



CHRS CELEBRATING 60 YEARS OF PRESERVATION

# NEWS

www.chrs.org

May 2022

## The Capitol Hill Home: Photo Contest Results

By Elizabeth Nelson

The results are in! Congratulations to the winners of the Capitol Hill Home photo contest: David Parkes, Patrick Serfass, and Margit Leiner-Henry and runners-up: Maria Helena Carey, Jill Baranik, and Heather Bien. Participants were invited to illustrate what they think “makes a home a *Capitol Hill* home.” Many were inspired by the January snow storm, including Serfass, who submitted an igloo under a night sky—definitely a new take on a domicile. There are also bits of whimsy, architectural details, gardens heralding spring, and a wedding party. See the rest of this year’s winners on page 6; all the finalists are on display at: [chrs.org/2022-photo-contest-winners](http://chrs.org/2022-photo-contest-winners). Look closely, or you may miss what makes these images memorable! ✧



David Parkes won First Place with his photo of the 600 block of C Street SE in the snow.

### A Fun June Membership Meeting

Our June Membership Meeting will be on June 22. In lieu of a standard meeting, Mike Canning will again offer his popular outdoor walking tour, “Hollywood on the Hill.” Members should meet at East Capitol and First Streets SE (by the Library of Congress) at 6:30pm, rain or shine.

The tour will be free, as part of the Membership Meeting. Mike will lead members to a number of sites along East Capitol Street where he will point out prominent movie location sites and offer both historical lore and cinematic anecdotes. The walk is approximately a half-mile and will last about an hour plus time for Q&A. Copies of Mike’s autographed book will be available to purchase for \$10 (cash or check). Details: [info@chrs.org](mailto:info@chrs.org).

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# CHRS Board of Directors Election

By Beth Purcell

The recommendations of the Elections Committee for the 2022–2023 CHRS Board of Directors have been approved by the current Board of Directors. Ballots will be mailed to all CHRS members who are on the rolls as of May 1, 2022. Once distributed, ballots must be completed and returned within two weeks. The results of the election will be announced at the June Membership Meeting, if the meeting can be held, and in the July / August newsletter. If the Membership Meeting must be postponed, the membership will be notified by email as soon as the results can be tabulated.



**Angie Schmidt (President)** has

been nominated to serve as President. Angie moved with her family to the

circa-1881 house on Capitol Hill in 2002. Her career began in editing and publishing and she currently works part-time as the bookkeeper and office manager for a small business on Capitol Hill. She started volunteering with CHRS in 2016, serving as an editor for the *CHRS News*, which she continues to edit. Angie's degree at GWU focused on the urban environment and thinks that Capitol Hill encapsulates all the best parts of what Washington has to offer, both in the very old and historic, and the new and improved. She has previously served as an At-Large director and First Vice-President.



**Christine Mullins (First Vice-President)** has

been nominated to serve as First Vice-President. She and her husband

Daniel have lived on Capitol Hill since 2003 when they moved here from

Adams Morgan. They came to love the Capitol Hill community through their involvement in Maury Elementary School with their two children. Chris has been happy to call Washington, DC her home, where everyone and everything seems to have an intriguing and thought-provoking story! She led a higher education nonprofit that advocates for community colleges that teach online for nearly 25 years, and now works with faculty to create free online courses for college students across the globe. Chris brings her love of historic buildings, tin ceilings, old fixtures, finished wood, and walled gardens to CHRS. She has served as an At-Large director, and organizes the CHRS Preservation Cafés.



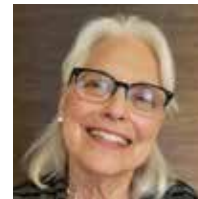
**Tina May (Second Vice-President)** has been re-nominated to serve as Second Vice-President.

Tina May moved to Capitol Hill in 1982 for an affordably-priced rental house with college friends and has lived here ever since. Soon thereafter, she and her husband Peter bought their first house in need of restoration. Working with little more than a subscription to the *Old House Journal* and a lot of patience, they completed that house, and then a second, and are now working on their third (the "gut job"). They have been members of CHRS since at least 2002—back in the days when a membership included a subscription to the *OHJ*.



**Nick Alberti (Treasurer)** has been re-nominated for Treasurer. He moved to Capitol Hill in 1985 with

his wife, Elizabeth Nelson. They were attracted to the charming architecture of the Hill and are grateful to have found a home in the Historic District. Nick retired from a career as a statistician with the Census Bureau in 2010. He served as a commissioner in ANC 6A where he was initially the Treasurer and later the Chair. He was appointed to the DC Alcohol Beverage Control Board in 2008, serving eleven years. He is currently a member of the Capitol Hill Village Endowment Board, the CHRS Endowment Committee, the CHRS Zoning Committee and the ANC 6A Committee, providing advice on zoning and alcohol beverage licensing.



**Maygene Daniels (Secretary)** has been re-nominated to serve as Secretary. She and her husband

Steve have lived on Capitol Hill for more than 45 years and raised their children here. She began her career as an archivist at the National Archives, where she advocated for preservation of historic DC Building Permits, which remain a key resource for house histories on Capitol Hill. Subsequently, she founded the archives at the National Gallery of Art, where she worked for more than 30 years. In her decades of archival work, she explored subjects relating to the history, urban development and architecture of the city of Washington, the Mall and Capitol Hill. Maygene has served as an At-Large director and is also Chair of the CHRS Membership Committee.

*Continued on page 7*

# Capitol Hill Restoration Society (CHRS)

## BOARD OF DIRECTORS

President . . . . . Beth Purcell  
 First Vice President . . . . . Angie Schmidt  
 Second Vice President . . . . . Tina May  
 Treasurer . . . . . Nick Alberti  
 Secretary . . . . . Maygene Daniels  
 At Large . . . . . Beth Hague  
 At Large . . . . . Joanna Kendig  
 At Large . . . . . Jackie Krieger  
 At Large . . . . . Christine Mullins  
 At Large . . . . . Gary Peterson  
 At Large . . . . . Jim Thackaberry  
 Immediate Past President . . Elizabeth Nelson

## COMMITTEE CHAIRS

Beyond the Boundaries . . . . . Beth Purcell  
 Budget & Administration\* . . . . Nick Alberti  
 City Planning\* . . . . . Monte Edwards  
 Communications\* . . . . . Vacant  
 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\* . . . . . Maygene Daniels  
 Public Safety\* . . . . . Undine Nash  
 Public Space . . . . . Steve Kehoe  
 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

On April 4, 2022, 5 members of the CHRS Zoning Committee met to discuss 6 cases via Zoom. Representatives from 5 cases participated to present their cases. The Committee voted to support all 6 cases, although for one case 3 members voted to support while 2 abstained.

### **BZA #20670**, 344 14th Street SE.

The Committee voted to **support** the applicant's request for special exception for lot occupancy and rear yard requirements to construct a third floor on top of the existing building footprint and a three-story rear addition. Lot occupancy would increase from 53% to 69.5% and the rear yard would be reduced from 50' to 18' where 20' is required.

The committee notes that, while the residence is located on a corner property, the second-story mansard cornice will be saved, the proposed third floor will be set back 6' and will be 6.5' taller than the existing cornice. There are letters of support from adjacent neighbors. The BZA hearing was scheduled for April 13, 2022.

### **BZA #20675**, 1307 South Carolina Avenue SE.

The Committee voted to **support** the applicant's request for a special exception to increase lot occupancy to 70% to allow for construction of a rear deck and hardscaping. The owner has letters of support from most neighbors, including one adjacent neighbor (but not the other). The BZA hearing was scheduled for April 13, 2022.

### **BZA #20684**, 428 11th Street SE.

The Committee voted to **support** (3 members support, 2 members abstain) the applicant's request for special exceptions for lot occupancy, rear addition, and rear yard

requirements to construct a rear, two-story addition to an existing two-story building. The proposed rear addition would increase lot occupancy from 59% to 70% and would extend 12', which is beyond the 10' allowed under current zoning regulations.

The applicant notes that the existing thick, brick rear wall would have to be demolished in order to construct a bedroom of minimal habitable size, hence the need for a 12' extension. The applicant is not filling in the dogleg. The committee noted the challenges of the project and noted that the addition would be facing the north side, where the light and air would not be an issue due to the large building next door. A sun study has been filed. The BZA hearing was scheduled for April 27, 2022.

### **BZA #20687**, 1127 G Street NE.

The committee voted to **support** the applicant's request for special exceptions for lot occupancy requirements, accessory building area requirements, and matter of right uses to construct a two-story garage with an accessory apartment on the second floor. Lot occupancy will increase from 42.5% to 64.7%.

The committee notes that there are security benefits for having second story apartments on alley garages and, while there are no garages in the nearby vicinity, one adjacent neighbor has proposed building a garage as well. ANC6A02 supports the proposal, the Office of Planning (OP) recommends approval, and there are some letters of support from neighbors. A sun study has been filed. The BZA hearing was scheduled for April 20, 2022.

*Continued on page 7*

# Historic Preservation Briefs

By Beth Purcell

The Historic Preservation Review Board (HPRB or the Board), considered the following cases at its virtual hearings on March 24, 2022. 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.

**1108 Constitution Avenue NE**, HPA 22-173; concept/infill dogleg and construct two-story addition at rear; construct window well at front elevation. This house is one of four brick rowhouses (1106-1112) built in 1878 by Richard Curtain. It is a contributing building. The rest of the block was built out in the next two years: 1102-1104 in 1877 by Patrick Curtain, and 1114-1130 in 1880 by Sherwood and Crawford.

The applicant proposes to build a two-story rear addition. The design and materials were appropriate, but the applicant proposes to enclose the dogleg.

One of the challenges for rowhouse builders was how to maximize natural light entering the house. Nineteenth-century builders relied on doglegs to add natural light from a third side, in the rear, typically in the kitchen on the first floor. The windows in the dogleg make the kitchen a sunshine-filled and pleasant space. The upper floors also receive this extra sunlight. The dogleg is vital to the massing and functionality of these rowhouses and for this reason is a character-defining feature of Capitol Hill rowhouses.

On the blockface including 1108 Constitution Avenue NE, doglegs

remain on 9 of the 10 rowhouses where doglegs existed. Thus, the row of doglegs on this blockface is substantially intact. The Board has protected intact rows of doglegs from infilling and should do so again in this case. See 316 G Street NE, (HPA 17-227), 1355 A Street NE (HPA 19-608) and 626 Lexington Place NE, HPA 21-555).

HPRB's publication *Additions to Historic Buildings*, p. 2, describes a successful existing addition: "In some cases, an existing addition to a historic building is compatible with the scale, proportions, materials and other character-defining elements of the existing building.... Further, the addition does not destroy original character-defining details and ornamentation."

The staff report incorrectly stated that the Board's rules on visibility from public space are the only relevant rules for additions and that visibility is also the sole test for the protection of doglegs. This is not accurate for additions or for doglegs.

The Board's own requirements mandated preservation of character-defining features, such as doglegs, which the Board has preserved in the past and we hoped would do again in this case. In addition, there was a serious logic problem with the staff report. The report argues that "In this instance, the interior of the block, including along the same block front, is a jumble of massing and forms, even though from a site plan it looks to have mostly intact rear ells and doglegs."

Relying on visibility from public space as the sole test leads to a strange result: Doglegs in alleys with few garages or fences would be preserved as visible from public space, but doglegs in alleys with

garages, particularly two-story garages, or tall fences, need not be preserved and can be infilled because they are less visible from public space. This result does not make sense. Nevertheless, the Board approved the application to infill the dogleg, pending ANC approval, and delegated final approval to staff. Vote: 7-0.

CHRS participated in the following cases which HPRB approved on the consent calendar:

- **242 11th Street NE**, HPA 22-174; concept/construct three-story addition at rear and roof; construct areaway at front elevation; add second story to existing one-story garage.
- **821 Massachusetts Avenue NE**, HPA 22-176; concept/install deck at roof.
- **634 East Capitol Street NE**, HPA 22-175; concept/construct two-story addition plus roof deck at rear.
- **103 4th Street NE**, HPA 22-179; concept/add second story to existing one-story rear addition.
- **1105 D Street NE**, HPA 22-185; concept/exterior spiral stair and roof deck at rear. ★

Interested in learning more about historic district designation?

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

# Designing a Net Zero Energy Rowhouse: A Case Study

By Christine Mullins

**D**uring April's CHRS Preservation Café, Will Teass, architect for Teass-Warren Architects and a Hill resident since 2005, described the steps he has taken during the past year to retrofit his Capitol Hill rowhouse so it qualifies as net zero energy—producing as much energy as it consumes.

Teass explained that we need to think about how we, as a city and nation, can meet the goals of the Global 2030 Challenge. Becoming carbon neutral by 2030 means we will operate without using any fossil fuels or any energy that emits green-house gasses.

Sustainable DC ([sustainable.dc.gov](http://sustainable.dc.gov)), a project of the DC government, has codified net zero energy use standards into the building code for new construction, and (to a lesser extent) for renovations of existing buildings. Teass recommended taking a look at the website Zero Tool ([zerotool.org](http://zerotool.org)) which allows you to measure your progress regarding your home's energy use intensity (EUI)—it will help you establish an EUI baseline and target range based on various building types.

As you design your net zero house, you need to:

- 1) Look at your energy sources—strongly consider eliminating gas in favor of electricity;
- 2) Conduct an energy analysis—consider contracting an energy modeler to improve accuracy;
- 3) Examine your site design—houses with a north south exposure and fewer overhanging trees offer an optimal solar profile;
- 4) Take advantage of solar production opportunities;
- 5) Reduce your heating and cooling loads, such as with an

all-electric system based on zones and heat pumps;

- 6) Create an efficient water heating system, such as with a heat pump water heater;
- 7) Install efficient, energy star appliances; and
- 8) Build an envelope that eliminates air leakage, caused by drafty windows, doors, roofs, and party walls (the wall you share with your neighbor).

Teass detailed how energy use and production in his house has fared during the past three months that his new system has been operational. The smart technologies and monitoring systems he installed allow him to easily monitor his energy usage and solar production.

For example, Teass documented that 60 percent of the energy consumption in his house was for heating and hot water, while 40 percent was for cooking, lighting, and receptacles (what you plug into an electric socket). Understanding their energy usage in such detail has allowed them to recalibrate and fine tune the system. For example, the reporting tools alerted them to an expensive design flaw they had not anticipated—they recognized the need to properly vent the cool air that was being expelled by the heating system. Fixing this problem will allow them to significantly reduce their heating expenditures.

They anticipate the summer months will significantly enhance their solar energy production so they can recoup their heating costs during the winter months. They will earn solar renewable energy credits (SRECs).

## Thank You, CHRS Supporters!

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

### Dick Wolf

Barry and Sandra Harrelson

### General Donations

Merritt Chesley

Joanna Kendig

### Memberships

#### Bronze

Norman and Nancy Metzger

James F. and Mary Lischer

#### Silver

Barry and Sandra Harrelson

R. Mark Scowcroft

Michael Godec & Suzanne Wells

Teass said they have to wait until the end of the year to know whether they can officially categorize their house as a net zero energy rowhouse. Waiting will allow them to track a year of weather events, sunny and cloudy days, air conditioning and heating expenditures. But they are definitely on the right track.

Teass summed up the lessons he has learned with the following guidance: this is the future, it is never too early to start, it is never too late to change, having an energy modeler is critical, site design can be a challenge (the luck of the draw), and be sure to maximize your roof plan for photovoltaic array (solar panels).

Please visit the CHRS website for the recording of this informative presentation so we can all do our part to create a sustainable, net zero energy community. ★



**TOP LEFT:** Margit Leiner-Henry won Third Place with a photo of a lacy snow-covered wrought iron fence framed by colorful leaves.

**BOTTOM LEFT:** Maria Helena Carey earned an Honorable Mention with her photo of the distinctive holiday decor at 411 3rd Street NE.



**TOP RIGHT:** Patrick Serfass won Second Place with a photo of the igloo at 1126 I Street SE.

**MIDDLE:** A snowy street tree canopy earned Jill Baranik an Honorable Mention.

**BOTTOM RIGHT:** Heather Bien won an Honorable Mention with a picture of wisteria at 217 6th Street SE.



Four additional At-Large Directors have also been nominated: Beth Hague, Jackie Krieger, Fynnette Eaton, and Delancey Gustin.



**Beth Hague (At-Large)** has been re-nominated to serve as an At-Large director for two years.

She has a lifelong appreciation of historic buildings, preservation, and community which led her to fall in love with Capitol Hill when she arrived in Washington, DC. Turning to CHRS and the city for expertise, and inspired by community involvement in land use planning, Beth was heavily involved in the effort to establish the Emerald Street Historic District, where she has lived since 2002. Beth serves on the CHRS Board and Zoning Committee, and organizes Membership Meetings. During the week, Beth specializes in China issues at the State Department. In her free time, she enjoys walking through Hill neighborhoods, singing with the Capitol Hill Chorale and serving on their Board, attending Chiarina concerts, and hiking with her husband Libo and son Nathaniel.



**Jackie Krieger (At-Large)** has been re-nominated to serve as an At-Large director for two years. She moved to the

Washington DC area over 40 years ago. Landing on Capitol Hill, she immediately fell in love with the area's history, architecture and community spirit and never left. Jackie recently retired from a career at the Environmental Protection Agency, working primarily in the areas of climate change and pollution prevention. She is currently serving

on the CHRS Zoning Committee, and has been managing advertising for the House and Garden Tour. Jackie currently lives just off Lincoln Park. She enjoys working in her garden, traveling, studying the Italian language, and walking with her dog Lucky around the neighborhood.



**Fynnette Eaton (At-Large)** has been nominated to serve for a two-year term as an At-Large director. She and

her husband, James Miller, both grew up in the suburbs of DC and moved to Capitol Hill in 1976. She worked for the Smithsonian Institution and the National Archives and Records Administration as an archivist focused on electronic records. Since retiring from Federal service, she has focused on records management issues and is currently employed by Savan Group. She has been a student of dance for many years with the St. Mark's Dance Studio. She has served as a docent for the Capitol Hill

Restoration House Tour for many years and became a member of the House Tour Committee in 2019. She helped organize the Notable House Walking Tour and has participated in the Our Industrial Past tour.



**Delancey Gustin (At-Large)** has been nominated to serve for a one-year term as an At-Large director.

She has been a Capitol Hill resident since 2015 and a DC resident since 2007. She works for US Citizenship and Immigration Services and has degrees in Political Science and Statistics from Columbia University and the University of Maryland. She is married and has two children, 5 and 2, and a black labrador mix. A nature lover, she works with Trees for Capitol Hill to improve the District's tree canopy. She loves the many green spaces and colorful variety of Capitol Hill. Her hobbies include family biking and knitting. ✨

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**Zoning Briefs, continued from page 3**

**BZA #20689**, 119 6th Street SE. The Committee voted to **support** the applicant's request for a special exception from side-yard requirements to construct a rear, two-story addition, kitchen renovation, and additional bathroom on the second story. The project requires zoning relief because the original

house was built with a side yard that is now, and would remain, non-conforming, at 1 foot wide (rather than the 3-foot minimum). There are no letters of neighbors' support on file and no sun studies, but ANC 6B and OP both recommend approval. The BZA hearing was scheduled for April 13, 2022. ✨

**Hope we see you at  
the May 7–8 House and  
Garden Tour!**



CHRS CELEBRATING 60 YEARS OF PRESERVATION

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.*

### MAY

**5** Thursday, 7:30 pm

CHRS Zoning Committee meeting via Zoom. For more information or details: [info@chrs.org](mailto:info@chrs.org).

**7** Saturday, 4–7 pm &

**8** Sunday, 1–5 pm

Mother's Day House & Garden Tour with a mix of virtual and in-person house tours and outdoor guided walking tours. VOLUNTEERS NEEDED (contact [houseTourCHRS@gmail.com](mailto:houseTourCHRS@gmail.com)). Details: [chrs.org/mothers-day-house-garden-tour](https://chrs.org/mothers-day-house-garden-tour).

**9** Monday, 7–9 pm

Candidates Forum: Democratic Attorney General Primary. Hear from the candidates in the Democratic Attorney General Primary at Hill Center, 921 Pennsylvania Avenue SE. In-person and virtual attendance options. Details: [chrs.org/candidates-forum-democratic-attorney-general-primary](https://chrs.org/candidates-forum-democratic-attorney-general-primary).

**16** Monday, 7–9 pm

Candidates Forum: Democratic Council Chair Primary. Hear from the candidates in the Democratic Council Chair Primary at Hill Center, 921 Pennsylvania Avenue SE. In-person and virtual attendance options. Details: [chrs.org/candidates-forum-democratic-chair-primary](https://chrs.org/candidates-forum-democratic-chair-primary).

**17** Tuesday, 6:30 pm

Preservation Cafe: Not so PermaStone: A History of a House in its Facade. A Zoom link will be posted prior to the meeting. Details: [chrs.org/removing-permastone-pc](https://chrs.org/removing-permastone-pc)

**18** Wednesday, 6 pm

CHRS Board of Directors meeting. Northeast Library, 330 7th Street NE, second floor Mezzanine Room. Details: [info@chrs.org](mailto:info@chrs.org).

**23** Monday, 7–9 pm

Candidates Forum: Democratic Mayoral Primary. Hear from the candidates in the Democratic Mayoral Primary at Hill Center, 921 Pennsylvania Avenue SE. In-person and virtual attendance options. Details: [chrs.org/candidates-forum-democratic-mayoral-primary](https://chrs.org/candidates-forum-democratic-mayoral-primary).

*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 early access to the Walking Tours and annual House and Garden Tour. Learn more at: [chrs.org](https://chrs.org)