

CAPITOL HILL RESTORATION SOCIETY

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November 4, 2013

Zoning Commission for the District of Columbia
Suite 210
441 4th Street, NW
Washington, DC 20001

RE: Capitol Hill Restoration Society Comments on Case No. 08-06A, Draft
Proposed Text, Subtitle B.

Dear Members of the Commission,

This letter is submitted by the Capitol Hill Restoration Society (CHRS) and provides comments on the draft proposed text of the Zoning Regulations in Case No. 08-06A. This letter addresses Subtitle B that is set for hearing on November 5.

Definitions, Terms and Phrases

CHRS has a strong interest in the four definitions below that refer to historic preservation. These terms are frequently used by historic preservation specialist and have become words of art. Everyone should be using the same definitions and using the same definitions is consistent with the Comprehensive Plan's goal to reconcile zoning and historic preservation. CHRS submits changes in the draft definitions to make the definitions identical to current usage in the historic preservation community. The changes are italicized:

Historic District: An area listed as an historic district in the D.C. Inventory, or which the State Historic Preservation Officer has nominated or issued a written determination to nominate to the National Register *of Historic Places* after a public hearing before the Historic Preservation Review Board. (DCMR 10A)

Historic Landmark: A building, structure, object or feature, and its site, or a site
(a) Listed in the D.C. Inventory *or National Register of Historic Places*, or

Historic Landmark and Historic District Protection Act of 1978: This section is fine as written.

Historic Resource: A building, *structure, object or feature, and its site, or a site* listed in the District of Columbia Inventory of Historic Sites *or the National Register of Historic Places* or a building, *structure, feature, and its site, or a site* certified in writing by the Historic Preservation Office as contributing to the character of the historic district in which it is located.

Use Groups

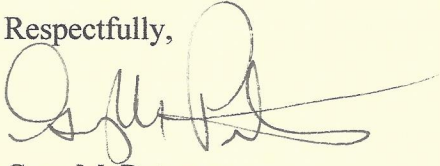
OP's hearing report for Subtitle B recommends a change in the draft use group definition for Section 201.10 Eating and Drinking Establishments. CHRS supports the change.

CHRS also recommends that community garden be removed from Section 201.1(b) and added to Section 201.2. Community gardens are more a residential function. CHRS also recommends that the eventual sale of animals in Section 201.2 be removed and the type of domestic animals be modified to be small animals only. As written, a cow or llama would be allowed. The proposed revised section should read:

201.2 Agricultural, residential: The on-site cultivation or maintenance of plants, or keeping of *small* domestic animals intended for personal use. Typical products of a residential agricultural use include produce garden crops, flowers, *community gardens*, and honeybees. This use group does not include the customary landscaping of yards, or keeping of household pets.

Thank you very much for your consideration of these comments.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Gary M. Peterson', with a long horizontal flourish extending to the right.

Gary M. Peterson

Chair Capitol Hill Restoration Society Zoning Committee and
Ward 6 Representative to the Zoning Review Task Force