



CHRS CELEBRATING 60 YEARS OF PRESERVATION

NEWS

www.chrs.org

September 2020

63rd CHRS House and Garden Tour: The Tradition Continues

By Elizabeth Nelson

Drum roll please.... It's official: the 63rd annual House Tour will be a virtual event. Not on Mother's Day; and without the gardens. But we're keeping the tradition alive in the best way that we can. And we're genuinely excited to try something new—the first-ever #StayAtHome House Tour using 3-D technology.

On September 12, scans of nine homes will be posted at CHRS.org, where the public can view them at any hour of the day or night, free from weather worries and free of charge. From a fundraising perspective, this is a bit of a disappointment but we



IMAGE COURTESY HOMEOWNER

Mosaics take center stage in a spiral staircase at 132 13th Street SE.

Continued on page 4

CHRS Mail Ballot: Please Vote and Return to Approve Budget and Amended Bylaws

By Beth Purcell

Our September 2019 membership meeting featured an interesting lecture on Swampoodle. At that meeting the members also approved the annual CHRS budget.

While we cannot have an in-person membership meeting in September 2020, CHRS continues its educational programs, offering a virtual house tour (described in

Continued on page 2

Also in this issue

ARTICLES

CHRS Proposed Budget 5

COLUMNS

Historic Preservation Briefs 2

Zoning Report 3

Thank You, CHRS Supporters..... 6

LOOKING AHEAD

September Preservation Café..... 3

Mark Your Calendar..... 6

Historic Preservation Briefs

By Beth Purcell

The Historic Preservation Review Board (HPRB or the Board) considered the following cases at its virtual hearing on July 30, 2020 (HPRB does not meet in August).

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.

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

- **741 12th Street SE**, HPA 20-397, concept/ two-story rear addition, roof deck, one-story garage.
- **715 10th Street SE**, HPA 20-398, permit/add second story to existing building.
- **120 4th Street NE**, HPA 20-328, concept/ two-story rear addition on Craftsman-inspired house. ★



IMAGES COURTESY BETH PURCELL

LEFT: 741 12th Street SE. RIGHT: 120 4th Street NE.

Interested in learning more about historic district designation?
Contact CHRS at info@chrs.org.

Ballot, *continued from cover*

this issue) and upcoming virtual Preservation Cafés.

Members’ votes on approving the budget for fiscal year 2020–2021 will be by mail ballot (in the same way that members elect officers and directors). The proposed budget appears in this issue on page 5.

Members are also asked to approve amending the bylaws to allow official CHRS board meetings by teleconference (described in the July–August issue). The board has been meeting informally and acting

by unanimous written consent of directors, a cumbersome process.

Members will be receiving a ballot in the mail in September. I request that members vote to approve both the proposed budget and the bylaws amendment. Please mark, sign, and return ballots by September 30, 2020.

For additional information (or if you are a member and do not receive a ballot) please contact CHRS by email: caphrs420@gmail.com, or call (202) 543-0425. ★

What I Love About My House

We are continuing to collect new videos highlighting the special features of Capitol Hill Homes. An art collection, bathroom, spiral staircase, workshop, and music room have all been added recently: chrs.org/what-i-love-about-my-house

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: 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

The BZA and Zoning Commission have started having virtual meetings. Below is a list of cases to be considered in the next few months. If you wish to comment on any of these cases please contact the Chair of the CHRS Zoning Committee, Gary Peterson, at pgarylaw@aol.com or (202) 352-0098. You may participate in the BZA and ZC hearings by going to dcoz.dc.gov. *

BZA #	Address	Hearing date
20280	622 I Street NE	Oct. 7
20289	400 Seward Square SE	Oct. 21
20300	1309 Potomac Avenue SE	Oct. 28
20301	229 14th Street NE	Oct. 28
20310	128 12th Street SE	Nov. 4
20311	646 E Street NE	Nov. 4
20315	14 5th Street NE	Nov. 15
20323	Maury School parking lot	Dec. 2
20333	1165 3rd Street NE	Dec. 9
20335	741 12th Street SE	Dec. 16
20336	1447 Maryland Avenue NE	Dec. 16
20340	114 12th Street NE	Dec. 23

September Preservation Café: "Whose Land Is It Anyway? The Public Squares and Parks of Capitol Hill"

Our Capitol Hill neighborhood is dotted with public squares, grassy triangles, and parcels of land in every shape and size imaginable. These lands give us parks and playgrounds, statues and shade. They contribute to the human scale of the city, and to the cultural landscape of our neighborhood. But how and why did these lots get set aside, what mechanisms exist to preserve them, and whose land is it, anyway? To answer these questions and more, architectural conservator Justine Bello will virtually walk us through the Public Lands of Capitol Hill.

CHRS Preservation Cafés are free to CHRS members and non members alike. See you online on Sept. 16 at 6:30 p.m. via the virtual link at chrs.org.

hope to reach a very wide audience. Most of the homeowners scheduled for the 2020 in-person tour have tentatively agreed to open their homes next year instead.

We won't be asking our members to serve as docents—but please encourage your friends and neighbors to visit the website. The House Tour Committee put a lot of energy into developing the #StayAtHome House Tour and we want others to appreciate it. And, while we can't sell tickets, some of our guests may decide to donate or even join CHRS as members.

The website will include house descriptions and photographs, similar to those in past House Tour catalogs. A few of the homes are included in the *What I Love About My House* series, which has some additions since the last newsletter came out: chrs.org/what-i-love-about-my-house.

The first house on the tour is 102 13th Street NE. This was on the tour in 2008 and has grown even lovelier. It's situated on a corner and features a very unusual floor plan with rooms to both the left and right of the entry hall.

The highlight of 630 E Street NE may be the faux finishes on the walls, doors and even a bathroom ceiling. The overhead light fixture in the kitchen is truly unique, a special commission. The owner has several collections on view, including globes and cigar boxes.

Hand craftsmanship is the hallmark of 521 2nd Street SE, where one of the owners built the central staircase and rear porch himself. The art and furniture are highly personal, reflecting the owners' varied interests.

Anyone who missed last year's tour is in luck; 132 13th Street SE with its dramatic staircase and extensive mosaics has returned for the virtual tour. This is fortuitous, because the art



CLOCKWISE FROM TOP LEFT: Kitchen and informal entertaining spaces at 707 East Capitol Street SE; the perfect setting for elegant entertaining at 102 13th Street NE; a comfy mix of traditional and contemporary elements at 137 D Street SE; an ideal space for a relaxing soak at 511 Seward Square SE.

is a lot to take in. Having it scanned allows for repeat visits. Be sure to look up—the ceiling was not neglected.

511 Seward Square SE is a Victorian masterpiece. A previous owner opened it for the tour in 1991. The current owners completely renovated the kitchen and dug out the basement to create a delightful suite of rooms, but left the vintage wallpaper and fixtures intact. It is gorgeous.

The art on display at 1345 F Street NE is of particular interest, including a fantastic collection of watercolors, many done by one of the owners. You won't want to miss the sumi-e (ink wash painting) by Fred Harris in the living room.

707 East Capitol Street SE is also home to a wonderful art collection and amazing rugs, many of them purchased from Muzaffer Biber, whose family has run a carpet business for generations at the Grand Bazaar in Istanbul.

The owners of 137 D Street SE are relatively new to the Hill. Their home feels refreshing and airy thanks to the carefully chosen color palette, lighting elements and mirrors. Open shelving reveals their collection of transferware.

The furnishings at 24 9th Street NE include many lovely antiques and rugs, but the star of the show is the house itself. The chimney closets are

Proposed CHRS 2020–2021 Operating Budget

The CHRS Board of Directors agreed to an operating budget for the 2020–2021 fiscal year in July. The Board is recommending that the CHRS membership approve the budget outlined below. The CHRS membership will be asked to vote on the budget by ballot which will be mailed to all members in September.

	Current Year October 2019 – May 2020	Prior Year October 2018 – September 2019	Proposed Budget October 2020 – September 2021
Income			
Operating Revenue			
Membership	8,490.00	18,530.00	20,000.00
General Contributions	5,112.00	19,458.17	12,000.00
House Tour Revenue	18,934.00	58,770.00	53,500.00
Checking Account Interest	252.65	209.60	200.00
Special Event (House Expo, et al)	1,781.00	2,930.00	2,000.00
Transfer from Operating Funds Balance	0.00	0.00	14,300.00
TOTAL INCOME	34,569.65	99,897.77	102,000.00
Expenses			
Administration	35,289.30	47,141.73	51,250.00
Outreach	15,094.16	24,849.23	26,450.00
House Tour Expenses	1,816.69	11,206.65	13,300.00
House Expo	1,806.00	1,923.11	2,400.00
Committees			
Historic Preservation	0.00	100.00	350.00
Zoning	0.00	0.00	50.00
City Planning	0.00	0.00	50.00
Environment	0.00	0.00	25.00
Beyond the Boundaries	0.00	0.00	500.00
Public Safety	0.00	0.00	25.00
Community Development	434.61	0.00	1,500.00
Community Relations	0.00	0.00	1,000.00
Membership	687.00	2,158.82	4,900.00
Fundraising	518.27	0.00	200.00
TOTAL EXPENSES	55,646.03	87,379.54	102,000.00

The budget assumes that CHRS will hold an in-person house tour in 2021, and that there may be increases in some expense categories.

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a feature rarely seen and the skylights are glorious. The façade is worthy of an in-person viewing, if you find yourself close by.

While it's true that nothing quite replicates the ambiance of the in-person experience, the virtual tour has the advantage of convenience and allows unlimited visits to each property. We hope you'll enjoy it! ☆



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

Mark Your Calendar!

Please check website for current information—cancellations and postponements are expected and will be posted as they are known.

SEPTEMBER

12 Saturday

The House & Garden Tour, originally planned for Mother’s Day weekend, is going virtual! Debuting on chrs.org on Saturday, September 12, 2020.

16 Wednesday, 6:30 pm

Virtual Preservation Cafe: “Whose Land is it Anyway?” *The Public Squares and Parks of Capitol Hill*. Details: chrs.org/public-squares-parks-preservation-cafe

OCTOBER

1 Thursday

If you’re looking for another free, fun, family-friendly, socially-distanced activity, try out the Mural Hunt—going live on October 1, 2020 on chrs.org.

4 Sunday

RESCHEDULED

CHRS House Expo has been rescheduled for 2021 due to restrictions on public gatherings during the pandemic. The next House Expo will be held on Saturday, October 30, 2021 at the Eastern Market North Hall.

63rd Annual Capitol Hill (Virtual) House Tour

Starting September 12, 2020

The 63rd Annual House and Garden Tour will be virtual! Our #StayAtHome House Tour will go live on chrs.org on Saturday, September 12. See cover story for more details.

#StayAtHome
House Tour

Thank You, CHRS Supporters!

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

CONTRIBUTORS

Annual Appeal

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