



CHRS CELEBRATING 60 YEARS OF PRESERVATION

NEWS

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April 2023

A Preview of the 2023 House and Garden Tour

By Fynnette Eaton, Jackie Krieger and Angie Schmidt

The 2023 House and Garden Tour will be May 13 and 14 this year. We will feature 11 houses with 7 beautiful gardens/outdoor entertaining spaces and two rooftops. With a diagonal footprint across the entire historic district, the Tour includes East Capitol Street, 9th Street SE, 10th Street SE, 11th Street SE, Eye Street SE and more. Special attention will be paid to the 200 block of 10th Street SE, with the bonus of a self-guided walking tour.

Each house has something special. At 350 11th Street SE resides a remarkable art collection from travels around the world. “Sister houses” at 209 and 211 10th Street SE are fun to compare and contrast. The houses at 232 9th Street SE, 1020 Pennsylvania Avenue SE, and a home on Walker Court are contemporary buildings in historic footprints. And 426 11th Street SE is a cozy family home with beautiful wood details.

Four of the homes are not what you would expect. A grand performance space awaits at 617 A Street NE. The interesting history of 640 East Capitol Street NE belies the surprise in its back garden. The interior of 1013 Eye Street SE is a jewel-box of home decor. And 131 11th Street SE is that house you have always wondered about while it has undergone a multi-

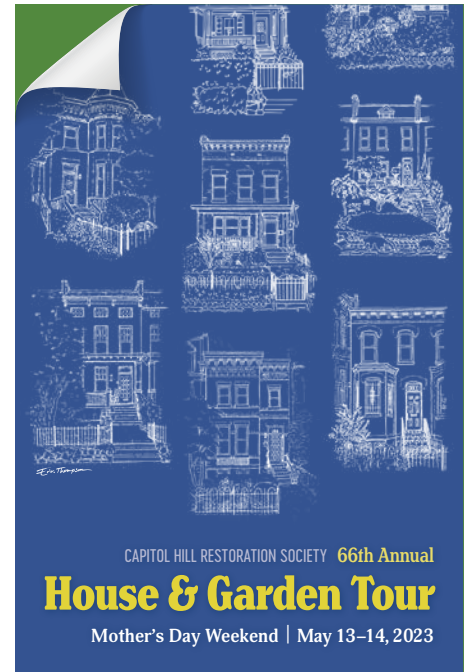
year renovation at the hands of one of the Hill’s own contractors.

The Hill Center will once again function as a refreshment break, this time with fresh cookies from Captain Cookie! Free architectural tours of the building will be available at 3 pm each day of the tour. Official tour hours are Saturday, 4–7 pm and Sunday, 1–5 pm.

Tickets this year will be sold exclusively through Eventbrite. CHRS members can take advantage of a \$30 discount ticket price (no limit on number of tickets) until April 21, 2023. The presale general public cost is \$35. Tickets can be purchased on the day of the tour for \$40 through Eventbrite.

All CHRS members will receive their discount code via email when the tickets become available on April 2, 2023. Silver, gold and platinum members (and sponsors) will receive a special code for their complimentary tickets during the first week of April. More information and FAQs will be provided in Eventbrite and on our website at chrs.org.

Please join us for this fun community event! All proceeds from the Tour fund CHRS’s activities in preservation, planning and education such as walking tours, preservation cafés and community forums. ✧



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Historic Preservation Briefs

By Beth Purcell

The Historic Preservation Review Board (HPRB or the Board), considered the following cases at its virtual hearing on February 23, 2023. 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.

732 7th Street SE, Pepco substation, HPA 23-175, concept/add three stories to existing building, install glazing at front elevation. In 2015, this substation, built in 1941, was declared a noncontributing building (HPA 15-367).

The proposed design meets a challenge of reusing a windowless brick box in creative ways. The painted brick addition matching the fifteen-foot-plus substation nearly doubles the ground floor area. Large new openings introduce light into proposed office

spaces. The scale and design of the fenestration is industrial in appearance. The original substation stone base and door portal are retained. New residential upper floors are clearly differentiated from the base.

The second and third floors are new brick with residential scaled windows. The top fourth floor is clad in metal panels and slightly set back from two lower levels. The upper floors addition (over approximately two-thirds of the base) houses three spacious, well-lit apartments. “The Board found the project to be generally compatible with the Capitol Hill Historic District, with revisions made to reduce the visibility of the fourth floor and revise the color palette, and that final approval be delegated to staff.”

647 G Street SE, HPA 23-096, concept/ three-story rear addition, cellar addition and areaway. For prior coverage, see CHRS News February 2023. At the hearing on December 15, 2023, the Board found the



IMAGES COURTESY BETH PURCELL

647 G Street SE.

extent of demolition proposed to be inconsistent with its guidelines. The applicant failed to clarify its demolition plans. “The Board did not vote on the project but expressed concern over the extent of interior structural framing demolition and the lack of clear information on that subject. The applicant was encouraged to develop clear plans showing the extent of structural removal and areas of joists proposed to be retained versus replaced, and return for further review when ready.”

On February 23, the Board approved the following case on the consent calendar:

- **915 Maryland Avenue NE, HPA 23-104, concept/add second story to garage.** ★

Interested in learning more about historic district designation?

Contact CHRS at info@chrs.org.



The former Pepco substation at 732 7th Street SE.

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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 Committee Update

By Nicholas Alberti and Beth Hague

The CHRS Zoning Committee will restart meetings on April 5 at 7 pm at CHRS headquarters at 420 10th Street SE. The committee will meet there every first Wednesday of the month at 7 pm (except in July) to discuss cases, provide constructive comments on them, and provide the applicants an opportunity to present their cases **before** the Board of Zoning Adjustment reviews the cases. The CHRS Zoning Committee educates residents of Capitol Hill about zoning issues and contributes to the proper application of DC Zoning regulations. It advises the Board of Zoning Adjustments (BZA) on applications for zoning relief in our Capitol Hill neighborhoods.

Zoning relief is required when proposed construction or land use deviates from the strict application of zoning regulations. The committee meets with applicants to review the proposed construction or land use for which relief is requested. The CHRS Zoning Committee considers

how the project might benefit or affect the community from a zoning perspective, provides suggestions for improvements when relevant, and ultimately weighs in with support or opposition before the BZA reviews the cases.

The committee weighs each request for relief against the standards for relief: whether the request is in harmony with the general purpose and intent of zoning regulations and zoning maps; whether it would adversely affect the use of neighboring property; whether, due to the specific attributes of the property, the strict application of zoning regulations would result in exceptional difficulties or undue hardship upon the owner. ★

Volunteer for the House Tour!

Your participation is essential to making the Tour a success—it is our main funding source for the year. Many types of help will be needed prior to the Tour and during the Tour weekend, but none are more important than the docents needed to staff the houses. We have an abundance of riches this year with 11 houses, so we will need a lot of docents to make the experience enjoyable for our guests and secure for our hosts. We will provide training and all docents will be invited to the President's Party in June. Please contact Elizabeth Nelson at Elizabeth_knits@yahoo.com with "Docent" in the subject line if you can help.

We also need people to hang posters, promote the event on weekends at our Eastern Market kiosk (or through your own social media networks) and other assorted tasks. To volunteer for these activities, contact the House Tour Committee at akschmidtdc@yahoo.com with "Volunteer" in the subject line. Many thanks!

March “Custom-Made” Walking Tours

By Joanna Kendig and Beth Purcell

CHRS has a long tradition of sharing our interest in Capitol Hill historic neighborhoods with our fellow citizens. We have been offering House Tours on Mother’s Day for 66 years, sometimes adding outdoor, guided walking tours into the mix. We have also offered tours highlighting specific neighborhoods within Capitol Hill—often outside of the Historic District, as part of our Beyond the Boundaries program. In COVID times, when sharing close quarters with others was not an option, we expanded our tour offerings, holding walking tours several times a year.

It appears news of our walking tours has spread! We were approached by organizers of the National Conference of State Historic Preservation Officers to take their conference attendees on tours near St. Mark’s Church, where their annual meeting was held. On Tuesday, March 7, we each led a group of historic preservation experts through Capitol Hill, sharing our research and our

delight in living here. The tours were adapted from longer tours offered in 2021.

Beth took a group on an architecture tour centering on East Capitol Street. They learned about the L’Enfant Plan (street plan and large squares) and public parking (public space that does not belong to the property owner; see June 2021 CHRS *News* for more details). They saw alley dwellings in Miller’s Court, vernacular buildings at 324, and 406–410 East Capitol Street, along with fine examples of Italianate and Queen Anne styles adapted to rowhouse forms (including Italianates 512–516 East Capitol Street and Queen Anne houses by master builder Charles Gessford, at 638–642 East Capitol Street).

At 500 East Capitol Street NE they saw the site of Mary’s Blue



The East Capitol Street walking tour visited the Queen Anne houses built by Charles Gessford on the 600 block.

Room, a Second Empire house built in 1879, and demolished for a church parking lot in the 1970s, before the Capitol Hill Historic District was established. The tour finished with the Richardsonian Romanesque house at 1016 East Capitol Street, designed by John Granville Myers.

On a Capitol Hill parks tour, Joanna took the attendees back in time to the creation of Washington in the 1800s, by showcasing the development of a small section of the city between Marion and Garfield parks. Tour stops included notable buildings: a historic Black church, three school buildings, and the story of a “ghost” Providence Hospital, long since demolished. All admired Square 735 with thirty two grand Queen Anne row houses built in the 1890s by developer John Waggman, followed by more houses completing the development a mere ten years later.

The group then walked to the one-block street, Duddington Place, with its story of development and ties to a family of original land-owners in



Beth Purcell leads the architecture walking tour along East Capitol Street.

IMAGES COURTESY ELIZABETH NELSON



Walking tour participants look at examples of vernacular and Italianate architecture in the 400 and 500 blocks of East Capitol Street.

what became Washington, DC. The tour ended looking over the green lawns and kids playing in Garfield Park with the highway and new apartment buildings to the south.

The tours were informative for the guides, also, as there was much lively conversation and “note swapping” with these experts in the field on the challenges and rewards inherent in historic preservation. ✪



Providence Hospital circa 1910.

Lost Capitol Hill: Providence Hospital

First opened during the Civil War, this hospital expanded over decades and remained in service as a hospital until 1956. The deteriorating building was condemned and torn down in 1965 before Capitol Hill Historic District was established. Unfortunately, this large Mission Style building disappeared before adaptive reuse could turn it into attractive housing.

The 2023 Capitol Hill Home Photo Contest Results

By Elizabeth Nelson

With over 50 entries, the Capitol Hill Home Photo Contest was a real challenge this year—and the judges had a very difficult time choosing between them. Still, we are very pleased to announce the winner is Nan Raphael, with her photo of homes reflected in a puddle at Lincoln Park. Bobbi Krengle came in a very close second with a beautiful

seasonal shot of the Unit Block of 7th Street NE.

Photos from all the finalists are posted on the CHRS website at chrs.org/2023-photo-contest-winners. Many thanks to everyone who participated—both photographers and judges! To see more winning photos, follow CHRS on Instagram: @CapitolHillRestorationDC. ☆

Thank You, CHRS Supporters!

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

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Diana Woodfolk

Household
Thomas Chapman and
Donna Breslin

Bronze
Amanda Guarino

Silver
Raymond Prince and
Bernadine Prince

IMAGE COURTESY NAN RAPHAEL



Nan Raphael's winning photo of reflections at Lincoln Park.

Mystery Photo Solved

By Libby Quaid

We unearthed this and other photos while cleaning and organizing the CHRS office and last fall. Luckily, a member recognized the location and another knew the family, so we were able to reunite it with the current generation.

This is the Hais Market, and members of the family that had owned it for generations, at 301 7th Street NE. The Queen Anne style building was built and permitted for a store in 1896.

Joseph Hais, who had fled Russia and the army of Tsar Nicholas II, opened the grocery store in 1912 and met and married his wife, Ida (Flax), the following year. That's according to their son Sidney in a 2004 interview with the Ruth Ann Overbeck Capitol Hill History Project.

All of this information comes from that interview: Sidney Hais (pronounced "haze") said his parents were married by Al Jolson's father. Rabbi Moses Rubin Yoelson was a rabbi and cantor at Talmud Torah Congregation on the southwest waterfront.

In its early days, the Hais Market had a stable and a horse



The owners of the Hais Market at 7th and C Streets NE.

out back that Sidney remembered feeding hay. It was open from 7 am to 9 pm each day, and Joseph shopped at dawn each morning except Sunday to supply his store. He and other mom-and-pop store owners formed the District Grocery Stores or DGS, a mostly Jewish cooperative that was active until the 1970s. During the Depression, Ida

kept free soup on hand for out-of-work neighbors.

The family operated the market until they sold it around 1955. Sidney stayed active on Capitol Hill in the real estate business for decades. He died in 2006.

After we shared the photo on social media, Hais family members were able to connect with the current homeowner, whose family coincidentally had a dry goods market in Cleveland and an apartment above it like the Capitol Hill building! ★

Upcoming Virtual Preservation Cafés

Antique Mantels with Modern Sensibilities

Presenter: Molly Acorn, Founder & Creator, Mantel House DC
Tuesday, April 11, 2023 at 6:30 pm

DC Water and Sewer Infrastructure

Presenter: Joanna Kendig, CHRS Board Member
Tuesday, May 11, 2023 at 6:30 pm

Our CHRS Preservation Cafés are free to CHRS members and non members. You can access the presentation via Eventbrite or at chrs.org.



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 or postponements will be posted as they are known.

APRIL

3 Monday, 6:30 pm
Historic Preservation Committee meeting, 420 10th Street SE, first floor conference room.

5 Wednesday, 7 pm
Zoning Committee Meeting, Kirby House, 420 10th Street SE.

11 Tuesday, 6:30 pm
Preservation Café: Molly Acorn, founder and creator of Mantel House DC, will present “Antique Mantels with Modern Sensibilities.” It will be a virtual event, hosted on Zoom. Sign up via eventbrite: chrs.org/mantels-pc.

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

MAY

1 Monday, 6:30 pm
Historic Preservation Committee meeting, 420 10th Street SE, first floor conference room.

3 Wednesday, 7 pm
Zoning Committee Meeting, Kirby House, 420 10th Street SE.

13 Saturday, 4–7 pm
14 Sunday, 1–5 pm
The 2023 Mothers Day House & Garden Tour will be held May 13–14, featuring 11 houses with 7 beautiful gardens. Details: chrs.org/mothers-day-house-garden-tour.

16 Tuesday, 6:30 pm
Preservation Café: CHRS Board Member Joanna Kendig will present “DC Water and Sewer Infrastructure.” It will be a virtual event, hosted on Zoom. Sign up via eventbrite: chrs.org/infrastructure-pc.



CHRS CELEBRATING 60 YEARS OF PRESERVATION

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

SEPTEMBER

29 Friday, 7 pm
2023 Dick Wolf Lecture: Professor John Rennie Short, School of Public Policy, University of Maryland Baltimore County. Hill Center, 921 Pennsylvania Avenue SE. Details: chrs.org/2023-dick-wolf-lecture.

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.