The 61st Capitol Hill House and Garden Tour, May 12 and 13, will showcase the area around Brent Elementary School and Saint Peter School, in a footprint bounded by Independence Avenue south to G Street SE and New Jersey Avenue east to 7th Street SE. The tour will feature nine homes, two gardens and an 1887 school that now operates as a gym.

Three of the houses are Pre-Civil War era and all but one of the nine were built before 1900. Eight of the houses have never before been on the CHR5 tour; the ninth was last open in 1970. New Jersey Avenue makes a comeback to the tour after 37 years. The neighborhood has actively resisted “association creep” caused by its proximity to the Capitol, and celebrates its residential character with two homes on the tour this year.

The proceeds from the Tour fund CHR5’s activities in preservation, planning and education such as walking tours, preservation cafes and community forums.

Concurrent with the House and Garden Tour, CHR5 will offer a free outdoor tour of charming Duddington Place near Garfield Park (see related article in this issue, page 6).

Continued on page 4

House Tour Volunteers Needed!

Can you spare an hour or two in April or May to help a good cause? CHR5 is currently seeking volunteers for:

- House Tour Docents
- Ticket booth @ Eastern Market
- Bicycle deliveries
- Social media support

To be a part of this year’s house tour, please contact Elizabeth Nelson at elizabeth_knits@yahoo.com.

Also in this issue

ARTICLES
Duddington Place Tour ............... 6
March Preservation Café.............. 7
Capitol Hill Photo Contest .......... 8
Dick Wolf Memorial Lecture ......... 11

COLUMNS
Historic Preservation Briefs .......... 2
Zoning Report ................................ 3
CHR5 Supporters .......................... 6

LOOKING AHEAD
Preservation Café Series ............... 2
House Tour Ticket Form ............. 10
Mark Your Calendar .................. 12
The Historic Preservation Review Board (HPRB or the Board) considered the following case on the consent calendar on March 22, 2018. 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.

816 E Street NE & 518 9th Street NE, HPA 18-251, one-story rooftop addition on two large apartment buildings. These two five-story plus basement brick apartment buildings were designed in 1926 by Frank Russell White for owner/builders Z.T. Goldsmith and F.R. White. White came to Washington in 1908 and worked for Harry Wardman; he designed the Wardman Park Hotel, completed in 1917. In 1922 he opened his own office and these buildings date from that period.

These are contributing buildings. They currently have penthouses and an eight-foot mechanical enclosure. Building 1 has a roof top swimming pool, where the applicant plans a new roof deck, lined with a cable guard rail, and a penthouse club room with nanawall glazing (a type of folding glass door). The mechanical penthouse is taller than the proposed penthouse club room, and as a result, the club room will be minimally visible from public space. The color of the club room blends with the buildings’ brown brick. CHRS believed that the project is compatible with the Capitol Hill Historic District. ♠

1 DC Building permit #10520 (1 June 1926).

Historic Preservation Briefs

By Alison Ross and Beth Purcell

April Preservation Café: Solar Panels on Capitol Hill

By Joanna Kendig

This second presentation of our three-part series will be by Yesenia Riviera of Solar United Neighbors of DC (former DC SUN). This organization is dedicated to making solar energy accessible and affordable to every resident in DC. It promotes a vibrant, open and fair market for solar and provides information to homeowners on how to become energy generators by installing photovoltaic (PV) panels on their roofs.

Ms. Rivera will tell us how solar power use is growing in Washington. She will give an overview of technical and financial aspects of PV installations, and share with us how these intersect with historic preservation issues throughout the city and on Capitol Hill.

This Preservation café will be held on April 18, 2018, at 6:30 pm in the downstairs meeting room at Northeast Neighborhood Library, 330 7th Street NE. Hope to see you there!

And on May 16, come for follow-up presentations on improving energy efficiency of our homes by architect Nakita Reed, principal of Encore Sustainable Design.

Interested in learning more about historic district designation?
Contact CHRS at caphrs@aol.com.
Zoning Committee Report

By Gary Peterson

During a meeting held on February 8, 2018, the committee considered the following cases:

**BZA #19715**, 1612 E Street SE. The property is a 27-foot wide, semi-detached house with a side yard on the west side of the property. There is also a small dogleg on the east side in the rear of the house. The applicant proposes making an addition by closing the back third of the side yard and adding a seven feet at the rear. The applicant needs special exception relief because the side yard is nonconforming. The neighbor to the west, abutting the side yard, objects because she is now a detached house and does not want to become semi-detached. She also did not like the addition extending 3 feet beyond her rear wall. The Committee voted to support the application provided the applicant work with the neighbor to address her concerns.

**BZA #19728**, 121 Tennessee Avenue NE. In this case the applicant wants to add a second and third floor over an existing portion of the rear of the building. The property is already nonconforming and the applicant needs special exceptions because of the existing non-conformities and to increase the lot occupancy from 66% to 67%. The Committee voted to support the application.

**BZA #19730**, 219 E Street NE. This is a case of a lost Certificate of Occupancy (C of O) #091143124. The property has been owned and used by the Sons of Italy Foundation since 1980. Other official DC documents refer to the C of O by number but neither the applicant nor the owner can find a copy. The Foundation applied for a renewed business license but the city could not find the C of O. The Foundation needs a special exception from use provisions to use the property as a nonprofit office and an area variance because the structure does not contain the 10,000 gross square feet that is required for nonprofit use. The Committee voted to support the application.

**BZA #19737**, 500 13th Street SE. This case was continued to the April 12 meeting.

**BZA #19593**, 1226 North Carolina Avenue NE. As reported in the March edition of the CHRS News the shadow study and one neighbor’s objection to the study and addition were sent to the Committee for discussion and vote by email. The Committee voted to support the application finding that the neighbor’s light was not unduly impacted by the addition. The Chair of the Committee attended the BZA hearing and testified in support of the application. The objecting neighbor did not appear. ✯
What’s new this year?

Two new ticket outlets: Frager’s Hardware and Kashmir, a boutique at Union Station. Kashmir replaces Appalachian Spring which, sadly, closed its doors in January as the owners prepare for retirement.

Tour refreshment break: Light refreshments will be available both Saturday evening and Sunday afternoon during tour hours. The refreshment site is the American Legion Kenneth Nash Post 8 at 3rd and D Streets SE. The site will also serve as will-call for ticket pickup, during tour hours only (Saturday, May 12, 4–7 pm; Sunday, May 13, 1–5 pm).

Facility tour: Sport and Health gym, housed in the 1887 Giddings School building, will be offering tours and showing off its 2017 facelift after assuming operations from Results Gym. Visitors who take the tour will receive a “Spring Tuneup” gift.

Restaurant deals: Second Street SE restaurants Bullfeathers and Tortilla Coast will have special offers for ticket holders.

Frager’s Garden Party presence: Frager’s has offered CHRS a table at its Garden Party on Sunday, April 22. Visit us there for tickets and tour information.

The Scoop on Tickets

Tickets are $35 in advance and $40 on tour days. A members-only rate of $30 is available through April 22. (See Members’ Order Form in this newsletter, page 10. Limit 4.) The ticket is good for both days.

Advance tickets can be purchased online, by mail, at the Eastern Market weekend ticket booth starting April 21 and at the following local outlets: Berkshire Hathaway; Coldwell Banker; Groovy Cards & Gifts; Hill’s Kitchen; Kashmir at Union Station; Labyrinth Games & Puzzles; the Hill Center; East City Books and Frager’s Hardware. On tour days, tickets can be purchased at the American Legion Post or at any of the tour houses.

Tour details, ticket information and FAQs are available at the CHRS.org website. For the latest updates, like CHRS on Facebook or follow @CHRSDC on Twitter. ✯

Many thanks to the generous sponsors of the 2018 Capitol Hill House and Garden Tour:

Platinum
The Rob & Brent Group, TTR Sotheby’s International Realty

Gold
Gary+Michael Real Estate Team, Coldwell Banker Residential Brokerage
National Capital Bank
The Smith Team, Berkshire Hathaway HomeServices PenFed Realty

Silver
Coldwell Banker Residential Brokerage
Schneider’s of Capitol Hill

Step inside 425 New Jersey Avenue SE on this year’s Tour.
A message from the President:

We Need You!

The House and Garden Tour is arguably the most important program the Society presents. It is our signature event and a primary source of funding for our many other activities. The House Tour Committee members have done their part by recruiting a wide variety of “tour worthy” properties. Now it’s up to the rest of us to properly staff the event.

**Docents are an essential component of the Tour.** They help check people in at each house, keep the traffic flowing, and add a layer of protection for the homeowners. So I’m hoping that many of you will be willing and able to assist. As important as the task is, it’s very pleasant to sit in a lovely home and greet visitors—many of whom will be old friends you haven’t seen in ages. It’s also a grand opportunity to make new friends. And you and your fellow docents will be invited to the President’s Party after the event as a “thank you.”

We’ll be recruiting up to the day of the Tour to ensure we have complete coverage and to fill in any last-minute cancellations, so it’s never too late to offer to help.

There are three shifts: one on Saturday, May 12 (4–7 pm); and two on Sunday, May 13 (1–3 pm and 3–5 pm). Volunteers should arrive at least 15 minutes early in order to become familiarized with the house.

Please contact me at elizabeth_knits@yahoo.com or (202) 329-7864 to sign up—we’ll be grateful to have you!
Duddington Place (1st/2nd/E/F Streets SE) is one of Capitol Hill’s most charming streets, reflecting 19th century architecture, real estate speculation, boom and bust, and Capitol Hill renovations in the 1960s. Daniel Carroll, known for his dispute with L’Enfant on siting his house in the middle of a street, lived in a mansion here.

After Carroll’s death, Archimedes Heckman, a Philadelphia speculator, bought the entire square, created 146 rowhouse lots and a new street and started building houses. Duddington Place, largely built-out by 1900, attracted people who worked for the railroads, Washington Navy Yard, and the Government Printing Office.

Today the street is home to families who enjoy socializing on the benches lining the street. Duddington Place residents plan to join us to tell more about their street and its traditions. This walking tour is free and open to everyone—a House & Garden Tour ticket is not needed. ✯

Meet at the west end of Duddington Place SE, on 1st Street between E and F Streets SE.

Tour schedule
Saturday, May 12: 5 pm
Sunday, May 13: 2 pm & 4 pm
Outdoor tour only; no houses will be open.
Contact: info@chrs.org or (202) 543-0425.

Thank You, CHRS Supporters!

SILVER
Denny Lane & Naoko Aoki
John & Bernadette McMahon
Lawrence & Grace Monaco
Susan van den Toorn

BRONZE
Michael Hardiman & May Al-Najjar

FRIEND OF CHRS
John & Marcia Duncan
Preservation and Sustainability at the March Preservation Café

By Joanna Kendig

Sustainability is defined as meeting the economic, social, and environmental needs of today while ensuring future generations will also be able to meet their needs. Stephen Gyor and Steve Callcott from the DC Office of Planning (OP) delivered the March Preservation Café. They described the Sustainable DC Plan and what it means for our community. The Plan, currently in the midst of an update, provides a strategic vision that puts the District on the path to become the healthiest, greenest, and most livable city in the country by enhancing its sustainability environmentally, economically and socially by 2032.

Stephen Gyor, Lead Sustainability Planner with OP, gave an overview of the Sustainable DC Plan’s genesis and evolution over time. The Sustainable DC framework was initiated in 2011 by Mayor Grey and is a result of a series of community meetings involving thousands of DC residents and collaborative DC agency inputs. The first Sustainable DC Plan became official in 2012. The plan contains goals, targets and actions for improvement in all aspects of our city’s life. Four years into implementation, 25% of the plans actions are complete and 72% are underway.

The Sustainable DC Plan came for five year review and update in 2017. Through a series of city-wide meetings, citizens working groups discussed general community priorities as well as specific environment related issues. Mr. Gyor showed us how the Sustainable DC framework addresses four city-wide challenges through seven solutions. Challenges are: Jobs and Economy, Health and Wellness, Equity and Diversity, and Climate and Environment. Solutions will be addressed by: environmental improvements in our built environment and energy systems, changes in food production, transportation, waste and water and in access to and protection of nature.

Work on defining and quantifying these solutions is ongoing with DC agencies and technical consultants. A progress report will be released in mid-April to be followed by more community engagement and finalized Plan released in December.

As an example of improving sustainability through regulation, Mr. Gyor introduced Green Area Ratio or GAR: “Environmental sustainability zoning regulation sets standards for landscape and site design to help reduce stormwater runoff, improve air quality, and keep the city cooler.” Green areas under consideration include traditional lawns and plantings, permeable paving and green roofs.

The Sustainable DC initiative stimulated many city agencies to develop their own policies and to create tools for advancing sustainability goals applicable to their domain. Mr. Callcott, Deputy State Historic Preservation Officer for OP, presented a draft of Sustainable Design Guidelines that “promote and facilitate green retrofits of existing older buildings in a manner that preserves their historic character”.

The Guide provides owners of older and historic buildings with steps for planning green retrofits; strategies for improving performance and energy efficiency as part of green retrofit; and guidelines for preserving historic character of those buildings. The guide lays out six steps to follow from “Step 1. know your building” to “Step 6. maintain and monitor performance” and provides more details for each step. These guidelines provide an excellent framework for planning work on existing older buildings by homeowners and design professionals.

Mr. Callcott also presented the Solar Guidelines section in more detail. These guidelines include detailed recommendations for how and where to install solar photovoltaic (PV) and thermal systems, the information required for approvals and examples of various installations.

For more information and to find ways to become engaged in these issues go to www.sustainabledc.org and look up Sustainable DC 2.0. The draft of Sustainability Guide of Existing and Historic Properties is available on the OP website at https://planning.dc.gov. It is scheduled for consideration by the Historic Preservation Review Board at the May 24th meeting. To submit comments, questions or suggestions about the draft, please email historic.preservation@dc.gov. ✯
The Capitol Hill Home Photo Contest

By Elizabeth Nelson

The Capitol Hill Restoration Society is delighted to announce the winners of the photo contest celebrating the 61st Anniversary of our Mother’s Day House and Garden Tour. We challenged members, friends and neighbors to show us, with an exterior shot, what they think “makes a home a Capitol Hill Home.”

The submissions were diverse and highly personal and included close-ups of architectural features, grand entrances and staircases, garden oases and homes that are remarkable for the love of their inhabitants. I could certainly identify with Katie Telligman (a runner-up) who sent this note with her entry.

“Not all Capitol Hill homes are grand, as you know. However, they all have a unique character and interesting stories…. When we were looking for a house, a front porch was a must for us...we adore sitting out there, talking to neighbors, and watching the world go by.”

In the end, we couldn’t settle on just one winner—we chose three. Each winner will receive a pair of tickets to the upcoming Tour, May 12 & 13, 2018.

First Place: Twins
Maria Helena Carey is charmed by the architectural repetition of twins and triplets and believes that this “mirroring”—while still maintaining individuality—is what gives a home a special Capitol Hill feel. One of her favorite pairings is 212 and 214 4th Street NE (below, left).

Second Place: 616 C Street NE
This striking image (below) by Kym Kamra captures the drama of a Capitol Hill evening in mid-winter.
Third Place: *Brick and Sun*
Robert Weinstein chose to highlight the textured brickwork that adds delight to so many Capitol Hill homes (right).

Honorable Mentions

*Reflections*, Maygene Daniels (above, left).

*500 Independence Avenue SE*, Jennifer Brooker (above, right).

These and other images taken by the “runners-up” (Melissa Ashabranner, Jennifer Flather, Rindy O’Brien, Katie Telligman, and Liz Wood) are available on our website at chrs.org/photo-contest/. For more information on the House Tour, visit chrs.org/house-and-garden-tour.

Many thanks to the *Hill Rag* for co-sponsoring the competition. And thanks to each and every person who submitted an entry; it has been a great pleasure to view them all. ✯
61st Annual

HOUSE & GARDEN TOUR

May 12-13, 2018 • Mother’s Day Weekend

INDIVIDUAL DONATIONS AND TICKET ORDER FORM

Tax-Deductible Contributions
Benefactors, Patrons, and Sponsors will be listed in the CHRS News.

☐ Benefactor ($1,000, 8 complimentary tickets, $760 deductible)
☐ Patron ($500, 4 complimentary tickets, $380 deductible)
☐ Sponsor ($250, 2 complimentary tickets, $190 deductible)
☐ Contributor ($100, completely deductible)
☐ Supporter ($50, completely deductible)

My/our name(s) should be listed as follows:

__________________________________________________________________

E-mail address: ____________________________________________________

Tour Tickets

______ Member discount: $30 each through April 22 (limit 4 per household)
______ Regular tickets: $35 each ($40 each on Tour weekend)

Payment Information

Sum of contribution and tickets. Your cancelled check or credit card statement will be your receipt.

☐ Enclosed is my check for $ ___________ payable to CHRS, Inc.
☐ Please bill my credit card $ ___________ ☐ Mastercard ☐ Visa

☐ Discover ☐ AMEX

Name on card: ___________________________________________________

Card #: ________________________________

3 or 4-digit CVV: ____________________ Expiration Date: _____/_____

Signature: ___________________________________________________

Ticket Delivery Method

☐ Mail tickets (order must be received by April 30) to:

__________________________________________________________________

__________________________________________________________________

☐ Hold tickets for pickup (tour days) at American Legion Post 8, 224 D Street SE

__________________________________________________________________

__________________________________________________________________
The Fourth Annual Dick Wolf Memorial Lecture was held on March 23 at the Hill Center to an overflow crowd. Christine Ames was the winner of the 2018 Dick Wolf Lecture competition. Her lecture, New Discoveries at the Shotgun House Archaeology Project, focused on a trash midden (pit) buried in the backyard of 1229 E Street SE, discovered during the Shotgun House Archaeological Program.

Ms. Ames worked on the Shotgun House archaeology investigations as a Capital City Fellow with the District Government from 2016 to 2017. Ms. Ames discussed whether the contents of the trash pit could be associated with any of these former occupants, the events that might have led to their disposal, and, what insights they offer about these occupants’ daily lives.

Ms. Ames’ lecture also described the processing and preservation of the artifacts, including work that is undertaken in the lab once the fieldwork is done, and offered new interpretations about the former occupants of the Shotgun House based on the analysis of the artifacts. Ms. Ames is a Registered Professional Archaeologist and continues to be involved in the Shotgun House Archaeology Project as a contractor with Groundwork DC.

Following Ms. Ames’ presentation, a panel of three special guests discussed the lecture: Bob Sonderman, Archeologist, former member of the Historic Preservation Review Board, and currently Curator/Director, Museum Resource Center, National Park Service; Stephen Hansen, Architectural Historian, author of A History of Dupont Circle and Kalorama Triangle, and president of the Committee of 100; and Emma Seabright, Architect, designer of the 119-unit Shotgun House Apartment Project that will be constructed on the site of the archaeological project along with the reconstructed Shotgun House.

Following the lecture program, the public enjoyed a champagne reception where they discussed the program with Ms. Ames and the panelists. They were then able to return to the Lincoln Room where artifacts from the site were displayed and discussed by the DC Archaeologist, Dr. Ruth Trocolli, and two docents. At the same time, an interactive 3-D visualization of the site, prepared by Dr. Brian D. Crane, Ph.D., RPA (the Archaeologist that sits on the Historic Preservation Review Board), was displayed on the screen.

Slides from the presentation and additional photos from the event are posted online at http://chrs.org/2018-dick-wolf-memorial-lecture.

Capitol Hill Restoration Society
420 10th Street SE
Washington, DC 20003

Mark Your Calendar!

APRIL

12 Thursday, 7:30 pm

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

MAY

7 Monday, 6:30 pm

10 Thursday, 7:30 pm

12 Saturday, 4–7 pm
61st Annual House & Garden Tour. Details: Carl Spier, (202) 543-0425, www.chrs.org or email caphrs@aol.com.

15 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

16 Wednesday, 6:30 pm

If you received a complimentary copy of this newsletter, please consider joining CHRS!
www.chrs.org

61st Annual Capitol Hill House and Garden Tour
Mother’s Day Weekend  •  May 12–13, 2018
Information and tickets at: (202) 543-0425 or www.chrs.org