



www.chrs.org

July/August 2012

## New CHRS President Looks Ahead

By Janet Quigley

It is a privilege to begin serving as President of CHRS, a nonprofit group representing one of the largest residential historic districts in the United States. Founded in 1955, CHRS drove the establishment of the Capitol Hill Historic District to preserve the community's character and legacy, and to chart its own future in City and Federal matters. I look forward to serving you in that tradition.

CHRS is a remarkable organization. The residents of Capitol Hill are known for their community involvement, and we are blessed to have members who are particularly committed. In the past year more than 200 people have lent their time and talents to the Mother's Day House and Garden Tour, the Preservation Cafés, historic preservation and zoning reviews, and community outreach events. If you would like to volunteer, contact our Office Manager, Gloria Junge. Likewise, we are lucky to have board members who have expert experience and are engaged in a wide range of issues with virtually every community group and City agency serving the Hill.

While the community has made significant progress since 1955, challenges remain. CSX is proposing to dig a 9-block open trench along

I Street, SE and quadruple rail traffic through the city. The front lawn of Spingarn High School has been selected as the site for a car barn and maintenance facility for streetcars. DC is about to reissue zoning regulations, and once again there is talk of changing the city's longstanding building height limits.

### Hine Redevelopment

Capitol Hill's most significant issue at present is the Hine Junior High School redevelopment project, an ambitious proposal to place 158 housing units, approximately 197,000 square feet of retail and office space and 330 parking spaces on a 3-acre parcel that was shared in 1893 by three schools. Stanton Eastbanc and ANC 6B conducted extensive outreach with the community.

Over five years and at least forty community meetings, circumstances changed, additional requirements were negotiated, and the project has evolved.

CHRS has been actively involved since the beginning as have many other groups, and has consistently supported Eastern Market and the flea market. We held public meetings for members to voice their views and to question the developers. We used members' comments

in providing CHRS suggestions, reports and testimony to the Historic Preservation Review Board, the Zoning Commission and the developer, Stanton Eastbanc. Some suggestions were adopted; some were not. HPRB's approval last year of the project's height, massing, and design were disappointing, as was their April 2012 vote not to revisit those approvals.

CHRS's June 4, 2012 membership meeting about Hine drew more than 70 people. Members expressed appreciation for improvements and amenities, but had many questions

*Continued on page 10*

### Also in this issue

|                                   |       |
|-----------------------------------|-------|
| ARTICLES                          |       |
| Dick Wolf.....                    | 2     |
| DC Preservation Awards.....       | 3     |
| Historic Preservation Briefs..... | 4     |
| CHRS Board Election Results.....  | 5     |
| Letter on Hine PUD.....           | 6     |
| Hill East History.....            | 8     |
| Ward 6 Family Day.....            | 10    |
| Historic House Toolbox.....       | 11    |
| COLUMNS                           |       |
| President's Column.....           | cover |
| CHRS Supporters.....              | 11    |
| LOOKING AHEAD                     |       |
| Mark Your Calendar.....           | 12    |

# Appreciation—Richard N. Wolf

**W**e are very saddened to report that Richard (Dick) N. Wolf passed away on May 27, 2012. He worked tirelessly for the betterment of Capitol Hill and will be greatly missed.

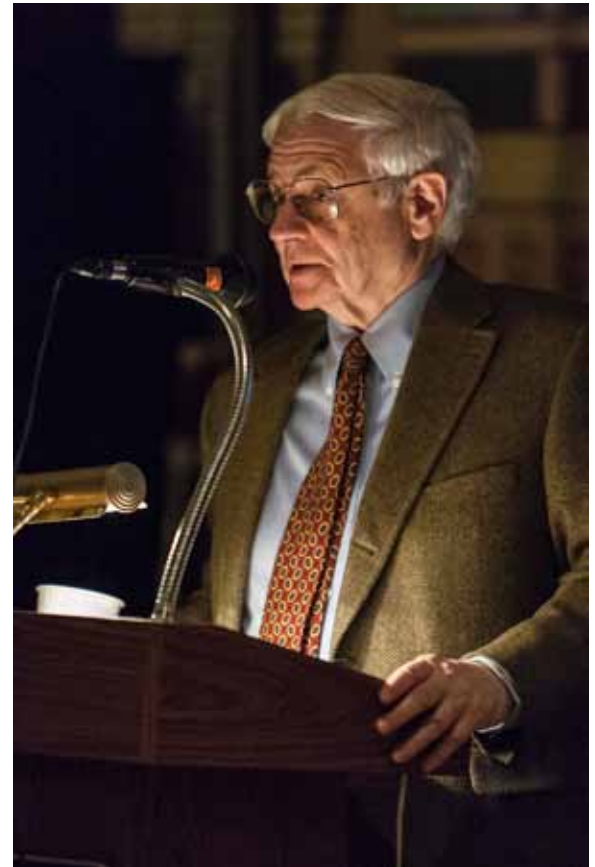
Dick Wolf served the board of directors of CHRS for many years, and also served as President from 1977 to 1980 and again from 2005 to 2009. For over 40 years he energetically advocated for historic preservation and sound land use planning, balancing residential neighborhoods, commercial development and national institutional growth. He was a great leader and motivator.

He could also be irascible and did not suffer fools gladly (or at all!). On the other hand, he was also a master storyteller, with a deep knowledge of local law and history. Because of his vision and civic energy, Capitol Hill is a better place. Some of his many accomplishments include his participation in:

- Establishing the DC Historic Preservation Act
- Establishing the DC Comprehensive Plan, the Ward 6 Plan, and zoning to carry out the intent of the Comprehensive Plan; including the importance of the residential neighborhood in the Architect of the Capitol's Master Plan
- Establishing the Capitol Hill Historic District in 1976
- Re-developing Eastern Market, and the efforts to preserve and re-open the market after the disastrous fire
- Redeveloping the Ellen Wilson houses into the national award-winning Townhomes on Capitol Hill

- Promoting the Main Street Project, which transformed Barracks Row into a lively commercial district
- Supporting the rezoning of the MedLINK property to retain a scale consistent with the surrounding neighborhood
- Successfully opposing a large glass curtain-wall office building at 14th and Pennsylvania (current site of Harris Teeter)
- Stopping a church at 6th and A Streets, NE from demolishing an entire block of historic homes to create a mega-headquarters
- Supporting the CHRS Beyond the Boundaries Project to document the buildings and record the history of Capitol Hill south of H Street, NE and east to 19th Street.

We celebrate his life and his many accomplishments, remember affectionately the time we spent with him, and we will miss him very much. ☆



Dick Wolf at the Overbeck presentation, February 9, 2010.

IMAGE COURTESY ANDREW LIGHTMAN

## Capitol Hill Restoration Society (CHRS)

### BOARD OF DIRECTORS

*President* . . . . . Janet Quigley  
*1st Vice President* . . . . . Michelle Carroll  
*2nd Vice President* . . . . . Monte Edwards  
*Secretary* . . . . . Doriann Fengler  
*Treasurer* . . . . . Sharon Weiss  
*At Large* . . . . . Chuck Burger  
*At Large* . . . . . Lisa Dale Jones  
*At Large* . . . . . Drury Tallant  
*At Large* . . . . . Maurice Walters  
*At Large* . . . . . Lisa Wilson  
*Immediate Past President* . . . . . Beth Purcell

### COMMITTEE CHAIRS

Paul Cromwell, *Budget & Administration*  
Barbara Eck, *Communications*  
Monty Edwards, *Community Development*  
Elizabeth Nelson, *Community Relations*  
Beth Purcell, *Environment*  
Larry Pearl, *Grants*  
Shauna Holmes, *Historic Preservation*  
Paul Cromwell and Ann Richards,  
*House & Garden Tour*  
Michelle Carroll, *Membership*  
Gary Peterson, *Zoning*

### NEWSLETTER

Lisa Dale Jones and Kelly Vielmo, editors  
Jean Kohanek, design & layout

### WEBMASTERS

Donna Breslin and Paul Cromwell

### OFFICE MANAGER

Gloria Junge

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 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.

# DC Historic Preservation Awards Include Two Capitol Hill Projects

By Shauna Holmes

The 2012 District of Columbia Awards for Excellence in Historic Preservation were presented by the DC Office of Planning's Historic Preservation Office (HPO) on June 21 at the Sixth & I Historic Synagogue. HPO partnered with the DC Preservation League in hosting the awards ceremony and reception.

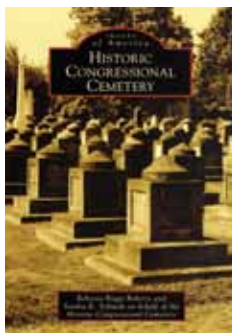
This year's recipients of the prestigious DC Historic Preservation Review Board (HPRB) Chairman's Award were none other than Capitol Hill's own Hill Center at the Old Naval Hospital and Friends of the Old Naval Hospital. The excellent restoration of the vacant and dilapidated Old Naval Hospital transformed it into the vibrant, busy Hill Center that now houses a variety of community and nonprofit organizations and hosts a wide array of events. HPRB Chair Catherine Buell presented the award to the Friends of the Old Naval Hospital; BELL Architects, PC; Regan Associates, LLC; the Whiting-Turner Contracting Company; Robert Silman Associates; Grotheer & Company; and Oehme, van Sweden & Associates, Landscape Architects.

Eastern High School was one of the recipients of the State Historic Preservation Officer's Award for the historically sensitive renovation of the Hill's high school. The award was presented to the former Director of the Office of Public Education Facilities Modernization Allen Lew (now City Administrator), along with cox graae+spack architects, Fanning Howey, and Turner Construction Company.

Mayor Vincent Gray presented the Lifetime Achievement Award to Tersh Boasberg, Esq., former HPRB Chair for 10 years and a longtime advocate of preservation in the city. In his remarks Mayor Gray said, "We honor accomplishments in historic preservation with these awards because good preservation is good for the District of Columbia. Properly done, historic preservation adds not only to our quality of life, but also to our economic well-being and longterm appeal as a beautiful, historic, and well-preserved city full of aesthetic and cultural treasures."

For a full list of awardees, go to <http://bit.ly/HPOAwards>. ★

## New Book on Congressional Cemetery



There is a new book on the cemetery with many photographs and a lot of information. You can order the book from: Congressional Cemetery, 1801 E Street, SE, Washington, DC 20003. [www.congressionalcemetery.org](http://www.congressionalcemetery.org).

*Images of America: Historic Congressional Cemetery.* Rebecca Boggs Roberts and Sandra K. Schmidt. Arcadia Press (2012). \$22.

---

# Historic Preservation Briefs

By Shauna Holmes

In June the CHRS Historic Preservation Committee reviewed and commented on several projects in the Capitol Hill Historic District, all of which were placed on the Consent Calendar for the DC Historic Preservation Review Board's June 28 meeting.

## 305 9th Street, SE

The Committee supported a proposed 2-story addition to a 2-story rowhouse. Because the project involves demolishing two earlier 1-story stucco additions and replacing them with a less deep 2-story addition, the project will only modestly increase lot coverage and will align better with its adjoining neighbor. The Committee appreciated that the side wall will be faced with matching brick and that the rear fenestration is well balanced and compatible with that of the historic district.

## 535 8th Street, SE

The National Community Church proposes to remove the cross from the front of its Barracks Row property, the former 1910 Meader Theatre, and replace it with a tall, narrow, blade sign above the marquee with white illuminated letters vertically spelling out MIRACLE, the theatre's current name. The Committee supported the proposed sign, with some conditions mentioned below, for several reasons: it is creatively modeled after a mid-20th-century sign once mounted on this building while it was still used as a movie theatre; its style and placement would help give the building back its identity as a theatre; it will not project above the roofline; and it appeared to be compatible with the Barracks Row Main Street Sign

Guidelines as long as the lights were low wattage and did not blink.

While the height would otherwise be excessive on Barracks Row, in this unique situation the Committee felt it is appropriate for the façade of the historic theatre because 20th-century theatres so often had tall blade signs showing the theatre's name mounted above the marquees. Since such signs were typically lit, the Committee believed the modest amount of lighting proposed—i.e., simple, white, channel letters lit from within with white LED illumination—would be acceptable in this instance as long as it is steady, low-wattage, non-glaring light that does not blink. The DC Historic Preservation Office (HPO) similarly recommended approval to HPRB on "the condition that the permit drawings clearly denote that all signage illumination shall be by steady light."

## 1028 D Street, NE

The owner proposes to build a new 2-unit rowhouse on this vacant lot to replace the single-family residence that once existed at this location. While the concept plans are at a fairly early stage, the Committee believed the project appears to be moving in the right direction and commended the owner and designer for their clear intent to construct an infill rowhouse that will blend well into the historic streetscape. The height, scale, massing, and design are consistent with nearby houses. Because new construction in a historic district should be clearly "of its time" while still being compatible with the historic character of its neighborhood, it will be important for the designer to work closely with HPO staff to achieve this sometimes challenging

balance. The Committee supported the project, while highlighting in its comments a number of important issues that must be addressed to the satisfaction of HPO staff as the design is more fully developed.

## 221 10th Street, SE

The owners of a 2-story, 1964, non-contributing rowhouse propose to construct a full 3rd-story addition that would align all around with the building's exterior walls. This project presented the Committee with some difficult issues, largely because the rowhouse is not a contributing building in the historic district. CHRS typically does not support rooftop additions unless they are not visible from public streets and sidewalks, but this addition would be very visible from 10th Street, both because it aligns with the front façade and because of the 2-story rowhouse on its south side. While the Committee recognized that adding a third story would not compromise the integrity of a historic structure, it had serious concerns about the effect on the historic streetscape and possible perceptions of an upward expansion of height in a block composed of mostly 2-story homes.

However, because the city's views regarding alteration of non-contributing buildings in historic districts differ from its views regarding alteration of contributing buildings, opposing the addition was not likely to be successful. Rather, the Committee instead focused on how well the finished 3-story brick house would fit into the historic district and its block. Three-story rowhouses abound on Capitol Hill, though not on this block, which has only a few. However, while a number of the 2-story houses in the block sit

at grade, some others are above grade with raised basements. Also, some of the 2-story homes have turrets or other rooftop elements that extend their height. As a consequence, this block has considerable variety in height, architectural styles, and roof forms in which an additional 3-story house might be able to blend if carefully designed to sit quietly among its neighbors.

Fortunately this addition has such a design, which matches almost exactly the modest brick rowhouse, facing all but the rear façade in matching brick, retaining and extending brick band detailing, and repositioning the existing cornice at the roofline. In response to CHRS concerns, the footprint of a proposed rear pop-up has been pulled back and in, and its height lowered, so it should not be visible from 10th Street.

Overall CHRS recognized that the very conservative, simple design and materials for the addition are appropriate for what appears to be an inevitable third floor and are not incompatible for new construction in the historic district. ★

## D.C. Court of Appeals Rules Against CHRS on Procedural Grounds

By Beth Purcell and Shauna Holmes

On May 24, 2012, the DC Court of Appeals issued its decision in *Capitol Hill Restoration Society v. District of Columbia Mayor's Agent for Historic Preservation*, 2012 D.C. App. Lexis 268. The substantive issues in the case concerned whether approval to grant a permit to the Heritage Foundation to add a third-story addition to 227 Pennsylvania Avenue, SE, was inconsistent with the D.C. Historic Landmark and Historic District Protection Act. The Court never reached the substantive issues, and instead decided the case on procedural grounds, ruling that CHRS's petition to the court for review of the Mayor's Agent's 2009 approval was not filed on time. CHRS is, of course, disappointed in the outcome, but recognizes that the Court has ruled.

## CHRS Board Election Results

The slate of officers and members recommended by the Nominating Committee has been elected. The new Board members to begin their terms on July 1, 2012 are:

Janet Quigley, President  
Michelle Carroll, 1st Vice-President  
Monte Edwards, 2nd Vice-President  
Doriann Fengler, Secretary  
Sharon Ivy Weiss, Treasurer  
Maurice Walters, At Large Member  
Lisa Wilson, At Large Member  
Lisa Dale Jones, At Large Member

The remainder of the Board of Directors consists of three At-Large Members who will enter their second year: Chuck Burger, Drury Tallant and Catherine Davis (who has just resigned—see below).

### Board Vacancy

With regret, out-going President Beth Purcell has accepted the resignation of Catherine Davis. We will all miss her presence on the Board very much, but understand her wish to spend more time with her growing family, and congratulate her on the arrival of Josephine Elizabeth. In accordance with Article 25 of the CHRS By-laws, the Board of Directors will appoint someone to finish the second year of Catherine's two year term.

# CHRS Sends Letter to Zoning Commission on Hine PUD

Following is the transcript of the June 14, 2012 letter from CHRS to Anthony J. Hood, Chairman of the DC Zoning Commission, explaining the CHRS Zoning Committee's position on the Hine PUD. A copy of this letter is also available on the CHRS website.

Dear Chairman Hood,

This letter is the final report of the Capitol Hill Restoration Society (CHRS) regarding the Stanton-Eastbanc (SEB) planned unit development (PUD) application (ZC 11-24). SEB proposes to demolish the closed Hine School, to replace it with two mixed-use buildings and to reopen the previously closed C Street, SE. In the main, CHRS supports the application but still has concerns about some elements of the plans that will be discussed below.

This project has taken five years to reach this PUD hearing. To understand the CHRS decision one must go back to late 2007 when CHRS started to consider how the site should be developed. In February 2008 the CHRS Board laid out its vision of what should be included in a successful development proposal. The Board resolution spelled out 11 criteria:

1. Comply with the recently enacted comprehensive plan,
2. Be the best example of smart growth and sustainable development,
3. Reflect the importance of the location,
4. Be compatible with the surrounding zoning and existing building scale,
5. Restore the original L'Enfant Plan by reopening C Street between 7th and 8th,

6. Provide for commercial uses on 7th Street compatible with the existing commercial uses,
7. Set aside Pennsylvania Avenue for mixed use with retail on the first floor and office above,
8. Design the 8th Street frontage as residential and include a substantial percentage of workforce housing,
9. Consider live/work studios in C Street,<sup>1</sup>
10. Accommodate one to two underground levels of parking over 100% of the site, so there is parking for the residential, commercial and weekend parking for the Eastern Market,
11. Provide for green space as well as outdoors areas for craft vendors, food vendors and the flea market.

Moving forward to June 2009, the CHRS Board reviewed the development proposals and, after receiving a recommendation from a special review committee of the Board, voted to support the development proposal of SEB. The Board believed that the SEB proposal most closely fit the criteria set forth above. CHRS also preferred the SEB proposal because it offered a large number of affordable housing units, an excellent mix of uses, and a superior LEED certification.

The 11 criteria are as compelling today as they were in 2008. CHRS continues to support SEB because the PUD matches up fairly well with the criteria, though there is rather less green space than we had hoped for<sup>2</sup> and the scale of the south building on its west side is somewhat out of scale in relation to existing historic buildings in the vicinity. Overall, CHRS is comfortable with the design of most of the buildings but still

has reservations about some of the design:

The connecting structure on Pennsylvania Avenue SE is completely incompatible with the historic character of Capitol Hill and, in particular, of Pennsylvania Avenue, SE. It is stylistically incongruent with the buildings it connects, its proportions are wrong in relation to abutting project components, and is highly out of place in the historic district. CHRS strongly insists that this structure be redesigned.

The 7th and Pennsylvania Avenue building's design is inappropriate and incompatible with the historic district. This is not the right design for such a prominent and highly visible location on a primary corner in the heart of the historic district. It is too severe and too sharply rectilinear, with too many visually busy and competing architectural elements. Because of its siting, this structure is the project's signature building, and as such, it should tell a better story about where it is and how it relates to its neighbors. It has little more than red brick and slate trim in common with historic Capitol Hill and includes far too few elements or features that echo or reflect the character-defining aspects of the historic district. CHRS strongly urges that this building's design be revisited and made more compatible with historic Capitol Hill.

The previous water features have been removed for redesign. The three structures were too much of a good thing. In order to maximize the use of the plaza CHRS believes that a water fountain, flush with the surface of the plaza, is the best plan.

From the very beginning, CHRS has had as one of its priorities the preservation of the flea market. SEB proposes to provide enough space for the flea market by using the plaza

and a closed C Street, along with a closed 7th Street from Pennsylvania Avenue to North Carolina Avenue. In the short run, during construction, 7th Street will have to be closed on weekends and the Metro plaza used to accommodate the vendors.<sup>3</sup> CHRS believes that this proposal has merit and will ensure a viable and vibrant flea market.<sup>4</sup>

The Department of Transportation's (DDOT) report is flawed and a great disappointment. It fails to recognize five years-worth of planning by this community and, based on that planning, a raised community expectation for solving an intractable parking problem. Unfortunately DDOT, instead of being a part of the process, has decided to wait until just a few days before this hearing to throw a hand grenade into the room. This gross indifference to work the community, the ANC, CHAMPS, EMCAC and CHRS have contributed to the PUD is inexcusable. The process started with the 11 criteria formulated by CHRS followed by community meetings to advise the Deputy Mayor for Planning and Economic Development (DMPED) on basic community elements to be included in the RFP. One of the key elements was parking for the occupants of the buildings and parking to compensate for the lack of parking for Eastern Market, Market Row, Barracks Row, the Hill Center and Pennsylvania Avenue businesses.<sup>5</sup>

SEB's successful bid included substantial parking. The award by DMPED included substantial parking. The project and lease approved by the City Council included the same amount of parking. Finally, the application for the PUD and subsequent modifications incorporated this parking. Washington, DC, has a unitary executive with authority centralized with the Mayor. It is astonishing that DMPED and the City

Council can approve the parking and then DDOT, at the eleventh hour, can veto it. One might well ask whether DDOT was asleep during the entire multilayered process. The full amount of parking was planned from the start, and retaining it is essential for the success of the project and the success of the nearby businesses and residents. DDOT's tardy and feebly considered opinion should be disregarded.

There are a few items that CHRS wants included in the final order:

1. The windows on the first floor of retail will not be blocked to prevent seeing inside the building to a depth of 20 feet.
2. Every doorway on the first floor retail will have a door.
3. Tents and umbrellas on the terraces of the buildings will be temporary.

Finally, CHRS wants to congratulate SEB for its willingness to meet and work with the community and for its flexibility in negotiating a MOA with ANC6B. ANC6B is also to be commended for the long hours of work not only by the Commissioners, in particular Pate and Frishberg, but also by the community volunteers who worked on the subcommittee.

CHRS urges the Zoning Commission to be concerned about the design, parking and flea market recommendations requested above. Beyond that, CHRS recommends approval of the application.

Respectfully,  
[signed]  
Gary M. Peterson Chair  
CHRS Zoning Committee ★

## Endnotes

- <sup>1</sup> In lieu of the criteria, SEB has proposed having 34 affordable housing units in the North building with half being for the elderly. SEB is also providing 10 inclusionary zoning units in the

South building. CHRS supports putting 34 units in the North building, especially the ones for the elderly.

- <sup>2</sup> On Tuesday, June 12, ANC6B approved the MOA with SEB that contains two provisions that address mitigation for the loss of green space. In the MOA SEB pledges a contribution of \$75,000 towards a playground in the park between 8th and 9th Streets on Pennsylvania Avenue and \$50,000 for landscaping the Metro plaza.
- <sup>3</sup> Confusion arises by the uses of the terms vendors, spaces, and tents. SEB chooses to use 10 ft. by 10 ft. tents and this measurement is most accurate. Some vendors use more than one 10x10 space.
- <sup>4</sup> There is a bill to amend the Eastern Market Real Property Asset Management and Outdoor Vending Act of 1998 that will give management of the Market and surrounding area, including 7th Street and C Street, to a newly created Eastern Market Preservation and Development Trust. The Trust will close 7th Street to provide for the flea market. The bill was set for a hearing before the Committee of the Whole on June 7 when other "events" caused its postponement. Prior to the passage of the bill the city may have to close the street on the weekends. In either event the flea market is preserved.
- <sup>5</sup> Traffic studies conducted by EMCAC prove beyond a doubt that all parking spaces within a 4 to 5 block area of the PUD area are 100% occupied on Saturdays and Sundays. The fact that some of the churches in the area meet on both Saturday and Sunday directly contributes to the 100% occupancy rate on both days.

# Hill East History: The Big Three Rowhouse Builders: Howenstein, Jameson, and Kite

By Beth Purcell

**E**ditioned by Gustav Stickley, *The Craftsman* magazine (1901–1916) had a major influence on popular taste and home design in the early 20th century. Stickley advocated an aesthetic based on functionality, simple design, excellent workmanship, and visible and beautiful construction. (Not surprisingly, he despised Victorian houses with their chopped-up little rooms, clutter, and garish colors.) Many issues of the magazine had house plans, including bungalows, which became very popular.

In the 1920s, middle class homebuyers in DC wanted Craftsman bungalows with their wide front porches, horizontal orientation (two stories), light-filled rooms, and dormers. DC land prices were too high to build detached houses for the middle class market, but these buyers could afford rowhouses. The challenge for builders was to offer rowhouses that “read” like Craftsman bungalows. They succeeded. These rowhouses, sometimes called “daylighters,” are two rooms deep, with windows in each room so that sunlight flows into the entire house. The typical floor plan is a living room in front, dining room in back, a narrow kitchen on the side, and a front porch and back porch. Upstairs are two-three bedrooms, a sleeping porch in back, and a bathroom. These rowhouses typically have several Craftsman features:

- a wide front porch with substantial columns;
- a mansard roof with a dormer and window;

- the rafters and supports for the porch and dormer are visible; and
- windows with six-panes on the upper sash over one pane on the lower sash to let in ample light, but no glare.

Hill East has many daylighter porch-front rowhouses, primarily from three major builders: Herman R. Howenstein, Thomas A. Jameson, and Harry A. Kite.

Herman R. Howenstein (1877–1955) was a major Washington developer in the early 20th century. He built many daylighter brick porch-front rowhouses (including many on Capitol Hill), beginning in the early 20th century. His rowhouses are usually beige brick (occasionally red brick), with a basket-weave design over the second story windows. Many houses feature a straight slate mansard roof with a gable dormer and a basketweave design over the windows.

Later, he and a partner built and owned a number of large apartment buildings, including 1301 and 1321 Massachusetts Avenue, NW; as well

as the Wakefield, Potomac Park, Chatham, Highview (2505 13th Street, NW), and the Embassy (1613 Harvard Street, NW). In 1933 and 1934, lenders foreclosed on Highview and the Embassy.<sup>1</sup> The foreclosure sale proceeds were less than the mortgage balances. Howenstein and his partner had personally guaranteed the mortgages, and were liable for this deficiency, which they could not pay. As a result, they both went bankrupt in 1935. At that point, Howenstein had \$13.80 in cash plus the stock in H. R. Howenstein Co. (also bankrupt) and owed his creditors almost \$400,000. He died in 1955, after a long illness.<sup>2</sup>

Thomas A. Jameson (active 1910s-circa 1930) built hundreds of brick porch-front rowhouses in the 1910s and 1920s. His rowhouses typically feature beige brick, and full width porches, brick columns, flared slate mansard roofs with shed dormers (and exposed rafters), in contrast to Howenstein’s straight mansard roofs with gable dormers.



1609 E Street, SE: Jameson (1919). Brick porch-front house with mansard roof, fish-scale slate tiles, shed dormer with overhanging eaves and exposed rafter ends.





ALL IMAGES COURTESY CHRS BEYOND THE BOUNDARIES PROJECT

LEFT: 1500 Potomac Avenue, SE: Howenstein (1917). Brick porch-front house with straight mansard roof with fish-scale slate tiles, gable dormer. Basketweave brick design above first and second story windows. RIGHT: 418 15th Street, SE: Kite (1923). Sloping roof without a dormer.

Harry A. Kite (1882–1931) was a prominent Washington developer who built many daylighter porch-front rowhouses all over Washington, as well as apartment buildings (e.g., Kew Gardens, 2700 Q Street, NW). He died young from a heart attack.<sup>3</sup>

For more information on rowhouses, see Sharon McDonald’s MA thesis, George Washington University, “Row House Construction in Washington Between the World Wars” (1995). *The Craftsman* is available on CD from [www.historicalworks.com](http://www.historicalworks.com).

You may view a chart of the homes built by these builders at [www.chrs.org](http://www.chrs.org). ★

## Endnotes

- 1 “\$400,000 Paid at Public Sale of Embassy,” *Washington Post*, 30 Aug. 1933, 22.
- 2 “In re: Herman R. Howenstein, Bankrupt, Supreme Court of the District of Columbia, Docket No. 3190 (1935). “Herman Howenstein,” *Washington Post*, 27 Mar. 1955, sec. B, p. 2.
- 3 “Rites for H.A. Kite to be at Residence,” *Washington Post*, 4 Feb. 1931, 3.

## Free Canoeing on the Anacostia River

Anacostia Watershed Society is again offering its “Paddle Nights” every other Wednesday from 5-7:30 pm at the Anacostia Community Boathouse, 1900 M Street, SE. Use an AWS canoe or kayak for free and enjoy the river. For reservations see [www.anacostiaws.org](http://www.anacostiaws.org), click on “Events” and “RSVP” for a Wednesday night.

about the height, the impact on Eastern Market and nearby houses, traffic flow and flea market.

I attended the Zoning Commission's two June hearings on Hine. Both were standing room only and ran past 11 pm, a testament to community sentiment. In order to accommodate the large number of witnesses, a third hearing is scheduled for July 11. All the parties were well-prepared and articulate. ANC 6B announced an agreement they had reached with the developer. So far, we understand that the community will benefit from a reopened block of C Street, affordable housing, a plaza for the flea market and events, public parking for weekend customers, meeting space, and bike racks. Much more remains to be seen.

## Farewell, Dick Wolf

The city and CHRS lost a visionary planner, tireless advocate and good friend to Capitol Hill on May 27, 2012. Dick Wolf served twice as CHRS President and was a board member at the time of his death. Our thoughts and prayers go to his wife, Mimi, and the family.

Dick made a request that contributions in his name be made to CHRS. Many donations have come in and a fitting memorial will be established.

Dick's accomplishments have been well documented in *The Washington Post*, *Hill Rag* and in this newsletter. His "big picture" approach improved the quality of daily life in countless ways.

He championed Capitol Hill and Eastern Market, helped convert the abandoned Ellen Wilson Dwellings into 134 affordable townhome units, headed off the wrecking ball for many buildings still in use today and, I was surprised to learn, was the person who brought the RPP parking sticker concept to Washington when Metrorail was being built. So the next time you get off the Orange/Blue Line at Eastern Market, stroll through the Farmers Line, dine at a Barracks Row restaurant, admire a townhouse on Ellen Wilson Place, take a walk in Providence Park, attend an event at Saint Mark's Church, or scrape off your old RPP sticker, take a moment to say, "Thank you, Dick Wolf!" ★

---

## CHRS Outreach at Ward 6 Family Day

By Elizabeth Nelson

As part of our "Beyond the Boundaries" program, CHRS volunteers are engaging in a variety of outreach activities, most recently manning a booth at Ward 6 Family Day at the newly reopened Rosedale Recreation Center. This event was the perfect opportunity to introduce ourselves to newcomers to Capitol Hill and to those living outside the boundaries of the Historic District. We offered children's activities to amuse our younger neighbors while we shared information about our accomplishments and future plans with their parents. Leftover House Tour catalogs and snacks were particularly well received.

If you missed it, do not worry; we have other plans in the works! We'll staff booths at both the H Street



IMAGE COURTESY ELIZABETH NELSON

CHRS tent at Ward 6 Family Day.

Festival and Barracks Row Day this fall. Volunteers are always more than welcome—they are truly needed. Plus it's a lot of fun to meet friends, old and new. Watch the CHRS newsletter for announcements of these events,

which are also posted on the website. If you'd like to participate, call or email (543-3512, elizabeth\_knits@yahoo.com). ★

# Historic House Toolbox Event Offers Facetime with Contractors and Preservation Professionals

IMAGE COURTESY DC PRESERVATION LEAGUE



**Ahmed Abushomar**  
from Mozner Works, Inc.,  
explaining a window.

On Saturday, June 9, CHRS and the DC Preservation League (DCPL) hosted a 3-hour Historic House Toolbox event at the Hill Center to provide Capitol Hill residents and others in the city an opportunity to talk one-on-one with a variety of contractors and preservation professionals. Nearly sixty people attended the event.

Contractors included Chuck Wagner of Wagner Roofing; Jennifer Fowler of Fowler Architects; Jim Nicolson of Tech Painting Co.; Andrea Foss of Everyday Green on energy efficiency; Neil Mozner and Ahmed Abushomar of Mozner Works, Inc., on windows and general contracting; and Amy Hollis and Matt Hankins of Worcester Eisenbrandt, Inc., on carpentry, millwork, plaster, and general contracting. Preservation professionals included Kim Williams of the DC Historic Preservation Office on historic house styles and John Sandor of the National Park Service (NPS) and Vice President of

DCPL on windows and technical preservation matters. CHRS also had a table at the event, where Elizabeth Nelson and Shauna Holmes chatted with attendees about a wide range of matters, including development projects on the Hill, proposed projects in the Capitol Hill Historic District, and what CHRS does to protect the historic character of Capitol Hill.

The Historic House Toolbox also included two well-attended workshops, one on home energy efficiency and one on how to research your house's history. James Carroll of EcoHouse offered homeowners information on energy audits and tips for making their old homes more energy efficient. Peter Sefton, a member of DCPL's Board of Trustees, provided a wealth of information about how homeowners can research the history their historic houses. ★

## Thank You CHRS Supporters

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

### NEW MEMBERS

Andrea Sullivan

### PATRONS

Michael Conley & Mark Krikstan  
Marian & Gerard Connolly  
Patrick Crowley  
Ralph Phillips & Alice Hall  
Brodie Remington & Sapienza Barone  
Pat Taylor

### SPONSORS

Gary & Lisa Dale Jones  
Kristin Swanson & Roy Mustelier  
Laura Trieschmann



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

---

## Mark Your Calendar!

### JULY

**2** Monday, 6:30 pm  
CHRS Historic Preservation Committee,  
Kirby House, 420 10th Street, SE, first  
floor. Details: Shauna Holmes,  
shaunaholmes@yahoo.com, 546-5211.

**12** Thursday, 7:30 pm  
CHRS Zoning Committee, Kirby House,  
420 10th Street, SE, first floor. Details:  
Gary Peterson, pgaryl@comcast.net,  
547-7969.

**17** Tuesday, 6:30 pm  
CHRS Board of Directors, Capitol Hill  
Townhomes, 750 6th Street, SE, second  
floor. Details: Janet Quigley,  
quigleyjl@verizon.net, 543-0425.

Saturdays, April 21–November 17  
9 am–noon (rain or shine)  
H Street NE Freshfarm Market, located  
at library kiosk, 13th and H Street, NE.  
Fresh fruits and vegetables, pasture-  
raised meats, local dairy, baked goods,  
and more. [www.freshfarmmarkets.org](http://www.freshfarmmarkets.org)