



NEWS

www.chrs.org

October 2014

Cheers to DC's Brewing History!

By Greg Holeyman, AIA, LEED AP

Garrett Peck, a journalist and historian, was the speaker for the September Preservation Café. Mr. Peck has written several books about the history of the District on topics that include the Civil War and Prohibition. Garrett is on the board of the Woodrow Wilson House and the Arlington Historical Society and is a member of the Association of the Oldest Inhabitants of D.C.

Garrett's presentation, titled after his latest book, *Capital Beer: A Heady History of Brewing in Washington*, offered a comprehensive look at the history and people involved in the local beer-brewing industry. The presentation also focused on several prominent Capitol Hill brewers and their buildings.

Brewing has been a fundamental part of the history and culture of Washington, DC. Beer was a staple and brewing made potentially dangerous water potable. The very

earliest brewers in DC were UK immigrants making English-style ales and porters in the late 1700s. Coningham & Co. appears to be the first brewery on record in Washington, started by Cornelius Coningham and operated from 1796 to 1800 near the Navy Yard. Mr. Peck was involved in discovering the earliest location of the brewery building, currently a paved parking lot near 3rd and Tingley Streets, SE. Owing to Mr. Peck's research, plans are in the works by the Yards Park developer to excavate and record the remains of the original structure before new construction fills in the paved lot.

Garrett described how a wave of Germans immigrants to DC in the 1800s led to the introduction of lager style beers. Albert Carry, a German immigrant, built and expanded the brewery that is now part of the Stuart-Hobson Middle School. A German-owned brewery

was located in what is now occupied by the Safeway on 14th Street, SE. Christian Heurich, another German immigrant, was at the helm of one Washington's largest and longest-running breweries. In 1872, Heurich began brewing and by 1895, Heurich opened a new brewery by the Potomac River at 26th and D Streets, NW with a 500,000 barrel annual capacity. The brewery survived Prohibition by manufacturing ice. According to Mr. Peck, six major breweries in the Washington-area were closed by Prohibition; Heurich's was the only one of them successfully reopened. In 1956, with the rise of large national breweries and tastes

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Calling All Founding Members!

As many of you know, CHRS is celebrating its 60th anniversary this year. Are you or do you know a long-time Capitol Hill who might have been an original or early CHRS member? If so, we want to know! We would love to re-connect with founding members in this landmark year; please reach out to us at CapHRS@aol.com. Thanks!

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President's Column: About Your Neighbor's House...

By Lisa Dale Jones

October. What a great time of year to be in Washington! The air is crisper, the leaves are beginning to turn color, the peaches for sale at Eastern Market have given way to apples, so it's clearly time to think about...the 2015 House and Garden Tour!

The House and Garden Tour? But that doesn't take place until Mother's Day weekend in mid-May!

Exactly. It takes place for the public in mid-May, but there's an incredible amount of behind-the-scenes activity that needs to be done right now in order for that tour to actually take place.

This is the time of year when the Tour area is decided. Homeowners are contacted to see if their house might be Tour-worthy and to find out if they're willing to show it. This is also the time of year when preliminary design work is done for the tickets, postcards, brochures and other promotional materials. It's when we create our sponsor benefits and start identifying those local businesses and individuals who might want to sponsor the Tour.

The Tour is a big undertaking that doesn't just magically happen

on its own. It requires many, many hours of dedicated work by CHRS members. The more CHRS members who volunteer to help—beginning now—the less the bulk of that work falls on just a few.

Normally, we start asking for Tour volunteers in late winter so that we have docents on the days of the Tour itself. This time, in order to include as many of our members as possible, we're asking for volunteers beginning now. For starters, we'd like your suggestions on areas of the Hill that haven't seen the Tour in a few years that have homes you've always been curious about!

Is there a house on your block you'd love to see the inside of? Did one of your neighbors just have a beautiful restoration done? Did someone across the alley just get a new addition? Is a neighbor an antique or art collector? Was the alley dwelling behind you once a factory? Is your garden a showstopper in mid-May? If so, we want to know!

Also, do you have experience contacting businesses for sponsorships and brochure ads? Do you know area vendors who might like to sell tickets this Spring?

If many of you with some expertise and/or willingness can begin to help now, the work of putting on the Tour will be spread around and everyone can enjoy it!

Working on the House Tour can be a lot of fun. You get to meet new neighbors, see beautiful homes, talk to local businesses and generally help share the message about what a great place Capitol Hill is!

If you'd like to help with the 2015 House and Garden Tour, please send an email to CHRS at CapHRS@aol.com. Put "House Tour" in the subject line and indicate how you'd like to help, or what property you'd like to see on the Tour—we don't have to tell your neighbors you've nominated them!

Thank you. ★

Capitol Hill is a special place.

We promote, preserve, and enhance the character of our historic neighborhoods.

Since its founding in 1954, 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. Our annual House and Garden Tour shares the best of Capitol Hill with thousands of visitors. Our Preservation Cafés introduce homeowners to craftspeople who have intimate knowledge of caring for historic homes. Our popular walking tours highlight Capitol Hill history and show how residents lived on the Hill many years ago.

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!

Breweries, *continued from cover*

changing to "lighter flavored" beers, the brewery closed. The brewery structure was torn down in 1962 to make way for the Kennedy Center for the Performing Arts.

Today, there are almost no architectural remains from DC's brewing past, but a renewed interest in locally-brewed beers has given rise to the creating of new breweries as beer is once again brewed in the District of Columbia.

Capital Beer: A Heady History of Brewing in Washington is available for purchase at Politics & Prose and Barnes & Noble bookstores and can be ordered from Riverby Books (417 East Capitol Street, SE; 202-543-4342). Mr. Peck's books can also be purchased online. He also organizes tours of the DC area and writes freelance articles. Garrett can be contacted via his website: www.garrettpeck.com. ★

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

www.CHRS.org

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.

Zoning Briefs

By Gary Peterson

The Capitol Hill Restoration Society Zoning Committee considered six cases at a meeting on September 11, 2014. The cases were:

18837, 426 12th Street, SE, rear. No one appeared for this case and it was postponed until the next meeting.

18804, 538 F Street, NE. The applicant wants to convert a corner grocery store into an apartment building with 4 apartments. The committee voted to oppose the case at a previous meeting at which the applicant did not appear. The applicant was given a second chance to present his case but again did not appear. The committee reaffirmed its opposition.

The committee's next four cases involved proposed additions requiring special exception that are routinely granted by the committee. The committee voted to support each of the following applications:

- **18825**, 1122 East Capitol Street.
- **18829**, 1334 A Street, SE.
- **18835**, 1229 F Street, NE.
- **18836**, 1419 F Street, NE.

There will not be an October meeting. The next meeting will be held on November 13. ★

Swampoodle Historic District Moves Forward

To identify the historic preservation inspector assigned to a specific On July 22, 2014, ANC 6C voted 5 to 0 (one abstention) to nominate the "Swampoodle" neighborhood between 2nd and 4th Streets and F and H Streets, NE for inclusion in the Capitol Hill Historic District. Work is underway to secure the

support of the property owners and other parties with an interest in the immediate area. If successful, the protections afforded by this designation would help preserve the architectural integrity of the neighborhood, prevent unfortunate "pop-ups" and help guide future development. ★

Historic Preservation Briefs

by Beth Purcell

The Historic Preservation Review Board (HPRB) considered the following cases on September 18, 2014. HPRB is responsible for determining if proposed changes to a building are consistent with the DC Preservation Act. A “concept review” is a preliminary determination of a building owner’s plan to alter the building, and if the concept is approved, the owner will return to the HPRB for a final review. In these reports, “staff” refers to the staff of the Historic Preservation Office (HPO), which serves as the staff of the HPRB.

325 D Street, SE, HPA 14-536, addition/concept. This frame house was constructed before the 1870s. Formstone was applied to the front section. Two additions (both now very deteriorated) were later attached to the front section of the house. The applicants propose to remove the formstone and restore the front section with wood siding, restore the porch, demolish the old additions, construct a new addition and create a basement living space for a disabled relative. Applicants plan a new basement entrance for disabled access to the front of the house by cutting through the granite retaining wall, damaging character-defining features of Capitol Hill rowhouses, contrary to HPRB guidelines.¹ (A basement entrance in the rear of the house is not possible.) The HPRB found that the project was consistent with the Capitol Hill Historic District design guidelines, with the exception of the change to the retaining wall.

However, if DCRA approves the change to the retaining wall, HPO staff will work with DCRA to minimize the effect.

900 11th Street, SE, HPA 14-527, new construction. The applicant plans to construct a 49-unit condominium building at 11th and I Streets, SE. The HPRB approved the concept, with the applicant to continue to work with staff on details of the facade and landscaping.

1229 E Street, SE, HPA-14 435 (shotgun house), raze. The applicant sought approval from HPRB to demolish the building. This building, an example of a shotgun house (a vernacular building tracing its origins to many areas including New Orleans, Haiti, and Africa), is one of only two shotgun houses in the Capitol Hill Historic District. The CHRS letter to HPRB dated June 18, 2014 describes the architectural significance of this building, the applicant’s demolition by neglect and repeated disregard of directions from HPRB and Board of Condemnation of Insanitary Buildings (BCIB) to stabilize the building. The applicant did not appear at the hearing. Neighbors testified about the owner’s neglect of the building. HPO and DCRA staff inspected the building in July 2014 and determined that it remains salvageable. HPRB voted to deny the demolition permit, and directed staff to expedite the case because of its urgency; HPO staff should also promptly contact BCIB and the Ward 6 Councilmember. DCRA is seeking bids from contractors

to stabilize the building. For the CHRS letter to HPRB see www.chrs.org > CHRS and the Community > Community Issues > Shotgun House 1229 E Street, SE.

The following cases, which CHRS reviewed, appeared on the HPRB consent calendar:

- 234 9th Street SE, HPA 14-456, concept/rear addition
- 317 7th Street SE, HPA 14-519, concept/rear addition
- 15 Browns Court SE, HPA 14-534, concept/second-floor demolition and addition
- 232 9th Street SE, HPA-14-452, concept/rear addition and façade restoration
- 306 3rd Street SE, HPA 14-622, concept/rear addition
- 630 D Street NE, HPA 14-448, concept/façade alterations, basement entrance, addition. (Applicants revised their plans to place an entrance for the disabled at the rear of the property, accessible from the alley.) ★

¹ “Landscaping, Landscape Features and Secondary Buildings in Historic Districts,” HPO, p. 5; “Walls and Foundations of Historic Buildings,” HPO, p. 7; “Preservation and Design Guidelines for Basement Entrances and Windows,” HPO, section 3, p. 4.

Finding Historic Photographs of Capitol Hill Houses

By Beth Purcell

Many Capitol Hill homeowners are interested in finding old photos of their historic homes. Many photos from the late nineteenth and early twentieth centuries do survive and may be available from several sources. See the end of this article for detailed information on locating these collections.

Online searches. Because it is convenient and free, an online search is often a good place to start.

Library of Congress (LOC): The LOC houses numerous photographic collections online. Some of the most relevant ones are listed below.

Historic American Buildings Survey (HABS): Photographs and information on buildings, available online through LOC. This important collection of photographs and drawings was started during the Great Depression as a make-work project; it has become an invaluable resource to researchers and preservationists.

Others: Brady-Handley views of DC; Civil War; Farm Service Administration; Harris & Ewing; Gottscho-Salinger; Hordczak Collection; Lilienuist Collection; Stereograph Cards, Miscellaneous Items in High Demand.

Historical Society of Washington, DC (HSW): In 1949 and 1950, John Wymer systematically photographed every neighborhood in Washington; his collection of photographs now resides with the HSW. Note: HSW also hosts multiple additional photograph collections.

Washington Post online: See July–August 2014 *CHRS News* on accessing Post articles/photographs. Real estate advertisements, in addition to articles, may have photographs.

The CHRS website features some individual house histories (www.chrs.org/history-and-preservation/house-histories); the annual CHRS House and Garden Tour brochures (www.chrs.org/house-and-garden-tour/tour-brochures) also captures information about houses on that year's tour. Some photographs (taken after 2000) of houses outside the Capitol Hill Historic District are available in the Beyond the Boundaries documentation (www.chrs.org/history-and-preservation/beyond-the-boundaries-map).

Search tips

See each repository's website for specific search tips.

- If your house is located near a well-known building, a photograph of that building may also show your house. Examples include the Capitol, churches, schools, fire stations, commercial buildings, the Navy Yard, streetcar barns, etc.
- Search by street name in addition to searching by address.
- Be mindful of street names that have changed. B Streets NE and SE became Constitution Avenue, NE and Independence Avenue, SE, respectively. Georgia Avenue, SE became Potomac Avenue, SE.

Visiting repositories

After an initial online search, there may be additional photographs that a librarian or archivist can help you find in-person. For LOC you may need to get a free researcher's ID. For each library, it's a good idea to find out in advance how to pay for copies of photographs and what formats are available.

Although not available online, the Records of the Columbia Historical Society at the HSW can be searched in person.

In addition to the LOC and HSW, the Washingtoniana Division of the DC Public Library has a large collection, including indexes and past issues of the *Washington Star* on microfilm. It also maintains vertical files on many topics.

Books and periodicals

The following publications are available at most DC libraries:

- Robert Reed, *Old Washington, D.C. In Early Photographs 1846–1932* (New York, NY: Dover Publications, Inc, 1980).
- Paul K. Williams, *Capitol Hill, DC: Images of America Series* (Mount Pleasant, SC: Arcadia Publishing, 2004). ★

Where Will Your Search Take You?

Library of Congress Prints and Photographs Collection (Madison Building)
Independence Avenue SE
between 1st and 2nd Streets
www.loc.gov > Prints and Photographs

Washingtoniana Division
Martin Luther King, Jr.
Memorial Library, 3rd Floor
901 G Street, NW
www.dclibrary.org/mlk
(202) 727-1213

Historical Society of Washington, DC
Kiplinger Research Library
801 K Street, NW
www.historydc.org
(202) 249-3955

Restore, Don't Replace, Your Antique Windows!

By Lisa Dale Jones

If you live on Capitol Hill your home probably has the original windows. You know it because as winter approaches each year you put up sheets of plastic, frame the sash edges with clay insulation, or do whatever else it takes to keep the cold air from blowing in. And at some point you've probably thought, "I wish we could just get our windows replaced!"

But it's not quite that simple.

If you live in the historic district, the District's Historic Preservation Office (HPO) must approve a permit to replace your windows. HPO requires most replacement windows to be configured exactly like your existing ones. According to the guidelines the replacements should be either wood or certain approved types of fiberglass that look convincingly like wood. Custom replacement windows that mimic your existing ones are expensive to have manufactured and installed. And because they're made of fast-growth plantation lumber, they may only last about 15 to 20 years before they need to be replaced again, adding to already overflowing landfills.

But there's a better and much more environmentally sound source for great windows: your existing ones. These were most likely made of old-growth lumber, which has already lasted at least a hundred years. With some TLC they may last another hundred. If you've got the old wavy glass, that's a bonus—it's considered quite rare and valuable. Also, while replacing windows in the Historic District requires a permit, repairing or restoring your windows does not; adding storm windows doesn't either.

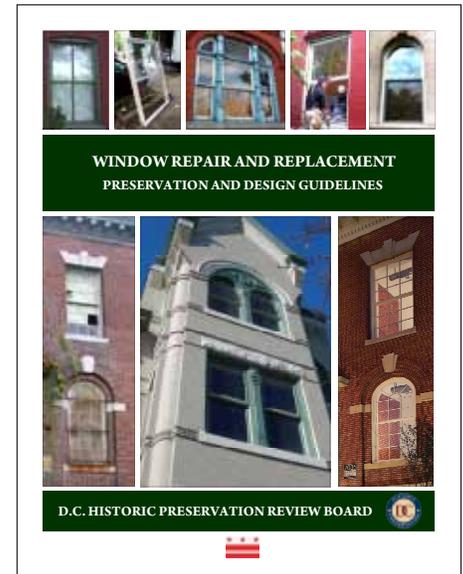
There are window restoration specialists in the DC area that can bring your windows back to their original state—or better—for less than the cost of getting custom replacements. These craftspeople will remove the many layers of paint that have built up, taking care to avoid lead contamination, repair the wood, fix the hardware, reglaze the glass, add appropriate weather-stripping and leave them as beautiful and functional as they were when new.

If you live outside the historic district you have more options, but note that most vinyl replacement windows are not very durable, so the lower initial cost may be more than offset by their shorter lifespan.

Whether you live in the historic district or not, if you choose to replace your historic windows please don't send them to the dump! The Capitol Hill Restoration Society (CHRS) can put you in touch with window specialists who would love to take your old windows and reuse the parts.

CHRS is happy to answer your questions about your windows or any other part of your home. Just send us an email at CapHRS@aol.com or visit us at www.chrs.org. You can find HPO's guidelines at <http://planning.dc.gov/DC/Planning/Historic+Preservation>. ✪

This article was originally printed in the September issue of the Hill Rag.



Window Repair and Replacement Preservation and Design Guidelines are available on the HPO web site.

IMAGE COURTESY DC HISTORIC PRESERVATION OFFICE

Q & A on Home Maintenance and Repair

CHRS encourages members and nonmembers to email questions about historic district guidelines. We try to answer questions as best we can. If you have a question, please email CHRS at caphrs@aol.com.

Q. Replacing windows. We need to replace unhistoric windows [replacement windows] in our row house in the historic district. Do you have a list of preservation-sensitive window contractors?

A. For substantive information on window maintenance or replacement, there is a publication on the CHRS website: www.chrs.org > History and Preservation > CHRS Historic District Guidelines > "Windows: The Eyes of a Building." Please also see Historic Preservation Review Board, www.preservation.dc.gov > Guidelines > "Window Repair and Replacement."

Although CHRS does not recommend contractors, DC Preservation League offers a list of recommended contractors. See www.dcpreservation.org.

Be sure to also check out CHRS's article on window maintenance, originally published in the *Hill Rag*, also in this issue.

Q. Trees on Capitol Hill. Some neighbors on Capitol Hill were wondering about the guidelines for trees in the historic district. What are the rules for cutting down trees? Is it allowed in the backyard?

A. DC Department of Transportation's (DDOT's) tree regulations apply throughout the city (and not just in historic districts). DDOT regulations apply to trees in public space and some DDOT regulations also apply to trees on private property. Please see: www.ddot.dc.gov > Tree services > Tree regulations. ★

October Preservation Café: Prehistoric Archaeology of Capitol Hill

Dr. Ruth Trocolli, City Archaeologist at the DC Historic Preservation Office, will give a presentation on the prehistoric archaeology of Capitol Hill. Dr. Trocolli will bring a display case of prehistoric pottery from the Barney Circle freeway project, as well as replica containers made of perishable materials that guests can handle (basketry, bark, wood, gourd, etc.).

The lecture will be held Wednesday, October 15, 6:30 –7:15 pm at Ebenezers Coffee House, 2nd and F Streets, NE. Bring your friends! The event is free and open to the public; no reservations necessary. Ebenezers Coffee House is handicapped accessible.

Thank You, CHRS Supporters

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

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Capitol Hill Restoration Society
420 Tenth Street, SE
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Mark Your Calendar!

OCTOBER

6 Monday, 6:30 pm
CHRS Historic Preservation Committee,
Kirby House, 420 10th Street, SE, first
floor. Details: Beth Purcell (202) 544-0178.

9 Thursday, 7:30 pm
CHRS Zoning Committee, Kirby House,
420 10th Street, SE, first floor. Details:
Gary Peterson, (202) 547-7969.

15 Wednesday, 6:30–7:15 pm
CHRS Preservation Café: Prehistoric
Archaeology of Capitol Hill with
Dr. Ruth Troccoli, City Archaeologist,
Historic Preservation Office. Ebenezers
Coffee House, 2nd and F Streets, NE.
Details: Elizabeth Nelson, (202) 543-3512.

21 Tuesday, 6:30 pm
CHRS Board of Directors, Capitol Hill
Townhomes, 750 6th Street, SE,
second floor. Details: Lisa Dale Jones,
(202) 543-0425.

NOVEMBER

3 Monday, 6:30 pm
CHRS Historic Preservation Committee,
Kirby House, 420 10th Street, SE, first floor.
Details: Beth Purcell (202) 544-0178.

13 Thursday, 7:30 pm
CHRS Zoning Committee, Kirby House,
420 10th Street, SE, first floor. Details:
Gary Peterson, (202) 547-7969.

18 Tuesday, 6:30 pm
CHRS Board of Directors, Capitol Hill
Townhomes, 750 6th Street, SE,
second floor. Details: Lisa Dale Jones,
(202) 543-0425.

19 Wednesday, 6:30–7:15 pm
CHRS Preservation Café: Winterizing
Your Home with Capitol Hill Contractor,
Gary Barnhart. Ebenezers Coffee House,
2nd and F Streets, NE. Details:
Elizabeth Nelson, (202) 543-3512.