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New Regs Proposed for Historic Preservation; ANCs May Lose Influence

By Anthony L. Harvey

In an order of magnitude expansion of carefully crafted statements of bureaucratic processes and procedures, the DC Historic Preservation Review Board (HPRB), at its regular October, 2003 monthly meeting, issued a 150-page preliminary draft document containing a proposed comprehensive revision of historic preservation rules, regulations, standards, and definitions—this to replace the current DC regulations of 15 pages.



photo—courtesy, Kelsey & Associates

Work, other than routine maintenance, performed on buildings in historic districts is subject to review by HPRB and DCRA.

Prepared by the HPRB's Historic Preservation Office (HPO) staff, which is now a part of the Mayor's Office of Planning, with the assistance of the DC Office of Corporation Counsel (OCC), this proposed revision adds, alters, and eliminates existing HPRB rules and regulations; incorporates provision dealing with the roles of the Mayor's Agent (who acts as an administrative law judge or hearing examiner), the DC official serving in the role of a State Historic Preservation

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Public Input Sought on Multiple Fronts in Columbia Heights Development; Some Believe Advice Being Ignored

By Michael K. Wilkinson

In October 2003, the Mayor's Office of Planning issued an extensive report containing the draft results of an ambitious study to improve public spaces and address transportation problems in Columbia Heights, as part of a coordinated effort to manage the development process in the neighborhood. It comes at a time when development on more than a dozen high-profile parcels of land is beginning to show real progress. (See accompanying "Project Updates" report, this page.)

The InTowner, however, has learned that, despite the stated intention of city government officials to seek input to the process from key stakeholders, a wide range of people involved in the neighborhood have found problems with specific conclusions and solutions contained in the report, with many finding their suggestions falling on deaf ears.

Further, interviews conducted by The InTowner with a number of developers, who have a great deal at stake in the report, have yielded similar conclusions: the impression that the Office of Planning knows exactly how it wants to shape development in the neighborhood, from the big picture down to the nitty-gritty details, and is not actually interested in incorporating anyone's comments, or listening to a list of residual problems caused by various parts of the plan.

This is a thorough and exhaustive plan; it paints a highly promising picture for the future of the neighborhood; it foretells countless quality-of-life improvements to be shared by residents and visitors; and it promises a unified urban planning product that should serve as an example to a nation experiencing a booming return to the inner city. However, it appears that it is going to take some hard work for its implementation not to get bogged down by conflicts between key stakeholders and visionary but micro-managing planners.

The Public Realm

"The domain of the urban environment that belongs to the public community; the civic spaces and the streets." The first sentence in the Public Realm Framework is a simple definition, written in optimistic language that invites the reader to begin thinking about the public space in his or her neighborhood as if he or she are one of its many owners.

More In-depth . . .

For further analysis of the Columbia Heights developments, exclusively on the website this month, click the link for the January lead stories at www.intowner.com.

The framework report was prepared on behalf of the planning office (OP) by the Zimmer Gunsul Frasca Partnership, an architecture and planning firm based in Portland, Oregon, with offices in Seattle, Los Angeles, and here in Washington (www.ZGF.com). The report can be



rendering—courtesy, DC Office of Planning. Presentation rendering showing how the Civic Plaza being proposed for the intersection of Park Road and 14th and Kenyon Streets, discussed in detail starting on page 15.

viewed in PDF file format on OP's website (<http://planning.dc.gov>) by clicking on the Columbia Heights item under "OP NEWS." It contained recommendations on no less than 12 key public realm components, including designs for coordinated civic and Metro plazas; the creation of "gateways" into the neighborhood at key intersections; public artworks; parks improvements and open space design; street lighting and public furniture design (benches, bike racks, bus shelters, trash bins); street and curb design and materials; street trees and other vegetation as well as tree box design; and coordinated signage throughout the area.

Because it was a joint effort with the District's Department of Transportation (DDOT), the study also included an exhaustive survey of the existing and anticipated physical and traffic conditions on all of the neighborhood's roads, sidewalks and pedestrian crosswalks, and made recommendations for changes to improve safety and traffic flow. DDOT's consultant for the transportation study was Cambridge Systematics, a transportation planning firm based in Cambridge, Massachusetts, with offices in Chicago, Oakland, Tallahassee, and Chevy Chase, Maryland (www.CamSys.com).

The study's many individual findings

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Projects Up-date

The entire portfolio of projects in Columbia Heights is moving forward, if not in the ground then at least on paper. Two "real" new buildings are expected to begin rising from the earth later this month, and developers are announcing a growing list of retail and commercial leases. Below are updates on a selection of those projects.

Building Highlights

- Tivoli Square (Hornung Brothers). Comprised of the restoration of the historic Tivoli Theatre, and construction of a 53,000 square-foot Giant Foods store, a commercial building to the north of the Tivoli at 14th and Monroe Streets, and a row of 20 townhouses in the 1300 block of Monroe, this project almost came to a grinding halt when \$2.5 million, which had been secured for construction of transit-oriented elements of the project, was pulled from the table in September by the Federal Transportation Administration (FTA) when the agency learned that the funding was being used for the parking garage at the Giant. Ward 1 Councilmember Jim Graham, who also chairs the WMATA board, succeeded in getting the funding restored on October 23, and the project resumed. In an interview with The InTowner, Graham likened the FTA reversal to "pulling a chestnut from the fire," and applauded the Metro board for "standing its ground" and negotiating with FTA to maintain its earlier position of support for the project. Those funds will now be used for pedestrian walkways, lighting and signage guiding pedestrians to public transit.

Funding glitches notwithstanding, the Tivoli development is by far the most advanced of all the NCRC parcels. Work has been underway on the site and on the historic theater building for many months. Robert Love, Hornung Brothers' Vice President of Construction, reports that the new steel structure for three levels of commercial, retail and theater space has been installed and steel floor pans set; engineers are ready to break through the west wall of the original theater to open up the future retail spaces along 14th Street. (Retail spaces in the original building were shallow and very small.) Work on the building's main roof has been completed and the terracotta tile and decorative sheet metal portions visible from the street are about 75 percent complete, as is the stucco surface of the building's façade. Love says to expect the scaffolding to come down around February 1, revealing a painstakingly restored façade.

As for the rest of the parcel, by mid-January, a crane will be installed on the site, and by the end of the month, two

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From the Publisher's Desk...

By P.L. Wolff

MONEY-GRUBBIN' GUV'MNT JUST WON'T GIVE UP!

So the city's bureaucrats and some of our esteemed (and not so esteemed) politicians are all in a snit because a proposal by Ward 2 Councilmember Evans, who chairs that body's ever-vigilant finance committee, joined equally aggressively (which we very much admire and appreciate) by at-large Councilmember Catania is trying to do the right thing for us beleaguered taxpayers by limiting the ever-upward spiraling residential property taxes.

The mayor and city's chief financial officer, joined by Ward 3 Councilmember Patterson particularly, appear to be dreadfully out of sorts because the Evans-Catania bill that would save homeowners \$17.8 million in additional property taxes this year would mean that the city would "lose" all that money. What's wrong with this picture?

We say, tough! The bureaucracy has been wallowing in an ill-gotten windfall of cash for the past few years thanks to an out-of-control property tax assessment system that guarantees confiscatory taxes as a result of an overheated real estate market. Under this scheme, the public policy would appear to be the uninitiated to be based on an assumption that the reason homeowners in the District of Columbia have purchased homes is not for the purpose of living in them for years to come but merely as yet another yuppie-like investment catch to add to their portfolios, especially as a way to make up for their tech stocks having tanked.

Well, we have news for you: Most of us are around here for the long haul and our homes are that—home, not a speculative investment. It is absolutely unconscionable for any elected official to treat our homes as nothing more than a substitute for paper investments gone bad. Furthermore, it is stupid public policy because to keep on this track will surely guarantee the further outflow of an otherwise (but, sadly disappearing) stable middle class, especially older and retired persons who are living on fixed or limited incomes but have been able to afford living in the city because they have been in their homes for one, two, three or more generations—and those homes have long since been paid for.

Do we really want to drive out those good folk? They'll be gone before the mayor gets around to buying his own house here. But, this policy is also discouraging first-time homebuyers who look to emerging neighborhoods but then hear of friends and neighbors who did the same thing a couple of years ago and now all of a sudden found that their otherwise modest, starter house suddenly increased 60-70-80 percent or more (we have heard of increases of well over 100 percent), increases that were not attributed to any improvements but simply as a result of the wild marketplace. These would-be first-time homebuyers are being scared away and have been looking to Baltimore for marvelous buys in exciting neighborhoods where prices are, by DC standards, rock-bottom and where the city actually welcomes for themselves and as additions to a cash cow herd, like here.

Contrary to urban legend as interpreted by at-large Councilmember Mendelson, virtually every neighborhood of the city has been adversely affected with tax increases clearly exceeding Evans' and Catania's proposed 10 percent annual cap. And, interestingly, it is not the "rich" people in Ward 3 who have been taking the biggest hits; it's been homeowners in neighborhoods like those east of Connecticut Avenue. (By the way, where does one get the idea that Ward 3 is replete with rich folk? That's another urban legend. Ward 3 is huge and it covers vastly more ground than just Georgetown and Foxhall. It's full of AU types and elderly people and one-time civil servants from the days when government workers made decent but not outrageous salaries like today.)

We give absolutely no credence to the Poor House whining of DC officials over a "lost" \$17.8 million. The on-going history of outlandish spending, squandering money right and left—the reports never cease and it is nauseating to even contemplate repeating the numerous instances here—and seeming shrugging off when it happens by simply appropriating more funds to drop down the bottomless pit. Just consider the most recent example: the \$14.6 million shortfall (3 months into the new fiscal year) that the School Board suddenly discovered but that could have been avoided if corrective measures had been implemented back in the summer when it became apparent that they were headed for yet another financial mismanagement crisis; yet no steps were taken to ward off disaster. So, On January 6 the City Council did what it always does and just threw another \$14.6 million into the school system kitty and that "solved" the problem!

But where's the accountability? How will the School Board members or the school administration ever discipline itself if they are always getting bailed out? Same question with regard to other departments of DC government. Obviously, nobody who works for the city believes the anti-deficiency law will ever be enforced, so what does it matter? We say that it is high time for the city to start seeing to it that enforcement be implemented—let's send a few spendthrift bureaucrats and their political handmaidens to the pen. We are serious; the law is there: Use it!

The only other alternative is for us taxpayers to start acting like this is California and mount a tax revolt, pass a Jarvis-like (and we don't mean former Ward 4's Charlene) provision like was done out there a number of years back. It's not a productive way to run a government, but it sure as heck could send a signal to the politicians that we won't put up with being sucked dry as is the case presently. □

LETTERS

Letters must be mailed, faxed, or delivered to our office or sent via e-mail to: letters@intowner.com. All correspondents MUST supply a home address AND both day and evening telephone numbers for verification purposes. Persons employed by or volunteering with entities that are the subject of their letters MUST reveal their positions with same so as to avoid misleading the readers as to their special interest. In appropriate instances, if so requested, letters may be printed on a "name withheld by request" basis. We reserve the right to edit for propriety, clarity, and to fit the available space. Identifiers below writers' names are inserted at the editor's discretion.

Special Note: Only envelopes from government agencies, recognized civic groups and other organizations, or mail from individuals in envelopes bearing verifiable return addresses that include sender's full name will be opened; any other postal or hand-delivered mail will be either returned to sender or destroyed.

Historic Hines Funeral Home Did Not Collapse as Reported

I was shocked to read Michael K. Wilkinson's description of our project to renovate the Hines Funeral Home. His extended photo caption, "One step forward, two steps back in Columbia Heights" [Neighborhood Vignette, December 2003, page 6] could not be further from the truth. Mr. Wilkinson states that "architects and construction crews were taken aback when one morning the entire building collapsed in on itself. Not only did the roof cave in, but all interior walls and floors collapsed as well." We in the construction trailer got a huge laugh out of this. We simply don't recall the day this occurred. Mr. Wilkinson, was anyone hurt?

We are pleased to report that the story is entirely untrue, and that the building is being methodically and carefully restored as planned, and will emerge as a great community building, the headquarters for the Greater Washington Urban League. Our team engineered and installed structural shoring to support the outer walls, and then delicately removed the interior elements piece by piece. This demolition process took nearly three months (not one morning), at great cost to the Urban League, for

the benefit of the neighborhood. The Urban League could have simply torn the building down and built a new building, but instead elected to preserve its façade due to its historical value to the community.

The mansard roof structure made of rotten wood, shown in Mr. Wilkinson's photo, will be re-created as intended, and covered in new slate to match the old. We painstakingly preserved every brick and every piece of patina'd copper removed from the demolition, marked and catalogued them, and will reinstall each salvaged brick and each piece of copper. As Hurricane Isabel approached, we even installed supplemental steel bracing, which preserved the outer walls and saved the building from disaster.

Mr. Wilkinson also states that "four months later, the building still does not have a permanent roof, and the façade has not been reconstructed," implying that the building has been neglected and the neighborhood blighted. Once again, completely false. Through the rainiest period in nearly 100 years, we have forged ahead. Our masonry and steel crews have worked six days a week building stair towers and elevator shafts, and framing and placing the concrete floor structures. Mechanical crews

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AROUND OUR COMMUNITY

The editor welcomes the receipt of information about community happenings, such as church-sponsored events, neighborhood and block association activities, public meetings dealing with neighborhood issues, and other events of a non-commercial nature. These may be emailed to us at newsroom@intowner.com, or sent by regular mail but not by fax.

Because we are a neighborhood newspaper and not a city-wide or regional publication, we restrict our reporting to that about news and activities occurring within the specific neighborhoods we serve—Adams Morgan, Mt. Pleasant, Columbia Heights; Dupont, Scott, Thomas & Logan Circles; Mt. Vernon Square/Pennsylvania Quarter, Shaw, U Street.

Special Note: Emails received bearing no substantive entry in the Subject field will not be downloaded for reasons of virus protection security. Neither will we open anonymous Postal Service-received mail. Only envelopes from government agencies, recognized civic groups and other organizations, or mail from individuals in envelopes bearing verifiable return addresses that include sender's full name will be opened; any other postal or hand-delivered mail will be either returned to sender or destroyed.

Notices of selected events received after the first Friday of the month deadline may be included during the ensuing publication period in this Community News section of our website, <http://www.intowner.com>—be sure to visit it during the ensuing weeks.

• Sat., Jan. 10 (1:30pm): The Society of the Cincinnati once again opens up its historic headquarters and museum, the grand palace-like Anderson House (2118 Mass. Ave.) for the start of its spring PIANO RECITAL SERIES. Featured will be pianist Immanuella Gruenberg, who will perform, among other works, a selection from Mendelssohn's *Songs Without Words* and Schubert's *Sonata in A Major*. A graduate of the Manhattan School of Music and a member of the faculty of the Levine School of Music here, she performed at the Kennedy Center, the Corcoran, and the Smithsonian, among other venues.

The spring schedule will continue with recitals to be presented by John Owings (Mar. 20), James Nalley (Apr. 20), and Janice Weber (May 22). The music season will conclude with a yet-to-be announced program on June 26. These programs are free of charge and seating in the Great Hall is on a first-come, first-served basis. For

more info, call 785-2040, ext 498.

• Sat., Jan. 10 (9:30am-12:30pm): The second PUBLIC MEETING on the development of the Office of Planning's Convention Center Area Strategic Development Plan, will this time focus on housing, retail, and public space issues in the area bounded by 12th Street, U Street and Florida, Massachusetts, New Jersey, New York, and Vermont Avenues will be held at the new Convention Center across from Mt. Vernon Square (801 Mt. Vernon Pl., directly opposite the City Museum's north entrance).

At this workshop, the public will be asked to review three conceptual designs developed by the project consultants following the compilation of a variety of types of information on current conditions in the neighborhood. Each conceptual vision will be described by a physical plan, a financial feasibility model, and analyses of development

costs, traffic generation, costs for needed infrastructure improvements, public versus nonpublic financial contribution, regulatory relief, taxable revenue projections, and other factors to assist in the selection of the final plan. These options will be refined into one preferred option. This planning initiative does not include the old convention center site.

The first public meeting, held on October 14, 2003, focused on the future of the Mt. Vernon Square area. A PowerPoint presentation is available by visiting the Office of Planning's website at planning.dc.gov/planning and clicking on the link labeled "Discussions Begin for Convention Center Area Development Plan." For more info, call Ward 2 Neighborhood Planner Chris Shaheen in planning office, at 442-7631 or send an email to chris.shaheen@dc.gov. While RSVPs are not required, they are apparently recommended.

• Sun., Jan. 11 (9:15-10:15am): This will be the first session of four Sunday morning YOGA CLASSES to be held at the Church of the Pilgrims (22nd & P Sts.). Co-sponsored with the Tranquil Space Yoga Studio, the remaining three sessions will be held same time, same place on Sun., Jan. 18, 25, and Feb. 1. For more info, call 544-4642.

And, over in Dupont East, on Wed., Jan. 21 (7-9pm) the Jewish Community Center (16th & Q Sts.) will be hosting yoga instructor Judith Dack from the Leo and Anna Smilow Center for Jewish Living and Learning who will present a YOGA PROGRAM, "Yoga & Judaism: Exploring the Body as the Vessel for God's Presence" with an introductory experience to the practices of Iyengar yoga, mindfulness meditation, Hebrew chanting, movement, breath and text study. Special attention will be directed paying "sacred attention to our bodies in order to better understand how we can best

work with our soul's purpose."

Judith Dack is a long-time teacher and student of Iyengar yoga and mindfulness meditation. She has taught at Elat Chayyim: The Jewish Spiritual Retreat Center and at several local Jewish synagogues and organizations.

All skill levels welcome. Participants should be certain to wear comfortable clothes and, if they have them, to bring along a yoga mat, yoga blankets, or a meditation cushion. \$10 JCC Members; \$15 non-members. For more info and to register, call either Jean Graubart at 777-3268 (or email jean@dcjcc.org) or Harriet Shugerman at 777-3267 (or email harriet@dcjcc.org).

• Mon., Jan. 13 (2pm): The new City Museum on Mt. Vernon Square will be celebrating the MARTIN LUTHER KING, JR. birthday holiday with a program for people of all ages to share "a few words about what he meant to you; how did the March on Washington affect you?; what does Dr. King's image mean to you?; how do you think his birthday should be celebrated?" Admission: \$5, museum members; \$8, non-members. For more info and reservations (recommended), call 383-1800.

• Wed., Jan. 14: (all day): Join members of the Young Playwrights' Theater (YPT) as they help Whole Foods Market (1440 P St.) celebrate its third anniversary in our neighborhood. Not only will you be helping to support YPT thanks to Whole Foods' pledge of five percent of the day's total purchase receipts to be donated, but all day long YPT members will be entertaining shoppers with dramatic readings of Whole Foods product ingredients, student performances, and a chance for patrons to

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don't let them turn out the lights on night life in the nation's capital!

The Washington, D.C., Council is currently reviewing city nightlife laws. Thousands of residents and consumers have voiced their support for common-sense regulatory reform to restore balance and end the unpopular and unprecedented prohibitions against music, dancing, DJs, entertainment, and operating hours imposed by anti-nightlife citizen groups as small as three individuals. A growing consensus recognizes that city laws are unfair, unworkable, and threaten the largest private sector industry contributing 10% of Washington's total annual overall tax revenues.

Tell DC Councilmembers to support a healthy and vibrant community nightlife in the nation's capital! Tell DC Councilmembers **Adrian Fenty** (D-Ward 4) and **Phil Mendelson** (D-At Large) to stop unduly burdening and over-regulating local small business venues and inhibiting the cultural and financial vitality of the heartbeat of a world-class city.

Urge Council passage of sensible Council-initiated regulatory reforms designed to:

- Affirm the historic "dual use" principle of restaurants as entertainment venues and eliminate all arbitrary food sales quotas which currently threaten to close many of the city's popular nightlife and dining venues
- Repeal the 14(c) referendum process used by anti-nightlife protesters to deny a venue license application or change – as already approved by a recent preliminary 11-7 Council vote to repeal
- Restore to the law traditional appropriateness standards balancing complaints regarding common urban living issues, such as parking, with benefits to the local economy, employment, and culture
- Halt ongoing city-wide abuse of the infamous and so-called "Voluntary Agreements" – hijacked by small anti-nightlife groups to override the city's licensing laws establishment by establishment – by outlawing the now common restrictions on operating hours and prohibitions of music, entertainment, and advertising without cause; requiring the solution to any real and documented problems by the least restrictive effective remedy available; ending "front-loaded" pre-emptive restrictions; adding a sunset provision; and revising legal "standing" in licensing matters to ensure that proponents also have a voice.



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LETTERS

From p. 3

have been installing ducts, and sprinkler and plumbing contractors installing pipes. The interior structure is nearly completely framed, and the building will be under roof in February.

When the building is completed in July, it will be a sparkling new state-of-the-art community facility, hiding behind a completely preserved and restored façade. We out here in the construction trailer suggest that Mr. Wilkinson go find something to hide behind. Or better yet, he could come tour the site with us and print the truth in the next issue of *The InTowner*. The architects, the contractors, and the Urban League are working hard to improve the community, not harm it, and we think the readers of your fine paper should know.

Jay Eichberg
Vice Pres. & Sr. Project Mgr.
Eichberg Construction, Inc.

Editor's Note: We do acknowledge the error in our report and apologize not only to concerned neighborhood residents who were undoubtedly alarmed by what they read but to the Urban League and the contractors. The genesis of our misinformation was a report heard on Public Radio station WAMU-FM which described the situation in the manner which we picked up. Clearly, we ought to have sought independent corroboration. The record is now "set straight" not only by the letter here but also in this month's page 1 Columbia Heights project update in which it is clarified that the building had in fact been painstakingly disassembled, and will be completely restored starting in the next several weeks following completion of critical interior structural work.

U U U U U U U U

ANC Commissioner Explains Vote for Crime-Fighting

As many of you know, at the December 1, 2003 Pt. Pleasant ANC meeting, I voted in support of the "Cooperative Enforcement Strategies" resolution that urges stricter enforcement of existing laws in Mt. Pleasant. (The resolution also urges more frequent police reporting and accountability.) This was a difficult decision for me, and I want to share with you why, and how, I ultimately decided to support the resolution.

When Commissioner Sale first proposed the resolution in November, I was initially very skeptical. As I stated during the November meeting, I shared the concerns of other commissioners that the resolution would exacerbate the abuse of police powers, especially towards Mt. Pleasant's Latinos, and that it would divert existing police resources from some of the more serious crime in Mt. Pleasant.

Many of these concerns were shared by members of the Latino Committee, the committee that I chair and whose work I believe has been some of the most successful and most important to this current ANC.

As an ANC commissioner, however, I also represent the interests of constituents in my Single Member District. My SMD, which includes the portion of Park Road running from Mt. Pleasant Street to 18th Street, has been the prime location for the neighborhood's on-going drug dealing, as well as the location of several recent violent crimes, like the execution-style murder that recently took place.

In considering the resolution, I talked to many of my constituents. I met with the residents of the 1700 block of Park Road, a diverse group of passionate and committed

residents who adamantly supported the resolution and have been working to eradicate drug dealing from Mt. Pleasant for a long time. I also talked to many other constituents, many of whom knew little about the ANC and the proposed resolution but who also confront crime and safety issues in the neighborhood on a daily basis.

These conversations made it clear to me that there was a consensus from my constituents that crime had reached unacceptable levels, and that some kind of action needed to be taken. It also made it clear to me that a wide majority of my constituents, from varying backgrounds, supported stricter enforcement of laws as long as they were justly enforced and that police abuses were aggressively prevented.

Even with this knowledge, I was still conflicted, and I spent much time reflecting over the various accounts describing the use of "zero tolerance" policies in other jurisdictions

In the reports and case studies that I read, there was no clear verdict that strict policing worked every time to dramatically reduce crime, nor was there a clear verdict that strict policing, in itself, caused increased police abuses or discriminatory enforcement.

But in thinking about these reports, I realized that any policy is only as effective as the will of the community behind it. And in thinking about my conversations with my constituents, I realized that if we as a community have begun to fear for our own safety and well-being, then we must take responsibility for our community and make it clear that we will not accept an environment tolerant of crime. I also recognized that if we as a community continue to fear that police power will be abused and that laws will be enforced in a discriminatory fashion, then we must take responsibility and demand police practices that are just and equitable, and we must demand aggressive and severe sanctions of those officers who fail to meet our standards.

I do not believe that any law enforcement policy can "solve" crime. I do believe, however, that we need to actively address root causes of crime, to address the lack of opportunities and formidable barriers to progress that many in our community face, especially young people and immigrants.

The Latino Committee's Community Dialogue Subcommittee has already begun the important work of drawing the whole community into a discussion of how we can address these problems through a community perspective. I am very supportive of these efforts, and I look forward to being an active participant in the dialogues and the work of the subcommittee.

But although law enforcement is not itself a solution, it is a vital component to ensuring that our community is safe and welcoming to all. And listening to my constituents, who like me, have begun to fear that their lives in Mt. Pleasant are being hamstrung by crime, I came to the conclusion that it was my duty, as their elected representative, to support the resolution as a statement that we would not accept the current situation as the status quo. As part of this duty,

I also aim to hold our police officers accountable to an equitable and humane level of behavior.

Finally, I know that this issue spurred passionate debate between many members of the community, and that in supporting the resolution I am opposing many of the people I have worked closely with in the past. This resolution has been an important issue in our community, but by itself, it only addresses a piece of the work that we must do to address crime in the community, and it is only a tiny piece of the work that we must undertake to comprehensively maintain and enhance Mt. Pleasant as the

COMMUNITY

From p. 4

write a one-page play! YPT is based at the Josephine Butler Parks Center (2437-15th St.) overlooking Meridian Hill Park in Columbia Heights. For more info, call 387-9173 or visit <http://www.youngplaywright-theater.org>.

• Wed., Jan. 14 (7pm): The Dupont Circle ANC will its regular monthly MEETING at DC Jewish Community Center (16th & Q Sts.). Featured will be an appearance by Police Chief Ramsey and the election of ANC officers for the new year. The action agenda will include consideration of an application for a variance for the once magnificent early 20th century mansion and later the Taiwanese "embassy" at the corner of 18th and R Streets to change the building's present designation for chancery use under existing "Nonconforming Structure Provisions" so as to permit its conversion to luxury condominiums. Also to be discussed will be a resolution regarding immigrant voting rights in city elections. For more info, call the ANC office at 296-7333 or send an email to email@DupontCircleANC.net.

• Sun., Jan. 25 (5pm) The weekly series of CONCERTS at The Phillips Collection (21st & Q Sts.) continues with a program to be presented by pianist Ning An performing Mendelssohn's Variations, Op. 54 and sonatas by Mozart, Berg, and Rachmaninov. \$7.50 for adults, \$4 for seniors & students, includes museum admission also. For more info, call 387-2151.

• Wed., Jan. 28 (6:30pm): A PANEL DISCUSSION program titled "Tales of Washington's Social History through Maps" will be held at the City Museum on Mt. Vernon Square. Co-sponsored by Catholic University's School of Architecture and Planning, the panel will address historic maps for what they reveal about early settlement, school segregation and plans for the city. Participating will be Iris Miller, ASLA, Director of CU's Landscape Studies program and author of

Washington in Maps : 1606-2000; Charlene Drew Jarvis, former Ward 4 DC council member and President of Southeastern University; and Cindy Janke, Collections Manager of the Historical Society of Washington. The moderator will be Harry Robinson, FAIA, a consultant and former Dean of Howard University's School of Architecture and Design. Admission: \$5 museum members; \$8 non-members. For more info and reservations, which are required, call 383-1800.

• Thu., Feb. 5 (12:15-12:45pm): The "Music at Midday" no-charge, Thursday lunchtime RECITAL SERIES at Thomas Circle's National City Christian Church will resume for the spring with a program to be presented by organist Herbert Buffington of Atlanta's Peachtree Christian Church, and by pianist Randall Frieling of Anderson University in Anderson, Indiana. The following week, Feb. 12, organist Neil Weston of St. Ambrose Catholic Church in Annandale will present the program. For more info, call 232-0323

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• Sun., Feb. 8, (3pm): The 2004 CONCERT SEASON will be getting underway at the Church of the Ascension and St. Agnes (Mass. Ave. & 12th St.) with Gail Archer performing on the church's outstanding Orgues Létourneau concert organ presenting a program to include Buxtehude's Prelude in D Minor, Bach choral preludes, the first movement of Mendelssohn's organ Sonata VI, Franck's Chorale in A Minor, and two movements from Messiaen's *L'Ascension*. Open to the public with a suggested donation of \$10 at the door. For further info, call 347-8161 or send an email to cherrill.boards@verizon.net. □

LETTERS

From p. 6

warm and diverse neighborhood that we love. I hope that we can all, regardless of our views on this issue or any other specific issue, continue to work closely together as we have done so well in the past.

Barbara Bitondo
Commissioner, ANC 1D-01
Mt. Pleasant

Editor's Note: The debate during the early November ANC meeting referred to by the writer was the subject of our November 2003 report, "How to Tackle Crime Debated at Meeting: No Consensus Reached," page 10; available in the PDF file archive of back issues at www.intowner.com.

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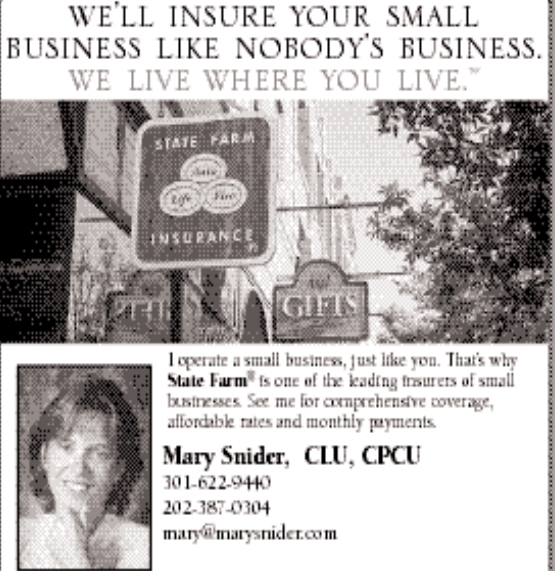
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SELECTED STREET CRIMES: Reported, December 5 - January 1

Following is a sampling of reported crimes in the 3rd Police District and the south end of the 4th District. Times shown are when reports recorded by police; actual incidents will have occurred earlier. Occasionally we include reports not recorded by the MPD. Emphasis here is placed, for the most part, on listing crimes against persons occurring in or adjacent to public space. Not generally reported are the extraordinary numbers of burglaries, auto heists, and "smash and grab" from parked cars. These crimes appear to be consistently a problem from Rock Creek eastward and from downtown north, spread fairly evenly throughout affluent, transitioning, and low-income neighborhoods. Also not reported, for reasons of space, are most of the numerous, random purse & other snatchings that can occur anywhere and at any hour.

- **Belmont, 1900 blk.:** man approached by 2 others who grabbed & began to beat him but fled with his coat after he was able to break away from them [10pm, Fri., 12/5] Suspects were stopped & apprehended.
- **Calvert & Biltmore:** person accosted by another who jumped out of pick-up truck & was pushed to ground & robbed [6am, Wed., 12/24]
- **Champlain, 2300 blk.:** man who had the poor sense to display his hand gun in front of an on-duty, patrolling MPD tactical unit officer was apprehended as he attempted to flee when he realized he picked the wrong person [1am, Sun., 12/7]
- **Church, 1700 blk.:** man confronted by another with gun who demanded, "Give me the bag," which he did, following which gunman said, "Merry Christmas" [2pm, Sun., 12/21]
- **Columbia, 1400 blk.:** man (25 y/o HM) approached by 2 others from behind & robbed at knifepoint [11pm, Wed., 12/10]
- **Columbia, 1600 blk.:** woman's (30 y/o HF) purse snatched by man coming from behind [10pm, Tue., 12/16]
- **Euclid, 1300 blk.:** man accosted by another wearing a mask who had jumped out of a car that had pulled up alongside & placed an unknown object at his back & robbed him [5pm, Wed., 12/3]
- **Kalorama & Ontario:** woman approached by 2 men from behind who tackled her to ground & robbed her [10pm, Sat., 12/20]
- **Kalorama, 1700 blk.:** man robbed at gunpoint by 2 others [10pm, Sat., 12/27]
- **Kingman, 1500 blk.:** man on his way back to his house robbed at gunpoint by another [11pm, Tue., 12/9]
- **Mass., 1300 blk.:** man & woman robbed of purse & wallet, respectively, by man who approached them & displayed a semi-automatic handgun them while they were unloading car [2am, Mon., 12/8]
- **Monroe, 1100 blk.:** man (23 y/o HM) attacked by 2 men who came out from alley, grabbed him & kicked & punched him about his face & body causing him to fall to ground [2am, Thu., 1/1]
- **Monroe, 1300 blk.:** man attacked from rear by 2 others who tackled him to ground, covered his head with his jacket & robbed him [12mid, Tue., 12/30]
- **Monroe, 1800 blk.:** woman approached by man who demanded purse & who then grabbed it & fled [6pm, Mon., 12/29] (Robber later apprehended by MPD officer & arrested.)
- **Morton, 600 blk.:** woman attacked by 5 men who struck her in face & body, twice fired a stun gun at her body with one of the attackers demanding, "Kill her, kill her," & then robbed her [7pm, Tue., 12/30]
- **Mt. Pleasant, 3100 blk.:** accosted by 2 others while walking & struck in forehead with an unknown object [11pm, Wed., 12/17]
- **New Hamp., 3600 blk.:** woman's purse snatched by man who approached from behind [9pm, Wed., 12/10]
- **Ontario, 2200 blk.:** person robbed at gunpoint by 2 men [6pm, Sun., 12/28]
- **P, 1700 blk.:** man accosted by 5 others, one of whom was holding a broken bottle, demanded money, grabbed him & began to beat him but man was able to break away & flee [1am, Thu., 12/25]
- **Park, 1400 blk.:** woman's purse snatched by man who came from behind [11pm, Sat., 12/13]
- **Park, 1400 blk.:** person accosted by another who put knife against stomach while

- rifling through pockets & taking some items before being scared off by passing MPD police car passing by [11pm, Wed., 12/17]
- **Q, 1700 blk.:** man getting out of his car accosted by 2 others with gun stating, "Don't move, we have a gun; act normal, don't move or we'll shoot," & then robbed him [10pm, Sun., 12/7]
- **Q, 1800 blk.:** man grabbed from behind by 2 others who dragged him into alley & then robbed him at gunpoint [10pm, Sun., 12/7] It would appear that both this & the incident in the 1700 blk. occurred one right after the other by the same robbers; both complainants reported that the weapon used was a silver hand gun.
- **R, 1600 blk.:** man accosted by 2 others who robbed him at gunpoint [11pm, Tue., 12/30]
- **R, 1800 blk.:** man asked by another for a cigarette & when responded by saying he had none was attacked by the man with his fists & who then picked up a brick & attempted to strike him with it but missed & then fled [10pm, Tue., 12/30]
- **S, 1500 blk.:** man robbed at gunpoint by 2 others [11pm, Wed., 12/10]
- **S, 1500 blk.:** woman pushed and robbed by man who jumped out of car that came alongside from behind & then drove off with his accomplice at wheel [9pm, Sun., 12/28]
- **S, 1700 blk.:** woman's purse snatched by a passing bicyclist whom she unsuccessfully attempted to chase down [10pm, Wed., 12/31]
- **Swann, 1400 blk.:** woman's purse grabbed from her by 2 men [1am, Thu., 1/1]
- **T, 600 blk.:** woman robbed by 3 men, one of whom struck her in the back of her head with his hands [7pm, Sat., 12/20]
- **T, 1700 blk. (rear):** 2 persons robbed at gunpoint by 2 others [2am, Sat., 12/13]
- **W, 1400 blk.:** woman grabbed by man, pushed down & robbed [3pm, Wed., 12/31]
- **4th, 2200 blk. (rear):** woman robbed by man who approached from behind with a semi-automatic gun [12mid, Mon., 1/5]
- **5th, 1400 blk.:** man approached by 3 others who called for him to "come here" and when he refused, they got in front of him pulled out guns & robbed him [5pm, Tue., 12/16]
- **10th & R:** man & woman approached from behind by 2 men with guns, one of whom held gun against man's side & pulled off his jacket while the other held the woman by her hair with gum against her shoulder [11pm, Sat., 12/27]
- **11th, 3000 blk.:** while getting out of his car, man (47 y/o HM) accosted by another who placed knife against his stomach & robbed him [8pm, Sun., 12/21]
- **15th & Corcoran:** man robbed at gunpoint by another [8pm, Wed., 12/17]
- **15th & Q:** man robbed at gunpoint by 2 others [9pm, Sun., 12/28]
- **16th & Euclid:** man attacked by another who struck him on head, knocked him down & robbed him [11pm, Mon., 12/22]
- **16th, 3100 blk.:** man waiting for bus accosted by another who punched him in face causing him to fall to ground & then robbed him [5am, Sat., 12/27]
- **17th, 1400 blk.:** woman's purse snatched, despite effort to grab it back, by man who came from behind [4pm, Fri., 12/12]
- **18th & Kalorama:** man robbed by another with knife who jumped out at him from car [11pm, Tue., 12/9]
- **18th, 2800 blk.:** woman pedestrian pushed to ground & robbed by man who jumped from car [3am, Thu., 12/4]
- **19th & Riggs:** 3 persons standing on corner approached by 2 others with a gun who proceeded to grab them, shove them together & rob them [3am, Sun., 12/7]
- **19th, 1700 blk.:** woman grabbed from behind by man who threw her to ground, covered her mouth & robbed her of purse [12mid, Fri., 12/5]
- **19th, 2400 blk.:** woman unloading bags from car approached from behind by man who grabbed her purse from shoulder, pulled her to ground & punched her in face [11pm, Wed., 12/17]
- **21st & R:** 2 pedestrians passed in the opposite direction by man who then turned around, pulled a gun, ordered them to the ground & robbed them [12mid., Sat., 12/6]
- **21st, 1400 blk.:** woman approached by man asking for change for a dollar & then pulled a gun when she said she had no change, stating, "Give me everything; don't make me shoot," whereupon she complied [2am, Fri., Dec. 5]



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REGS

From p. 1

Officer, and the DC Director of the Department of Consumer and Regulatory Affairs (DCRA), whose reach on all matters pertaining to permits, licenses, and the issuance of certificates of occupancy is pervasive.

Other matters, including those affecting tax benefits and other subsidies, both state and federal, for historic preservation actions taken by individual property owners, are also addressed. All in all, the result of this revision and consolidation is a formidable document with a very ambitious scope.

This current document belatedly follows



photo—courtesy, Kelsey & Associates

an earlier, much shorter version of a draft revision of the HPRB regulations; issued in October of 2002, it was accompanied by far more fan-fare than occurred with the issuance of the October 2003 edition. Neither of these two versions was issued in a format useful to the public, one that showed with annotations and notes the matters being struck, those being changed, and those being added. Useful versions of this sort are often referred to as "strike and insert" or "red-lined editions," and are at times issued in a "comparative print" format. Not so in this instance.

The HPRB did issue, however, a three-page summary statement containing such admonitions as the observation that provisions in the chapters and sections dealing with the designation of historic landmarks and districts, and those addressing permit review functions "are expanded and revised with changes throughout." The summary also states that this new, second draft version incorporates recommendations received following the issuance of the first draft version, and specifically notes that suggestions were received from one Advisory Neighborhood Commission (ANC 2A in Foggy Bottom) and one Single Member District Commissioner (ANC 2C01 in Shaw). According to David Maloney of the Office of Planning (and the HPO), two ANCs requested briefings after receiving copies of the second draft version—Foggy Bottom (ANC 2A) and Cleveland Park (ANC 3C), the ANC for which includes two historic districts—Cleveland Park and Woodley Park.

ANC 3C's written response to Tersh Boasberg, chair of the HPRB, was spirited, trenchant, and detailed. In a summary cover letter signed by the ANC chair, Nancy J. MacWood, wrote:

... the Commission considered and approved some initial changes, additions, and deletions to the proposed new [regulations]. The Commission also noted the very short comment period for what is clearly a major reorganization of the rules and procedures. We have included in the attached resolution an urgent request that the comment period be extended from 30 days to 90 days to allow interested persons and organizations, including ANC 3C, to carefully and responsibly read and consider the more than 130 pages of text. In particular, there are some noteworthy sections that seem to discourage ANC participation in

the HPRB process and others that appear to have transformed the HPRB hearing into a legislative proceeding by eliminating the rules regarding party status."

The Commission resolution attached to ANC 3C Chair McWood's letter identifies 10 major recommended changes beginning with a change to "Section 101 Intent and Purposes [to] add [a] provision at [the] end of 101.2 [to] 'provide property owners within a historic district protections from incompatible development.'" Many commentators have noted the appearance of strikingly dissimilar (if architecturally distinguished) additions, alterations, and new constructions in historic districts that seem to defy the concept of "compatible development," a concept that appears to mean, in the illustrated guidelines published by the HPRB for its and its staff's use in processing permits required for proposed construction or demolitions, a conservative historic preservation principle of architecture that is the same or very similar to what's already present in an established historic preservation district.

A second recommended change deals with "Section 111 Rule of the Public" and recommends the inclusion of the public "as parties in a contested case, as provided in the DC Administrative Procedures Act, Section 2-509, and Chapter 26, Section 2618 of the current regulations," which was eliminated in the current proposed draft revision. Six additional Commission recommendations deal with substantive provisions perceived by ANC 3C as weakening or undermining the statutory role of ANCs (and by extension, that of the public). These include:

- "Section 207 Notice of Filed Application—Add to 207.2 that applications will be sent to the appropriate ANC and single member district commissioner [SMD], per the ANC statute, when notice is sent (See Section 211.2);
- "Section 208 Amendment or Withdrawal of a Filed Application—ANCs and the appropriate [SMD] should receive notice of the submission of an amendment to or withdrawal of a filed application;
- "Section 306 Application Materials: Certifications and Clearances—Add that applicant shall indicate the zone district for the property and whether any overlays are mapped to project site; [and] delete 'if requested' from 306.6 prior to 'applicant shall submit documentation to verify any claim that adjacent property owners or the affected ANC have been notified of the proposed work';
- "Section 3223 Staff Review Prior to Board Meeting—Rewrite 322.4 [to] 322.6 because ANCs are not incidental to HPRB process and HPRB should insist that HPO and applicants work with communities through the ANC and historic preservation organizations;
- "Standards and guidelines' in Section 322.7 should be defined; and definitions should be altered as needed.
- "Section 329 Final Reviews Delegated to the Staff—Add 'all final design plans and any annotations and/or written conditions must be submitted to the Department of Consumer and Regulatory Affairs for inclusion in permit files.'"

And in a bold gesture by ANC 3C, its chair's letter and the Commission's formal resolution to the chair of the HPRB were copied to all ANCs in the city whose boundaries include designated historic districts, to the chairs of all Ward 3 ANCs, to four members to the DC City Council, and to four neighborhood historical, community, and citizen associations. The HPRB's extension to February 13, 2004 of the deadline for public comments on its proposed revised and consolidated rules and regulations may reflect the Board's serious consideration of ANC 3C's request. □

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Neighborhood Art Exhibits Not to Miss *Colonial Architecture & More at the Mexican Cultural Institute*

The fusion of the rich and long-settled culture of Meso-America and South America with the conquering, messianic zeal of Spanish and Portuguese conquistadores and missionaries is beautifully captured in an exhibition of architectural photographs entitled "Ibero-American Architecture Through the Lens." Mounted in the well-lit Orozco Galleries of the Mexican Cultural Institute, the exhibition

is facing a magnificently carved large crucifix in the alcove of a simple church. This fine, small exhibition continues through January 29 and is accompanied by a beautifully produced, fully illustrated pamphlet-style catalog.

Also continuing through January is a dramatically different exhibition in the Institute's fourth floor Frida Kahlo Galleries of exuberant paintings by the



Agustin Estrada, Colonial architectre in Oaxaca, Oax. México, 1996

mid-career Mexican painter who calls himself Jazzmoart, a one-word name expressing the artist's love for jazz and painting. In this instance, the loves of the artist appear to be beautifully and visually reciprocated. The 20 paintings in the show are bright and expressively colorful compositions. The viewer is immediately energized and engaged from the first room's presentation of *The Bewitched of the Saxophone* (2001) and *A Quartet of Noises and Silences* (2002). Throughout this terrific show one encounters expressionistic paintings that are chock full of representational, figurative, imaginary, and surreal pictorial elements—arranged in powerful compositions, and concluding with a trio of mesmerizing, masterful works in the fifth and final room. Their titles belie the largeness and complexity of Jazzmoart's achievements—*Noises of the Night* (1995), *Orchestra of Charlie Parker and Machito with Afro-Cuban Noises* (1999), and *Sextet with Van Gogh's Lamp* (2002). Unfortunately, no catalog exists for this fine show. □

is the 12th annual Art Salon organized by the 20 country members of the Association of Ibero-American Cultural Attachés, and showcases work by artists from each member country.

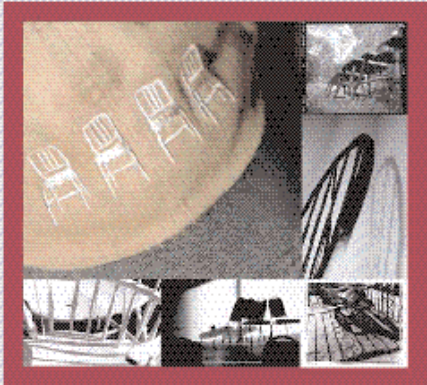
The 25 photographs in this handsome show range from stunningly angled architectural landscapes to densely textured presentations of the many cultural manifestations of the peoples of these diverse cultures who both live together and apart in very different climates, regions, and topographies. Potosi: *the Strength of the Part*, by Antonio Suarez Weise, is a photographic composition of beautifully dressed Indian dancers in a square facing a glorious Spanish colonial public building, high in the Bolivian Andes; it is energetic and grand. Breathtaking is a photograph of an inner courtyard depicted in *Claustro de Igreja de Ordem Terceira de Nossa Senhora do Camoem Cachoeira, Bahia* by the Brazilian photographer Cristiano Mascaro, as is that of *Colonial architecture in Oaxaca, Mexico* by Augustin Estrada. My sentimental favorites in the show, both of which are beautiful photographs that include singular figures, are the Columbian artist Alberto Saldarriagas' *Ventanas, Santa Cruz de Mompox, 1989*, which depicts a small boy standing in front of a well worn wall between two ornately gridded windows, topped by high roof-tiled cornices; and the Costa Rican photographer Gloria Calderon Bejarano's simply titled photograph *Faith*, consisting of a spartanly dressed old man, one hand on his chest, the other holding a hat and an umbrella and

Mexican Cultural Institute is located at 2829-16th St., NW; tel., 728-1628; www.embassyofmexico.org. Hours: Tue-Sat., 11am-5:30pm.

—Anthony L. Harvey



Gloria Calderón Bejarano, "Faith," 2003



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Scenes from the Past...



As this early view above, of the campus located along what is today Florida Avenue near 6th Street, NE shows, it was then bounded by thick woods at the edge of the city.

The elegant gymnasium building shown below, designed by Dr. D.A. Sargent of Harvard University, was built in 1881 for a total cost of \$14,000.

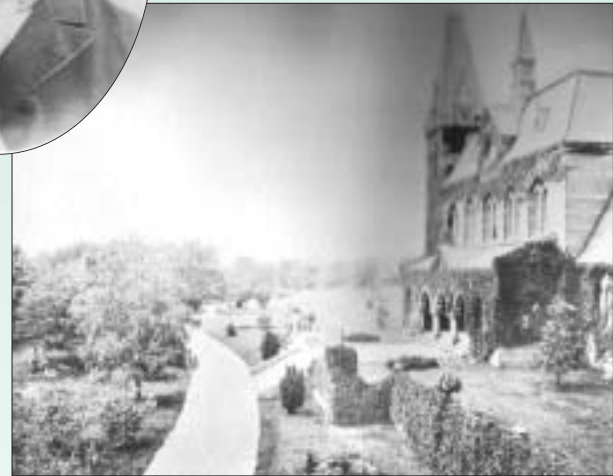
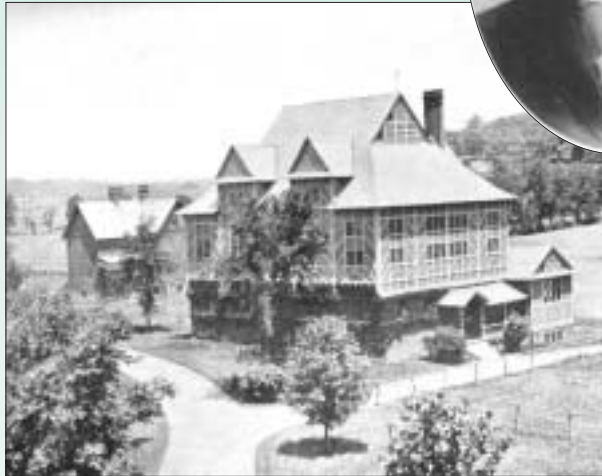


photo—courtesy, Library of Congress, Prints and Photographs Division

photo above—Charles Moore, *Charities and Reformatory Institutions* (U.S. Gov't. Printing Office, Wash. DC, 1898); courtesy, Kelsey & Assoc. private collection.

At left, Dr. Edward Miner Gallaudet.

As this photo reveals below, within a few short years the campus, having expanded onto the Kendall estate, was becoming especially lovely.



photos above—Charles Moore, *Charities and Reformatory Institutions* (U.S. Gov't. Printing Office, Wash. DC, 1898); courtesy, Kelsey & Assoc. private collection.

Gallaudet University, the world's only university in which all programs and services are specifically designed to accommodate deaf and hearing-impaired students, was officially founded in 1864 by an Act of Congress, with its charter signed by President Abraham Lincoln. However, the local landmark along Florida Avenue at 6th Street, NE can trace its origins to 1856, when the Hon. Amos Kendall visited a man whose name has wisely been allowed to be forgotten. That individual had adopted five deaf children in New York City, and brought them to Washington with a plan to ask Congress to fund a school for them, with an ample salary for himself.

Kendall found the children malnourished and suffering from a variety of maladies, and instead asked Congress himself to become their warden. His request was granted, and Congress created the Columbian Institution for the Instruction of the Deaf and Dumb and the Blind in February of 1857. Kendall donated two acres of his own estate, known as Kendall Green, for the first humble buildings of what would grow into Gallaudet University. Kendall served as its president from that year until 1864. A Dartmouth-educated journalist, he had made a fortune wisely investing in the electric telegraph with his friend Samuel F.B. Morse.

Kendall hired Dr. Edward Miner Gallaudet, son of Thomas Hopkins Gallaudet, founder of the first school for deaf students in the United States, as the school's first superintendent. Gallaudet's deaf mother, Sophia Fowler Gallaudet, became the school's matron. The school received \$150 per student per year from the U.S. Treasury, in an early form of today's school voucher program.

Kendall, himself, built the institution's first major building in 1859 at a cost of \$8,000. The school had an enrollment of 41 by 1862, when Congress provided additional funds for the erection of various buildings on the growing campus. In July of 1864, Congress authorized the purchase of 13 acres of Kendall's property along Florida (Boundary) Avenue as well as funds for additional buildings, salaries, and administration costs. That same summer, Congress formally established the National Deaf-Mute College, and granted the administration the authority to confer degrees in liberal arts and sciences. Kendall retired that year, with Dr. Gallaudet becoming the president of the new institution.

An act of Congress in 1865 provided that the nine blind students at the institution be transferred to the Maryland Institution for the Blind and changed the name of the institution to the Columbia Institution for the Deaf and Dumb. Kendall died in 1869, the

same year that three men received degrees for having completed the four-year course of study, and the remaining 81 acres of Kendall's estate were sold to the Institution for \$85,000. The expanded college campus was landscaped by Frederick Law Olmsted, noted for his design of New York's Central Park. From 1857 to 1875, government appropriations totaled \$470,134.51.

In 1880, the school boasted the DC area's first indoor swimming pool when its gymnasium opened. Seven years later, the first women were admitted on an experimental basis, and they resided on the third floor of the president's own house.

In 1893, at the request of the newly formed alumni association, the name of the school was changed to Gallaudet College in honor of Reverend Thomas Hopkins Gallaudet, the father of the president. He had founded the first deaf educational institution in Hartford, Connecticut, about 1820.

As the 19th century drew to a close, emphasis briefly shifted toward more technical courses of study that offered jobs in manufacturing fields, but by 1910, enrollment was declining when Gallaudet resigned and Dr. Percival Hall, a graduate of the Normal Department, was appointed to succeed him as second president of the College. Hall's tenure was marked by a liberal arts curriculum rich in scientific and cultural studies.

Dr. Leonard M. Elstad, who received his master's degree from the College in 1922, became the third president of Gallaudet in 1945. Later, in 1988, the Board of Trustees announced the selection of Dr. Elisabeth A. Zinser as the seventh president of Gallaudet. Protesting the selection, the students mounted a Deaf President Now (DPN) movement. This grass-roots effort united students, faculty, staff alumni, and members of deaf and hearing-impaired communities across the United States and abroad to support the selection of a deaf president for the University. The school was closed for over a week, and the movement captured worldwide attention from the press. Zinser resigned just two days after her appointment, and Gallaudet's eighth—and first deaf—president, Dr. I. King Jordan, was selected. The board also began the process that would fulfill a demand of the student protesters that 51 percent of the members of the Board of Trustees be deaf. Jordan remains the president of Gallaudet to this day.

—Paul Kelsey Williams
Historic Preservation Specialist
Kelsey & Associates, Washington, DC

RESERVATIONS RECOMMENDED

By Alexandra Greeley*

EL TAMARINDO One Hot Tamale, er, Pupusa!

Sometimes word-of-mouth is the best advertisement. At least, that's how it worked with a few pupusas. Imagine running into a native New Mexican in Naples, Italy, who exclaimed that the best pupusas in the world come from our very own El Tamarindo in Adams Morgan. Really, we asked? Not only did she give a thumbs up, she added that it was a "must" destination on her occasional DC trips. Just for the pupusas.

You may wonder, what is a pupusa? A popular Salvadoran snack, a pupusa resembles a pancake, but one made with corn meal and filled with a savory mixture that may include cheese, beans, pork or loroco (a plant part, apparently) or a combination of the above. One pupusa makes a tempting appetizer, but two or three with the typical side of pickled cabbage can become a light meal.

So a friend and I tried out the pupusa deal at El Tamarindo at a recent noontime, and we ate our way through four different selections: *queso* (cheese), *chicharron* (pork), *revueltas* (pork and cheese mixture), and *frijol y queso* (beans and cheese).

For my money, the cheese pupusa wins hands down, as some of the cheese seeps through the casing and cooks to a crusty finish, leaving enough within as a gooey, melty filling—rather like a tempting grilled cheese sandwich. Probably the beans and cheese, because of that luscious cheese filling, comes in second. While I can't swear to be a pupusa expert, I would have to agree with my New Mexican contact that the

cooks at El Tamarindo make mighty fine pupusas that emerge from the skillet without loads of grease and with a delicate, almost pancake-like body that would do Bisquick proud.

Of course, pupusas are not the solo items on the menu, which just happens to be replete with both Mexican and Salvadoran (read, Central-American) offerings that range from nacho and *chile con queso* to *sopa de mondongo* (tripe soup), *enchiladas*, *tamales*, and *chile rellenos* to several items that probably show up on solidly Tex-Mex menus: Tex fajitas, bean burritos, Mexican pizza.

Thanks to recent publicity, the menu also stars—as a new item—the kitchen's *pollo al cilantro*, a sauté of cubed chicken breast in a cilantro sauce that has hints of garlic and loads of flavor. The sides here are rice-studded with a smattering of veggies and black beans. You can order for a price a side of tortillas for wrapping up beans and chicken, and in retrospect, that's not a bad idea. □

El Tamarindo, 1785 Florida Ave., NW; tel., 328-3660. Hours: Sun.-Thu., 11am-2am; Fri. & Sat., 11am-5am. Entrées: \$7.25-\$23.95.

*Alexandra Greeley is a food writer, editor and restaurant reviewer. She has authored books published by Simon & Schuster, Doubleday, and Macmillan. Other credits include food editor of *Vegetarian Times*, restaurant reviews and food articles for *The Washington Post* and *The Washington Times*, as well as former food editor/writer for the *South China Morning Post* in Hong Kong.

Sinful Cakes at Lovecafé

Casual El Tamarindo may offer desserts of sorts, but my friend and I opted for a treat at Lovecafé, about three blocks east on U Street. We stopped first at Cake Love, hoping to buy select cake slices there, but we were directed to its sister location across the street.

This is not a destination for anyone who has resolved in the new year to lose weight. Several shelves in the display case show off the baker's handiwork, a selection of confectionery decadence and sugary opulence. And don't be put off by the price per slice of cake, which may be in the \$6 range: The slice you receive is about the size of the Titanic, and you are encouraged to take leftovers home. My friend did with her carrot soufflé cake slice, when she learned that the outer frosting was studded with sugared almonds. Oh, my!

If you are discouraged by the idea of sugar and butter, you can still enjoy the comfy ambiance of Lovecafé by ordering something simpler and savory from its minimal selection of sandwiches, salads, and if you drop in for breakfast, bagels and French toast. Plus coffees and coffee drinks

Lovecafé, 1501 U St., NW; tel., 265-9800. Open for breakfast, lunch, and dinner daily. Sandwiches: \$4.50-\$7.50. www.cakelove.com/lovecafe.

Alexandra Greeley's reviews archived at www.intowner.com

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I chewed on the cardamom seeds and a pleasing bittersweet taste took over my mouth. "It's good for breath," Kiran Kumar Kamble, often known simply as "chef," told me as he prepared the lunchtime Indian buffet at Jolt 'N Bolt, the Adams Morgan coffee house. He had offered me a few pods and, with them, the resident sage added a few words of advice: "Now go home and kiss your wife."

The ancient spice is still prized as a digestive and mouth cleanser. The Moghul emperors of India often carried silver boxes of cardamom to refresh their stomachs. Along with fennel, cloves, and other aromatics, it is folded into paan, the heart-shaped leaf that many South Asians today chew as relentlessly as they have in the past.

If we know cardamom at all, it is this "true" or green cardamom that I was savoring. Dig into the spice's history and you will discover a fascinating lineage. The name has been applied over the ages to a variety of plants with different geographies and appearances but with one common characteristic—an intense aroma that might be sweet or bitter. The green capsules are typically sweet and the larger brown or black pods are more pungent.

Cardamom, a member of the ginger family, is native to southwestern India, to the

Food in the 'Hood

By Joel Denker

"THE QUEEN OF SPICES": TASTING CARDAMOM

Editor's Note: The writer, a former Peace Corp volunteer in Africa many years ago, is the author of *Capital Flavors: Exploring Washington's Ethnic Restaurants* (1988, Seven Locks Press), which evolved from his series in this newspaper over a decade ago, known then as "The Ethnic Bazaar." In addition, just this past June, his *The World on a Plate: A Tour Through the History of America's Ethnic Cuisines* was published by Westview Press (www.westviewpress.com), in which part of one chapter was drawn from articles that originally had appeared in this space.

Queries, comments, suggestions can be sent to denker@starpower.net.

area in the present state of Kerala. It grows wild there on large leafy bushes in the hills of rainy evergreen forests. It thrives in the shade and grows best at altitudes of 500 to 5,000 feet. "It luxuriates in mists and fogs and cooling sea breezes," George Watt, a leading scholar of Indian botany, points out.

The green pods or fruits, which appear as the flowers die out, are attached to stalks that stretch out along the ground from the plant's base. The capsules, which are most desirable when they are plump, contain

the fragrant seeds. The spice treasures of India lured Portuguese mariners who built trading posts and "factories" (for storing and processing these riches) along the country's Malabar Coast. Their ships carried away black pepper, ginger, and cardamom, which they called the "pepper of Calicut," along with indigo, rubies, coconut oil, and perfumes.

The spice's name derives from intriguing roots. One, amomum, is an old Semitic word for "very spicy." The other source is the Greek word kardamom, the name for "cress," a sharp-tasting plant that the Greek writer Discourides called the "burning seed."

The Greeks, food historian Andrew Dalby suggests, were acquainted with the spice. Theophrastus, the naturalist, observed that cardamom combined well with cypress in perfumes. The spice "has a biting heat," he said.

The Chinese were drawn to the plant's spiritual power. The "wisdom-augmenting seeds" of the black cardamom were eaten in dumplings or honeyed rice, according to historian Edward Schafer. The bitter spice, one medieval commentator wrote, "increased the breath, stabilized the soul, and supplemented inadequacies."

To the Indians, elaichi (Hindi for cardamom) was first sacred and medicinal and only later culinary. Gifts of fragrances honored kings and gods. Early Hindus blessed Rama, offering him a drink flavored with ginger and cardamom.

The Portuguese physician Garcia de Orta, who lived in Goa during the 16th century, considered cardamom a useful

remedy for respiratory ills. Indians took it to "open nasal passages and clear the head." Many continue to believe the preachings of the Ayurveda, the bible of Indian medicine, that cardamom is a "cooling" spice.

Washington's food businesses have transplanted the spice to their kitchens and grocery shelves.

Green cardamom pods were steeping in a pot of hot water at the Addisu Gebeya, an Ethiopian emporium in Adams Morgan. Ethiopians want their tea to have a spicy fragrance. The store sells the capsules separately or in a package of tea spices. The popularity of the spice in the East African country is testimony to its ancient trade with India.

Addisu was also a purveyor of dark brown koririma, a sharp African cardamom that was vital to berbere, the peppery amalgam of cinnamon, cloves, ginger, and other spices Ethiopians use in making wats or stews. It also sparks Ethiopian "niter kebbeh," a spicy butter.

At the Caravan Grill, a Persian eatery on 18th Street, my wife, Peggy, and I have become devotees of cardamom-scented iced tea. The sweetened drink, accented with the rich tang of the ground spice, makes an exhilarating refreshment. Esmail ("Sam") Dehi, the restaurant's owner, like the Ethiopians, used the Arabic name, hale, for cardamom.

Further up 18th Street at the Jyoti Restaurant, I found a green cardamom pod in my lamb korma, a scorching curry that was sprinkled with coriander leaves. Its kheer, an Indian rice pudding filled with pistachios, almonds, and raisins, was enriched with cardamom.

Not far from the Subcontinent, the people of Afghanistan are avid consumers of cardamom. The country's qabili pilau, a festive rice dish that I sampled at the Afghan Grill, was deliciously aromatic. The carrots and raisins adorning it were flavored with cardamom.

In my city journeys, I have yet to encounter other cardamom customs. I have not found Arabs pouring their ceremonial coffee through a brass pot whose spout is stuffed with the pods. Nor have I chanced on Scandinavians making Danish pastry, Swedish meatballs, mulled wine, or bread with the seasoning.

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- Addisu Gebeya, 2202 18th St.; tel., 986-6013.
- Afghan Grill, 2309 Calvert St.; tel., 234-5095.
- Caravan Grill, 1825 18th St.; tel., 518-0444.
- Jolt 'N Bolt, 1918 18th St.; tel., 232-0077. (Cardamom goes into the spice mix, the garam masala, used to make chicken curry, a fixture of the lunch buffet.)
- Jyoti Restaurant, 2433 18th St.; tel., 518-5892.



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photo--Michael K. Wilkinson--
The InTowner.



This 2002 view shows both the infamous five-way intersection and the stretch of 14th Street that is the subject of the "right-of-way" issue.

DEVELOPMENT

From p. 1

were taken together and applied to 15 distinct "focus areas" throughout the neighborhood, in coordination with projected development timelines for each of the major projects in the 14th Street corridor and level of urgency assigned to the need for transportation and safety improvements, resulting in a detailed, time-sequenced implementation plan.

Civic Plaza and Metro Plaza

By far the most ambitious of the report's recommendations is the design for a civic plaza at the triangular intersection of 14th Street with Park Road and Kenyon Street. A closely coordinated design scheme will be applied to the intersection of 14th and Irving Streets where, on either side of 14th, the entrances to the Columbia Heights Metro station are located. The area between these two intersections is referred to by the planners throughout the report as the "Core Area," and gets special treatment. Envisioned as the social center of the neighborhood and a place for residents to gather and "people-watch," the civic plaza at Kenyon and Park Roads will feature a 30-foot diameter circle at its center, set down somewhat into the ground and ringed with a series of grassy steps meant to encourage seating; also envisioned is a "public, interactive fountain with informally placed jets of water" which can be sequenced and will add visual character and provide entertainment during the hot summer months for neighborhood children. The planners have even designed the plaza and the adjacent sidewalks to accommodate a new version of the Columbia Heights farmers' market and community marketplace, which has been operating for several years on one of the vacant parcels at 14th and Irving, and would otherwise be displaced.

Tying this civic plaza together with the Metro plaza one block to the south is a complicated pattern built into the plaza, sidewalks and street paving, indicated in the report as "a strong, geometric paving pattern, derived from overlaying a kaleidoscopic image upon a radial-concentric design which emanates from the center." The



graphic--courtesy, DC Office of Planning. The Public Realm plan covers a wide stretch of the neighborhood, shown here in 15 different "focus areas."

kaleidoscope pattern is most dense at its two centers (the civic and Metro plazas), with the concentric circular patterns reaching out between the two intersections and meeting in the middle on 14th. The design appears to call for four different shades of paving material, though the nature of that material (individual bricks, pigmented concrete forms, genuine stone?) is not made clear in the report.

Both the plazas will also feature ornamental flowering trees, planted on the main surfaces of the two plazas and at adjacent street corners. Planners have called for London Plane or Linden trees along 14th Street between the two plazas. Other species of tree are designated for different types of road throughout the neighborhood, including Pin Oak on "commercial core primary streets" (e.g., 14th Street beyond the Core Area); Greenspire Littleleaf Linden on "District connector streets" (e.g., 16th Street); Norway Maple on "neighborhood connector streets" (e.g., 13th Street); Scarlet, Pin and Willow Oaks on "mixed-use secondary streets" (e.g., Irving Street, Park

Road west of 14th, Kenyon, Hiatt Place, and the like); and London Plane, Norway or Red Maple and Pin Oaks on "residential secondary streets" (e.g., Monroe, Newton, Girard, Harvard).

Public Art

The report devotes a special section to public art, noting the many opportunities to incorporate art into the public realm, both in the Core Area and throughout the neighborhood. The public art proposals included in the report were intended to reflect the rich cultural, socioeconomic and architectural diversity of the neighborhood, and were created by two artists selected to serve on the design team (Jann Rosen-Queral and Steven Weitzman).

Unsurprising among these are such ideas as mosaic walls, community portraits and masks represented in a series of interactive panels located throughout the neighborhood, and special wall panels incorporated into certain facades of newly constructed buildings along the Core Area. Also of

interest are the proposals to incorporate "artistic enhancements to standard streetscape elements," resulting in such interesting prospective streetscape features as custom-painted benches, signage unique to Columbia Heights, custom bike racks and newspaper boxes, and even a "Columbia Heights chair," to be employed by sidewalk cafés and other outdoor venues throughout the public realm.

Somewhat less conventional is a proposed ring of "sculptural flowers" around the civic plaza which provide "shade canopies and ornamental lighting within the area of the lawn." Towering at 25 feet in height (nearly three stories tall) and constructed of metal "stems" with "petals" of tensile fabric stretched over lightweight metal frames, these "sculptural flowers" are intended to resemble larger-than-life daylilies.

Transportation Planning: Discouraging Car Use, Inviting Problems Downstream?

The transportation plan is no less ambitious in its scope than the other elements of the plan. Beyond simply seeking to relieve known congestion and safety problems, the transportation study tracks closely with the public realm plan to lend a strong, coordinated hand to the Mayor's "transit-oriented development" initiative by emphasizing solutions that encourage use of public transit and enhance safety and usability for pedestrians and bicyclists.

As noble as the concept is, however, close scrutiny of several of the proposals in the transportation plan reveal some potentially serious downstream



photo--Michael K. Wilkinson--The InTowner. Shown here is the interior construction underway on future retail spaces inside the Tivoli Theater building, as reported in the accompanying "Project Up-dates" article at page 1.

Cont., DEVELOPMENT, p. 18

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At The Museums

By David Barrows* and Anthony L. Harvey**

NATIONAL GALLERY OF ART

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The Birth of Cubism

In a terrifying and illumination exhibition of revolutionary western European art at the beginning of the 20th century by its greatest master, the National Gallery has mounted "Picasso; The Cubist Portraits of Fernande Olivier"—a haunting display of the drawings, paintings, and sculptures made by Pablo Picasso of his beautiful companion Fernande Olivier during the summer of 1909 while the two were living in the remote Spanish village of Horta de Ebro. In an extraordinary display of restless, creative energy, and using his own memory with its already remarkable storehouse of prehistoric, classical, and contemporary images, Picasso deconstructed and reassembled typological representations—endlessly inventive—of his companion's face and figure, and then presented them in tortured representations of colliding planes, inverted protrusions, and clashing ambiguous conclusions.

For Picasso, it was the birth of Cubism, and it was as though he were participating in an eerily and orderly progression of painterly and sculptural illusion fostered by the turn-of-the-century post-impressionist revolution of Cézanne, and the angry, at war with their body, contortions of late fig-

urative sculptures by Rodin (as interpreted by Rilke).

The Galley's inspired exhibition is the work of its gifted curator of modern and contemporary art, Jeffrey Weiss, who has brought together over 50 of the 60 works created by Picasso during that awesome summer of 1909. It is a unique series dealing with a single subject. Included is a bronze casting of Picasso's iconic head of a woman—Fernande—just acquired by the Galley for its permanent collection thanks to the NGA's Patron's Permanent Fund and a gift from Mitchell P. Rales.

Curator Weiss has also drawn together a set of essays explicating this ground-breaking exhibit, beginning with his own "Fleeting and Fixed: Picasso's Fernande" and including equally fascinating essays by Valerie Fletcher, Curator of Sculpture at the Hirshhorn Museum and Sculpture Garden, and Kathryn Tuma, Assistant Curator at the Drawing Center in New York. All three essays are vital to an understanding of what Picasso accomplished with this protean work, as well as an identification of the sources for his inspiration and the impact this work has had on European and American art, both constructively and destructively, as others might say!

In addition to his own lecturing on the exhibition, Weiss arranged for, and introduced a 70-minute, illustrated slide lecture on "The Intelligence of Picasso" by the distinguished professor emeritus and noted art scholar Leo Steinberg, whose wit and erudition enthralled a large audience during a mid-December Sunday afternoon presentation. Steinberg's clearly expressed insistence that one look at both the surfaces of Picasso's artistic achievements, and at their underlying conceptual complexity was inspiring. In identifying the documented point of Picasso's breakthrough, Steinberg alluded to a line out of wack—"an aris"—in a 1907 self-portrait drawing as the most important single line drawn in the 20th century, a significant error at the time but one that directly led to Picasso's insistence on his own drawing and painting of multiple versions of the same face or the same figure in a single work together with a fuller, more sculpturally representation of that human form—its face and figure—and then its deconstruction or decomposition into opposing and disjointed typological planes and reconstructions using "little cubes." Or, something very similar!

This jewel of an exhibit, intelligently installed in three large galley rooms in the East Building, continues only through January 18. A lavishly illustrated, scholarly catalog (containing all three essays mentioned earlier) accompanies and is available for sale in the Gallery's book shop.

Christoffer Wilhelm Eckersberg

In a cameo exhibition of paintings by Denmark's best known 19th century painter and art history teacher, Christoffer Wilhelm Eckersberg, the Gallery is introducing Washington audiences to a representative sampling of landscapes, city views, portraits, marine and history paintings by this minor master from Copenhagen. In two large, beautifully painted and lighted gallery rooms in the East Building, Eckersberg's entire career is thoughtfully surveyed, beginning with a bravura self-portrait painted when the artist first arrived in Copenhagen at the age of 20. Quickly following is a stunning portrait of a nude bowman sharpening his arrow, which



Pablo Picasso, "Head of a Woman, Paris, spring," 1909

Christoffer Wilhelm Eckersberg, "A Young Bowman Sharpening His Arrow," 1812.





Christoffer Wilhelm Eckersberg, "The Russian Ship of the Line "Asow" and a Frigate at Anchor in the Helmsire Roads," 1828.

Eckersberg painted while studying under Jacques-Louis David in Paris during 1811 and 1812. Two wonderful cityscapes—*The Marble Steps Leading Up to the Church of Santa Maria in Aracoeli in Rome* and a *Roman Courtyard*—date from 1813 to 1816 when Eckersberg painted in Rome and in the surrounding Italian countryside.

A handsome group portrait in the second room, *The Nathanson Family*, was painted in 1818 shortly after Eckersberg returned to Copenhagen; in style and composition it reminds one of contemporary work by the American Charles Wilson Peale. A fascinating and enigmatic marine painting in the show is Eckersberg's beautiful composition *The Starboard Battery and Deck on the Corvette "The Najaden"*, painted in 1833. A strange, Danish Protestant-style of *The Last Supper*, painted in 1839/1840, awkwardly serves among the concluding works; it depicts a centered, standing Christ (with the disciples seated around a table in a very Spartan setting), the disciple John seated to his left rather than his right, and the disciple Judas simply absent—a light shining on his empty space! The exhibition, which continues through February 29, is accompanied by a beautifully printed, fully illustrated catalog.

—Anthony L. Harvey

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A Brush With History

After touring five cities in the American South and two overseas venues—Tokyo and London—the National Portrait Gallery has installed its traveling exhibition of 66 American portrait paintings in subterranean rooms under the Washington Mall at the Smithsonian Institution's Ripley International Center. With a series of emblazoned welcoming banners featuring a gaily-colored silkscreen portrait of Michael Jackson by Andy Warhol, created in 1984, this exhibition of masterpiece portraiture reminds us of how bereft Washingtonians (and their visitors and guests) have become with the long-standing closure—"for renovation"—since

**David Barrows is a published poet and painter whose work has been shown in the Washington area over the past 20 years. He studied at the Cooper Union in New York and at the Cooper School of Art and earned his B.A. in Fine Arts at The George Washington University.*

***Anthony L. Harvey is a collector of contemporary art, with an emphasis on Washington artists. He is a founding member of the Washington Review of the Arts. For many years he was the staff person in the United States Senate responsible for arts and Library of Congress oversight by the Senate's Rules and Administration Committee and the House and Senate's Joint Committee on the Library.*

the late 1990s—of the historic, original Greek Revival U.S. Patent Office building which in more recent times housed both the Portrait Gallery and the Smithsonian American Art Museum together with Archives of American Art and a consolidated library facility located in the original Patent Office library quarters. The date for the reopening of this grand structure, and the re-establishment of its many vital art programs and exhibitions, remains a constant two to three years in the future from the date of one's question. July 4, 2006 is the currently announced reopening date!

Whatever, the Portrait Gallery's show at the Ripley International Center is marvelous. It combines the display of familiar treasures: Henry Inman's 1830s historical presentation of Sequoyah and his Cherokee alphabet; the iconic, mid-1840s portrait (by an unknown artist) of Frederick Douglass; John Singleton Copley's bravura self-portrait from the 1780s—with the surprise inclusion of stunning, lesser-known works: *Marianne Moore and Her Mother*, (1925) by Marguerite Zorach; Thomas Eakins' soulful

portrait of the great American journalist Talcott Williams, painted in the late 1880s;



Betsy Graves Reyneau, "George Washington Carver," 1942.

and Edward Harrison May's delightful 1870 portrait of Edith Wharton as a confident eight-year-old little rich girl. Among the relatively unknown portraits in the exhibition is Thomas Badger's powerful, realistic portrait from the mid-1820s of the pioneering African-American black Baptist preacher Thomas Paul. And among the especially enigmatic portraits is that by Thomas Hicks who in 1855 painted his friend Bayard Taylor in the beautifully extravagant silk dress of his dragoman (Taylor's Arab personal servant) and then added the dragoman (un-named) to the painting.

A richly contextual political, cultural, military, and business history surrounds this aptly chosen collection of portraits in this necessarily abbreviated presentation. A terrific show, if ineptly entitled, these paintings remain on view through February 8. A fully illustrated catalog and a free children's guide and illustrated leaflets—handsomely printed—are available, as well as an on-line presentation at www.npg.si.edu.

—Anthony L. Harvey



Andy Warhol, "Michael Jackson," 1984.

DEVELOPMENT

From p. 15

problems; furthermore, a number of the proposals appear to conflict directly with long-known development plans, and the Office of Planning appears to be climbing an uphill battle to try to gain cooperation from developers and anchor tenants.

Right-of-Way Design

The most important—and controversial—part of the transportation plan is a thorough reconfiguration of the right-of-way along 14th Street, running the length of the neighborhood, from below Girard on the south to Oak Street at its northernmost point. Curbs are bumped out at most 4-way intersections to accommodate pedestrians and to slow vehicular through-traffic. Special paving is called for at all crosswalks, and signal timing is adjusted to improve pedestrian safety and traffic flow; count-down signals are proposed at all high-volume crosswalks in the Core Area. A bike lane is called for down the full length of 14th Street, and provisions are made for more bike racks and bike lockers at the Metro station.

Most controversial is the plan's call for widening sidewalks and incorporating a lane for street parking in the Core Area, buried inconspicuously in the middle of a paragraph and couched in upbeat language meant to conjure images of a lively, vibrant commercial area:

... [O]n-street parking...reinforces the commercial uses along the street and enhances the pedestrian environment. Sidewalks must be a minimum 16 feet wide in the 'core area' to accommodate a relatively generous through-pedestrian zone and a furnishing zone along the curb. . . . Where possible, a 20-foot wide sidewalk is recommended which would allow a four-foot zone adjacent to the building to be

used by the businesses to 'enliven' their storefronts with tables or displays. . . .

The paragraph ends innocuously enough with the sentence, "Setbacks of adjacent properties may be required to provide the desired sidewalk widths." Accompanying the text is a color-coded diagram of existing and planned construction along the right-of-way study area. Property lines are marked with a dotted red line, and, predictably, the outlines of proposed new buildings conform pretty closely to the boundaries of their respective lots.

In order to accommodate the "pedestrian-friendly" lane of street parking and generous sidewalks called for in the public realm study, approximately 10 feet of the 14th Street, Park Road and Irving Street sides of the DC USA building are sliced off and given up to the "public realm." Ditto for the 14th Street façade of Donatelli & Klein's Kenyon Lofts building across the street on the east side of 14th. These slices are highlighted in yellow in the diagram. The developers might have preferred beet red.

The planning office appears to be effectively seeking, with this paragraph in the report, to redefine the boundaries of the parcels sold to the developers, rewriting years' worth of RFPs, LDAs and terms of sale. Additionally, if the plan continues to be promoted as it is currently drafted, the OP would be asking developers to go back to their architects, and in some cases to their lead tenants, and redesign their projects—smaller—to accommodate the dedicated lane of street parking and wider sidewalks. This, as noted directly in the report, to the tune of 12,500 square feet of surface area for DC USA and 2,500 square feet for Kenyon Court; multiply these numbers by the number of stories planned in each building, and the loss of gross marketable square footage mounts rapidly for the developers. Both buildings have full lengths of retail stores planned for the affected areas.

An historic façade on Irving Street, preserved for inclusion in the DC USA project, is also affected.

Curiously, in exchange for the few parking spaces gained by carving out a lane on either side of 14th for metered street parking, GRID Properties President Drew Greenwald told *The InTowner* that the proposed change to the DC USA building would actually reduce the number of public garage parking spaces in their project by 126.

It is safe to assume that this proposal would be the subject of some lively and contentious discussion among stakeholders and planners; in it are contained some very valid and desirable public space planning concepts, but the means of achieving the ends, as proposed by OP, will probably need to be reexamined should OP provide an opportunity for such debate.

Pedestrian is King

Traffic patterns on certain core and secondary streets are altered in the proposed public realm plan to reduce the flow of vehicular traffic, thereby increasing pedestrian comfort and safety. Three of the main affected stretches of pavement are Pine Street between Park and 16th, 14th Street between Park and Monroe, and the five-sided intersection of 14th Street, Park Road and Kenyon Street.

Currently, drivers turning left on Park Road from 16th Street have to branch off onto Pine Street and wait for two lights, one at Pine and another at 16th, effectively circling around the left turn. The result is a bottleneck for anyone driving westbound on Park Road, and a major pedestrian hazard. Planners propose allowing the left turn directly from 16th, reducing Pine to a minor through street with just a stop sign at Park. Since the proposal was published, neighborhood residents have debated the merits of closing Pine Street to vehicular traffic altogether, but all seem to be in agreement that the left turn directly from 16th, provided a left-turn arrow during part of the light cycle, is a major improvement.

Less apparent is the reasoning for reducing the number of travel lanes on 14th Street north of Park Road to one in each direction (plus dedicated bike lanes and an on-street parking lane on each side). The report states that it would "better align the shift in 14th Street from a major commercial center to a neighborhood retail corridor . . . [allowing] for an extension of bike lanes . . . [and enhancing] the pedestrian environment." While 14th Street north of the Tivoli is lined with a concentration of small, independent businesses, the street itself continues to represent a major transit thoroughfare for private vehicles as well as all buses en route to the bus transfer station several miles north, and for emergency vehicles coming out from the fire station at Newton. This heavy use of 14th Street was reinforced several years ago when residents along 13th Street succeeded in lobbying to have commuter-friendly parking restrictions reversed on that residential street, arguing that completion of the Metro construction put 14th Street back in service to carry the bulk of commuter traffic.

The intersection between 14th, Park and Kenyon is noted in the report as being particularly hostile to pedestrians. The planners propose a simple solution to improve conditions at the intersection: (1) eliminate the dedicated left turn lane from Kenyon, combining left-turning traffic heading south on 14th with through traffic heading westbound onto Park Road; and (2) redesign the Park Road leg of the intersection to be "right-in, right-out" only. These two changes, taken in conjunction with re-timing of the signals, are designed to make for a much safer environment for the dramatically increased number of pedestrians expected to use the public sidewalks after

development is complete.

However, two seemingly simple changes actually have a ripple effect throughout the neighborhood. First, eliminating travel westbound on Park Road from in front of the Giant Foods store and Tivoli Theater will leave motorists wishing to cross 14th from points east with Kenyon Street as the only option to do so. With a combined left turn and through travel lane, and signals timed to promote pedestrian safety, anyone crossing 14th Street to get to points west (DC USA, Mt. Pleasant, Rock Creek Park, upper Northwest) using the Kenyon-Park route will be held up as left-turning traffic waits for pedestrians to cross, creating a severe bottleneck at the commercial hub of the neighborhood.

Furthermore, forcing Park Road to turn right onto 14th Street northbound impacts the popular H8 bus line, which travels east through the neighborhood on Monroe Street and west along Park Road. The planners propose simply flipping the pathway of that bus line on Monroe and Park to accommodate the change, but doing so entails (1) abandoning newly constructed concrete bus stop pads along the affected parts of the route, (2) repositioning bus stops throughout the proposed area and rebuilding concrete pads catty-corner from the old stops, (3) re-signing and re-stripping streets and shifting residential parking zones across the street from their existing locations to accommodate the flip in direction of the path of the buses. The transportation planners call on WMATA to fund the changes.

But the greatest impact of this plan will be to force all traffic exiting from the Giant Foods store and the Tivoli Theater to turn right, northbound onto 14th Street, which as noted above has just been reduced to one lane in that direction. The effect of this change will not only inconvenience drivers but, it is feared by residents, will flood neighborhood streets with drivers leaving the Giant and trying to find their way back onto westbound Park Road or southbound 14th Street.


Input? What input?

As the public realm plan moved through its drafting, public review and publication processes, strong objections to this set of proposals were registered by the developer of Tivoli Square, Horning Brothers, and its primary tenant, Giant Foods, but apparently not incorporated into the plan. As it is currently published, the suggested changes for the five-way intersection still stand, as does the proposal to reduce lanes on 14th at Park Road. One participant even noted agreement from a senior DDOT representative on his objection to these proposals, but the opinions of both participants seem to have been left out of the latest report.

Strong objections have been logged by GRID Properties to proposals in the public realm plan which have a significant impact on their project and their future tenants. Trying to balance his comments on the process, GRID President Greenwald stated that the plan as an overall concept was a "great idea," but that the process "needed someone to take pride of ownership and steward [the plan] through the resolution of a number of functional conflicts."

Another participant was more frank, speaking on background: "It was a railroad job. Office of Planning acted as if they wanted to solicit input . . . but none of the plans reflected" any of that solicited input.

For its part, Donatelli & Klein is more philosophical about the process: firm Vice President Larry Clark told *The InTowner* that they have participated actively in the process since the beginning, and have designed their projects in a way that is compliant with the overall goals and concepts of the public realm plan. As for the



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UP-DATES

From p. 1

new buildings will be visibly under construction. The Giant Foods store will emerge from the ground as a cast-in-place concrete frame, and the north building will be assembled in steel, with concrete poured onto steel floor pans. Work to complete those buildings will proceed through the year.

The developer is submitting building permit applications for the residential portion of the project during January, and hopes to begin building along Monroe in the second quarter. Twenty individual townhouse-style buildings are planned, with most containing "2-over-2" condominiums (two duplexes on 3-and-a-half levels with a full rear walk-out on the lower level). Two of the townhouses will contain four one-level units each, to diversify the development's mix. Twenty percent of the units will be made available as affordable housing, drawing from both of the main configurations.

- DC USA (GRID Partners). By far the largest and most complicated parcel in the neighborhood, the DC USA project has been moving through a series of complex hurdles in advance of its final design, permitting and construction phase. While the developer has been inking letters of intent with a large number of retailers to take space in the project when it's complete, including Whole Foods Market (see "The Retail Picture," below), the main challenge for the first quarter of 2004 will be securing \$40 to \$50 million in financing for the underground garage. A public hearing was

scheduled for January 11 for the City Council to begin considering this multifaceted process, but the Office of the Deputy Mayor for Economic Development, which is responsible for structuring and implementing the deal, decided to postpone the hearing for approximately 60 days to allow it to prepare adequately to submit concurrent applications for both DC USA and the Skyland development in Southeast Washington. Another hurdle is the official closing of the alley on the parcel, which has been the subject of Council hearings but has not yet been approved.

- Columbia Heights Triangle. (Triangle Partners II). The parcel formerly owned by Metro at the triangular intersection between 14 Street, Park Road and Kenyon Street will be shared by the public Civic Plaza and by a private developer. Triangle Partners plans a mixed-use building with 120 residential units, and approximately 20,000 square feet of retail. Because the parcel sits atop the Metro tunnel, the developer has experienced some structural and environmental complications in planning for the building, which sent them back to the drawing boards at least once. WMATA, however, has now approved the structural plans and the city issued foundation permits and the developer expects to submit its formal building permit application during January, with a construction start soon to follow.

- Kenyon Lofts (Columbia Heights Ventures, LLC / Donatelli & Klein and Gragg & Associates). Giant signs have just recently been erected on the parcels adjacent to both entrances to the Columbia Heights Metro station. On the east side of

14th Street, Donatelli & Klein, developers of the Ellington Lofts and Harrison Square townhouses on U Street, plan a 147-unit condominium building, with a 20 percent set-aside for low and moderate income buyers, and over 18,000 square feet of retail. The RLA Revitalization Corporation approved the sale of the parcel to the developers on November 6, setting in motion a series of steps leading to a groundbreaking projected for the late spring. WMATA has approved the structural plans, and the City Council has approved the closure of the alley on the parcel.

- Victory Heights (Victory Housing, Inc., a subsidiary of the Archdiocese of Washington). Situated on the Kenyon Street side of the same parcel as Kenyon Lofts (with sale and approvals happening at the same time), Victory Heights will be a rental building with units reserved exclusively for low- and moderate-income senior citizens. Subsidies were secured from HUD through the nonprofit developer, and will enable the developer to offer rents to seniors at a low fixed percentage of their income, in perpetuity. About 30 percent of the total projected development cost was financed with funds from the Housing Production Trust Fund, a program administered by the DC Department of Housing and Community Development (DHCD).

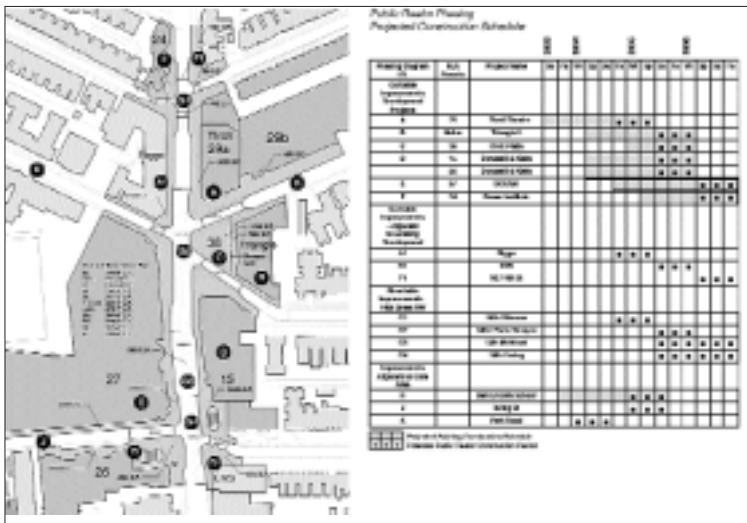
- Kenesaw Apartments (Columbia Heights Ventures, LLC). Across 14th Street, above the other entrance to Metro, the developers of the Kenyon Lofts condominium plan an apartment building with 235 units, including the same percentage of units set aside for low- to moderate-income renters; the land agreement was reached on November 19, allowing the developers to

move ahead nearly in tandem on both of their projects.

Ground floor, neighborhood-serving retail is planned for both buildings. The developers have selected a name for the project that reflects the neighborhood's history: Irving Street, west of 14th Street, was named Kenesaw Avenue until 1931.

Interestingly, the commercial developer on both parcels has gone well beyond the compulsory nature of setting aside a certain percentage of its units for low- and moderate-income families. On parcel 15 (Kenyon Lofts), the commercial developer entered into a partnership with the nonprofit developer to participate in the senior housing project adjacent to its building. This was a new and innovative solution for NCR, according to RLARC Board Director Karen M. Hardwick. "We are pleased to continue building this kind of catalytic momentum in Columbia Heights," she was quoted as saying in an NCR press release.

On parcel 26, Columbia Heights Ventures was faced with the unique responsibility of planning and facilitating the replacement for La Casa, the homeless shelter that has occupied a portion of that site for many years. Agreement on the Land Disposition Agreement (LDA) for parcel 26 was stretched out by about two weeks past the LDA for parcel 15, as details were worked out between NCR, the developer, managers of the existing shelter, appropriate city agencies, and the office of Ward 1 Councilmember Graham. In the end, all parties involved will be cooperating on building a state-of-the-art Single Room Occupancy (SRO) facility, with on-site



Graphic representing the projected timelines for public realm projects in conjunction with adjacent private developments.

DEVELOPMENT

From p. 18

plan's potential impact on their building. "It's a plan," Clark says. "We are moving forward with building plans for our project. We've gotten approval for our structural plans from [WMATA], which was, in our view, the biggest step recently. We plan on continuing to work with the Office of Planning to see that our project complies, but our main goal is to start construction as soon as possible."

A list of additional comments has emerged from interviews of stakeholders and residents who participated in the public comment process, but who indicated that their input appears to have fallen on deaf ears as the report traveled from draft to final form. Among these comments were concerns about what was thought to be an overly complicated brick pattern for the civic and Metro plazas that "can only be seen from an airplane" and will probably be "destroyed within months"; a question about the adequacy of the amount of funding projected to be needed to implement

the plan, and where additional funds might come from if the initial budget were overshoot; about the risk of loitering in a civic plaza designed to encourage "people watching"; and a nearly universal ridicule for the towering flowers.

The Logistics

With a plan as thorough, exhaustive and ambitious as this Public Realm framework is, there are bound to be a wide range of individual comments and specific problems that get raised in the process. At present, numerous stakeholders are expressing frustration that their concerns are not being incorporated into the process; however, cranes and construction crews are just beginning to appear in larger numbers on construction sites around the neighborhood. Inevitably, there will be time for the heavyweights to make their voices heard on issues that are important to them; their projects, and their tenants, represent one of the most important future revenue streams to the District, and all key officials and other stakeholders know this.

So when is this all supposed to happen, and how is it going to be funded?

The Money

The planning office staff estimates construction costs within the Core Area for public improvements at \$6 to \$6.4 million, based on experience with similar right-of-way projects, and costs for the total project at \$7.2 to \$8 million. They foresee coordination between a range of agencies and organizations to achieve the necessary funding; these include the Office of the Deputy Mayor for Economic Development, OP, DDOT, NCRC, WMATA, and the private development principals.

The estimates appear to cover the nuts and bolts of standard "right of way" projects, such as roadway paving, sidewalk and curb changes, intersection geometry and traffic signal changes, signage, and other basic streetscape elements. It does not appear that the budget figures incorporate recommended improvements farther out in the neighborhood, such as at crosswalks along 13th and 16th Street; nor does it appear that the budget would support many of the "wilder" elements of the plan such as the four-color kaleidoscopic paving pattern, the sculptural "towering flowers," or the fountains at the civic plaza. Realistically, a different funding picture is likely to emerge as the plan is further reviewed and begins to be implemented.

Presently, the Office of the Deputy Mayor for Economic Development is working on a funding strategy for the Public Realm plan that would include funds in the public financing vehicle used by the city to pay for the garage under the DC USA proj-

ect. (See related article on HUD-108 for more information on that process.)

The Schedule

The table at left outlines OP's projected timeline for both private developments in the Core Area and the related public realm improvements adjacent to those developments. This schedule, however, is likely to be subject to slippage, given the ambitious and exhaustive nature of the overall plan. □

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
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UP-DATES

From p. 20

social support services, and the capacity to serve as an overnight shelter during periods of harsh weather conditions.

NCRC spokesperson Peggy Armstrong pointed out the significance of the developer's participation in critical social services programs on both of their projects. In addition, Donatelli & Klein Vice President Larry Clark noted for *The InTowner* that they are reserving more than the 20 percent minimum of the units in both the condominium and rental buildings for low- and moderate-income participants.

- The Heights of Columbia (non-profit Community Development Corporation of Columbia Heights). At the southwest corner of 14th and Girard, this 56-unit mixed-use, mixed-income development is the showcase for another innovative program sponsored by NCRC. In the first of its kind, an agreement was reached in October between the NCRC and the nonprofit One Economy Corporation to provide high-speed connectivity and communication capabilities to NCRC/RLARC developments with mixed and low-income elements, beginning with the development on Parcel 5, which is slated to be split evenly between market rate and "affordable."

NCRC President and Chief Executive Officer Ted Carter stated in a press release, "This strategic partnership will help us address the challenges of a 'digital divide' that exists in too many of our neighborhoods." The technology firm performing the work, One Economy Corporation (www.one-economy.com), works with non-profits, governments, corporations, affordable housing owners and public housing agencies to bring essential 21st century technologies to underserved populations; they have operations in 12 cities, but are based here in Washington.

- Dance Institute of Washington. The NCRC approved the sale in September of the small parcel directly across the street from the Tivoli Theater, on 14th between Monroe and Newton, to the Institute to permanently headquarter the organization in Columbia Heights' "cultural core." The Institute recently went public with its capital campaign to raise the \$3.8 million needed to complete the building, but only after having attained 80 percent of that goal in a private phase.

The building is expected to house four dance studios with large windows overlooking 14th Street, plus administrative offices, and will host the Institute's professional dance company, as well as a dance school for up to 700 students (double its previous capacity). The Institute is partnering with Nation's Capital Child and Family Development to build a daycare facility on the building's ground floor with capacity for 60 children up to five years-of-age. Institute Executive Director Ramien Pierre told *The InTowner* that construction documents are nearing completion, with groundbreaking expected in the summer of 2004, and completion approximately one year later. He noted that the organization had received generous support from the foundation community, in addition to Community Development Block Grant funds from DHCD and additional support from the Office of the Deputy Mayor for Economic Development.

- Greater Washington Urban League. [Editor's Note: The future headquarters of the Greater Washington Urban League, also known by its historic name, Hines Funeral Home, was the subject of a Neighborhood Vignette in December 2003. The text accompanying the "Neighborhood Vignette" feature contained factual errors about the status of the project, which elicited a letter from Jay Eichberg, president of general contractor

Eichberg Construction, with detailed (and accurate) information about the status of this historic rehabilitation project. See Letters to the Editor, this issue, for those details.]

The Retail Picture

Ward 1 City Councilmember Jim Graham has been saying that Columbia Heights is going to become the "retail center of the District" with all of the developments planned for the neighborhood. A picture of the neighborhood as a retail destination is beginning to emerge as plans are announced and developers begin to ink early lease deals with future retail tenants.

- DC USA. Final terms are nearly complete between GRID Partners and Target Stores. Target will occupy one-half of the second and third floors of the development. [Editor's Note: We first reported the Target deal last year. See, "Fresh Fields Announces Deal With Developer to Join Target on 14th St.," April 2003, page 3.] Letters of intent have been signed, and lease term negotiations are nearing completion, with the following other retailers: Bed, Bath and Beyond; Whole Foods Market (formerly Fresh Fields); Office Depot; Petco; and Washington Sports Club. Starbucks is negotiating terms for the corner store at 14th and Irving. Additional retailers in negotiations with the developers include a consumer electronics store; a sporting goods store; three or four banks (which all seem to want corner spaces, says GRID President Drew Greenwald; the developer may lease to one or two banks); and several restaurants—"the usual suspects" in family dining concepts, says Greenwald.

- Tivoli Square. Horning Brothers Vice President Sean Cahill told *The InTowner*, "Retail leasing, in a word, has been robust." Letters of intent have been signed with a prominent national banking institution and a coffee retailer, and interest has been "very high" from both national and local businesses for space in the restored theater building. For the north building at 14th and Monroe, the developer has plans for an affordable, "tablecloth"-style family restaurant, and has been talking with representatives from two household names in the industry.

- Columbia Heights Triangle. Developer Ernie Marcus stated in an email in October that they are negotiating a lease on 4,500 square feet of their project with a video store, and have fielded strong interest from a pizzeria. Since their project overlooks the proposed Civic Plaza, the developer is working hard to reserve space for a café with outdoor seating overlooking the plaza.

- Kenyon Lofts and the Kenesaw. Donatelli & Klein, having neared completion of its Ellington Lofts at 13th and U Streets, is only just beginning to discuss specifics with retailers for the ground level in that building. They plan to follow a similar pattern with their two projects in Columbia Heights, although firm Vice President Larry Clark told *The InTowner* that they plan to lease to neighborhood-oriented, locally owned businesses, for spaces of varying sizes.

- The Heights of Columbia. A daycare facility is planned for one of the ground floor retail spaces at 14th and Girard. Other tenants have not been announced.

- Dance Institute of Washington. Plans include a boutique for dance supplies in its project, a first for the city. A daycare facility will occupy the ground floor of the building.

- Duron Paint. Duron is moving its store from 15th and P Streets up to the 2500 block of 14th Street, with plans for a 12,000 square-foot building and surface parking. Construction should be getting under way any day.

—Michael K. Wilkinson

Selected Recent Real Estate Sales

Prepared for the InTowner by Jo Ricks*
Reporting Period: November 2003

SINGLE FAMILY HOUSE

4101 Arkansas Ave.	250,000	1 Scott Cir. #308	The Colbert	246,500
138 Bryant St.	311,000	1832 Swann St. #B		495,400
42 Channing St.	343,900	1832 Swann St. #C		485,000
1515 Church St.	399,900	1825 T St. #106	Meredith	160,300
1521 Church St.	1,320,000	1803 T St. #B	The Dupont	400,000
1802 Corcoran St.	625,000	1731 Willard St. #501		278,000
1332 Fairmont St.	649,000	2012 Wyoming Ave. #301		479,000
1636 Florida Ave.	480,000	2012 Wyoming Ave. #403		505,000
2149 Florida Ave.	475,000	1616 15th St. #01	The Foster	329,000
2151 Florida Ave.	589,000	1616 15th St. #100	The Foster	389,000
3019 Georgia Ave.	300,000	1616 15th St. #300	The Foster	475,000
1473 Girard St.	310,000	1730 16 St. #12	Winston News	392,000
1321 Harvard St.	475,000	1750 16th St. #1	The Ambassador	245,000
1719 Harvard St.	399,900	1813 16th St. #2B		435,000
1627 Hobart St.	653,000	1838 16th St. #2		599,000
1230 Irving St.	350,000	2001 16th St. #507	Brittany	225,000
1727 Irving St.	603,000	2440 16th St. #117		191,000
1737 Irving St.	580,000	3060 16th St. #306		203,000
1838 Irving St.	525,000	1401 17th St. #610	The Richmond	260,000
1717 Kilbourne Pl.	648,150	1916 17th St. #107		310,000
1811 Kilbourne Pl.	585,000	1939 17th St. #6		384,400
1938 New Hamp. Ave.	549,000	1939 17th St. #9	Blake House	393,000
1603 New Jersey Ave.	399,000	1901 19th St. #302	Cassandra	441,100
1716 North Capitol St.	300,000	2420 19th St. N #27	Kalorama Place	440,000
2219 Ontario Rd.	499,000	2227 20th St. #203	The Knowlton	289,000
3032 Park Pl	299,900	1155 23rd St. #6B North	Ritz-Carlton	560,000
2063 Park Rd.	825,000			
1347 Perry Pl.	457,250			
760a Princeton Pl.	305,000			
1705 Q St.	900,000			
1017 Quebec Pl.	225,000			
304 R St.	360,500			
2224 R St.	1,000,000			
153 Rhode Isl. Ave.	545,500			
206 Rhode Isl. Ave.	429,000			
407 Richardson Pl.	219,000			
1517 Swann St.	698,300			
1748 Swann St.	1,095,000			
308 T St.	75,000			
1431 Taylor St.	400,000			
43 U St.	335,000			
3221 Warden St.	192,000			
1532 W St.	267,900			
3111 11th St.	295,000			
3131 11th St.	485,000			
3416 13th St.	475,000			
3520 13th St.	405,000			
1311 22nd St.	1,300,000			

CONDOMINIUMS

2611 Adams Mill Rd. #303	The Lynshire	226,000
2627 Adams Mill Rd. #102		230,000
1806 Belmont Rd. #3		405,000
1821 Belmont Rd. #5		375,000
2032 Belmont Rd. #509	Valley Vista	249,000
2123 Calif. St. #F5		522,000
1801 Calvert St. #306		259,000
2380 Champlain St. #304	Gramercy Lofts	545,000
1415 Chapin St. #206	Hillside	149,000
1771 Church St. #4		435,000
1308 Clifton St. #214	Wardman Court	345,250
1308 Clifton St. #303	Wardman Court	330,000
1308 Clifton St. #305	Wardman Court	250,000
1423 Columbia Rd. #1	Columbia Villas	237,500
1423 Columbia Rd. #2	Columbia Villas	342,500
1423 Columbia Rd. #3	Columbia Villas	305,000
1954 Columbia Rd. N #511	Schuyler Arms	225,000
2126 Conn. Ave. #11		541,500
2029 Conn. Ave. #52		1,260,000
1752 Euclid St. #A		485,000
1030 Fairmont #101	The Lawrence	183,000
1441 Florida Ave. #1A	The Hillsborough	500,000
1750 Harvard St. #1B	Richelleu	385,000
1711 Mass. Ave. #112	Boston House	209,000
1711 Mass. Ave. #124	Boston House	233,216
1711 Mass. Ave. #131	Boston House	148,600
1727 Mass. Ave. #314	Winthrop House	151,000
1436 Meridian Pl. #303		242,500
1436 Meridian Pl. #L15	The Reserve	190,000
1438 Meridian Pl. #102		205,000
1438 Meridian Pl. #202		245,000
1865 Mintwood Pl. #4	The Cinkgo	245,000
1879 Monroe St. #B1	Rock Creek Meadows	350,000
1928 New Hamp. Ave. #3	The Haddon	299,000
1725 New Hamp. Ave. #205	Hampshire Plaza	326,000
115 New York Ave. #5	The New York	370,000
1417 Newton St. #101		179,500
1417 Newton St. #102		191,500
1417 Newton St. #106		204,500
1417 Newton St. #107		194,300
1417 Newton St. #108		189,500
1417 Newton St. #202		224,500
1417 Newton St. #204		219,500
1417 Newton St. #206		209,500
1417 Newton St. #207		209,500
1417 Newton St. #301		219,500
1417 Newton St. #302		219,500
1417 Newton St. #304		232,780
1417 Newton St. #307		219,500
1417 Newton St. #308		214,500
1718 P St. #202		248,000
2141 P St. #906	Dupont West	289,000
1512 Park Rd. #4	The Rectory	399,500
2555 Penn. Ave. #917	Westbridge	335,000
1619 R St. #203	The Roydon	351,500
1706 S St. #3	The Jason	424,000
1731 S St. #7		362,700
1900 S St. #1		235,000
2125 S St. #Ph1	The Holton	699,900
1720 S St. #E		364,700

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