



CHRS CELEBRATING 60 YEARS OF PRESERVATION

NEWS

www.chrs.org

September 2017

September Members' Meeting: Restoring the Ironwork on the Capitol Dome

Seth Baum of Historical Arts and Casting, Inc., a Salt Lake City-based company that repairs, reconstructs, and installs historic ornamental metal elements, will be the guest speaker for our September meeting. He and his firm restored the cast iron decorative elements on the Capitol Dome during the 2015–2016 restoration and reconstruction.

For many years, Congress has been periodically notified about the alarming number of fissures and leaks in the Dome. Seth will discuss the extent and type of damage that his company found and how various different elements were repaired. The presentation will include breathtaking photographs and videos of work in progress, and a display of artifacts that the audience can examine following the talk.



IMAGE COURTESY HISTORIC ARTS AND CASTING, INC.

The event will be held on Wednesday, September 27, 2017, in

U.S. Capitol dome under restoration, 2016.

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Tennessee Avenue, Warren, and C Streets Historic Walking Tour: October 14, 2017

These streets have it all—fascinating history, famous architects, excellent architecture, including tiny houses, and all nearby. Come on a free walking tour and learn all about this amazing Capitol Hill treasure.

Saturday, October 14 at 10 am, rain or shine

Meet at the corner of 14th and C Streets, NE

For more details, or to RSVP (optional), contact the CHRS office at: caphrs@aol.com. The tour is free—the public is encouraged to attend!

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Historic Preservation Briefs

By Beth Purcell

The Historic Preservation Review Board (HPRB or the Board) considered the following cases on July 27 and August 3, 2017. 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.

818 Potomac Avenue SE, HP 17-426, concept/new four-story 44-unit building on a vacant lot, wrapping the intersection of 9th Street and Potomac Avenue SE, opposite the Washington Navy Yard and Virginia Avenue Park.

The main lobby will be on the corner in a cylindrical tower with a precast concrete cornice and a marquee over the entrance. The primary elevations will have square bays, two on Potomac Avenue and three on 9th Street. The plans called for a first story in smooth large dark brick, and the upper stories in white brick (a reference to the Navy Yard gate and buildings).

The windows on the bays on the east elevation will be Chicago windows, set in fiber cement panels. The other windows will complement the operable sections of the Chicago windows. At the rear will be two square bays; the penthouse and balconies will have black metal railings. The penthouse will have a green roof and green walls. The area in front of the building will be landscaped.

The new building is within the 8th Street Overlay Zone, and satisfies the 45-foot maximum height limit. We believed that the building is modern and attractive; the bays reference traditional Capitol Hill designs for rowhouses and apartment buildings, and the Chicago windows are an innovative way to maximize glazing. We agreed with the staff report’s recommendation on studying brick color and refining the public space design.

The Board approved the project, directing that the public space plan be restudied, and that the applicant consider a different color palette for the brick. The applicant also plans to restore the two-bay brick rowhouse at 819 L Street, SE, constructed in 1857 or earlier.

226 Kentucky Avenue SE, HPA-17-493, concept/rear and rooftop additions on four-unit apartment building. In 1915, W.S. Plager designed this contributing four-unit brick apartment building for owner/builder L.W. Gibson.¹ Plager designed other buildings on Capitol Hill including all the rowhouses in Square 1064 (1901) and the Home Theater, 1230 C Street NE (1916).

The applicant proposes to convert the building to condominiums, retaining the interior four-unit arrangement, and enlarging the units by adding a three-story rear addition. (There are already several three-story buildings on this block.) The building has three bays; a central stairs leads to the two upstairs units. The larger windows on the front elevation are multi-paned, are not original, and would be replaced by one-over-one wood windows. The rear access stairs would be moved inside, replaced with interior stairs. The rear elevation will be red brick with paired one-

over-one wood windows. The third-story addition will be minimally visible from across Kentucky Avenue.

Two sets of roof decks were planned. The roof decks on the roof of the third story addition are to be accessed by skylight hatches and the third story decks (on the roof of the second story) are located in front which assures that the third story addition is set back 12 feet from the front parapet.

A marquee is planned over the front and rear doors. Although it appears that there was no marquee in front, this feature is found on nearby buildings of a similar era, such as the apartment building at 1321 South Carolina Avenue SE (built in 1926), and for this reason the marquee appears to be compatible. We believed that the design and materials for the rear elevation were appropriate. The landscaping in the front yard (with mature dogwoods and mugo pines) would not be altered.

The architect willingly responded to our suggestions to improve the design by lowering the height of the third story, moving it further away from the front elevation, and reducing the roof deck. Three neighbors testified against the application; ANC 6B took no position. The Board asked the applicant to refine plans for the roof addition, rear addition and decks and return to the Board for approval.

501 C Street NE (MGM Lobbysshop), HPA 17-427, revised concept/construct rear additions, alter façades, lot combination subdivision. See *CHRS News*, July-August 2017 for prior coverage.

In June 2017, we had two primary concerns with the project: the roof-deck and elevator addition, and we

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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.

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

Join us for the 2017 House Expo!

Mark your calendars for this year's free House Expo held by CHRS at the North Hall of Eastern Market. On Sunday, October 22, 2017 from 10 am to 4 pm, converse with experts who can help you enhance your home. Talk with architects and interior designers about possibilities for your home, learn the latest in energy conservation, and meet contractors, roofers, and ironworkers. Thinking about a new garden? Stop by the local landscapers table. Need a home inspection or ways to protect your home? Drop by to chat with home inspection, mold/termite contractors, and home security professionals. Have you ever wondered about the history of your historic home? Let researchers explain what they can offer you.

Be sure to save time for informative speakers discussing ways to improve or repair your home and to visit the other authorities exhibiting at the 2017 Expo. The House Expo showcases the best local experts to

enrich your home. We look forward to seeing you there. See more details here: chrs.org/house-expo-2017/

Interested in exhibiting? Exhibitors can contact Michelle Carroll: pilliodmp@aol.com/202-421-8698(c). Interested in volunteering? Volunteers can contact Nina Tristani: ninalt19@gmail.com/202-497-1099(c).

Sponsors of the 2017 Expo: The Hill Rag, Coldwell Banker Realty, Capitol Hill Village

Confirmed exhibitors include: Abay Ironworks, Chris Shea Art Furniture & Architectural Metalwork, GL Barnhart Construction, Hollow Work Pottery, Lucy's Cleaning, Max Insulation, Merlino Construction, N & M House Detectives, Renewal by Andersen Windows, Solar Energy World, Southern Sky Electric, Teass-Warren Architects, Versatool Services Landscaping, Wagner Roofing, DC Fire & EMS Department, DC Department of Energy & Environment, and a "Tool Zoo." ★

Outreach Efforts: Barracks Row Fall Festival

By Elizabeth Nelson

On September 23, we will staff a booth at the Barracks Row Fall Festival, an ideal opportunity to introduce ourselves to newcomers to The Hill and to those living outside the boundaries of the Historic District. We'll offer children's activities to amuse our younger neighbors while we share information about our accomplishments and future plans with their parents. If you can help out please email Elizabeth_knits@yahoo.com. Volunteers are always welcome—and are truly needed! ★



CHRS volunteer decorating child's hand at 2017 Barracks Row Fest.

IMAGE COURTESY ELIZABETH NELSON

testified at the hearing on June 22 that these features were not compatible with the Capitol Hill Historic District.

The Board directed that the elevator be placed inside the existing building and be reduced from three stories to two if possible, that the accessible area of the roof-deck be reduced in size, and that the deck and pergola be pulled back from 5th Street NE. The Board directed the applicant to work with the community to refine the design, taking these concerns into account, and return to the Board.

After the June hearing, the applicant abandoned plans for a roof-deck or for any occupiable space over the additions. The applicant's architects re-measured the building, and proposed to locate the elevator inside, and add a glass-enclosed exterior staircase (similar to the glass staircase at the Northeast Library, as we had earlier suggested). These design changes are very positive, and minimize the effects on the historic building. We agreed with the staff report that the historic windows behind the exterior staircase be retained if possible, or if not, that the lintels be retained and a recessed infill be constructed.

The Board found the alteration and subdivision to be compatible with the Capitol Hill Historic District, and delegated final approval to staff with the following modifications: (1) that the existing rear windows be infilled with recessed brick installed in place of the window sashes; (2) that the cornice not extend over the ground floor entrance at the 5th Street elevation

1108 South Carolina Avenue SE, HPA 17-420, concept/two-story rear addition, basement, two-story side addition. This two-story contributing frame house with an angled bay was built in 1885 by James M. Miller.² The 1885 building permit describes a two-story frame building and cellar set on a lot 26 feet wide at the front and 65 feet deep. The lot, lot 8, is an unusual shape, wider in the front (26 feet) and narrower in the rear (12 feet), a trapezoid. There is a four-foot wide pedestrian alley on the east side of the lot.

The house is described in the building permit as 14 feet wide and 35 feet deep, with a gable roof, and an octagonal bay, 11 feet wide and projecting five feet. It appears from the permit and maps that the 14-foot width refers to the front of the house (the width of the bay is 11 feet, plus three feet). The large bay, in relation to the width of the house, points to a side entrance.

We reviewed the Hopkins map dated 1893 and Baist maps dated 1903, 1915, 1921, 1938, 1946, and 1967 and HPO HistoryQuest map. The main section of the house appears to be the same form as described in the 1885 permit. Those maps show that between 1893 through 1967, on the east side of the bay front there was a trapezoidal open space approximately the dimensions of the current porch, seven feet wide, and 16.33 feet deep (measured from the front property line) and adjacent to the four-foot pedestrian alley.

The porch may not be an original design solution because it does not

appear on any of these maps, and the porch construction suggests 20th-century building practices (machine-made brick foundation and dimension lumber). However, the porch provides a recessed side entrance and outdoor space. The existing two-story porch with roof deck, pulled back approximately 7.5 feet from the front of the bay, respects the historic open space on the lot, complements the adjacent pedestrian alley, and balances the house on the lot.

The HPRB has recognized that space can be character-defining, and for this reason has protected doglegs and horse-trots. HPRB's "Porches and Steps on Historic Buildings" on page 7 states that altering or removing an existing front porch "change[s] the character of a building and are almost never appropriate." Similarly, "[e]nclosing a front porch is rarely acceptable because it drastically alters the appearance of the porch and the main facade of the building." While this publication refers to historic porches, it supports retaining the historic open space on the lot and porch on this house.

The June plans improved on the earlier plans by pulling the proposed infill back three feet. The proposed second story solid infill, while particularly problematic, would, at seven feet wide, be too small to satisfy the building code requirements for the bedroom planned for the second story.³ We urged that the Board direct that the treatment of the porch be restudied, and to retain the porch's dimensions and key design elements. A one-story glass box entry/ vestibule might be a good design solution.

We had no objection to demolishing the existing rear one-story addition. The project plans call for a new basement unit and a two-story rear addition has appropriate materials and design. We believed that this project is not compatible with the Capitol Hill Historic District

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.

because of the planned porch infill. By a vote of five to three, the Board approved the project, including the porch infill.

418 & 420 7th Street SE, HPA 17-481, concept/combine two rowhouses; rear and rooftop additions; and new building at rear of lot. Weller and Repetti built these two contributing bayfront rowhouses, 17 x 35 feet with doglegs, as part of a row at 414 to 426 7th Street SE, on a single permit in 1889. They are contributing buildings. One house has a pyramidal bay cap. The houses at 400-426 7th Street and around the corner at 703-713 D Street are nineteenth century brick rowhouses with doglegs largely intact.

Facade-ectomy

According to revised plans submitted at the hearing, the applicant proposes to retain the party wall between the two houses, demolish the rear walls, and demolish all of the interior walls, and all staircases. According to the July 17 plans, the floor joists would remain. The plans submitted at the hearing may have changed the demolition plans. The plans call for reworking the interior spaces with new staircases, and new interior walls to create seven new units.

These plans violate the prohibition against demolition in 10 DCMR 305.1(b): "The destruction of all or a substantial portion of the structural components of a building, such as structural walls, floor assemblies, and roofs." If these plans are approved, we argued that there will be virtually nothing left of the houses' original historic fabric, and this case would set a very dangerous precedent - that it is permissible to acquire two or more adjacent historic rowhouses and remove all the historic fabric except the front walls and the floor joists.

Preserving intact doglegs

The plans call for infilling the doglegs. In 316 G Street, NE (HPA 17-227), the Board held that a dogleg on a block of

nineteenth century rowhouses where the doglegs remained intact, should be preserved and not enclosed. The houses and their doglegs on this block are similarly intact, and should be preserved.

Non-traditional over-large carriage house (unit 8) and non-traditional circulation pattern

While there are some traditional elements to the "carriage house" (unit 8), its height (28 feet) and large footprint overwhelm the historic houses.⁴ In addition, the elaborate ornament is out of step with traditional rear-of-lot buildings. Although the rear of 418 and 420 7th Street do not open onto an alley, unit 8 is sited behind these historic houses and for this reason we believe that HPO's The DC Historic Alley Buildings Survey provides useful guidance. Commercial garages, warehouses, and studios are simple utilitarian buildings, primarily one- and two-story stories; of the 42 warehouses identified, one is pictured at three stories, and one at four stories.

The warehouses found in D.C.'s alleys do not follow any prescribed building form, though some have similar features to stables, such as large first-story openings and loft doors. In general, all of the warehouses share brick as the common building material and offer an astylar, vernacular quality. (The DC Historic Alley Buildings Survey, p. 33.)

Sight-lines

As far as we can tell, the plans are still missing a sightline study for the house without the pyramidal bay cap (420 7th Street). There is a large gap (driveway) between 706 and 704 E Street SE, which lines up with the backs of that row. We believed that the additions will likely be visible from this view point, which must be considered. It was not possible to evaluate any changes or additions in the plans shown at the hearing.

We believed that the project and subdivision is not compatible with the Capitol Hill Historic District. The Board found the concept incompatible with the historic district.

For the project to be found compatible with the historic district, the plans should be modified to accomplish the following: (1) significantly reduce the amount of demolition to be consistent with DCMR 10-C, Section 305; (2) retain the rear elevation walls; (3) pull the rooftop addition in several feet from the rear elevations, eliminate the deck at the front of the roof, and relocate the HVAC equipment off the roof of the roof addition, and prepare a roof mock-up of the proposed roof addition to test for visibility; (4) inset any infill next to the dog-leg additions from the rear elevations to retain a memory of the original massing and rhythm of the rear elevations; (5) limit the height of the new rear building to 20 feet and explore the possibility of pushing it further back on the lot. ★

Interested in learning more about historic district designation?

Contact CHRS at caphrs@aol.com.

¹ DC building permit # 4090 (15 Apr. 1915).

² DC Building permit # 93 (12 July 1885).

³ The project also calls for a two-story rear addition, which will provide additional space.

⁴ As far as we know, the tallest structure on the rear of a lot that the Board has approved was 21.5 feet (231 10th Street SE, HPA 16-209), and many approved projects were only 20 feet tall.

Proposed 2017–2018 CHRS Operating Budget

The CHRS Board of Directors passed an operating budget for the 2017–2018 fiscal year at the July Board meeting. The board is recommending

that the CHRS membership approve the budget which is outlined below at the September membership meeting. A more detailed proposed budget is

available from the CHRS office by emailing caphrs@aol.com or calling (202) 543-0425. ★

Proposed 2017–2018 CHRS Operating Budget (October 1–September 30)

	Oct '15 – Sep '16	Oct '16 – Sep '17	Proposed 2017–2018
Income			
40000 · Revenue			
41000 · Operating Revenue			
Total 41100 · Membership	18,475.00	17,465.00	19,900.00
Total 41200 · General Contributions	7,370.00	56,957.00 *	9,000.00
Total 41300 · House Tour Revenue	62,195.00	70,312.00	72,000.00
Total 41600 · Interest on Checking	33.99	22.94	50.00
Total 41700 · Transfer Operating Acct	0.00	0.00	0.00
House Expo	0.00	0.00	1,000.00
Total 41000 · Operating Revenue	88,073.99	144,756.94	101,950.00
Total 43000 · Restricted Funds	1,254.46	1,195.12	0.00
Total Income	89,328.45	145,952.06	101,950.00
Expense			
50000 · Expenses			
Total 51000 · Administration	42,138.44	51,430.91	58,150.00
Total 52000 · Outreach	22,722.21	24,279.98	20,250.00
Total 53000 · House Tour	23,415.62	21,796.70	18,300.00
Total - House Expo	0.00	1,434.79	1,800.00
5400 - Committees & Special Projects			
Total 54110 · Historic Preservation	93.82	500.00	300.00
Total 54120 · Zoning	0.00	0.00	50.00
Total 54120 · City Planning	0.00	0.00	50.00
Total 54140 · Environment	0.00	0.00	50.00
Total 54150 · Public Safety	0.00	0.00	150.00
Total 54160 · Beyond the Boundaries	0.00	0.00	0.00
Total 54210 · Community Development	0.00	0.00	100.00
Total 54220 · Community Relations	110.00	606.22	900.00
Total 54230 · Membership	1,803.95	853.41	1,600.00
Total 54000 · Committees/Special Projects	2,007.77	1,959.63	3,200.00
Total 55000 · Fundraising	0.00	0.00	250.00
Total Expense	90,284.04	100,902.01	101,950.00
Restricted Fund Exp. 54170 · Dick Wolf Lectures	3,274.41	2,906.79	

* Includes a bequest

* Annual contributions were higher than usual due to a substantial bequest from a long time Capitol Hill resident. Bequests greatly enhance the ability of CHRS to continue programming such as providing advice on maintenance and repair of historic buildings, improving city services to the community, Preservation Cafes, and Neighborhood Walking Tours. Please consider CHRS in your estate plan. Your bequest will help maintain the historic integrity of the neighborhood for future generations.

CHRS Support for 1511 A Street NE Zoning Case

The Department of Consumer Regulatory Affairs (DCRA) issued erroneous building permits for this location which they have since withdrawn. The developer is appealing the cancellation. On July 17, the Board of Zoning Adjustment (BZA) heard arguments in this case. The neighbors, who are fighting the

developer's plans to raze the existing single family home and construct an 18-unit building on the site, were represented by a lawyer paid for, in part, by donations from CHRS members. The battle is not over and your financial support is needed to continue the fight to maintain the quality of life and streetscape on

Capitol Hill. To contribute to this effort, you can make a tax deductible contribution to CHRS. Make checks payable to 'CHRS', put '1511 A Street NE zoning case' in the memo line, and mail it to P.O. Box 15264, Washington, DC 20003. [Additional information about the case appeared in the June 2017 newsletter] ★

Reserve Now for September 25 Overbeck Lecture: Union Market, Then and Now

Capitol Hill's other market—Union Market—has recently become a “foodie” destination and even greater changes are planned for the area unofficially known as Florida Avenue Market. On Monday September 25, Laura Hughes will present an illustrated lecture on the past and present of the Union Market warehouse district, notable for its unified design, architectural flourishes, and a history that is quite distinct from the 19th-century city markets.

Located north of Florida Avenue between 4th and 6th Streets NE, the warehouses were built between 1929 and 1939 to accommodate wholesale businesses displaced when Center Market was demolished for the construction of the Federal Triangle. Hughes worked as the preservation consultant for the Office of Planning's Small Area Plan and is the principal author of historical research on the market area that led in 2016 to its designation as a DC historical landmark site. She is a principal



of EHT Traceries, an architectural research and consulting firm in DC.

The lecture will be presented at Hill Center, 921 Pennsylvania Avenue SE, at 7:30 pm. As always, admission is free but a reservation is required due to limited seating. To register go to: hillcenterdc.org/event/overbeck-lecture-union-market-then-and-now, 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 with reservations. Available seats will be released to guests on the wait list at 7:15 pm.

If you have a reservation and cannot attend, please let us know at: OverbeckLecture@CapitolHillHistory.org. Like the rest

Thank You, CHRS Supporters

We thank the following CHRS members and supporters:

PLATINUM

Lyle Schauer

SILVER

Barry & Sandra Harrelson

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Louise Engel

Robert & Audrey Nevitt

Phyllis Jane Young

FRIEND OF CHRS

Carole & John Hirschmann

Karen Pence

Thomas Grooms &

Rodger Streitmatter

of the Overbeck History Project, this lecture is sponsored by the Capitol Hill Community Foundation, which relies on the generosity of donors like you. ★

Membership, *continued from cover*

the Hill Center's John Philip Sousa Hall, 921 Pennsylvania Ave SE. Street parking is available. The presentation will begin at 7 pm and will be preceded by a business meeting at 6:40pm. This event is open to the public, so please bring your friends and neighbors!

September Members' Business Meeting: Budget and Bylaws

CHRS members will be asked to consider and approve two items at the business meeting that precedes the September Members' Meeting:

- 1) Approval of the FY 2018 budget which appears on page 6.
- 2) Approval of an amendment to Article IV, Section 2 of the CHRS by-laws, Regular membership meetings and annual membership meeting. The current by-laws call for 4 membership meetings per year and specify that there should be one in each season.

It has become increasingly difficult to schedule a winter meeting. The proposed amendment would reduce the number of required membership meetings from four quarterly meetings to three, removing

the requirement for a winter meeting. The current text: “Regular meetings of the members of the Society shall be held quarterly in the fall, winter, spring and summer of each fiscal year. The annual meeting is the summer meeting” would be changed to read “Regular meetings of the members of the Society shall be held three times a year, in the fall, spring and summer of each fiscal year. The annual meeting is the summer meeting.”

The full text of by-laws is posted on our website at: chrs.org/about-chrs/bylaws ★



CHRS CELEBRATING 60 YEARS OF PRESERVATION

Capitol Hill Restoration Society

420 10th Street SE
Washington, DC 20003

Mark Your Calendar!

SEPTEMBER

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.

20 Wednesday, 6:30 pm

Historic Preservation Café:
An Underground "Tour" of the Congressional Cemetery. Entertaining tales of goats, secret activities, unique fundraising, and some of the more unusual people buried there. Northeast Neighborhood Library, 330 7th Street NE (lower level). Details: (202) 543-0425, info@chrs.org.

23 Saturday, all day

Barracks Row Festival. Volunteer for a shift in the CHRS booth! Details: Elizabeth Nelson, (202) 543-0425, info@chrs.org.

25 Monday, 7:30 pm

Overbeck Lecture: Union Market, Then and Now. Hill Center, 921 Pennsylvania Avenue SE. To register, call (202) 549-4172.

27 Wednesday, 7 pm

CHRS Membership Meeting and Presentation: Ironwork on the Capitol Dome, Hill Center, 921 Pennsylvania Avenue SE, preceded by review and approval of the FY2018 budget and bylaws at 6:40 pm.

OCTOBER

3 Tuesday, 6:30 pm

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

12 Thursday, 7:30 pm

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

14 Saturday, 10 am

Free Walking Tour of Warren Street NE. Meet at the corner of 14th and C Streets NE, rain or shine. Details: Beth Purcell, (202) 544-0178.

17 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

18 Wednesday, 6:30 pm

Historic Preservation Café: Topic TBD. Northeast Neighborhood Library, 330 7th Street NE. Details: (202) 543-0425, info@chrs.org.

22 Sunday, 10 am

CHRS House Expo, Eastern Market North Hall, corner of 7th Street & North Carolina Avenue SE. Details: Michelle Carroll, pilliodmp@aol.com.