



NEWS

www.chrs.org

November 2010

The Hill Center: An Update

by Mike Canning

Anyone driving or strolling down Pennsylvania Avenue by 9th Street will notice substantial changes at the landmark Old Naval Hospital, currently being restored to house the Hill Center. Citizens should know that the physical progress inside and outside the structure are being matched by progress in defining what this new institution will provide for Capitol Hill.

The restoration, undertaken by the Old Naval Hospital Foundation, is being managed by Regan Associates with Whiting-Turner Construction serving as general contractor. It began this summer with the elimination of asbestos from old flooring and lead-based paint from old walls. An old boiler was removed and most of the original doors were taken out for restoration offsite. By August the first of the more than 30 new geothermal wells were dug. The wells, each about 350 feet deep, will form a new heating and air conditioning system with a very green technology.

Also, most of the Hospital's monumental fence was dismantled and taken to be restored by Krug & Sons, a Baltimore iron-working firm. Major sections of the fence are being scraped down or re-cast as necessary, and the newly refurbished pieces

could be in place by the end of the year. September saw further strides in the interior with the stripping and preparing of door and window frames. Also, basic cutouts were made also for the building's new elevator, as well as for two new stairwells required by the building code.

On the administrative front, the Foundation's program committee has already collected the views of many individuals and groups in the neighborhood and will, in addition, be running a survey of community members to find out what educational and cultural programs should be included in the Center's smorgasbord of activities. The search for an executive director to manage the Center has been underway for some months, and a person to head this exciting new venture is expected to be named in the near future.



PHOTO COURTESY KARL K. KINDEL, WWW.OLDNAVALHOSPITAL.ORG

Blacksmith at Krug & Sons works on piece of hospital fence.

Also in this issue

ARTICLES	
October Preservation Café	3
Historic Preservation Briefs.....	4
Zoning Briefs	7
Capitol Bikeshare.....	9
CHRS Community Forum.....	11
COLUMNS	
President's Column	2
CHRS Supporters	5
Looking Back on Capitol Hill	8
LOOKING AHEAD	
November Preservation Café.....	3
Beyond the Boundaries: Hill East ...	10
Fun Fall Reception & Auction	11
Mark Your Calendar	12

Continued on page 7

President's Column: Taking a Break for Fun

by Beth Purcell

Capitol Hill faces many challenges. Many of the topics that CHRS and our members work on (and worry about) are very serious: transportation (streetcars and traffic), development (the Marines Barracks plan, the Cohen Companies project looming over Boat House Row, Reservation 13/Hill East Waterfront), threats to the historic district, preserving the Virginia Avenue park, protecting

the environment and, perennially, engaging DC government agencies to move in a direction that benefits the community. Adding to our collective stress was a dry summer, when many of us fought to keep our gardens and street trees alive.

Time for a fall break. CHRS is hosting a free event for members to enjoy an evening together. On Monday, November 15, 2010 we are

having our Fun Fall Reception & Auction. Please come and enjoy a glass of wine and light snacks, win door prizes, and check out the items for auction. We look forward to seeing you on November 15 at 7:00 pm at the Eastern Market North Hall. Please bring a guest or two and RSVP to caphrs@aol.com or call 543-0425. ★

New Editor Sought for *CHRS News*

The Capitol Hill Restoration Society is seeking member volunteers to edit, proofread, and copyedit this publication, *CHRS News*.

The editor assigns stories and graphics, determines which stories run on which page, attends the monthly CHRS Board meeting, and needs to be aware of the interests of CHRS in story assignment and phrasing.

The copy editor will ensure that articles are interesting, intelligible, and grammatical; provide cut-lines under graphics; and consider the best headlines for articles. The proofreader needs to know spelling, grammar, and punctuation. A consistent style—Chicago, AP, or self-developed—needs to be maintained. Either one or two people could perform these responsibilities. The current editor is prepared to provide training and guidance to the incoming editorial staff.

The position becomes open in January with the first issue for February 2011. Editing typically requires three days of off-and-on attention—receiving the stories, ensuring that photos and/or graphics are in hand for illustration, taking a first pass through the copy provided, and sending it to the copyeditor. The proofreader reviews all copy and retransmits to the editor. The copyeditor/proofreader typically makes a single pass through the articles and reviews the final layout provided by the designer.

CHRS uses a design and layout professional to prepare text and graphics for printing and the web.

For more information, please contact David Holmes, editor (202-251-7079 or dw.holmes@verizon.net) or Beth Purcell, CHRS President (202-622-4303 or eap1@mindspring.com). ★

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To reach any of the above, please contact the Society offices at (202) 543-0425 or via e-mail: CapHRS@aol.com.

www.CHRS.org

Celebrating more than 50 years helping to preserve and protect Capitol Hill's residential character, the Society is now the largest civic association on Capitol Hill, and one of the largest in the District of Columbia. From the beginning, the Society has played a key role in maintaining the diverse, residential character of our neighborhood. With your participation, we will continue to do so for many years to come.

To start or renew a CHRS membership:

- ★ On the web at www.CHRS.org
- ★ Call (202) 543-0425; choose option 2
- ★ Pick up a form at one of our meetings

Starting at just \$25 per year for a single membership, it's a great deal.

October Preservation Café Outlined What to Expect from Your Architect

by Shauna Holmes

Architect Michael Lee Beidler drew from over 25 years of professional experience when outlining at CHRS's October Preservation Café what to seek and expect from your architect when planning an addition or remodeling your historic house. To those of us in the audience who have never hired an architect—as well as those who have but hope for a better experience next time—the information was most welcome. Mr. Beidler formerly served as a historic building inspector for the city and as a Senior Preservation Specialist in DC's Historic Preservation Office (HPO). He is now the founder and principal of Trout Design Studio, Inc., a full-service architectural and interior design firm in DC.

According to Mr. Beidler, one key to success is to find an architect

who has expertise and experience in dealing with historic buildings. The candidate should have a practical working knowledge of historic architectural styles, construction detailing, and historic building materials and techniques. For those who live within the Capitol Hill Historic District, the architect should also have substantial experience with projects in DC historic districts and understand how a proposed project could affect not only the building's historic character, but also the context of the historic district. In addition, a candidate should have a working knowledge of the city's permitting and historic preservation review processes, as well as the relevant city boards and agencies, ANCs, and community organizations

Continued on page 6

November 17 Preservation Café Will Spotlight Preserving Wood Furniture and Cabinets

Preserving wood furniture and cabinets will be front and center at CHRS's November 17 Preservation Café. Daragh Cassidy will discuss the best ways to care for and maintain wood furniture and cabinetry, including conserving treasured antiques. He will also address joinery, finishes, and simple, minor repairs that homeowners can do. Mr. Cassidy, founder and owner of Galway Bay Woodworks on Capitol Hill, previously worked at the Smithsonian's Museum of American History for nine years as a cabinetmaker and exhibits specialist.

Preserving Wood Furniture and Cabinets will be held Wednesday, November 17, from 6:30–7:15 pm in the downstairs community room at Ebenezer's Coffeehouse at 2nd and F Streets, NE. The Preservation Café is free, accessible, and open to all in the Capitol Hill community. No reservations are required.

Historic Preservation Briefs

by Nancy Metzger

New Owners Unveil Plans for Landmark House

Altus Realty Partners, the new owners of The Maples (Friendship House), the 1795 manor house that stretches between the 600 blocks of South Carolina Avenue and D Street, SE, unveiled their initial plans for the property at a community meeting in October at nearby Christ Church, another historic landmark of the same era. The meeting was well attended, not only by neighbors most immediately affected by the project, but also by residents from across the Hill who are interested in the future of the historic house and grounds. Among the highlights from the meeting:

- Laura Hughes from EHT Tracerics, an architectural and historical research firm, outlined the expansion of the house through 130 years of private ownership and the last 70 years when it was home to Friendship House, a social services agency. Originally, the house was limited to the main two-story block, a five-bay Federal house overlooking South Carolina Avenue and a large stone and frame stable fronting D Street. A distinctive one-story porch on the front (south) elevation is shown in early maps and photos. In 1856, Senator John Clayton of Delaware added a ballroom to the east side and possibly a wing addition to the west. Count Louis Francois de Pourtales may have constructed a wine cellar forty-two feet underground (location currently unknown, but that's the story). Emily Edson Briggs ("Olivia") and her family owned The Maples for sixty-five years (1871–1936) and

must have modernized the home during that time, in addition to replacing wood mantels with marble ones and enlarging the west wing to bring the total number of rooms to 21. The sale of the property in 1936 marked its change from a residential building to an institutional one. Architect Horace Peaslee oversaw the renovation and expansion, which included a new large west wing beyond the 1850s wing, the replacement of the 1850s east wing ballroom (decorated by artist Constantino Brumidi) with a new addition and connection to the rear stable. The one-story entrance porch facing South Carolina Avenue was removed.

- Ralph Cunningham, FAIA, of the architectural firm Cunningham/Quill, presented the current development concept: a condominium project of 20–24 individual units of varying configurations and sizes (800–1500 square feet). Each would have a separate entrance. An underground garage would be entered from the west alley (near 6th and D Streets) that borders the property.
- Current plans call for the restoration and renovation of virtually all of the buildings constructed through 1940. (The current passageway to the west wing would be removed to allow for access to units from D Street.) Because of the alterations over the past 200 years, very little historic fabric remains on the interior.
- The developers are also proposing to build three new row houses facing South Carolina

Avenue—two on the west (on the present basketball court) and one on the east, lined up with the existing homes. They have also planned a low-scale building on the west, between the new row houses and the 1930s west wing. These buildings have not yet been designed.

- One of the distinctive features of the property is the open, grassy lawn facing South Carolina Avenue. Research indicates that some of the lawn may be fill, and the developers hope to return the lawn to a gradual slope toward South Carolina Avenue and provide for handicapped accessibility without the existing wall and ramp. The porch would be rebuilt as shown in the historic photographs.

When plans are officially submitted to the Historic Preservation Review Board (HPRB), both ANC 6B and the Capitol Hill Restoration Society's Historic Preservation Committee will be reviewing and offering comments. Individuals and other organizations are also welcome to present comments to the HPRB, either by letter or by testifying in person. There may be several hearings on the proposal—the first on the site plan and massing, the second on the design of the new construction, as well as others, if needed. The PowerPoint presentation from the October meeting is available on the website of ANC 6B03 Commissioner Norman Metzger, www.ANCNorm.org.

Excellence in Historic Preservation Awards Celebrated

The city's celebration of Excellence in Historic Preservation on Thursday, November 4, at the Carnegie

Institution (1530 P Street, NW) will feature at least two Capitol Hill awardees, both nominated by the Capitol Hill Restoration Society. (A complete list of those winning awards will be available in the December CHRS News.)

Judith Capen, AIA, a Capitol Hill architect, will be honored with an Award for Excellence in Historic Preservation in Education for her work as an educator and advocate for historic preservation and proper care of historic properties. Although she does her share of lectures, talks, and classes, she also has devoted a significant part of her career to explaining architecture, buildings, and historic preservation to the general public. Her work on the *Capitol Hill Historic District Guidelines* set the style for that series of brochures, which have proven to be great resources for Capitol Hill residents and others throughout the city. She researched, wrote, took photographs, and drew explanatory sketches for seven of the nine *Guidelines* that were published by CHRS and edited the other two. Since that major effort she has been writing for the past 10 years a monthly column, "Ask Judith", on old house problems that appears in the *Hill Rag* or, previously, in the *Voice of the Hill*. Readers have come to rely on her advice on how to solve many "old house" problems, from damp walls, mysterious cracks, and windows that leak to the dangers of digging out basements and the possibilities of using "green" technology. Because Ms. Capen writes with style, authority, and wit, readers remember the columns and the messages. The result has been an informative and fascinating look at the joys and pains of our historic houses.

Mark Holler, owner of Ginkgo Gardens, an urban garden store on Capitol Hill, will be honored with an Honorable Mention in the category of Excellence in Historic Preservation

in Construction and Design for the restoration of 907 Eleventh Street, SE, presently used as an annex to the main store at 911 Eleventh Street. For years the 1857 frame Italianate was part of a rather forlorn group of historic buildings at the southern end of the historic district. It has taken over five years for Holler and his dedicated craftsman Gregory Cavanaugh, owner of Egg and Dart Restoration, to bring the eyesore back to life by resetting the brick foundation; rebuilding the back of the house where termites had destroyed the wall and ceiling; rebuilding side walls to code; and adding modern systems to create a one-bedroom rental unit in the upper two floors of the historic main block, which is all that remained of the building.

Underneath the asphalt siding, the front façade was largely intact. The cornice and corbels were repaired, as were the unusual wood "bow-tie" (elongated X's) cornice decorations. Ghosting of the window and door headers was revealed when the asphalt siding came off—a project replicating them is deferred until funds become available. Wood entry stairs follow the design of stairs of the era and complete the façade. The ground floor is used for storage, and the back yard is a showroom for trees and large bushes for Ginkgo Gardens. Nearby neighbors Andrew McGuire and Barbara Rutland, in their supporting letter, said: "We watched as a ramshackle and seemingly abandoned house was lovingly transformed into the sturdy handsome house it is today. Even more exciting is the fact that the house will soon be a home to new residential tenants. If only the other houses on that block could be similarly renovated and put to good use!" ★

Welcome CHRS Supporters

We thank the following new members, patrons, and sponsors.

NEW MEMBERS

Anne McLean & Melih Kutluer
Anne Benjaminson &
Greg Naarden

PATRONS

Joan & Thomas Keenan

SILVER SPONSORS

Brian Biles & Diane Rowland
Pat & Virginia Quinn

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Lisa Delolace

Guidelines Online

The *Capitol Hill Historic District Guidelines* prepared by Ms. Capen may be found at:
http://chrs.org/Pages/6_Pubs1.html.



PHOTO COURTESY DAVID HOLMES

Architect and presenter Michael Lee Beidler chats with Nancy Metzger at the October Preservation Café.

such as CHRS that need to be consulted prior to beginning work on a project. After all, the architect needs to be able to guide the owner through these review processes and represent the owner before the ANC, HPO, community committees and, if necessary, the city's Historic Preservation Review Board.

Also important to a successful project is a candidate's personality, which first and foremost needs to be a good fit with the client's and inspire trust. To develop the best design for the client, the architect will need to know details of how the owners live in their home and conduct their daily activities, as well as what they own and how they want to access and use their space and possessions. With such personal knowledge involved, trust and a good personality fit are essential. Weighing cost versus value will affect every decision point and inform every choice made by the owner, so the client and architect need to be compatible partners in the process. As Mr. Beidler said, "The candidate should be someone with a healthy enough ego to withstand

challenges and objective criticism but not egotistical enough to come off as abrasive and hard to work with."

The architect should also serve as the project director, guiding the building process on the owner's behalf, so the candidate needs good leadership skills and practical knowledge along with technical expertise. The architect is not just for producing drawings, but should also troubleshoot for the owner, anticipate potential problems, and inform the owner what the implications of the plans will be and what will happen as the project is implemented. He or she will be the only person working on the project who is looking out for the client's best interests, and all owner communication should be with the architect, who in turn will communicate with contractors. He or she may be able to help you find the appropriate contractor and will need to lead the contractors and craftsmen through mutual respect.

Anyone seeking an architect should not be afraid to ask questions. Get references who are recent clients and who are not the candidate's

relatives or business partners. Call those references and ask what their experience with the architect was like, and ask to see the work. Ask how much experience the candidates have working in historic districts, on historic homes, and with historic building materials, which differ substantially from current materials. Ask how much experience they've had in dealing with DC's Historic Preservation Office, ANCs, agencies such as DCRA that issue permits, and community review committees such as the CHRS Zoning and Historic Preservation Committees. Ask how the architects compute their fees; some charge by the hour, and others base their fees on the cost of the project. However, do not rely on the architect regarding the project cost; the contractor will be better able to estimate the costs for labor and materials.

Warning signs to look for when interviewing architects include arrogance; bad-mouthing contractors, city agencies, and/or neighborhood review committees; unfamiliarity with historic districts, historic buildings, and historic construction styles and materials; obfuscation of details; unfamiliarity with necessary permits and review processes; vagueness in responding to questions; unwillingness or inability to really hear and understand what the owner wants to achieve; and reluctance to provide names and contact information for recent clients.

In short, the architect selected by a homeowner should be someone the client trusts and can work well with, who can successfully manage the construction process and represent the client's best interests throughout project design and implementation. ★

Zoning Briefs

The CHRS Zoning Committee considered the following cases on October 14, 2010. Because there was not a quorum, the Committee's actions were ratified by the CHRS Board on October 19, 2010.

BZA #18128. This case involves the application of Loretta M. Jones for a variance from the lot occupancy requirements, a variance from the rear yard requirements, and a variance from the nonconforming structure provisions to construct a two-story rear addition to an existing one-family row dwelling in the R-5-B zone at 908 12th Street, SE. The applicant wants to add to her house by filling in the 3-foot-wide dogleg. The committee voted to support the application.

BZA #18122. This is the application of Arthur Carr for a variance from the lot area requirements to allow the conversion of a flat (two-family dwelling) to a three-unit apartment

building in the R-4 zone at 815 A Street, NE. The identical request was made in 1991, supported by CHRS, and approved by the Board of Zoning Adjustment (BZA) with conditions. The approval expired because the applicant did not act. The committee again voted to support the application.

BZA #18146. This case involves the appeal of Advisory Neighborhood Commission (ANC) 6A from an August 13, 2010, decision by the Zoning Administrator to grant Certificate of Occupancy #CO1002994 to 7-Eleven for use as a market in the HS/C-2-B zone at 957 H Street, NE. The ANC believes that the use is as a fast-food establishment, not a market and is subject to additional controls. The committee voted to support the appeal.

Zoning Commission #10-19. The Office of Planning filed a petition on behalf of ANC 6A to

rezone Square 1050 and portions of Squares 1027 and 1049 from C-3-A to HS-A/C-2-A; to rezone a portion of Lot 157 on Square 4509 from C-2-B to R-5-C; and to amend Sections 1320 and 1324 of the Zoning Regulations. The petition addresses the ANC's concerns that the current zoning of the referenced properties exceeds that normally associated with the existing Moderate Density Residential land use designation in the 2006 Comprehensive Plan Generalized Future Land Use Map. These properties are in the 14th and Maryland area, and the amendment will add them to the controls of the H Street Overlay. The committee voted to support the amendment.

The next Zoning Committee meeting will be held on November 11. There are currently no cases set for hearing, and the meeting may be canceled. Please contact Gary Peterson at pgarylaw@aol.com if you have any questions. ★

Hill Center, *continued from cover*

The financing for the completion of the project is also showing significant progress. So far, \$9.5 million of the \$12 million total project budget has been committed from the DC and Federal governments, the Capitol Hill Community Foundation, the "Save America's Treasures" program, and the Philip Graham Fund. In addition, \$750,000 has been committed to date by Capitol Hill businesses and individuals. Underwriting and naming opportunities are available for donors. To discuss these, call Gary Peterson at 202-352-0098. ★



PHOTO COURTESY KARL K. KINDEL, WWW.OLDNAVALHOSPITAL.ORG

A worker sands an original window frame in the hospital.

Looking Back on Capitol Hill

by Nancy Metzger

Last month we looked back at one of the illustrious owners of The Maples, the Victorian-era newspaper columnist Emily Edson Briggs, famous for her columns on Washington life that she penned under the name of "Olivia." She lived at The Maples from 1871 until her death in 1910; her family continued to reside there until 1936, when they sold the property to Friendship House Association. With that change, another respected woman came to take charge of the property—Lydia A. H. Burklin. According to her obituary in the March 1964 issue of *Capitol Hill News*, it was Miss Burklin who had developed Friendship House from a place "with six months unpaid rent and 'in pathetic condition' into one of the best-known settlement houses in the U.S." Starting out at 342 Virginia Avenue, SE, she took over a program that boasted a "once-a-week kindergarten class, a woman's club, and a 'bunch of boys.'" But it was soon meeting its financial commitments and increasing its activities and services to the community. ...Miss Burklin often recalled she had no college education nor any degree in social work but would add, "Without dedication, all the professionals in the world isn't going to do any good." It seems Miss Burklin did lots of 'good' as both director and director emeritus of Friendship House, judging from the growth of the organization. Although Friendship House was segregated until 1954, apparently "Miss Burklin was a principal force in organizing Southeast House for Negroes." By 1964, both houses were fully integrated in their operations. Her home at the northeast corner of Sixth Street and South Carolina Avenue became known as "Little Friendship."

That March 1964 issue of *Capitol Hill News* also contained an article by Duncan Miller about Friendship House attempting to take the "settlement house to the streets where clients lived." Among the issues being addressed under that effort were lack of recreational facilities for children, property improvement, housing code enforcement—and rats. The article noted that Robert T. Adams, the executive director of Friendship House, "might be the only person on the Hill with a kind word for rats." He goes on to quote Adams as saying: "Rats are a problem that everyone understands. People who couldn't care less about sociological problems, people who are unconcerned about unemployment, illiteracy, delinquency and racial tensions at least understand the need to control the area's rat population. When we talk to them about rats, they say, 'Now you're doing something useful.' The rat problem is perhaps the Hill's lowest common denominator."

It was interesting to note that to accomplish Friendship House's new goals and projects, they were seeking additional volunteers for tasks ranging from stuffing envelopes to helping with various children's programs and housing code enforcement efforts for a time period of an hour a week to several hours a day. That remains true of today's Capitol Hill organizations as they seek resident volunteers to help accomplish their goals. And then there was the name of the person who served as volunteer recruiter for Friendship House back in 1964—Mrs. Marguerite Kelly, better known these days for her long-running "Family Almanac" column in the *Washington Post*. ★

Readers who remember Miss Burklin may want to contribute those stories so that she remains more than a name on a list of directors. If so, please contact Nancy Metzger through the CHRS office (543-0425, CapHRS@aol.com).

In the Neighborhood: Capitol Bikeshare



PHOTO COURTESY DAVID HOLMES

The new CaBi Station at Lincoln Park at 13th and East Capitol.

Capitol Bikeshare (CaBi) is now in operation. It costs \$75 for a year's membership, and there are 1,100 bicycles at over 110 stations across DC and Arlington. The first half-hour of use is free.

You can take a bike out for a maximum of 24 hours. If you're an annual member, you insert your CaBi key at the bike dock. When the green light comes on at the dock, you pull the handlebars firmly toward you. To return a bike, you push the front wheel of the bike firmly into the bike dock and watch for the green light to turn on, indicating that the bike is properly secured. The bikes have 3 speeds, internal hub gears, fenders, a chain guard, lights, and a front rack. For a map of CaBi bike locations, go to: http://capitalbikeshare.com/station_map.

Some nearby stations are:

- 3rd and H, NE
- 6th and H, NE—coming soon
- 13th and H, NE
- Bladensburg and Benning, NE
- 13th and D, NE
- 13th and East Capitol, NE
- 19th and East Capitol, SE (Stadium Metro)
- 4th and East Capitol, NE—coming soon
- Columbus Circle at Union Station
- 7th and North Carolina, SE (Eastern Market)
- 7th and Penn, SE (Eastern Market Metro)
- 3rd and D, SE
- 8th and Eye, SE (Barracks)
- 14th and D, SE (Safeway)
- Potomac and Pennsylvania, SE (Harris Teeter)
- M and New Jersey, SE (Navy Yard Metro)
- 1st and N, SE (Ballpark)



Light industrial building and colorful vegetable garden at King's Court, part of the Walking Tour of Hill East Alleys.



PHOTOS COURTESY DAVID HOLMES

Beyond the Boundaries: Hill East

Presentation: Architecture, Architects, and Builders of Hill East

Wednesday, November 10th | 6:30–8:00 pm

Center City Public Charter School–Capitol Hill Campus

1503 East Capitol Street, SE (building entrance from the parking lot in the rear)

CHRS is sponsoring a presentation by EHT Traceries, the architectural history firm that has been documenting the history of buildings outside the boundaries of the Capitol Hill Historic District during the past few years. This event marks the completion of the survey of the southeast portion of greater Capitol Hill and will showcase its diverse and handsome building stock, as well as inform us about who designed and built the area. This phase of the survey was generously funded in part by a U.S. Department of the Interior, National Park Service Historic Preservation Fund grant administered by the District of Columbia's Historic Preservation Office.

Walking Tour of Hill East Alleys: Where Once There Were Dwellings

Saturday, November 13th | 1:00–2:30 pm

Meet us at the northwest corner of 14th and E Streets, SE, near Safeway

CHRS is sponsoring a walking tour of five alleys in southeast Capitol Hill.

The alleys we will be touring are Harrison Alley /Harrison Court (Square 1041); Guethler's Court (Square 1042); Fitzhugh Court (Square 1058); King's Court (Square 1060); and 15½ Street (Square 1075).

You wouldn't know it by looking at them now, but in the 19th century these alleys contained dwellings. Join us for a primer on early alley dwellings in Washington, DC, as we trace the history of these five alleys.

CHRS Community Forum Updated Residents on 11th Street Bridges Project

by Shauna Holmes

The CHRS October 27 Community Forum provided up-to-date information about the status of the 11th Street Bridges project. Mr. Bryon Johnston, Project Information Manager for the 11th Street Bridges project, used a PowerPoint presentation with up-to-the-minute photos and 3-D renderings to show what the new bridges, ramps, and intersections would look like; where the project staging areas are; and how construction has progressed to date. After the presentation, both Mr. Johnston and Mr. Said Cherifi, DDoT's new project director, answered questions from the audience.

The \$260 million dollar project is the city's biggest construction project in 20 years and is being undertaken to improve traffic mobility; replace the existing, functionally deficient bridges; provide improved pedestrian and bicycle access and future streetcar connections; provide an additional evacuation route; and include new trail connections and improved drainage and other environmental features. Because a high project

priority for DDoT is to maintain traffic flow and connections during construction, the new bridges are being built between the existing bridges and individual lane closures will be limited as much as possible to late night and non-peak hours.

Construction progress to date includes pile driving in the river, construction of foundation piers, demolition of some ramps and excavation for new ones, and off-roadway clearing and drainage work adjacent to DC-295/I-295. While much of the work so far has been in and east of the Anacostia River, we will soon begin to see more work west of the river as well. Project completion is scheduled for 2013, with some portions of the project opening earlier as they are finished.

Upcoming traffic impacts through the winter will include: SE/SW freeway traffic shifts for ramp and pier construction; periodic off-peak 2-lane closures on existing bridges during delivery of steel girders; periodic lane closures on 11th Street, SE, between M

and O Streets; off-peak closures on 295 at night for placement of structural steel; and ongoing off-peak local street, lane, and ramp closures while existing structures are demolished and new ones are built.

Mr. Johnston also affirmed that Capitol Hill can expect "good-neighbor construction" from the project team. Work is planned to limit impacts to neighbors near the bridge and maximize accessibility and mobility on nearby streets and highways. To the extent possible, construction materials will be delivered by river or by trucks using such designated haul routes as 295. Dust control measures are being used, noise and vibration are being monitored, and construction workers are not permitted to park in neighborhoods. The project team has also designed some structures to be lower than originally expected, lessening the impact on the community's viewsheds.

We expect to make Mr. Johnston's PowerPoint presentation available soon on the CHRS website so our members and website visitors can see it. ✪

Please join us for our first ever complimentary

Fun Fall Reception & Auction Monday, November 15th, 7:00 pm North Hall, Eastern Market

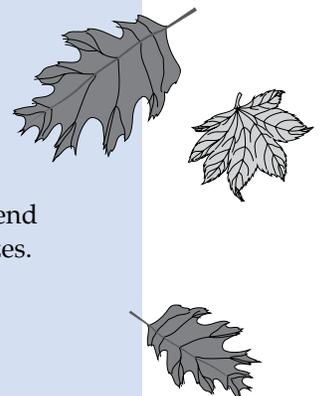
This will be a live auction. We will have a variety of items, including weekend getaways, original art, furniture and more, plus some wonderful door prizes.

All members are invited and are encouraged to bring a guest or two.

We are accepting donations (tax deductible) for the auction.

To make a donation, please contact Michelle Carroll, (202) 544-7900.

Please RSVP for the event to: caphrs@aol.com





Capitol Hill Restoration Society
420 Tenth Street, SE
Washington, DC 20003

Mark Your Calendar!

November

1 Monday, 6:30 pm
CHRS Historic Preservation Committee, Kirby House, 420 10th Street, SE, first floor. Details: Nancy Metzger, 546-1034.

10 Wednesday, 6:30 pm
CHRS-sponsored presentation "Architecture, Architects, and Builders of Hill East" will showcase Hill East's diverse and handsome building stock. Center City Charter School, 1503 East Capitol Street, SE (building entrance from rear parking lot).

11 Thursday, 7:30 pm
CHRS Zoning Committee, Kirby House, 420 10th Street, SE, first floor. Details: Gary Peterson, 547-7969.

Saturdays, May 1–November 20
9 am–noon (rain or shine)
H Street NE Freshfarm Market
625 H Street, NE

13 Saturday, 1:00–2:30 pm
CHRS-sponsored walking tour of five Hill East alleys "Where Once There Were Dwellings." Meet at the NW corner of 14th and E Streets, SE.

15 Monday, 7:00 pm
Fun Fall Reception & Auction, North Hall, Eastern Market. Details: Michelle Carroll, 544-7900.

16 Tuesday, 6:30 pm
CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street, SE, second floor. Details: Beth Purcell, 622-4303.

17 Wednesday, 6:30 pm
CHRS Preservation Cafe "Preserving Wood Furniture and Cabinets" featuring Daragh Cassidy of Capitol Hill's Galway Bay Woodworks. Ebenezers Coffeehouse, 2nd & F Streets, NE, downstairs; free, no reservations needed. Details: Shauna Holmes, 546-5211.

December

6 Monday, 6:30 pm
CHRS Historic Preservation Committee, Kirby House, 420 10th Street, SE, first floor. Details: Nancy Metzger, 546-1034.

16 Thursday, 7:30 pm
CHRS Zoning Committee, Kirby House, 420 10th Street, SE, first floor. Details: Gary Peterson, 547-7969.

21 Tuesday, 6:30 pm
CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street, SE, second floor. Details: Beth Purcell, 622-4303.