



CHRS CELEBRATING 60 YEARS OF PRESERVATION

NEWS

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September 2019

September CHRS Membership Meeting

By Elizabeth Hague

History buff Matthew Gilmore will give a talk titled “Making Washington’s ‘Swampoodle’: Irish Neighborhood in the Tiber Valley” at the CHRS membership meeting at 7 pm on Wednesday, September 25, at The Hill Center. Mr. Gilmore will explore questions of the origin of the name “Swampoodle,” of the northern Capitol Hill neighborhood’s reputation, and of its place in Washington DC and Irish-American history.

Swampoodle in the 19th century was nationally known as a dangerous place; it was also the center of the Irish-American community in Washington. At that

time, Swampoodle became shorthand for the Government Printing Office (similar to Foggy Bottom standing in for the State Department).

The last time Matthew Gilmore spoke at CHRS in 2016, he spoke on Washington’s Lost Cemeteries (chrs.org/matthew-gilmore-membership-meeting). With expertise in urban planning, cartography, and GIS, library science, information systems, and photography, Matthew Gilmore specializes in the history of Washington, DC. He edits the H-DC discussion list and blogs on Washington history and related subjects at matthewbgilmore.

wordpress.com, writes a monthly DC history column for The InTowner (www.intowner.com) and has published several books and articles on DC history. Gilmore served as reference librarian at the Washingtoniana Division of the DC Public Library for a number of years and chaired the Annual Conference on DC Historical Studies for four years.

The talk will be preceded by a CHRS membership business meeting at 6:30 pm, at which members will vote on the CHRS FY2019 budget. The event is free and handicapped-accessible and the public is encouraged to attend. ★

CHRS House Expo 2019

On Saturday, October 26, 2019, CHRS will hold a free House Expo at the Eastern Market North Hall, featuring a wide variety of home service exhibitors and special presentations.

Capitol Hill features historic houses from 19th century frame and brick houses to 20th century Craftsman-inspired porch-front houses. Everyone needs to properly maintain their homes and find qualified contractors to do this work. Everyone also has house projects—remodeling kitchens or baths, building an addition, or replacing/restoring windows. Often the best contractor for the work is a local contractor, and you can meet one at the House Expo.

In addition to the exhibits, there will be three presentations: Window Restoration, given by Neil Mozer; Masonry Repair, given by Gary Barnhart; and Insulating Your Home, given by Max Insulation.

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President's Column: Full Fall Schedule

By Beth Purcell

Our mission is to advocate for Capitol Hill. Part of our work is to find policymakers and experts, and bring them to Capitol Hill for public meetings where everyone can meet them and get answers to their questions. Recently we brought the Director of the Office of Planning here to speak on the Comprehensive Plan, the city's supreme land use law, which drives the future of Capitol Hill.

This fall we are offering additional educational and public service events:

September 18: Preservation Café: Caring for Trees: Advice from our Arborists.

The Ward 6 arborists will tell you how to select and care for trees in your yard and in front of your house, and answer your questions.

September 25: Membership Forum: History of Swampoodle. Historian Matthew Gilmore returns to present his research on this fascinating Capitol Hill neighborhood.

September 28: Barracks Row Festival. Visit the CHRS table and learn about

what we do. Children can string beads to make bracelets and get temporary tattoos.

October 26: House Expo. CHRS will hold a free House Expo at the Eastern Market North Hall, featuring a wide variety of home service exhibitors and presentations on: window restoration, masonry repair, and insulation.

See Mark Your Calendar on the back page for more details.

We are doing a lot this fall, but we need to do even more and we need your ideas for educational events—what topics are you curious about? Are you interested in learning more about the houses and history of your block?

Become a member!

We serve our members, who guide what we do. Visit chrs.org to learn more, or contact us at: CapHRS420@gmail.com or (202) 543-0425.★

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Small Cell Infrastructure: An Update

By Joanna Kendig

On June 12, ANC 6B commissioners held a public meeting with representatives of the telecommunications industry to discuss the 5G Small Cell installations in Ward 6, infrastructure said to be needed in high density, high demand areas. In most cases, the equipment will be mounted on existing light poles in public space.

DC Department of Transportation (DDOT) has released official Design

Guidelines and will issue permits for small cell installations on city property; the National Park Service will issue permits for installations on federal land. Interested telecommunications companies are now entering into master license agreements with DDOT and applying for public space permits.

District residents will receive notification of requests for installations close to their homes but

can appeal only if they believe the regulations have not been followed. Many community members are concerned about the aesthetics of the installations and any potential health risks, which are not fully understood. A follow-up meeting may be scheduled for September.

For more information, including background on the development of the guidelines, visit: chrs.org/category/issues/small-cell-infrastructure ★

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

Zoning Report

By Gary Peterson

Report of the CHRS Zoning Committee meeting of June 20, 2019. The Committee considered the following three cases:

BZA# 20030, 1323 Rear Linden Court NE. This unusual property just south of the 1300 block of H street is shaped like an “L” with the long side running east/west and the short side on the west running south. The long side is zoned MU-4 (mixed use commercial) and the short part is RF-1 (residential). The two story, single family building occupies 100% of the 957 square foot lot.

The applicant proposes building a roof deck with a pergola and railings. Access to the deck will require building a 20 by 4.5-foot stairwell penthouse. The rooftop improvements add an additional 10 feet in height to the 20-foot-high building. To accomplish these improvements the applicant needs various variances and special exceptions for both zoning categories. The Committee found that the applicant had not met the test for the variances and voted to oppose the application.

BZA# 20062, 802 8th Street NE. This vacant property is being improved

with a conforming two unit flat. However, the applicant wants to add a 156 square foot roof deck with an 82 square foot stairwell penthouse. In this case the applicant needs a special exception from the penthouse setback requirements that the penthouse must be set back from all sides of the property a distance equal to the height of the penthouse. In an RF zone a penthouse is virtually impossible without a special exception. This penthouse is not visible from the street and the Committee voted to support the application.

BZA# 20080, 323 5th Street SE. The applicant’s rear, two story addition will project 20 feet beyond the rear wall of 321 5th Street and will be two feet less than the rear wall at 325 5th Street. A special exception is required when a projection is more than 10 feet from either neighbor. The neighbor at 321 has a one-story wood deck that extends 12 feet from the rear of the house and the addition will extend 8 feet beyond this deck. The applicant presented letters of support from the neighbors, but the Committee voted to take no position in this case. ★

Preservation Café: Ghosts of Capitol Hill

Have you ever seen a ghost? As one of DC’s oldest neighborhoods, Capitol Hill is rich with built history—both the buildings that survive, and stories from those that have been lost. On October 16, architectural conservator Justine Bello will introduce some of the buildings that once graced our neighborhood, and discuss the phenomenon of architectural “ghosts”—the physical evidence that remains of buildings that are now gone.

Preservation Cafés are free to CHRS members and non members alike. We hope to see you at our new location at East City Bookshop, 645 Pennsylvania Avenue SE, on October 16 at 6:30 pm!

Historic Preservation Briefs

By Joanna Kendig, Alison Ross, and Beth Purcell

The Historic Preservation Review Board (HPRB or the Board) considered the following cases at the June 2019 overflow hearing (held July 11, 2019), and hearings on July 25 and August 1, 2019. 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.

429 5th Street NE, HPA 19-214, revised concept/ three-story and roof addition. This brick two-story square bay front rowhouse was one of four houses built in 1885 for owner S. Quick.¹ This is a contributing building.

The applicant proposed no change to the front elevation and plans a subordinate two-story and three-story rear addition. The dogleg was previously infilled on the first story; the proposed addition would cover the dogleg on the second and third stories. The plans were incomplete.

At the hearing on April 25, 2019:

[T]he Board took no formal action but advised the applicant that more information and revisions were needed, including: (1) a dimensioned public space drawing; (2) drawings showing context with adjacent properties; (3) plans and sections that clearly illustrated the extent of demolition and retention; (4) drawings that showed the HVAC compressors in plan and section along with utility meter placement; (5) revisions to the material selection of the addition; (6) revisions to the drawings to show the conversion of the front yard areaway to a window well; and (7) to remove the third story balcony from the design.

The applicant complied with the Board’s instructions. However, we believed that two significant problems made the project incompatible with the Capitol Hill Historic District:

- 1) The additions are not subordinate to the historic house. The historic house is 900 square feet, and the additions are 1,100 square feet, almost one-third (1/3) larger than the historic house.²
- 2) The June 5 plans propose demolition of the staircases and most of the interior structure, and unless these are not historic fabric, we believed that this extensive demolition violates 10 DCMR 305.1 (b).

ANC 6C and neighbors also opposed the project as being too large for the block. The Board found the revised concept to be compatible with the Capitol Hill Historic District, with the requirement that the rear wall of the third floor addition be pulled back so that it projected no farther than the rear of the existing house. The Board acknowledged the concerns of the ANC regarding materials and the windows on the addition and directed the applicant to revise the windows and coordinate the final materials with HPO. Final approval was delegated to staff.

203 3rd Street SE, HPA 19-326, concept/ one-story addition at rear. Square 762 has a large alley with entrances on 3rd and C Streets SE. The alley has many one- and two-story garages. The applicant plans to renovate an existing one-story brick multi-bay garage, built in 1936 by the Alley Dwelling Authority, adding a second story above it with vertical siding, casement windows, and a

low-sloped roof to create a two-story single-family residence.

We supported the project. The Board found the project to be compatible with the Capitol Hill historic district, and directed the architect to continue to refine the composition and materials of the elevations, and delegated final approval to staff.

Folger Shakespeare Library, Hartman-Cox addition, 201 East Capitol Street SE, nomination, Case No. 17-07. The main library, designed in 1932 by Paul Cret, is listed on the National Register of Historic Places. DC Preservation League nominated the addition to the library on the rear of the main building, designed by Hartman-Cox in 1983, to the National Register. The Hartman-Cox addition was constructed on the south side of the library in a narrow recessed area between two wings of the original building. It contains the New Reading Room, an elegant extension of grand spaces of Cret’s creation.

The proposed designation of interior spaces and exterior of the Hartman-Cox addition provides a detailed description of the addition and in-depth argument for its significance. The addition was constructed over an earlier 1958 building. The structural response to existing conditions resulted in the design of white columns and the building volume contained within. The marble clad volumes express an exoskeleton supporting the reading room, suspended over earlier building elements.

The nomination calls the new reading room “an exceptional addition to an exceptional building” and we agreed. To quote further, “The Hartman-Cox addition masterfully carries on Cret’s union of style and

Interested in learning more about historic district designation?

Contact CHRS at caphrs@aol.com.



The Hartman-Cox addition to the Folger Shakespeare Library.

function and makes reference to his design without imitating it.” Architect Warren Cox testified on the project’s challenges and his firm’s design decisions. We believed that the Hartman-Cox addition meets National Register Criteria A and C and DC Criteria B, D, E and F. HPO staff believed that an argument can be made that the addition satisfies DC Criteria D and E, and National Register Criterion C, with a period of significance of 1983.

The sticking point is the age of the Hartman-Cox addition. A property less than 50 years old qualifies if it is an “unusual contribution to the development of American history, architecture, archeology, engineering, and culture [which] can clearly be demonstrated.” Among the specific criteria for determining that a resource possesses extraordinary importance is that its “developmental or design value is quickly recognized as historically significant by the architectural or engineering profession.”

The DC regulations state, “To qualify for designation, sufficient time shall have passed since they achieved significance or were constructed to permit professional evaluation of them in their historical context.” While Hartman-Cox’s addition is 36 years

old, we believed that it represents a highly visible example of how Modernist design can coexist with and complement an older masterpiece. The addition was recognized early by the architectural profession and design critics as an outstanding design.

While we believed that the Hartman-Cox addition qualifies to be listed even though it is less than 50 years old, HPRB ruled that additional time is needed to evaluate the building and its context, and denied the application. For prior coverage, see *CHRS News* (July / August 2019).

Montessori at Logan, 215 G Street NE, HPA 19-271. The concept plan has not changed. Historic brick, H plan, school building is being preserved, and two additions to the south extend the original east and west wings. A new gymnasium wing will be placed to the west along 2nd Street relating in scale to taller buildings across the street.

The new building elements are clearly differentiated from the original 1930s and 1940s school. Building volumes are carefully deferential to the original, cornice lines of new flat roofs aligning with eave lines of the original sloped roofs. Exteriors are clad in range of clearly contemporary materials: synthetic wood panels and screens, modern scaled windows and masonry. Curtain walls enclose connectors between new and old wings. Masonry, presumed brick, of the ground floor base is dark, charcoal rather than traditional red brick.

Synthetic wood elements appear to be colored to echo limestone of the existing building.

The additions are clearly of 21st century materials, in dialogue with the original building but not dominating the conversation. CHRS was also impressed with the proposed use of new roofs which include a play area over the gymnasium and several green roofs, and with landscaping of the grounds, all creative and environmentally friendly approaches. CHRS supported this project as compatible with Capitol Hill historic district. Because DCPS had not yet resolved issues raised by ANC 6C (exterior color, trash), the project will return to the Board in September, possibly on consent.

1104 C Street SE, HPA 19-314. The applicant proposes to excavate a new basement apartment, basement entrance and areaway. All basement entrances must comply with HPRB’s *Preservation and Design Guidelines for Basement Entrances and Windows*. The guidelines state that a basement entrance is not compatible where the first story is on grade, as is the case at 1104 C Street.

This project illustrates the wisdom of HPRB’s guidelines. This apartment would have really inadequate light and air—only an entrance door in front and a small areaway window in the back of the basement in the bedroom. Capitol Hill basement apartments traditionally have a door and one or more reasonably sized windows in the front elevation. This windowless apartment would be almost a dungeon, and is not traditional or compatible. The Board denied the application.

Consent Calendar

The following cases, which CHRS supported, were approved on the consent calendar:

Continued on page 6

321 6th Street SE, HPA 19-445, concept/new two-story rear addition; new basement. This two-story semi-detached standing seam gable-roof frame house, one of a pair, was built in 1874 or earlier, possibly in 1858.³ No changes are planned to the front elevation. The applicant proposes to demolish one-story rear additions which do not appear to be historic, and construct a two-story rear addition. The ceiling height in the addition will be lowered so that the addition's roofline matches the roofline of the historic house, and the hyphen delineates the historic house and addition. The rear elevation will have two-over-two windows. The asbestos siding on the historic house will be removed and replaced with wood clapboard to be painted to match the front elevation. The house will remain semi-detached and the addition will be minimally visible from the street. This is a very sympathetic and restrained addition.

616 D Street NE, HPA 19-441, permit/three-story addition. This three-story angled-bay brick rowhouse was built by Kennedy Brothers in 1910, part of their project to build out this entire square.⁴ It is a contributing building. No changes are planned to the front elevation, and there are no plans to raise the attic roof. The applicants plan a rear addition (two-story, plus basement) to create a new basement office, an expanded kitchen, and a new bath. The rear elevation is brick, with an angled bay with leaded glass windows; the bay will be preserved. The new addition will also have a new angled bay, echoing the bay in the front elevation, clad in cement fiberboard, with matching windows. This is a very thoughtful addition to this early twentieth century house.

639 D Street SE, HPA 19-465, concept/remove existing rear addition; new

three-story rear addition; new front windows and door. This three-story brick rowhouse was built in 1887 or earlier.⁵ It is a contributing building. The applicant plans to remove inappropriate elements on the front elevation (shutters, door, broken pediment entrance, metal grills, six-over-six windows, wood panels, and nonhistoric window near the entrance), and to install a new historically compatible entrance, door, two-over-two wood windows, all commendable actions. The subordinate three-story rear addition would not be visible from the street. The design and materials for the rear elevation are appropriate.

221 10th Street SE, HPA 19-314, concept/two-story carriage house with accessory apartment. The applicant plans to build a new two-story garage with an accessory apartment. The garage will be brick with segmented arch openings on both elevations, and on the east elevation, French doors and Juliet balcony on the second floor. On the west elevation there will be a roll top garage door and an aluminum clad door. This traditional design is compatible with other garages in the alley. The garage will also maintain the edge of the alley, and will be 20 feet in height, the maximum approved by HPRB. ★

¹ DC building permit #1321 (30 March 1885).

² The historic house above grade is 900 square feet, according to the building permit. $((15 \times 30) \times 2 = 900)$. The historic house plus the two and three story additions above grade is 2,010 square feet: $(53 \times 15) \times 2$ stories = 1,590), plus 420 feet on the third story $(28 \times 15 = 420) = 2,010$.

Thank You, CHRS Supporters!

ANNUAL FUND

Robert & Gayle Krughoff
Barry & Sandra Harrelson

MEMBERSHIP RENEWAL

Jack & Micky Penkoske

The additions are not subordinate to the historic house: 2,010 square feet vs. 900 square feet, the addition exceeding the historic house by 210 square feet (2,010 – 900).

³ *Faetz & Pratt Real Estate Directory* (1874). See also, John Sessford Papers, Library of Congress Manuscript Division. Sessford recorded building activity in the city between 1820 and 1858 (with the exception of 1824 and 1837). listing the builder's last name, square, a partial address, type of construction (brick or frame), number of stories, and relation to the street. He sent summaries of his annual data to the *National Intelligencer*. Sessford's records for 1858 show two frame houses built by "Roycalier" (sp?) in Square 844, 1.5 stories, near the street front, data consistent with the location in Square 844 and construction method of 321 and 323 6th Street SE.

⁴ DC Building permit #6642 (16 May 1910).

⁵ Hopkins Map (1887).

Proposed 2019–2020 CHRS Operating Budget

By Susan Oursler

The CHRS Board of Directors agreed to an operating budget for the 2019–2020 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, which will be held on Wednesday, September 25 at 6:30 pm. ★

	Current Year <i>October 2018– September 2019</i>	Prior Year <i>October 2017– September 2018</i>	Proposed Budget <i>October 2019– September 2020</i>
Income			
40000 · Revenue			
41000 · Operating Revenue			
41100 · Membership	18,190.00	16,690.00	19,650.00
41200 · General Contributions	20,390.00	154,760.00	10,000.00
41300 · House Tour Revenue	58,770.00	50,512.00	53,500.00
41600 · Checking Account Int.	726.00	489.00	350.00
49040 · Special Events (EXPO et al)	2,150.00	2,880.00	2,000.00
41700 · Transfer to Operating Account	0.00	0.00	20,000.00
TOTAL INCOME	100,226.00	225,331.00	105,500.00
Expenses			
50000 · Expenses			
51000 · Administration	42,213.00	50,310.00	52,750.00
52000 · Outreach	22,329.00	18,564.00	24,450.00
53000 · House Tour Expenses	11,206.00	10,379.00	14,300.00
53990 · House Expo	1,923.11	2,312.00	2,000.00
54000 · Committees			
54110 · Historic Preservation	100.00	328.70	350.00
54120 · Zoning	0.00	0.00	50.00
54130 · City Planning	0.00	47.52	50.00
54150 · Environment	0.00	0.00	25.00
54170 · Beyond the Boundaries	0.00	0.00	500.00
54180 · Public Safety	0.00	0.00	25.00
54210 · Community Development	0.00	0.00	100.00
54220 · Community Relations	0.00	237.94	2,000.00
54230 · Membership	1,398.50	1,500.00	8,900.00
55000 · Fundraising	0.00	196.00	0.00
TOTAL EXPENSES	79,169.61	83,875.16	105,500.00



CHRS CELEBRATING 60 YEARS OF PRESERVATION

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

Mark Your Calendar!

SEPTEMBER

17 Tuesday, 6:30 pm
CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street SE, 2nd Floor board room. Details: info@chrs.org.

18 Wednesday, 6:30 pm
Preservation Café: "Advice from Our Arborists." East City Bookshop, 645 Pennsylvania Avenue SE. Details: (202) 543-0425, info@chrs.org.

19 Thursday, 7:30 pm
CHRS Zoning Committee. Kirby House, 420 10th Street SE, first floor. Details: info@chrs.org.

25 Wednesday, 6:30 pm
Community Forum: Matthew Gilmore, "Making Washington's 'Swampoodle': Irish Neighborhood in the Tiber Valley." Hill Center, 921 Pennsylvania Avenue SE. Details: chrs.org/swampoodle-community-forum

28 Saturday, 11 am–5 pm
Barracks Row Festival 2019. Contact elizabeth_knits@yahoo.com to volunteer. Details: (202) 543-0425, info@chrs.org.

OCTOBER

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

15 Tuesday, 6:30 pm
CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street SE, 2nd Floor board room. Details: info@chrs.org.

16 Wednesday, 6:30 pm
Preservation Café: "Ghosts of Capitol Hill." East City Bookshop, 645 Pennsylvania Ave SE. Details: (202) 543-0425, info@chrs.org.

17 Thursday, 7:30 pm
CHRS Zoning Committee. Kirby House, 420 10th Street SE, first floor. Details: info@chrs.org.

25 Friday, 5:30–7:30 pm
Halloween 2019. Eastern Market. Contact Elizabeth_knits@yahoo.com to volunteer. Details: (202) 543-0425, info@chrs.org.

26 Saturday, 10 am–4 pm
House Expo 2019. Eastern Market North Hall. Details: (202) 543-0425, info@chrs.org.

If you received a complimentary copy of this newsletter, please consider joining CHRS!

Annual membership is \$35 and includes a subscription to the newsletter, a set of historic guidelines, and discounted tickets for the annual House & Garden Tour. Learn more at:

www.chrs.org