



CHRS CELEBRATING 60 YEARS OF PRESERVATION

NEWS

www.chrs.org

November 2017

Second CHRS House Expo a Well-Received Success

By Nina Tristani

On October 22, over 30 vendors showcased their services to hundreds of inquisitive attendees in the North Hall of Eastern Market. For several hours, the Capitol Hillbillies bluegrass group entertained the crowd. The exposition welcomed DC government agencies such as the Department of Consumer Regulatory Affairs and the Department of Energy and Environment.

Exhibitors ran the gamut from exterior improvements and landscape maintenance, through interior design

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IMAGES COURTESY NICK ALBERTI

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House Expo, *continued from cover*

and home furnishings, and on to inspections, realty, and more. The Barnhart Construction Tool Zoo showcased interesting examples of tools, Community Forklift and 1-800-GotJunk gave advice on recycling, N&M House Detectives provided samples of their house history books; Hollow Work offered lovely ceramics for sale; and Mid-Atlantic Settlement Services detailed the financial services.

All exhibitors presented the best of services in their areas of expertise. Many are looking forward to the third annual CHRS Home Expo in 2018.

We thank the Expo sponsors the Hill Rag and Coldwell Banker. ✪



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COVER, THIS PAGE: Exhibitors at the 2017 CHRS House Expo talk with visitors.

2017 CHRS House Expo Exhibitors

Arhaus Furniture/Jamila Bey
Chris Shea
Art Furniture &
Architectural Ironwork
Donofrio & Assoc. Inspections
GL Barnhart Construction
1-800-Got-Junk
Hollow Work Pottery
Jenks Hardware
Lucy's Cleaning

Mahoney Painting
Max Insulation
Merlino Construction Group
Mid-Atlantic Settlement Services
N&M House Detectives
Renewal by Andersen Windows
Ryan Massey Landscaping Services
Solar Energy World
Southern Sky Electric
State Farm Insurance/Mike Jones

Teass-Warren Architects
Wagner Roofing
Wentworth Studio Interior Design
Capitol Hill Village (CHV)
Community Forklift
DCRA
DOEE
*Names and contact information
for all exhibitors can be found at:
<http://chrs.org/house-expo-2017>*

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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.

ABOUT CHRS

Capitol Hill is a special place. We promote, preserve, and enhance the character of our historic neighborhoods.

Since its founding in 1955, CHRS has worked continuously to make Capitol Hill the desirable location it has now become. Due to CHRS's efforts, Capitol Hill won designation as a historic district in 1976. Today, that legacy of standing up for the community continues with our work in planning, zoning, historic preservation, and public safety.

CHRS is a volunteer organization, made up of Hill residents who love their historic neighborhoods and want to ensure that the unique character of the Hill is around for future generations. Come join us!

To learn more or join, please visit:
www.CHRS.org

Zoning Committee Report

By Gary Peterson

During a meeting held on October 12, 2017, the committee considered the following cases:

BZA #19589, 643 F Street NE. The applicant needs special exceptions to build a one story addition with roof deck. The owner has letters of support from adjacent neighbors and the committee voted to support the application.

BZA #19593, 1226 North Carolina NE. In this case the applicant wishes to enclose a rear deck on the third floor and needs a variance from the lot occupancy of 72.5%. Only a special exception will be required if the new room is set back around three feet. The committee voted to support a special exception but not the requested variance.

BZA #19609, 226 Massachusetts Avenue NE. The Heritage Foundation has purchased the restaurant that has created a gap in their development along Massachusetts Avenue NE. They propose to infill with a building that needs three variances: height, parking, and rear yard. The parcel has no rear access and providing parking is impossible. The additional height of four feet is necessary to match the floor plate with the building to the west. A rear yard of 15 feet is required and the new building will provide a rear yard of half that. The committee voted to support the first two variances and to take no position on the rear yard variance. It should be noted that the existing structure is not a contributing building but one that was designed to look older.

BZA #19634, 517 7th Street SE. The applicant proposes a three-story rear addition and needs special exceptions for lot occupancy, side court, and an addition to a nonconforming structure. The construction will enlarge the lot occupancy to 62% and will extend an existing 1.1-foot side yard. For some reason, this pre-Civil War home was not built on the property line. The committee voted to support the application. ★

Historic Preservation Briefs

By Joanna Kendig and Beth Purcell

The Historic Preservation Review Board (HPRB or the Board) did not meet in August. Their first fall meeting was on September 28 and those cases were reported in the October 2017 issue of the CHRS News. The following cases were approved on the September 28 consent calendar:

622 C Street SE, HPA 17-513, concept/two-story rear addition. This two-bay contributing brick row-house with basement was owned, designed, and built by B. W. Carpenter in 1886. This project has the potential for significant improvement to a neglected house. The applicant proposed to regrade the front and restore the front entrance to the presumed original configuration, and replace the multi-paned windows on the front elevation with one-over-one double hung windows is an important improvement. The proposed two-story rear addition will not be visible from C Street, and the proposed roof deck will be in the rear.

104 8th Street NE, HPA 17-515, concept/one-story rooftop addition, modify rear elevation. This contributing two-story angled bay-front brick row-house with basement was owned, designed, and built by Diller B. Groff in 1882. The applicant proposed no changes to the front elevation, and planned to add a third-story addition with roof deck in front.

626 Lexington Place NE, HPA 17-521, concept/alter roof-line and modify rear elevation.

This three-bay brick porch-front contributing row-house is part of a large Kennedy Bros. project designed by A.H. Sonneman and built in 1912. It has a two-bay

front porch. The plans called for increasing the height of the roofline to enlarge the attic. The rear porch has been enclosed in the past, which will be reversed to be more historically appropriate for the building.

434 4th Street NE, HPA 17-577, rooftop and side addition on a rowhouse and dogleg infill. This brick bay front row-house was designed by Edgar S. Kennedy and built by Kennedy and Davis for William Mayse in 1893. It is a contributing building. The applicant proposed no changes to the front elevation, and planned a third story addition (penthouse), which should not be visible from public space. We believed that these aspects of the project are compatible with the Capitol Hill Historic District. However, the applicant also planned to infill the dogleg in a row of houses where 100% of the doglegs are intact.

133 13th Street NE, HPA 17-580, two-story addition/dogleg infill. This contributing brick bay front row-house was designed by architect Nicholas T. Haller for owner/builder George P. Newton. The applicant proposed no changes to the front elevation, and there will be no roof deck. We believed that the project will significantly improve the appearance and functionality of the rear elevation by adding sliding doors and a Juliette balcony. The cornice line will be maintained. This block has an unbroken line of doglegs; with the only exceptions being a corner house and two semi-detached houses, which have side yards. The applicant planned to infill the dogleg. ★

2018 House Tour

It's not too early to start planning for the 2018 CHRS House Tour. The tour will center on the area around the American Legion Kenneth Nash Post 8 (224 D Street SE.) If you would like to volunteer as a house captain or as a house sitter, please let us know. If you would like your house on the tour, or know someone who would, please contact Michelle Pilliod Carroll at pilliodmp@aol.com.

Philanthropic Housing in Hill East

By Beth Purcell

In 1897, 11 percent of Washington residents lived in alley dwellings, and 93 percent of these residents were African Americans. Reformers urged that housing for the poor be improved to replace unsanitary, unsafe, and crime-ridden buildings (especially alley dwellings) with affordable “sanitary” housing.

One group, the Washington Sanitary Housing Company (WSHC), founded in 1903, advocated building affordable low-density sanitary rental housing for the working poor. Its business model was to raise funds from investors, buy affordable vacant lots near employment centers, then build two-family flats to be rented at the lowest feasible rate, and pay shareholders only a limited dividend, initially four percent.

WSHC’s leaders debated the best form for housing the poor: apartments could house more people at a lower unit cost, but single-family housing was believed to be more uplifting. The compromise solution was to build two-unit flats (sometimes called rowhouse flats)



IMAGE COURTESY BETH PURCELL

1300 block of L Street, SE.

with a private entrance for each flat. For-profit builders were already constructing these two-unit flats. For example, in 1903, Kennedy and Davis built 10 two-unit flats on the 100 block of 15th Street NE.

To minimize risks, WSHC apartments were to be rented not to “the idle and dissolute [but] only for those who pay their rents and take reasonable care of the apartments.” WSHC rented to African Americans

and to whites. WSHC had built approximately 97 two-unit flats by 1914, and 400 by 1950. The company was sold in 1954.¹

Although WSHC built most of its units in Southwest, it also built in Hill East. The 1300 block of L Street SE was near employment centers such as the Navy Yard and the Pennsylvania Avenue commercial district. In 1911, Appleton P. Clark, Jr. designed rental flats built by WSHC at 1000–1022 13th Street SE, 1301–1311 K Street SE, and 1306–1332 L Street SE. Each flat had a private entrance: a door to the first story unit and a second door to the upstairs unit. They were 20 x 40 feet, brick, constructed at an estimated cost of \$2,117 per building. WSHC’s flats typically had three or four rooms, a bathroom, and hot and cold running water.

In the early 1950s, WSHC began to sell its Hill East houses, and today these houses are privately owned. Most owners closed off the second doorway, but a few can still be seen on L Street, SE.

Appleton P. Clark, Jr.

Appleton P. Clark, Jr.² (1865–1955) was born in Washington, DC and graduated from Central High School in 1883. He designed many well-known buildings and residences in a number of styles including: National Savings & Trust Building, the Homer Building, the old Washington Post Building, Columbia Theater, Continental Hotel, Roosevelt Hotel, Fourth Presbyterian Church, Foundry Methodist Church, Eastern Presbyterian Church (Imani Temple), and Wilson Memorial Building (Garfield Hospital). For many years he also served as the president (and architect) for the Washington Sanitary Improvement Company; in that capacity he designed the low-income rental residences at 1000–1022 13th Street SE; 1301–1311 K Street SE; and 1306–1332 L Street SE (1911). He also designed three homes for children in the Washington area, and in 1945 wrote a book, *Institutional Homes for Children*, urging architects to design children’s homes as cottage-type buildings, rather than as a single building.³

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October Preservation Café

By Gregoire Holeyman, AIA

Joey Bellosi, President and Master Electrician with J&G Electric Company, Inc., was the October 2017 Preservation Cafe speaker. J&G is a local, family-owned electrical contracting firm specializing in smaller residential projects and maintenance contracts with apartment/condo buildings. The presentation, titled "This great old home," focused on Joey's knowledge of historic residential electrical and modern life-safety systems.

Original Capitol Hill electrical systems were typically composed of knob and tube wiring fed from fused circuit protection boxes. Knob and tube wiring are known for being installed on insulators, with open splices inside walls and cavities, no grounding conductor (non-grounding outlets) and cloth covered wire with rubber jacket. Fused circuit protection are similar to an element in a light bulb, when enough current flows, which causes heat, the fuse element will burn in two, causing the circuit to open. Fuses are the most accurate device for protection (which is why they are typically used near major appliances).

The minimum size electrical service for a residential home is 100

amps; typical modern service sizes are 150 to 200 amps. A modern circuit breaker is a mechanical device with a renewable link inside the casing, which will open on ground fault and/or overload. Circuit breakers are a good choice for convenience.

Modern electrical outlets typically need to be either arc-fault circuit or ground-fault circuit protected. Arc-fault breakers or receptacles are required at all 120-volt single-phase 15- & 20-amp branch circuits supplying outlets or devices installed in dwelling unit, including: kitchens, family rooms, dining rooms, living rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets hallways, laundry areas, or similar rooms all require arc-fault circuit interruption protection.

GFI breakers or receptacles are required at all 120-volt 15- & 20-amp wiring that provide receptacle power at bathrooms, garages, anywhere outdoors, crawl spaces, unfinished basements, kitchens (within six feet of sinks), and laundry areas. Exterior receptacles should have installed in-use covers (which are referred to as "Bubble Covers") to prevent water and/or moisture intrusion into the outlet, causing nuisance tripping.

Modern life-safety systems include hard-wired smoke and carbon monoxide detectors. The best types of smoke detectors provide both photoelectric/ionization detection, have a 10-year sealed battery and have interconnected detectors. In the past, DCRA has allowed one hard-wired smoke detector working in tandem with other RF (wire-less) units to count as an interconnected system. A carbon monoxide detector should have a 10-year sealed battery and can be a plug-in unit with battery backup and a digital display.

These electrical and life-safety systems should be tested regularly. Arc-fault and GFI receptacles and breakers should be tested every 90 days. Smoke and carbon monoxide detectors should be tested once a year. Every five years, the electrical panel connections should be re-tightened and the bottom inside of the enclosure should be vacuumed.

Joey is always happy to answer questions about electrical systems and can be reached at (301) 670-1717 or info@jandgelectric.com. ★

Housing, continued from page 5

For additional reading, see Elizabeth Hannold, "The Influence of Sanitary Houses Can Not Be Over Estimated," ed., Richard W. Longstreth, *Housing Washington: Two centuries of residential development and planning in the national capitol* (Chicago, Ill.: Center for American Places at Columbia College, 2010, 133-157.) ★

- 1 "D.C. Housing Firm Sold, Fred Smith Elected Head," *Washington Post*, 5 Oct, 1954, 33.
- 2 "Appleton Clark, 89, Dean of Architects," *Washington Post*, 27 Mar. 1955, sec. B, p. 2
- 3 Benjamin Forgey, "Topping Off A Landmark," *Washington Post*, 15 Oct. 1983, sec. C, p. 1. AIA Archives, membership application.

Extension of the Lease for the RFK Stadium Complex

By Monte Edwards

Rep. Eleanor Holmes Norton has submitted a bill (H.R. 3373) to extend the existing lease on the RFK grounds (190 acres) for an additional 50 years. There are 21 years remaining on the existing lease, so the new lease term would be for 71 years. DC United left the stadium this fall for the new Soccer Stadium at Buzzard Point and there is concern that RFK Stadium will become an abandoned eyesore.

On Wednesday, October 6, the subcommittee on Public Lands of the House Natural Resources Committee held a hearing on the bill. The Subcommittee oversees America's National Parks. Gregory O'Dell, President and CEO of Events DC, testified that the short-term redevelopment of the stadium property would consist of a Market Hall, pedestrian bridges to Kingman and Heritage islands and a memorial to Senator Robert F. Kennedy.

For the long-term redevelopment they need an extension to obtain financing and he would welcome clarification about what is allowed under the existing lease. Bob Vogel, Acting Deputy Director for Operations, National Park Service, stated that the National Park Service is open to modifying the terms of the lease rather than merely extending it with its current terms, but needs to ensure that Events DC's use is consistent with the NPS goals and objectives for the surrounding area.

While the bill that has been proposed does not involve any modifications of the permitted uses, it was very clear from the discussion at the hearing that any bill that will emerge from the House Natural Resources Committee will not merely extend the lease, but will be somewhere along a spectrum

between negotiated changes to allow the District to build all or part of its plan and outright sale of the site to the District.

CHRS submitted a statement for inclusion in the record of the hearing pointing out that the Anacostia waterfront promises to emerge as one of the nation's finest urban waterfronts and a community sports hub for the entire region.

Appropriate redevelopment of the RFK site for community sports purposes—a comparatively large site with Metrorail access precisely in the center of the envisioned Anacostia sports and park arc—is essential to fulfilling this promise. Our statement asked that any modification to the lease should include the following restrictions:

- 1) That any uses of the property be compatible with the National Park Service goals and objectives for the surrounding Park property.
- 2) That the maximum amount of surface paving be removed and converted to sports fields for use by the public.
- 3) That the existing 250 foot buffer between the leased property and the Anacostia River be extended from 250 feet to 600 feet.
- 4) That the District of Columbia will be responsible for demolition of the existing stadium and that either an indoor cultural use or sports facility (but not a football stadium) and an RFK Memorial be allowed, based on a master plan, approved by NCPC and the National Capital Memorial Advisory Commission. ★

Thank You, CHRS Supporters

We thank the following CHRS members and supporters:

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60 Attend Historic Walking Tour of Warren Street

By Beth Purcell

On October 14, 2017, CHRS held a well-attended walking tour of Warren Street NE, and nearby C Street, and Constitution and Tennessee Avenues. The area has a long and interesting history, including a wonderful collection of “small houses.”

In the 18th century the area was part of Abraham Young’s farm. The Youngs were one of the Catholic families brought to Maryland by Lord Baltimore, along with familiar names such as Carroll, Stoddert, and Holmead. Some of these families later moved from Charles County to western Prince George’s County (the future site of the capital). The Young family lived in a “mansion” (a 20 x 22 foot frame house) near 15th and C Streets NE. They had 12 slaves.

In 1791, after George Washington selected the site for the capital, he met with the original landowners, including Young. The owners agreed to have their land divided into squares and lots, with one-half of



IMAGE COURTESY NICK ALBERTI

Beth Purcell leads the walking tour of Warren Street.

the lots for the federal government and the other half for the original landowners, who expected to profit from their remaining lots. Square 1033, showing the future Warren Street, was divided into 13 lots; the federal government received lots 4-7 and 10-12. Abraham Young retained

lots 1-3, 8, 9, and 13. We know that as late as 1826, the family had fenced off the future streets, but was continuing to grow crops.

In the late 19th century, Capitol Hill was growing; there were many employment opportunities such as the General Printing Office, Washington Navy Yard, railroads, and breweries, creating a demand for housing. One sub-market was low-cost rental housing for African Americans.

In 1886, Charles Gessford laid out lots and built one-story brick rowhouses 11 x 25 feet at 1337-1353 C Street NE. In the early 20th century, African Americans were renting these houses; they worked as laborers, drivers and laundresses. As many as five people lived in these houses. Other small houses were built nearby (e.g., 1355-1365 C Street, NE [12 x 32 foot, two-story brick rowhouses, built in 1913], rented to white families).

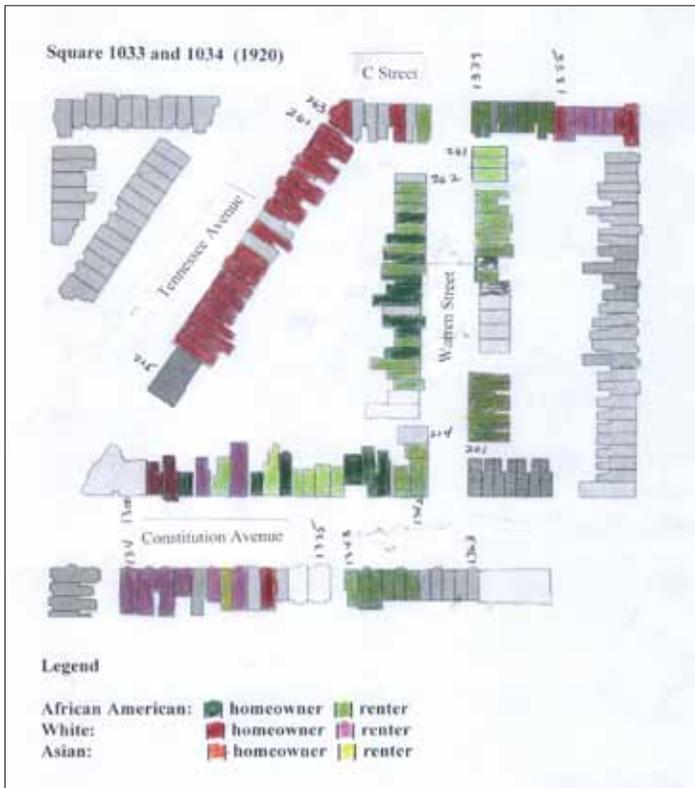
By the early 20th century, developers began to build two-story brick rowhouses, many of them 12- or 13-foot wide. In 1920, Warren

Builders and Architects

Charles Gessford, architect/builder (1831-1894). Gessford, who lived at 661 South Carolina Avenue SE, was one of the best-known builder/ architects on Capitol Hill. His work includes Queen Anne-style brick rowhouses (824-832 D Street SE; 638-642 East Capitol Street). He also built alley dwellings (Gessford Court). He borrowed to build his houses; when the Depression of 1893 hit, he was left with houses that no one would buy. He died a year later and was buried at Congressional Cemetery.

Harry A. Kite, builder (1882-1931). He was a prominent Washington developer who built many “daylighter” porch-front rowhouses all over Washington including many on Capitol Hill, as well as apartment buildings (Kew Gardens, 2700 Q Street NW).

Albert E. Landvoight, architect (1892-1955). He was born in Washington and attended McKinley High School. He began working for Harry Kite in 1913, served in World War I, and afterward continued to work as an architect.



TOP: Square 1033: Lots 1-3, 8, 9, 13: Abraham Young. Lots 4-7, 10-12: United States.

BOTTOM: Square 1033 as laid out in the L'Enfant Plan (28 Aug. 1797) showing the future Warren Street running south from C Street to B Street (Constitution Avenue, NE).

Street was an African American community, a mix of homeowners and renters. Many homeowners were skilled construction workers or worked for the railroad as waiters, cooks, or porters, but some laborers also managed to buy houses.

Renters were less skilled laborers or messengers. A number of women worked as laundresses; some may have worked at home, or traveled to customers' homes to wash clothes. In the 1930s, clothes washers for home use became available, reducing the demand for laundresses, so some of these women switched to housework and one opened

her own beauty salon.

The 1300 block of Constitution Avenue, NE (then known as "B Street NE") offered food, groceries, and entertainment in one-story stores. The 1915 *City Directory* shows the variety: a saloon; a grocer; a tailor; three shoemakers; a laundry; a barbershop; a dry goods store and a store that sold oysters.

The rowhouses on the 200 block of Tennessee Avenue were built between 1911 and 1916 and were larger than most houses on Warren Street. Harry Kite built 221-235 and 245-263 Tennessee Avenue. As of 1920, white homeowners lived here, typically small business owners, skilled workers employed in construction, or by the railroad or the Washington Navy Yard. The wives did not work outside the home. ★

Additional Resources

- 1910 Census (E.D. 188) www.stevemorse.org
- 1920 Census (E.D. 246) www.stevemorse.org
- *City Directories*, www.Hathitrust.org
- Clark, Allen C., "The Abraham Young Mansion," *Records of the Columbia Historical Society*, 12 (1909): 53-70. Available on www.JSTOR.org
- Bob Arnebeck, *Through A Fiery Trial: Building Washington 1790-1800* (Madison Books, Lanham, Md., 1991)
- www.chrs.org > Historic Preservation >
 - » Beyond the Boundaries Map (information on buildings, square by square)
 - » Beyond the Boundaries Context Statement
- www.chrs.org > Historic Preservation > CHRS Historic District Design Guidelines >
 - » *Building Styles in the Capitol Hill Historic District*
 - » *Red Brick, Brown Brick, Pressed Brick, and Common: Capitol Hill Brick*

Overbeck Lecture: Looking at the L'Enfant Plan in a New Light

By Nancy Metzger

Capitol Hill residents live every day surrounded by the physical interpretation of Peter L'Enfant's 1791 plan for the City of Washington: the broad avenues ending in vistas, the hill that provides an overlook to the rest of the city's monumental core, and the open green spaces that offer respite from streets lined with buildings.

Over the decades many have studied the L'Enfant Plan and its early modifications. Recently, Don Hawkins, architect and historic cartographer, had the opportunity to look at the original pencil-drawn

plan under varied light and scanning conditions. That experience has led Hawkins to look at the plan in a different light—more as an expression of Hamilton's federalism than as a document of French city and garden planning. Hawkins will be sharing his insights and research on the L'Enfant Plan and other aspects of early Washington during the Ruth Ann Overbeck History lecture on Monday, November 13, 7:30 p.m. at Hill Center, 921 Pennsylvania Avenue SE.

As always, admission is free but a reservation is required due to limited seating. To register, go

to: www.hillcenterdc.org/event/overbeck-lecture-looking-at-the-lenfant-plan-in-a-new-light/ or simply call (202) 549-4172. We suggest that all guests arrive at least 15 minutes prior to the event. Seating will begin at 7 pm for those who hold reservations. Available seats will be released to guests on the wait list beginning at 7:15 p.m. If you hold a reservation and cannot attend, please let us know at: OverbeckLecture@CapitolHillHistory.org. ★

Researching Capitol Hill Maps Online

By Beth Purcell

Online resources offer historic and current maps of Capitol Hill. The DC Public Library's Dig DC website offers digitized city historical maps:

Historic Maps

Plat maps on Dig DC currently include real estate atlases from 1874–1896. Additional maps and atlases are being selected for digitization and will appear in the online collection as the digital surrogates are made and cataloged. Maps are selected for digitization based on patron use, condition, research value, and existing online availability. Please note that additional city and regional maps, including some with real estate and building information, are part of the *Maps: City & Regional Collection* on Dig DC:

- digdc.dclibrary.org/cdm/landingpage/collection/p16808coll15
- digdc.dclibrary.org/cdm/landingpage/collection/DCPublicM01

On the Library of Congress website, additional Baist's Real Estate Atlases are available for the years 1903, 1907, 1909, 1913, and 1919 (www.loc.gov and search "Baist Atlas + Washington DC"). Also available are the Sanborn Fire Insurance maps from 1904 (www.loc.gov, search "sanborn maps + Washington DC"). Western Capitol Hill is in Vol. 2, part 2.

Current maps

The DC Historic Preservation Office offers current maps and building permit information on HistoryQuest (planning.dc.gov/page/historyquest-dc). The site may load slowly; it works better if you type in the square number—click on "squares" in the dropdown and type, e.g., "0744." To obtain the square, type in the address in PropertyQuest from the DC Office of Planning (propertyquest.dc.gov). PropertyQuest also features current maps with GoogleEarth images. ★

Q & A on Home Maintenance and Repair

CHRS encourages members and nonmembers to email questions about historic district guidelines. Email info@chrs.org.

Q: We recently purchased a brick Queen Anne house built in the 1890s and we need information on the mortar used on the house so that the brick can be restored without an obvious mortar color difference. Any information and help would be greatly appreciated.

A: From the photos you sent of your house, it looks like the mortar color is similar to that of the brick. The color itself should be quite easy to match. Front facades often have a smooth, face brick often with a very thin bed of mortar, while rear and sides have a less expensive common brick with wider joints. The more important issue with any brick repointing is the hardness of the mortar. If you use a mortar that is too hard for the brick, over time it causes the brick to crumble. Bricks on pre-1900 houses were typically low-fired soft bricks that were assembled with a lime/sand mortar. The National Park Service has information on mortar: www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm.

Modern portland cement-based mortars are too hard for older, soft bricks. There are several good brick companies that do re-pointing on Capitol Hill that can properly mate the mortar with the hardness of the brick. Although CHRS does not recommend contractors, DC Preservation League has a list of recommended contractors. See www.dcpreservation.org. ★

Reduced Prices for Historic Permit Review

As of October 1, 2017, the District government has reduced the price for certain types of permits for properties located in a historic district. Projects that require a permit only because they are located in a historic district, pursuant to 12A DCMR §105.2.5, will now be subject to a reduced fee (\$36.30) and will use a revised application process.

Prior to this change, projects that required a building permit only because they were located in a historic district were charged the standard permitting rate, which could rise to hundreds of dollars depending upon the scope of the project. The cost for this specified permit type is now set at a reduced flat rate of \$36.30. The below construction work will be subject to the new reduced fee and revised application process for work in a historic district:

- Brick pointing
- Repair or replacement of fences, except as deemed an ordinary repair
- Painting of unpainted exterior masonry at a landmark property
- Replacement in kind, of: Roofing and coping, Siding—Gutters and downspouts and fascia, Private sidewalks and driveways, Patios
- Garden storage shed
- Prefabricated pools
- Retaining walls

If the project will contain other construction activity that requires a permit, the above construction activities can be included in a regular building permit application. Standard permitting rates will apply.

For more information on the historic preservation review, please visit <https://planning.dc.gov/>



CHRS CELEBRATING 60 YEARS OF PRESERVATION

Capitol Hill Restoration Society

420 10th Street SE
Washington, DC 20003

Mark Your Calendar!

NOVEMBER

6 Monday, 6:30 pm

CHRS Historic Preservation Committee, Kirby House, 420 10th Street SE, first floor. Details: Beth Purcell, (202) 544-0178.

13 Monday, 7:30 pm

Overbeck Lecture "Looking at the L'Enfant Plan in a New Light", Hill Center, 921 Pennsylvania Avenue SE. Details: (202) 549-4172.

15 Wednesday 6:30 pm

Historic Preservation Café: "The Shotgun House Revisited." Northeast Neighborhood Library, 330 7th Street NE (downstairs meeting room). Details: (202) 543-0425, info@chrs.org.

16 Thursday, 7:30 pm

CHRS Zoning Committee, Kirby House, 420 10th Street SE, first floor. Details: Gary Peterson, (202) 547-7969.

21 Tuesday, 6:30 pm

CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street SE, second floor board room. Details: Elizabeth Nelson, (202) 543-0425, info@chrs.org.

DECEMBER

4 Monday, 6:30 pm

CHRS Historic Preservation Committee, Kirby House, 420 10th Street SE, first floor. Details: Beth Purcell, (202) 544-0178.

14 Thursday, 7:30 pm

CHRS Zoning Committee, Kirby House, 420 10th Street SE, first floor. Details: Gary Peterson, (202) 547-7969.

19 Tuesday, 6:30 pm

CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street, SE, second floor board room. Details: Elizabeth Nelson, (202) 543-0425, info@chrs.org.

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