



CHRS CELEBRATING 60 YEARS OF PRESERVATION

NEWS

www.chrs.org

October 2022

House Expo 2022

By Elizabeth Nelson

On Saturday, October 29, from 9 am–3 pm, the Capitol Hill Restoration Society will hold a free House Expo at the Eastern Market North Hall.

We all want to properly maintain our homes and enhance our living spaces but finding qualified people to do this work can present a challenge. At the House Expo, you'll find qualified experts in the building trades and in related fields, including real estate, finance, insurance, and property management—plus representatives of city agencies and local non-profits.

Service providers are continuing to sign up but there are commitments already from general contractors, painters, architects, personal organizers, and hardware and garden goods suppliers. DC Fire & EMS, and other District agencies, will be there to help you be safe in your home. The Department of Energy and Environment will present information on government programs promoting urban sustainability, answering all your questions on solar, water, and recycling. And a perennial favorite, Community Forklift, will display examples of the recycled and reclaimed building materials offered by this essential, eco-friendly non-profit organization.



IMAGE COURTESY ELIZABETH NELSON

Members, we need your help with publicity! Please post a note on social media and/or invite your friends. We'll be passing out flyers at Eastern Market the weekend before the Expo and during the Expo itself. We'll also distribute invitations at Hilloween the evening before the event. If you can assist with that effort, please contact cburger@cbmove.com.

Please stop by and show our exhibitors that their participation is appreciated. Additional information and an updated list of exhibits can be found at chrs.org/house-expo-2022. ✧

ALSO IN THIS ISSUE

ARTICLES

- CHRS Board Changes 3
- October Walking Tours..... 3
- Preservation Café: Mosaics 6
- Join Us at Hilloween..... 7

COLUMNS

- Historic Preservation Briefs 4

LOOKING AHEAD

- November Walking Tours 2
- October Preservation Café 5
- Mark Your Calendar..... 8

November Guided Walking Tours: Get Your Tickets Now!

Tickets for our guided walking tours on November 12 & 13 are now available through Eventbrite. The menu includes two past favorites and a brand new tour, developed by our president, Angie Schmidt, and designed to appeal to the young and curious community members of Capitol Hill:

- *SE Capitol Hill Alleys*—a trip back in time to explore the residential and commercial uses.
- *Architecture of Capitol Hill*—learn about the rich variety and interplay of style and function in this historic neighborhood
- *Family Tour*—a one hour tour focusing on what Capitol Hill would have been like 100 years ago (recommended for elementary school aged children)

Find tour schedules, starting locations, other details and purchase instructions at chrs.org/guided-walking-tours-november-2022. These events often sell out quickly, so don't delay in making your reservations! ✨



Mystery Photo: Can You Help?

We have been doing some fall housecleaning in our 420 10th Street SE office and have found some "mystery" photos. Due to the clothing on the person in this photo, we can guess the time period, but we would like your help in figuring out the location. Have any ideas? Please send us your best guess at: caphrs420@gmail.com.

Capitol Hill Restoration Society (CHRS)

BOARD OF DIRECTORS

President Angie Schmidt
First Vice President Christine Mullins
Second Vice President Tina May
Treasurer Nick Alberti
Secretary Maygene Daniels
At Large Fynnette Eaton
At Large Delancey Gustin
At Large Beth Hague
At Large Jackie Krieger
At Large Gary Peterson
At Large Jim Thackaberry
Immediate Past President Beth Purcell

COMMITTEE CHAIRS

Budget & Administration* Nick Alberti
City Planning* Monte Edwards
Communications* Elizabeth Nelson
Community Development* Chuck Burger
Community Relations Elizabeth Nelson
Environment* Joanna Kendig
Grants Larry Pearl
Historic Preservation* Beth Purcell
House Tour Eaton, Krieger & Schmidt
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

CHRS Board Committee Changes

By Angie Schmidt

With planning underway for activities for the new fiscal year, there are changes on the CHRS Board of Directors. First, Elizabeth Nelson will fill the vacancy and become Chair of the Communications Committee, a natural fit due to both her work on our website and also her continuing work as Chair of the Community Relations Committee. We appreciate all of her hard work and dedication to CHRS.

Second, we have a new team that will be heading the House Tour Committee—or rather the Committee will be a team of 3! It's a

big job and it seemed like it might be easier if the workload was shared. Fynnette Eaton (no stranger to the House Tour), the very organized and involved Jackie Krieger and Angie Schmidt will be putting the 2023 House Tour together.

As always, it will be held Mother's Day weekend, May 13 and 14, 2023. If you would like to be involved in any way—whether as a day-of volunteer, a host house, a business community partner, a sponsor—please feel free to reach out to any or all of the Committee at chrs2023tour@gmail.com. ★

October Walking Tours: Wet but Wonderful

By Elizabeth Nelson

We did not plan to have Hurricane Ian make a cameo appearance at our October guided alley tours—he wasn't on anyone's radar (pun intended) when we chose the dates back in August. But we made out ok,

with only mist on Saturday and light, though steady, rain on Sunday.

Alleys remain a subject of interest so we'll include an alley tour in one of our upcoming sessions. While many of the attendees are CHRS

members, quite a few are not—and these tours help us make the point that modest structures and the stories of humble people are worthy of consideration and preservation. ★



IMAGE COURTESY ELIZABETH NELSON

Historic Preservation Briefs

By Beth Purcell

The Historic Preservation Review Board (HPRB or the Board) considered the following cases at its virtual hearing on September 29, 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.

223 8th Street NE, HPA 22-329. This case is another test for preserving doglegs. The applicant proposes to construct a rear third-story addition, add a partial third story, and infill the dogleg on the first story.

This contributing rowhouse is one of eight bay-front brick rowhouses (223–243 8th Street NE) built by T. M. Carpenter for owner E. J. Carpenter in 1886. They are contributing buildings with intact doglegs. Doglegs are character-defining features of Capitol Hill rowhouses and HPRB has protected intact rows of doglegs.

In the past the Board had applied varying tests on doglegs. In 1227 E Street SE (HPA 22-030) on the consent calendar for December 16, 2021, the Board approved a dogleg infill on the first story with a slight offset on the second story to emulate the rhythm of a dogleg. Under this test, the dogleg could be infilled on the first story.

Later, in another consent calendar case involving a dogleg infill, 1108 Constitution Avenue NE (HPA 22-173) March 24, 2022, the Board

approved the staff report setting out a four-part test for whether a dogleg should be preserved:

- 1) **Houses were built as part of a large single development.** The building at 223 8th Street NE is one of eight rowhouses built in a single development by one owner in 1886.
- 2) **Interior of the block is substantially intact** (but HPRB does not always apply this test.). The interior of this block is substantially intact.
- 3) **Doglegs are unaltered.** The doglegs are unaltered and intact on all eight rowhouses (223–243 8th Street NE).
- 4) **Doglegs are visible from public space** (typically from the alley). All rear yards of the houses at 223–243 8th Street NE have fences—there are no garages at the rear of any of these houses blocking the view from public space, and thus all these doglegs are visible from the alley.

We pointed out that under this four-part test the dogleg at 223 8th Street NE should be preserved, and requested that the Board clarify the test to apply. The Board recommended that the applicant in 223 8th Street NE revise the rear addition by pushing back the rear wall to the edge of the current dogleg and then continuing the addition in the form of a dogleg (with the same width as the original dogleg) beyond that point and delegated final approval to staff.

236 11th Street NE, HPA 22-439, concept: demolish historic rear section/infill dogleg and build third



A three-story addition is proposed at the rear of 409 East Capitol Street SE.

story addition. This bayfront brick house is one of three built by S. Carr in 1894 for Mrs. M.A. Darnall. It is a contributing building.

Capitol Hill rowhouses were sometimes built with a three-story front section together with a two-story rear section. Philadelphia Row, 124-154 11th Street SE is an example. This rowhouse, 236 11th Street NE, is another. The applicant’s photograph shows the rear elevations of the three-story front section and the two-story rear section with dogleg which share the same construction and fenestration and are clearly the result of a single building campaign (and thus all are historic fabric). The rear section appears to be in good condition.

No changes were proposed to the front elevation. The applicant proposed to demolish the rear section, excavate a basement, and build a three-story rear addition, infilling the dogleg. This case raised issues on preserving a

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

Continued next page

October Preservation Café: *Color Harmonies for Your Home, Artistry at Your Windows*

What do you need to know about color when choosing paint colors for the interior and exterior of your home? There are three things you can change about a paint color to get it right, three different aspects of what we call color—do you know what they are?

On October 18, Linda Bassert, Design Principal of Masterworks Window Fashions & Design, will answer these questions and discuss the best way to sample paint colors. She will offer tips for selecting a paint color for your home and show some photographic examples of details brought out, or hidden, by paint color choices. A brief question and answer period will follow her presentation.

Linda is an award-winning specialist in paint color consultation, custom window treatment design,

custom reupholstery, and residential interior design. She has advised several homeowners on Capitol Hill and elsewhere in the Washington area on paint color for their homes and small businesses since 2006. She has designed interior spaces at historic Anderson House, headquarters of the Revolutionary War Institute, and the Society of the Cincinnati, including one award-winning space, the Pennsylvania Room. ★

Our CHRS Preservation Cafés are free to CHRS members and non members. We hope to see you online on October 18 at 6:30 pm. You can access the presentation link at chrs.org.

Preservation Briefs, *continued from page 4*

house's historic rear section in good condition, and its dogleg.

We urged the Board to apply the dogleg preservation test announced earlier that day in 223 8th Street NE, HPA 22-329. The Board directed the applicant to revise his proposal: retaining the existing dogleg and creating additions at the rear and roof, with a setback on the roof addition, to emulate the massing of the adjacent neighbor at 234 11th Street NE and to return for further Board review.

1107 10th Street SE, HPA 22-434, concept/new construction: three-story two-bay brick house above raised basement, on a 12-foot wide vacant lot in the center of three vacant lots, where houses once stood.

The applicant's plans showed a two-bay, three-story plus basement building. The first set of plans was incomplete and raised many questions about the project. Revised plans answered many of these questions, and the staff raised new ones: building height, entrance, front door, metal stairs, thin-set brick on the side elevations and recommending eliminating the visible roofdeck. We supported the staff's recommendations. The board approved the staff report.

The Board approved the following case on the consent calendar:

- **409 East Capitol Street SE**, HPA 22-369, concept/construct three-story addition at rear. ★

Building and Designing with Mosaics

By Christine Mullins

On October 4, Jim Miller, a Capitol Hill artist, historian, and renovator, shared the story of his lifelong fascination with mosaics, a journey that would incorporate his passion for history, art, Italy, and his lovely muse (and wife) Fynnette Eaton. He has used his craft to transform his Capitol Hill home into an elaborate oasis of mosaic design.

Miller had three goals in mind when he first attempted to replicate the mosaic work he so admired during his trips to the Mediterranean—he was fascinated with the historical aspects of mosaic design, he welcomed the physical and immersive aspects of his work which would help him cope with the recent loss of his parents, and he appreciated the fact that this artistic endeavor would help him decorate his new house on Capitol Hill. Jim's mosaics would serve as a stunning tribute to the time he and Fynnette spent studying in Ravenna and Venice, Italy.

Miller used stone to create his first mosaics—his elaborate patterns created a stunning foyer and decorative kitchen floor. He soon graduated to incorporating broken pottery and ceramics into an artwork that lines his basement stairwell. It was inspired by his favorite artists, Antoni Gaudi, the Catalan architect, and Gustav Klimt, the Austrian painter.

The glass shards Miller began incorporating into his mosaics soon became his primary artistic medium. He appreciates the colorful beauty and malleability glass offers—it allows him to form curved edges that resemble painted works of art. Glass offers thousands of colorful hues and gradations compared to stone which only has about 60 colors. Miller began creating beautiful, intricate, and colorful ceilings to replicate the elaborate Byzantine mosaics he studied while in Europe.

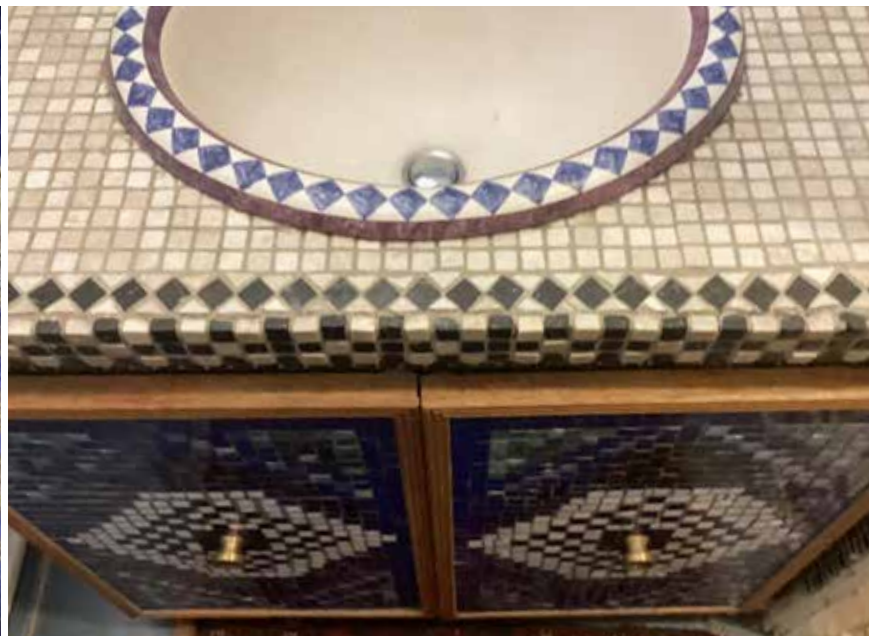
Miller said the Greeks were the first to use mosaics to decorate their stonework and buildings with

designs they formed out of pebbles held together with mastic. You can find examples of their work in many parts of Macedonia. The Etruscians adopted many of the techniques the Greeks had perfected, and the Romans later followed suit. It is no coincidence that we find many long-lasting stone mosaics built into the floors, walkways, and buildings in the ancient ruins located in the countries Rome conquered.

While the use of mosaic designs declined with the collapse of the Roman empire, the artisans of Ravenna, Italy, preserved this artistic craft—the city would become home to many of the world's finest and most beautiful mosaics during the 4th century. Two thousand years later, the painter Gustav Klimt would spend time in Ravenna and model his paintings on their colorful and soulful religious beauty.

The Byzantines revived the artistic craft of mosaics. They

Continued next page



Elaborate mosaics by artist Jim Miller in the Capitol Hill home he shares with wife Fynnette.

Join CHRS at Hilloween

By Elizabeth Nelson

On Friday, October 28, we will participate in the well-loved tradition of Hilloween, hosting a table with children's activities, treats with a holiday theme, and CHRS swag. As usual, the event will be set up in the Eastern Market North Hall and outside under the shed roof. The festivities are free and open to the public from 5:30–9 pm.

This is a great opportunity to introduce our organization to young families and explain who we are and how we support our community on Capitol Hill. We'll need volunteers from our membership to make this a success. We'll set up our booth beginning at 5 pm. Then we will pass out goodies and assist our young guests in stringing beads—while talking with their adult chaperones.

Jenks Hardware has generously donated the rental of 30 tables and 60 chairs to both Hilloween and the CHRS House Expo. So at 9 pm, we will need a crew to move them off the sidewalk and inside the North Hall, to set up for the House Expo which is being held on October 29. The job goes quickly with extra volunteers.

If you can help with any of this, please contact Elizabeth Nelson at Elizabeth_knits@yahoo.com. Volunteers are always welcome—and are truly needed. And it's a lot



TOP IMAGE COURTESY ELIZABETH NELSON



of fun to be out and about greeting old friends, meeting new ones and watching the costumed children. Adult costumes are not required—but are always welcome! ✨

Mosaics, *continued from page 6*

incorporated colorful glass and gold materials into their designs to create ornate mosaics that often had religious themes. Miller said that the island of Torcello which is just north of Venice displays many of the best examples of this spectacular artwork. The church of Santa Maria Assunta has many excellent mosaics

throughout. Mosaics were no longer used to simply decorate the floors—they adorned the walls and ceilings and featured spectacular colors, intricate designs, and figures built with glass and gold.

Miller included photographs of his many mosaic creations in his slides. They include several portraits of his wife, a starburst ceiling, an arabesque chair, an art nouveau

clock based on a Gaudi window, chairs with elaborate Klimt themed designs, and painted tiles that feature a welcoming Portuguese lady. You can see a video with examples of his work on the CHRS virtual 2020 StayAtHome House Tour.

Please visit the CHRS website for the recording of this fascinating presentation. ✨



CHRS CELEBRATING 60 YEARS OF PRESERVATION

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.

OCTOBER

18 Tuesday, 6:30 pm
Preservation Cafe: “Color Harmonies for your Home” with Linda H. Bassert, Design Principal of Masterworks Window Fashions & Design. Details and Zoom link: chrs.org/color-harmonies-4-home-pc.

19 Wednesday, 6 pm
Board meeting, Northeast Library, 330 7th Street NE.

20 Thursday, 7:30 pm
Zoning Committee Meeting, Kirby House, 420 10th Street SE. Co-Chairs: Beth Hague (202-714-9523) and Nick Alberti.

28 Friday, 5:30–9 pm
Halloween at Eastern Market. CHRS will sponsor a table with children’s activity and Halloween treats. Volunteers needed
Elizabeth_knits@yahoo.com

29 Saturday, 9 am to 3 pm
CHRS will hold a free House Expo at the Eastern Market North Hall, featuring a wide variety of home service exhibitors and representatives of city agencies. Details: chrs.org/house-expo-2022.

NOVEMBER

7 Monday, 6:30 pm
Historic Preservation Committee meeting, 420 10th Street SE, first floor conference room. Chair: Beth Purcell, 544-0178.

12–13 Saturday–Sunday
Guided Walking Tours: Tickets on sale soon! Details: chrs.org/guided-walking-tours-november-2022.

15 Tuesday, 6:30 pm
Preservation Cafe: “Ghosts of Capitol Hill” with Justine Bello. Hosted on Zoom. Details and Zoom link: chrs.org/architectural-ghosts-pc.

16 Wednesday, 6 pm
Board meeting, Northeast Library, 330 7th Street NE.

17 Thursday, 7:30 pm
Zoning Committee Meeting, Kirby House, 420 10th Street SE. Co-Chairs: Beth Hague (202-714-9523) and Nick Alberti.

Please consider joining CHRS!

Annual membership is only \$35 and includes the newsletter, a set of historic guidelines, and early access to events, including our annual House and Garden Tour. Visit: chrs.org