CAPITOL HILL RESTORATION SOCIETY
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July 24, 2003

Jerrily R. Kress, FAIA
Director, Office of Zoning
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

RE: Cases No. 03-12 and 03-13

Dear Director Kress,

The Capitol Hill Restoration Society (CHRS) is one of the largest civic organizations in Washington and has, for nearly fifty years, dedicated itself to the preservation of the historic architectural fabric of Capitol Hill and the lifestyle enjoyed here. I am writing you regarding the PUD applications, Cases No. 03-12 and 03-13, of the Capper/Carrollsburg Venture, LLC, on behalf of the District of Columbia Housing Authority (DCHA). As will be explained below, CHRS opposes the applications and believes they must be dismissed.

The applications must be dismissed because they are not signed by each owner of property included in the area to be developed as required by 11 DCMR 2406.5. Contrary to the Notice of Public Hearing in these cases where it is asserted that the applicants are the owners of the property, there are private owners in Squares 799 and 800 who have not signed the application and object to the Cases going forward. 11 DCMR 2406.3 requires that an application be complete before it is processed. The lacking the signatures of all the property owners makes the application incomplete and the application must be dismissed at this time.

ZONING COMMISSION
District of Columbia
Case 03-13
Exhibit 28

It is noted that the applicant proposes to tear down privately owned buildings in the three hundred block of K Street S.E. to make way for new

ZONING COMMISSION
District of Columbia
CASE NO.03-13
EXHIBIT NO.28

construction there. The existing houses have merit as historic structures and some have been renovated or there are plans for renovation. Restoration, not demolition is an end that we believe citizens and District administrators have agreed is a priority. It is restoration at its purest. To tear down perfectly good houses, particularly those with historic merit, to make way for new structures is entirely unjustified.

For these reasons, CHRS strongly urges the Zoning Commission to dismiss these applications.

I would also like to advise you that Gary M. Peterson, an at large board member of CHRS and newly appointed chair of the CHRS Zoning Committee, will attend the public hearing and is authorized to speak on behalf of CHRS.

Sincerely,



Robert L. M. Nevitt
President, Capitol Hill Restoration Society