



CHRS CELEBRATING 60 YEARS OF PRESERVATION

NEWS

www.chrs.org

February 2020

CHRS Honored at Community Cornerstones Recognition Ceremony on January 22, 2020



Beth Purcell accepts the Community Cornerstones Award on behalf of CHRS.

IMAGE COURTESY ELIZABETH NELSON

Councilmember Anita Bonds annually honors “Community Cornerstones,” individuals and organizations which “enrich the quality of life in our community.”

CHRS was selected as one of the honorees because we are one of the largest civic associations in the city, and because we “play a key role in maintaining the integrity, history and appeal of the neighborhood which has been a diverse community for more than 200 years.

CHRS remains vigilant in ensuring that Capitol Hill retains its unique character by responding to various issues that affect the residents of Capitol Hill.” ✧

Also in this issue

ARTICLES

- 2020 House & Garden Tour 2
- Board Nominations 2
- CHRS Photo Contest.....5
- Upcoming Preservation Cafés6
- New Sustainability Guide.....7
- Eastern Market Planning.....7

COLUMNS

- Zoning Report3
- Historic Preservation Briefs4
- CHRS Supporters6

LOOKING AHEAD

- Mark Your Calendar.....8

2020 House & Garden Tour: A Nod to the Civil War Era

By Elizabeth Nelson

The House and Garden Tour Committee is in the final stages of determining this year's footprint, but we can tell you that it will be south of East Capitol Street and that several of the homes date back to the Civil War. Staffing is a limiting factor in home selection; we can't accept more houses than we can safely look after. We are seeking volunteers who can spare a few hours during the tour to serve as a docent in one of the delightful houses. Staff for the refreshment break are needed as well. To volunteer, contact Elizabeth Nelson at Elizabeth_knits@yahoo.com.

The Capitol Hill House and Garden Tour was founded in 1956 to highlight the livability of Capitol Hill neighborhoods. Proceeds are critical to supporting CHRS's historic preservation, civic and educational activities throughout the year. We look forward to seeing you on this year's tour, Saturday, May 9 and Sunday, May 10, 2020. And we will be accepting ads for the catalog through the end of February. If you would like to advertise or have suggestions for advertisers, please let us know. ★

Follow CHRS on Social Media



@CapHRS



@CHRSDC



CapitolHillRestorationDC

CHRS Seeks Nominations for Board

By Elizabeth Nelson

CHRS will hold elections for the 2020–2021 Board of Directors by postcard ballot in May. The Elections Committee, chaired by Elizabeth Nelson, includes Chris Mullins and Jeff Fletcher.

The committee is seeking recommendations of individuals who wish to be considered for positions on next year's CHRS Board of Directors. These positions include President, First Vice President, Second Vice President, Treasurer and Secretary, each for one-year terms, and three At-Large Members for two-year terms. Nominations for the 2020–2021 CHRS

Board of Directors will be announced at the end of April and ballots will be mailed to CHRS members in May.

If you wish to be considered, to recommend someone, or to find out more about the duties of each position, please contact the CHRS office at (202) 543-0425 or email info@chrs.org, and a member of the Elections Committee will respond. Each recommendation must cite the position for which the person wants to be considered and must include his or her resume. Recommendations must be submitted by the end of the day on Wednesday, April 1, 2020. ★

Capitol Hill Restoration Society (CHRS)

BOARD OF DIRECTORS

President Beth Purcell
First Vice President Maygene Daniels
Second Vice President Tina May
Treasurer Susan Oursler
Secretary Jim Thackaberry
At Large Patrick Lally
At Large Christine Mullins
At Large Beth Hague
At Large Joanna Kendig
At Large Angie Schmidt
At Large Alison Ross
Immediate Past President . . Elizabeth Nelson

COMMITTEE CHAIRS

Beyond the Boundaries Beth Purcell
Budget & Administration* . . . Susan Oursler
City Planning* Monte Edwards
Communications* Nina Tristani
Community Development* . . . Chuck Burger
Community Relations Elizabeth Nelson
Environment* Joanna Kendig
Grants Larry Pearl
Historic Preservation* Beth Purcell
House & Garden Tour vacant
Investments John Shages
Membership* vacant
Public Safety* Undine Nash
Public Space Steve Kehoe
Zoning* Gary Peterson

* Chair is an appointed Board Member

NEWSLETTER

Angie Schmidt and Kelly Vielmo, Editors

WEBMASTERS

Donna Breslin, Elizabeth Nelson

OFFICE MANAGER

Jill Uvena Cullinane

To reach any of the above, please contact the Society offices at (202) 543-0425 or via e-mail: caphrs420@gmail.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

During a meeting held on January 16, 2020, the CHRS Zoning Committee considered the following cases:

BZA #20190, 653 8th Street NE. This 1,140 square foot property is a three story, former corner store. The building has an attached single story garage with two floors of porches above. There are now three units in the building and the lot occupancy is 100%. The owner proposes to enclose the porches and convert them to another unit. To accomplish this, the owner needs three special exceptions to increase the number of units to be excluded from the parking requirements, and to be released from the penthouse setback requirements.

The committee unanimously voted to oppose the special exception to increase the number of units. One of the conditions for a special exception to add more units requires a minimum of 900 sq. ft. of land area per dwelling unit. The applicant has not shown any reason to ignore this requirement.

BZA #20199, 1026 4th Street NE. The owner proposes to take this flat front, two story wood building and convert it to a three story, brick bay front house (the bay is two stories). To do this, the owner needs special exceptions to enclose a 2 ft. side yard and to remove the existing cornice. The committee did not approve the demolition of the façade, but this property is not in the historic district and the demolition is not a zoning issue in this case. The new building looks much like a new brick row house and the two story bay mimics the original cornice line. The architecture of the block is very mixed and there are no other side yards. For these reasons the committee voted to support the application provided letters of support from the adjacent neighbors are filed. ★

Save the Date: Dick Wolf Memorial Lecture March 27

The 2020 Dick Wolf Memorial Lecture will be held Friday, March 27 at the Hill Center, 921 Pennsylvania Avenue SE. CHRS Membership Meeting at 6:45 pm, lecture at 7 pm, reception to follow. More information will be available in the March issue of CHRS *News*, or inquire at: info@chrs.org.

Historic Preservation Briefs

By Alison Ross and Beth Purcell

The Historic Preservation Review Board (HPRB or the Board) considered the following cases at the hearings on December 19, 2019 and January 23, 2020. 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.

19 Rear 4th Street NE, HPA 20-096, concept/demolish two-story carriage house; construct new two-story carriage house. The applicant plans to demolish a two-story brick alley carriage house which appears to date from the period of significance and build a new two-story brick and frame alley dwelling.

Sanborn Maps show a two-story brick building on this lot as early as 1904 and it is likely this existing one. The existing building has had several alterations to its doors and windows and now has a variety of window styles including six-over-six double hung windows, two-light hopper windows, and multi-light casement windows. The building is 23 feet, four inches tall.

The applicant submitted a structural engineer’s report which represented that the existing building has deteriorated to the point that it is unsafe and cannot be preserved. In addition, staff has visited the site and agreed that the building cannot be salvaged. The new building will be 23 feet, four inches tall, use similar massing and reclaimed brick in the east elevation, and new window styles; six-over-nine double hung sash as well as four-light casement windows. Large glazed doors with a



The building at 716–718 L Street SE.

steel lintel give a nod to the former carriage house use of the lot.

CHRS understood that the new building refers to historic details of the original building and creates an alley residence. We agreed that in reconstructing a historic building, it is appropriate to exceed the 20-foot limit. The Board approved the project.

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

- **400 3rd Street SE, HPA 20-050,** concept/new two-story carriage house on a non-contributing building.
- **530 11th Street SE, HPA 19-046,** concept/rear three-story and rooftop addition.
- **716–718 L Street SE, HPA 20-037,** concept/addition; add fourth story and penthouse to existing three-story commercial building.

Following the Board hearing on December 5, 2019, the applicant made required changes to the plans, increasing the setbacks on the new upper stories and improving the building materials. For prior reporting, see *CHRS News* (December 2019–January 2020). ★

Interested in learning more about historic district designation?

Contact CHRS at info@chrs.org.

Photo Contest 2020: The Capitol Hill Home

In anticipation of the 63rd anniversary of the Mother's Day House and Garden Tour (May 9 & 10, 2020), the Society is sponsoring a photo contest: "The Capitol Hill Home." Entries are due March 15, 2020.

You know it when you see it. The quintessential Capitol Hill home. It could be a bay-front Victorian. Arched windows, perhaps, and maybe a tall double door front entry or iron steps. It may not be the house itself but some almost hidden feature steals the show: a small, round window overlooking an alleyway; an old corbel architectural adornment has no structural function, brick detail over the front door, the stained glass transom window, or the rusted fountain in the yard. For each of us, it's a different answer.

We'd like to hear how you define "The Capitol Hill Home." Even better, show us! Take a high resolution (1MB+) exterior shot of what you think makes a home a *Capitol Hill home* and email it to HouseTourCHRS@gmail.com. Be sure to include your name and address, email address, and the address of the property in the photo.

The winning images will be awarded two complimentary passes to the 2020 CHRS Mother's Day House & Garden Tour and are displayed on the website.

In submitting your photo to the CHRS House Tour photo contest, you agree that it will become the property of CHRS, which may reproduce, modify, and digitize and adapt the photograph. You retain the right to continued use of the image.

For more details (and photos of past winners) visit: chrs.org/photo-contest-2019. ★



IMAGES COURTESY CHRS



Past CHRS Photo Contest entrants detailing life on Capitol Hill.



Upcoming Preservation Cafés: Spring 2020

By Christine Mullins

March Preservation Café

Wednesday, March 18 at 6:30 pm

You and the National Register of Historic Places

Robert Pohl, Local Tour Guide, Historian, and Author

You have all seen them—those bronze plaques indicating that this building or that site is on the National Register of Historic Places. They are scattered all across the country, but are particularly thick on the ground in Washington, DC. But what, exactly, is the National Register, and what does it do for those places that have been listed?

Robert Pohl, local tour guide, historian and author, looks at this list and describes what it means to be on it, and what it takes to be listed—using an example close to his own heart: his own home. As the headquarters of The Furies, a radical Lesbian collective, and, in particular, as the site on which their newspaper, also called *The Furies*, was created, it represents an important step in the long process of acceptance for Gay and Lesbian people.

April Preservation Café

Wednesday, April 22 at 6:30 pm

Call Box Revitalization Project, Part II

Nancy Metzger, CHRS Call Box Representative

May Preservation Café

Wednesday, May 20 at 6:30 pm

Lost Farms and Estates of Washington, DC

Kim Prothro Williams, Author and Architectural Historian

Preservation Cafés are held at East City Bookshop, 645 Pennsylvania Avenue SE, and are free to CHRS members and non-members alike. We hope to see you there!

Thank You, CHRS Supporters!

CHRS wishes to thank the following donors for their invaluable support:

CONTRIBUTORS

Annual Appeal

Michael & Judith Canning
Janet Crowder, Two Lions

Antiques and Interiors

Louise Engle

Mark Flemming, AIA

Jeff Fletcher & Tara Hamilton

John Franzen

Becky Fredriksson

Carole & John Hirschmann

Nancy C. Lee

Judith V. May

James & Bernadette McMahon

Kristen Oldenburg

Trudy & Gary Peterson

Elizabeth Purcell

Peter & Constance Robinson

Jan Schoonmaker

Mervin & Ruby Shello

Dick Wolf Fund

Muriel Wolf

MEMBERSHIPS

Silver

Dorothy Robyn

Platinum

Cheryl & Matthew Chalifoux

Peter & Christina May

IMAGE COURTESY ELIZABETH NELSON



Emerald Street Signs Have Arrived

Keep an eye out for these signs on Emerald Street—they welcome the newest addition to the Historic District! Signs will be installed by the Department of Transportation in the next few months.

New Sustainability Guide for Existing and Historic Properties

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. Our city is making significant progress towards sustainability guided by the Sustainable DC Plan, which provides a strategic vision that puts the District on the path to become the healthiest, greenest, most livable city in the country by enhancing its sustainability—environmentally, economically and socially—by 2032.

Achieving sustainability is a work in progress. 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. In early 2018, we heard about how District agencies and citizens are working on sustainability initiatives in our Preservation Cafes. We learned then about a draft of the Sustainability Guide for Existing and Historic Properties being developed by the Dept. of Energy and Environment (DOEE) and the Historic Preservation Office (HPO).

The Sustainability Guide for Existing and Historic Properties was approved by the Historic Preservation Review Board on December 19, 2019. The now-official Guide “provides

owners of older and historic buildings with steps for planning green retrofit; 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 details for each step. These guidelines provide an excellent framework for planning work on existing older buildings by homeowners and design professionals.

To read the Guide, go to: chrs.org/sustainability-guide-existing-historic-properties. ★

Eastern Market Strategic Planning Survey

by *architrave* and Elizabeth Nelson

A major component of the Eastern Market Strategic Planning Process is listening to stakeholders. Whether you're a community member, a customer, a nearby business owner, a market vendor or merchant, *architrave* wants to know how Eastern Market can better serve you.

Architrave is a Capitol Hill firm with design expertise and this project is funded through a grant District of Columbia Executive Office of the Mayor—Office of the Deputy Mayor for Planning and Economic Development. They've built a short survey to gather your perspectives.

The survey takes less than 10 minutes to complete and serves you questions based on your answers to

previous questions. For example, if you are a community member, you will be answering different questions than if you are a market merchant. This ensures that they effectively use your time by asking only questions that pertain to you.

The success of this survey depends on the quantity as well as the diversity of responses. They hope that everyone will weigh in, even if they don't visit the market regularly. Help spread the word by sending the survey link to your friends, coworkers and neighbors. The more people they hear from, the more effectively they can plan a thriving future for the market.

Responses are due February 14, 2020. A link to the survey can be found at: surveymonkey.com/r/eastern-market-survey and more information is available at: easternmarketplan.org/participate. ★



CHRS CELEBRATING 60 YEARS OF PRESERVATION

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

Mark Your Calendar!

FEBRUARY

14 Friday

Eastern Market Strategic Planning Process Survey deadline. See newsletter article or visit website: chrs.org/survey-eastern-market-strategic-planning.

18 Tuesday, 6:30 pm

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

20 Thursday, 7:30 pm

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

MARCH

2 Monday, 6:30 pm

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

10 Tuesday, 7–8 pm

Village Voices: “Peter Stein, Life as a Boy in Prague in WWII.” Northeast Library, 330 7th Street NE. Details: info@capitolhillvillage.org.

15 Sunday

The Capitol Hill Home Photo Contest 2020 entries deadline. See article in this issue.

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: “You and the National Register of Historic Places.” East City Bookshop, 645 Pennsylvania Avenue SE. Details: (202) 543-0425, caphrs420@gmail.com.

19 Thursday, 7:30 pm

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

27 Friday, 7 pm

2020 Dick Wolf Memorial Lecture (topic TBA), Hill Center, 921 Pennsylvania Ave SE, reception to follow. Membership Meeting at 6:45 pm. Details: info@chrs.org.

63rd Annual Capitol Hill House and Garden Tour

Mother’s Day Weekend • May 9–10, 2020

More information at (202) 543-0425 or www.chrs.org