



CHRS CELEBRATING 60 YEARS OF PRESERVATION

NEWS

www.chrs.org

March 2020

RFK Stadium: From the Past to the Future

By Monte Edwards

On Friday, March 27, 2020 at 7 pm, Nick Malin will present the sixth annual Dick Wolf Memorial Lecture. The lecture is free and open to the public. It will be held at the Hill Center, 921 Pennsylvania Avenue SE. Malin is a graduate of Georgetown University Law Center and the University of Michigan. During law school, Malin took great interest in real property law, land use law, environmental law and historic preservation law. He hopes that his legal career will continue to be defined by his commitment to public service. Malin’s lecture will discuss the historic context of sports stadiums

and the options going forward to recognize the legacy of RFK Stadium. Malin will discuss how stadiums, historic preservation, and the needs of the community can harmoniously coexist. A city’s need for a stadium is often multi-faceted, and these unique structures contribute to our communities in ways that are difficult to quantify. Over time, a stadium, built for one purpose, may find itself being used to suit a different need. Rome’s Coliseum, for instance, has served various purposes since its inception. It has been a sports arena,

Continued on page 6



Nick Malin will present the 6th Annual Dick Wolf Memorial Lecture on March 27.

CHRS Response to “When Historic Preservation Hurts Cities”

By Beth Purcell

On January 26, 2020, *The New York Times* published the article “When Historic Preservation Hurts Cities” by Binyamin Appelbaum. Mr. Appelbaum says he lives in the Capitol Hill Historic District. He is clearly unhappy here, and presents a rambling assortment of grievances. A brief response follows:

Capitol Hill was a modest neighborhood filled with working- and middle-class residents, both enslaved and free in its early decades. Their stories are reflected in its buildings, from the smallest, simplest ones that line the alleys to the largest, most ornate along East Capitol Street.

Continued on page 4

Also in this issue

ARTICLES

- Board Nominations 2
- CHRS Photo Contest..... 2
- 2020 House & Garden Tour 5
- Behind the Historic Photo 7
- Emerald Street Signs..... 7

COLUMNS

- Zoning Report 3
- CHRS Supporters..... 4

LOOKING AHEAD

- Upcoming Preservation Cafés 4
- Mark Your Calendar..... 8

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. ★

Follow CHRS on Social Media



@CapHRS



@CHRSDC



CapitolHillRestorationDC

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.

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

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, digitize and adapt the photograph. You retain the right to continued use of the image.

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 Elizabeth Nelson
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 February 20, 2020, the Capitol Hill Restoration Society Zoning Committee considered the following cases:

BZA #20206, 627 Orleans Place NE. The applicant seeks an area variance to increase the lot occupancy from 60% to 89% by covering nearly the entire rear yard with a 10 foot high deck. Any request to exceed 70% requires a variance. The committee voted unanimously to oppose the application.

BZA #20215, 1249 South Carolina Avenue SE. In this case, the applicant needs an area variance to increase the lot occupancy from 74% to 77.5% to add stairs from the second floor porch. The building has four apartments with two apartments on each floor. The second floor apartments have no access to the rear yard. It appears that the original stairs were removed and the applicant wants to restore them. The committee believed that there were other options available but voted to take no position.

BZA #20217, 508 D Street NE. In a third area variance case, the applicant wants to make a one-story addition to the rear of the property by filling in a dogleg and adding a 9-foot-deep structure. The lot occupancy will change from 62% to 80%.

For the BZA to grant variances, the applicant must show an exceptional condition or uniqueness of the property, practical difficulties in complying with the zoning regulations arising out of the uniqueness, and no detriment to the public good or impairment of the zone plan. First and most significantly, the lot is not unique from other lots on the block both in area and improvements. The applicant

has shown no reasons to qualify for the variances and has not met the burden of proof. The Committee voted to oppose the application.

BZA #20216, 1634 E Street SE. The applicant proposes to raze an existing two-story, semi-detached building and to construct a three-story, single family residence. The issue in this case is that the new building will extend 18.5 feet beyond the rear wall of the neighbor to the east. The addition will also extend approximately 5 feet from the rear property line of the neighbor, leaving a solid 35-foot-high wall along the entire property line. The applicant needs a special exception to exceed 10 feet beyond the neighbor's rear wall and the committee believed a special exception is not justified. The neighbor has not written a letter of support and the committee voted to oppose the application.

BZA #20240, 1330 K Street SE. This property is improved with a typical two-story, front porch house that has a 19-foot-wide front yard. There is also a large garage in the rear. The applicant has subdivided the property into two lots. The larger parcel (3,394 square feet) contains the improvements and it is this parcel that is the subject of this case. The applicant proposes to add a third floor and a rear addition to the house and to convert the garage into an apartment. The applicant needs special exceptions to change the front cornice line, to add a third unit in the garage, and to extend 15 feet beyond the rear wall of the neighbor.

The committee voted to support the change in cornice because the new cornice and mansard are

Continued on page 5

CHRS Response, *continued from cover*

Shipbuilders and sailors, inventors and washerwomen, messengers and congressmen all made their contributions to this neighborhood. Without their stories, the landmark buildings have little context.

People are attracted to Capitol Hill and other historic districts by the neighborhood's feel, its buildings, and skyline which reflect a neighborhood's history. Building design, doors, windows, iron fences, gracious front gardens, and building materials together produce that essential "feel on the Hill," reflective of 200 years of community life.

It is easy, but illogical, to focus on any one of these individual features and claim that it's trivial. For example, historic preservation maintains the neighborhood's skyline while allowing new additions not visible to passers-by. Homeowners have flexibility to expand, but this rule prevents pop-ups, a scourge in many Washington neighborhoods.

Every week homeowners ask CHRS questions about home renovation. We try our best to help them succeed with their projects by providing information on house histories and building permit rules

in the historic district. Windows are a frequent topic, and we encourage people to first consider repairing windows but, if that is not feasible, to install windows on the front of the house that match the appearance of the original windows.

Fiberglass, wood composites, metal, and metalclad windows are possible options, but vinyl windows cannot match that original appearance. Where they have been installed on the front of a house, they really jump out, and not in a good way. And they only last about 10 years. In our view, vinyl windows are fine as rear windows where they are not generally seen.

The city's Historic Preservation Review Board guidelines on energy conservation balance historic preservation and solar panels. Solar panels work well on flat roofs, and most Capitol Hill roofs are flat, so barring a neighbor's trees (already part of a green solution) or taller buildings, many roofs might be candidates for solar panels.

The HPRB guidelines on energy conservation balance historic preservation and solar panels. Solar panels work well on flat roofs (where they can't be seen from the street), and most Capitol Hill roofs

Thank You, CHRS Supporters!

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

CONTRIBUTORS

Annual Appeal

Roberta Gutman

MEMBERSHIPS

Silver

Robert Weinstein &
Judith Capen

are flat. CHRS has, in fact, promoted the use of solar panels through our Preservation Café series and our annual House Expos.

Affordable housing is a big problem in Washington. While not the total answer, preserving existing housing stock can preserve affordable housing and lock in the lower labor and materials cost available in the past. Preservation is certainly greener than tearing down the old buildings and erecting new ones as many studies have shown over the years. There are also tax credits for rehabilitating historic buildings for rental housing.

Historic preservation is not perfect, but it does work to help, not hurt, cities. ★

Spring 2020 Preservation Cafe Series

You and the National Register of Historic Places

Robert Pohl, Local Tour Guide, Historian, and Author
Wednesday, March 18, 2020 at 6:30 pm

Call Box Revitalization Project Part II

Nancy Metzger, CHRS Call Box Representative
Wednesday, April 22, 2020 at 6:30 pm

Lost Farms and Estates of Washington, DC

Kim Prothro Williams, Author and Architectural Historian
Wednesday, May 20, 2020 at 6:30 pm

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!

2020 House Tour: The Civil War Era Meets the Present

By Elizabeth Nelson

CHRS is pleased to present the 63rd Mother's Day House and Garden Tour on May 9 & 10, 2020. This year's tour will focus on The Hill as it was during and just after the Civil War. Many of the houses date to that time and the refreshment break is slated for Hill Center at the Old Naval Hospital, purpose-built to care for Union sailors and Marines wounded in battle. We are also featuring Christ Church, which celebrates its 225th anniversary this year.

While appreciating the long-ago, we are not neglecting the more recent past and the glories of repurposed properties and furnishings. We have two charming and fascinating condominiums in what once were a school and a church. And, if there's a consistent theme to the interiors, it's an eclectic mix of vintage materials, up-cycled furnishings and newly commissioned details.

In conjunction with the tour, the Capitol Hill Art League (CHAL) is planning to station plein-air painters near the tour stops, to capture the scene. Artist Will Fleishell will open his studio on Archibald Walk to our guests. And our friends at Community Forklift have promised to be part of the activities by sharing their mission of recycling building materials. Hill Center (921 Pennsylvania Avenue SE) will serve as the will-call site for tickets that Saturday and Sunday. A complete list of tour stops has already been posted to our website. Visit chrs.org/house-and-garden-tour for details.

Members can take advantage of the discount ticket rate of \$30 through April 13 (see order form). Advance tickets for the public will be \$35 through May 8, available at CHRS.org and at local shops. Full-price tickets on May 9 and 10 will be \$40.

As always, we seek and welcome volunteers who can spare a few hours during the tour to serve as docents in one of the delightful homes or as staff at the refreshment break. We have a lot of terrific homes and gardens to enjoy, but will need many, many hands to provide both hospitality to our guests and security for our homeowners. To volunteer, contact Elizabeth Nelson at: Elizabeth_knits@yahoo.com. As an added incentive, all volunteers are invited to the CHRS President's Party, which will be held in a home on Class Court.

The Capitol Hill House and Garden Tour was founded in 1956 to highlight the livability of Capitol Hill neighborhoods. Proceeds support CHRS's historic preservation, civic and educational activities throughout the year. We look forward to seeing you on this year's tour. ✨



IMAGE COURTESY BILL KOHUTANYCZ

Guests at the 2018 House Tour stop at 27 Fourth Street SE.

Zoning Report, *continued from page 3*

compatible with what is removed. The committee also voted to approve the new unit because only 900 square feet of lot area is required for each unit and 1,100 square feet is provided here. Finally, the committee voted to oppose the extension of 15 feet as being too massive. ✨

63rd Annual

HOUSE & GARDEN TOUR

May 9-10, 2020 • Mother's Day Weekend

INDIVIDUAL TICKET ORDER AND DONATIONS FORM

Tax-Deductible Contributions

- 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)

Donations received by **April 1** will be listed in the Tour brochure.

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

Tour Tickets

- _____ Member discount: \$30 each through April 13
_____ 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 #:

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Exp. Date:

M	M	Y	Y
---	---	---	---

 CVV:

--	--	--	--

 Zip Code:

--	--	--	--	--	--	--	--

Signature: _____

Ticket Delivery Method

- Mail tickets (order must be received by April 28) to:
- Hold tickets for pickup (tour days) at:

Hill Center
921 Pennsylvania Avenue SE

Contact Information for Billing Questions

E-mail address or phone: _____ REQUIRED

TICKETS ON SALE APRIL 20 AT:

Berkshire Hathaway Eastern Market
Coldwell Banker Capitol Hill
Groovy DC Cards & Gifts
Hill's Kitchen
Labyrinth Games & Puzzles*

During Tour hours, tickets may be purchased at any stop on Tour (cash or check only) or at Hill Center.*

* All payment types accepted

Purchase or donate online anytime at:
www.chrs.org

a chapel, a fortified castle, a housing space, and now a historic site and museum, serving to remind us of the ghosts of our collective past.

Most modern stadiums aren't so lucky. Some, like Fenway Park or the Rose Bowl, are still standing and still in use, but many others like Ebbets Field or Griffith Stadium, have been demolished, giving way to different uses of the sites where they once stood. Other historic stadiums stand abandoned, as municipalities struggle to decide how they should develop the site or how to convert the existing structure to a different use, as the Romans did with the Coliseum.

RFK Stadium has a rich history, affecting the lives of District residents for 59 years. RFK's status as a "national stadium" meant that its lifespan was intertwined with both sporting valor and national politics.

However, RFK's proximity to federal politics creates complications as the District seeks to acquire the site from the federal government and utilize it to meet the contemporary needs of District residents. Specifically, it raises the question of the site's eligibility for inclusion in the National Register of Historic Places, possible future uses, and how to honor the site's legacy.

Following his lecture, a panel of special guests from the fields of historic preservation and planning will discuss the major points of his lecture:

- Stephen Hansen, Founder and principal of Preservation Matters, LLC. He has also worked at the National Park Service and several cultural resource management firms in the area. Hansen is the past chair of the Committee of 100 on the Federal City.
- Richard D. Wagner, AIA, PhD, Principal, David H Gleason Associates, Architects; Chair, College Park City University



Malin's lecture will discuss the historic context of sports stadiums and the options going forward to recognize the legacy of RFK Stadium.

Partnership; Founding Partner and former Professor, Master of Arts in Historic Preservation, Goucher College.

The lecture will be followed by a reception, allowing the public to visit with Malin and the panelists. The Dick Wolf Memorial Lecture is an annual event sponsored by CHRS to showcase excellence in research and writing on urban planning and historic preservation in the District of Columbia by a student or intern. ★

Dick Wolf Memorial Lecture

RFK Stadium: From the Past to the Future

Friday, March 27, 2020 • 7 pm

Hill Center
921 Pennsylvania Avenue SE
Free and open to the public

Contact: caphrs420@gmail.com
(202) 543-0425

Stories Behind Historic Photos: American Ice Co. at 1515 F Street NE

By Beth Purcell

In 1927, Romulus C. Archer, Jr., (1890–1968), the well-known African-American architect, designed the American Ice Co. building at 1515 F Street NE (shown here in 1949). The company sold refrigerators, “the modern way with ice.”

The American Ice building burned in 1969 during the riots after the assassination of Dr. Martin Luther King, Jr. The Acme Super Market, 1531 F Street NE, had a script logo in the 1950s (before they switched to the oval). In 1980, Horning Bros. built Azeeze Bates Court on the site. ★

IMAGE BY JOHN P. WYMER, COURTESY HISTORICAL SOCIETY OF WASHINGTON



LEFT: 1515 F Street in 1949 as the American Ice Co. building;
RIGHT: The site today houses Azeeze Bates Court.



IMAGE COURTESY BETH PURCELL

Congratulations to Our Emerald Street Neighbors!

The Emerald Street Historic District (ESHHD) received two street signs in February at either end of the street—a day of celebration for the folks who worked so hard to make it happen. This was a group effort involving the best of our community: local residents, the CHRS, and the DC government, including the ANC, the Historic Preservation Office (HPO), the Historic Preservation Review Board (HPRB), and District Department of Transportation (DDOT). ★





CHRS CELEBRATING 60 YEARS OF PRESERVATION

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

Mark Your Calendar!

MARCH

15 Sunday

The Capitol Hill Home Photo Contest 2020 entries deadline. Email or text entries: HouseTourCHRS@gmail.com, (202) 329-7864.

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 Cafe: "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: "RFK Stadium: From the Past to the Future." Hill Center, 921 Pennsylvania Ave SE, reception to follow. Membership Meeting at 6:45 pm. Details: info@chrs.org.

APRIL

1 Wednesday, 6:30 pm

Deadline for nominations for CHRS Directors. See article. Details: (202) 543-0425, info@chrs.org.

6 Monday, 6:30 pm

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

7 Tuesday, 7-8 pm

Village Voices: "Profile of Women in Politics." Northeast Library, 330 7th Street NE. Details: info@capitolhillvillage.org.

14 Tuesday, 7:15 pm

The Capitol Hill Garden Club: "Returns from Your Garden: Perennials for the DMV." Northeast Library, 330 7th Street NE. Details: capitolhillgardenclub.org.

16 Thursday, 7:30 pm

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

21 Tuesday, 6:30 pm

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

22 Wednesday, 6:30 pm

Preservation Cafe: "Call Box Revitalization Project Part II." East City Bookshop, 645 Pennsylvania Avenue SE. Details: (202) 543-0425, caphrs420@gmail.com.

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