



September 2024

# Check Out the Capitol Hill Art Walk

By Elizabeth Nelson

The *Hill Rag* and CHRS are pleased to be community sponsors for the Capitol Hill Art Walk, to be held Saturday, September 7 and Sunday, September 8, from 12–4 pm each day. Our friends at the Capitol Hill Art League report that 80 artists and artisans have registered for this year’s event! Artists will be showing their work at over 40 locations—in homes, studios and yards across the Hill.

A wide variety of art and artisanal crafts will be on display. Look for paintings, prints on paper and canvas, collage and mixed media, large and small-scale metal work, mosaics, and hardscaping, ceramics, textiles, jewelry and even a soapmaker. Most will have work for sale.

A complete list of participants with their locations (and a map!) is posted on the *Hill Rag* website at: [HillRag.com/art-walk-2024](http://HillRag.com/art-walk-2024). The event is free and family/dog-friendly. We hope to see you there! ★



IMAGES COURTESY ELIZABETH NELSON



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# Proposed CHRS FY2025 Operating Budget

The CHRS Board of Directors agreed to an operating budget for Fiscal Year 2025 (October 2024–September 2025) at the July 24, 2024 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 16, 2024 at 6:30 pm. ★

	Current Year to Date Income & Expenses October 2023– June 2024	Prior Year Income & Expenses October 2022– September 2023	FY 2025 Proposed Budget October 2024– September 2025
<b>INCOME: Operating Revenue</b>			
Membership	20,935.00	22,000.00	27,015.00
General Contributions	4,862.00	11,500.00	10,500.00
House Tour Revenue	64,880.00	60,000.00	65,000.00
House Expo & Walking Tours	5,049.56	6,500.00	6,500.00
Other Income (Investment earnings, interest, etc.)	449.42	7,540.00	12,135.00
<b>TOTAL INCOME</b>	<b>96,175.98</b>	<b>107,540.00</b>	<b>121,150.00</b>
<b>EXPENSES</b>			
Administration	31,173.39	53,750.00	60,700.00
Outreach	21,149.24	32,290.00	34,450.00
House Tour Expenses	6,179.56	13,100.00	14,100.00
House Expo & Walking Tours	1,001.47	1,700.00	2,600.00
Committees	2,468.31	6,250.00	8,850.00
Fundraising	254.36	450.00	450.00
<b>TOTAL EXPENSES</b>	<b>62,226.33</b>	<b>107,540.00</b>	<b>121,150.00</b>

## New Focus on Stained Glass

CHRS would like to expand our listing of fine examples of stained glass on the Hill, with hopes that we can revive a walking tour that features it.

If you are a homeowner with original stained glass, or just an enthusiast, please send us some addresses! Churches of course are good, but we are just as interested in residential displays. Send any photos and addresses to [caphrs420@gmail.com](mailto:caphrs420@gmail.com) and we will follow up. We appreciate any help you can provide!

## Garden Party for CHRS Members at Hill Center

Now is a good time to see if you have renewed your membership to CHRS! All members are invited to come and enjoy iced tea and cake at the Hill Center's East Garden on Monday, September 16 at 6:30 pm. This will be a great chance for members to reconnect with friends outdoors in a beautiful setting. There will also be a very brief membership meeting to vote on the budget.

The Hill Center is located at 921 Pennsylvania Avenue SE. Enter the East Garden from Pennsylvania Avenue or 9th Street SE. We request that members RSVP at [caphrs420@gmail.com](mailto:caphrs420@gmail.com) or (202) 543-0425 so that we can plan the refreshments. We look forward to seeing everyone in person! ★

# Capitol Hill Restoration Society (CHRS)

## BOARD OF DIRECTORS

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\* 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 CHRS office at (202) 543-0425 or via e-mail at: caphrs420@gmail.com.

## ABOUT CHRS

The Capitol Hill Restoration Society is a nonprofit, volunteer organization devoted to protecting, preserving, and celebrating our historic Capitol Hill neighborhood.

Founded in 1955, CHRS is a pioneer in the urban preservation movement. CHRS was instrumental in securing Capitol Hill's designation in 1976 as a national historic district. Since then, CHRS has worked continuously to protect historic spaces and to enhance life on the Hill.

CHRS is driven by members who love their neighborhood and want to preserve and share the dynamic story of Capitol Hill for future generations. Come join us!

Learn more and join at [chrs.org](https://chrs.org)

# Free House Expo: October 26

By Chuck Burger, Beth Purcell and Angie Schmidt

On Saturday, October 26, from 9am–3pm, CHRS will hold our annual free House Expo in the North Hall of Eastern Market. This event is a great way to find vetted providers that understand the challenges of maintaining our older, historic homes. We have commitments from architects, contractors, electricians, painters, ironworkers and even a company that salvages historic tile. We will also have representatives from the different DC agencies involved in building permits and safety.

CHRS volunteers will be providing free historic architecture tours of Eastern Market—just come to the CHRS table and let us know you would like to join one. It's a fun way to think about the market and its development over 150 years. ★



# Fall Walking Tours Are On!

By Angie Schmidt

We are pleased to have our volunteers provide walking tours now that the weather is more comfortable. We have a brand new tour which focuses on the one-block streets in NE, in addition to the many others we give.

On September 21 and 22, there will be one tour on each day at 1 pm. On Saturday, we will have the new tour of many small blocks in NE, and on Sunday we will have the in-depth one-block tour of 10th Street SE. Members received a special invitation to these tours and general admission tickets are on sale via Eventbrite for \$15.

Our next walking tours will be on October 19 and 20 at 10:30 am and 1 pm each day. We will be presenting NE Alleys, SE Alleys, Civil War and Before, and the new Many Small Blocks in NE tour. The exact schedule will be posted October 1.

Follow us on Eventbrite, Instagram or Facebook to get notification when the tours go on sale to the public or join CHRS—members will receive advance notice and special offers.

We look forward to roaming our neighborhood and learning something new with you soon! ★

## Thank You, CHRS Supporters!

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

### CONTRIBUTORS

General Donations  
Nancy C Lee

### MEMBERSHIPS

#### Individual

Pat Broom  
Monte Edwards  
Sidney L. Neely, Jr.  
Dawn Nelson

#### Household

Ann Davis & Edward Davis

## From the CHRS Mailbag: The Oyster Family Connection

This summer, CHRS received a letter from a descendant of the original owner and builder of 621 East Capitol Street NE, Mary-Margaret Loos. The home has long been mentioned in our walking tours. Ms. Loos writes:

Dear CHRS,

I am the great-granddaughter of the original owner/builder, D. William Oyster. But I was not born or raised in the DC area. I currently live in Tucson, Arizona, and am somewhat of our family historian.

One of the current residents of the house was kind enough to forward me some information and articles that your group had sent to them back in 2022. I understand from that info that the garage and alley were part of your annual walking tour.

I am attaching some photos and documents related to the house that you may find interesting. Also, I can confirm that the house was built in 1885, the top floor was likely added around 1908, not certain (see photo from 1899).

My family lived in that house until the 1940s or so. D. William and his wife, Mary Agnes Markriter (another prominent family name in early DC history), passed away in the 1920s. The house then went to my great aunt. She, her two sisters and brother, Fairfax Oyster, then lived in the house for many more years.

My grandfather, Francis Larmour "Buck" or "Doc" Oyster, was raised at 612 and became a prominent horseman and veterinarian in the city and in Chevy Chase.

My grandmother, Susan Harvey Parsons Oyster, was the daughter of DC builder James L. Parsons (Hubbard Memorial Hall for National Geographic, the Wilson Building, etc..). Two of the houses she was raised in are still well taken care of by their owners:

— 322 10th Street SE (see photo from 1896)

— 1012 Massachusetts Avenue NE (part of the Capitol Hill Historic Trust Easement and also built by James L. Parsons)

Also, to go way back . . . my two greats grandfather, George M. Oyster (father of D. William), owned a double house at 210/212 East Capitol Street NE, which is now the Lutheran Church of the Reformation. I'm attaching a photo of him as well. Hopefully all these come through!

Thank you for preserving this part of DC history! I know my mother, Suzanne Oyster Loos, would have been VERY happy to know her family lines are still included today. She was a PROUD 5th generation Washingtonian!

Regards,  
Mary-Margaret Loos



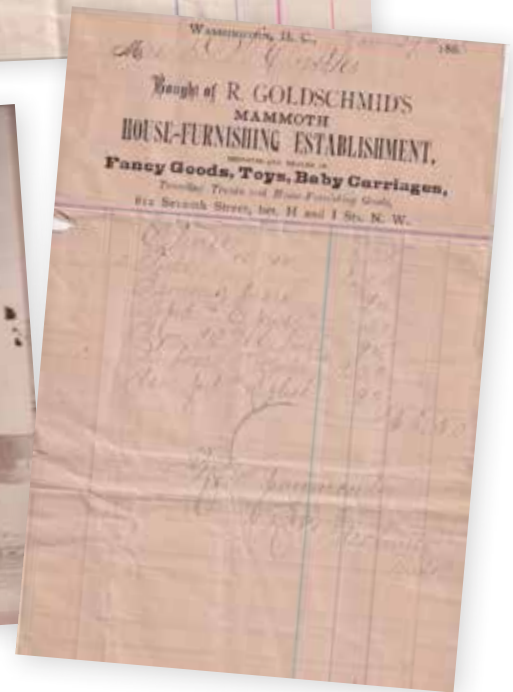
The house at 322 10th Street SE, circa 1896.



The Oyster rose garden at 212 East Capitol Street NE.



Some documents and a photo of the house at 621 East Capitol Street NE before the third floor was added.



## Let's Talk About Your House for the 2025 House & Garden Tour!

Has the dust settled at the end of a renovation? Finally found the perfect piece of art for the hallway? Have been really enjoying your established garden as an outdoor entertainment space? Your house could be featured on the 2025 House & Garden Tour!

Next year's tour will be held May 10–11, 2025—we already have *three* homeowners volunteer for next May! The House & Garden Tour is our main fundraiser, and it's never too early for us to start planning. Contact us at [caphillhousetour@gmail.com](mailto:caphillhousetour@gmail.com).

# Historic Preservation Briefs

By Beth Purcell

The Historic Preservation Review Board (HPRB or the Board), considered the following cases at its virtual hearings on May 30, June 27 and July 25, 2024. 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.

**138 E Street SE**, HPA 24-237, concept/second story garage addition. This three-story brick house is one of 32 built in 1892 by John F. Waggaman, designed by Charles E. Burden. There will be no work in the interior of the house.

The applicant proposed to build a second story over an existing one-story brick garage. The cladding on all elevations would be brick, with jack arched six-over-six double-hung windows on the second story. The height is 20 feet, within the Board’s height guidelines for garages. The design and materials are appropriate.

We agreed with the staff report and believe that this project is compatible with the Capitol Hill Historic District. The Board granted concept approval.

**229 8th Street SE**, HPA 24-327. This small detached two-story frame house is visible from several angles on 8th Street SE., a key factor in this case. The applicant proposed a three-story rear addition. The plans and the flag test viewed by the staff indicate that

the addition will be visible from 8th Street and the addition will not be subordinate to the historic house. To address these problems, we suggested in our comments that the third story addition be pulled back or reduced in height. We agreed with the staff report and believed that this project is not compatible with the Capitol Hill Historic District and support the staff’s recommendation that the project be revised to a nonvisible or two-story addition.

LEFT: The two-story frame house at 229 8th Street SE.

Interested in learning more about historic district designation?

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

The Board approved the project provided that the applicant canter the roof so that the addition would no longer be visible and to retain the gable roof.

HPRB approved the following cases on the consent calendar:

- **235 10th Street NE**, HPA 24-274, concept/two-story addition.
- **816 G Street SE**, HPA 24-209, concept/rear and side addition.
- **1104 Park Street NE**, HPA 24-329, permit/construct two-story accessory building.
- **718 7th Street SE**, HPA 24-331, concept/demolish accessory building and ell and construct three-story rear addition.
- **917 Constitution Avenue NE**, HPA 24-378, concept/second-story addition to garage.
- **629 South Carolina Avenue SE**, HPA 24-328, permit/three-story rear addition.
- **502 Constitution Avenue NE**, HPA 24-376, concept/two-story rear addition. ★

*Correction: the Historic Preservation Briefs in the June 2024 issue of CHRS News erroneously referred to HPA 24-087 at 31 11th Street NE. The correct address is 331 11th Street NE.*

IMAGE COURTESY BETH PURCELL



# A Look Back in History: Corner Stores

By Libby Quaid

Corner stores once dotted the Capitol Hill landscape. Before supermarkets, they were everywhere. They still are, though today they're usually residential. You'll recognize them by their display windows or corner entrances or headers that span the facade.

The first photo on the left shows a store at 10th and Independence SE that was owned and run by a woman named Ellen Plant. Notice the iron lacework above the window! She didn't have a horse stable for deliveries to and from the store, so she bought a house down the street, rented it out and built a stable for her store in the rear yard, according to research by neighbor Sandy Harrelson.

Next is the building diagonally opposite from Plant's. It was built as a store in 1892 with living quarters above. It was vacant when police raided in 1930 and found a 200-gallon still with 50 barrels of corn mash (used for making then-illegal liquor).

But by 1950, Census takers found the Ushiro family living and working there. Masaru had joined the Army to avoid Japanese internment camp. His wife, Fusaye, had been interned during World War II. They left California and were living above the store with their two daughters, Ruby and Joyce, in 1950. Their grocery sold Japanese and American food. "It was a great little neighborhood," Ruby told *The Washington Post* in 2022.

The final image is of the building where Taylor's Pharmacy once was



TOP LEFT: The former store owned by Ellen Plant on the northeast corner of 10th Street and Independence Avenue SE.

TOP RIGHT: The former store run by the Ushiro family on the southwest corner of 10th Street and Independence Avenue SE.

BOTTOM: The building that housed Taylor's Pharmacy on the northeast corner of 10th Street and C Street SE.

a neighborhood anchor. In an oral history interview with the Ruth Ann Overbeck Capitol Hill History Project, Frank Taylor in 1999 reminisced about his dad's pharmacy, which was a soda fountain and also a place

where neighbors left spare keys and borrowed tools. "The crowd that hung around the drugstore—it was more than a place to hang out. It was really an institution," Taylor recalled. ★

IMAGES COURTESY LIBBY QUAID



Capitol Hill Restoration Society

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[chrs.org](https://chrs.org)

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## Mark Your Calendar!

Please check [chrs.org](https://chrs.org) for current information—cancellations or postponements will be posted as they are known.



Capitol Hill Restoration Society

### SEPTEMBER

**7–8** Saturday–Sunday, 12–4 pm  
Capitol Hill Art Walk 2024. Details:  
[chrs.org/art-walk-2024](https://chrs.org/art-walk-2024).

**16** Monday, 6:30 pm  
Membership meeting to vote on the 2024 CHRS budget; dessert will be provided. Hill Center, 921 Pennsylvania Avenue SE.

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

**21** Saturday, 1 pm  
Walking tour of many small blocks in NE. Tickets available via Eventbrite.

**22** Sunday, 1 pm  
Walking tour of one block of 10th Street SE. Tickets available via Eventbrite.

### OCTOBER

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

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

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

**19–20** Saturday–Sunday  
10:30 am and 1 pm  
Walking tours given by CHRS volunteers. Tour topics to be posted October 1 via Eventbrite and at [chrs.org](https://chrs.org).

**26** Saturday, 9 am–3 pm  
House Expo 2024, Eastern Market North Hall, and free insider tours of Eastern Market. Details: [chrs.org/house-expo-2024](https://chrs.org/house-expo-2024).

### NOVEMBER

**4** Tuesday, 6:30 pm  
Historic Preservation Committee meeting, 420 10th Street SE.

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

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

### DECEMBER

**2** Tuesday, 6:30 pm  
Historic Preservation Committee meeting, 420 10th Street SE.

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