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PROPOSED ACQUISITION OF PROPERTIES IN SQUARE 757, DISTRICT OF COLUMBIA

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HEARING

BEFORE THE

SUBCOMMITTEE ON

BUILDINGS AND GROUNDS

OF THE

MITTEE ON PUBLIC WORKS

UNITED STATES SENATE

NINETY-THIRD CONGRESS

FIRST SESSION

NOVEMBER 20, 1973

SERIAL NO. 93–H25

Printed for the use of the Committee on Public Works



U.S. GOVERNMENT PRINTING OFFICE

25-361 WASHINGTON : 1974

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PROPOSED ACQUISITION OF PROPERTIES IN SQUARE 757, DISTRICT OF COLUMBIA

TUESDAY, NOVEMBER 20, 1973

U.S. SENATE,
COMMITTEE ON PUBLIC WORKS.
SUBCOMMITTEE ON BUILDINGS AND GROUNDS,
Washington, D.C.

The subcommittee met at 10:00 a.m., pursuant to call, in room 4200, Dirksen Senate Office Building, Hon. Dick Clark (chairman of the subcommittee) presiding.

Present: Senator Clark.

OPENING STATEMENT OF HON. DICK CLARK, U.S. SENATOR FROM THE STATE OF IOWA

Senator CLARK. The committee will come to order.

We are here this morning to discuss the acquisition of square 757, which is across Second Street from where the New Dirksen Office Building will be constructed.

That property, within this square, will be acquired as an addition to the U.S. Capitol grounds anticipating that construction of the third Senate Office Building will be necessary within the foreseeable future.

Some of the properties are presently for sale and there are those who feel that we should buy them now because real estate costs may continue to escalate in future days.

There are others, of course, who are in disagreement with that.

At the moment, no firm legislation has come before us, no firm legislation has been proposed. But you all know that this matter has come before this subcommittee in previous years and no doubt will continue to come before the committee if it isn't settled now.

That is the principal purpose of this hearing, to discuss the feasibility of obtaining that property, have another look and try to determine what should be done, try to determine which way this subcommittee and the Congress should go.

I regret that our time is extremely limited and most of you will not be given an opportunity to testify personally. I understand that spokesmen have been selected from the various groups that are most affected by any purchases that might be made in this block and that you will present brief statements on behalf of those groups.

But for the most part, written testimony will have to be submitted for the record. Anyone is welcome to do that. This will be taken into consideration by the subcommittee just as if it were presented here orally.

Our first witness is Mr. George White, Architect of the Capitol. Mr. White, would you take perhaps 10 minutes to explain what your proposal is, what your position on this matter is?

STATEMENT OF GEORGE WHITE, ARCHITECT OF THE CAPITOL

Mr. WHITE. Thank you, Mr. Chairman. I do not have a prepared statement. In conformity with your request I will be as brief as possible and simply generalize with regard to the circumstances as I see them.

Shortly after I was appointed, a little over 2 years ago, I was asked to make a space utilization study, both for the House and the Senate side of the Capitol Building and in the House and Senate Office Buildings.

The results of that have been published. I think we are all aware that there is indeed a great necessity for more space for the workings of the legislative branch of the Government.

In the course of that determination, it became apparent that there was indeed such a stringent need that the Senate would have to proceed immediately with completion of what had been begun many years ago and that is the building in which we now sit, namely, the Dirksen Office Building.

As you know, legislation has been enacted and we are indeed proceeding with the extension to this building. I said in the testimony in that connection that the studies indicated that if we were to have the extension to this building available tomorrow afternoon; for example, and if it were to be utilized by the people now working in the Senate Office Buildings distributed in an appropriate number of square feet per employee, the building would be filled on the following day, which means that expansion could take place only by beginning to crowd again.

I urged at that time that the Senate look further into the future than it had in the past. I stated that because it takes 10 or 12 years before a building comes to fruition after its initial concept, we would need to indeed think now about a third Senate Office Building.

In that connection we began to look at the necessity for a long-range plan on Capitol Hill. There has been no formal plan insofar as the Architect of the Capitol's office is concerned. There have been some gratuitous plans offered over the years, but not on an official basis.

The National Capital Planning Commission has, of course, plans for the general area, not including the legislative branch and its needs particularly. We have been working with the National Capital Planning Commission in an attempt to evolve a plan that would be appropriate. We have only the beginnings of that.

We intend to proceed with it as rapidly as we can in the light of other considerations.

Without a plan of that nature, I would hesitate to arbitrarily take land on the Hill since we have no basic plan for its use.

On the other hand, some land is obviously in the direct path of future possibilities. If we were considering a square at this time, four or five squares to the east, I would consider that probably inappro-

priate. This square is immediately to the east of the Dirksen Office Building square.

Land in that square is being offered for sale. I think that is a different situation than a taking or than an actual program to take. I believe that when land is offered in this general vicinity, the Government should buy it for future possible use.

If it is not needed, it can be sold or it can be leased. It is not an unusual circumstance. The city of Canberra in Australia, which is their nation's capital, is also placed in what is in effect a federal district.

All of that land is owned by the Australian Government. No one owns it except the government. It is leased by the people for use, for homes, for commercial buildings, and so on.

It is only through a quirk of history that the land in the District, as you know, was sold to private owners. In the beginning, when the Nation was in dire need of funds with which to build the public buildings that it needed in the late seventeen hundreds, it sold the land that it owned.

There is thus nothing unusual about that concept at all. Therefore, I believe that when land is offered to the Government it should be acquired. The owners of a substantial portion of this square came to me as have owners of other land south of the Capitol and some north of the Capitol, asking if we were interested in purchasing the property. My answer has always been the same, that I personally feel that the Government should acquire it if it is offered.

It will never be any cheaper, in my opinion, than it is now.

I believe the need is an obvious one. In some ways it is important also to recognize that while some activities can be conducted at considerable distances from the Capitol, such as for example a data processing facility which might be needed in the future, some activities must be conducted close to the legislative chambers in the Capitol and some near to the Capitol itself, so that Senators and Congressmen and their staffs have ready access to the Senate and House Chambers.

There are thus some limitations regarding how far we can extend geographically. Therefore, it seems to me that with the need in mind of another Senate building sometime in the future this square is a very likely one. It may be that the long-range plan will indicate that it should be placed in some other location, at which point the land then can be disposed of or utilized in some other way.

It is therefore my opinion, Mr. Chairman, that this land which is now offered and any other land which may be offered in this square should be purchased by the Federal Government.

If you have any questions, I will be glad to answer them.

Senator CLARK. You are not seeking to do anything in your proposal other than buy the property that is proposed for sale?

Mr. WHITE. That is correct.

Senator CLARK. You are not thinking about acquiring additional properties at this time that are not for sale?

Mr. WHITE. That is correct.

Senator CLARK. Would the fact that the Government purchased that property that is for sale necessarily lead to the purchase of other properties that are adjacent to that?

Mr. WHITE. Not necessarily. As I say, it is very likely in this particular square. However, the Government purchased, as you know, a

square formerly known as the Providence Hospital site. We have no present intentions of purchasing any other land in that entire area.

Perhaps the long-range plan will indicate the need for that and perhaps at that time there should be some consideration. So the fact that the Government does buy a piece of property is not necessarily indicative of its expansion needs in that particular area.

This is a likely square for future expansion. I think it would be inappropriate not to face it on that basis.

Senator CLARK. Will this conflict with the plans of the National Capital Planning Commission in any way? Have you coordinated with the Capital Planning Commission? I am speaking of this particular area.

Mr. WHITE. The comprehensive plan of the National Capital Planning Commission for this area indicates, I believe, residential occupancy in this general area to the east.

All comprehensive plans, of course, must change as the circumstances change. They are not incontrovertible and they are intended to be reexamined from time to time as the needs of the community change.

I believe that the planners will corroborate that general statement. I believe that the needs of the Congress in the legislative branch have changed substantially over the last 20 years. I believe they will continue to change and will necessitate more space than had been thought of originally.

As you know, in the beginning the Capitol Building itself was the home of the Congress, the Supreme Court, the Library of Congress, and offices for Senators and Congressmen. Everything was contained in one building. It has now expanded, as we all know, to what we see today. I believe it will continue to expand.

Senator CLARK. In terms, Mr. White, of timing, and you explained in your opening statement that it is impossible to be very specific about that, but would it be possible for you to be somewhat more specific about when you think this square might be needed for additional construction of additional facilities just in the roughest terms?

Mr. WHITE. I would say not before 10 years. That is in very rough terms. As you know, we have an underground garage planned for construction on the square north of the square on which this building rests; namely, the Dirksen Building.

We can't begin that logistically until sometime after the extension is completed. So that would be 4 years from now. I would guess that 10 years is about when we ought to be thinking about doing something with that square.

Senator CLARK. What would we do with that property during that 10-year period?

Mr. WHITE. It could be utilized for several things. There are buildings on some of the property now. It could be utilized as expansion areas for office purposes. The buildings are not composed of office type construction, but we have been occupying, as you know, the apartment building just east of this building which we call the Senate Office Building Annex and another little building next to that. We limit the floor loadings, but it has nevertheless been useful for expansion purposes.

Buildings could be used on that basis. There is some open land and it could be used for parking purposes.

I would advocate that both of those uses be put into effect.

Senator CLARK. Expanded office and parking?

Mr. WHITE. That is correct.

Senator CLARK. During the interim period before you would construct something?

Mr. WHITE. That is correct.

Senator CLARK. Again, I know this isn't a question that would be easy to answer, but you mentioned that there would be some economies in purchasing this property when it becomes available rather than waiting for 10 years, let's say, to try to acquire the property or whenever it might be needed. How much savings? Do you have any estimates at all in terms of past years what we might save by doing it that way?

Mr. WHITE. I think that the value of property has been escalating steadily over the last 30 years. How much it will escalate in the future is hard to say. In that connection, Mr. Chairman, I should mention that we would propose to buy these properties at appraised values as we would do with any property. So that they will be appraised at market value and purchased at that price.

This is not anything proposed other than that sort of an arrangement.

Senator CLARK. Would you have any estimate as to what that price might be just in the most general terms? Have you talked to the sellers sufficiently?

Mr. WHITE. Yes; we have spoken with the seller and the seller has had an appraisal made. Naturally, we would have to make our own appraisals through Government appraisers.

On the other hand, it is in the order of magnitude of something like $1 million.

Senator CLARK. Something in the area of $1 million?

Mr. WHITE. Something like that.

Senator CLARK. So it is fair to say, Mr. White, that there would be an assumption that at some future date, 10 years or so off, where the rest of the block would be acquired?

Mr. WHITE. Yes; I believe so. And if properties were offered in the interim, I believe they should be purchased, also. I have had a recent call to which I have been unable to reply from another property owner who has said that he would like his property purchased also, if we are in the market to buy.

I suppose there is some apprehension on the part of those who retain properties and are, therefore, concerned with regard to the value of their properties as they might be affected by a proposal of government purchase.

I believe that perhaps they need protection in some way. Perhaps their properties, if available later, should be purchased at a price no less than they would be worth today, for example, in order to protect the private property owner from any adverse effects which may or may not occur regarding the value of his property.

Senator CLARK. I was going to ask a question somewhat similar to that. If you were to buy only a part of the block now or as it became available, just for the purchase of only part of that block, what effect might that have on adjacent property owners? What is the history of that kind of thing?

Mr. WHITE. It is hard to say. Sometimes others who might buy property in the general area will not want to buy property because of

the possibility that the Government is going to take it. If, for example, they were going to develop it for income purposes, they might say "Why would I buy a piece of property knowing that the Government is going to take it and thus I would be going through this for the exercise?"

Naturally, they will get their value from it if they do add value to the property. But perhaps it would not be as speculative as it might be viewed in some other location.

So there might possibly be a depression of the values of the property. If someone were to decide to sell their building, for example, after this property is purchased, the marketplace might say, "Well, we don't want it now."

Thus there might be some depressed values. That is a very distinct possibility which I think should receive some protection by the Government.

If the Government, for example, were to say, "This is an area in which we expect to take property," I think, it would be fair for the Government to then protect the individual property owner from a reduction in the value of his property from that point on.

I think it is unfair for the individual private property owner to have his value diminished by some movement that the Government might make to its own benefit, which of course is of benefit to the citizenry in general. I would advocate some type of protection.

I would advocate some type of protection.

Senator CLARK. What would relocation of tenants involved entail? Would there be many people involved in buying these properties in terms of people living in those apartments or houses now?

Mr. WHITE. I am not certain as to that number. But I am sure that the prospective sellers are here, and would be able to testify to that.

We have, of course as you know, the Uniform Relocation Assistance Act, which would by law protect people in that category.

Senator CLARK. I have some additional questions that other members of the committee had prepared that I haven't had an opportunity to look at. But I am going to ask you those.

What is the estimated cost of the square at present market value? I guess that is a question that we went into and you answered you thought around $1 million. That is a question that might be better put to the sellers?

Mr. WHITE. Yes; that is right.

Senator CLARK. How much property is likely to be offered to the Architect immediately? What part of that block, in other words, we are talking about? What percentage?

Mr. WHITE. I think the present seller is a group of several sellers who have approximately 30 percent of the area of that block at the moment.

I would guess from inquiries that have been made to me that there would be other properties made available for us to purchase within a short time thereafter largely, I suppose, because of the fear that the values might be reduced later.

Senator CLARK. You do think that it is practical to make a proposal that would assure property owners in that area that they would not suffer as a result of that? How would you go about doing that? Would you have appraisals taken at this time to be assured of that?

Mr. WHITE. Yes; we could have appraisals taken at this time and use those as a basis for any future purchases, at least as a minimum basis. The value might, of course, go up in spite of the fears that exist. The economy might adjust those prices without regard to apparent diminishing of desire on the part of the marketplace to purchase.

The appraisals would thus establish a minimum value, so that they wouldn't lose anything.

Senator CLARK. Would you anticipate that the Senate, the Congress, would continue to rent out the buildings of some of those homes, at least while you were preparing to do something else? Is that a possibility?

Mr. WHITE. That is possible to do. As you know, that was done here on this square with the Schott's alley property. People have continued to rent in that location. As a matter of fact, they are renting there now.

Senator CLARK. Some persons argue that the Senate should grow in a north-south axis. Is this the logical way to go? Why does the Senate need to buy square 757? Is that another possibility in terms of your long-term plan?

Mr. WHITE. That is a possibility. I am not sure how far north we can go. It is nevertheless, a possibility. As I have indicated, without a long-range plan, I would not advocate a Government taking of this square.

Senator CLARK. To purchase the properties that are not for sale?

Mr. WHITE. That is correct. We did not initiate this process even as it exists today. But when virtually 30 percent of the square became available, the rest of the circumstances made it appear logical and appropriate to proceed further.

Senator CLARK. That I think answers another question that I have. If expansion be the goal for acquiring this property, why not condemn the entire block right now, thus avoiding decline in value for the portions not acquired now? It is just that you are not sure enough that that property would be used for expansion?

Mr. WHITE. That is correct. On the other hand, if that were considered to be an appropriate method, which is a very firm protection of the values as of today, of course, perhaps that should be done. It may be that that decision is a resultant of these other considerations. But I would not advance it as an initial proposal.

Senator CLARK. You spoke to this question that I am about to ask briefly, but I think if you could again succinctly deal with this because much is involved, I think emanating from the question.

Is there a master plan for the development of Capitol Hill? Is one needed? What could be done to develop such a master plan? Would you summarize what you said earlier about that?

Mr. WHITE. Yes; there is no master plan, as such, for Capitol Hill. One is sorely needed. The National Capital Planning Commission has, of course, the comprehensive plan which impinges on the Capitol Grounds, but is really intended to be flexible as I understand it, because of the needs of the legislative branch to make some autonomous determinations of its needs.

We think that we ought to have a plan within another year or so. We asked for funds in the last appropriations bill for that purpose, which were not given to us. We are thus proceeding with minimal funds and with our present staff, and working with NCPC, which

has some available staff and some funds from time to time. But it is a slow process that way.

We are making progress but really quite slowly. I would think that if we had some funds we could accomplish something of a substantial nature within a year or so.

Senator CLARK. By way of a master plan?

Mr. WHITE. Yes.

Senator CLARK. Wouldn't it seem to make more sense to arrive at that plan before we start purchasing properties? If we decide to go north-south in that master plan, if we decide to go in some other direction, then it seems to me you could just buy any property that becomes available might not fit into that plan.

Your argument is there would be enough expansion over the next 100 years that any property that might become available could be put into that plan?

Mr. WHITE. I believe that is true. On the other hand, as I have said, without a plan I would not advocate buying land here and there, by condemnation.

But if someone offers it and says, "Appraise my land and take it, I want to move," or "I want to go someplace else," or "I want to sell my income property," or whatever the reason might be, I believe that the Government ought to stand ready to buy it. It could be designated, for example, as a Government-taking area.

Senator CLARK. But isn't it conceivable that, let's say, the property on that block might not be a part of the Capitol Hill plan at all?

Mr. WHITE. It is conceivable. I think it is unlikely, but it is conceivable. If that were true, really no harm is done in terms of values. The property can be resold to private enterprise or to individuals for houses or residential use if that is in the plan.

I might say, incidentally, that we have spent a good deal of time in thinking and exploring the possibilities for the future.

It isn't that we have neglected the problem. We have simply not reached the stage where results are publishable, but even those things that we have done have indicated that probably some expansion in an easterly direction is very likely.

And further, those of us that have looked into it feel that we need some intermingling of residential areas with the Government buildings.

The Pennsylvania Avenue Development Corporation, for example, is now actively considering just such a proposal in the downtown area, that is, to bring residences into what has been described as a 24-hour neighborhood so that the area will have some activity going on all of the time.

I believe that in that light, because of the uncertainties, it is a wise thing to take advantage of an opportunity that presents itself to have some land available in a bank, as it were, and to utilize it if the need arises.

Senator CLARK. I don't know that I disagree with that. But it would seem to me just as one member of this committee and a very new one that very, very high priority ought to be given to a master plan on Capitol Hill and that that ought to take precedence over almost anything else.

That doesn't mean that plan won't be constantly changed as we go along and as we learn more, and so forth. But it appears that if there is one area in which our government is lagging, it is in the whole idea

of future planning. We are always reacting. We are never acting. We don't seem to know where we are going to go.

We just keep doing things without being very certain as to what the effect will be, or more often than not, acting after it is right on top of us. This is true in buildings, I am sure, too.

We have met in this committee a number of times in terms of the addition of the new building to the east of us.

It just seems to me that in our deliberations that we ought to give very, very high priority to coming to some kind of a conclusion on what that master plan is before we commit ourselves to a great deal of purchasing of property or anything else.

I am happy to hear you say that seems to be only about a year away.

Mr. WHITE. I certainly agree, Mr. Chairman, that we must have a master plan. That was one of the first things that I initiated when I arrived here.

On the other hand, we have existing problems not only here but in other parts of the community and other parts of the city and other parts of the country where there are difficulties that need to be resolved now. I have compared it in another instance to someone with a respiratory disease.

One can't ask the patient to stop breathing until we find out how to cure the disease. We must move in the face of uncertainty and lack of knowledge of the future. Naturally, it would be nice to do it the other way, but we don't have a plan that we can look to at the moment.

Yet land is available and it seems to me that the appropriate thing to do is to buy it as it becomes available.

Senator CLARK. Thank you very much. We appreciate your appearance.

We have until 12 o'clock for these hearings. So we are going to move along.

We are going to hear next from Mr. Brick.

The next witness is Mr. Albert Brick, representing a group of property owners who are prepared to sell this property. So you proceed in any way you think appropriate. Hopefully, we can save a good deal of time for questions.

Mr. BRICK. Senator Clark, I would like to pass up a plat of this particular square.

STATEMENT OF ALBERT BRICK, SELLER'S REPRESENTATIVE

Mr. BRICK. I respectfully appear before you in behalf of Mr. and Mrs. William Thompson, Mr. and Mrs. Warren H. Gardner, Dr. Herbert S. Gates and myself as the owners of an assemblage of real estate, some improved, and some unimproved land covering 43,422 square feet of land located basically in the eastern portion of square 757.

This land faces principally on Maryland Avenue, Third Street, and a small portion also faces on C Street, all in the northeast Washington, D.C.

All of this land lies contiguous with each parcel owned by the parties and these owners have owned this land and real estate for many long years and none are speculators attempting to palm off this property to the United States at exorbitant prices.

Realizing the need for this property by the U.S. Senate and the Capitol, we offered sometime ago to sell this assembled property to the United States through your Architect of the Capitol, Hon. George White, who has just testified.

He has been very cooperative and we offered to sell, based upon negotiations to be governed by the appraised market value of this assemblage rather than to force condemnation proceedings by virtue of the eminent domain which, of course, would result in great tax savings to the sellers if condemnation took place.

Others including Mr. White are more converse and knowledgeable about the acute immediate need for this property. So I will leave that phase of this hearing to others.

I would like to acquaint, at this time, the chair by a short statement of the background of this assemblage as concerns Mr. White's predecessor, the late Mr. Stewart.

Beginning approximately 23 years ago, I approached the late Mr. Stewart about his consenting to a realistic zoning of this land to allow us to build on this land a building, apartment house, hotel or office building, which would be in line with the true value of this land. He always refused, on the grounds that square 757 was in his master plan for the Capitol, which he showed me on many occasions.

I might say it was one that was drawn probably over 100 years ago and when he pulled it out, it would be on the table longer than this table that I am sitting at right now.

Obviously, it was outdated, but he always said 757 was in his taking plan. He always stated that he wanted this block to remain in its present state until the Capitol was ready to take this land, but would set no time limit.

Of course, the standard was violated when the Veterans of Foreign Wars Building was built on the corner of First and Maryland Avenue, NE., but he justified this by stating that it was part of an agreement when the United States took over some of VFW's land on First Street, NE.

We, the owners, have sat by all of these years waiting without being allowed to seek an economic return on our land and investment. If this assemblage is not purchased by the United States shortly, we hope that the Honorable Architect, George M. White, and this committee, will see fit to the consent of granting of zoning which will allow the owners to construct a building on this assemblage commensurate with the dignity of the Capitol, which, by the way, is the world's greatest Capitol, and it is entitled to have working space and breathing space for it does handle probably the most important matters in the country and in the world—in the neighborhood and with the use of this assemblage.

In conclusion, I would also like to point out to the committee that the activity for Capitol Hill or fringe Capitol Hill property has accelerated in the last few months. Witness the purchase of a site for a Hyatt Hotel on the west side of New Jersey Avenue between D and E Streets, NW. and also through Mr. Gardner, who is one of our group, I have learned that negotiations are under way for the purchase of another site for a large hotel very close to the Hyatt Hotel site.

Before I conclude, I would like to point out that square 757, if you will look at this plat, as we have marked it up, does have a lot of activity other than residential on it.

For instance, on Second Street from Maryland Avenue all the way down to C Street, there is not a residence facing the parking lot that is owned by the Capitol.

As you will notice, they have a store on the corner of Third and C Street with apartments above it and they have a storefront church and they do have already a parking lot which, I think, is operated for the benefit of the VFW Office Building and they do have several apartment houses, small ones.

Your Honor asked a question about the number of people that would be affected. As far as our assemblage is concerned—that is, this 43,300-and-some-odd square feet—I do not believe that it will affect more than 20 or 25 people at the most.

In some of these buildings they are just residences in which one or two people reside.

Senator CLARK. Do you think there are about 25 people involved?

Mr. BRICK. Twenty-five people involved in the taking of our assemblage. I can't speak for the rest of the block. The apartment houses are not large apartment houses. For instance, the apartment house in our assemblage, which you see on Maryland Avenue, has four apartments.

I am not acquainted with the number of apartments in the other apartment. Our apartment in the assemblage is 228 Third Street. I am not acquainted with the number of people in the apartment near the middle of the block of Maryland Avenue.

I would think that our assemblage covers approximately a third of that entire block.

I can say this to you, that 17,300 square feet, which is owned by myself and Dr. Gates, is unimproved. There was housing on it. I might say this to you to show you how we have tried to do the best we could with it. There were as many as five houses on this unimproved land when we purchased the beginning about 25 years or better ago.

They were in such dilapidated condition that we tore them down. They were frame houses and not in very good condition. We deemed it not in the best interests of neighborhood or from a financial standpoint to try to bring them up to livable grade because they were really in foul shape.

Senator CLARK. You would prefer to sell this property now rather than to wait to see if the value goes up?

Mr. BRICK. No; I would rather—to be honest about it, you ask me a question, you are entitled to an honest answer—I would rather develop the land. As a matter of fact, as you know, the Architect of the Capitol, ex officio, that went for Mr. Stewart, sits on the National Capital Commission.

And if you go downtown and try to get any zoning like I did over the years, they would tell you, "You have got to get the Architect's permission because anything up on Capitol Hill is under his domain and his control." They don't like to buck his ideas about zoning. Mr.

Stewart at all times was very, very explicit. I may have had as many as 20 meetings with him over the years. He would say, "No, we are going to take this."

I would say, "Take it now."

He said, "I am going to take it one of these days. I can't tell you when."

Then he would get all up tight, because you can put a large apartment house or a hotel on our assemblage, and we could put an apartment, but you would have to have enough rooms and apartments to pay for the value of the land. We could do that right now.

He would say to us, "How much would it cost?" When I would tell him, he would throw his hands up. But in these last 20 years the District of Columbia government could have gotten taxes.

We could have also paid Federal income taxes if it were developed. That land has laid fallow. As a matter of fact, one time when they wanted some parking there, we went up for a zoning of parking. Everybody objected to it. So they didn't grant it to us. So we have been sitting with, I would say, a dead piece of land.

Senator CLARK. What if it were rezoned for commercial construction, what would you do with it?

Mr. BRICK. The first thing I would do would be put a big, beautiful apartment house up which would enhance the neighborhood. The second thing I would do, it certainly is a better hotel site than some of the sites I mentioned being bought down on New Jersey Avenue.

Senator CLARK. It is not feasible to build private housing on that?

Mr. BRICK. I think the land costs are just too high for private housing. As I say, I have been stymied all of these years. I know these people are going to testify who have residences there and who have strong feelings about what has to be done on Capitol Hill.

They are entitled to their opinion. But on the other hand, I am sort of stuck with it because of the fact that I couldn't get any cooperation ever. I went to Mr. White with the purpose of seeing if I couldn't get cooperation to build apartment housing.

At that point he said, "I need it."

At that point we said to him, "We will sell to you at a fair appraised market value."

Senator CLARK. Just to be a little more specific, how many family residences and how many apartment units are included in the property that you wish to sell?

Mr. BRICK. 230 Maryland Avenue is empty. Mr. Gardner and his wife, I believe, live in 224 and 226.

I might pass this up, and if Your Honor doesn't have it, we can put this in the record. It involves seven houses.

Senator CLARK. I understand we do have a copy of it, but I would like to see it.

We will make this a part of the record.

[The information referred to follows:]

224 Maryland Avenue NE.

RECAPITULATION

	Square feet
1 garage	616. 0
3 furnace and storage rooms	308. 0
1 laundry room	84. 0
5 dining and living rooms	1, 141. 0
6 halls	352. 5
6 baths	256. 0
6 bedrooms	990. 0
2 kitchens	378. 0
Total	4, 125. 5

Also: Parking space (surfaced, in rear), 4 cars, rear of house.

224 MARYLAND AVENUE NE., LOT 831, SQUARE 757

Irregular 3,867 by 135 (estimate) by 3,875 by 127; land, 6,160 ft.²
3 stories and full basement; brick; tin roof.

	Square feet
Garage (10 ft. ceiling, 28 by 22)	616. 0
Basement (7 ft. ceiling):	
Furnance room (6 ft. ceiling) (13 by 10)	130. 0
English kitchen and dining room (20 by 14)	280. 0
Living room (fireplace) (13 by 14)	182. 0
Laundry room (14 by 6)	84. 0
Storage room (plus 30 ft.²) (14 by 8)	142. 0
Hall (13 by 5)	65. 0
Bath (5.5 by 7)	38. 5
Total	921. 5
1st floor (10 ft. ceiling):	
Hall (4 by 6)	24. 0
Front living room (bedroom) (2 fireplaces) (28 by 13.5)	378. 0
Middle room (bedroom) (14 by 14)	196. 0
Rear bedroom (10 by 13)	130. 0
Bath and hall (5 by 12)	60. 0
Hall (6 by 21)	126. 0
Total	914. 0
2d floor (9 ft. ceiling):	
1-bedroom apartment, front:	
Kitchen (7 by 14)	98. 0
Living room (fireplace) (13 by 14)	182. 0
Bedroom (13 by 12)	156. 0
Bath (6 by 7)	42. 0
Subtotal	478. 0
Bachelor apartment, rear:	
Living room (15 by 14)	210. 0
Bedroom (10 by 13)	130. 0
Bath (6 by 7)	42. 0
Hall (7 by 4)	28. 0
Hall (3 by 3)	9. 0
Subtotal	419. 0
Total	897. 0
3d floor (9.5 ft. ceiling):	
Bachelor apartment, front:	
Front hall (9 by 6.5)	58. 5
Rear hall (3 by 14)	42. 0
Bath (4.5 by 7)	31. 5
Living room (13.5 by 14)	189. 0
Bedroom (10 by 14)	140. 0
Storage (5.5 by 6.5)	36. 0
Subtotal	497. 0
Bachelor apartment, rear:	
Bath (6 by 7)	42. 0
Living room-bedroom (14 by 13.5 plus 7 by 7)	238. 0
Subtotal	280. 0
Total	777. 0
Grand total	4,125.5

225 MARYLAND AVENUE NE., LOT 824, SQUARE 757

Irregular; land, 7,636 ft.²
3 stories and basement; brick, stucco; tin roof. Private home.

	Square feet
Basement (7-ft ceiling): Furnace, storage room, and toilet (24 by 25)	624.0
1st floor (10-ft ceiling):	
Halls (2 by 15; 3 by 28)	114.0
Living room (15 by 18)	270.0
Dining room (13.5 by 18)	243.0
Laundry room (7 by 9)	63.0
Kitchen (10.5 by 13.5)	142.0
Subtotal	832.0
2d floor (9-ft ceiling):	
Bath, laundry (7 by 9)	63.0
Halls (3 by 6; 9 by 8)	90.0
Hall bedroom (9.5 by 8)	76.0
Bath (5 by 8)	40.0
Front bedroom (14.5 by 15)	217.5
Middle bedroom (12 by 16)	192.0
Subtotal	678.5
3d floor (6.5-ft ceiling):	
Hall (6 by 8)	48.0
Bedroom (23 by 14.5 less 62.5)	251.5
Bath (4 by 9)	36.0
Storage (7 by 8)	56.0
Subtotal	391.5
Total	2,526.0
Recapitulation:	
2 storage rooms	680.0
1 living room	270.0
1 dining room	243.0
1 laundry room	63.0
1 kitchen	142.0
3 baths	139.0
3 halls	252.0
4 bedrooms	737.0
Total	2,526.0

230 MARYLAND AVENUE NE., LOT 800, SQUARE 757

Irregular, 44 by 133 (estimate) by 49 by 127; land, 6,061 ft.²
2-story brick and basement (studio building). No heating equipment; basement presently not usable; hot water radiators in rooms, not connected; floors, fair condition; tin roof, leaks in places; many windows broken, boarded up. To put in usable condition would require expenditure for almost complete renovation including heating system. Plumbing all disconnected, some removed; water, gas, electricity, not connected; roof and floors repaired. Walls and painting, doors, kitchen and bath equipment. Most of building could be used for storage with comparatively minimum repairs. This building has not been occupied for past 8 years. Possibly usable only for storage.
There is also parking space in surfaced driveway for about 8 to 10 cars.
Basement: Not measured as not presently usable.

	Square feet
1st floor (11-ft ceiling):	
Hall (11 by 15 minus 25 ft)	140.0
Bathroom (5-ft ceiling) (9 by 3)	27.0
Rear room (13.5 by 35)	472.5
Display room, front (31 by 18)	558.0
Storage room under stairs (4-ft ceiling) (3.5 by 3)	10.5
Subtotal	1,208.0
2d floor (11-ft ceiling):	
Bath (no equipment) (7 by 5 ft. 2 in)	38.5
Studio (14 ft ceiling) with sink and 10 by 10 skylight, 3 ft above ceiling (14 by 35)	490.0
Middle room (12 by 12)	144.0
Front living room (19 by 18)	342.0
Kitchen, dinette space (4.5 by 6)	27.0
Hall, front (6 by 10)	60.0
Hall, bedroom (5.5 by 13)	7.15
Subtotal	1,173.0
Total	2,381.0
Recapitulation:	
2 halls	200.0
2 bathrooms	65.5
7 storage, studio and living room	2,088.5
1 kitchen space	27.0
Total	2,381.0

238 MARYLAND AVE. NE., LOT 25, SQUARE 757 (MARYLAND AVE. AND 3D ST. NE., NORTHWEST CORNER)

Irregular: 25 (Maryland Ave.) by 64.805 by 47.44 by 37 (3d St.).
Land, 1,564 ft².
Red brick; 2 stories, basement and attic; tin roof.
Large house; occupied.

	Square feet
Basement (7-ft ceiling):	
Hall (34 by 15, less ⅕)	408.0
Storage, workroom (12 by 12)	144.0
Furnace room (17.5 by 16, less ⅕)	248.0
Dining room (16.5 by 10)	165.0
Living room (22 by 12, less ⅛)	251.0
Bath (off hall) (5.5 by 11)	60.5
Subtotal	1,276.5
1st floor (10-ft ceiling):	
Halls (15 by 5 (75) and 14 by 12, less ⅓ (104))	179.0
Bath (7 by 7, less 9)	40.0
Kitchen (12 by 17, less 49)	155.0
Pantry, hall	40.0
Front living room (25 by 20, less ⅕)	400.0
Middle living room (16 by 10)	160.0
Bedroom (13 by 22, less ⅛)	249.0
Subtotal	1,223.0
3d floor (9-ft ceiling):	
Hall (27 by 5)	135.0
Bedroom (20 by 18, less ⅕)	288.0
Bedroom (14 by 10)	140.0
Bedroom (16.5 by 11)	181.5
Bedroom (21 by 12, less ⅛)	241.0
Bedroom (11 by 13)	143.0
Bath (5.5 by 10)	55.0
Subtotal	1,183.5
Attic, storage (5.5-ft ceiling) (48 by 41)	1,968.0
Total	5,651.0
Recapitulation:	
3 halls	722.0
3 storage or furnace rooms	2,360.0
3 baths	155.5
4 dining, living rooms	976.5
1 kitchen	195.0
6 bedrooms	1,242.0
Total	5,651.0

212 3D STREET NE., LOT 24, SQUARE 757

Irregular: 19 by 97.44 by 21.436 by 57.46; land, 997 ft.²
Red brick, 2 stories, basement, tin roof.

	Square feet
Basement (tile floor; ceiling 8 ft.):	
Hall (29 by 4.5)	130.5
Front living and dining room (13 by 22, less ⅛)	250.0
Kitchen and furnace room (13 by 11)	165.0
Bath (6 by 8)	48.0
Subtotal	593.5
1st floor:	
Hall (24 by 4)	96.0
Front bedroom (22 by 13, less 8)	250.0
Rear bedroom (14 by 12)	168.0
Walk-in closet (6 by 9)	54.0
Subtotal	568.0
2d floor:	
Hall (2.5 by 17)	42.5
Hall bedroom (5.5 by 11)	60.5
Front bedroom (12 by 22, less ⅛)	231.0
Rear bedroom (17 by 12)	208.0
Bath (6 by 9)	54.0
Subtotal	592.0
Total	1,753.5
Recapitulation:	
3 halls	269.0
1 living-dining room	250.0
1 kitchen	165.0
2 baths	102.0
5 bedrooms	967.5
Total	1,753.5

214 2D STREET NE., LOT 23, SQUARE 757

Irregular; Land 1,186 ft.²
Red brick. 2 stories, basement, tin roof.

	Square feet
Basement (cement floor, 7 ft. ceiling):	
Storage and furnace room (33 by 18)	594.0
Crawl storage space (4 ft ceiling, dirt floor) (12 by 16)	192.0
Subtotal	786.0
1st floor (10 ft ceiling):	
Hall (3.5 by 27)	94.5
Living room (21 by 13, less ⅛)	235.0
Dining room (12 by 16)	192.0
Pantry (5.5 by 6)	33.0
Kitchen (12 by 12)	144.0
Subtotal	698.5
2d floor (10 ft ceiling):	
Hall (28 by 3)	84.0
Hall bedroom (11 by 5.5)	60.5
Front bedroom (20 by 12, less ⅛)	210.0
Middle bedroom (12 by 17)	204.0
Rear bedroom (9 by 12)	108.0
Bath (6 by 8)	48.0
Subtotal	714.5
Total	2,199.0
Recapitulation:	
2 storage rooms	786.0
2 halls	178.5
1 living room	235.0
1 dining room	192.0
1 kitchen and pantry	177.0
1 bath	48.0
4 bedrooms	582.5
Total	2,199.0

228 3D STREET NE., LOT 816, SQUARE 757

Lot, 25 by 100; 2,500 ft².
Brick. 2 stories and basement; slag roof.
4 apartments.

	Square feet
Basement (cement floor, 7.5-ft ceiling):	
Hall (4.5 by 27)	114.5
Furnance Room (27 by 8.5)	219.5
Storage room (27 by 8.5)	219.5
Subtotal	553.5
Apartment No. 1 (9-ft ceiling):	
Living room (9.5 by 14.5)	137.5
Bedroom (11.5 by 14)	161.0
Kitchen (9 by 13)	117.0
Bath and hall (9 by 7)	63.0
Subtotal	478.5
Apartment No. 2, same as No. 1	478.5
Apartment No. 3, same as No. 1	478.5
Apartment No. 4, same as No. 1	478.5
Total	2,467.5
Recapitulation:	
1 hall	114.5
2 furnace and storage rooms	439.0
4 living rooms	550.0
4 bedrooms	644.0
4 kitchens	468.0
4 bathrooms and halls	262.0
Total	2,467.5

7-HOUSE SUMMARY

Lot (square 757)	Address	Square feet: Lots	Square feet: Rooms	Number of rooms
831	224 Maryland Ave. SE	6,160	4,125.5	30
824	226 Maryland Ave. SE	7,636	2,526.0	16
800	230 Maryland Ave. SE	6,061	2,381.0	12
25	238 Maryland Ave. SE	1,564	5,651.0	20
24	212 3d Street NE	997	1,753.5	12
23	214 3d Street SE	1,186	2,199.0	12
816	228 3d Street SE	2,500	2,467.5	19
Total		26,104	21,103.0	121

Recapitulation:	Square feet
1 garage	616.0
19 furnace rooms and storage	6,661.5
11 kitchens	1,552.0
20 halls	2,088.5
21 bathrooms or space	1,018.0
18 dining and living rooms	3,857.0
2 laundry rooms	147.0
29 bedrooms	5,163.0
Total	21,103.0

Land summary:	
Lots which contain above buildings	26,104
Lot No. 843, no buildings	17,318
Total square feet of land	43,422

Senator CLARK. How much in terms of the appraisals are we talking about?

Mr. BRICK. We are talking about $44 a square foot, or $1,900,000. Incidentally, I would like for the record to indicate that the appraiser is a very eminent prominent appraiser. We spent the money for it because the Architect said at this point he couldn't get an appropriation for it.

Adelbert W. Lee, ASA, has appraised for the Government and he is generally known as a very good appraiser.

Senator CLARK. He is accredited in the District of Columbia?

Mr. BRICK. Yes; as a matter of fact, I will submit for the record a copy of his appraisal. I don't have one available now, but I will be glad to do that.

Senator CLARK. It is so ordered.

[The information referred to follows:]

APPRAISAL SQUARE 757 LOTS 23, 24, 25, 800, 816, 824, 831 AND 843 MARYLAND AVENUE, 3RD STREET & C STREET, N.E. WASHINGTON, D.C.

JULY 16, 1973

ASSIGNMENT

At the request of Mr. Albert Brick, Mr. William Thomson, and Mr. Warren A. Gardner, this appraiser was authorized and directed to determine the present fair and reasonable market value of an assembly of properties situated in Square 757 and being designated on the District of Columbia tax records as Lots 23, 24, 25, 800, 816, 824, 831, and 843, and comprising in all a total of 43,422 square feet of land together with the improvements situated thereon.

There was furnished this appraiser a sketch or map showing the location of the aforesaid properties and the division of ownership. Advice was given, however, that the owners of the aforesaid properties had recognized the advantage of assembly and valuation was to be determined on such basis.

There was also furnished this appraiser a memorandum showing the rentals and income presently being received from the properties covered by this appraisal.

OUTLINE OF PROCEDURE

A physical inspection was made of the several properties covered by this assignment. It was recognized that all the properties except Lot 843 have various improvements situated on the land. Information furnished this appraiser was that the properties are bringing in various rentals.

The zoning status of the properties was investigated.

Due consideration was given to the fact that the subject properties are in a premium location commonly referred to as "Capitol Hill."

Assessment records of the District of Columbia were examined for the purpose of determining the present assessments.

Baist's Plat Book was examined and photostatic copy made of that portion of the Baist map showing the location of the subject properties and the immediately adjoining squares thereto. A copy of such map is made a part of this report and shown as one of the exhibits for the purpose of identifying the location of the subject properties and the locations of the numerous sales that have occurred in the area during the past few years.

Sales of numerous properties in the area were investigated and verified. It was recognized, because of the varied types of buildings and improvements as well as different surrounding conditions, that there was a wide range of prices. It is a notorious fact that Capitol Hill properties are continuing to attract an advancing market as they are in heavy demand for people desiring to be near the United States Senate Office Building, the United States Capitol, United States Supreme Court, and the Congressional Library, etc.

Due consideration was given to the highest and best use of the properties.

Other investigations and determinations were made by this appraiser, and being those methods usually employed by experienced and qualified real estate appraisers.

JULY 16, 1973.

Mr. ALBERT BRICK,
Mr. WILLIAM THOMSON,
Attorneys at Law,
Mr. WARREN A. GARDNER,
Washington, D.C.

GENTLEMEN: In response to your request and authorization, a careful study has been made of your properties situated in Square 757 and being Lots 23, 24, 25, 800, 816, 824, 831, and 843.

After giving due and proper consideration to all pertinent factors and recognizing the property for its highest and best use, it is my considered professional opinion that the property presently has a market value of:

$1,910,600.00.

To this letter of appraisal is attached further detailed information including a description of the property, photographs, sales data, maps, and exhibits. This appraisal is made subject to all the limiting conditions as set forth hereinafter.

Yours very truly,

ADELBERT W. LEE, A.S.A.—S.R/W.A.

LIMITING CONDITIONS

This appraisal and following report are made expressly subject to these conditions and stipulations:

1. No responsibility is assumed by the appraiser for matters which are legal in nature, nor is any opinion on the title rendered herewith. This appraisal assumes good title. Any liens or encumbrances which may exist have been disregarded and the property has been appraised as though no delinquency in the payment of general taxes or special assessments exists, and as though free of indebtedness.

2. No official survey or plat of the subject properties was furnished this appraiser. Information contained in Baist's Plat Book and also information in the Office of the Assessor of the District of Columbia has been relied upon, but the accuracy of the dimensions of the properties and the land content, as well as information supplied to this appraiser by the property owners, is not warranted. While these facts appear to be correct, their accuracy is not warranted or guaranteed by this appraiser but such information has been relied upon in making this appraisal.

3. No determination has been made by the appraiser of the sub-soil conditions, and he has assumed that there are no mineral deposits of any commercial value

therein. He has treated the property as viewed from the surface and makes no warranty concerning the conditions that may exist and that could only be reasonably determined by an engineering study.

4. Possession of this report or any copy thereof does not carry with it the right of publication, nor may the same be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicants and in any event only in its entirety.

5. The current purchasing power of the dollar as well as the current trends and conditions of the real estate market are the basis for the value reported.

6. This appraiser has no present or contemplated interest in the properties appraised or the parties concerned.

LIMITING CONDITIONS

7. The appraiser herein certifies that to the best of his knowledge and belief, the statements and opinions contained in this appraisal, subject to the limiting conditions above set forth, are correct. Appraisal report and data consist of 28 pages attached.

ADELBERT W. LEE, A.S.A.-S.R./W.A.

DESCRIPTION OF PROPERTIES

The several properties covered by this appraisal report are a group of contiguous lands with frontages on Maryland Avenue, N.E., Third Street, N.E., and C Street, N.E., Washington, D.C. There is approximately 158 feet of frontage on Maryland Avenue, 192.83 feet on Third Street, N.E., and 47.30 feet on C Street, with all of the lands being contiguous and containing in their entirety 43,422 square feet, approximately one acre in area.

The improvements have been given only a cursory examination as it was recognized by this appraiser that the property had its greatest value in a higher and better use than it is presently employed. It was recognized that the properties are presently bringing in a rental with the exception of Lot 843 which is vacant and unused.

ZONING

All of the subject property is in residential zone—R–5–B—see zoning map, copy of which is made a part of this report and shown hereinafter as one of the exhibits. This has been long a residential community.

REAL ESTATE ASSESSMENTS

	Land	Improvements	Total
Marlow-Thomson properties:			
Lot 23—1,186 sq. ft., 214 3d St. NE	$8,527	$6,773	$15,300
Lot 24—997 sq. ft., 212 3d St. NE	7,856	5,104	12,960
Lot 25—1,564 sq. ft., 238 Maryland Ave. NE	10,760	9,160	19,920
Lot 800—6,061 sq. ft., 230 Maryland Ave. NE	32,184	3,996	36,180
Lot 824—7,636 sq. ft., 226 Maryland Ave. NE	38,189	6,760	44,940
Warren A. Gardner properties:			
Lot 816—2,500 sq. ft., 228 3d St. NE	9,875	9,000	18,875
Lot 831—6,160 sq. ft., 224 Maryland Ave. NE	30,430	20,750	51,180
Brick-Gates property: Lot 843—17,318 sq. ft., vacant land fronting on 3d and C Sts. NE	86,590	(1)	86,590

[1] None.

Note: Records in the Assessor's Office for the District of Columbia indicate the subject pro per ties are assessed as above

HIGHEST AND BEST USE

Due consideration has been given to the assembly of property covered by this appraisal report which embraces a group of contiguous lots. In their entirety they contain almost one acre of land (43,422 square feet). It is also recognized that there is a very substantial frontage on Maryland Avenue (158 feet) and that Third Street forms a corner assembly that has exceptionally fine visibility. Maryland Avenue is a very wide thoroughfare (160 feet) which has long been recognized as one of the major thoroughfares in the Capitol Hill area. The United States Supreme Court has frontage on Maryland Avenue and Maryland Avenue leads directly into the United States Capitol. The United States Senate Office Buildings are in close proximity.

There is a heavy demand for rental and purchase of houses in this area. Many people have purchased old houses and spent very substantial sums of money to renovate and put them in good livable condition with modern amenities. In many cases the property owners have spent more in renovations and improvements than they paid for the properties originally.

Recognizing the heavy demand and the substantial rentals secured in the area, it is the opinion of this appraiser that this assembly of properties would well adapt itself to a luxury residential type of development, such as townhouses or condominium dwelling units, and could well be developed as a miniature "Watergate" project. Its close proximity to the United States Capitol, Senate Office Building, United States Supreme Court, and the Library of Congress would attract many people of means and substantial incomes who could afford to pay for luxury type living accommodations.

It is recognized that this would require the demolition of improvements that presently exist and, therefore, consideration has been given to the value of the land as an assembled plottage. It is a notorious fact among real estate appraisers and real estate developers that it always costs considerable money to assemble property. It is not unusual for purchasers seeking an assembly to pay premium prices, sometimes as high as 58% of the normal market. Where an assemblage of property exists, the owners are justified in asking a premium price reasonably above the going market rate in the area.

VALUATION

In determining the value of the subject property, this appraiser is aware of the fact that values on Capitol Hill have been increasing substantially in the past few years. Sales prices are still appreciating and will undoubtedly reach a much higher figure in months to come. This appraisal, however, is confined to the value of the property today, and should the property be sold at a later date, it will undoubtedly have a greater value—approximately 5% to 10% per year.

It is well known that Capitol Hill properties have been in greater demand than the supply available. It is also well known that many buyers are so anxious to purchase property in the Capitol Hill area that they are willing to and actually do pay premium prices.

The subject property is an assembly of several parcels and includes a very choice corner at the intersection of Maryland Avenue and Third Street, N. E. It is only a short distance from the U.S. Senate Office Building, U.S. Supreme Court, U.S. Capitol, and other important federal government buildings. The zoning map attached to this report shows the close proximity of this property to these important structures.

The property also has the uncompetitive advantage of facing a small triangular park and thereby gives more than the usual visibility to this location. Location is always considered one of the prime factors in value and this property has an excellent location.

Another factor of value is that of assembly. Purchasers desiring a substantial plottage frequently are faced with the necessity of acquiring several individual properties before reaching a desirable assembly. This requires negotiations with separate owners and it is not infrequent for a developer to be faced with the problem of paying premium prices, or prices beyond the current market, to get such an assembly. In brief, an assembled property has an assemblage factor above market value for individual properties. This has been recognized by this appraiser in determining the present market value of the subject property.

Sales in the Capitol Hill area have been carefully checked and approximately 100 sales have been reviewed. To keep this report from being too voluminous, 35 sales have been plotted on a sales map, and as will be observed from an examination of this listing of sales, the prices vary considerably. Different prices are occasioned by many factors, such as time, location, size, amenities, and frequently the capricious wish or desire of a given purchaser to acquire a certain property. All of these factors have been weighed and considered in analysing these sales.

Special comment is pertinent on the 35 sales shown in this report. The first sale is cited solely for information. This is one of the prime locations and the property is zone classified as "Special Purpose." Sale No. 13 has also been excluded as this represented an exceptionally high sales price. The other sales are in residential zone and have comparable degrees of zoning.

Analysis of the remaining 33 sales shows an average rate per square foot of $40.89. In determining this average, the adjusted rate per square foot was used and thereby showing the apparent average sales value of the property on today's market. This appraiser accepted the low figure of $40.00 per square foot as a mean average.

It is recognized that assembled properties attain a greater market price than individual properties. A conservative factor of 10% assembly value has been applied, thereby indicating the value of the subject property to be $44.00 per square foot.

In summation, it is the considered professional opinion of this appraiser that the property on today's market has a value as follows:

43,422 sq. ft. at $40. plus $4.00 for assemblage, or a total of $44 per sq. ft	$1,910,568
Rounded Value	1,910,600

SALES DATA

Date and purchaser	Location	Zoning	Square feet area	Price	Rate per square foot	Adjusted rate per square foot
SALE NO. 1						
1966: Reserve Officers Association. Comment: It is recognized that this property was in special purpose zoning, whereas the subject properties are in R-5-B zoning and, therefore, the zoning was superior to the subject properties. At time of purchase, there were 3, 3 story and basement brick houses located thereon. The site was cleared of these buildings and the purchaser had the expense of clearing the improvements, which would have added substantially more to the cost per square foot. A new modern building was constructed thereon. This property, if valued on today's market, would have the benefit of a substantial increase in rate per square foot because of time and location.	Southeast corner of 1st and Constitution Ave., NE.; square 726, lots 807 and 815.	SP	6,685	$305,000	$45.62	$61.58
SALE NO. 2						
1970: United States of America. Comment: This was the old Plaza Hotel and parking lot and also covered a restaurant on D St. immediately adjacent to the hotel. The building was acquired for the plottage and is to be demolished. It was recognized that this property was acquired 3 years ago and if the property were adjusted for time to bring it up to today's market, there would be at least a 15-percent increase to bring it up to current day value. It is a good location but not as desirable as the subject property. It fronts on a 90-foot street, whereas the subject property fronts on the exceptionally wide avenue of 160 feet.	Southeast corner of 1st and D St., NE.; 331 and 301 1st St., NE.; square 724, lots 845 and 832.	R-5-B and C-2	17,009	490,000	28.80	33.12

SALES DATA—Continued

Date and purchaser	Location	Zoning	Square feet area	Price	Rate per square foot	Adjusted rate per square foot
SALE NO. 3						
1972: S. A. Spencer. Comment: This is a smaller property and, therefore, has a lesser value than the subject property. A 5 percent increase in the value would be necessary to bring this property up to current day values.	322 3d St., NE.; square 724, lot 833.	R-5-B	2,146	65,800	30.66	32.19
SALE NO. 4						
1972: Melvin B. Grossman. Comment: This is a 3 story and basement brick dwelling, and a 5-percent adjustment for time would be warranted on this property.	306 C St., NE.; square 782, lot 7.	R-5-B	1,120	42,000	37.50	39.38
SALE NO. 5						
1972: Walter Ford Empson. Comment: Same observation shown under sale No. 4 would also apply to this property.	304 C St., NE.; square 782, lot 8.	R-5-B	1,120	44,300	39.55	41.53
SALE NO. 6						
1971: E. Lamar Boher. Comment: This is a 3 story and basement brick dwelling and a 10-percent adjustment for time is warranted.	302 C St., NE.; square 782, lot 9.	R-5-B	1,120	43,000	38.39	42.23
SALE NO. 7						
1971: John Michael Power and Carolyn Glenn Power. Comment: Same comment shown under sale No. 6 would apply to this property.	300 C St., NE.; square 732, lot 10.	R-5-B	1,120	45,000	40.18	44.20
SALE NO. 8						
1973: Maryland Ave. Development Association. Comment: This is a series of buildings fronting on Maryland Ave. and C St. This property is not as desirable as the subject property for many reasons. (1) It is smaller in size. (2) The buildings are generally in poor condition. (3) It is 1 block farther distant from the Capitol, U.S. Supreme Court and other Government buildings. The sellers of this property (Lee family) are no relation to this appraiser.	Maryland Ave. and C St., N.E.; 315-17-19-21 C St., N.E., 226 4th St., N.E. and 312 through 338 Maryland Ave., N.E.; square 783, lots 18 through 36.	R-5-B	26,409	680,000	25.75	25.75
SALE NO. 9						
1972: Albert J. Makay. Comment: This property, if adjusted for time to today's date, would have an increase in value of at least 5 percent. It is also observed that this same property was the subject of a sale in 1970 at a price of $26,500 or $28.13 per square foot, thereby representing approximately 35 percent increase.	304 Maryland Ave., N.E.; square 783, lot 37.	R-5-B	942	36,000	38.22	40.13

SALES DATA—Continued

Date and purchaser	Location	Zoning	Square feet area	Price	Rate per square foot	Adjusted rate per square foot
SALE NO. 10						
1972: James T. Fuller, III. Comment: This property was the subject of 2 prior sales, 1 made in April 1972, and another in May of 1972, the 1st sale at $10,000 and the 2d sale at $14,000; and after some modest improvements, the December 1972, sale of $55,000 occurred. This is a graphic example of the spectacular upward trend ot prices in the Capitol Hill area.	215 3d St., N.E.; square 783, lot 12.	R-5-B	821	55,000	66.99	68.66
SALE NO. 11						
1973: The 116, Inc. Comment: This property is in the same square as the subject property and is on the southwest corner of 3d and C Sts.	235 C St., NE.; square 757, lot 15.	R-5-B	2,700	95,000	35.19	35.15
SALE NO. 12						
1967: Veterans of Foreign Wars. Comment: This property is in the same square as the subject property. When it was purchased, it was a 3-story and basement brick dwelling in substantial condition and producing a good rental. Since acquisition by the buyer, the building was demolished and the ground used for a parking lot incidental to the Veterans of Foreign Wars. In addition to the sales price, the buyer was put to the expense of substantial money to clear the site of the improvements. This property ultimately cost the buyer approximately $30 per foot. Considering the time of sale and recognizing a 5 percent per year increase, a 30 percent increase for present day value would be justified.	212 Maryland Ave., NE.; square 757, lot 18	R-5-B	2,200	60,000	27.27	35.45
SALE NO. 13						
1969: Johnson O'Connor Research Foundation, Inc. Comment: This property is smaller in area, at a strategic location (opposite the U.S. Supreme Court), has a substantial building, produces a good income, and in every respect is a premium property.	On the southeast corner of Maryland Ave. and 2d St.: 201 Maryland Ave., NE.; square 758, lot 33.	R-4	1,566	145,000	93.19	111.83
SALE NO. 14						
1973: Robert B. Lee. Comment: This is a rather current sale. The property is small but well located.	205 Maryland Ave., NE.; square 758, lot 18.	R-4	1,032	61,000	59.10	59.10
SALE NO. 15						
1969: Frank E. Moss. Comment: This is a brick dwelling, well located, and is opposite the Supreme Court. It is recognized that this sale was made 4 years ago and a 20-percent updated adjustment of sales price would be justified to bring the property to today's market value.	109 2d St., NE.; square 758, lot 23.	R-4	1,394	46,000	33.00	39.60

SALES DATA—Continued

Date and purchaser	Location	Zoning	Square feet area	Price	Rate per square foot	Adjusted rate per square foot
SALE NO. 16						
1968: George D. Neilson. Comments: Same comments shown under previous sale also apply to this property. Sale was made 5 years ago and, therefore, a 25-percent adjustment is necessary to bring the property to today's market value.	107 2d St., NE.; square 758, lot 814.	R-4	1,018	45,000	44.20	55.25
SALE NO. 17						
1969: The 101 Second Street Corp. Comment: This property is on the northeast corner of 2d and A Sts. It is well located. The value on today's market would be approximately 20 percent more to adjust for time.	101 2d St., NE.; square 758, lot 818.	R-4	2,022	82,500	40.80	48.96
SALE NO. 18						
1972: Christopher H. Little and Duard Hood Little. Comment: A 5-percent adjustment for time is warranted to bring this property to today's market value.	15 3d St., NE.; square 786, lot 23.	R-4	2,016	62,500	31.00	32.50
SALE NO. 19						
1972: Carl G. Lance. Comment: A 5-percent adjustment for time has been considered to bring this property to present market value.	311 A St., NE.; square 786, lot 27.	R-4	3,021	90,000	29.79	31.28
SALE NO. 20						
1972: Frederick Douglas Institute of Negro Art and History Museum of African Art. Comment: This property was also the subject of a sale a year prior thereto, at which time it brought $55,000, or approximately 18 percent change in price. Here again is an indication of the rapid enhancement in market value in the area.	Northwest corner of 4th and A Sts.; 100 4th St., NE.; square 785, lot 800.	R-4	1,368	64,000	46.78	49.12
SALE NO. 21						
1971: Stephen C. Rogers. Comment: Adjustment of 10 percent has been considered for time.	111 3d St., NE.; square 785, lot 809.	R-4	1,860	57,500	30.91	34.00
SALE NO. 22						
1972: William E. Sudow. Comment: A 5-percent adjustment for time is warranted to bring this property to present market value.	127 3d St., NE.; square 785, lot 812.	R-4	1,183	52,500	44.38	46.60
SALE NO. 23						
1972: Val J. Halamandaris. Comment: This property was also the subject of a sale in 1970 at a price of $42,500, or approximately a 10-percent increase in value in the 2-year period. A 5-percent adjustment is warranted to bring this sale to today's market value.	313 Constitution Ave., NE.; square 785, lot 848	R-4	1,474	46,500	31.55	33.13

SALES DATA—Continued

Date and purchaser	Location	Zoning	Square feet area	Price	Rate per square foot	Adjusted rate per square foot
SALE NO. 24						
1973: C. Douglas Lewis, Jr.	319 Constitution Ave. NE.; square 785, lot 47.	R–4	2,020	70,000	34.65	34.65
SALE NO. 25						
1972: Harry W. Pollock. Comment: A 5-percent adjustment for time has been considered to bring this property to today's market value.	118 4th St., NE.; square 785, lot 828.	R–4	1,940	67,000	34.54	36.27
SALE NO. 26						
H. Elizabeth Nussbaum. Comment: This same property was sold the prior year at $39,162 so that the property almost doubled in price. Low price was substantially occasioned by a foreclosure. It is recognized that some repairs and improvements were made, but here again shows the demand and premium prices paid for Capitol Hill properties. A 10-percent adjustment has been considered for time.	308 Constitution Ave., NE.; square 784, lot 809.	R–4	1,765	62,500	35.41	38.95
SALE NO. 27						
1973: Charles H. W. Verbeck. Comment: This property was sold in 1972 at $52,000—a $10,000 increase in price in that period of time, or approximately 20 percent.	309 Maryland Ave., NE.; square 784, lot 16.	R–4	1,347	62,000	46.03	46.03
SALE NO. 28						
1972: Nathan Hayward, III. Comment: This property was sold in 1968 at $31,500, or an increase in price of $18,500. It is recognized that this property was the target for some repairs and improvements but again it is noteworthy that a substantial increase in price was secured.	315 Constitution Ave., NE.; square 784 lot 805.	R–4	1,328	50,000	37.65	39.53
SALE NO. 29						
1970: Edward R. Roybal. Comment: A 15-percent increase for adjustment of time has been considered.	328 Constitution Ave., NE.; square 784, lot 32.	R–4	1,746	60,000	34.36	39.51
SALE NO. 30						
1971: Glenn M. Anderson. Comment: A 10-percent increase in value for adjustment of time has been considered.	330 Constitution Ave., NE.; square 784, lot 31.	R–4	1,746	57,000	32.65	35.92
SALE NO. 31						
1973: Peter A. Gallagher	334 Constitution Ave., NE.; square 784, lot 29.	R–4	1,746	65,000	37.23	37.23
SALE NO. 32						
1972: Norma R. Metzner. Comment: The date of this sale warrants a 5-percent adjustment for time. It is observed that the same property was the target of a sale in 1968 at $65,000.	Northwest corner of Constitution Ave. and 4th St., NE.; 336 Constitution Ave. NE.; square 784, lot 28.	R–4	1,748	67,500	38.66	40.59

SALES DATA—Continued

Date and purchaser	Location	Zoning	Square feet area	Price	Rate per square foot	Adjusted rate per square foot
SALE NO. 33						
1972: Joan M. Goodin. Comment: A 5-percent adjustment for time has been considered. This property was the subject of a sale in 1969 at a price of $37,000. It is recognized that some improvements and repairs were made to this property between those dates.	212 4th St., NE.; square 784, lot 33.	R-4	1,288	50,500	39.21	41.17
SALE NO. 34						
1973: William Pinnigan. Comment: This same property was sold the prior year at $48,250 with approximately $5,000 increase, or almost 10 percent in the 1-year period.	214 4th St., NE.; square 784, lot 34.	R-4	811	53,000	65.35	65.35
SALE NO. 35						
1972: William C. Keebler. Comment: A 5-percent increase in value for time adjustment would be warranted. This same property sold in 1969 at $28,000 after which some improvements were made.	223 Constitution Ave., NE.; square 758, lot 34.	R-4	1,728	44,000	25.46	26.7

Senator CLARK. Your firm hired this appraiser?

Mr. BRICK. Not my firm. The group.

Senator CLARK. The people whom you represent?

Mr. BRICK. Yes; we paid for that, but I want it to be understood that in that appraisal he did say that—this appraisal was made in July—if time went on he figured that there would be an appreciation in value of at least 5 to 10 percent each year.

I can tell you right now from the prices that this one parcel sold on New Jersey Avenue to the Hyatt group, the acceleration is far, far greater as I see it than 5 or 10 percent. But that was Mr. Lee's considered opinion.

Senator CLARK. We thank you for appearing here this morning.

We will hear now from Mr. Cooper Holt, executive director, Veterans of Foreign Wars.

Mr. Holt, you proceed in any way you think appropriate. I see that I received a letter this morning from the Veterans of Foreign Wars, Commander Marvin Freese, from the State of Iowa, which I will make a part of the record.

[The letter referred to follows:]

VETERANS OF FOREIGN WARS OF THE UNITED STATES,
DEPARTMENT OF IOWA,
Des Moines, Iowa, November 16, 1973.

Hon. DICK CLARK,
Subcommittee on Public Buildings and Grounds, Committee on Public Works, U.S. Senate, Washington, D.C.

MY DEAR MR. CHAIRMAN: It is my understanding that you will be conducting a hearing which is of extreme interest to the members of the Veterans of Foreign Wars here in Iowa.

I am referring to a scheduled hearing by your Public Works Subcommittee on November 20 pertaining to proposed acquisition of properties situated within Square 757 as an addition to the United States Capitol Grounds.

As you know, the Veterans of Foreign Wars Memorial Building is located at 200 Maryland Avenue, N.E., which is on the southwest corner of Square 757.

All members of the Veterans of Foreign Wars take great pride in our V.F.W. Memorial Building, which is a perpetual reminder of the service of the V.F.W. to his fellow veteran and his dependents. I know that there is no intention on the part of any V.F.W. member to ever sell or dispose of the V.F.W. property on Capitol Hill.

In that regard, I know that our Washington V.F.W. representative will be appearing before your Subcommittee to present the official position of the Veterans of Foreign Wars regarding the acquiring of more property for the United States Senate in the block in which our V.F.W. Memorial Building is located. I know that you will be extending them every courtesy and hope that your Subcommittee will agree with the V.F.W. recommendations to be submitted to your Subcommittee.

May I take this opportunity to extend every best wish for continued success as a most outstanding United States Senator.

With kind personal regards, I am

Sincerely,

MARVIN W. FREESE,
Commander, State of Iowa, Veterans of Foreign Wars.

STATEMENT OF COOPER T. HOLT, EXECUTIVE DIRECTOR, AND FRANK STOVER, VETERANS OF FOREIGN WARS

Mr. HOLT. Mr. Chairman, thank you for the opportunity to present the views of the Veterans of Foreign Wars of the United States respecting the proposed acquisition of property in square 757 as an addition to the U.S. Capitol Grounds wherever they may be.

The Veterans of Foreign Wars is an organization of veterans who have served overseas in the Armed Forces during wartime or a campaign or expedition for which a badge or medal was authorized. The Veterans of Foreign Wars was founded in 1899. This year is our 75th anniversary.

The Veterans of Foreign Wars is the oldest, largest veterans organization in the Nation. Our membership has been increasing steadily every year for over 20 years. Presently, our membership is over 1.8 million, with our goal being 2 million in the near future.

Our National Headquarters are located in Kansas City, Mo. Our Washington office, which houses our National Veterans Service, National Legislative Service, National Security and Foreign Affairs, and a Press Office, is located at 200 Maryland Avenue, NE.

Our building, which was constructed during the late 1950's and dedicated in 1960 by President Eisenhower, is located in the southwest corner of square 757. For this reason, the membership of the Veterans of Foreign Wars is intensely interested in any action which may be taken by the Congress respecting square 757 and the future of the Veterans of Foreign Wars Memorial Building at 200 Maryland Avenue, NE.

Originally we planned to have our Memorial Building in the block identified as square 724. However, after spending a considerable amount of money to purchase the site and develop plans for construction, we were prohibited from going forward when the Congress authorized the Architect of the Capitol to acquire our building site for future expansion of the Capitol grounds.

This Senate committee as part of the authorization to acquire our original site in square 724, requested the Architect of the Capitol, Mr. George Stewart, to cooperate with the Veterans of Foreign Wars in every way to assist us to find a suitable location at another site on

Capitol Hill. This was done and shortly thereafter we acquired the property located at 200 Maryland Avenue, NE.

Back in 1956 it was inconceivable that in 1973 the Senate would be considering expansion of the Capitol grounds to take care of its growing needs. I know that VFW officials and members never dreamed the Architect of the Capitol would be asking for permission to take land in our block (square 757) in 17 short years.

You will recall it was Architect Stewart and the Public Works Committee, then headed by Senator Dennis Chavez of New Mexico, who put their stamp of approval on our present location for which the Veterans of Foreign Wars is deeply appreciative.

Our members were led to believe our beautiful VFW building was and will be a permanent, perpetual memorial to all who have served overseas in the Armed Forces during wartime.

That is why it is the conviction of many in the VFW that these hearings are just the beginning for the takeover of the entire block 757, including the VFW Memorial Building.

Mr. Chairman, let me state as respectfully as I know how here and now that the VFW will resist with every tool at its command any and all attempts to take over the VFW Memorial Building at 200 Maryland Avenue, NE. We intend to stay at 200 Maryland Avenue, NE., as long as there is a Veterans of Foreign Wars. We do not intend to sell or in any other way dispose of our beautiful memorial building.

Mr. Chairman, we are not here just to oppose. We have some thoughts and suggestions which we believe will take care of the problem and are in keeping with established national policy.

It is our understanding that the land proposed to be acquired will be used for parking by employees of the U.S. Senate. The VFW disagrees with the policy to provide each and every employee of the U.S. Senate with a parking space.

There are approximately 5,000 employees in the U.S. Senate. Almost half of them, or a little over 2,400, have a parking space. When one considers that many Senate employees walk to work, use public transportation, or ride in someone's auto, it is reasonable to assume that more than half of present Senate employees have an assigned parking space on Capitol Hill.

It is further understood that some of the pressure for acquiring additional land in square 757 is because of the construction of the addition to the Dirksen Senate Office Building, which will eliminate about 350 existing parking spaces. These 350 spaces are across Second Street from the VFW between Constitution Avenue and C Street, NE.

It is suggested that there is plenty of parking available which makes it unnecessary for the Congress to authorize the Architect to acquire additional space at this time.

First, in square 724, which is the square where the VFW's original site was located, there has been authorized and funds have been appropriated to acquire the remainder of that block, demolish the buildings thereon, and build a parking lot.

If this is done, it is estimated that about 56,000 additional square feet will be acquired in square 724. 56,000 square feet will more than offset the amount of parking space which will be lost in the square across from the VFW Memorial Building when the new wing of the Senate Office Building is constructed.

Another possibility which remains largely unused is fringe parking for congressional employees; $50,000 has been appropriated and is being used by the House of Representatives to provide for fringe parking at RFK Stadium with free shuttle service to and from the stadium parking lot to Capitol Hill.

About 100 House employees are using this free parking and shuttle bus service. The possibilities of fully utilizing the parking areas around RFK Stadium would more than relieve the loss of any parking space by the construction of the new Senate Office Building. Full use of fringe parking would probably go a long ways toward fulfilling congressional policy that every Senate employee should have his own parking spot.

A third alternative is using so-called green areas until the new wing of the Senate Office Building has been constructed. This has already been done with some of the green or parking areas north of the Senate Office Building toward Union Station, which have been used for parking for some time. The use of green areas should be temporary and used only as a last resort.

Mr. Chairman, there is an energy crisis in this Nation. From the President on down, everyone has been urged to make an effort to conserve as much fuel and energy as possible. It is illogical, therefore, and inconsistent with national policy to go forward and acquire more parking spaces, which, in turn, will encourage more people to drive their private autos to and from work on Capitol Hill.

Instead of acquiring more land at very high prices and establishing more parking spaces, the Congress should enunciate a clear-cut policy that employees of the U.S. Capitol and the Congress shall engage in group travel or carpools wherever possible or use public transportation.

For example, if each of the 2,400 Senate employees, who has a parking space, were required to have one or more passengers, it would eliminate the need for additional parking spots.

In this regard, it is understood that it costs about $10,000 to $15,000 to acquire land and to build a parking spot thereon for the average size auto. The free parking spot, which is a fringe benefit for those who are so entitled, is estimated to be worth about $1,200 a year in additional salary.

By establishing more parking spots, the Congress will be violating the intent and purpose of the present public policy, which is to discourage people from driving their auto to work. This is not the time for Congress to favorably consider legislation to purchase more land for parking purposes.

Mr. Chairman, I have refrained from going into detail about traffic congestion and pollution, which, of course, are obvious factors in the establishment of additional parking facilities, which will bring larger numbers of automobiles and auto traffic to Capitol Hill.

Further, parking lots are inherently ugly and unattractive and do much violence to the aesthetic and economic value of areas in which they are located, and bring many problems for the adjacent property owners, such as an increase in vandalism and crime.

One last point, Mr. Chairman, the VFW has no quarrel with the Capitol and Congress providing parking spaces for its members and key staff assistants. We do question the wisdom of providing a parking spot for each and every employee.

25-361—74——3

Regardless of the recommendations this subcommittee may make, I want to reiterate once more that the VFW will never sell its property at 200 Maryland Avenue, NE., and will oppose any and every effort to take over the VFW Memorial Building this year or any year in the foreseeable future.

Thank you.

Mr. Chairman, I have a few remarks that I would like to mention with your kind permission. I made some notes while the Capitol Architect was making his presentation.

I think I should remind you and the committee members that in 1956 when the Capitol Architect, George Stewart, at the time indicated he would need additional land for the future expansion of the Senate, and that was the purpose for obtaining our land at the original site, and the land was obtained, and if you will look at that land today it is still a black topped parking area.

Capitol Hill assistance in obtaining a new site at Second and Maryland was, as I indicated, appreciated, but Mr. Brick and the members of our committee do not agree with what the Capitol Architect apparently said at the time. Either that or the Capitol Architect was talking out of both sides of his mouth.

At that time the Capitol Architect was telling our committee that the Capitol Hill area came to Second and Maryland Avenue and that if we located a site on the point where we are located now, that we would be safe from any Capitol plan for 50 or 75 years, that any plans they had centered on the other side of Maryland Avenue where the apartments are at the present time.

If I recall correctly, if my notes are correct, the Capitol Architect indicated to you, sir, that he estimated it would take about $1 million to obtain that block.

Mr. Brick testified his property was appraised at over $1 million. I can assure you, sir, there is $3½ million in the VFW Building and that at the going rate today, I would estimate that building to be appraised at the value of $6½ million or $7 million. I think he is way off if that is the figure that he gave this morning.

I certified it with some people sitting around me at the time.

I might say very frankly, sir, that we feel in our organization that the Capitol Architect needs more land for parking at this particular time just about as much as he needs another head. That is just strictly an observation.

So I believe if I can offer anything to you this morning, sir, and your committee, it is that I would offer a challenge to you to walk around this Capitol Hill area, especially around the Senate Buildings from here to Union Station, and take a look and see firsthand what is presently available for future expansion of the Senate.

Then and only then, sir, do I think that you will agree with our organization that the Capitol Architect has all of the land he needs and all of the land that he can handle.

Sir, we haven't said anything this morning about using the taxpayers' money to purchase an entire block for a parking area. I think it should be considered. We happen to believe that the Federal Government should not be in the business of obtaining real estate for no particular purpose at the present time, and I think that is what he was saying, and that if it didn't work out and if it did prove that they didn't need the space then they could sell it later on.

We just don't happen to think that the Federal Government is in the real estate business. If he is looking for a suggestion, maybe where he might put a new Senate Office building if one is ever authorized, I would suggest, sir, because the property is already there, it is owned by the Federal Government, that he consider the west side of the Senate Office Building. It would be closer to the Capitol, much closer to the Capitol, than the block where we are located now.

So I think, sir, with those comments, I will be ready for any questions that I can answer.

Senator CLARK. Because we have a significant number of witnesses to hear in the next 55 minutes, I can keep my questions very short.

I think much of your testimony was centered around the question of making this area a parking lot or making parking available in 757.

My impression of the presentation of the Architect of the Capitol, I think I asked him a question about parking in that area, was that it was not the emphasis of his interest in the area.

In other words, his description before this committee was that this would be certain that they would hold and hope to build another Senate Office Building or something of that nature. I am curious about why so much emphasis in your testimony——

Mr. HOLT. Sir, we have heard that story before. That is what we heard from George Stewart when he obtained the first spot, that he had no idea that he would ever have a parking lot. As I have indicated that was purchased in 1955.

If you look at it today, it is still blacktop parking lot.

Senator CLARK. Is it your impression that this is the kind of surreptitious way of getting more parking?

Mr. HOLT. No question in my mind about it, sir.

Senator CLARK. Again, I have only been here 10 months but I had not previously ever heard the proposal that every Senate employee be given a parking spot. Where did that originate?

Mr. HOLT. I checked that out and that is what we were told. That is inherent in all of the testimony that I have ever heard.

Senator CLARK. Testimony where?

Mr. STOVER. Before this committee or the Appropriations Committee. It is implicit in all of the testimony that it was an obligation to provide all Senate employees who care to drive their car to work with a free parking spot, even down to the most temporary and insignificant employee.

Senator CLARK. I had never heard that before.

Mr. STOVER. It is not a declared policy. What other reason is there that any of us are wanting to ask for more land, to purchase more land, except to provide parking for somebody? In other words, if there is a policy, I don't know what it is other than that.

Senator CLARK. We will be happy to look back into the testimony on that.

Mr. HOLT. Mr. Frank Stover is the legislative director of our organization. Maybe I can add just a little to this. I hate to call names, but I think it is important enough.

One morning I was in Senator Stennis' office. A gentleman came in with white coveralls on, looked to be about 60 years of age, quite obvious he was a painter in the Senate Building. He was complaining to the Senator's secretary and was seeking some assistance from her

because of the fact they had moved his parking spot from around the building down to Union Station.

He resented it very much, because as he was saying, "Some of the secretaries have only been here 6 months and are closer to the building now than I am and I have been here 25 years." So maybe it is something for you to look into.

Senator CLARK. Do you have any parking over there at the VFW?

Mr. HOLT. Sir, about 2 years ago we bought a piece of land next to us, 21 feet by 110, paid almost $100,000 for it, and it houses 8 automobiles. So I know the cost of parking.

Senator CLARK. That is all the parking you have?

Mr. HOLT. Yes, sir, that is all.

Senator CLARK. I don't think I have any other questions. I think the summary of what you are saying is that——

Mr. HOLT. We don't want to sell. That is the summary of it. We ain't going to sell.

Senator CLARK. You are very much opposed to selling the property that is being offered for sale even if it would not be used for parking? I am not sure you did speak to that point.

Mr. HOLT. I hate to address myself to that. But if the Capitol Architect will give you a sworn affidavit, I don't know that I would believe him even if he did that, he wouldn't put a parking lot there or parking area around there, then it might have something to do with our thoughts.

Senator Clark. I should say, if I gave the wrong impression, that the Capitol Architect did say that he had some thought of parking in that area, but it seemed to me that much of his testimony centered around the question of using existing structures there for expansion of Senate office buildings and that since this annex over here is going to be closed down that some of those offices would be moved over into block 757.

But I think he did say something to the effect that parking would be one of the possibilities for it. So the summary is it is your strong feeling that the purchase of this block is only to gain Senate employees more parking?

Mr. HOLT. Yes, sir.

Senator Clark. Thank you very much.

We are going to hear now from Mrs. Charles W. Wood, president, Board of Trustees, Young Women's Christian Home.

We have five more witnesses and 50 minutes. Perhaps we will try to take about 10 minutes with each.

STATEMENT OF MRS. CHARLES W. WOOD, PRESIDENT, BOARD OF TRUSTEES, YOUNG WOMEN'S CHRISTIAN HOME

Mrs. WOOD. Thank you.

Mr. Chairman, on November 2 of this year, I wrote to you regarding my concern over the proposed acquisition of square 757, which is east of this building, to be used as a possible additional parking facility.

I wish to thank you for your prompt reply as well as for your invitation to attend this hearing today.

As president of the board of trustees of the Young Women's Christian Home, which is located at 235 Second Street, Northeast, I oppose the use of this land for these reasons:

First, pollution of our environment is an issue of major importance. Providing additional spaces for vehicles parking would, in effect, invite more widespread use of automobiles, therefore, adding measurably to existing air pollution and oil shortages.

Second, yet another parking lot in our vicinity, which is now struggling to maintain a balance between office buildings and residences would be destructive and contemptuous use of this neighborhood.

As a member of the board of trustees of the Young Women's Christian Home, I feel it is my duty to show the concern my fellow members share for the safety and for the welfare of the girls living in this residence. Not only would another parking lot be unsighlty, it would undoubtedly offer a place for loitering, thus reducing the safety of the neighborhood.

I am aware it must be difficult, Senator Clark, to know what is major and what is of comparative minor importance, what should be done now and what can be left until later, or perhaps not done at all.

I hope one point of supreme import will emerge from this hearing, that your committee will think upon the future and to reconsider priorities. I cannot help but believe another parking lot would add to this area's problems and not solve them.

Senator CLARK. Would you be opposed to the Federal Government purchasing that property if it were not used as a parking lot? Suppose it were used for other purposes, expansion of offices or building a new office building or something of that kind?

Mrs. WOOD. Yes, I would. Perhaps I can best express it in this way. While I am aware that there isn't an immediate proposal to take over the home's ground, and, by the way, we have been there almost 100 years, providing for the needs of many Government agencies by offering a home away from home for young girls who work in Government offices.

I believe that an inevitable takeover would eventually happen. I don't envision our one parcel of land not being wanted, too.

I think we have an ally, though, next door in the Veterans of Foreign Wars. They, our nearest neighbor, want to also continue to be a part of the community.

I don't know if I have answered your question, but I simply feel that there shouldn't be any Government use made of square 757. I think we need homeowners on Capitol Hill.

Senator CLARK. You want to stay there?

Mrs. WOOD. I don't live there, but I want to see the home protected.

Senator CLARK. You mean you want to maintain the home?

Mrs. WOOD. I want the girls who live there to be able to have that choice and I certainly want the Young Women's Christian Home to continue to operate and to continue to serve the needs of young women coming to Washington to work.

Senator CLARK. So you would be generally opposed to the Federal Government acquiring that property for any purpose primarily because you would be concerned by it being used at some future time to remove that home to build another Senate Office Building or something of that kind?

Mrs. WOOD. I would make one correction. Not "generally opposed," "categorically opposed."

Senator CLARK. And above all you are opposed to it being used as a parking area?

Mrs. WOOD. Yes; the home looks onto a parking area now. I simply feel that we would be swallowed up in a sea of parking lots if one is added around the corner from us.

Senator CLARK. Do you share the view that was expressed by the previous witness that the purpose of purchasing this property is to simply acquire another parking lot?

Mrs. WOOD. Well, no. I comprehend more than that, but I sense that if nothing is done for 10 years it won't remain a vacant lot. With vast numbers of cars coming into the city daily certainly it would be utilized for parking. I think that is the real concern for the immediate future.

Senator CLARK. Thank you very much for coming by.

Mr. John Topping and Mr. Robert Simms, spokesmen for residential property owners, we have 10 minutes. You proceed in any way you think appropriate.

STATEMENT OF JOHN TOPPING ON BEHALF OF RESIDENTIAL PROPERTY OWNERS, ACCOMPANIED BY ROBERT J. SIMMS

Mr. TOPPING. Mr. Chairman, my name is John Topping and I reside in and own, together with my wife, a home which is located at 22 Maryland Avenue NE., Washington, D.C.

As you will note from the address, my home is located in square 757, the square to which this hearing relates. I appear before you in my own behalf, as a residential property owner in square 757, and in behalf of several other residential property owners in that square, Donald L. and Sidney C. Abrams, George Rushizky, Dutch van der Vort, Douglas B. Hester and Melissa Hester, and myself and my wife, Christine.

While I personally oppose strongly the conversion of much of square 757 to a parking lot for Senate employees, especially when Congress is calling vocally for the public to cut down gas consumption and automobile travel, I would like to address concerns felt by residential owners should the Congress decide to pursue this path.

In order for the committee to understand the particular concern of these residential property owners in square 757 about this proposal, it is necessary to allude to the background from which this proposal arises.

First, let me say, that the property owners in the square fall into three distinct categories; namely, the speculator-investor group, the institutional and business group, and the residential group. An appendix to this contains a description of each such group and the various properties that would fall within each.

The interest of the residential group which I represent is best served by the preservation of the residential nature of square 757, such square being presently zoned for residential use. The interest of the speculator-investor group is purely and simply to exact the maximum possible income from their properties while holding them for sale, and then, eventually to sell them at the most favorable possible price.

We understand that, if the authority sought by the Architect of the Capitol before this committee today should be granted, he would

proceed to buy the holdings of the speculator-investor group, at a price agreeable to them.

Worse of all, from the standpoint of the residential group, the Architect would then proceed to convert these properties (which account for approximately 40 percent of the land area in the square) into use as a parking lot for Senate employees.

We feel that any such parking lot would utterly destroy the use and value of our properties for residential use. This would be in the nature of a "block-breaking" tactic. Because of the residential zoning for square 757, no person or agency, other than the Congress, would be allowed to deal us such a devastating blow.

If this committee should authorize the acquisition of any property in square 757 by the Congress, consideration of fairness and equity demand, and we urgently request that the legislation should at least provide:

(1) That the Architect will provide a standing offer to all owners of residential property in the square to buy such property at a price which is at least comparable to that paid to the speculator-investor group.

(2) That no buildings in the square should be demolished, and no parking lot established therein, until the residential property owners have had at least 1 year in which to find other housing accommodations.

(3) That if any owner sells his property to the Architect before the end of such 1-year period, he may remain in his home, under a reasonable rental arrangement, until the end of such 1-year period, and

(4) That the legislation be fashioned in such a way as to provide to sellers in the residential group the tax treatment accorded in the case of involuntary conversions.

What we mean by a price which is "comparable to that paid to the speculator-investor group" can best be explained by an example. For example, if the total price paid to the speculator-investor group" for their holdings should be equal to six times the assessed value of such holdings, land and buildings included (as determined for 1973 by the District of Columbia for real property tax purposes), then each residential property owner should be guaranteed that he would receive not less than six times the assessed value of his property, land and buildings included.

In view of the fact that we, as residential property owners in square 757, are innocent victims who will be forced out of our homes by this proposed parking lot, we genuinely feel that the relief which we seek is extremely modest and more than fully justified.

To do otherwise would reward those who have sought unsuccessfully to convert the residential areas of Capitol Hill to business use and would inflict serious damage upon the residents who have invested much of their own time and energies into creating an attractive and livable neighborhood. This would also tend to blight other residential areas of Capitol Hill near the Congress, discouraging owners from improving their residences and instead encouraging the purchase of their properties by speculative interests unconcerned with the residential character of Capitol Hill.

As a taxpayer and Capitol Hill resident, I fervently hope that this committee rejects the proposal to surround our homes with a monu-

ment to modern man's folly, another parking lot. Yet, if the Senate feels that the comfort of Senate staffers overrides the national interest in conserving energy or the taxpayers' interest in governmental economy, we respectfully urge that we be allowed to sell our homes at a fair price and relocate to other more livable areas.

I would like to also submit for the record a description of various properties in the block.

Senator CLARK. That would be helpful. We appreciate that very much.

[The information referred to follows:]

ADDENDUM TO TESTIMONY OF JOHN TOPPING, SPOKESMAN FOR RESIDENTIAL PROPERTY OWNERS IN SQUARE 757

Square 757 is zoned residential. The property owners in Square 757 can be classified into the following three groups: (1) the "Institutional and Business Group", (2) the "Speculator-Investor Group", and (3) the "Residential Group".

The "Institutional and Business Group" consists of two institutional type buildings, viz., the building of the Veterans of Foreign Wars, and the Young Woman's Christian Home, plus a small office building located on the corner of 2nd and C Streets, N.E. The holdings of this Group consists of 4 separate parcels (lots 844, 43, 845, and 18) and accounts for approximately 32% of the land area in Square 757.

The "Speculator-Investor Group" consists of 8 separate, but contiguous parcels, and represents approximately 40% of the land area in Square 757.

Of these 8 parcels, only one, i.e. Lot 843, is completely unimproved. That is the largest parcel owned by this Group, and consists of 17,318 sq. ft. It is owned by a Mr. Brick and a Mr. Gates.

A group of 5 contiguous parcels (viz., lots 824, 800, 25, 24, and 23) are in the same ownership, or in the ownership of the same family. They are listed as being owned by a Mr. Thompson and others.

Lots 831 and 816 (which are not contiguous) are owned by Warren Gardner. One of these lots (Lot 831) adjoins the lots owned by Mr. Thompson and others. The other of these lots (816) adjoins the lots owned by Mr. Brick and Mr. Gates.

Several years ago, the owners of lot 843 (the large completely undeveloped lot) sought a zoning variance which would have permitted them to utilize their lot for parking purposes. This zoning variance was denied on the ground that a parking lot in Square 757 would be detrimental to the neighborhood and to other owners of property in the Square.

This group is herein designated as the "Speculator-Investor Group", not because (with the exception of the vacant lot 843) their property is different from that of the residential owners in the Square, but because of the purposes and attitudes they have demonstrated regarding their property. The trend of other residential property owners in the Square has been to renovate, modernize, and improve their properties. The "Speculator-Investor Group" has tended to keep expenditures on their properties to a minimum, and to maximize the income therefrom, while seeking to sell their holdings, as an assemblage for capital gain.

For several years this Group has been trying to sell, as a package, their holdings for $45 per sq. ft. Considering the nature and conditions of the properties, they have found no buyer at this price for residential property. Now they seek to obtain their price (or close to it) by selling to the Government.

The "Residential Group" consists of some 16 different parcels, each of which (insofar as I know) is in separate ownership and is improved by a building. All of these properties are dedicated to residential purposes (one only in part, as the downstairs has been used as a cleaning establishment), either as single family homes, townhouses which have been converted into 2 or more dwelling units, or (in the case of the President Adams) a sizeable apartment building. Several of these properties have recently been extensively renovated, modernized, and improved. Although properties in this Group account for only approximately 28% of the land area in Square 757, they account for the majority of the owners and buildings in the Square. Because all of these properties are improved (and some with very valuable buildings) the value of the holdings of this Group greatly exceeds that of the Speculator-Investor Group.

Senator CLARK. I can see that most of the discussion is going to center around providing parking spaces for Senate employees. That seems to be the strong feeling or suspicion of the nature of this purchase.

Mr. TOPPING. Senator Clark, I think the information that all of us here on the Hill have had over the last several months has been strongly to that effect. I think probably the immediate atmosphere of the last month or two with the strong concern about national sacrifices and restricted uses of the automobile perhaps has toned down the presentation on the part of the Architect of the Capitol in this regard and a number of alternative uses that were certainly not thought of much at all in the past when this proposal was originally discussed have now been introduced.

But it is our feeling that the only likely use of this for the next 15, 20, 50 or 100 years, or whatever, before there could be a justification for this third office building would probably be for parking facilities.

Senator CLARK. I don't know, because I can't remember, but I am not sure that the history of the development of this building—does anybody remember when it was built—would indicate that it might be that long before you need a third building.

In 1965 this building was opened. I am not quite sure that it would be 50 or 60 or 80 years before we need a third building.

You might question whether that building ought to go that way rather than this way. But I suspect that given the nature of governmental expansion in the past that probably a third building is going to be required at some time in the next 10 or 15 or 20 or 30 years.

Mr. TOPPING. I think one thing that could be pointed out is that the property in this block is zoned residential. There would presumably be some degree of appreciation of value in the property over that time. But if the Government buys this, the Government is paying 8 or 9 percent on the money during this entire time. So it is not that likely that residential property is going to appreciate that much faster than the costs which the Government is paying for the money in any case.

So I think just on economy grounds, the argument of let's buy it now because it is going to go up doesn't make sense. This is not free. The Government is going to have to finance this through the purchase of bonds from various investors.

Senator CLARK. Let me say for my part, although I don't recall having had any discussion about using that area for parking in our subcommittee, I won't rule that out, it may have occurred because there are a lot of people interested in parking, but I can tell you for my part that is not my interest to acquire that block. If it were to acquire parking I won't be for it at all. I don't know that I am for it anyway. We are simply listening. I can tell you that I haven't made up my mind at all. But if it were for the purpose of parking, not for the purpose of expansion immediately into that area with annexes for office space and so forth, I would be opposed to it.

I am somewhat surprised that that much emphasis is being given on the idea of simply buying the property and converting it to a parking lot. I can't speak for the other members of the subcommittee. But I would be quite surprised if they would feel that it was justified on that basis. I certainly won't.

Mr. TOPPING. Again, I would like to reiterate, the Senate also does have ultimately the power of eminent domain. If there is some overriding national interest, requiring the Senate eventually coming over

there, the Senate can always take the property in square 757. Obviously we are not enthusiastic about that, but we recognize that there might be a possibility long down the line that they would come our way, although we would hope that they could find much better things in another direction.

If the Senate chooses to come that way, it has that power so why have the plans of the Senate of the United States determined largely by private individuals rather than by some positive determination on the part of the Senate itself as to what is the best direction of its own growth?

Senator CLARK. My suspicion is that there is a reluctance to condemn property along that line if it can possibly be avoided. But I am not sure. I think the argument you make about paying interest on the money is an interesting one at least. How long have you lived there?

Mr. TOPPING. I have lived there for about a year and a half. We purchased the property on May 1, 1972.

Senator CLARK. When you bought did you expect that this would remain a permanent residential area or did you consider the possibility that we might be expanding into there?

Mr. TOPPING. I definitely believed that it would remain a permanent residential area and of course, we have put a significant amount of time and energy into improving the property. I think this is characteristic of the general group of residential property owners within the block.

Then it wasn't all that long after we got in that we suddenly heard that there had been a vote on the Senate floor which fortunately had turned this down. This took us very much by surprise because there had not been any general discussions of this sort before the time of our purchase.

Senator CLARK. How would you summarize your main concern, the fact that you have invested in property and lived in the area and you want to stay there or that you are afraid the property will depreciate?

Mr. TOPPING. I think we have got concerns both ways. I have to speak for myself personally of my own personal concerns and then of those of the group of people for whom I am speaking. I think for the people, the major concern is in general to protect the economic interest. We don't want to have a number of almost entirely absentee owners who have been viewing this entirely as an investment proposition, to come on in and in effect break the block, destroy it for residential use and then have all of the other properties pay the cost of it through the depreciation in their value.

I have a personal concern, I think, simply as a citizen that this is a foolish use of the Government's money and that it is also a fairly bad process for the Government to decide that it wants to get something simply because it is on the market.

If you adopt this philosophy in general, and I think there was a tone of this in the Architect's testimony, then almost any property in the District of Columbia could be acquired. As a matter of fact, I think he cited the example of the city of Canberra, suggesting that perhaps if any other parts of the Capitol Hill area would become available, they should be gobbled up. This is the kind of Federal imperialism that is, I think philosophically, somewhat repugnant, probably to the great majority of the Members of the Senate.

Senator CLARK. Thank you, very much.

Mrs. Leitch, Capitol Hill Garden Club. We are happy to have you here. You proceed in any way you think appropriate.

STATEMENT OF MRS. JENNIE LEITCH ON BEHALF OF CAPITOL HILL GARDEN CLUB

Mrs. LEITCH. Mr. Chairman, I reside at 527 Sixth Street SE., Washington, D.C., and I appear for you today as a spokesman for the Capitol Hill Garden Club, and in my own behalf, as a resident and homeowner on Capitol Hill.

The Capitol Hill Garden Club wishes to express to this committee its unqualified and unrelenting opposition to the proposal to establish a parking lot in square 757. Square 757 is a residential block and is zoned as such. A parking lot in this square would ruin the block for residential purposes and would be a blight on the immediately surrounding residential neighborhood.

Any proposal which would have the disastrous consequences that this one would for so many citizens should be weighed and considered very carefully before securing the approval of this committee. The burden of justifying this proposal should be upon those making the proposal, and there should be no presumption in its favor.

In order to view this proposal in the proper perspective, it is necessary to review briefly its history, and the context within which it came into being.

A group—which I shall refer to as the speculator-investor group—which consists of several different owners, owns eight separate but contiguous lots in square 757. This group has been trying to sell its holdings as an assemblage, and has for at least a year or more been negotiating to sell this assemblage to the Senate.

On September 13, 1972, an amendment was offered to S. 3917 to authorize the Architect to buy the assemblage offered for sale by the speculator-investor group. In the debate on that amendment—which, incidentally was defeated by a vote of 53 to 28—no mention was made of any specific need that the Senate might have for this land.

Then, earlier this year, authority was sought from the Appropriations Committee for the purchase of the assemblage offered for sale by the speculator-investor group. Upon receiving many protests from Capitol Hill residents and property owners, the Appropriations Committee recommended that the matter be taken up in this committee.

Now, as we understand the matter, it is now being said that this land in square 757 is needed for Senate parking-lot purposes. Further, that square 757 has been selected as the site for the third Senate office building, when and if, such an additional building is ever authorized.

First, let me say that, from a viewpoint of orderly procedure, it is surprising that any proposal to acquire additional property for Senate use should be entertained at this time. On July 19 of this year, the Senate passed, by a vote of 92 to 0, H.R. 6691, the Legislative Appropriations Act for fiscal 1974. On page 37 of that bill, there was a section headed "Master Plan for Future Development of the Capitol Grounds and Related Areas." This section, in essence, would have

appropriated money to enable the Architect of the Capitol to draw up, after consulting with congressional leaders, a master plan for the future needs of the legislative branch.

Although this section was deleted in the House-Senate conference on H.R. 6691, the policy expressed in this section did, and presumably still does, represent the will and policy of the Senate on this matter.

Therefore, it seems very strange that the committee would now entertain a proposal to expand the Capitol grounds without regard to the master plan which the Senate felt should be developed. In a sense, this proposal would undertake to implement, in part, a master plan which has not yet been authorized or approved by Senate and House leaders, and which, in fact, does not exist, or if it does exist, has no official status.

For the proponents of this proposal to justify its approval, they must first establish that more space is needed for Senate parking purposes. This they must do in light of the following facts:

(1) For the 5,000 Senators and Senate employees, there are presently 2,418 parking spaces.

(2) Only 350 parking spaces will be displaced when construction begins on the extension of the Dirksen Building.

(3) There is authorized to be constructed, in square 724, a multilevel Senate parking garage, which, together with existing indoor parking facilities, will meet the future Senate needs for parking.

(4) There presently exists authority for the use of fringe parking for congressional employees (and, in fact such parking is now being provided at RFK Stadium for House, but not Senate, employees).

(5) Not all Senate employees need or use parking facilities.

(6) Existing parking space could be more effectively utilized if the Senate would establish, as have many agencies of the executive branch, a program to encourage and assist employees to participate in car pools.

(7) The new Metro system should begin operations within the near future; and

(8) Last, but not least, the Nation faces a fuel and energy crisis which will inhibit the use of the auto as a means (except possibly through car pools) of commuting to and from work.

If the proponents of this proposal should, in light of the above list of facts, be able to convince the committee that more Senate parking is needed, it then becomes incumbent upon them to justify the provision of this additional parking in square 757. This they must do in light of the following facts:

(1) Square 757 is zoned residential, and the establishment of a parking lot thereon would ruin the block for residential purposes, would visit inequities upon other property owners in the block, and would be a blight on the whole surrounding neighborhood.

(2) Each parking space on the land of the Speculator-Investor Group would entail, for the ground alone, a cost of approximately $14,000 per parking space. If other land in the square is also acquired, it would cost even more inasmuch as it is all improved whereas much of the land owned by the Speculator-Investor Group is not.

(3) An outdoor parking lot in square 757 would be an eyesore, clearly visible from the Supreme Court and the Capitol Grounds.

(4) The taking of this square would cost the District of Columbia Government tens of thousands of dollars in losses of tax revenues,

(5) The Congress, through the enactment of various measures relating to the protection of the environment, has established a public policy of reducing auto pollution and traffic congestion in metropolitan areas, and the establishment of a parking lot in square 757 is contrary to the spirit, and perhaps also the letter, of some of those laws.

Rather than entertaining proposals such as the one presently before the Committee, it seems that the Congress should at this particular time make a complete study and review of its whole policy with respect to the provision of free parking for its employees.

When the Congress provides, free of charge, an auto parking space for an employee, it is in substance giving that employee a tax free, valuable, fringe benefit. If it costs, for example, $15,000 to provide an employee a parking space, that employee is receiving a tax free fringe benefit equal, at least, to the interest that $15,000 would have earned if it had been invested. With the current prime interest rate something more than 9 percent, that employee is receiving a benefit equal to $1,250 per year, tax free. On the other hand, the Congress provides no subsidy or fringe benefit to the employee who walks to work or uses public transportation.

The net effect of this is that the Congress is encouraging, by means of this tax free fringe benefit, employees to commute by auto rather than by other means.

In light of the energy crisis, it is especially timely that the Congress review this whole matter of free parking for employees, with a view to discouraging, rather than encouraging, employees to commute to and from work by auto, especially when employees are not participants in a car pool arrangement.

In closing, let me say a few words about the Capitol Hill community. This will better enable the committee to understand why the community, as a whole, and not just those living in or adjacent to Square 757, is so violently opposed to this proposed parking lot.

Capitol Hill is a community which is on the upgrade; it is a very good place to live now, and it is getting better every day. Some 20 years ago, middle income individuals (including many professional people, and many young families with children) started buying and renovating old delapidated houses on Capitol Hill. This movement had mushroomed to the point that nearly every house close-in to the Capitol has now been improved and modernized. These people, with few exceptions, have not been moneyed people, and many have spent literally thousands of hours of their own time as well as tens of thousands of dollars to bring their homes up to their present high standard. The end result has been that there now exists on Capitol Hill a sense of community and civic duty and responsibility which is not exceeded in any other community is the District of Columbia.

This improvement of Capitol Hill has had many beneficial results for the District of Columbia. It has raised the real property and income tax revenues for the District, it has reduced crime, it has helped to integrate the schools, it has enabled many individuals to walk to work or use public transportation rather than adding to the auto congestion and pollution.

Capitol Hill residents have brought about this improvement without governmental aid or assistance. In fact, very few of the mortgages on Capitol Hill homes are insured under the FHA or VA programs.

What has happened on Capitol Hill could be used as a prime example of what other residential neighborhoods should be encouraged to accomplish. If every neighborhood would do what we have done, there would be an end of urban blight in the big cities, and an end of the fiscal crisis which most of them currently face.

So, we say to the Government: "you didn't help us when we needed it, so now, after we have almost completed the job, don't ruin it for us."

There is an addendum to this testimony which I think will be helpful to the committee in its consideration of this proposal. I will not read it, but do request that it be made a part of the record.

[The addendum referred to follows:]

ADDENDUM TO TESTIMONY OF CAPITOL HILL GARDEN CLUB

1. CHARACTERISTICS OF SQUARE 757

Square 757 is zoned residential. The property owners in the Square fall into three different categories: (1) the Institutional and Business Group, (2) the Speculator-Investor Group, and (3) the Residential Group.

(a) The Institutional and Business Group consists of two institutional type buildings, viz., the national headquarters of the Veterans of Foreign Wars, and the Young Woman's Christian Home, plus a small office building located at the corner of 2nd and C Streets, N.E. The holdings of this Group consist of 4 separate parcels (lots 844, 43, 845, and 18) and accounts for approximately 32% of the land area in Square 757.

(b) The Speculator-Investor Group consists of the following 8 separate, but contiguous parcels, and represents approximately 40% of the land area in Square 757:

(1) Lot 831 (224 Maryland Ave., N.E.) consisting of 6160 sq. ft. and improved by a large townhouse which has been converted into 4 or 5 dwelling units. This lot is owned by Warren Gardner.

(2) Lot 824 (226 Maryland Ave., N.E.), consisting of 7637 sq. ft. and improved by a single family home which is presently tenant occupied. This lot is owned by a Mr. Thompson and others.

(3) Lot 800 (230 Maryland Ave., N.E.), consisting of 6061 sq. ft. and improved by an abandoned, boarded-up, brick building which was once used as a sculptor's studio. This lot is owned by Mr. Thompson and others.

(4) Lot 25 (238 Maryland Ave. N.E.), consisting of 1564 sq. ft., and improved by a single family brick townhouse which is owned by Mr. Thompson and others and is used as a multi-family dwelling or rooming house.

(5) Lot 24 (212 3rd St., N.E.), consisting of 997 sq. ft., and improved by a single family brick townhouse which is tenant occupied. This lot is owned by Mr. Thompson and others.

(6) Lot 23 (214 3rd St., N.E.), consisting of 1186 sq. ft., and improved by a single family brick townhouse which is tenant occupied. This lot is owned by Mr. Thompson and others.

(7) Lot 843 (facing in part on 3rd St., N.E., and in part on C St., N.E.) consisting of 17,318 sq. ft., and containing no building or other improvement thereon. This lot is owned by Mr. Albert Brick and a Dr. Gates.

(8) Lot 816 (228 3rd St., N.E.), consisting of 2500 sq. ft., and improved by a 4-unit brick apartment building. This lot is owned by Warren Gardner.

The reason this Group has been designated as the "Speculator-Investor Group" is based on their attitude toward and use of their property as contrasted with other owners of property in the Square. This Group has been holding its property for long-term capital gain. Consequently they have shown no interest in upgrading the buildings located thereon.

The owners of lot 843 (the one lot in this Group which is completely unimproved) tried some years ago to obtain a zoning variance which would allow them to use this lot for parking purposes. Their application for a zoning variance was denied. Interestingly enough, Warren Gardner, another owner in the Group, circulated a petition in the neighborhood opposing the granting of this variance, on the grounds that a parking lot would be detrimental to other properties in the block.

Now Mr. Gardner has joined with the owners of lot 843 and other owners in the Group to do to his neighbors what he did not want done to him by the owners of lot 843.

The owners of this Group have for several years been trying to sell their holdings as a package. Although demand for residential property (improved or otherwise) is high on Capitol Hill, and prices are ever increasing, they have not been able to sell at the commercial-type price they are asking, viz., $45 per square foot. This is high only because a substantial portion of the property is completely unimproved. Apparently the Architect has been the only potential buyer who is willing to pay a price high enough to satisfy this Group, as it has been reported that the Architect and the Group have arrived at a measure of value satisfactory to both parties.

(c) The Residential Group consists of some 16 different parcels, each of which (insofar as we know) is in separate ownership and is improved by a building. All of these properties are dedicated to residential purposes (one only in part, as a cleaning establishment was previously on the first floor), either as single family homes, townhouses which have been converted into 2 or more dwelling units, or (in one instance) a sizeable apartment building (viz. the President Adams Apartments). Although properties in this Group account for only approximately 28% of the land area in the Square, they account for the majority of the owners and buildings in the Square. Several properties in this Group have recently been extensively renovated and improved at great expense.

II. COST OF PARKING SPACES IN LOT 757

It has been reported that the Architect is agreeable to paying the appraised value of the properties of the Speculator-Investor Group. It has further been reported that this Group, using appraisers employed by them, have secured an appraisal of $1,700,000 for the 43,422 sq. ft. owned by this Group.

If the reports we have heard are true (and the Committee can determine whether or not they are), this would amount to a price of approximately $40 per square foot.

Assuming that a parking space is 10 ft. wide, is 20 ft. long, and is entered by a lane which is 30 ft. wide, then it would take 350 sq. ft. for each parking space.

Thus we come up with a cost of $14,000 for each parking space, just for the land itself. How much the cost of demolishing buildings, grading and paving land, would add to this, we have no way of estimating.

Since the holdings of the Speculator-Investor Group are substantially unimproved as compared to other properties in the Square, the cost of each parking space placed on these properties would be much higher.

III. ADVERSE EFFECTS OF PARKING LOT IN SQUARE 757

(a) In General. An outdoor parking lot by its very nature is detrimental to a residential neighborhood because—

(1) it is inherently unsightly,

(2) it generates traffic congestion, noise and air pollution,

(3) the houses and other buildings displaced by the parking lot deprives neighboring residents of the security and potential friendships which occupants of the displaced buildings would otherwise provide, and

(4) it provides a suitable place for the congregation of criminal and other undesirable individuals (such as alcoholics, bums, and other delinquents).

(b) On other property owners in Square 757. If the property of the Speculator-Investor Group should be purchased and a parking lot built thereon, other property owners in the Square would be faced with a terribly inequitable situation, in that (1) they would no longer desire to live in their homes because of the parking lot, (2) other private persons would have no desire to purchase their homes at a fair price.

It is no answer to say that the Architect would also be given authority to purchase the other homes.

The putting in of a parking lot on the property of the Speculator-Investor Group has all the characteristics of a "block-busting" tactic. It would force other owners out of this residential block with no one to sell to but the Architect of the Capitol. That would put the Architect in the position of being able to buy these properties at a reduced price by reason of his having previously ruined the block for residential purposes.

(c) On property owners in adjacent Squares. For the reasons set forth in (a) above, a parking lot in Square 757 would detract from the value and enjoyment of home-owners in Squares which face Square 757.

(d) On the Capitol Hill community in general. Any violation of the integrity of the Capitol Hill residential area by the intrustion of non-residential uses serves as a precedent for similar incursions by others.

Senator CLARK. Thank you.

One thing that I think might be useful, since much of the hearing is related to the question of whether this is going to be used as a parking lot, I would be very interested if you or other witnesses or others of you who are preparing written testimony were to provide us with some

concrete evidence of that fact. Has it been in writing? Has it been testified to before in a committee of Congress? I am not questioning it exactly, because I just don't know. But I did not come here prepared to talk about its use as a parking lot. I am just surprised that so much emphasis is being given to that.

You mentioned a figure for parking spaces. Was it $15,000?

Mrs. LEITCH. I think we figured closer to $14,000.

Senator CLARK. Roughly, how do you arrive at that?

Mrs. LEITCH. You have my copy of the addendum, sir. I believe it is in part II, page 5.

Senator CLARK. At any rate, it is explained?

Mrs. LEITCH. Yes, sir, it is explained.

Senator CLARK. That is a part of the record. The same question with regard to the loss of taxes, do you have some specific figures?

Mrs. LEITCH. I don't believe I do have specific figures on the loss of taxes, no, sir, but we can provide those for you, I am sure.

[The following information was subsequently supplied:]

WASHINGTON, D.C., *December 1, 1973.*

The Honorable DICK CLARK,
Senate Office Building, Washington, D.C.

DEAR SENATOR CLARK: During my testimony given on November 20 before the Senate Sub-committee on Public Buildings and Grounds, you asked if I could provide the figures showing the loss in taxes to the District of Columbia should the Senate acquire property in Square 757. I called the D.C. Finance and Revenue Department Real Estate Tax Information Office and was given the following figures:

Property Tax for Fiscal 1974

Lot 816	$626.66
Lot 831	1,557.94
Lot 824	1,366.00
Lot 800	1,101.58
Lot 25	606.44
Lot 24	394.32
Lot 223	465.64
Lot 843	2,874.78
Total for lots being considered for acquisition by the Senate	8,993.36

I hope this information will be helpful to the committee.

Sincerely,

(Mrs.) JENNIE W. LEITCH,
Capitol Hill Garden Club.

Senator CLARK. You share the view, I gather, that a master plan for the area should be agreed upon before purchase of additional properties?

Mrs. LEITCH. Yes, sir. I certainly do. I don't think we should just spend money, it is our money, too, as a hit and miss kind of thing.

Senator CLARK. I tend to think that is one of your strongest arguments. Of course, the master plan may show that they want to build, they, I guess we, want to build a third Senate Office Building in that square, in which case there would be greater pressure to do it, I suppose. But I tend to agree that it seems to me we ought to know where we are going.

Mrs. LEITCH. I think you will notice in my testimony that we did not say that the government, the Senate, should never build an office building. What we did say is that we object to the land being purchased with the thought that perhaps some day they might want to

build one there and that until such a date that they should decide, they might use the land as a parking lot. It is true that 10 years is a temporary period of time in the life of the government, I hope; however it is not so temporary in the life of a private citizen.

Also, much of the land which is in this 40 percent of the square block is vacant. I can't imagine that the Senate would want to farm it. So I think that they would probably park on it.

Senator CLARK. Do you think that the appraised property is too much? Do you have any opinion on that?

Mrs. LEITCH. Yes, sir. I think that is pretty high. We buy land for $165 an acre from where I am from.

Senator CLARK. You can't do that in Iowa.

Mrs. LEITCH. $40 a square foot is what they figure. I believe the architect said something in the neighborhood of $1 million.

Senator CLARK. He said he couldn't remember, but thought it was something in that area.

Mrs. LEITCH. Right, and Mr. Brick said the appraisal was roughly $1.9 million. I think our testimony had figured $1.7 million. So the cost of the parking space was figured on the $1.7 million. So I assume according to Mr. Brick's appraisal there, the parking space would even be more.

Senator CLARK. You understand that the Federal Government would not buy this property except at their own appraisals?

Mrs. LEITCH. I understand that, yes, sir.

Senator CLARK. Thank you very much.

We are going to hear now from Mrs. Carol M. C. Santos, and Dr. John Michael Power, Zoning Committee, Capitol Hill Restoration Society.

STATEMENTS OF MRS. CAROL M. C. SANTOS AND DR. JOHN MICHAEL POWER, ZONING COMMITTEE, CAPITOL HILL RESTORATION SOCIETY

Mrs. SANTOS. Mr. Chairman, as a preliminary matter, I would like to request that the written statements of two groups which were not allowed to testify because of the limitations on time be received into the record. These groups are "Don't Tear it Down", which is an architectural preservation group in Washington, and the St. Peter's Parish Council.

Senator CLARK. We would be very happy to have their testimony.

[The statements referred to follow:]

PREPARED STATEMENT OF DON'T TEAR IT DOWN, INC.

Don't Tear It Down, Inc. is a volunteer citizens action group working to protect and enhance Washington's physical environment. We are incorporated in the District of Columbia and our membership includes architects, planners, lawyers, preservationists, journalists, economists and interested citizens with a wide range of backgrounds. We are greatly concerned about planning in the District and have been actively involved in trying to ensure that any change in the city's physical environment be made only if it is in the best interests of the community.

We considered the proposal before the Subcommittee to give the Architect of the Capitol authority to acquire property on Square 757—the parcel of land bounded by the 200 block of Maryland Avenue, N.E., Second Street, N.E., the 200 block of C Street, N.E., and Third Street, N.E.—as detrimental to these needs.

Don't Tear It Down regrets that the hearing was limited to two hours and that we consequently could not be scheduled to testify. Although the proposal sounds simple, the issue it raises, including immediate use of the acquisitions for parking lots, have many ramifications that deserve thorough exploration.

We thank the Capitol Hill Restoration Society for speaking on our behalf. We have many of the same objections.

Don't Tear It Down is strongly opposed to the intrusion of parking lots into a lively residential neighborhood. Such lots would create myriad social problems: among these are increased crime, visual blight, danger to children of residents and loss of vitality in an increasingly active residential section of the city.

It is particularly astonishing that Congress, with an energy crisis at hand, can consider this approach. This is the time for Congress to encourage mass transit by discouraging use of private automobiles. There are satisfactory alternative transportation solutions for Senate employees and tourists; we invite the Subcommittee to promote them.

According to the Senate Hearing Report on H.R. 6691, the Legislative Branch Appropriations Act of 1974, there are 2,418 existing parking spots (reserved, first come first served, and on street). A reliable statistic is that there are approximately 5,000 Senate employees. This ratio of two employees for one spot ranks as one of the highest of any employer in the metropolitan area. We can compare, for example, high intensive commercial use (Zoned C4) with use of the Senate Office Buildings. The D.C. Code does not require parking spaces for commercial property zoned C4 and a moratorium on the expansion of parking facilities in the downtown area has been proposed.

Mass transit, Don't Tear It Down's preferred solution, is available. Numerous bus lines service the Senate and House Office Buildings. Fringe parking at Kennedy Stadium has excellent connections with the Capitol; specifically, D.C. Metro buses #40 and #42, and the X7 during rush hours, follow this route. A recent official Metro passenger count at Second Street, N.E. and East Capitol Street between 6 and 10 AM found that the #40 bus is not utilized at maximum capacity.

The House and Senate, in a new experimental program, are jointly financing and operating a free shuttle between Kennedy Stadium and the Capitol. It operates between 5:40 to 8:40 AM, makes some noon hour trips, and then runs again from 3 to 8 PM. House Select Committee on Parking data indicates that approximately 180 employees, mainly from the House, now use the shuttle. However, an increase is anticipated if gas prices soar and rationing begins.

The Subcommittee is reminded, too, of the Metro subway stop at Union Station which, as the first leg of the system, is due for completion in early 1975, and of a stop on the House side to be opened soon thereafter.

Also, the traffic pattern where Maryland Avenue crosses Constitution at Second Street, N.E. is extremely heavy during the morning rush hour and would worsen with cars turning into parking lots.

Similar arguments can be advanced against acquisition of the lot for tourist parking, as buses and Tourmobiles are available. Aside from the energy crisis, Washington withstood a dangerous period of high pollution this past summer. Since the tourist season peaks in warm weather, the Congress should not give an incentive to tourists to bring their cars to the Capitol when visiting. And, of course, the planned Visitor Center at Union Station will incorporate very substantial tourist parking facilities.

There are many other circumstances which support a negative vote on the proposal. During 1968, owners of the largest lot on the 757 Square (Messrs. Gates and Brick) applied for a special zoning exemption to use the land as parking lots for five years. Their request was denied by the D.C. Zoning Board, which found that the lot would have an "adverse effect upon the present character and future development of the neighborhood."

On September 13, 1973, an amendment to S. 3917 (authorizing the construction and completion of the New Senate Office Building and the acquisition of certain parts of Squares 725 and 764) was offered on the floor, with no prior hearings, which directed the Architect of the Capitol to acquire Square 727. The amendment was voted down 28 to 53, despite overwhelming approval for S. 3917.

Certain questions arise in regard to the Subcommittee's October 29 press release announcing the hearings; it states, *inter alia*, that:

Many individuals contend that early acquisition of property on the block adjoining the U.S. Capitol Grounds along 2nd Street, N.E. is essential to ensure logical and unobstructed future expansion of Senate office facilities in accordance with the Architect's master plan.

There is, according to Assistant Architect Mario Campioli, "no master plan." Although the Senate passed H.R. 6691 with a provision for $300,000 for the architect to draw up a master plan indicating future expansion, House Conference Report 93576 eliminated the provision.

Don't Tear It Down members and Capitol Hill residents are primarily concerned that the proposal will lead to destruction of the residential fabric of the community. Capitol Hill is one of this country's most active preservation areas. Unlike Chicago, Philadelphia, and San Francisco, for example, where there is funding or involvement by the cities, little public money is expended there. The vast majority of renovations are done solely at private expense. Congress should reward such efforts, not make the restorers suffer.

Members of Congress and their staffs, many of whom live on the Hill, benefit from a residential area attracting restaurants, evening visitors, additional stores and improved transportation. Senator Cranston has recognized the importance of keeping a neighborhood with "vitality" intact and has submitted a bill to protect it from "brutal ruptures like parking lots or high-rise office buildings." S. 3941 would establish Capitol Hill as an historic district. Senator Cranston's co-sponsors are Senators Brooke, Hughes, Javits, McIntyre, Mathias, Moss, Pastore, Stevenson and Thurmond. On the House side, two identical bills (H.R. 6111 and 4629) have been introduced.

Staff of the Historic Preservation Office of the District of Columbia have indicated that their next project is work on the designation of Capitol Hill as an historic district. The Subcommittee should delay further action on the proposal until completion of the survey.

At least one of the 28 houses on Square 757 (230 Maryland Avenue, N.E.) has historical significance. It was the studio of Adalaide Johnson, the American sculptress who created the famous suffragette sculpture in the Capitol. James Joyce lived a block away; and across the street, at 144 Constitution Avenue, already marred by a Senate parking lot, is the Sewall-Belmont House, one of the oldest homes on Capitol Hill. On December 5, 1972 the Sewall-Belmont House was listed on the National Register of Historic Places established by the 1966 National Historic Preservation Act.

Most importantly, the homes on Square 757 represent good, solid, middle-class architecture of the late 19th and early 20th centuries. Hundreds of houses like these have already been razed for expansion of Congressional facilities. Paul Herron in *The Story of Capitol Hill* wrote that "unfortunately, most of the historic Hill buildings built in the early 19th Century, and located nearer to the Capitol, long ago crumbled under the assault of razing ax and bulldozer."

For the sake of historic preservation of a later architectural style, a vital neighborhood, lower crime rates, and energy conservation, Don't Tear It Down opposes the proposal to authorize the government to acquire Square 757.

ST. PETER'S CHURCH,
Washington, D.C., November 19, 1973.

Senator DICK CLARK,
Chairman, Subcommittee on Public Buildings and Grounds, Senate Public Works Committee, Washington, D.C.

DEAR SENATOR CLARK: Saint Peter's Parish Council has voted unanimously to oppose the acquisition of property by the Architect of the Capitol in Square 757. The Council sees no justification for the taking of the property for parking purposes. The Council believes that the erosion of dwellings on the Hill for surface parking should be stopped. The Congress should in this day and age realize that parking is not the answer to the increasing need for space. The Congress should require car pools, the use of satellite parking and shuttle services from D.C. Stadium. The Congress should consider the fact that Metro is coming which should eliminate its need for additional parking.

The Council appeals because of the effects this constant erosion of residential property is having upon the churches and residential makeup of our community. The destruction of this property for such temporary needs will have a permanent effect upon our community. We urge you to consider the permanent priorities involved in this issue.

Respectfully submitted.

RICHARD F. SCHIFFMANN,
Administrator.

Mrs. SANTOS. Many of the points that we want to make and would have made have already been very well made here today. I don't want to go over well-plowed ground. I think we do have some new information that you would be interested in.

I am Chairman of the Zoning Committee for the Restoration Society. Dr. Power is a member of the Zoning Committee and also a very close neighbor of square 757. I think you should know that the group we represent is an organization of over 1,000 people who live between the U.S. Capitol and the Anacostia River. The principal purpose of our organization is to preserve the residential character of our neighborhood. I think we have made a very substantial record carrying out that mission.

Capitol Hill as a residential community is a unique and very special place. I am not sure that all of the people who work in the Capitol buildings here realize that. It is special architecturally, it is special for its scale, it is special for the mixture of economic and social and racial classes which live there harmoniously.

Last spring was the second time that this proposal was brought to the Senate. It was then being considered by the Appropriations Committee staff. The Restoration Society learned of it first at that time. We adopted a resolution at that time unanimously opposing acquisition of these properties. That resolution consists of a number of facts contained in "Whereas" clauses and it concludes, "The Capitol Hill Restoration Society opposes the acquisition of any land in such block by the Government until such time as the entire block is actually needed as a site for an additional Senate Office Building." I have attached to our written statement a copy of the entire resolution.

We find that in the midst of an energy crisis, an air pollution crisis, and an urban housing crisis, it is just incongruous for the Senate to be contemplating this kind of assault-by-parking lot on sound urban residential properties.

With regard to the master plan, you already know that there is no such plan. Last spring the Architect of the Capitol came to speak to the Restoration Society and he told us that he did hope to solve the Congress' space problems by expanding along the North-South axis instead of going East into the residential community. Of course, that wasn't any kind of commitment. But we did think it was a good faith expression of his intent with regard to expansion.

Senator CLARK. I think he reiterated though today that that was a possibility.

Mrs. SANTOS. We would maintain, and will, that there are lots of possibilities for expansion in those directions without infringing on the residential properties.

At that same meeting of the Society, the Architect also told us that he was going to be drafting a master plan. One is referred to in the press release announcing this hearing. We learned that there was a provision in the legislative branch appropriation bill for 1974 to provide moneys for drafting such a plan. That was eliminated in House-Senate conference. The reason it was eliminated was that the House had held no hearings on it whatsoever. The Senate, on the other hand, had held hearings on it and had approved that appropriation for the master plan by vote of 92 to nothing.

In its version of that bill, the Senate made clear how it expected the Architect to go about acquiring properties and expanding the

Capitol grounds. Among the provisions was one that there be consultations with the leaders of the House and Senate and the Chief Justice of the United States and also that the Architect would confer with and accept services and assistance from the National Capital Planning Commission and other Government agencies and other interested parties to insure coordinated planning.

We think we are just such other interested parties. We have never been consulted about acquisition of square 757 and, as far as we have been able to discover, neither have the leaders of the House and the Senate nor members of the Senate Building Commission.

The fact of the matter is that this proposal comes before you not as the result of any rational planning at all. It comes before you because a group of speculators put together a package which they are trying to sell to the U.S. Senate. Only one of these speculators lives on Capitol Hill. He has been very frank in conversations with me and other people about his speculative interest in his holdings in that square.

We maintain that acquisition of these properties and use of them as parking lots would be very harmful physically and economically to the remaining property owners in that square. We think we have evidence of this already. We know that since the announcement of these hearings and the possibility that the Senate would be taking these properties, one owner in that square, who finds he has to divest himself of his property, assumed there would now be no buyer on the private market and he has gone directly to the Architect of the Capitol with an offer to sell. I discussed this with him. He said they would reconsider and think about putting it on the private realty market.

The whole thing suggests that the Senate is getting into the business of land speculation. We think this is a very bad example to be setting.

Since there is a real possibility that this would be a parking lot, at least temporarily, I think you would be interested in knowing what the Board of Zoning Adjustment of the District of Columbia said about that parcel of land being used as a parking lot. In 1968, the owners of lot 843, which is by far the largest lot in that package—the parcel owned by Dr. Gates and Mr. Brick—went to the Zoning Board and asked permission to use that lot as a parking lot. By unanimous vote the Zoning Board denied the application and in its decision (Case No. 9585) said, "We hold that this use will have an adverse effect upon the present character and future development of the neighborhood and will substantially impair the purpose, intent, and integrity of the Zoning Regulations and Map." That is the decision of the body duly constituted to examine and rule on such matters.

It appears that misrepresentations have been made to you about the uses to which this property may be lawfully put. This was first suggested in the Congressional Record (September 13, 1972, page S. 14792) over a year ago. We heard it once again this morning. Judging from the Congressional Record, you have apparently been told that the Zoning Commission of the District of Columbia will not allow property on this block to be improved in any way.

This block is zoned R–5–B. Under that zoning class, there is a choice of 25 uses to which the property may be put as a matter of right. In addition, there are another 12 uses which may be made of the property if approved by the Board of Zoning Adjustment; the

Board must find certain conditions can be met before giving such approvals. The fact that the Zoning Board has turned down this request for one variant use of that property does not mean in any way that the other 36 uses are not still available to the owners.

You were also told this morning that the Zoning Commission will not consider rezoning property in the neighborhood of the Capitol because of the interest of the Capitol. That is not so. I can document for you cases of rezoning very close to the Capitol within the last year.

Senator CLARK. Do you think rezoning is a possibility?

Mrs. SANTOS. I can't read the mind of the Zoning Commission. But we looked into the records of the Board of Zoning Adjustment and the Zoning Commission of the District of Columbia and the only application which has been made by the speculator group to those bodies was the one which I told you about, which is the request to use that property as a parking lot.

I would also maintain that it is highly improper for Mr. Brick to approach the Architect of the Capitol to discuss rezoning for an apartment building; that, I would think, would fall into the category of an *ex parte* communication. The Architect of the Capitol sits on the Zoning Commission of the District of Columbia by virtue of his holding the office of Architect. Such an approach is outside the process of making formal application and conducting a formal hearing on those matters and is an improper action.

Mr. Power has a number of other very important points to make about this.

Senator CLARK. I am to preside over in the Senate in 6 minutes. I understand there is one more witness. I have got about a 10-minute delay. So if you would try to limit your comments to about 5 minutes, Mr. Power.

STATEMENT OF DR. JOHN MICHAEL POWER, ZONING COMMITTEE, CAPITOL HILL RESTORATION SOCIETY

Mr. POWER. Mr. Chairman, I will be as brief as possible. I would just like to add that as a neighbor these views are also ones which I share on a personal basis. I do not find convincing evidence that the Architect has made efficient use even of the facilities that are already available for either parking or extension of office space.

Specifically, I have reference to square 724 to the north of this building which the Architect has been authorized to acquire for Senate parking purposes.

In particular, under Public Law 92–607, funds were appropriated for the Architect to acquire 10 specific lots in square 724 which together comprise 56 thousand square feet of space. Since these lots have not yet been acquired, I cannot understand why it should be necessary to make inroads into a residential block, merely to speculate on 43 thousand square feet of additional space.

If the intent of the acquisition is eventually to take over square 757 for another Senate Office Building, I would like some assurance that this is truly necessary. More specifically, the space above the parking garage which is planned for 724 could also be used for an additional office building.

I would like to know whether this is planned. What are the total needs for the Senate, or for that matter, the Capitol generally? I

think this issue could be encompassed within the development of a master plan.

It is critically important that the intentions of the Architect be made more clear. The Government wants good neighbors and so do we. Please place yourselves in the shoes of those who live in the shadow of the Capitol. Would you improve your home if the intentions of the Architect were uncertain?

Thus, the needs of the Senate for "unencumbered expansion" must be balanced against the detrimental impact on the neighboring residential community of a threatened seizure. I should add, however, that condemnation is the equitable and proper action if acquisition is essential.

It is in the interest of the Government to have a viable and attractive community surrounding the U.S. Capitol. We will endeavor to do our best to provide such a community. But there is a clear mutual obligation. I therefore urge the subcommittee to deny the Architect of the Capitol the authority to acquire property in residential square 757 unless and until it can be objectively demonstrated, and by this I mean through a process involving public hearings to be an action which is essential to meet the needs of the Government.

If I have 1 more minute, I would like to state that we have circulated a petition among the individuals who live adjacent to this square and in the square. I would like to point out we have the signatures of 168 persons. This represents the vast majority of the people who live adjacent to the square. I would just read briefly what the petition states:

> We, the undersigned, owners and residents living within the area surrounding Square 757 are unalterably opposed to the acquisition of a significant portion of Square 757 and the demolition of any buildings within this block for the purpose of providing temporary parking facilities. We therefore urge the Committee to reject such proposals and to request the Architect of the Capitol to provide the Committee with alternative plans for meeting the needs of Senate employees which would also be consonant with the needs of the residential community neighboring the United States Capitol.

Senator CLARK. We will certainly make that a part of the record.

[Mrs. Santos' and Mr. Power's complete statements and the petition referred to follow:]

STATEMENTS OF MRS. CAROL M. C. SANTOS AND MICHAEL POWER, ZONING COMMITTEE, CAPITOL HILL RESTORATION SOCIETY

Gentlemen: My name is Mrs. Carol M. C. Santos. I am Chairman of the Zoning Committee of the Capitol Hill Restoration Society. With me is Dr. John Michael Power, a member of the Zoning Committee and a close neighbor of Square 757. Dr. Power will participate in the presentation of this testimony.

As a preliminary matter, I want to request that the statement of the organization known as "Don't Tear It Down" be entered in the record of these proceedings. "Don't Tear It Down" is an architectural preservation group in Washington which, because of the limitation of time in this hearing, was unable to be scheduled for oral testimony. We are pleased to associate ourselves with their remarks and hope the Subcommittee will give full consideration to them in the printed record.

The group which Dr. Power and I represent, the Capitol Hill Restoration Society, is an organization of more than one thousand (1,000) people who reside in the area which lies between the United States Capitol and the Anacostia River. The principal purpose of this organization is to preserve the residential character of the Capitol Hill neighborhood. Capitol Hill is a unique neighborhood in several respects. It has a national reputation as a successful example of the "brownstone

movement"—that phenomenon in which private individuals, with no urban renewal or other governmental funds of any kind, rehabilitate run-down urban neighborhoods. Capitol Hill homes and life style are frequently featured in the local newspapers and are regularly the subject of flattering articles in national publications. The architectural style and scale of this place is attractive and irreplaceable. Capitol Hill is also noteworthy for the harmony of its economic and racial mix. We who live here are very protective of our way of life, as we have found we must be, and the Restoration Society takes very seriously its mission of preserving this way of life. For instance, we recently raised $20,000 to meet the legal expenses of preventing a single developer from putting a large incompatible office building in our community. Our law suit and the favorable decision which followed are landmarks in zoning history in the District of Columbia.

THE RESTORATION SOCIETY OPPOSES ACQUISITIONS IN SQUARE 757

This Spring, when the proposal to acquire properties in Square 757 was first introduced, the Restoration Society, at its membership meeting on April 16, 1973, unanimously adopted a resolution which, following a number of "Whereas" clauses, concluded:

"THAT the Capitol Hill Restoration Society opposes the acquisition of any lands in such block by the Government until such time as the entire block is actually needed as the site for an additional Senate Office Building."

A copy of that resolution is attached hereto (Attachment A).

In the midst of an energy crisis, an air pollution crisis, and an urban housing crisis, we find it incongruous for the Senate to be contemplating this assault by automobile parking lot on sound city residences.

THERE IS NO MASTER PLAN

The Architect of the Capitol came to speak to the Restoration Society last Spring and, among other things, told us that he intended to seek a North-South solution to the Congress' space problems—a solution which would avoid infringement on the residential neighbors to the Capitol's East. Apart from the Library of Congress Annex and the recently acquired Providence Hospital site, there is presently no Congressionally-owned property east of Second Street. Thus, there is at least a *de facto* boundary between the Capitol grounds and the Capitol Hill residential community. This proposal to take properties in Square 757 contradicts what we took to be a good faith expression of the Architect's intent.

What is more, at that same meeting of the Society, the Architect also talked about drafting a master plan for the long-range development and enlargement of the Capitol grounds. We were told that the residential community would be consulted in the development of that plan. Having heard nothing more of this, it was with great surprise that we read in the press release announcing this hearing that ". . . early acquisition of properties in this block . . . [is] in accordance with the Architect's master plan." We called the Architect's office to see if we could get a look at this master plan and discovered that not only did no such plan exist, but that the section of the Legislative Branch Appropriation Bill for FY 1974 (H.R. 6691) which would have provided funds for drafting such a plan had been eliminated in House-Senate conference. The reason this provision was eliminated was that the House had held no hearings on the matter (*Congressional Record*, October 11, 1973, page H8917). The Senate, on the other hand, *had* held hearings and had set forth just how the Architect was to go about planning and acquiring property.

The Senate version of H.R. 6691 would "enable the Architect of the Capitol to prepare studies and develop a master plan . . . *after* consultation with the leaders of the House and the Senate and the Chief Justice of the United States." It further provided, "That the Architect of the Capitol is authorized to . . . confer with and accept services and assistance from the National Capital Planning Commission and other Government agencies and other interested parties to insure coordinated planning . . . " We would contend that the neighboring residents are just such "other interested parties." On July 19, 1973, the Senate adopted this language by a vote of 92–0. Despite the fact this section of the Bill did not survive conference, for reasons already given, the Senate had by unanimous vote expressed its views on planning and expansion. We have not been invited to confer with the Architect on the acquisition of Square 757 and, as far as we have been able to discover, neither have the leaders of the House and the Senate nor the Senate Building Commission.

THIS IS A SPECULATOR'S DEAL

The fact of the matter is that this proposal comes before you not as the result of any rational planning whatsoever, but on the initiative of a group of land speculators who packaged this deal and are attempting to sell it to this Committee. These speculators have gradually assembled a parcel of contiguous lots which together comprise about forty percent (40%) of the land area in Square 757. Only one of these speculators lives on Capitol Hill and he has been quite frank about his speculative interests in conversations with me and others. In fact, he is almost the only person known to us, apart from a group which had been promised seven percent (7%) of the profits, who favored the rezoning of land for the aforementioned gargantuan high-rise office building. One can draw one's own inferences about this unorthodox position. Another of the speculators owns five (5) contiguous lots in Square 758, immediately south of the subject Square. Quite frankly, we're waiting for the other shoe to drop.

THIS ACQUISITION WILL BE HARMFUL TO HOMEOWNERS

The inevitable effect of the acquisition and use of these properties as a parking area will be a depression of the market value of the remaining residential properties in the Square. No one chooses, if he has a choice, to live next to a parking lot with its traffic congestion, noise, air pollution, and unsightliness. Indeed, the mere announcement of these hearings and the possibility that this parcel of land might be turned into a parking lot has since led the owners of another lot in the Square, who find they must divest themselves of their property, to conclude that the property had no chance on the open market and they have already gone to the Architect of the Capitol, presumed the only buyer, with an offer to sell. If at some time in the future the Congress should find that it does indeed need the remainder of Square 757, it will be able to condemn that remainder and take it at values which were depressed by the presence of the Senate's parking lots. This is highly suggestive of speculation and not a good example for the Senate to be setting. Most of the property owners in this Square are young couples with growing families who live in the homes which they have restored by their own wit and muscle.

THE ZONING BOARD HAS FOUND THIS PROPERTY INAPPROPRIATE AS A PARKING LOT

As you contemplate turning this property into a parking lot, you might be interested to know the views of the Board of Zoning Adjustment of the District of Columbia in this regard. In 1968, the owners of Lot 834, the largest lot of those offered to you, asked the Zoning Board (Case No. 9585) to approve use of that lot as a parking lot. Under the D.C. Zoning Regulations, the Board has the authority to approve such a use if it finds certain conditions can be met. By a unanimous vote, the Zoning Board denied the application. In its decision, the Board said, "We hold that this use will have an adverse effect upon the present character and future development of the neighborhood and will substantially impair the purpose, intent, and integrity of the Zoning Regulations and Map."

MISREPRESENTATIONS HAVE BEEN MADE ABOUT PERMITTED USES OF THE PROPERTY

It appears from the *Congressional Record* of over a year ago (Wednesday, September 13, 1972, page S. 14792) that misrepresentations about the uses to which this property may be lawfully put have been made to this Subcommittee. It has apparently been alleged to you that the Zoning Commission of the District of Columbia will not allow property on this block to be improved in any way. The block is zoned R–5–B. Under this zoning class there is a choice of some twenty-five (25) uses to which the property can be put as a matter of right. In addition, there are another twelve (12) uses which may be made of such property if approved by the Board of Zoning Adjustment. The fact that the Zoning Board found one of these variant uses inappropriate—the parking lot use—in no way implied that the remaining thirty-six (36) possibilities are not still available. Indeed, twenty-five (25) of them are assured possibilities. Appended to the written version of this testimony is a list of the permitted uses (Attachment B).

Testimony continued by J. Michael Power.

ATTACHMENT A

At its regular membership meeting on Monday, April 16, 1973, the Capitol Hill Restoration Society adopted by unanimous vote the following.

RESOLUTION

WHEREAS, the block bounded by Maryland Ave., N.E., 2nd St., N.E., C St., N.E., and 3rd St., N.E., is presently zoned for residential purposes,

WHEREAS, a number of private residences in such block have been renovated or remodeled and others are in the process of being upgraded and improved,

WHEREAS, the owners (only one of whom is a resident in such block) of several contiguous parcels of land in such block (representing approximately 40% of the total land area of the block) are, and have for some time been, attempting to sell their holdings as a package,

WHEREAS, the Architect of the Capitol had indicated an interest in the acquisition of such package for the Senate on the premise that, sometime 10 or more years in the future, such block may be required as the site for an additional Senate Office Building, and that, in the meantime, the lands in such package could be used for parking lot purposes,

WHEREAS, the acquisition of the lands in such package at the present time would have a detrimental effect on such block, and on the surrounding area, as a residential neighborhood, particularly if the lands should be used for parking lot purposes: NOW, THEREFORE BE IT RESOLVED BY THE CAPITOL HILL RESTORATION SOCIETY,

THAT the Capitol Hill Restoration Society opposes the acquisition of any lands in such block by the Government until such time as the entire block is actually needed as the site for an additional Senate Office Building.

CAROL M. C. SANTOS,
Recording Secretary from June 1971 through May 1973.

CONTINUING TESTIMONY GIVEN BY J. MICHAEL POWER

GENTLEMEN: I will present a few additional reasons to those Mrs. Santos has already articulated very ably. These arguments, taken together, form the basis for the Society's strong opposition to the acquisition of property in Square 757 by the Architect of the Capitol. I should add that as a neighbor who would have to experience directly the congestion, pollution, and unsightliness of any "temporary" parking facilities, these views are also ones which I share on a personal basis.

We realize that the use of property in Square 757 for temporary parking could merely be the prelude to the subsequent acquisition of the entire Square for expanded Senate facilities. In truth, I would be shocked to learn that the Architect would even contemplate the demolition of a number of townhouses and other structures, unless some eventual use beyond temporary parking were envisioned. Nonetheless, let me first argue that other alternatives for temporary parking exist which would cost less for the Government and which would be more in consonance with the needs of the surrounding residential community.

Specifically, under Public Law 93–50, $50,000 was appropriated to enable the Architect of the Capitol to provide for parking for Congressional employees in "fringe area" parking lots. We understand that recently the Architect has made arrangements for a shuttle service for selected House employees to and from a parking area at RFK Stadium. In addition, the parking area is monitored by the Capitol Police.

Since the proposed acquisition of parking spaces in Square 757 would cost the Government on the order of $10,000 to $15,000 apiece, and because there are virtually thousands of underutilized spaces at RFK, one possible way to meet Senate needs at a much lower cost would be to expand the use of RFK Stadium as a fringe parking lot. Shuttle bus service during working hours could, for example, be supplemented by contracted taxi service after hours if necessary. This is only one of many possible ways to provide convenient and safe parking.

I am compelled to add, however, that this objective is itself dubious. In light of the energy crisis and the $2/day surcharge that will soon be imposed under the aegis of the Environmental Protection Agency on commercial parking in areas of metropolitan Washington that are adequately served by mass transit, it would seem inconsistent if not hypocritical for the Architect to be actively encouraging the use of commuting by private automobiles.

ATTACHMENT B

From the Zoning Map and Zoning Regulations of the District of Columbia, Effective May 12, 1958:

Square 757 is zoned R–5–B.

Under Section 3105.3 the following uses are permitted as a *matter of right* in an R–5–B Zone:

One-family detached dwelling
One-family semi-detached dwelling
Two-family dwelling
Row dwelling
Apartment house
Boarding house
Rooming house
Church
Private garage
Embassy
Clinic
Community house
Convalescent home
Philanthropic institution
Private club
Dormitory
Farm or truck garden
Hospital (college or university or sanitarium)
Hotel
Lodge
Museum or art gallery
Office of physician or dentist residing on premises
Kindergarten
Sunday school building
Greenhouse

Under Section 3105.4 the following uses are permitted in an R–5–B Zone if approved by the Board of Zoning Adjustment:

Antenna Tower
Community athletic field
Community center building
Electric substation
Natural gas regulator station
Community park
Parking lot
Community playground
Public utility pumping station
College, university, or private school
Community swimming pool
Telephone exchange

Moreover, I do not find convincing evidence that the Architect has even made efficient use of the facilities that are already available for either parking or expansion of office space. Specifically, the Architect has already acquired a substantial part of Square 724, (to the north of the Dirksen Building), and is authorized to acquire the remainder of the Square for Senate parking purposes. (This authority is contained in Public Laws: 85–429, 91–382, 92–184, 92–607.) Moreover, under Public Law 92–607 funds were appropriated for the Architect to acquire ten specific lots in Square 724 (the lot numbers are as follows: 94, 86, 833, 839, 80, 70, 805, 806, 838, and 840) which together comprise about 56,000 square feet of space. Thus, I cannot understand why it should be necessary to make inroads into a residential block and to tear down houses merely to acquire about 43,000 square feet of space for temporary parking.

Even if the intent of the acquisition is eventually to take over Square 757 for another Senate office building, I would first like some assurance that this is truly necessary. More specifically, the space above the parking garage planned for Square 724 could also be used for an office building . . . is this planned? What are the total needs of the Senate or for that matter of the Capitol generally? This issue would be encompassed within the development of a master plan.

It is critically important that the intentions of the Architect be made more clear. The Government wants good neighbors and so do we. Please place yourselves in the shoes of those who live in the shadow of the Capitol. Would you improve your home if the intentions of the Architect toward your land were uncertain? Probably not.

Thus, the needs of the Senate for "unencumbered expansion" must be balanced against the detrimental impact on the neighboring residential community of threatened seizure. And I should add that condemnation is the equitable and proper action, if acquisition is deemed necessary. It is also in the interest of the Government to have a viable and attractive community surround the U.S. Capitol. We will endeavor to do our best to provide such a community, but there is clearly a mutual obligation.

I therefore urge this Subcommittee to deny the Architect of the Capitol the authority to acquire property in residential Square 757 unless and until it can be objectively demonstrated . . . and by this I mean through a process involving public hearings . . . to be an action which is essential to meet the needs of the Government.

PER ZONING MAP AND ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA, EFFECTIVE MAY 12, 1958: SQUARE 757 IS ZONED R–5–B

Section 3105.3 The following uses are permitted as a *matter of right* [in R–5–B]:

One-family detached dwelling
One-family semi-detached dwelling
Church
Private garage
Embassy
Apartment house
Boarding house
Clinic
Community house
Convalescent home
Philanthropic institution
Private club
Rooming house
Row dwelling
Two-family dwelling
Dormitory
Farm or truck garden
Flat (2-family dwelling)
Hospital (college or university or sanitarium)
Hotel
Lodge
Multiple dwelling (conversion or new construction)
Museum or art gallery
Office of physician or dentist residing on premises
Kindergarten
Sunday school building
Greenhouse

Section 3105.4 The following uses are permitted *if approved by the Board of Zoning Adjustment*, subject to the conditions specified in Section 8207 [and in each case]:

Antenna tower
Community athletic field
Community center building
Electric substation
Natural gas regulator station
Community park
Parking lot
Community playground
Public utility pumping station
College, university, or private school
Community swimming pool
Telephone exchange

Only one application by an owner of the subject properties has been made to the Board of Zoning Adjustment or the Zoning Commission:

Lot 843 at 226–3rd Street, N.E. was the subject for BZA Case No. 9585. Applicant requested a special exception to Section 3104.44 to establish a parking lot. Owner is Albert Brick and Dr. Herbert S. Gates. The request was DENIED in April 1968.

STATEMENT OF DONALD L. ABRAMS

My name is Donald L. Abrams and I reside at 233 C. St. N.E., Washington, D.C. Attached to this letter is a copy of the following petition:

TO THE SENATE PUBLIC WORKS COMMITTEE, SUBCOMMITTEE ON PUBLIC BUILDINGS AND GROUNDS

We, the undersigned, owners and residents living within the area surrounding square 757, are unalterably opposed to the acquisition of a significant portion of square 757 and the demolition of any buildings within this block for the purpose of providing temporary parking facilities. We therefore urge the Committee to reject such proposals and to request the Architect of the Capitol to provide the Committee with alternative plans for meeting the needs of Senate employees which would also be consonant with the needs of the residential community neighboring the United States Capitol.

This petition, which we request the Committee to admit as evidence in these proceedings, was signed and endorsed by 168 persons. While this is not, at first glance, an overwhelming number, it must be noted that the petition was only submitted to persons living within square 757 and the immediately surrounding area. Most of the homes in this area are single family, owner-occupied, row brick dwellings, although there are a number of smaller apartment buildings. Within the confines of this relatively small population group, I am unaware of any resident who, was shown the petition and elected not to sign it.

To understand our opposition to the Architect's proposal, it is important to delineate what the concept of "home ownership" means in this neighborhood. The majority of the houses in this area, until the very recent past could best be described as slum properties. Many of the buildings were either vacant, boarded up, or burned out shells. Others were owned by absentee landlords who had let

their properties deteriorate until they were barely fit for human habitation. The present occupants of these dwellings have now contributed their labor, hard earned incomes, and above all, their undying love and patience in the process of making this one of Washington's finest residential neighborhoods. The homes are integral dynamic aspects of the lives of these people who dwell in them.

It is also important to consider who these people are, to understand their opposition. To begin with, most are young professional couples of modest incomes. Many of their homes contain rental units on the ground, or English basement floor, in order to offset heavy mortage and home improvement loan payments. Most have spent an average of $15,000.00 restoring or renovating their homes, although some have spent as much as $50,000.00 over a period of years. Most have purchased their homes within the last two or three years and are still working on, or have recently completed their major restoration projects. Most bought houses in this area for convenience to their jobs, easy access to the capital buildings, and because they wanted to live in this particular neighborhood. Now these are offered the opportunity to be surrounded by a parking lot and thus lose substantial enjoyment in the use of their own properties. Alternatively, they may choose to sell their homes to the Architect of the Capitol and thus witness, not only the destruction of their great efforts, but also a substantial loss of revenue (as compared to the market value, if sold to the public at large).

In my own case, several things attracted me to my residence at 233 C. St. N.E. The house was within a short walking distance to my place of employment. The English basement was well suited for an income rental unit to offset the cost of sending my son to a private special educational school. The vacant lots to the rear of the property provided an excellent place to exercise our three dogs. We liked the neighborhood because of the style of its architecture, the friendly atmosphere and community of interests among its inhabitants and—we were enthusiastic about its proximity to the Capitol. My family has worked nearly every weekend for the past 1½ years improving our house and spent an enormous sum of money in the process. We are now faced with the prospect of having a parking lot on two sides of us—if our house does not collapse during the proposed demolition of 235 C. St. N.E. (which is adjacent and attached to our building structure). We, and others like us, will, if the Architect's proposal is accepted, be forced to opt between selling our homes to the Architect, or face the inevitable condemnation proceedings. We respectfully suggest that this should not be and therefore urge this Committee to request the Architect to provide alternate plans for parking facilities consistent with the needs of our residential community. We have been good neighbors and we would hope that in the future this spirit can continue and be reciprocated.

[The list of names affixed to this petitition has been retained in the Committee files.]

Senator CLARK. Thank you very much for coming.

Our last witness is Mr. Leonard Ousley, Capitol Hill Southeast Citizens Association. Would you please come up?

STATEMENT OF LEONARD OUSLEY ON BEHALF OF CAPITOL HILL SOUTHEAST CITIZENS ASSOCIATION

Mr. OUSLEY. Mr. Chairman, my name is Leonard Ousley. I represent the Capitol Hill Southeast Citizens Association.

The Capitol Hill Southeast Citizens Association opposes the proposal by the Architect of the Capitol to purchase from owners any portion or portions of that block known as square 757, bounded on the south by Maryland Avenue, NE.; on the north by C Street, NE.; on the east by Third Street, NE.; and on the west by Second Street, NE., for use of the Senate for parking lot purposes; and, further, opposes the acquisition of such property or properties until such time as the entire block is actually needed as a site for an additional Senate Office Building.

The acquisition of property in square 757 for parking purposes would be detrimental to surrounding neighborhood areas where property has

been or is being restored and improved at private expense. A parking lot in this block would blight the "living quality" of the too few, good residential neighborhoods in the vicinity of the Nation's Capitol where many tourists stroll. It would create a particularly undesirable image during the Bicentennial.

Parking lots in or adjacent to residential areas are conducive to crime, not only on the lots but in neighboring homes, streets, and alleys. More police protection and street and alley lighting would be required.

Federal parking lots are used by Federal employees only in the daytime. They are deserted or illegally used by irresponsible persons at night. They thus become nesting places for the perpetration of crime, the dumping of trash and garbage, and other undesirable purposes.

A parking lot in square 757 would create unwarranted traffic, air, noise, and litter pollution, adversely affecting several fine residential blocks in the northeast Capitol Hill area.

Space already acquired by the Government for Senate parking purposes could be utilized more effectively. Bilevel use of already established nearby parking lots and/or use of other open Federal or D.C. owned spaces between, for example, First and Second Streets and D Street and Massachusetts Avenue, NE., could be considered. However, in view of the current and undoubtedly long-range energy crisis, it would seem that the Congress would not wish to encourage the use of automobiles versus public transportation by providing additional parking spaces for its employees.

In conclusion, we add that the displacement of residents creates unnecessary hardship in this housing-shortage era. A parking lot in Square 757 would discourage others in the vicinity who are attempting to keep their properties and neighborhoods from unsightly decadence and commercial aspect. Many of these property owners may be impelled to move out of the city. Resultant effect would be the removal of valuable property from the District's realty tax rolls, thereby placing the burden of additional property taxes on other District of Columbia citizens.

Mr. Chairman, I might also ask if there is any estimate of what the taxes in those properties mean to the District of Columbia?

Senator CLARK. One of the witnesses agreed to supply that information or to try to supply that. We don't have that information right now.

[The information referred to was submitted for the record by Mrs. Jennie Leitch and may be found at p. 44.]

Mr. OUSLEY. We know all of these houses, and the question has been raised here today about a parking lot. Mr. Chairman, all of these houses that have been torn down in the District of Columbia, and nearby area, have all been used for parking lots for a number of years before a building is put up. That is the reason, one of the reasons why we are pretty well satisfied that that place would be used for a parking lot probably for a number of years.

The other space down here that the Government has already taken is not being used. Why not have parking spaces under that block down there? That would provide a lot of additional parking spaces.

So, therefore, that is the reason we don't think that the property that the Senate already has been used to its capacity.

Senator CLARK. We appreciate that very much. We appreciate your preparation of your testimony.

Thank you.

I would simply close the hearing by thanking each of you who took the time to prepare the testimony. Obviously, many of you spent a good deal of time and analyzed the situation very carefully. Obviously, you speak from your own point of view. That is all any of us can speak from. We are very happy to have that.

I can assure you that it will be of assistance to the Senate and to this committee in making any decision which they might make.

Again, I would say something, just speaking from my point of view, that I would reiterate that I would not have any interest in acquiring this property simply for a parking purpose, if that were the only goal or even the principal goal or a major goal in that situation.

So we thank you very much for coming. As we said earlier, the record will remain open for 2 weeks. If others of you wish to prepare testimony, make it available to this committee.

Thank you.

[Whereupon, at 12:08 p.m., the subcommittee recessed, to reconvene subject to the call of the Chair.]

APPENDIX A

Additional Statements

STATEMENT OF CHARLES H. CONRAD, EXECUTIVE DIRECTOR, NATIONAL CAPITAL PLANNING COMMISSION

Mr. Chairman and members of the Committee: My name is Charles H. Conrad. I am the Executive Director of the National Capital Planning Commission.

I appreciate very much this opportunity to present Commission staff comments on the proposed acquisition of Square 757 directly east of the Dirksen Senate Office Building. Your invitation specifically indicated a desire for our views on the impact of the proposed acquisition on the surrounding neighborhood and for information on any plans which might be in conflict with the proposed acquisition.

The issue of land acquisition on Capitol Hill to meet the space needs of the Congress and the Supreme Court has been of a considerable concern for some time. If the Committee desires, we can provide for the record various past proposals and studies for additional Capitol Hill development. They date back at least to 1941 and describe extensive land areas considered necessary for public development to the east of the present Capitol grounds.

In 1961 the Planning Commission's Policies Plan for the Year 2000 recommended that the central employment area of the city extend east of the Capitol to the vicinity of 5th Street. Within this area public offices would be the predominate use. However, since 1961 the Commission has established, in the Comprehensive Plan for the National Capital, General Land Use Objectives for the time span between 1970 and 1985. The Comprehensive Plan would limit the central employment area east of the Capitol to 2nd Street. In this more definitive statement of land use objectives, Square 757 is designated for predominately low density residential use (under 30 dwelling units per acre).

In the Proposed Comprehensive Plan prepared in February 1967, special reference was made to the edge of the central employment area along 2nd Street, as follows: "A special character of development should be established on the edges of the central employment area, where office and commercial use and facilities for in-town living are competing for space. Particular care will be required in working out solutions for Capitol Hill and its residential area. . . .".

For some time, we have been discussing with the Architect of the Capitol the development of a plan for meeting future space needs of both the legislative and judicial branches of the Government. Such an overall plan should adequately provide for future expansion and, at the same time, be compatible with the surrounding residential community. Unfortunately, funds have not yet been made available for such an undertaking but I understand that Dr. White is prepared to proceed with such an overall study and plan.

The proposed acquisition of portions of Square 757 appears to represent piecemeal acquisition without specific objectives expressed in an overall plan. Such piecemeal acquisition creates considerable uncertainty for owners, residents and business concerns of the properties not immediately acquired. A plan for all foreseeable office space and parking requirements for at least a decade should be a prerequisite to the acquisition of land for such expansion.

The Comprehensive Plan generally suggests that expansion of Capitol facilities should be southward from the House Office Buildings. This direction obviously does not serve the needs of Senate. However, the Comprehensive Plan indicates that the square directly north of the Dirksen Building would be an appropriate location for office uses.

We have made a brief analysis of the architectural and historic quality of Square 757. Although there are no individually designated landmark structures, the square is located within the Capitol Hill Historic District, as defined in 1964 by the Joint Committee on Landmarks for the National Capital. We submit for the record photographs taken last week showing the architectural quality of existing buildings in Square 757, which are typical of buildings throughout the historic district.

Residential properties at 207 through 215 C Street, N.E. have recently been restored. The Capitol Hill neighborhood is a very vital and active community, with citizens groups working for preservation of the area and a vast amount of private restoration, rehabilitation and remodeling occurring throughout the area. The citizens have been united in trying to preserve those elements which make up this area—the low scale housing mixed with low scale commercial facilities, and the often excellent architectural quality of the schools and churches.

The houses in Square 757 are important contributing factors to the continuity and harmony, the scale and feeling of the Capitol Hill Historic District. A historic district is defined by the total combination of all its elements. The great rows and the great architecture cannot exist as isolated examples amid parking lots, high-rise development and large office buildings. It is important and essential to a historic district to preserve all the contributing elements. Square 757, with its small scale houses, its nicely articulated facades, and its remodeled and restored townhouses, is an integral part of the Capitol Hill District.

In summary, I respectfully suggest that before proceeding to acquire on a piecemeal basis, an overall plan for the future needs of the Congress and the Supreme Court should be prepared under the auspices of the Architect of the Capitol. Such a plan should insure that future acquisition and development are related to the needs of the Government and are reasonably compatible with the historic nature of the Capitol Hill area.

STATEMENT OF EDWARD F. SNYDER, FRIENDS COMMITTEE ON NATIONAL LEGISLATION

I appreciate the opportunity to testify before this Subcommittee on Buildings and Grounds on behalf of the Friends Committee on National Legislation, of which I am Executive Secretary. The Friends Committee on National Legislation is the primary tenant of the building at 245 Second Street, N.E., which is in the block it is proposed for the Senate to acquire. I am also testifying in behalf of the Friends Meeting of Washington, which is the owner of this property.

The FCNL moved to this location in 1959 when the property we then occupied at 104 C Street, NE, just east of the old Carroll Arms Hotel, was taken for parking spaces. The government paid some $50,000 for the building and land. The building was torn down and the land used for twelve parking spaces for Senate employees; this works out to a price of more than $4,000 per parking space, according to our figures.

We understand the Architect of the Capitol is now suggesting that the block bounded by Second, Third, and C Streets and Maryland Avenue, NE, be acquired as an addition to the Capitol grounds for unspecified purposes but that these may include more parking for Senate employees.

Our immediate inclination is to oppose this proposal for personal and business reasons—because of the great disruption of our work, the time and energy involved in finding new quarters and making the move, and the human and financial costs involved in such an enterprise, which are never adequately reimbursed even by fair compensation. In other words, our interest is in carrying on our legislative work and not being deflected into the business of buying property and moving. Having been with the Committee during the 1959 experience, I can testify that this is not an insignificant consideration.

Longer reflection on the proposed Capitol grounds expansion leads us to oppose it for broader and more cogent reasons.

At this stage in our nation's history, the energy crisis is looming large and citizens are looking to Congress for leadership and examples of right conduct. This is not the time for Congress to buy more property for automobile parking. Already most of the area between the Dirksen Senate Office Building and Union Station is used for car parking. Furthermore, a huge new parking garage is proposed for the block immediately north of the Dirksen Building.

Our nation's leaders are now urging us citizens to drive cars less and to use mass transit more. It would seem natural in this situation to stop buying more land for Senate parking.

This is especially true, since the Senate Office Buildings are located less than a quarter of a mile from Union Station, which is to be a key junction in the Metro system. It is also the terminus of rail lines coming in from the northwest suburbs (via B & O), the northeast suburbs (via B & O), the eastern suburbs (via Penn Central), and the southern suburbs (via R.F.&P. and Southern).

These rail systems for passenger transport are now either used inadequately or not at all, but they could be used on a frequent and regular schedule which would provide a very adequate way, combined with fringe parking near train stops, for Senate employees to come to work rapidly and dependably even in bad weather.

There is also the matter of priority for government funds. This has been a hard year for many elderly people, young families, and the poor, and those with large medical bills, due to inflation and the cutbacks in federal social services and other programs. There is a general impression that the government favors austerity in meeting human needs.

If the Congress decides to spend millions of dollars for parking spaces or for even more problematical future use of the block, it will be very difficult for citizens to understand.

We hope the Subcommittee will shelve this proposal and instead encourage the development of rapid transit facilities into the Capitol Hill area and explore construction of further office facilities over the proposed parking garage or other lands already owned by the government, if such office space is felt to be essential.

STATEMENT OF ADRIEN WALLER HELM

I am Adrien Waller Helm, I own property at 334 Maryland Avenue, N.E. I am currently a secondary school teacher of English and American Studies and a former staff member of this Committee. The bulk of my statement deals with reasons for not building additional surface parking on Capitol Hill and therefore I would ask that it be incorporated into the record. Having been a member of this Committee staff I think I understand the needs for expansion of Senate office space especially if the Congress is to reassert its Constitutional role. However, I believe expansion should take place on the three blocks currently utilized for parking in the direction of Union Station.

Above all, before acquiring any additional property on Capitol Hill the Committee should insist on reviewing the forthcoming master plan. The group desirious of selling their property in Square 757 should proceed to do so, if they feel they must. Real estate values on Capitol Hill are sufficiently inflated to assure them a good price, but the Senate should *not* purchase the property unless it has made a decision to expand in that direction.

The Senate Public Works Committee's jurisdiction poses constant contradiction for its members and staff. Its subcommittees are engaged on the one hand in developing protective and restorative environmental legislation, and on the other hand in proposing legislative programs which contribute to environmental danger and destruction. The push and pull of normal legislative processes is accentuated here by the very nature of the Committee's jurisdictional responsibilities. For example automobile exhaust emissions and siltation of waterways are both environmental consequences of programs fostered by this Committee. In effect you act as disease and doctor simultaneously.

The parking lot proposed for the block bounded by Maryland Avenue, C, Third and Second Streets N.E., poses a similar problem for this Committee and to the extent that it acts for the Congress, for the Congress as a whole. While complaints from staff and visitors are a potent voice I do not see how the Congress can commit more land on Capitol Hill to parking for the following reasons:

(1) Congress has said it is committed to balanced transportation development, notably mass transit in urban areas, and therefore should not in any way encourage the use of private autmobiles in the inner city.

(2) This Committee has established air emission standards which are requiring the District of Columbia to consider measures to curtail private automobile use. The construction of additional parking areas would seem to undermine those efforts.

(3) Congress has articulated a policy of commitment to vital urban areas. Tearing down houses to park cars is contradictory to that policy.

(4) To meet the "energy crisis" greater numbers of Americans are being asked to utilize mass transit. The Congress and its staff should set a good example in this area.

(5) The Government of the District of Columbia is setting new policies, I believe, governing parking lots and structures in areas well serviced by mass transit. Would the proposed new lot erode those efforts?

(6) The Senate expanded its parking facilities last year in the paving of two parks which used to flank California Street, N.E. I was living directly opposite the end of California Street at the time and needless to say, was sorry to see the grass disappear. The added noise and pavement and exhaust were more tolerable, however, than the disappointment of neighborhood children who lost one of the few remaining soft play areas to blacktop and chainlink fence.

(7) The Senate has plans to build the Dirksen Building extension and already occupies most of the block bounded by C, D, First and Second Streets, N.E. Additional office space should be considered in that block, or further north, rather than across Second Street into residential neighborhoods.

In summary the use of inner city land for parking would seem to be an action in direct contravention of numerous policies of the Congress and of this Committee.

But the transportation needs of Congressional staff are real. To meet those needs I would suggest the following alternatives:

(1) Prohibit the use of staff parking lots to automobiles occupied by less than two individuals, thus forcing staff to use car pools if they have to drive to work; and

(2) Acquire enough of those structures which lift cars above other parked cars to meet the needs for additional space: (The structures I have in mind are ugly, but so are the existing lots.)

(3) Or have staff park in fringe parking lots and be transported to the Hill by special shuttle buses during peak hours or by Metro expresses;

(4) Or subsidize Metro tickets for Congressional employees, thus making mass transit a desirable alternative.

APPENDIX B

Communications

JENNINGS RANDOLPH, W. VA., CHAIRMAN
EDMUND S. MUSKIE, MAINE
JOSEPH M. MONTOYA, N. MEX.
MIKE GRAVEL, ALASKA
LLOYD BENTSEN, TEX.
QUENTIN N. BURDICK, N. DAK.
DICK CLARK, IOWA
JOSEPH R. BIDEN, JR., DEL.
HOWARD H. BAKER, JR., TENN.
JAMES L. BUCKLEY, N.Y.
ROBERT T. STAFFORD, VT.
WILLIAM L. SCOTT, VA.
JAMES A. MC CLURE, IDAHO
PETE V. DOMENICI, N. MEX.

M. BARRY MEYER, CHIEF COUNSEL AND CHIEF CLERK
BAILEY GUARD, MINORITY CLERK

APR 4 1973

United States Senate

COMMITTEE ON PUBLIC WORKS
WASHINGTON, D.C. 20510

April 2, 1973

Honorable Jennings Randolph
Chairman, Committee on Public Works
United States Senate
Washington, D. C.

Dear Mr. Chairman:

At a meeting of the Public Building Subcommittee last week, Mr. George White, Architect of the Capitol, expressed the hope that his office would receive authorization to purchase property within the vicinity of the Senate, when such property is freely offered for purchase by the Architect.

In particular, Mr. White indicated that a number of property owners in the square directly east of the Dirksen Senate Office Building wished to sell their property, at fair value, to the Government.

It has come to my attention that the Appropriations Committee of the Senate is considering such an authorization as a part of this year's legislative appropriations bill. While such a procedure might prove expedient, since the House Committee on Public Works may not act expeditiously on a separate authorization bill, I do not believe it would be wise.

It is my belief that our Committee should investigate the need for such an authorization, possibly with a brief hearing, and legislate it, if such an authorization is warranted.

If the House will then not act on such a Senate-passed bill, it might be appropriate for the Committee on Public Works at that point to urge that such an authorization be included in the legislative Appropriations bill.

Our effort, I believe, should initially be made through the Committee on Public Works.

Sincerely,

Howard Baker

Howard H. Baker, Jr.

HHBJr: ab

SAM J. ERVIN, JR., N.C., CHAIRMAN
JOHN L. MC CLELLAN, ARK.
HENRY M. JACKSON, WASH.
EDMUND S. MUSKIE, MAINE
ABRAHAM RIBICOFF, CONN.
LEE METCALF, MONT.
JAMES B. ALLEN, ALA.
LAWTON CHILES, FLA.
SAM NUNN, GA.
WALTER D. HUDDLESTON, KY.
CHARLES H. PERCY, ILL.
JACOB K. JAVITS, N.Y.
EDWARD J. GURNEY, FLA.
WILLIAM B. SAXBE, OHIO
WILLIAM V. ROTH, JR., DEL.
BILL BROCK, TENN.
ROBERT BLAND SMITH, JR.
CHIEF COUNSEL AND STAFF DIRECTOR

United States Senate
COMMITTEE ON
GOVERNMENT OPERATIONS
WASHINGTON, D.C. 20510

November 5, 1973

Senator Dick Clark
Chairman
Subcommittee on Public Buildings
and Grounds
U. S. Senate
Room 4202 Dirksen Senate Office Building
Washington, D. C. 20510

Dear Mr. Chairman:

I am writing to you with reference to the proposal of the Architect of the Capitol that the Senate acquire a substantial portion of the land area in square 757, and use the same for parking lot purposes.

It is my understanding that the Veterans of Foreign Wars, which has its building in that square, is very upset over the prospect of Government acquisition of land in the square. Also, it has been brought to my attention that other property owners in the square, including the Young Women's Christian Home, are deeply concerned over this proposed parking lot.

I hope that you and the members of your committee, in considering this matter, will give appropriate weight to what I feel are the legitimate concerns of the VFW and other property owners directly affected by the purchase proposal; and, if at all that it may be resolved to the satisfaction of all the property owners on a fair and equitable basis.

With kindest regards, I am

Sincerely,

Jim Allen

James B. Allen

JBA/rcls

MARIO BIAGGI
10TH DISTRICT, NEW YORK

COMMITTEES:
EDUCATION AND LABOR
GENERAL SUBCOMMITTEE ON EDUCATION
GENERAL SUBCOMMITTEE ON LABOR
SPECIAL EDUCATION SUBCOMMITTEE

MERCHANT MARINE AND FISHERIES
FISHERIES, WILDLIFE CONSERVATION AND THE ENVIRONMENT
COAST GUARD, COAST AND GEODETIC SURVEY AND NAVIGATION
OCEANOGRAPHY

Congress of the United States
House of Representatives
Washington, D.C. 20515

WASHINGTON OFFICE:
211 CANNON HOUSE OFFICE BUILDING
WASHINGTON, D.C. 20515
(202) 225-2464

DISTRICT OFFICES:
BRONX
2004 WILLIAMSBRIDGE ROAD
BRONX, NEW YORK 10461
(212) 931-0100

QUEENS
SECOND FLOOR
21-77-31ST STREET
ASTORIA, NEW YORK 11102
(212) 932-4448

November 16, 1973

Senator Dick Clark, Chairman
Subcommittee on Public Buildings and Grounds
Room 4202, Dirksen Senate Office Building
Washington, D.C. 20510

Dear Senator Clark:

I strongly oppose plans before your Subcommittee to authorize the acquisition of property in Square 757, bounded by 2nd, 3rd and C Streets and Maryland Avenue, NE. The use of this area as either a parking lot or office building site would be ruinous to the neighborhood.

As a Hill employee, I am aware of the problems of parking and office space. However, I feel there is ample space already under the control of the Congress where new office buildings can be erected. On the House side, for example, the square occupied by the Congressional Hotel would make an ideal site for a new office building with a subway from 1st and C Street corner to the Capitol. On the Senate side, similar arrangements could be made if a new office building were needed by using the square immediately behind the Old Senate Office Building and extending the existing subway lines to that building.

As a homeowner at 633 Maryland Avenue, NE, I am anxious to see the Capitol Hill area restored and the community become a viable residential neighborhood. The benefits for the Congress are enourmous with adequate housing for members and staff and a good neighborhood in the environs of Capitol Hill.

I hope the subcommittee will explore other alternatives to purchasing Square 757. At a time when we should be encouraging energy concervation, a new parking lot is not necessary.

Sincerely,

Peter K. Ilchuk

Peter K. Ilchuk, Adm. Asst.



THE AMERICAN INSTITUTE OF ARCHITECTS

November 21, 1973

The Honorable Dick Clark
Chairman
Subcommittee on Public Buildings and Grounds
Committee on Public Works
United States Senate
Washington, D.C. 20510

Dear Mr. Chairman:

On behalf of The American Institute of Architects, we would like the record of the hearings on the acquisition by Congress of a portion of block 757 to show the Institute's long-standing position in favor of master planning for Capitol Hill. Land should not be acquired on a piecemeal basis "as a hedge against the Senate's need for additional space." A master plan prior to such acquisitions is an absolute necessity.

The Institute, the national society for the architectural profession representir 24,000 licensed architects, has consistently called for the preparation of a long-range, comprehensive plan for all of Capitol Hill. Actions such as acquiring individual pieces of unrelated property and proposing a major extensio of the Capitol Building itself are illustrative of uncoordinated attempts to solve long-range problems without the benefit of a comprehensive long-range solution.

We were pleased to learn that Charles Conrad, chief planner for the District of Columbia, had the opportunity at the hearings to elaborate on this need for professional, comprehensive planning for Capitol Hill.

We recommend that the Architect of the Capitol be given strong encouragement for the development of such a plan, and we again offer the Institute's support and assistance.

Sincerely,

S. Scott Ferebee Jr.

S. Scott Ferebee, Jr., FAIA
President

1735 NEW YORK AVENUE, N.W. • WASHINGTON, D. C. 20006 • (202) 785-7300

November 19, 1973

Senator Dick Clark
Chairman, Subcommittee on Public Buildings & Grounds
Senate Public Works Committee

Attn: Mr. John B. Purinton, Jr.
Room 4202, Dirksen Senate Office Bldg.
Washington, D. C. 20510

Dear Senator Clark:

As a property owner in the Capitol Hill neighborhood, I wish to express my strong opposition to the proposal to acquire land in Square 757 for parking lot or building purposes.

This is an area of single family homes which cannot be further encroached on by public buildings without compromising the integrity of the neighborhood.

Please express my opinion to the other members of your committee.

Sincerely yours,

Francis W. Kraemer, Jr.

Francis W. Kraemer, Jr.

FWK:AR

25-361 O - 74 - 6

301 Maryland Ave. N.E.
Washington, D.C. 20002
November 16, 1973

Mr. John B. Purinton Jr.
Room 4203 D.O.B.
Washington, DC. 20510

Dear Mr. Purinton:

As a resident of Capitol Hill, I am extremely interested in the Senate's proposed plans for purchasing Square 757 and constructing a parking lot for Senate employees.

In addition to the argument for historical preservation, I find three other major factors to be considered. First, the Washington metropolitan area has finally started construction of a mass transit system in order to help alleviate the pollution, congestion and general chaos due to the overabundance of automobiles. Also, what was once a potential fuel shortage is now a crisis. A parking lot only facilitates the myopic few who exempt themselves from the problems above. The proposed plans can only be viewed as ones that will counteract any efforts of the general citizenry to solve these problems. Secondly, what provisions have been made for the block residents who are forced to move? There is an extremely critical housing shortage in the D.C. area and many displaced residents will find it difficult to relocate in an area compatible with their jobs, schools, and community

purchasers. Dumb, open areas, i.e. vacant lots, parking lots, etc. are often invitations for assaults and vandalism. One can hardly deem these two desirable.

I hope the proposed plans for the lot are abandoned immediately. I can see no rationale for its continuation.

Sincerely -
Mary Margaret Wade

November 10, 1973

Mr. John B. Purinton, Jr.
Subcommittee on Buildings and Grounds
Senate Public Works Committee
Washington, D. C. 20510

Dear Mr. Purinton:

I have been informed that the Senate wishes to purchase an area of the block where I live in order that Senate employees may have more parking facilities. I live at 219 C St., N. E., in the block bounded by Maryland Ave, 2nd St., 3rd St., and C St., N. E., which I understand is also known as square 757.

I'd like to describe to you what life on the block is presently like. On weekends and in the evening, after most Senate employees have gone home, it is an extremely peaceful place, so quiet that people can be heard walking on the street. The windows of my apartment border on an empty lot, overgorwn with foliage, which creates the feeling of living in a forest, a feeling of restfulness if not tranquility. There is little noise in the area, and little traffic after work hours. On weekends it is particularly delightful. While it is difficult to predict what effect a parking lot will have, it certainly will not improve the quality of life on the block, or in the surrounding blocks. The peacefulness that results from the empty lot and the purely residential aspect of the block will certainly be gone.

I do not believe the Senate of the United States should unnecessarily lower the quality of life of those who live on this block. The ultimate quality of life in this country will be determined by the totality of decisions as seemingly insignificant as this, involving one or a few city blocks at a time, as those which affect millions. The Senate should consider the lowering of the quality of life for even a handful of people as a very serious matter.

I think that before the Senate authorizes the purchase of this block by the Architect of the Capitol, or any part of it, the Architect should first be required to show that the proposed parking lot will effectively eliminate the problems of parking and traffic congestion in the area. Of course he cannot do that, for the parking lot will solve few if any of these problems.

If the Senate ultimately determines it needs the block, it should purchase the entire block, rather than only part of it. This would be far more equitable to the other property owners involved.

Sincerely,

Michael P. Peskoe

1325 Massachusetts Ave. S.E.
Washington,D.C. 20003
November 19, 1973

Mr. John Purinton
Room 4202
Dirksen Senate OfficeBuilding
Washington,D.C. 20510

Mr. Purinton:

I strongly object to the destruction of any housing in the capitol east area for the damnable practice of building parking lots. I sympathize with the employees of the Congress if they fear crime and would respectfully suggest that the solution is not found in building more and more parking lots closer to their point of work.

I would urge instead that they urge their bosses, the Congressmen to fight to make this a safer city for all of us not just those of us who hop into pollution machines to drive to the suburbs through my neighborhood.

We are in the midst of an energy crisis and to do anything at all at this time to encourage the use the the private automobile is extremely stupid if not criminal.

I urge you to strongly oppose the destruction of any townhouses in the Capitol East area for parking lots or any other purpose which encourages more traffic in an already pollution choked area.

Yours truly,

V Van Horne

(Ms.) V. Van Horne

215 Constitution Ave. Apt. 403, N.E.

Washington, D.C.
November 17, 1973

The Honorable Senator Richard C. Clark,
Chairman, Subcommittee on Buildings and Grounds
of the Public Works Committee of the Senate

Honorable and dear Senator Clark:

With great dismay it has come to our notice that the absentee owners of approximately 40% of the land area known as Square 757 and being that block bounded by Maryland Avenue N.E.-- 3rd St. N,E.-- C St. N.E. and 2nd St. N.E. are dickering with Mr. George M. White, architect of the Capitol, for the sale of the property to be used as a parking lot for Senate employees.

Dismay is the word all of us feel whose homesites adjoin this area. You as a senator we think do not need a diagram to make clear our feelings on the matter.

As citizens of Washington, D.C., these many years we are not being swept away by the current disillusionment with certain public officials. We still dare to think that there are some among you who put the rights and feelings of the people ahead of purely personal convenience.

Please give a thought to the earnest pleadings of the people of my apartment, my very good neighbors, and show us that the feelings of the people still carry some weight in the deliberations of our elected representatives.

Yours very respectfully,

Mary A. Johnson,
Resident Manager.

November 26, 1973

Senator Dick Clark
Chairman, Subcommittee on Buildings and Grounds
4214 New Senate Office Building

Dear Senator Clark:

As a resident at 219 3rd Street, N.E. and a member of Senator McIntyre's staff, I want to register my disapproval concerning the new proposed Senate parking lot. Our neighborhood would be permanently changed and the character permanently damanaged. In light of the present energy crisis, it seems unreasonable to me that the U.S. Senate is even comtemplating another parking lot. This would only encourage more driving into an all ready crowded city.

Thank you for considering my views.

Sincerely,

Katherine Upton

Katherine Upton
219 3 Street, N.E.
Washington, D.C. 20002

TELEPHONE:
(202) 547-0149

CAPITOL HILL ACTION GROUP
118 5TH STREET, N. E.
WASHINGTON, D. C. 20002

Honorable Dick Clark
United States Senate
Washington, D.C. 20510

November 19, 1973

Dear Senator Clark :

We call upon you to disapprove the plan the Architect of the Capitol to construct further parking facilities in our neighborhood, specifically in Square 757 bounded by Maryland Avenue, 2nd Street, 3rd Street, and C Street, Northeast.

Our neighborhood lost 20% of its population between 1960 and 1970, due largely to the impact of the automobile : the South-east expressway and parking lots in particular. This plan would destroy another six houses which we can ill afford to lose, and would ruin the quality of this and adjacent blocks. The neighborhood is one of particularly strong economic vitality and historical significance in Washington. Legislation is pending in Congress to declare this an historic area.

We are spending millions of dollars to provide metro bus and subway transportation for Congressional employees among others. Our taxes will be higher to support this service. This plan doubles this blow by depriving us of housing at the same time.

Air pollution in Washington is worse than all but a few places in the United States. It was so bad this summer it was necessary for some of our families to leave the city in order to breathe healthy air. This plan adds to this pollution. We would like to see a copy of your Environmental Impact Statement.

The nation faces severe energy shortages. Most of our national leaders are pleading for reductions of private automobile commuting. This plan provides for an increase when you should be planning for a decrease. Your current off-street parking ratio of 24 spaces for each Senator (one space for every two employees) should be sufficient given the existence of shuttle bus service to and from RFK Stadium parking and a reasonable effort toward car-pooling.

For all these reasons, in addition to the aesthetic one that car-parking facilities are an ugly intrusion into a residential neighborhood, we ask you to disapprove this plan.

Sincerely,

Michael Westgate

Michael Westgate
President

FRIENDS OF THE EARTH

620 C STREET, S.E., WASHINGTON, D. C. 20003

(202) 543-4313

DAVID BROWER, *President*

November 21, 1973

Mr. John Purinton
Rm. 4204
Dirksen Senate Office Building
Washington, D. C. 20510

Dear Mr. Purinton:

We understand that there is a new Senate parking lot proposed for Maryland Avenue between 2nd and 3rd Streets, N. E. We are adamantly opposed to its construction.

We find it ludicrous that the Senators of our country would support such construction in a time of a national energy crisis. What we need are fewer automobiles. Already over 60 per cent of our nation's cities are usurped by the automobile and one forth of our nation's energy is drained into the gluttonous automobile.

We also find it ironic to hear of this parking lot proposal just as the city of Washington came out with transportation plans to meet the Clean Air Act which greatly limit the use of the automobile. Pollution from automobiles accounts for up to 90 per cent of the District's air pollution.

We urge you not to build this parking lot. We feel that the members of the Senate and their staffs should set an example towards energy conservation and clean air by coming out against this parking lot.

Sincerely,

Carol Parker

Carol Parker

651 Maryland Avenue, N.E.
Washington, D.C. 20002
21 November 1973

Senator Dick Clark
Subcommittee on Buildings and Grounds
Committee on Public Works
United States Senate
Washington, D.C. 20510

Dear Senator Clark,

I attended your hearing on 20 November regarding the possible acquisition of square 757 on Capitol Hill. I was grateful to note your candor and apparently genuine interest in the anxieties of area residents with regard to the proposal.

During the hearing you invited other interested groups to participate in the testimony by submitting written statements. Enclosed herewith is my statement on behalf of the members of the STANTON PARK NEIGHBORHOOD ASSOCIATION.

We thank you for this opportunity to participate in Capitol Hill planning.

Sincerely,

Robert A. Andretta

STANTON PARK NEIGHBORHOOD ASSOCIATION

Testimony Before the
Subcommittee on Buildings and Grounds
20 November 1973

The Stanton Park Neighborhood Association is made up of a group of citizens who reside in the area roughly bound by D Street NE, A Street NE, 8th Street NE, and the Capitol/ Senate Grounds. Our main concern is that the area within the bounds described will grow into a "restored area" much as has close-in southeast. Zoning changes, how construction proceeds in already adversely zoned blocks, and compliance with previously set building styles greatly interest us.

We are not as large a group as the Capitol Hill Restoration Society. Our goals are more intensely concerned with the above described area. Many of our members are also members of the Restoration Society and we fully associate ourselves with the views expressed by the zoning committee of the society earlier in the hearing. This testimony, therefore, is not submitted in competition with that of the society but, rather, as supplemental views.

The northeast section of Capitol Hill is unique. It is among very few large areas of early housing in the United States which remains relatively unbroken by high-rises, parking lots, and the like, and which is actively being restored. Because of its proximity to the nation's capitol and the soon to be completed visitor center at Union Station, it is potentially an area that will be intensively visited in the future by people from throughout the country. The residents of the area hope that it can be faithfully preserved and restored, not only to provide themselves a pleasant place in which to live, but also because of a deeply felt responsibility to ensure that this unique area survives for posterity.

If the Senate genuinely needed block 757 and was determined to build offices similar to the present two buildings, in good harmony with the architectural values of the area, the Stanton Park Neighborhood Association would object less strenuously. But it is apparent to us that such a further encroachment into the residential area, with its resultant destruction

of residences and the overall balance and proportions of adjacent blocks, is not necessary. The Senate already owns land north of the Russell and Dirksen buildings that is inefficiently used. Black-topped parking lots are not the answer to any of the city's problems; not even its parking problems.

The Architect of the Capitol himself appears from his testimony to be uncertain at best as to what should be done on Capitol Hill in general, and on block 757 in particular. He does not know whether Senate construction should pursue the north-south axis, as it traditionally has done, or the east-west axis. Little thought seems to have been given to the fact that block 757 is rather small for a Senate office building, as we know them, and in fact contains about the same amount of space that will be cut off by the addition to the Dirksen building. The architect advocates simply buying up land as it becomes available with no idea as to what to do with it. We believe the Architect should concern himself more with the efficient use of the land already owned by the Senate, than with further acquisitions at this time.

Furthermore, we believe the Senate should not become a landlord while holding properties it has not resolved to use. Since the Senate has the power of emminent domain, we see no reason for hasty, unplanned land-grabbing on a randum basis, simply because the land is available or being pressed on the Senate by land speculators. This is unnecessarily expensive for the tax-payers, turns the Senate into a real-estate speculator, and causes uncertainties in the community that result in unwillingness on the part of home seekers to acquire and restore important houses.

The answer to this part of the problem, we feel, is a Capitol Hill master plan; not just a plan for government buildings, but an all-encompassing plan that would allow the Senate, area home-owners, and merchants alike to plan their futures with reasonable assurance of stability. The key to such a plan is, of course, the long-awaited master plan for the Capitol grounds. We would hope that the Capitol Hill Restoration Society and other interested civic groups will have their views considered in such a plan. The second step would be the overall plan itself, with cooperation among the various

interested parties: House of Representatives, Senate, Supreme Court, District of Columbia Planning Board, area residents' associations.

Returning from the general to the particular, we feel that the efforts of a few owners of the land in block 757* ~~are practicing~~ the worst sort of speculative vandalism. They see parcels of land only in terms of dollar signs. They maintain their buildings in run down condition in hopes of further acquisition of adjacent land. They are willing to sell to the highest bidder with no concern for what the bidder's plans will do to the neighborhood. Surely the United States Senate cannot associate itself with or encourage such practices lest it too be labeled a speculative vandal.

The land on Capitol Hill is not only important because of what may in the future be built upon it. It is important because of what is already there, for its unique character, for its old American charm.

It is our fervent hope that this subcommittee will agree that the Senate has a responsibility as a good neighbor to the other residents of Capitol Hill. We hope the Senate will dismiss urgings to acquire land without good reason, will ensure that land it does acquire will be used in such a manner that it can be considered an asset, rather than a detriment, to the community, and will join actively in fairly planning Capitol Hill's future.

* to press their land on the Senate represents

21 Gessford Ct. S.E.
Washington,D.C.20003
November 20, 1973

Senator Dick Clark
Chairman,Public Works Subcommittee on Buildings and Grounds
Washington,D.C.20003

Dear Senator Clark,

I am a resident of Capitol Hill and am opposed to the Senate acquiring the property in Square 757. I attended the hearing on November 20,1973 and listened to Mr. White present his reasons for advocating the acquisition of this property. He indicated that the move was instigated by a group of property owners in this square coming directly to him and offering the some 30% of that square for sale. The Senate is not in immediate need of building expansion nor could Mr. White state when this might be necessary.

It appears to me that a Master Plan of the Capitol area is needed before the government begins buying whole blocks. I walked around that block in question and was utterly dismayed at the thought of those lovely apartments and houses on Maryland Ave. being abandoned in the threat of falling property values. The immediate area is residential and could be adversely affected by any demolition or increased parking lots in Square 757.

My husband and I are members of the Capitol Hill Restoration Society and active in neighborhood associations. We love our residential neighborhood and would urge you and your committee to put off any discussion of acquiring Square 757 until a Master Plan of Capitol Hill is developed.

Thank you very much for considering the needs of your neighbors.

Sincerely yours,

Genie Hindall

(Mrs. George Hindall)

Warren W. Unna
121 Sixth Street Northeast
Washington, D. C. 20002

November 17, 1973.

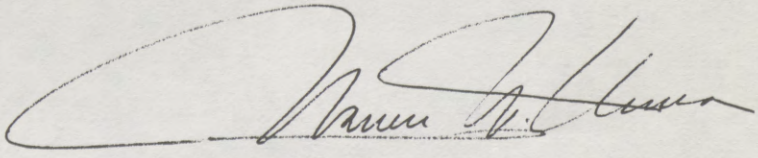
Senator Dick Clark.
Chairman, Subcommittee on Public Buildings & Grounds.
Senate Public Works Committee.
Room 4202 Dirksen Senate Office Building.
Capitol, Washington D.C. 20510.
Attention: Mr. John B. Purinton Jr.

Dear Senator Clark:

As a Capitol Hill resident, I wish to register my protest on the Senate desire to acquire Square 757 in the sector bounded by 2nd, 3rd, C Sts. and Maryland Avenue n.e.

I think the Government has stretched far enough into the residential section of the District, particularly here on Capitol hill. And if there is such a compelling need for additional government space, I suggest you look into evicting your near neighbors on First Street n.e., the veterans organization and the Methodist Building, which have no business standing between you and the Supreme Court anyway.

Thank you for your consideration.



November 14, 1973
11 Second Street NE.
Washington, D.C. 20002

Senator Richard C. Clark, Chairman
of the Subcommittee on Buildings
and Grounds of the Public Works Committee,
U.S. Senate

Dear Senator,

With reference to a proposed parking lot in Square 757 - Washington, D.C. (Boundaries, Maryland Avenue NE, 3rd Street NE, C Street NE and 2nd Street NE.)

A parking lot is not in keeping with the prevalent idea of having beauty on Capitol Hill. Why can't Senate employees scramble for parking space as do other workers OR better still, ride Metro? Existing public transportation buses travel right past the Senate Office Buildings.

Then, too, there are building guards and policemen in vehicles (Metropolitan Police, National Park Police and Capitol Police) cruising all over the place so that said employees are not open to attack by the criminally minded as are other persons outside of the Capitol area.

Thank you,

Clara Blystone

Attention: John B. Purinton, Jr.
Room 4202 Dirksen Senate
Office Building

14 Fourth Street, S. E.
Washington, D. C. 20003

November 19, 1973

The Honorable Richard Clark
United States Senate
Subcommittee on Public Buildings
and Grounds
United States Senate Public Works Committee
Room 4202, Dirksen Office Building
Washington, D. C. 20510

Dear Senator Clark:

I write concerning the proposal that the United States Senate purchase part of the block on Capitol Hill known as Square 757, bounded by 2nd, 3rd, and C Streets, and Maryland Avenue, N. E.

It is my very strong conviction that this would be a totally erroneous move on the part of the Senate and would merely do further damage to a viable, residential neighborhood. Even worse, it would severely reduce, if not destroy, the property values of the townhouses left in the remaining part of that block.

As Senator Birch Bayh said in his communication with Mayor Washington, further demolition of existing housing in a city with a cronic housing shortage just does not make sense. It seems to me that for the Senate to purchase additional space for stopgap parking in a well-established residential neighborhood would have disasterous results on the adjourning homes.

I would strongly urge that you recommend against the Senate purchasing this additional space. Heaven knows we do not need a PMI-type move by the United States Senate, and such a move would not be contributory toward solving your parking needs.

Sincerely yours,

Philip A. Ridgely

Philip A. Ridgely

25-361 O - 74 - 7

301 Maryland Ave. NE
Washington, D. C. 20002
November 17, 1973

Hon. Richard Clark
U. S. Senate
Washington, D. C.

Dear Senator Clark:

I am writing to express vehement opposition to the proposed acquisition of land in Square 757 by the U. S. Senate for temporary use as a parking lot. As a resident of the immediate neighborhood, I am concerned that such acquisition will be entirely contrary to the sentiments of the community, which is only recently experiencing something of an urban renaissance. The trend has been towards owner occupancy, individual restoration of deteriorated buildings, and an overall effort to revive the urban life style at a time when the majority of metropolitan residents seek to answer Washington's problems by fleeing them. The intrusion of a parking lot (for the convenience, please note, of commuters from outside the area) would surely reverse such a trend. Badly-needed housing would be destroyed, and the occupants of that which remained would suffer a reduction of the quality of life through increased traffic, noise, pollution, and crime (desolate expanses of asphalt are no deterrent to crime, as occupied homes can be).

This encouragement of private transportation, furthermore, is indefensible in the face of the current fuel crisis, particularly coming from a Congress whose immediate task is to implement solutions to that crisis.

Thus the proposal is an affront to the Capitol Hill community, and to the American public as well, who face the possibility of compulsory curtailment of automobile usage while Senate staffers are given an incentive to drive.

Therefore I urge you strongly to heed the objections to this project which will be made before your subcommittee at Tuesday's hearing, and to withhold your approval from the plan to acquire the Square 757 property.

Sincerely,

Lynn C. Weidenschilling

Lynn C. Weidenschilling

The Honorable Richard C. Clark
Chairman, Subcommittee/Buildings and Grounds of
The Senate Public Works Committee

Dear Senator Clark,

We own property in Square #783 adjoining the block known as Square 757, in which we have heard that the architect of the Capitol Mr White wishes to purchase 40% of the land for use as a parking lot for US Senate employees.

We, as well as an additional eighteen property owners on Square 783 were disturbed to learn of these plans. We are proud to own fine houses within view of the Capitol and the Supreme Court. Therefore we do not wish to have imposed upon us an invasion of many additional automobiles which will further pollute the air with noise and fumes. Many of us who live in this area walk or use bicycles and buses. We do this so that we will not offend or endanger with pollution the persons who work around the Mall or in other parts of Greater Washington.

We, as well as most of the eighteen other new owners on Square 783 are in the process of expending several hundred thousand dollars on the re-building and renovation of our houses. Just as you and your several committee members would not wish to have a parking lot adjacent to your homes, we view with alarm and displeasure the plans of the Architect of the Capitol to buy the lots of the absentee landlords in Square 757. Our concern is even greater for those property owners of Square 757 who live in their properties , and would find themselves surrounded by dirt and fumes in addition to the twice/daily rush in and out of such a lot.

It appears inconsistent for Mr White, the Architect of the Capitol to support a plan for shuttle buses between the Senate Buildings and the immense parking area at JFK Stadium, while at the same time being involved in efforts concerned with the acquisition of a few lots on Square 757. It further appears grossly contradictory to the national need for energy conservation that there is even consideration of the provision of added space for parking of fuel-consuming automobiles.

My husband and I, along with many other Capitol Hill dwellers, many of whom vote in all of the States, hope that careful thought will be given to a potentially difficult and probably embarrassing project.

Sincerely,

Suzanne Fogelstrom

Mrs Clarence Fogelstrom
322 Maryland Ave NE

(Present Address 506 A St NE)

Senator Richard C. Clark
Chairman, Subcommittee on Buildings
and Grounds of the Public Works Committee
Attention: Mr. John B. Purinton, Jr.
Rm. 4202 Dirksen Senate Office Building
Washington, D.C. 20510

November 13, 1973

Dear Senator Clark,

As a homeowner and resident of the 300 block of Maryland Avenue, N.E., I am concerned about the proposed acquisition of land in the 200 block of Maryland Avenue for a parking lot for Senate employees. The encroachment of Senate parking facilities into a residential neighborhood will result in additional automotive air pollution, noise pollution, and traffic congestion which will change the character of the neighborhood and adversely affect property values.

The U.S. Senate initiated the Clean Air Act Amendments of 1970, creating the Environmental Protection Agency and mandating EPA regulations requiring cities, including Washington, D.C., to meet strict air quality standards. At a time when the local authorities are attempting to meet those standards by curtailing off street parking in the downtown area, the Senate will be flying in the face of those efforts by acquiring residential property for the purpose of expanding parking facilities for its staff. Furthermore, the proposed underground garage, together with the Senate sponsored rapid transit system, which will include a station stop only two blocks from the Senate office complex, will shortly alleviate the need for additional Senate parking facilities.

Sincerely,

Robert Bailey

Robert Bailey
308 Maryland Avenue N.E.
Washington, D.C. 20002

227 C Street, N.E.
Washington, D.C. 20002
November 15, 1973

Honorable Richard C. Clark
Chairman, Subcommittee on Buildings and Grounds
Public Works Committee, U.S. Senate
Room 4202 Dirksen Senate Office Building
Washington, D.C. 20510

Dear Senator:

We own and occupy a house located at 227 C Street, N.E. and wish to express our objections to the proposal of the Architect of the Capitol to purchase a large portion of our block for use as a parking lot. The block is known as Square 757, bounded by 2nd and 3rd Sts., N.E., Maryland Ave., N.E. and C St., N.E.

Square 757 is a quiet, predominantly residential block where many have expended a great deal of time, effort and money to create a pleasant place to live. The placing of a parking lot with its attendant fumes, noise and traffic congestion in the midst of this block would completely change its character and make it a most undesirable place to live. It is a certainty that the value of the remaining private properties would drop drastically if a parking lot were established.

We are particulaarly concerned since the full length of one side of our house and yard abuts the land proposed for purchase. With a parking lot, our windows would have to remain closed, the view of trees and greenery would give way to that of parked cars and the use of our patio and yard would become virtually impossible for us and our young child.

It seems to us that other factors should be weighed before this piecemeal approach is taken to what should be a carefully-considered, well-developed plan to meet the needs of the U.S. Senate.

If more space is really needed, land is already available in the block north of the Dirksen Office Building for the construction of a huge garage and the new extension of the Dirksen Building will contain space for many more vehicles. It should be kept in mind for the near future that the Washington subway system is being built with a conveniently-located stop at nearby Union Station which will also be a hub for bus lines. This will certainly decrease the need for more parking spaces.

Thank you for your consideration.

Respectfully yours,

Robert J. Simms Mary P. Simms
(Mrs. Robert J. Simms)

Mrs. Irmgard Lincoln

113 Second Str. NE
Washington DC 20002
November 17.1973.

Honorable
Senator Dick C l a r k
c/o Mr. John B. Purinton Jr.

S t a t e m e n t.

Re: Hearing by the Subcommittee on Building and Grounds of the Public Works Committee of the Senate Nov. 20.1973. Square 757 bounded by Maryland Ave NE, 3rd Str. NE, C Str. NE and Second Str. NE.

I am the owner of the house 113 Second Str. NE, which is next bloc to square 757. I am opposed to this purchase

1. There is a historical house, once owned by Mr. Marlow, the owner of coal-mines. There is still also the house where the stables were. Furtherhin are included 3 beautiful brickbuildings. It is absolut a residential aerea.

2. The owner of the lot which is nr. 216 Third Str. NE, Mr. Brick, tried some years ago unsuccessfully to open a parkinglot at his property. (A Barkinglot for Senate employees)
His application for rezoning was rejected by the Board of Zoning-adjustment under # 9585.
The question of the possibility of rezoning should be cleared before talking about purchase.

3. The building of a parkinglot in this block will adversely affect the property values of our homes. Also living would become unpleasant because of the auto-exhaust, noise and traffic congestion.
Furthermore, if this parkinglot built I fear it will not be long before pressure will be exerted to take the rest of the block.

Sincerely
Mrs. Irmgard Lincoln
Mrs. Irmgard Lincoln.

November 17, 1973

The Hon Richard C. Clark, Chairman Sub-Committee
On Building and Grounds of the Public Works Committee
Attention Of
Mr John B. Purinton Jr.
Room 4202 Dirksen
Senate Office Building
Washington, D.C. 20510

Dear Sir:

This letter is relative to one I received yesterday, from a Member of the Woman's Christian Temperance Union, who lives at 11 2nd Street, Northeast, in the City. According to the letter, The Archect Of The Capitol, Mr George M. White, is desirous of purchasing ground, in Square 757, for a Parking Lot for Senate Employees.

The Property of the above named Organization, is located in Square 758, at 208 A Street, Northeast, City.

I am not in accord with any proposal that would have a tendancy to devaluate our Property.

Yours very truly,

Charlotte A May

Mrs Edward May, (Charlotte A.)
Pres. Trustees, W.C.T.U. of D.C.
4201 Butterworth Pl. N.W. #202
Washington, D.C. 20016

November 21, 1973

Senator Dick Clark
Senate Office Building
Washington, D.C. 20510

Dear Senator Clark:

As a former Senate employee myself, I'm writing to you about the proposal to buy additional Capitol Hill property for use as a parking lot.

There is a rather obvious need for more and better parking for Senate employees. A great deal of parking, however, could be added at a substantial savings (possibly upwards of a million dollars) over the present proposal without having to demolish some of the grand old Victorian homes on the Hill.

The Parking Consultants Council of National Parking Association is made up of professional parking designers from all over the country. Some of the Council's members have accomplished the seemingly impossible in creating attractive, economical parking facilities under widely varied conditions. One member of the Council is now in negotiation with the House Parking Committee on a plan to redesign parking on the House side of the Capitol.

I would suggest that you contact us about dealing with one of these professionals before you go much further in your deliberations. One possible idea would be to construct a multi-level garage on the D Street lot or adjacent property eliminating the "parking sprawl" around the Capitol. One of our consultants could be of invaluable help to you in solving your parking problem.

Numerous new facilities are being designed at a total cost of less than $3,000 per stall--some under $2,000. You can imagine the savings and the increase in parking possible for just the purchase price ($2,000,000) of the property under consideration. I have enclosed one or two examples.

Please feel free to call on me if you believe National Parking Association or our Council could help with parking problems on the Hill.

Sincerely,

David L. Ivey
Director of Communications
& Research

DLI/pr
Encls.

cc: Senator Mike Gravel
Senator Joseph Biden
Senator William Scott
Senator James McClure
Barry M. Meyer, Public Works Committee

312 Maryland Avenue, N.E.
Washington, D.C. 20002
November 15, 1973

Senator Dick Clark
United States Senate
Washington, D.C.

Dear Senator Clark:

I understand you are heading a subcommittee considering construction of a new Senate parking lot on the block next to the house I have just purchased. My wife and I are members of a group of 19 families who bought homes on the 300 block of Maryland Avenue and C St.,N.E. last summer. Most of the homes are now being restored and most of the families have invested everything they have in them.

I know that Senate employees have to park somewhere, but it seems that another parking lot will only be an incentive to bring more cars into our neighborhood. It seems to me that Congress should encourage car-pooling, energy conservation, and use of mass transit.

If your lot is built, I hope you will provide funds for appropriate landscaping. It also occurred to me that since you will be damaging our neighborhood to serve the interests of the Senate, perhaps you could make some reciprocal gesture. Perhaps you could authorize parking in the lot by residents of the immediate neighborhood in the evening, thus making double use of the facility and lessening the local parking crunch. I'm sure some system of passes and non-overlapping hours could be worked out. It seems to me that this would be at least a modest gesture of good will toward a neighborhood you will be damaging.

Yours truly,

Gary Orfield

219 A St., N.E.
Washington, D.C.
20002

Nov. 18, 1973

Senate Public Works Committee
4202 Dirksen Senate Office Bldg.
Washington, D.C. 20510

Dear Sirs;

We strongly oppose the purchase of property by the architect of the Capitol in Square 757 to be used as a parking lot until another use is found.

1) We oppose the acquisition and demolition of the buildings on this lot for the following reason. We are living in a period of time in which the problems of the inner city are causing residents to flee to the suburbs, which, in itself, causes a chain of adverse reactions. Capitol Hill is a neighborhood which is proud of its restoration efforts:efforts which were able to reverse--at great expense--the trend of movement to the suburbs. Capitol Hill is used as an example of what can happen when determined people decide to remain in the city and restore their neighborhood from a slum to a model community--at no cost to the government. No portion of this historic neighborhood should fall to the bulldozer for any purpose!

2) We oppose the acquisition of this land to be used as a parking lot. It is inconceivable that, in this period of severe energy shortages, the Capitol should even be considering the creation of a parking lot--a move which would encourage employees to drive to work. The Capitol should be moving in the opposite direction: toward the elimination of parking lots.

3) We are further appalled at the haste and secrecy with which this plan was proposed, and the fact that the 'public' meeting is being held at 10 o'clock in the morning--a time during which the residents of the affected neighborhood are at work.

We hope that the plan is rejected.

David H. Koehler

Dr. David H. Koehler

Virginia Koehler

Dr. Virginia R. Koehler

November 16, 1973

215 Constitution Ave. N. E.
Apt. 403
Washington, D.C. 20002

Honourable and dear Senator:

I have to dictate this letter because of my disability: near-blindness and heart malfunction.

Please do not let them take away my homestead where I have lived happily and contentedly these many years.

I know that it goes without saying that automobiles too have to have room to be parked.

When I could see I used to read with a certain degree of sssurance the inscription on the Supreme Court Building opposite my home: EQUAL JUSTICE UNDER LAW.

Now I wonder: does an automobile-- even that of a Senator or a Senator's secretary-- have a right in justice to displace me who have tried during my sixty-three years of life to serve my fellow Washington citizens in simple Christian charity and decency.

Or am I to think that all of our public officials elected to serve their fellow-citizens have no care for anyone except themselves?

If I thought that that were the case I wouldn't be using my time and energy to dictate this to you.

Respectfully yours,

E. Fx. Keyser

THOMPSON-MARKWARD HALL
YOUNG WOMAN'S CHRISTIAN HOME
235 SECOND STREET, N.E.
WASHINGTON, D.C. 20002
PHONE: 202 – 546-3255

November 2, 1973

Senator Dick Clark
Chairman
Subcommittee on Public Bldgs. and Grounds
Committee on Public Works
U. S. Senate
Room 4202 Dirksen Building
Washington, D. C. 20510

Dear Senator Clark:

As president of the Board of Trustees of The Young Woman's Christian Home I wish to express my concern over the proposed acquisition of large portions of the land near this Home to be used as a government parking lot.

The Young Woman's Home was founded 93 years ago as a residence for young girls coming to washington to work. Over the years literally thousands of girls have found it to be a well-appointed home-away-from home.

A number of our residents are presently employed on the staffs of many of your colleagues, as well as in other government offices.

My understanding is that the land being offered is for sale by non-residents, owners who have no interest in Capitol Hill property other than as an investment.

Although the block in which the Home is located is zoned for residential purposes, and there would seem to be no immediate plans to change the present regulation, another parking lot in our vicinity would virtually isolate us in a sea of parked cars.

I am informed that the Senate does not contemplate using our land, however, I am apprehensive about 40% of the adjacent land being acquired for such purpose, feeling that it would only be a matter of time until we would be asked to relinquish our property.

I certainly hope that you, Semator Clark, and other members serving on your committee, will look deeply into this matter before granting approval of yet another parking facility.

Furthermore, it would seem that the cost of this project alone would convince members of the Congress that this undertaking is unrealistic. A few years ago this might not have carried weight, but

THOMPSON-MARKWARD HALL
YOUNG WOMAN'S CHRISTIAN HOME
235 SECOND STREET, N.E.
WASHINGTON, D.C. 20002
PHONE: 202 – 546-3255

as voters become more disenchanted with government spending, this ought to be part of the decision.

I am aware that a hearing pursuant to this matter will be held on November 20, 1973. I would welcome the opportunity to attend such a meeting and to further expand my views.

Thanking you in advance for your help and consideration in this matter, I am

Very Truly Yours,

Mrs. Charles W. Wood
President
Board of Trustees

JMW/aw

November 19, 1973

Senator Dick Clark
Chairman, Subcommittee on Public Buildings & Grounds
Senate Public Works Committee

Attn: Mr. John B. Purinton, Jr.
Room 4202, Dirksen Senate Office Bldg.
Washington, D. C. 20510

Dear Senator Clark:

As a property owner in the Capitol Hill neighborhood, I wish to express my strong opposition to the proposal to acquire land in Square 757 for parking lot or building purposes.

This is an area of single family homes which cannot be further encroached on by public buildings without compromising the integrity of the neighborhood.

Please express my opinion to the other members of your committee.

Yours truly,

Gregg R. Hopkins

GRH:AR

JOHN MOORE DAWSON
217 A STREET, N. E.
WASHINGTON, D. C. 20002

November 18, 1973

The Honorable Dick Clark, Chmn.
Senate Public Works Committee
Rm 4202 Dirksen Senate Office Building
Washington, D.C. 20510

Dear Senator Clark:

I want to register my objection to the proposed government condemnation of the block of Capitol Hill bounded by Second, C, Third, and Maryland Ave., N.E.

Given the number of residences which have been substantially improved or restored, this block represents an attempt to preserve the residential character of Capitol Hill and counter the trend toward converting this section of the city entirely into government and business property. Many people like myself and my wife have worked to preserve Victorian buildings as homes, and can be expected to vigorously oppose this proposed incursion. We are prepared to take legal steps to stop this action and intend to mount a campaign to invoke Congressional action to further this end.

My understanding is that the purpose of this proposed acquisition of private property is to convert it into a parking lot for Senate employees' use. This is clearly not a valid public purpose for condemnation, particularly since the government has maintained for many years that providing parking for federal employees is not the government's responsibility. I would also like to bring to your attention the fact that public transportation to the Hill is quite good. Further, in light of the fuel crisis, it is absurd to sacrifice unique and irreplaceable homes for the encouragement of automobile traffic.

Finally, I object to the scheduling of the public hearing on this matter. Many persons such as myself who are interested in this issue have

jobs that make it impossible to attend a hearing scheduled for 10 a.m. on a workday. It seems to me that propositions for public action directly affecting residents of an area are normally exposed to public hearing in the evening so that as many as possible of the people concerned may attend. Both the scheduling of this hearing and the limited prior notice given citizens of this area suggest that an effort is being made to minimize the opportunity for the public to question the reasons for this proposed condemnation.

I feel very strongly that plans for further acquisition of private residential property by the government on Capitol Hill be abandoned, and that, at the least, public hearings regarding such proposals be fully advertised and scheduled in such a manner as to allow interested citizens to make their views known.

Sincerely,

John M. Dawson

John M. Dawson, Esq.

Lucinda P. Janke
217 Ninth Street, N. E., Washington, D. C. 20002

Dear Senator Clark:

Count us among those strongly opposed to the Architect of the Capitol's acquisition of the property in square 757, District of Columbia.

If energy wasteful auto commutation is to be tolerated (not to say encouraged!), the machine can be parked in the vast and underused space at RFK stadium and shuttle buses to the Congressional buildings run from there. Doesn't the fuel and energy shortage apply to U.S. Senate members and their staffs?

Lucinda P. Janke
217 Ninth Street, N. E., Washington, D. C. 20002

Let the block's residences and businesses stand. They are far more useful and handsome than another car park would be. — Have you looked at the square bounded by 1st, 2nd, C, and Maryland which is already ruined?

Or, if you in fact have some kind of a real need for the land, let's have intelligent hearings on that.

Sincerely, your uneasy neighbors,

Josh & Lucinda Janke

16 NOV. 73
729 8th ST., S.E.
WASH., D.C. 20003

DEAR SENATOR CLARK:

I AM UNABLE TO ATTEND THE HEARING, BUT WISH TO EXPRESS MY OPPOSITION OF ARCHITECT OF THE CAPITAL ACQUIRING SQUARE ~~757~~ 757 FOR USE AS A PARKING LOT, OR WHATEVER USE DETERMINED THEREAFTER. THE NEW LIBRARY OF CONGRESS BUILDING IS DOING ENOUGH TO WIPE OUT COMMUNITY ON CAPITAL HILL.

SINCERELY,
THOMAS FEILD

November 21, 1973

Senator Dick Clark
Subcommittee on Public Buildings & Grounds
attn: Mr. John Purinton

Dear Sir:

We are opposed to the acquisition by the Architect of the Capitol of property at 2nd & 3rd C. & Maryland Avenue, N.E.

The Capitol Hill area does not need more parking lots or massive public buildings.

Sincerely,

Mr. & Mrs. James H. Kocher
202 - Fourth St., SE
Washington, D.C. 20003

Dear Sir:

I, as a resident of the Capitol Hill community, am opposed to the acquisition of residential property in my neighborhood by the Congress. Please urge your committee to seek other solutions to any real or imagined problems that you may have.

Sincerely yours,

Frank S. Harlan
108 - 6th St. S.E.
Washington, D.C. 20003

3911 Underwood Street
Chevy Chase, Maryland
20015

November 17, 1973

Mr. John B. Purinton, Jr.
Senate Office Building,
Washington, D.C.

Dear Mr. Purinton, Jr.

As the Director of Public Relations for the District Woman's Christian Temperance Union, located at 208 A Street, N.E., I am writing to register our protest against the proposed parking lot which we understand is being planned for Senate employees in our area.

In my opinion, the location of such a parking facility will adversely effect the property values, increase traffic congestion significantly, add-

immeasurably to the noise and air pollution of the neighborhood and encourage further deterioration of our residential area.

We would appreciate receiving a reply from your subcommittee concerning any steps we may take to further reflect our concerns.

Sincerely

(Mrs.) Maud W. Lee

JOHN PEARCE ~ Museum and Restoration Consultant
6313 Kirby Road
~~6707 Loring Court~~, Bethesda, Maryland 20034 USA
telephone [redacted]

November 22, 1973

Dear Senator Clark:

We are unalterably opposed to the Capitol Architect's proposal to make yet another parking lot out of the oldest buildings on Capitol Hill, which are serving a very viable, tax-productive life as residential structures (& appropriate related urban uses). We OPPOSE approval of additional acquisitions in Square 757, both as Hill property owners (418 A St S.E.; 25-5th St. SE; 800 East Capitol St.; 122-11th St. S.E.) and as citizen members of the Capitol Hill Restoration Society, the National Trust for Historic Preservation, Don't Tear it Down, and others. And though we cannot speak for any

of the following organizations, our interest and knowledge in this field is also shown by: my memberships on the Committee of the Victorian Society in America, on the Committee of 100 for the Federal City, and (as a volunteer representative of Congressman Gilbert Gude) on the Forest Glen Task Force of the Maryland-National Capital Park and Planning Commission.

The Congress should do everything possible to encourage living elements of the city to remain — not destroy them.

Sincerely yours,

John N. Pearce

Lorraine V. Pearce

P.S. Wouldn't this be a good moment at which to re-examine the entire question of any further space needs at the Capitol, & re-define the plan?

P.P.S. May I have a list of Sub committee members to write to?

629 A Street S.E.
Washington DC
November 14, 1973

Dear Senator Clark,

As a resident of the Capitol Hill community I am deeply troubled concerning the proposal of the Architect of the Capitol to acquire property in Square 757 for "unobstructed future expansion of Senate office facilities" - and interim parking.

The continued destruction of this community's unique historical and residential character is a blow to the residents here, and a loss in the Nation's historical inventory. Not only do we face demolition in this instance, but further erosion of the residential character of this area. We find that when we lose one block, the surrounding blocks tend to lose their attractiveness and decay sets in.

What is questionable to me is the wisdom of destroying irreplaceable residential structures without a firm future plan and with interim use as a parking lot. Especially disturbing in these days of energy conservation when all Americans are urged to cooperate by using carpools and public transportation, we find the Architect of the Capitol encouraging Senate staff to drive to work by providing plentiful free parking spaces.

Within the past year the community was told by the architect that he felt there was a north-south solution to future expansion of the Capitol grounds where the community would not be injured. I would appreciate your assistance in looking into Mr. Whites' change of plans.

Lacking a representative in the Senate, we must ask your assistance, as Chairman of the sub-Committee involved, in preserving this community as part of the Nation's historic heritage. Thank you.

Sincerely,
Heather Cwikeler

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ZIP 20510

western union Mailgram

SENATOR DICK CLARK CHAIRMAN
SUBCOMMITTEE ON PUBLIC DLDG AND GROUNDS
CAPITOL HILL DC 20510

WE STRONGLY PROTEST THE ACQUISITION OF PROPERTY IN SQUARE 757 UNTIL NEEDED FOR BUILDING. TO DO PIECE-MEAL PURCHASING IN THIS SQUARE AND TO DOWN GRADE HOMES AND OTHER BUILDINGS IN THE BLOCK BY INSTALLING PARKING LOTS SMACKS OF ACCEDING TO THE WISHES OF SPECULATORS WHO ASSEMBLED THE PROPERTY THEY NOW WANT THE ARCHITECT TO BUY. THESE SPECULATORS HAVE THE RIGHT TO DEVELOPE THEIR PROPERTY UNDER OUR R-5-B ZONING AND ARE IN NO POSITION OF HARDSHIP. RESPECTFULLY REQUEST YOUR HONOROBLE COMMITTEE TO CONSIDER THE HOME OWNERS.
ARLINE ROBACK 121 C ST SOUTHEAST LELIA WASHBURN 643 MASS AVE NORTHEAST BERNICE SCHERMER 210 A ST NORTHEAST CHARLES W VERBECK 511 SEWARD SQ SOUTHEAST

1806 EST

MGMWSHE WSH

SENATOR DICK CLARK
CAPITOL HILL
WASHINGTON DC 20515

I HEREWITH PROTEST AND OBJECT TO THE AQUISITION OF PROPERTY IN SQURE NUMBER 757 BETWEEN AND THIRD ST NORTHEAST BY THE ARCHITECH OF THE CAPITOL FOR USE AS A TEMPORARY PARKING LOT
RUTH RAPPAPORT 117 THIRD ST NOTHEAST WASHINGTON DC 20002

2002 EST

MGMWSHA WSH