



CHRS CELEBRATING 60 YEARS OF PRESERVATION

# NEWS

www.chrs.org

September 2021

## Come Tour with Us!

By Elizabeth Nelson

As promised, the Tour Committee is presenting guided walking tours on September 11 and 12. We'll have six showings of the popular Notable People Tour and two each of Hollywood on the Hill, Architecture of Capitol Hill, and Capitol Hill Alleys. Those last two are new, developed by Beth Purcell in response to the tour-goer survey from last spring.

Tickets became available on August 1 and the initial response has been strong. So if you'd like to join us—and we hope you do—please confirm your plans early. Complete information and a link to Eventbrite ticket sales are available at: [chrs.org/guided-walking-tours-september-2021](https://www.chrs.org/guided-walking-tours-september-2021).



This alley art on 15th Street SE will be featured in the Capitol Hill Alleys tour.

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### Garden Party for CHRS Members at Hill Center

All members are invited to come and enjoy dessert and coffee at the Hill Center's East Garden on September 22 at 6:30 pm. This will be a great chance for members to reconnect with friends outdoors in a beautiful setting. We are looking forward to seeing everyone again in person. There will also be a very brief membership meeting to vote on the budget.

Masks will be available for anyone needing to go inside to use the restrooms. The Hill Center is located at 921 Pennsylvania Avenue SE. Enter the East Garden from Pennsylvania Avenue or 9th Street SE.

We request that members RSVP at [caphrs420@gmail.com](mailto:caphrs420@gmail.com) or (202) 543-0425 so that we can plan the refreshments, but please do not stay home because you forgot to respond!

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A brief synopsis:

- **Architecture of Capitol Hill.** Learn about the rich variety and interplay of style and function in this historic neighborhood.
- **Hollywood on the Hill.** Author and CHRS member Mike Canning will lead this tour of filming locations.
- **Capitol Hill Alleys.** Once home to many of the city's Black residents, our hidden alleys and charming one-block streets continue as flourishing communities.
- **Notable People of Capitol Hill.** This tour offers a glimpse into our storied past—and present. ✨



IMAGE COURTESY ELIZABETH NELSON

LEFT: The home of Boss Shepherd on the Notable People of Capitol Hill tour. TOP: A wedding on Walter Street, a one-block street featured in the Capitol Hill Alleys tour. BOTTOM: A brick "anatomy lesson" on the Architecture of Capitol Hill tour.

# Capitol Hill Restoration Society (CHRS)

## BOARD OF DIRECTORS

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 Immediate Past President . . Elizabeth Nelson

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 House & Garden Tour . . . . Elizabeth Nelson  
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 Zoning\* . . . . . Beth Hague

\* Chair is an appointed Board Member

## NEWSLETTER

Angie Schmidt and Kelly Vielmo, Editors

## WEBMASTER

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 Beth Hague

The Zoning Committee met on July 15 to discuss and vote on three cases. The cases and the CHRS Zoning Committee's decisions are summarized below. We expect to have a busy autumn, as many cases originally scheduled for hearings this spring and summer were postponed until then.

### **BZA #20467**, 232 10th Street SE.

The applicant is seeking a special exception from the lot occupancy restrictions of Subtitle E 304.1 and from the rear addition restrictions of Subtitle E 205.4 to construct a two-story with cellar rear addition to an existing, attached, two-story with cellar principal dwelling in RF-1. CHRS historic preservation committee and HPO have approved, and the ANC has approved, but some neighbors remain opposed (their representative attended our meeting).

The architect significantly revised plans twice after consulting with neighbors, but the rear addition still would extend 19 feet past one neighbor, and the neighbors are still in opposition. Following a discussion of this case at the CHRS zoning committee meeting, the zoning committee brought this case to the July CHRS board meeting to discuss the zoning issues associated with this case (the historic preservation committee had already ruled separately). The Board voted to take no position on this case for myriad reasons. The hearing date was on July 28, 2021, and BZA approved the case.

### **BZA #20280**, 622 I Street NE.

The applicant is seeking special exceptions under the residential conversion requirements of Subtitle U § 320.2, and from the rear addition requirements of Subtitle E § 205.4, to convert an existing residential

building into a four-unit apartment house in the RF-1 Zone. The CHRS zoning committee voted to oppose this project on the grounds that the only change since the committee's letter of opposition from October 2020 is that the applicants have reduced the request to 4 units instead of 5. We see that there has been no change to the basic form of the application.

We believe that the special exception to the 10 foot rule should be denied. The one-story wall will extend the entire length of the property. Both abutting neighbors opposed granting a variance for 5 units but now supports the project's 4 units. The ANC has voted against, citing, among other reasons, privacy impacts on 624 and 620 I Street NE. The hearing date is August 4, and the applicants have been asked to provide a number of documents, including a response to CHRS zoning committee's October 2020 letter.

**BZA #21-08.** The Office of Planning is requesting a text amendment to create new zones in MU6 to MU9 to carve out residential space in existing commercial zones. The new zones would decrease allowed commercial use in an attempt to create more residential use. Though the area that CHRS covers does not have MU6 to MU9 in our area, we do have MU (mixed use) on 8th Street SE. The CHRS zoning committee views this as a good step and supports the amendment. The hearing date is set for September 20, 2021. ★

# 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 22, 2021. 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.

**607 E Street SE**, HPA 21-420, concept/ add second story to an existing one-story addition. This two-bay two-story frame house was built in 1874 or earlier. It is a contributing building. The applicant proposed a second-story addition on an existing one-story addition.

While we believed that the design and materials were appropriate,

we thought that the multiple new windows on the side elevation created a confusing fenestration and suggested that they be reworked. The applicant reduced the number of most visible windows creating a simpler and improved design. The staff suggested additional changes, which we supported. The Board approved the project.

**Consent calendar.** CHRS participated in this case:

- **232 10th Street SE**, HPA 21-272, concept/three-story rear and roof addition, roof deck, remove garage. CHRS urged removing the third story to make the addition subordinate the historic house, and after the applicant agreed, CHRS supported the case. ★



The applicant at 607 E Street SE is proposing a second story on an existing edition.

Interested in learning more about historic district designation?

Contact CHRS at [info@chrs.org](mailto:info@chrs.org).

## The Restoration Nats Return



We are pleased to announce that CHRS will once again sponsor a Capitol Hill Little League Team: The Restoration Nats! The fall schedule is still being finalized but we will soon see young players in our neighborhood wearing the CHRS logo on their uniforms. We feel that this is an important way to reach out to the families on the Hill to raise awareness of us and our mission.

## Thank You, CHRS Supporters!

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

### Contributors

ANNUAL APPEAL  
Mia E. Grosjean  
Beth Hague  
Lawrence Monaco  
E. James Morton and  
Matthild Schneider  
Josephine Torrente

### Memberships

BRONZE  
E. James Morton and  
Matthild Schneider

# Proposed CHRS 2022 Fiscal Year Operating Budget

The CHRS Board of Directors agreed to an operating budget in July for the 2022 fiscal year (October 2021–September 2022). 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 to Date Income & Expenses October 2020 – June 2021	Prior Year Income & Expenses October 2019 – September 2020	Proposed Budget October 2021 – September 2022
<b>Income</b>			
<b>Operating Revenue</b>			
Membership	17,615.00	12,215.00	19,000.00
General Contributions	11,091.29	4,383.00	12,000.00
House Tour Revenue	14,172.83	21,324.00	28,500.00
Checking Account Interest	32.91	314.54	200.00
Special Event (House Expo, et al)	0.00	1,781.00	2,000.00
Withdrawal from Operating Funds	n/a	n/a	40,225.00
Balance			
<b>TOTAL INCOME</b>	42,912.03	40,017.54	101,925.00
<b>Expenses</b>			
<b>Administration</b>	34,092.16	56,093.19	53,850.00
<b>Outreach</b>	17,245.26	20,919.18	27,100.00
<b>House Tour Expenses</b>	205.98	5,191.69	10,800.00
<b>House Expo</b>	0.0	1,806.00	2,075.00
<b>Committees</b>			
Historic Preservation	1,000.00	11,000.00	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	0.00
Public Safety	0.00	0.00	25.00
Community Development	0.00	434.61	1,500.00
Community Relations	0.00	0.00	1,000.00
Membership	3,752.37	1,251.93	4,900.00
<b>Fundraising</b>	108.90	518.27	200.00
<b>TOTAL EXPENSES</b>	55,404.67	97,214.33	101,925.00

## October Preservation Café: Meet Our Arborists

The October Preservation Café, “Meet Our Arborists,” will be held virtually Wednesday, October 20, at 6:30 pm. Steve McKindley-Ward and Alex Grieve, Ward 6 Arborists from the Urban Forestry Administration (UFA) in DDoT, will offer general tree advice and share their ideas and experiences taking care of the trees in our living, growing Capitol Hill canopy.

They gave a great presentation in September 2019 so we're excited to have them back.

The Preservation Café series is a free forum with topics of interest to the greater Capitol Hill community. Reservations are not required. A WebEx link and call in number will be posted on the website prior to the meetings. Look for additional details in the October newsletter. ★



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

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## Mark Your Calendar!

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

### SEPTEMBER

**11–12** Saturday–Sunday

Guided Walking Tours. We're pleased to announce that we are offering two fan-favorites from the Mother's Day Tour of Tours—plus two new tours, requested by attendees. Reservations are available through Eventbrite. For more information and tickets: [chrs.org/guided-walking-tours-september-2021](https://chrs.org/guided-walking-tours-september-2021).

**22** Wednesday, 6:30 pm

Garden Party. Dessert and coffee party/membership meeting for CHRS members outdoors in the East Garden at Hill Center, 921 Pennsylvania Avenue SE. RSVP to [caphrs420@gmail.com](mailto:caphrs420@gmail.com) or (202) 543-0425.

### OCTOBER

**20** Wednesday, 6:30 pm

Preservation Café: *Meet Our Arborists*. A WebEx link and call in number will be posted prior to the meeting. Details: [chrs.org/meet-our-arborists](https://chrs.org/meet-our-arborists).

## The HOME EXPO is Back!

Join us in Eastern Market North Hall on October 30, 10 am–4 pm for our annual HOME EXPO, featuring over 30 exhibitors of home craftsman and city services for your home. Talk with and meet exhibitors we are inviting in historic restoration, electric work, solar, roofing, security, construction, window repair, water and energy conservation, and so much more. Also on hand will be representatives from DCRA, DC Department of Energy, DC Water, DCFEM and MPD to discuss home regulations, grant programs, home safety, rental licensing, regulations and answer any other questions. Hope to see you there!