia. From the beginning, the Society has played a key role in maintaining the diverse, residential character of our neighborhood. Did you know that the Society: Established Capitol Hill as the second largest registered historic district in the country!

## Environmental Forum: Household Hazardous Wastes

*Mark June 21 on your Calendar!*

Did you miss the recent opportunity (May 12) to dispose of your household hazardous wastes at the Carter Barron Amphitheater parking lot, an event sponsored by the Department of Public Works? If you missed it, was that because the District failed to adequately publicize it? If you answered yes to these questions, you may be interested in

asking whether the District has any plans to increase awareness of the special disposal requirements for hazardous wastes and to improve access to disposal facilities. You may also want to know if there are any plans to once again use the RFK parking lot as a collection site.

The Environmental Forum to be presented following the business portion of the Society's annual membership meeting on June 21

provides an excellent chance to get answers to these questions and others you might have. Representatives of the Department of Public Works will participate in the forum, as will representatives of environmental organizations knowledgeable about the challenges of hazardous household waste disposal.

See the front page of this *News* for more information about the CHRS Annual Meeting. ✧

## Will New Legislation Curb Demolition by Neglect?

*By Lyle Schauer*

Demolition by neglect seems to be a problem in all historic districts; certainly it is in the Capitol Hill Historic District. Until now, there seemed no way to require an obstinate owner to keep an historic building in repair. Buildings would slowly deteriorate for many years, adversely affecting the value of nearby properties. Finally, the building would lose structural integrity and it would be ordered demolished because it had become a public hazard and a severe risk to firefighters who might be called to fight a fire in it.

New legislation, which became effective on April 27, specifically addresses demolition by neglect. The legislation, DC Act 13-578, deals with the general problem of abandoned and nuisance properties, but it has special provisions for demolition by neglect of buildings in historic districts.

The Act defines demolition by neglect as "neglect in maintaining, repairing, or securing an historic landmark or a building or structure in an historic district that results in deterioration of an exterior feature of

the building or structure or the loss of the structural integrity of the building or structure." The city can obtain an order from Superior Court to require an owner of an historic landmark or contributing structure to repair conditions that contribute to demolition by neglect. If the owner does not comply within a reasonable time, the city can enter the property and make necessary repairs. A lien to cover the cost of repairs will be placed on the property.

The mechanism for financing costs of repairs done by the city is a revolving fund, which will begin with an initial appropriation. In order to prevent the fund from quickly being exhausted, the Act provides that liens placed on the property can be converted to real property tax liens. This will allow the revolving fund to quickly recycle the costs of repairs.

Owners of vacant buildings (defined as dwellings that have not been occupied continuously for more than 180 days) will have to register them with the city. The Mayor is charged with producing an initial list of vacant buildings within 30 days and then updating the list quarterly.

The new law, for the first time, provides workable tools for dealing with demolition by neglect, but it will not be easy to administer. Preparation and maintenance of a register of vacant buildings is itself a formidable undertaking. A large amount of clerical and legal work will be needed to administer the Act, and it will be necessary to appropriate funds for the revolving fund. Unless the city agencies concerned are given the resources to do the job, this promising new law will be a failure. Neighborhood organizations like the Society will have to vigilantly monitor the city's performance and insist on proper funding and staffing.

The Act contains other important provisions that address important problems, such as protection of tenants and provisions for quick acquisition of abandoned and nuisance properties. A good short summary of the Act by Tawanna Shuford in Councilmember Ambrose's office is available on [www.voiceofthehill.com](http://www.voiceofthehill.com). The Councilmember's office can also supply a copy of the law; call 724-8050. However, be warned, the Act runs 25 sporadic pages.

## Looking Back on Capitol Hill...

### Quarantine Times

In 1909 Dr. Augustus C. Taylor, a pharmacist with a drugstore at Second and Maryland Avenues NE, moved his family from First Street NE to the house at 909 Massachusetts Avenue NE. Shortly after that young Frank, then 6, developed scarlet fever and was quarantined with his mother in a second floor bedroom.

“In those days you were quarantined when you had scarlet fever. . . . My poor mother had to stay in this room with me. She couldn’t mingle with the family either. Most of the furniture had been moved out. My mother’s sister who lived in north-

west would come and visit with her by talking from the vacant lot up to the second-floor room. . . . I can remember that the curtains soaked in water blocked off the stair well so they could get up to the third floor without being contaminated by me. Fortunately the house had a back stairs and they went down to the kitchen. The maid and the cook would cook for me and my mother, would walk up to the top, put it down, go back downstairs and then my mother would go out and get it. . . . We had a poster put on the door—a green poster “Quarantine”—to warn people who came into the house. Of course there were all these wet sheets blocking the stairwell so

everyone was protected except my mother and me. My mother got so impatient. The inspector came from the Health Department and looked all over me for scale. If there was any scale I couldn’t be considered cured. My mother said, ‘I’m going to pull all that scale off so the next time the inspector comes there won’t be any scale.’ She never did, of course, but I remember that vividly.”

*If you know some one who grew up on Capitol Hill during the first part of the 20<sup>th</sup> century, we’d like to include him or her in the Oral History project. Please contact Nancy Metzger through the CHRS office (543-0425). ✧*

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## What Do You Think?

*By Mark Flemming*

Imagine having a grand old building on Pennsylvania Avenue with 12,000 square feet of high ceilings, original woodwork, fittings, and bright, well lit spaces and not being certain of what to do with it. The Old Navy Hospital, a unique architectural and historic part of our neighborhood, is again searching for its future. Last Friday the Mayor’s Official Residence Commission decided not to support the building’s use as the Mayor’s House. The Capitol Hill community may soon be asked by the city what should become of the National Historic Landmark.

During the Annual House and Garden Tour last month, the Friends of the Old Naval Hospital, a group formed to ensure the community’s involvement in preserving and

protecting the building and grounds, asked those touring the building for their opinions. Barbara Richey, who produces the graphics and artwork for the group’s publications, came up with sketch boards to capture people’s thoughts as they were finishing their tour. She received ideas ranging from an arts center to a day-care/pre-school to more unique suggestions like turning it into a “biker bar”.

The Mayor’s residence continued to enjoy strong support but was followed closely by several suggestions for a mixed-use community meeting/exhibition/reception hall with office/artist spaces. Other suggestions included condos, a museum, a tavern and hotel. The CHRS as well as Friends of the Old Naval Hospital and other Capitol Hill organizations are strongly supporting the need for the

community’s voice to be heard in deciding the building’s next life. The opportunity to reclaim part of our heritage from decay and shape the future of this prominent place is too important for our neighborhood to let slip away. Write and let us know—what do you think? ✧

### Welcome New Members

Susan & Joseph Manes  
Daniel P. Puzo  
Danny Seidman  
Kristin Swanson & Roy Mustelier

#### WE THANK THE FOLLOWING SPONSORS:

Rosemary Harold & Michael Knipe  
Peter & Constance Robinson  
Barbara & Edward Wendel

## The Last Chapter?

By Lyle Schauer

The Board of Zoning Adjustment (the Board) has dismissed an application to allow commercial use of 233 Constitution Avenue, NE. The property at the southwest corner of 3<sup>rd</sup> and Constitution is zoned residential, but has been used for a long time as the offices of a lobbyist group.

Messrs. Romano Romani and Thomas Parry, co-owners of the property and principals in the lobbying group, filed the application in May 2000, after a zoning inspector issued a notice of infraction and a \$500 penalty for illegal commercial use of the property. A hearing set for November was postponed until February because the applicants could not attend. The rescheduled hearing was again postponed because of the death of Mr. Parry. On May 15, Mr. Romani's attorney asked for a third postponement in order to resolve a legal action brought by Mr. Parry's estate. The Board's patience was exhausted; the motion to postpone was denied. When the applicant's attorney stated that her witnesses were not present and that



she was unable to proceed, the Board dismissed the case.

CHRS and two neighbors recommended that the request to postpone the hearing be granted, and that the Board instruct the applicant that this was the last time the hearing would be postponed. We took this position because we wanted the BZA to rule on the merits of the application and felt that another postponement was a small price to pay. The Board did not agree.

This may not end the matter. The city can now move to enforce the zoning regulations and require the cessation of this office use. To prevent renewed enforcement action, Romani may file another application to allow office use. This is possible because the application was dismissed for lack of prosecution, rather than denied on the merits.

Whether the dismissal of the application is the last chapter of this long saga remains to be seen. ✧

## Preservation Café Series Ends Season With Tips On Surviving Repointing

Planning ahead should be a high priority for homeowners who are contemplating having their houses repointed, according to Rob Nevitt and Marie Fennell, two homeowners who recently survived the experience. Nevitt, chair of CHRS's Public Safety Committee, and Fennell, a member of the Historic District Committee, combined their experiences and knowledge to enlighten about 40 people attending the May 2 Preservation Café held at Trattoria Alberto on Eighth Street SE. CHRS will be publishing a case study based on their experiences later this summer.

Once it has been determined that it is necessary to repoint to correct a structural deficiency or a water damage problem, select an experienced contractor carefully. Check

references and go see work he has done. Discuss exactly how the contractor will prepare the building and site for work, protect neighboring properties, maintain access to your home, and clean up lead-containing waste. The work needs to be scheduled at a time when temperatures will not fall below freezing or become so high that excessive evaporation of the water in the mortar can occur. Even after the contractor estimates how much time will be needed, plan for delay. Bad weather and hidden problems will most likely occur. Notify your neighbors and be sure the contractor knows that you value good relations with your neighbor.

You must obtain a permit to repoint your home. The historic preservation officer will want to know

about the present state of the house, the mortar mix that will be used, and the contractor who will be performing the work.

Other planning tips offered by Nevitt and Fennell included planning how to maintain access to your home while avoiding the construction and figuring out how to save plants that are in the construction zone six to eight feet from the building. Nevitt showed slides illustrating the different steps of the repointing process and audience members had a chance to ask questions.

The Preservation Café series will resume in September. The Historic District Committee wishes to thank all the speakers for their participation and the Trattoria Alberto for hosting this year's series. ✧

## Development Around The Hill



Eakin/Youngtob's Toby Millman describe the latest plans for 30 condos in the historic Bryan School building and 38 townhouses on the playground stretching from Independence Ave. SE to South Carolina Ave. SE. Millman reminded a generally approving audience, which included Councilmember Sharon Ambrose, that the project would be considered by the Zoning Commission at its June 21 meeting. Concerns raised included the impact on parking in the vicinity and on existing play space represented by the derelict "park" on South Carolina Ave. SE.

**Holladay/Medlink** (7<sup>th</sup>, 8<sup>th</sup>, C, Massachusetts and Constitution): As of press time, Holladay Corporation was expected to present its latest plans for redevelopment of the Medlink square to the Historic Preservation Review Board (HPRB) at a hearing May 24. Plans now call for retention of the 1928 hospital building and restoration of the main entrance, construction of a new 6-1/2 story apartment building at 7<sup>th</sup> and Massachusetts Avenues, wrapping the North Tower in a new façade, constructing a three story building at 7<sup>th</sup> and C Streets, and constructing a four story building at 8<sup>th</sup> and C Streets. Three hundred thirty-nine units would be included on the site, with approximately one parking space per unit and perhaps some visitor parking as well. Architect Eric Colbert presented conceptual façade treatments for the five buildings. It is expected that the HPRB will determine the general massing and site plan at the May meeting as well as give some design direction based on the initial conceptual drawings. The project will return for additional hearings as the architectural details are developed.

At its May meeting, the Society's Historic District Committee considered the materials presented thus far. It will recommend to the HPRB that the building at 8<sup>th</sup> and C Street be lowered to three stories and will also offer some general design suggestions. The committee had not seen the model as of newsletter press time so other recommendations might be developed before the hearing.

**Bryan School** (1325 Independence Ave., SE). Over fifty neighbors turned out on May 10 to hear developer

After the Eakin/Youngtob presentation, the meeting considered the "public amenity;" that is, the developer's compensation to the community as specified in the zoning code. A straw poll gave priority to supporting the re-development at Kentucky Courts; Trees for Capitol Hill to improve streetscapes; supporting Lincoln Park playground improvements; and improving the 15<sup>th</sup> Street SE commercial corridor between E. Capitol Street and D Street SE. There was substantial sentiment that the "amenity" should focus on the area to the east of the development, and that it should not substitute for resources that should be provided by city authorities (e.g., school playgrounds). The Bryan School Neighborhood Association, supported by the Society, is taking the lead on the "amenity" issue, keeping the community informed of progress.



## Thanks to Contributors to Tour 2001

**T**he 44th House and Garden Tour was very successful, and our member-contributors were important to that success. This year 69 members contributed to the Tour, but only 60 names were listed in the Tour booklet. The names of the nine members whose contributions were received too late to include in the Tour booklet appear below.

We thank all of our contributors; your patronage helped to make Tour 2001 a success.

### PATRONS

Laurence Pearl & Anne Womeldorf

### SPONSORS

Marie P. Hertzberg

Opi & Kirsten Leckszas

Geoffrey & Terry Lewis

### CONTRIBUTORS

Claire & Laurence Davis

Harold & Louise Engle

Brian & Charlotte Furness

Shirley Loo

Lisa & Louie Perry

See the July *News* for a complete report on Tour 2001, including the recipients of the 2001 House Tour Grants. ✧

**Lovejoy School.** Winter Properties, developer of the Lovejoy School, returned to a neighborhood meeting on May 8 to test community support for plans to add a wing with up to 12 apartments. Previous plans presented to the neighborhood and the HPRB had called for 41 or 42 apartments in the existing Lovejoy building. Much to the surprise of Winter (and of the city), the Lovejoy property includes a part of the playground to the north of the school. Winter now proposes to construct a new wing to extend the school into the part of the playground that they have discovered they own. It was unclear whether the city or the Federal government owns the remainder of the playground.

In order to construct a new wing, Winter will need an area variance, but may be unable to demonstrate that they meet the conditions for granting one. If Winter had known the extent of the Lovejoy property, they might have sought a planned unit development, as did the developer of Bryan School, in order to avoid strict application of the zoning regulations. That still is a possibility, but Winter probably is unable or unwilling accept the delays involved. Should the new wing not be approved, Winter's representatives indicated that they would proceed with their original plans.

**Eastern Market.** Legal challenges by Market Five Gallery and Eastern Market Corporation are blocking transition to the new management regime specified in the community-supported legislation passed several years ago, and even delaying long-awaited (and highly necessary) plans for the Market's physical renovation. While the issues remain before the Court, progress on developing a

business plan—the tool for managing the market—has been halted. Frustration with the situation is evident at the meetings of the Eastern Market Community Advisory Committee (EMCAC), at which community representatives, including your Society, have sharply criticized Market Five Gallery and Eastern Market Corporation for blocking management reform and renovation, and the city for lack of diligence and initiative. At its May 21 meeting, EMCAC passed a resolution criticizing Market Five Gallery's new loyalty oath, which each vendor is required to sign as a condition of remaining at the Market. The EMCAC also asked the city to investigate Eastern Market Corporation's recent rent increases, which seemed substantially in excess of the limits in the Law.

**Boys Town.** Publicity continues to swirl around Girls and Boys Town proposal to build a facility for 40 troubled youth on Pennsylvania Avenue SE (at Potomac Avenue). Boys Town's Executive Director Fr. Val Peter called Councilmember Ambrose a "loud-mouthed racist" (Omaha World-Herald, April 22) and refused to participate in Mayor Williams Task Force rather than face community activists Will Hill (a 2001 CHAMPS Foundation honoree) and Ellen Opper-Weiner. Over 1,500 residents have signed petitions opposing Boys Town, but Boys Town has vowed to press forward. The Society's Board voted to support a City Council resolution to disapprove awarding a children's services contract to Boys Town, one of the wealthiest social service providers in the country and recipient of Congressional largess facilitating its expansion plans in Washington. ✧

## Mark your Calendar!

### JUNE

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#### 9 Saturday, 1:30 p.m.

Capitol Hill Call Box Task Force, in the Southeast Public Library meeting room, 7th and D Sts., SE.

✧ **PLEASE NOTE: This meeting was rescheduled from June 2.**

#### 11 Monday, 6:30 p.m.

Planning for a New Century. Lecture by Jonathan Barnett, AICP at the National Building Museum, 401 F Street, NW. Adm. \$14 for the public. Call (202) 272-2448 for details.

#### 19 Tuesday, 6:30 p.m.

CHRS Monthly Board Meeting. 420 10th Street, SE.

#### 21 Thursday, 7:00 p.m.

CHRS Annual Meeting. St. James Church Upper Hall, 222 8th St. NE. Doors open at 7:00 PM, Meeting begins at 7:30 PM. Includes forum on hazardous household wastes.

#### 26 Tuesday, 6:30 p.m.

Montgomery Meigs: Shaper of Post-Civil War Washington. Lecture by David W. Miller at the National Building Museum, 401 F Street, NW. Adm. \$12 for the public. Call (202) 272-2448 for details.

## Environmental Notes: Adopt a Tree

By *Hans Moennig*

Despite the past week's abundant rainfall, residents should be aware that lack of precipitation threatens all the trees the City recently planted on Capitol Hill, as well as those not yet well established. Now is the time to step forward and "adopt" one of those trees to ensure that they receive enough water to help them survive. The following advice comes from Margaret Missiaen of Trees for Capitol Hill:

"New trees need about 20 gallons of water once a week during dry spells (two or more weeks without significant rainfall—less than one quarter of an inch is not significant.) Put the hose at the base of the tree and let the water run at a rate of 1 gallon per minute for 20 minutes. (You can measure the flow rate by filling a 1 gallon jug.) Do not water the tree more than once a week. Too much water kills a tree

much faster than too little water. Surface sprinkling is also harmful in that it encourages surface root growth rather than deep roots that will support the tree in the long run."

Alternatively, you might also want to invest in a "treegrator," one of those green plastic bags tied around the base of newly planted trees which are fast becoming ubiquitous. Once the treegrator is filled with water, it takes about 8-10 hours to drip out. The treegrator should be filled once a week during dry spells to ensure newly planted trees have adequate moisture, especially immediately following transplanting—the most critical period for new trees. Treegators are available from most nurseries, at a cost of around \$20-25. Remember that your investment of time and effort today will have benefits long into the future. Conversely, new trees that are not watered will have to be replaced again next year. ✧

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### Capitol Hill Restoration Society

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