



# NEWS

www.chrs.org

October 2013

## The Good Old Ways

By Janet Quigley

The Green movement is well-known for promoting new methods and technologies, but historic preservation's contributions to energy efficiency and environmental conservation deserve equal credit. Helping to set the record straight are Gretchen Pfaehler, Chair of the Historic Preservation Review Board (HPRB), and HPRB Board Member Maria Casarella, who were our guest speakers at the September CHRS Members' Forum at the Hill Center on September 19.

It may be a surprise to Capitol Hill residents that a properly maintained house built before 1920 uses half the energy of a house built in the 1970s. Solid construction, long lasting materials, strategic siting and features such as high ceilings, operable windows, awnings and porches give the older homes a lighter footprint on the environment. Solar water heaters were in use as early as 1911.

The speakers pointed out that a major environmental benefit of preservation is the reuse of existing buildings. Constructing a new building uses energy, while preserving an old building saves energy. Materials in historic structures last 70 to 100 years, and it is a waste of energy to demolish a building before its life cycle is

complete. Ms. Pfaehler cited a 2011 study by the National Trust for Historic Preservation titled "The Greenest Building: Quantifying the Environmental Value of Building Reuse," which found that reuse almost always offers environmental savings over demolition and new construction, but she noted that reuse and durability of materials are undervalued by the existing Leadership in Energy and Environmental Design (LEED) certification scoring process.

The speakers offered a checklist of Sustainable Preservation Strategies:

- Historic District Neighborhood Planning: Identify and utilize local resources.
- Planning: Identify historic features that promote passive energy conservation techniques.
- Site Planning: Daylighting, solar orientation, landscape, storm water management and collection.
- Maintenance of Historic Fabric & Features: Identify historic materials and elements that



IMAGE COURTESY ELIZABETH NELSON

Maria Casarella (left) and Gretchen Pfaehler (right) speak at the CHRS membership forum on September 19.

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# President's Column: Celebrate the Outdoors

By Janet Quigley

Full is in the air and CHRS members are getting in touch with the great outdoors. Our boat tour of the Anacostia River on September 7 was so successful that we have reserved another date (May 17, 2014) for a repeat excursion. The tours, conducted by the Anacostia Watershed Society, transport visitors into a serene and primeval environment just minutes away from present-day Washington.

In October we bring back two popular walking tours of Capitol Hill neighborhoods: Swampoodle on October 5, in the northwest corner of the Hill, and Rosedale in the northeast, on October 26. Join our knowledgeable guides to learn the history behind houses on these morning rambles.

The Barracks Row Festival on September 28 was a fine opportunity to reconnect with neighbors and learn about new organizations and services on the Hill. As always we enjoyed sharing beading and games with the kids and conversation with the adults on the concourse.

Speaking of the environment, Gretchen Pfaehler and Maria Casarella gave a fantastic presentation at our September forum on sustainability. From saving energy to saving the environment, they are dedicated to keeping historic districts at the forefront of the green movement. At the same meeting members approved the annual CHRS budget. We look forward to another year of service and advocacy, and to sharing our Beyond the Boundaries research on historic homes with a wider audience.

As City agencies ramp up for fall hearings, CHRS will participate in CSX/DDoT's continuing evaluation of the colossally disruptive Virginia

Avenue Tunnel expansion, the Zoning Regulation Rewrite, the Marine Corps' discussions on the future of the modern barracks north of the freeway, and of course the Height Act Master Plan being developed by the National Capital Planning Commission and the DC Office of Planning.

NCPC has published a thoughtful draft report on the Height Act that supports occupied penthouses but urges Congress to retain the Act as it is. It contains an interesting look at security impacts, such as interference with microwave channels used by emergency services, the need to coordinate flight paths, and elevated line of sight access to strategic locations. It also argues that infrastructure is a federal interest. Infrastructure was not studied, but was acknowledged as a significant cost component of any expansion.

Meanwhile the DC Office of Planning has released a disappointing separate report that advocates for

a 25% increase in the height limit formula, applicable in certain areas of the city. NoMa and Buzzard Point are identified as prime candidates for high-rise apartment buildings. It offers a tired trickle down idealism that the city's history does not support. ★

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*From the Editor: This interactive tool from The Washington Post helps people envision what the different height limits would look like: <http://wapo.st/1dIZjAY>.*

## New Editor Needed

Do you have a solid background in journalism and editing? Do you love the work that CHRS does on Capitol Hill? If so, and if you're looking for a way to get more involved with CHRS, then editing this monthly newsletter may be just what you're looking for!

The responsibilities include assigning and editing articles for ten issues per year. You should be able to attend monthly Board meetings (the third Tuesday evening of the month, except August and December) and other CHRS events as necessary in order to either write about them or edit what someone else writes. Once a month, you'll need to devote the better part of two weekdays to preparing the next edition on a tight deadline. You will have a backup editor to help with final copyediting. The new editor will work alongside the current editor for several months to learn the job.

To find out more about this rewarding volunteer position, please contact Lisa Dale Jones at: [lisdalejones@gmail.com](mailto:lisdalejones@gmail.com).

## Capitol Hill Restoration Society (CHRS)

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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 55 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.

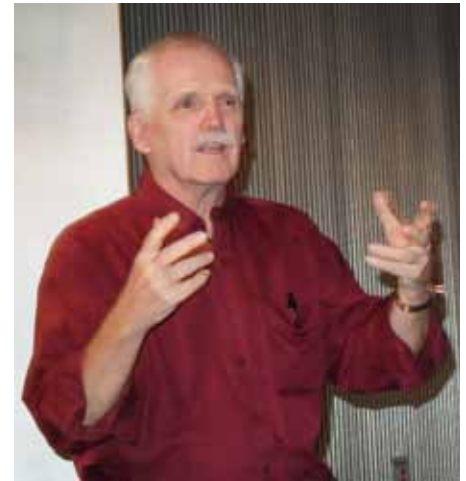
# September Preservation Café: Hollywood on the Potomac

By Greg Holeyman

Mike Canning, a long-time Hill resident, was featured at CHRS's September Preservation Café. Mr. Canning has written on movies for the *Hill Rag* since 1993 and is a member of the Washington Area Film Critics Association. Mike has served as a board member for the Society during his decades as a member of CHRS.

Mike's presentation, titled *Hollywood on the Potomac*, offered a look at how DC has been historically portrayed in American feature films. The presentation focused on several prominent movies, closely examining how Washington and specifically, Capitol Hill, has been treated as either subject, setting, or background:

- *Mr. Smith Goes to Washington* (1939) where a full reproduction of the Senate chambers was built to shoot most of the scenes, since filming inside the Capitol building has never been allowed.
- *Born Yesterday* (1950), at the time considered as an education of the inner workings of Washington to the general public.
- *The Exorcist* (1973) where the house used in the movie had an addition built onto it to be true to the ending of the book.
- *In the Line of Fire* (1993) with Clint Eastwood, which features an improbable roof chasing scene through the Capitol Hill neighborhood.
- *Being There* (1979) where Chauncey Gardiner walks up North Capitol Street for a picturesque, but unlikely walk towards the Capitol building.



Mike Canning discusses movies at the September Preservation Café.

- *No Way Out* (1987) with Kevin Costner, where a car and foot chase scene in Georgetown ends up with the protagonist impossibly catching a Metro ride at the "Georgetown" station (actually filmed in a Baltimore metro station) and coming out directly into the Old Post Office Building!

Other movies Mike discussed included *All the President's Men* (1976) with Dustin Hoffman and Robert Redford, *Minority Report* (2002) with Tom Cruise, and *Broadcast News* (1987) with Albert Brooks.

Mike Canning's book, *Hollywood on the Potomac*, includes more films and goes into additional detail about the intersection of the Capital City and the movies. It is available for purchase at Riverby Books, 417 East Capitol Street, SE (543-4342) and at Capitol Hill Books, 657 C Street, SE (544-1621). ★

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# Zoning Updates

By Gary Peterson

The Committee considered the following cases at its September 12, 2013, meeting:

**BZA #18541.** This case involves an application for variances to allow the construction of a detached garage in the alley at 1120 Park Street, NE. The Committee had no objections to the construction of the garage, but the applicant did not appear at the meeting and did not supply letters of support from adjacent neighbors. For these reasons, the committee voted to take no position.

**BZA #18595.** The applicant in this case has applied for a variance to replace a deck at 620 9th Street, NE. The deck is less than four feet in height and needs no zoning approval. The Zoning Administrator has written that the owner needs a variance from the definition for rear yard. The Attorney General has stated that one cannot get a variance from definitions. The Committee agreed with the Office of Planning that no zoning variances are required and the case should be dismissed.

**BZA #18608.** The applicant has applied for a special exception to add a new fast food establishment within a grocery store at 1500 Independence Avenue, SE. The applicant did not attend the meeting nor supply letters of support from neighbors. For these reasons, the committee voted to take no position. It should be noted that the applicant did not appear at the ANC Planning and Zoning Committee.

**BZA #18625.** This is an application to add a 10 x 10 foot addition to the third floor of a property located at 634 G Street, SE. The property is very large, 3,837 square feet, there is no rear yard and the structure

occupies 48% of the lot. The property needs special exceptions because it is already non-conforming in that there is no rear yard and the structure occupies more than 40% of the lot. The addition will not add to the non-conformity. The applicant provided letters of support from neighbors, and the committee voted unanimously to support the application.

**BZA #18639.** Involves the application of New Vision Properties LLC for a special exception to allow an addition to an existing one-family row dwelling not meeting the lot area, lot occupancy, court and nonconforming structure requirements in the R-4 zone at 229 12th Street, SE. The existing structure is semi-detached because it has a 3-foot side yard on the south side. The applicant proposes to add a rear addition that will extend from lot line to lot line and turn the side yard into an open court facing the street. The neighbor to the north objects because the addition will substantially reduce the light and view from his dogleg and the windows looking into the dogleg. The committee strongly encouraged the parties to reach a settlement, and voted to oppose the application if there is no settlement.

**BZA #18640.** The applicant in this case asks for a special exception to allow a two story addition to a row dwelling not meeting the lot occupancy and rear yard requirements in the R-4 zone at 761 10th Street, SE. The applicant wants to build an addition that will occupy 70% of the lot and there is not a rear yard because the garage is at the rear of the property. The distance between the house and garage is 30 feet. The committee voted to support the application on the condition that the applicant

provide the committee with letters of support from the neighbors.

**BZA #18641.** The applicants filed an application for special exceptions to allow a two story rear addition to a semi-detached dwelling not meeting the lot occupancy, court and nonconforming structure requirements in a R-4 zone at 404 Independence Avenue, SE. The applicant wishes to increase the lot occupancy from 55.2% to 70% and to turn a 3-foot side yard into a court open to the street. The applicant provided letters of support from the neighbors. The committee voted unanimously to support the application.

**BZA #18643.** The applicant needs a special exception to increase the lot occupancy from 62% to 70% in order to build a garage at 119 12th Street, SE. The committee voted to support the application on the condition that applicant provide letters of support from his neighbors. ★

# Swampoodle Sprucing Up

By Larry Pearl

Homeowners in the Swampoodle neighborhood will be sprucing up their homes' exteriors thanks to a microgrant program announced recently by CHRS. The program is funded by Fisher Brothers, the developer of the Station Townhouses project at 2nd and H Streets, NE, and administered by CHRS. The grant is an amenity of the developer's Planned Unit Development (PUD); amenities are a condition for approval of the project by the DC Zoning Commission.

The name "Swampoodle" was derived from the swamps and puddles that appeared when Tiber Creek overflowed its banks. In the mid 19th century the area became home to 1,600 Irish emigrants who helped to build Washington,

DC. Much of the community was displaced by the construction of Union Station in 1907 when more than 300 houses were demolished.

Grants are available to owners of occupied property in the area bounded by Second to Fourth Streets and F to H Streets, NE (specifically, squares 752, 753, 777 and 778). Grants are a dollar-for-dollar match up to a maximum of \$5,000. Grants may be used for repair, restoration or replacement of walls, siding, windows, doors, porches and front steps and must be visible from public streets and retain or restore historic features and materials. Grants to properties in Square 752 (where Station Townhouses are under construction) can also include energy efficiency and lighting improvements.

Interior improvements and routine maintenance are not eligible for grants.

Applicants must provide a description of the improvements to be funded by the grant, photographs of current conditions and a cost estimate for a fixed-price contract from a licensed contractor. Further information and an application form are available from [info@chrs.org](mailto:info@chrs.org) or CHRS Office Manager Gloria Junge, 543-0425. ★

## October Preservation Café: Virtual Walking Tour of Swampoodle

October 16, 6:30–7:15 pm

CHRS has invited the organizers of the recent walking tours of historic Swampoodle to give a "virtual tour" of that neighborhood at the October Preservation Café. The presentation, including photos of key properties, will be held at Ebenezers Coffee House, 2nd and F Streets, NE (downstairs). Learn about the fascinating history, people, and architecture of Swampoodle, and the Swampoodle name.

The event is free and handicapped accessible, and the public is encouraged to attend. No reservations required. To view materials from the walking tours, please visit: [www.chrs.org](http://www.chrs.org).

## Thank You CHRS Supporters

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

### NEW MEMBERS

Paul Herron

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Carole & John Hirschmann  
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# Boat Tour of the Anacostia

By Lisa Dale Jones

**O**n a gorgeous Saturday morning a few weeks ago, members of CHRS took a boat tour of the Anacostia River, given by the Anacostia Watershed Society (AWS).

Although it flows right through Washington, DC, the Anacostia River is practically invisible to most residents. It's easy to be near it but not see it, or to drive over it and pay more attention to road signs than the river. But taking a boat ride down the river from Bladensburg Road to an area just south of RFK Stadium makes it clear how much the river is really a part of our lives here, as well as the lives of the birds, fish, and other wild creatures who make the river and its banks their home.

As you probably know, the Anacostia is not a very clean river. One reason is that it's very short and shallow in comparison to the watershed area that drains into it. Only seven miles long, it collects all the water run-off (containing fertilizer, oil, sewer overflow, etc.) from a 176 square mile area including the eastern half of the District and large portions of Prince George's and Montgomery Counties. And because it's a tidal river, flowing in and out, it takes a very long time for the water to flush out into the Potomac. (Which carries the pollutants into the Chesapeake Bay...)

In addition to the topographical reasons for the pollution, for centuries it also has been the site of industry. Streams and creeks leading into the river have been filled with old tires and other industrial trash, and an old Pepco plant on the banks that still pollutes the water has even more polluted dirt that might be disturbed by a cleanup.

However, AWS and other groups are working to clean up the river. Besides making lawmakers aware of the issues, among many types of



IMAGE COURTESY LISA DALE JONES

CHRS members on the September 7th boat tour.

educational activities, they bring groups of school children to plant native foliage to firm up the banks, they clean out trash, and they conduct boat tours, like the one CHRS took, to educate residents about the river and show them the beauty that's literally in their own backyard.

Our tour guide was environmental educator Chris Lemieux, who guided the pontoon boat down the river from the waterfront park in Bladensburg. We were joined on the water by a number of high school and college rowing teams and some fishermen. (Though Chris pointed out that it's not a good idea to eat fish caught in the Anacostia...)

Cruising down the river we saw many large birds, including two bald eagles, a handful of great blue herons, and a number of large white egrets. In several spots we could see through the trees to wetlands, which are the home to deer, raccoons, and other animals and provide safe homes for young fish before they venture out into the river itself. Sunning on a log we saw a couple of turtles.

As we went under a train bridge, Chris pointed out swallows' nests, built of mud and spittle. He said the swallows thought it was a perfect location to raise their young, despite the noise and vibration from the trains above.

At other locations, we saw where AWS volunteers had planted native plants to help the birds and other creatures find food. Invasive plants that don't provide food can take over and drive out the wildlife, if native plants aren't also available in the area.

The tour went past the Arboretum, Kenilworth Aquatic Gardens, and RFK Stadium. After a little over two hours we ended up back at the dock in Bladensburg, relaxed from the boat ride, happy to know that there's so much wildlife so close by, and a lot more aware of the problems involved in cleaning the river up.

The Anacostia Watershed Society is happy to raise money by taking people on educational tours of the river. CHRS will sponsor another boat tour this spring, on May 17. Watch the newsletter for more information. ★

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# Opening of 11th Street Bridge Exit Ramp Delayed

By Beth Purcell

**A** new exit from the Southeast Freeway eastbound, allowing drivers to exit at 11th Street, SE, was scheduled to open in April 2014. (See CHRS News July 2013.) This was welcome news for Capitol Hill. However, at the Community Communications Committee meeting on the 11th Street Bridges Project

on September 9, 2013, community representatives learned that the new exit ramp will not be opening in April 2014. Instead, because of the Virginia Avenue Tunnel (VAT) project, the exit ramp will not be built until after the VAT project is completed. An Environmental Impact Statement is underway for the VAT. CHRS plans

to file comments by the September 26, 2013 due date. If the VAT project goes forward, construction is expected to take 30-42 months (depending on the alternative selected). In that event, the 11th Street exit ramp would be delayed for years. ★

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## Preserving Pocket Parks

**T**he following letter dated September 24, 2013, was sent by CHRS to the DC Council Committee on Transportation and the Environment:

The Capitol Hill Restoration Society is dedicated to preserving and enhancing residential life on Capitol Hill. We are writing to seek your help in protecting pocket parks, those oases of green that grace traffic triangles, islands and other public spaces around the city. These Federal Reservations have historic significance as an integral and landmarked feature of the L'Enfant Plan and as contributing properties in the Capitol Hill Historic District.

An erosion of public space is occurring across Capitol Hill. DDoT's recent issuance of landscaping permits for a portion of Reservation 266,<sup>1</sup> without an opportunity for public input, is the most recent example of this problem. As our population increases, it is ever more essential to maintain our complete inventory of public space as well as free public access to these spaces. It is equally important that this be done in a manner that protects everyone's interests, including those citizens

who do the hard work of maintaining and beautifying our pocket parks.

In order to keep these parks open and beautiful in a manner that guarantees transparency, we respectfully request that:

- OPM provide an inventory of traffic triangles, islands and other public spaces conducive to pocket parks.
- DDoT require HPO approval of soft-scaping as well as hard-scaping in these spaces.
- DDoT require ANC approval of all public space applications for landscaping of pocket parks, whether administered by DDoT or Department of Parks and Recreation.
- The Department of Parks and Recreation has a well-regarded volunteer "park adoption" program (<http://dpr.dc.gov/page/park-partners>, covered in 19 DCMR 1105) that provides a process for public input, transparency and fairness and reduces the opportunity for conflict. We urge DDoT to adopt a similar model, or that the parcels be consolidated under DPR control.

We believe these measures will enhance the quality of life for the District's residents and for all who enjoy our City streets.

[Signed]  
Janet Quigley, President  
CHRS ★

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<sup>1</sup> Reservation 266 is a pocket park at the intersection of 13th Street and Tennessee Avenue, NE.

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# Letter from Historic Districts Coalition Concerning the Height Act

CHRS signed onto the Historic Districts Coalition's September 9, 2013 letter to DC Mayor Vincent Gray and Mr. Preston Bryant, Jr., National Capital Planning Commission Chairman, urging them not to make any changes to the Height Act.

SUBJECT: Height Master Plan, NCPC File Number 6886

Dear Mayor Gray and Chairman Bryant:

The Historic Districts Coalition is an informal alliance of organizations and individuals representing Washington, DC's historic districts—those that have been designated under the provisions of the Historic Landmark and Historic District Protection Act of 1978 (D.C. Public Law 2-144)—as well as others interested in historic preservation, including residents of undesignated neighborhoods and representatives of neighborhood organizations, historic preservation organizations, and preservation-related businesses.

We, the undersigned, have developed the following position on the Height Master Plan:

- The 1910 Height of Buildings Act, through its effect on physically shaping the nation's capital, is no less important than the seminal 1791 L'Enfant Plan for the City of Washington. The L'Enfant Plan, as revitalized by the 1901 McMillan Commission, provided the foundation by brilliantly imposing on the landscape a rhythmic pattern alternating open spaces—streets, parks, and squares—with closed spaces intended for structures. In so doing, the L'Enfant Plan effectively limited two of the dimensions of any structure. By

regulating the third dimension through the Height Act, the Congress furthered the human scale of the city and created the iconic horizontal skyline that Washington enjoys today.

- There is no compelling case for allowing taller buildings to accommodate growth in population or economic activity. As noted in public presentations by the Office of Planning, large areas of the city are currently not "built out" to the maximum allowed under existing zoning regulations. Ample long-term opportunities for commercial and residential development remain in the District of Columbia, many of which are outlined in the National Capital Planning Commission's 1990s Extending the Legacy plan.
- Therefore, the Historic Districts Coalition endorses Approach 1, 1A Status Quo: Make No Changes to the Height Act. We do not support 1B Allow Penthouse Occupancy.

Respectfully submitted by the Historic Districts Coalition on behalf of:

Historic Anacostia Design Review Committee, Greta Fuller, Chair

Capitol Hill Restoration Society Janet Quigley, President

Historic Chevy Chase, DC Richard Teare, Treasurer

Frederick Douglass Community Improvement Corporation Carolyn Johns Gray, President

Dupont Circle Conservancy Thomas Bower President

Citizens Association of Georgetown Pamla Moore, President

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# From Another Era...

Excerpts from CHRS *News* of November 1966:

## Pleasure Programs—Thru the Gate Coffee House

For the last two years, The Capitol Hill Presbyterian Church (our own meeting place) has been having a "Thru the Gate Coffee House", functioning every Friday and Saturday night—from 8 pm to 2 am. Your editor visited it recently and found it very interesting. Supervised by Mr. Basil P. Das, the Parish Program Director, the Coffee House is truly Thru the Gate, down the stairs and in a below-deck room, where chairs and tables are hospitably arranged and walls are covered with paintings. Though for all ages, from 16 to 60, the majority of "guests" were teenagers—congenial, alert, and happy—and informally dressed in the mode of the day.

## Adult Fun Program

Another non-denominational and much more recent project which Mr. Das supervises in the downstairs of the Capitol Hill Presbyterian Church is one for adults, preferably over thirty. The Tuesday evening activities (at 7 pm) are attuned to the more mature. They consist of cards, checkers, chess, table tennis, billiards, and music. Coffee and cookies are

An interesting feature of each evening is the more or less spontaneous entertainment offered by various performers. It may be the reading of poetry, the depicting of drama, a discussion on the subject of the day, or, as of the night I visited, the strumming of a guitar by a folk-singer, with his "story-song" of persons and places. During the performances, everyone is requested to, and most courteously does, sip his or her coffee, tea, cider, or coke, and attentively looks and listens. Doughnuts are the "piece de resistance." There is a small charge for refreshments. The "Coffee House" is non-denominational.

served without charge. Folks are invited to register by calling Mr. Das at the Capitol Hill Presbyterian Church, but all adults are invited to drop in as guests, whether or not they register. The registration is only for the purpose of address and phone numbers. Mr. Das told your editor he feels there is a definite need on The Hill for "Adult Fun." ★

## Second Historic Walking Tour of Swampoodle in Northeast Capitol Hill

If you missed it the first time, please come on a walking tour of "Swampoodle" in Northeast Capitol Hill, the neighborhood between 2nd and 4th Streets between F and G Streets. Learn about the fascinating history, people, and architecture of Swampoodle, and the origin of the Swampoodle name. Free and open to the public.

Saturday, October 5  
10 am–noon, rain or shine  
Ebenezers  
2nd and F Streets, NE

For more information:  
caphrs@aol.com, 543-0425

have long-term durability and contribute to energy conservation.

- Energy envelope evaluations: Life Cycle Analysis, thermal analysis and roofing options.
- Upgrading building systems: Energy efficiency and operational costs.
- Energy generation: Geothermal exchange, solar technology and wind.

“Historic districts are environmentally friendly,” said Ms. Casarella. They are pedestrian-oriented with access to public transit, green space and a building density that efficiently uses land and resources. The speakers’ goal is to bring sustainability into neighborhoods by producing a set of preservation guidelines that address sustainability practices in historic districts. Their presentation, “Something Old, Something New, Something Green,” is available at: [www.chrs.org](http://www.chrs.org). ★

## Sustainability Guidelines Interactive Web Feature Launched

*From an announcement by the National Park Service, June 10, 2013:*

Technical Preservation Services is pleased to announce that The Secretary of the Interior’s Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings are now available as an interactive web feature at: [www.nps.gov/tps/standards/rehabilitation/guidelines](http://www.nps.gov/tps/standards/rehabilitation/guidelines). Published in 2011, the Guidelines on Sustainability are the first set of official guidelines on how to make changes to improve energy efficiency and preserve the character of historic buildings. The Guidelines are an important addition to current discussions about sustainability and achieving greater energy efficiency, which have focused primarily on new buildings to date.

The Guidelines on Sustainability stress the inherent sustainability of historic buildings and offer specific guidance on “recommended” rehabilitation treatments and “not recommended” treatments, which could negatively impact a building’s historic character. Illustrations of both types of treatments are included. The Guidelines are designed to assist building owners in planning rehabilitation projects that will meet the Standards for Rehabilitation.

This feature is the latest in the series of web-based training offered by Technical Preservation Services to provide professional development alternatives and enrichment programs for professional preservationists, local preservation commissions, volunteers, and anyone interested in more in-depth training in historic preservation. All of the online programs are available at: [www.nps.gov/tps/education/online-training.htm](http://www.nps.gov/tps/education/online-training.htm). A PDF of the original printed version is also available on the website.

The National Park Service’s Technical Preservation Services office develops historic preservation policy and guidance on preserving and rehabilitating historic buildings, administers the Federal Historic Preservation Tax Incentives Program for rehabilitating historic buildings, and sets the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

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# Beyond the Boundaries Project: Now Available on CHRS Website

By Elizabeth Nelson and Beth Purcell

**B**etween 2008 and 2011, CHRS oversaw the architectural documentation of all the properties outside the Capitol Hill Historic District within the area bounded on the north by H Street, NE, on the south by the Anacostia River at Barney Circle and Congressional Cemetery (which was excluded because the cemetery is a National Historic Landmark), on the east by the Anacostia River, and on the west by the boundary of the Capitol Hill Historic District. The Rosedale and Isherwood subdivisions are included in this area.

This survey effort engaged residents, property owners, volunteers, and paid professionals, resulting in the architectural documentation of 6,402 properties and four survey reports. For

each property there is a building description, information on the owner, architect, and builder and a photograph of the building. The survey has a section for each square. The documentation efforts undertaken by CHRS have continued with work on a historic context report, addressing the development of Capitol Hill from the 1791 survey of Pierre L'Enfant to the development and growth this area of Capitol Hill in the twentieth century.

The documentation is stored in a database accessible at the CHRS office. For the convenience of our members and the larger community, an electronic file for each square was created in pdf format. These have just been posted on our website together with a map to aid in identification of the correct square numbers.

There is a link to the Beyond the Boundaries Map on the History and Preservation page of the CHRS web site at: [www.chrs.org/history-and-preservation/beyond-the-boundaries-map](http://www.chrs.org/history-and-preservation/beyond-the-boundaries-map). We hope you will find this feature useful, and that you will share the link with friends who have might have an interest in the topic. ★

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## Historic Walking Tour of Rosedale on October 26

**T**he Rosedale Citizens' Alliance (RCA) and CHRS are sponsoring a historic walking tour of Rosedale on Saturday, October 26. Rosedale is roughly bounded by 15th and 19th Streets, between Benning Road and C Street NE.

The tour will focus on the oldest parts of the neighborhood, including Gales and Rosedale Streets. The buildings in Rosedale represent a wide range of architectural styles, including both 19th century frame Victorian duplexes, as well as 1920s brick rowhouses built by well-known local builder H.R. Howenstein. This

is an opportunity to experience the charm of a small village in the greater Capitol Hill area. ★

Saturday, October 26  
10 am–noon  
Rosedale Public Library  
1701 Gales Place, NE

For more information:  
[caphrs@aol.com](mailto:caphrs@aol.com), 543-0425



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

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## Mark Your Calendar!

### OCTOBER

2 Wednesday

NCPC Special Commission Meeting:  
Public comments on the Height Act Study  
Findings. 401 9th Street, NW, Suite 500.  
Information: Julia Koster, 482-7200.

5 Saturday, 10 am

Swampoodle Walking Tour. Meet at  
Ebenzers, corner of Second and F Streets,  
NE. Free, open to the public. Rain or  
shine. Details: caphrs@aol.com, 543-0425.

7 Monday, 6:30 pm

CHRS Historic Preservation Committee,  
Kirby House, 420 10th Street, SE, first floor.  
Details: Shauna Holmes, 546-5211.

10 Thursday, 7:30 pm

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

15 Tuesday, 5:00 pm

Comment deadline for NCPC draft report  
on Height Act changes. Details: Deborah  
Young, 482-7200 or visit: [www.ncpc.gov/  
heightstudy](http://www.ncpc.gov/heightstudy).

15 Tuesday, 6:30 pm

CHRS Board of Directors, Capitol Hill  
Townhomes, 750 6th Street, SE, second  
floor. Details: Janet Quigley, 543-0425.

16 Wednesday, 6:30 pm

CHRS Preservation Café, Virtual  
Swampoodle Walking Tour. Ebenzers  
Coffee House, 2nd and F Streets, NE,  
downstairs. Couldn't make it to the  
Swampoodle Walking Tour? No problem!  
Take a virtual tour with event organizers.  
Details: Elizabeth Nelson, 543-3512.

26 October, 10 am

Historic Walking Tour of Rosedale. Meet  
at the Rosedale Library, 1701 Gales Street,  
NE. Details: caphrs@aol.com, 543-0425.

### NOVEMBER

4–7 and 12–14, 6:00 pm

DC Zoning Commission public hearings  
on the Zoning Regulation Rewrite, 441  
4th Street, NW. Details: [www.dcoz.dc.gov](http://www.dcoz.dc.gov).

4 Monday, 6:30 pm

CHRS Historic Preservation Committee,  
Kirby House, 420 10th Street, SE, first floor.  
Details: Shauna Holmes, 546-5211.

14 Thursday, 7:30 pm

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

19 Tuesday, 6:30 pm

CHRS Board of Directors, Capitol Hill  
Townhomes, 750 6th Street, SE, second  
floor. Details: Janet Quigley, 543-0425.

20 Wednesday, 6:30 pm

CHRS Preservation Café, Ebenzers  
Coffee House, 2nd and F Streets, NE,  
downstairs. Topic to be determined; will  
be posted on the website. Details:  
Elizabeth Nelson, 543-3512.