



CHRS CELEBRATING 60 YEARS OF PRESERVATION

NEWS

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September 2023

THE DICK WOLF MEMORIAL LECTURE

The Collapse and the Opportunity: Cities after COVID

By Delancey Gustin and Monte Edwards

We are very pleased to announce that the Dick Wolf Memorial Lecture is resuming on September 29, following a pandemic-induced hiatus. This event showcases excellence in research and writing on issues related to urban planning and historic preservation.

Dick Wolf (1933–2012) was one of the District’s most ardent and effective visionaries. After moving to Capitol Hill in 1964, he worked tirelessly and effectively on community planning (including the Comprehensive Plan),

historic preservation, and sound neighborhood development. He served on the CHRS Board for many years, most often as President, and also served on the Committee of 100 of the Federal City.

His vision for Washington was of a great, world-class city that houses both the nation’s great institutions as well as families with young children; balances its appetite for massive growth with preservation of the character of its irreplaceable historic residential neighborhoods; and integrates sound, sustained city planning principles, practices and administrative processes into all the city’s business.

This year’s lecturer will be John Rennie Short, emeritus professor in the School of Public Policy at the University of Maryland. Dr. Short’s research interests include cities, environmental issues, geopolitics, and the history of cartography. This year’s lecture will cover the topic of cities after COVID, with a particular focus on the unique challenges and opportunities for Washington, DC.

The 2023 Dick Wolf Memorial Lecture will take place at 7 pm on September 29 at the Hill Center at 921 Pennsylvania Avenue SE. A brief CHRS Membership Meeting will proceed the lecture at 6:45 pm, with a vote on the annual budget. The event is free and open to the public, including a reception following the lecture.

For more information, call CHRS at (202) 543-0425 or visit chrs.org/2023-dick-wolf-lecture. ✧

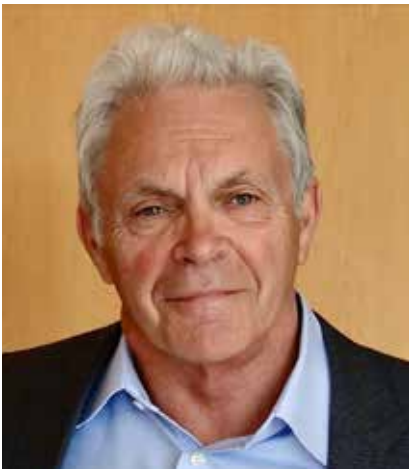


IMAGE COURTESY JRS

Professor John Rennie Short will present the 2023 Dick Wolf Memorial Lecture.

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Proposed CHRS FY2024 Operating Budget

The CHRS Board of Directors agreed to an operating budget for the fiscal year 2024 at the July 19, 2023 board meeting. The Board is recommending that the CHRS membership approve the budget outlined below at the upcoming membership meeting to be held on September 29, 2023 at 7 pm. ★

| | Current Year to Date Income & Expenses October 2022– June 2023 | Prior Year Income & Expenses October 2021– September 2022 | FY 2024 Proposed Budget October 2023– September 2024 |
|--|---|--|---|
| INCOME: Operating Revenue | | | |
| Membership | 17,995.00 | 20,900.00 | 22,000.00 |
| General Contributions | 8,207.00 | 13,823.70 | 11,500.00 |
| House Tour Revenue | 50,570.00 | 22,388.48 | 60,000.00 |
| House Expo & Walking Tours | 4,985.81 | 2,900.00 | 6,500.00 |
| Other Income (Investment earnings, interest, etc.) | 17.43 | 31.84 | 7,540.00 |
| TOTAL INCOME | 81,775.24 | 60,044.02 | 107,540.00 |
| EXPENSES | | | |
| Administration | 37,820.12 | 50,737.45 | 53,750.00 |
| Outreach | 24,729.42 | 23,536.65 | 32,290.00 |
| House Tour Expenses | 8,833.96 | 7,765.25 | 13,100.00 |
| House Expo & Walking Tours | 950.00 | 1,200.00 | 1,700.00 |
| Committees | 2,174.73 | 1,908.71 | 6,250.00 |
| Fundraising | 256.80 | 247.48 | 450.00 |
| TOTAL EXPENSES | 74,765.03 | 85,395.54 | 107,540.00 |

Capitol Hill Art Walk

By Elizabeth Nelson

A feast for the eyes and the best excuse for a long walk through our charming streets, this joint project of CHRS and the Capitol Hill Art League (CHAL) will take place Saturday and Sunday, September 9–10 from 12–5 pm.

Over 40 artists, working in a wide range of media, have registered to set up their micro-galleries at homes across the Hill. Many create two-

dimensional work, photographs and paintings on canvas or paper in oils, acrylic or watercolor. Others work in ceramics, textiles or metal. There will be large-scale pieces and smaller, functional items like notecards, bowls and mittens.

Free to all—both artists and visitors. For a complete list of venues, artists and a peek at their portfolios, visit chrs.org/art-walk-2023. ★



Capitol Hill Restoration Society (CHRS)

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Elizabeth Nelson

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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

Swampoodle Grants, Still Going Strong After Eight Years

By Patrick Lally

Homeowners in the newest extension of the Capitol Hill Historic District, the “Swampoodle addition”—so called because it incorporates part of the old section of the city defined by the swampy tributaries of the now embounded Tiber Creek—are fortunate to have a CHRS-administered grant program to defray their restoration and energy upgrade costs.

The area’s rivulets were culverted in an 1877 Adolf Cluss-designed tunnel, making way for the historic rowhouse developments that characterize the present neighborhood. While the construction of Union Station ultimately led to the demolition of most of Swampoodle, the small local community thrives today with many households involved in impressive restoration projects. Some of these were funded, in part, through Swampoodle Grants.

In 2010, when developers had discreetly bought up the entire western half of Square 752 adjacent to the H Street bridge, residents learned that 26 structures would be demolished to make way for a 378-unit apartment building, now called Station House. Nineteen of

those to be razed would have been protected as contributing buildings in the Capitol Hill Historic District, but Square 752 and the neighboring three squares were two blocks outside the boundary. Residents had little recourse than to watch the nineteenth century rowhouses come down.

The demolition galvanized the community to demand meaningful mitigation for the extensive loss of the area’s historic fabric. The Capitol Hill Restoration Society and the local Advisory Neighborhood Commission assisted in negotiations that led the developer to pay for a building-by-building survey of all the blocks north of the existing historic district up to H Street NE. This was a key ingredient paving the way to extending the boundary north. But there was another negotiation with the developer that was important for the community.

Arguably, the number one hurdle facing the stewardship of historic buildings today is the high cost of restoration. This is particularly critical with homeowners of old houses with

Continued page 5

Fall Guided Walking Tours

We are once again offering outdoor, guided walking tours Saturday and Sunday, September 16 and 17. Charge is \$15 per person, with all proceeds to benefit CHRS. Themes include Alleys of SE Capitol Hill, Our Industrial Past, Building Capitol Hill (new), and The Civil War and Before (new). Details and link to ticket sales at: chrs.org/walking-tours-fall-2023.

If you can’t make these in September or they have sold out, there will be additional guided walking tours on October 7 and 8, which will go on sale via Eventbrite on September 1. Themes to be determined as this issue goes to press. Follow us on Eventbrite to be informed when our tickets for walking tours, preservation cafés and even the 2024 House Tour become available.

Historic Preservation Briefs

By Beth Purcell

The Historic Preservation Review Board (HPRB or the Board) considered the following case at its virtual hearing on August 3, 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.

504 4th Street SE, HPA 23-435, concept/rear addition; construct accessory dwelling unit. This two-bay two-story flat front frame house was constructed in 1874 or

earlier.¹ It is a contributing building. The applicant proposes to build a three-story rear addition and a new two-story ADU at the rear of the lot. The Board found the applicant’s proposal for an ADU and revised proposal for the rear addition, which lowers the height to 28 feet, to be compatible with the Capitol Hill Historic District and delegated final approval to staff. Vote: 3–1. ★

¹ *Faetz and Pratt Directory.*

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



IMAGE COURTESY BETH PURCELL

Upcoming Fall CHRS Preservation Cafés

Clean Solar Power to Electrify Your Home

Sukrit Mishra, Program Director Solar United Neighbors (SUN) of DC Virtual CHRS Preservation Café Tuesday, September 26 at 6:30 pm

Installing solar panels on our Capitol Hill roofs is part of the national effort to increase renewable energy and reduce our reliance on fossil fuels. Most of us are aware of the general benefits of going solar. What national rebates and incentives are available to make the process affordable? What can you expect to receive in return? Is your roof suitable for solar panels? How do you find a vendor? What questions should you ask?

Sukrit Mishra of Solar United Neighbors of DC will provide an overview of the technical and financial aspects of photovoltaic

(PV) installations in the current regulatory climate. SUN DC is a coalition of neighborhood solar cooperatives, a nonprofit advocacy network that represents the needs and interests of solar owners and clean energy supporters.

Reuse, Repurpose, Redistribute with Community Forklift

Scott Buga, Director of Communication Community Forklift Virtual CHRS Preservation Café Tuesday, October 24 at 6:30 pm

Community Forklift is the Washington, DC-area’s reuse center for building materials and home goods. The nonprofit collects donations of surplus and salvaged building materials, appliances, tools, furniture, home goods, and more. They then make these items

available to the general public at low cost and distribute them for free to local nonprofits and neighbors in need — creating good green jobs and making repairs more affordable for homeowners, small businesses, and community groups in the process.

Learn about the mission of Community Forklift, construction waste, why reuse is important, and how to incorporate reuse into your projects at home.

Save the Date for November!

Topic To Be Determined Virtual CHRS Preservation Café Tuesday, November 28 at 6:30 pm ★

CHRS Preservation Cafés are free to CHRS members and non members. Access presentation links at chrs.org or by making a reservation via Eventbrite.

Swampoodle, *continued from cover*

specialized restoration projects that can break the bank. Pointing up brick, repairing cast iron stairs, fixing a slate roof... all come with significant cost. A grant program was needed.

So, an important component of the developer's mitigation for the demolition is the Swampoodle Grant program that provides critical funding for some of the high-cost repairs facing many residents. The funds are available to homeowners within the four-square area added to the historic district in 2015, Squares 752, 753, 777, and 778 bounded by Second to Fourth Streets, and F to H Streets NE. It provides up to \$5,000 for home improvements that preserve the historic features of the neighborhood and, wherever possible, correct historically inappropriate exterior alterations. Grants must be matched dollar-for-dollar by the applicant. There is also a second grant program for energy efficiency upgrades. For more information, visit: chrs.org/swampoodle-grants.

So far, grants have been used for the repair, restoration, and replacement of exterior features, such as walls and siding, windows, doors, cornices, porches, front steps, and stoops. Because eligible work must be visible from public space and retain or restore original historic features (except for the energy efficiency grants), some compelling projects have received funding. And energy grants have been used for achieving measurable energy savings in upgrading to LED lighting systems, replacing inefficient HVACs, and installing insulation. Here are some highlights.

Tony and Sharon in Square 752 have lived for more than thirty years in a dramatic Queen Anne home, part of a row of fifteen designed by Frederick Atkinson in 1890. The beautiful façade is composed of a variety of molded Victorian

architectural details and pressed brick features, but previous owners encased the original cast iron stoop in poured concrete, nearly obliterating it. The decorative ironwork was installed in 1890 by the George White and Sons Foundry of Maine Avenue SW and it was eminently worthy of rescue. The Swampoodle Grant enabled the owners to secure master ironworker Jim Campbell to cut out the stair treads from the concrete, recast missing parts, and assemble the components into a seamless, good-as-new structure.

Ben and Holly in Square 777 wanted a new door for their 1891 Queen Anne home, part of a row of five also designed by Frederick Atkinson. Previous owners had filled in the original entrance aperture with clumsy lumber framing to accommodate a historically inappropriate smaller metal door from Home Depot. The Swampoodle Grant enabled them to secure a custom new Victorian-style four-panel hardwood door that matches the original profile and material. The couple also used a Swampoodle energy efficiency grant to restore their original standing-seam metal roof with an insulating underlay and a highly reflective elastomeric surface coating. This roof, one of the last intact standing-seam metal roofs in the area, helps reduce air-conditioning costs 25 to 30 percent by reducing solar heat gain in the attic. The new underlay and surface coating will give this historic roof another generation of use.

And soon to be completed in Square 753—Gavin and Naomi were doing extensive renovations to their home and were told to get rid of their disintegrating original full-length beveled-glass double entrance doors, the last surviving set of entrance doors along a handsome row of six Romanesque Revival dwellings in Square 753 constructed by George N. Walker in 1892. This row features façades faced

Thank You, CHRS Supporters!

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

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Bronze

Joanna Kendig

with pressed stretcher-bond brick and mansard roofs with molded cornices, decorative projections, and a checkerboard brickwork frieze. The Swampoodle Grant is enabling them to secure Mozer Works in Takoma Park, specialists in historic window and door restoration, to restore this critical entrance feature. They were inspired by a neighbor's 2018 grant that led to the restoration of a 1907 beveled glass entrance door designed by Arthur Poynton, deteriorated almost to the point of being unsalvageable.

These grants have made an enormous difference to many homeowners in this designated area and funds remain available to qualified applicants. If you would like an application or additional information, please go to the CHRS website at the link provided above. ★

Eastern High School Landmark Nomination

By Joanna Kendig

Breaking news! Beth Purcell and I spent nearly a year of research culminating in a virtual hearing on August 3, 2023. We happily report a positive outcome—Eastern High School is now a DC landmark building.

In early 2022, CHRS was asked by the school principal and a representative of the Capitol Hill Community Foundation to nominate Eastern on the occasion of its 100-year anniversary in 2023. Many months of online research, trips to MLK and Sumner Archives, text drafting and discussions followed.

These efforts have borne fruit. The Historic Preservation Review Board unanimously voted to add Eastern High School as a Historic Landmark on the DC Inventory of Historic Sites. The Historic Preservation Office plans

to nominate Eastern to the National Register later this year.

The school sits on an elevated lawn, on the north side of the 1700 block of East Capitol Street in the Hill East neighborhood. Its nearly 400-foot long front façade is a strong presence. A generous site including a football stadium and track, courts for tennis and basketball and a baseball diamond all contribute to life in the area.

This large red brick building catches one's eye with its prominent central pavilion, where a two-story porte cochere is located between flanking turreted towers. Ornate Tudor Gothic detailing and features, including an arched entrance door and banks of arched windows and a crenellated parapet with a limestone panel on-center supporting a clock,

and decorative Tudor-inspired stone carvings are all attention-catching. Long four-story wings and taller four-story end pavilions with projecting limestone window bays extend to east and west from the central section.

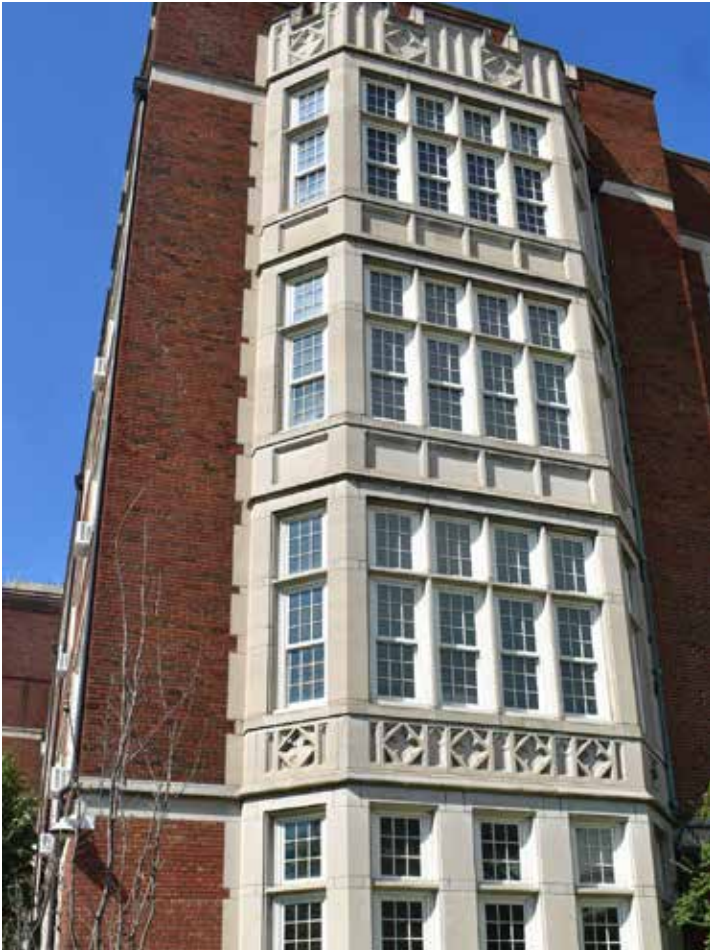
For more details on the school and the nomination go to: chrs.org/eastern-hs-landmark-nomination. ★

THIS PAGE: Eastern High School in 1987 looking northeast from East Capitol Street.

OPPOSITE PAGE, TOP LEFT: An exterior shot of the West Wing. **TOP RIGHT:** One of two open air interior courtyards that were roofed over during a 1980s modernization. They remain gathering places for students. **MIDDLE RIGHT:** EHS was built with an armory to support its cadet program (similar to Jr. ROTC). The space is now used for its Health Sciences program. **BOTTOM:** The grand central entrance with Tudor Gothic detailing.



IMAGE COURTESY SUMNER MUSEUM AND ARCHIVES



IMAGES THIS PAGE COURTESY BETH PURCELL



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.

SEPTEMBER

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

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

9–10 Saturday–Sunday, 12–5 pm
Art Walk 2023. Details: chrs.org/art-walk-2023.

16–17 Saturday & Sunday
Fall Guided Walking Tours. Details:
chrs.org/walking-tours-fall-2023.

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

26 Tuesday, 6:30 pm
Preservation Café: *Clean Solar Power to
Electrify Your Home* (virtual). Details:
chrs.org/solar-power-pc0923.

29 Friday, 7 pm
2023 Dick Wolf Memorial Lecture.
Speaker: 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.

OCTOBER

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

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



CHRS CELEBRATING 60 YEARS OF PRESERVATION

7–8 Saturday & Sunday
Fall Guided Walking Tours. Details:
chrs.org/walking-tours-fall-2023.

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

24 Tuesday, 6:30 pm
Preservation Café: *Reuse, Repurpose,
Redistribute with Community Forklift*
(virtual). Details: chrs.org/category/chrs-activities/preservation-cafes.

28 Saturday, 9 am–3 pm
House Expo 2023 in the North Hall of
Eastern Market. Multiple vendors and
city agencies represented. Free admission.
Details: chrs.org/house-expo-2023.