



CHRS CELEBRATING 60 YEARS OF PRESERVATION

# NEWS

www.chrs.org

May 2023

## Celebrating 150 Years of Eastern Market and Cherry Blossoms

By Christine Mullins

On March 30, after a brief CHRS membership meeting, nearly 150 people gathered in the North Hall of Eastern Market to hear Robert Pohl, local historian, author, and Washington D.C. tour guide, describe the history of Eastern Market which will celebrate 150 years of serving the Capitol Hill community on November 12, 2023.

A rarity among U.S. historic marketplaces, Eastern Market continues to serve as a shopping and social space for Capitol Hill residents—a purpose it was designed for when it opened in 1873.

Pohl began his talk by noting that the urban plan Pierre L’Enfant designed in 1791 for Washington, D.C. reserved several central spaces to build marketplaces across the city.

The first Capitol Hill market space appeared around 1793 as the Capitol building was being built to serve the workmen and congressmen who congregated there.

The city opened a second market in 1813, built right down the center of East Capitol Street because it had no other space near the Capitol available. A legend grew up about this market—that it was used in the slave trade. Abraham Lincoln, when he was a young Representative, wrote about seeing enslaved people being driven to a slave pen. However, the pen he wrote about is not on Capitol

*Continued page 6*

## April Walking Tours a Success!

By Elizabeth Nelson

On April 1, we offered three walking tours: Our Industrial Past (led by Beth Purcell), Notable People (led by Angie Schmidt) and Capitol Hill Alleys (led by Elizabeth Nelson). We had many inquiries in the morning as to whether we planned to cancel due to weather reports calling for high winds and potentially dangerous conditions.



But our nerve and faith was rewarded—by tour time it was absolutely lovely! Guides reported good turn-out and enjoyable touring experiences. The tours are a great way to make contact with both members and folks who were not previously familiar with our organization, and to educate them on Capitol Hill history and esoteric topics such as “public parking.”

### ALSO IN THIS ISSUE

#### ARTICLES

- Stop Work Order ..... 2
- 2023 House & Garden Tour ..... 2
- CHRS Board Elections..... 5

#### COLUMNS

- Zoning Committee Report ..... 3
- Historic Preservation Briefs ..... 4
- Thank You, CHRS Supporters..... 6

#### LOOKING AHEAD

- Mark Your Calendar..... 8

# Stop Work Order: 639 A Street SE

By Beth Purcell

In May 2022, HPRB approved an application (HPA 22-277) to build a two-story rear addition and a new cellar under the house at 639 A Street SE. Please see photo from 2022.

The plans called for demolition of some exterior walls, but retaining the front wall, party wall, and part of the dogleg wall. In March 2023, an alert neighbor saw that only the front wall was left and contacted HPO. On March 17, 2023, a Department of Buildings inspector found that the work exceeded the scope of the building permit and issued a stop work order.

No further work can be done until the property owner corrects the violations and obtains a new building permit, which will require HPO sign off. As of April 12, the owner has applied for new building permits. ☆



IMAGES COURTESY BETH PURCELL AND ELIZABETH NELSON

TOP LEFT: 639 A Street SE, as seen in 2022 before stop work order issued for exceeding the building permit. TOP RIGHT: View from the rear of 639 A Street SE as of April 20, 2023.

## Join Us on the 2023 House & Garden Tour!

By Fynnette Eaton, Jackie Krieger and Angie Schmidt

Come join us at the 2023 House & Garden Tour, May 13–14! We are featuring 11 houses this year, so it's a good thing that you have two days to check them out. All tickets are through Eventbrite—members

should have received their promo codes for discounts (please contact our office if you have not received yours). Ticket holders will receive an email before the weekend with a map of check-in locations—there are six to

help keep things moving smoothly!

If you really want to purchase tickets by cash or check, there will be a Help Desk during Tour hours, Saturday 4–7 pm and Sunday 1–5 pm, in the Hill Center.

Tickets on Tour weekend are \$40. The Hill Center is going to be a hub of activity, too, with architectural building tours both days at 3 pm. We will also have treats from Captain Cookie! and samples from the Capital Candy Jar. The juried art show from Capitol Hill Arts League will be on display and the artist for this year's tour, Erin Thompson, will have a selection of her prints available for purchase.

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. ☆



The unique house at 420 Walker Court SE will be one of the stops on this year's tour.

# 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\* . . . . . Nick Alberti

\* 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 Committee Report

By Nick Alberti

On April 5, 2023, four members of the CHRS Zoning Committee met in person to discuss six cases. Representatives from all six cases participated to present their proposals. The Committee voted to support four cases and to oppose two cases.

## BZA #20834, 4-5 Library Court SE.

The Committee voted to support the applicant's request for a special exception and an area variance, both for new alley record lot requirements, to combine one tax lot and two record lots in the RF-3 zone. Currently, the lots are used for a three-car and a one-car garage, respectively. There is one letter of opposition from a neighbor.

The Committee notes that there currently are no plans for construction on the lots. The intent of the request is to create two tax lots—a 870 sq ft lot and 557 sq ft lot. Zoning questions that might arise at a later date include parking, and the number and shadow implications of any future dwellings. The BZA hearing is currently scheduled for May 3, 2023.

## BZA #20869, 336 11th Street NE.

The Committee voted to support the applicant's request for a special exception for lot occupancy requirements to construct a rear- and side- addition to an existing attached, two-story with cellar, principal dwelling unit in the RF-1 zone.

The proposal will increase lot occupancy from 61% to 66.5%. It includes filling in the first-floor dogleg with a one-story addition. Third-level new construction will be set back 18 feet from the front of the house. A sun study and a letter of support from an adjacent neighbor have been filed. The BZA hearing is currently scheduled for April 26, 2023.

## BZA #20870, 1236 Walter Street SE.

The committee voted to oppose the applicant's request for special exceptions for rear addition requirements and for lot occupancy requirements to construct a two-story rear addition to an existing attached, two story with cellar, principal dwelling unit in the RF-1 zone. The proposal will increase lot occupancy from 66.7% to 67.1%.

However, the rear yard construction involves infilling a small court and will extend 20' past an adjacent neighbor, which is beyond the 10 foot matter-of-right zoning allowance. An existing garage will be demolished. No sun study has been filed; the Committee recommends that BZA request a sun study to determine the impact of the extension on properties on both sides of the property as well as 13th Street NE. The BZA hearing is scheduled for April 26, 2023.

## BZA #20881, 214 Warren Street NE.

The committee voted to oppose the applicant's request for special exceptions for rear addition and for lot occupancy requirements to construct a two-story rear addition to an existing semi-detached, two-story principal dwelling unit in the RF-1 zone.

The Committee notes that its concern is not with lot occupancy but with the rear extension. The proposal will increase lot occupancy from 59.6% to 61.6%. The rear yard extension, however, will require building 14' on to an existing 16' addition to the original residence, for a total of 30" beyond an adjacent neighbor. This is significantly beyond the 10 foot matter-of-right zoning allowance.

The existing addition together with the proposed addition would result in a structure with a mass nearly

Continued page 7

# Historic Preservation Briefs

By Beth Purcell

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

**601 Massachusetts Avenue NE**, HPA 23-040, concept/raze non-contributing building (one-story dry cleaner) and construct a new three-story building on this important and very visible corner. At the request of CHRS and ANC 6C, the applicant designed a building enhancing the corner. The Board found the project, with design revisions outlined in the staff report and the stipulation that the brick exterior not be painted (as requested by CHRS), to be compatible with the Capitol Hill Historic District and delegated final approval to staff.

**647 G Street SE**, HPA 23-096, concept/rear addition; cellar addition; areaway. The Board noted inconsistencies with the dimensions and shape of the building outline throughout the updated drawings and had concerns with the accuracy of information presented. They did not vote and asked the applicant to revise for accuracy and consistency before returning for concept review (HPRB hearing #4 for this project). For prior coverage, please see CHRS News February and April 2023.

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

**718 North Carolina Avenue SE**, HPA 23-179, concept/two story rear addition. ★



718 North Carolina Avenue SE.

Interested in learning more about historic district designation?  
Contact CHRS at [info@chrs.org](mailto:info@chrs.org).



601 Massachusetts Avenue NE, to be replaced by a new three-story building.

IMAGE COURTESY BETH PURCELL

# CHRS 2023–2024 Board of Directors Election

By Beth Purcell

The Elections Committee recommendations for the 2023–2024 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, 2023. 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** has been re-nominated to serve as President. Angie Schmidt 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 handling the books for two small businesses. She started volunteering with CHRS in 2016, serving as an editor for the CHRS *News*, which she continues to edit. In her first term, she was able to sort and vacate the expensive CHRS storage unit; update and organize the current office; push for the use of Eventbrite to be able to gain metrics on CHRS activities and outreach; encouraged the use of social media to attract new members; and has served as one of the three 2023 House Tour Managers.



**Christine Mullins** has been re-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, D.C. 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** 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. They did most of the work on that house, and then a second, and are now working on their third and most challenging project. In the meantime, three sons grew up and moved out, while lending a hand. Tina works in concert production.



**Nick Alberty** 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 committees providing advice on zoning and alcohol beverage licensing.



**Libby Quaid** has been nominated for Secretary. She moved to Capitol Hill in 2000 and bought her 1890s

home with her husband in 2002. She worked as a journalist for The Associated Press for 24 years and still consults as an analyst to help call races in election years. Today she teaches for Mister Mike's Music, a Capitol Hill-based center that offers music classes to families with babies and toddlers. Libby has been working to bring old-house character back to her home, which was mostly gutted in a 1970s renovation. She likes researching buildings on the Hill, and deeply respects old buildings that will endure for generations beyond our own. For CHRS, she's been volunteering on the Communications Committee and creating content to help boost followers and engagement on Instagram. She has a preteen daughter and a terrier mix, and both of them enjoy the dog paradise that is Capitol Hill.

Three At-Large Directors have also been re-nominated: Jim Thackaberry, Gary Peterson, and Delancey Gustin.

*Continued page 7*

Hill. The East Capitol market closed in 1838, 10 years before Lincoln arrived in Washington.

The building we see today at Eastern Market was the brainchild of Joseph Carroll. The city supported its location in 1871 as a convenience for the residents planners wanted to remain in the area. Pohl quipped that everyone wants to live two blocks from a market, but no one wants to live across the street.

Adolph Cluss, a German immigrant who was a friend of Karl Marx and Friedrich Engels, designed the Eastern Market structure to be built of brick which he preferred because it was less pretentious than marble. The market opened on November 12, 1873, with a celebratory serenade from the Holy Hill Band.

In 1908, the market was expanded according to a design by Snowden Ashford, an accomplished architect the city hired to design several DC municipal buildings. Ashford added Eastern Market's Center Hall and the North Hall.

Pohl showed a 1914 photo of the layout of market stalls that featured 51 vendors that sold butter, eggs, flowers, meat, and poultry, with a bakery, delicatessen, and a cafe on a second floor of the building. The basement largely remained empty except for a brief two-year stint as a rifle range during World War I.

Eastern Market would continue to be a center of activity on Capitol Hill, but its role as a food seller to the community became gradually less critical as refrigeration became more prevalent in people's homes. Several times, the community had to rally to keep it open.

Only two vendors remained in 1958: Southern Maryland Seafood and Union Meat Company. In 1962 only one meat counter remained, down from 22 during its heyday. Pohl showed pictures of the North Hall

being used to house an art exhibit in 1961, and sell books to raise money for the local schools in 1963.

Eastern Market was rejuvenated with an influx of new vendors when the city closed the downtown Northern Liberty Market in 1963. Eastern Market was designated a D.C. Historic Landmark in 1964, and listed in the National Register of Historic Places in 1971.

Although designs were floated to upgrade the market with restaurants and upscale vendors—to mimic central Philadelphia's Reading Market—Capitol Hill's Eastern Market would remain the same for many years to come because the owners and vendors could not agree on how to remodel the space.

Then, during the early hours of April 30, 2007, Capitol Hill residents awoke to the sound of fire sirens and the smell of smoke. In a matter of hours, flames had engulfed and critically damaged the structure of the building. But the community, led by the Capitol Hill Community Foundation, rallied around their landmark and Mayor Adrian Fenty pledged to rebuild the damaged market and restore its historic architectural features the day after the blaze.

The \$22 million restoration has received universally high praise. The marketplace continues to be busy and the North Hall has since become a popular civic and art venue and center of the neighborhood. ★

---

*This presentation was supported by Eastern Market and the Department of General Services as part of the Eastern Market 150-Year Anniversary Celebration. CHRS Preservation Cafés are free to CHRS members and non-members.*

## Thank You, CHRS Supporters!

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

### Contributors

*General Donations*  
Merritt Chesley  
Jessica Moran

### Memberships

*Individual*  
Jo Brooks  
Merritt Chesley  
Sarah Galbenski  
Joseph Himali  
Alex H. Howle  
Karen Koehler  
Patti Martin  
Peter Rothschild  
Diane Rusignola  
David Stute  
Marta Wagner  
Lisa Wright

*Household*  
John Edwards & Paul Albergo  
Hilary & Mike Benson  
Maygene & Steve Daniels  
Kira Ayish & Jeff Edmonds  
Margaret A. Goodwin  
Rose Jenkins & Daniel Horner  
Kathryn & Michael Pettit  
Lisa Nickerson &  
Nelson Rimensnyder

*Bronze*  
Gary Abrecht  
Terry Allard  
Steve & Tara Bunch  
Alison "Kim" Hoagland  
Thea Kreis  
Frank Leone

*Silver*  
Patrick R. Crowley  
Patricia Molumby

*Gold*  
Etta Fielek



**Jim Thackaberry** is a registered architect. He moved to Washington in 1974 to work for Harry Weese Associates, the Metro architect. He has been both in private practice and government employment having concluded his career five years ago, after working many years as a project manager and staff architect for the District Department of Housing and Community Development. Upon arriving in the city, he settled on Capitol Hill and immediately loved living here. He then bought the townhouse that he's been slowly renovating and restoring. He joined the Restoration Society shortly after moving here and currently serves on the Preservation Design Review Committee, as he has for several years, and greatly enjoys reviewing and commenting upon the many

proposed projects on the Historic Preservation Committee.

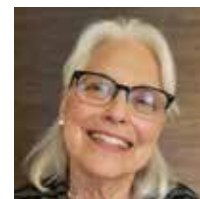


**Gary Peterson**, with his wife Trudy, bought their current home on Capitol Hill in 1976. He has volunteered with the Society ever since, initially with the House Tour and later serving terms as Secretary, Vice-President, President, and Chair of the Zoning Committee. He recently stepped down from this last position but, lucky for us, he will continue as a committee member. Gary was instrumental in the Capitol Hill Community Foundation's fundraising efforts to restore the Eastern Market after the 2007 fire. He is Treasurer of the National Capital Club de Petanque and plays every Monday with the Capitol Hill Village petanque group.



**Delancey Gustin** has been a Capitol Hill resident since 2015 and a DC resident since 2007. She works for U.S.

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. She works with Trees for Capitol Hill to improve the District's tree canopy, and loves the many green spaces and colorful variety of Capitol Hill. Her hobbies include family biking and knitting.



**Maygene Daniels**, the current Secretary, will continue to serve on the board as chair of the Membership Committee. ★

---

**Zoning, continued from page 3**

double that of the original residence. There are letters of support from two neighbors and a sun study showing minimal impact on light. The BZA hearing is scheduled for May 3, 2023.

**BZA #20886**, 218 D Street SE (Capitol Hill Day School). The Committee voted to support the applicant's request for a special exception for matter-of-right uses to expand a private school use to the second story of an existing, attached, three-story commercial building in the RF-3 zone.

The proposed project will result in an increase of participating students from 90 to 120, but because the main school building is within walking distance only a few blocks away on Garfield Park, the impact

of this increase will be minimal. The Committee notes that it voted to support this proposal previously and that there are letters of support from neighbors. The BZA Hearing is scheduled for May 17, 2023.

**BZA #20891**, 915 Maryland Avenue NE. The Committee voted to support the applicant's request for special exceptions for rear yard requirements and matter-of-right uses, and an area variance for lot occupancy requirements, to construct a second story accessory dwelling unit addition to an existing detached accessory garage in the rear of an existing, attached, three-story principal dwelling unit in the RF-1 zone.

The Committee notes that the proposed second story addition will not alter the footprint of the existing garage and that, per request by ANC6A, the owners have agreed to have the stairwell entrance to the second floor situated in the yard, with no access to the new unit from the alley. The CHRS Historic Preservation Committee has provided a letter of support (dated January 2023) stating that, while they have no views on questions of zoning, the building materials and design of the proposed addition are appropriate. A sun study has been submitted. The BZA Hearing is scheduled for May 24, 2023. ★



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.*



CHRS CELEBRATING 60 YEARS OF PRESERVATION

### MAY

**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 Saturday, May 13 & Sunday, May 14. Details: [chrs.org/mothers-day-house-garden-tour](https://chrs.org/mothers-day-house-garden-tour).

**16** Tuesday, 6:30 pm  
Preservation Café. CHRS Board Member Joanna Kendig presents: “DC Water and Sewer Infrastructure.” This virtual event is free, but reservations are required; available soon through Eventbrite. Details: [chrs.org/infrastructure-pc](https://chrs.org/infrastructure-pc).

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

### JUNE

**5** Monday, 6:30 pm  
Historic Preservation Committee meeting, 420 10th Street SE, first floor.

**7** Wednesday, 7 pm  
Zoning Committee Meeting, 420 10th Street SE, first floor.

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

### JULY

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

**5** Wednesday, 7 pm  
Zoning Committee Meeting, 420 10th Street SE, first floor.

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

### SEPTEMBER

**29** Friday, 7pm  
2023 Dick Wolf Lecture. The speaker will be 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](https://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](https://chrs.org).