



October 2024

## Free CHRS House Expo

By Chuck Burger, Beth Purcell and Angie Schmidt

On Saturday, October 26 from 9 am–3 pm, 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.

Capitol Hill Village will be on hand with a vaccine clinic for annual flu and updated COVID shots from 10 am–2 pm on a first-come, first-serve basis and also by appointment.

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. See [chrs.org](https://chrs.org) for updated details. ★



## Help Our Search for Stained Glass

CHRS is looking for a way to increase our listing of fine examples of stained glass on the Hill, with the hopes that we can revive a walking tour that features it. If you either are a homeowner with original stained glass, or if you are a stained glass enthusiast who would like to give us addresses of some really great designs, please let us know!

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.

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# Membership Update

By Angie Schmidt

CHRS members gathered in the gardens at the Hill Center on September 16 for a membership meeting where they voted to approve the 2024–2025 budget. After the vote, members were able to visit and catch up and have dessert on a lovely pre-Fall evening.

Two of our long-standing Board committee chairs are leaving for other pursuits, and we appreciate all the work both Maygene Daniels and Undine Nash have done for CHRS over the years. We are looking for replacements to chair their

respective committees—Membership and Public Safety. A Membership Chair should be familiar with database management and a Public Safety Chair should be interested in neighborhood issues such as sidewalks and street lighting. Both positions are presidential Board appointments.

If you are interested in either of these committees or would like more information, please contact me at akschmidt@c@yahoo.com or (202) 714-4502. ★



IMAGES COURTESY ELIZABETH NELSON



# Capitol Hill Art Walk 2024 a Great Success

By Elizabeth Nelson

The Capitol Hill Art League's (CHAL) 2024 Capitol Hill Art Walk, held September 7th and 8th, was a success. With 80 artists and artisans at 45 locations, and streams of art-loving visitors, the 2024 Walk was the largest yet. Aaron Myers, Executive

Director of the DC Commission on the Arts and Humanities, even came by to check it out.

Not only was it a lively community event, many artists were able to sell their work, making space for new creations and providing

funding for fresh materials. Next year's Art Walk is scheduled for September 13–14, 2025. If you are an artist or artisan and would like to receive advance notice of registration, email [elizabeth\\_knits@yahoo.com](mailto:elizabeth_knits@yahoo.com). Attendance is free to the public.

To learn more about CHAL, visit their website at [CapHillArtLeague.org](http://CapHillArtLeague.org). To see the list of this year's participating artists, please visit [HillRag.com/art-walk-2024](http://HillRag.com/art-walk-2024). The *Hill Rag* and CHRS were community sponsors. ★



LEFT: A busy corner of the 2024 Art Walk. RIGHT: Executive Director of the DC Commission on the Arts and Humanities Aaron Myers (on right) talks with painter Steve Mabley.

# Capitol Hill Restoration Society (CHRS)

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 Public Space ..... Steve Kehoe  
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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](http://chrs.org)

# Zoning Report

By Nick Alberti

On September 4, 2024, five members of the CHRS Zoning Committee met to discuss two cases. Representatives from two cases participated to present their proposals. The Committee voted to support both cases.

**BZA #21156**, 1351 C Street NE. The Committee voted to support (5-0) the applicant's request for a special exception for the height requirements to construct a penthouse and roof deck to an existing, attached, two-story flat in the RF-1 zone.

The applicant proposes to construct a penthouse to house stairs, and storage, providing access to the existing approved roof deck. The building's will be increased by 9 ft at the penthouse level, resulting in a total height that exceeds the 35 ft by-right limit by 6.7 ft. The existing footprint of the building will remain unchanged, and the property will continue to be used as a two-unit residence.

The applicant attempted to contact adjacent neighbors for letters of support but has not received any responses, as both adjacent dwellings are rentals. However, the applicant has agreed to compensate a neighbor two houses to the east for the potential impact of the penthouse shadow on their solar panels. The Committee's support is contingent upon the applicant receiving a letter of support from that neighbor. The BZA hearing is currently scheduled for October 9, 2024.

**BZA #21158**, 629 South Carolina Avenue SE. The Committee voted to support (5-0) the applicant's request for a special exception from the height requirements to construct a three-story with cellar rear addition to an existing three-story principal dwelling with cellar unit in the RF-1 zone.

The addition will raise the building height to 36.2 ft which is 1.2 ft above the by-right height of 35 ft. The dwelling, currently a single-family dwelling, will remain a single-family home. An existing gabled roof at the front of the building reaches a height of 37.3 feet. Since the addition will be positioned behind the gabled roof, it will not be visible from the street.

HPRB has approved the proposal, and three letters of support have been filed with BZA, including from the adjacent neighbors on both sides. ANC 6B also unanimously voted to support the project. The BZA hearing is currently scheduled for September 18, 2024. ★

## Thank You, CHRS Supporters!

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

### MEMBERSHIPS

#### Individual

Thomas Grooms  
Kristen Hutchens  
Arlene Levinson  
Ann Telgarsky

#### Household

Kristen Sample

# What Are Those Little Bronze Plaques on People's Houses?

By Libby Quaid

**D**o you notice the metal plaques on some Capitol Hill homes and wonder what they mean? They indicate the property is protected by a historic preservation easement, a legal agreement that permanently protects a home's historic character.

Also called a conservation easement, the arrangement can limit the types of changes an owner may make to the home. It's put in place when a property owner donates the easement to a qualified historic preservation group such as the L'Enfant Trust, which holds conservation easements on more than 1,150 historic D.C. properties.

The L'Enfant Trust distinctive cast bronze plaques are round with a star. You'll also see square bronze plaques from the Capitol Historic Trust, another preservation organization.

Easements do not expire and "run with the land," meaning future owners

are bound by them, too. Not every home protected by an easement has a plaque. D.C. maintains a list of more than 1,700 properties that are protected by conservation easements.

It can be tricky to find, so here's how to find the list and other information about easements:

1. Go to the Office of Planning website: [planning.dc.gov](http://planning.dc.gov)
2. Click the blue "Historic Preservation" tab on the menu across the page
3. On the left-hand side menu, click "Permits and Design Review"
4. Under that, click "Special Situations"
5. Under that, click "Historic Easements"



The searchable DC Property Quest tool ([propertyquest.dc.gov](http://propertyquest.dc.gov)) indicates whether a property is protected by an easement, too, and the Recorder of Deeds office also keeps records.

The L'Enfant Trust, which holds most of the conservation easements on Capitol Hill, has a full-time professional staff to help advise owners on maintenance, preservation and architectural design review for proposed changes to the exterior. The group offers an array of resources for homeowners as well as potential buyers of easement properties. Its website is [lenfant.org](http://lenfant.org).

There can be tax benefits for donating an easement, but tax law is complex, and there are many qualifications and exceptions. The L'Enfant Trust recommends talking with a tax advisor before donating an easement. ★

**CORRECTION //** We transposed the address of the Oyster family home in the September CHRS News. The home about which a descendant of the original owner/builder wrote is 612 East Capitol Street NE, not 621. Here is a current photo of the house at 612 East Capitol Street NE, next to the circa 1896 view, showing the house (center) before the third story was built.



# Explore Hill History on Our Fall Walking Tours

By Angie Schmidt

On September 21–22, volunteers from CHRS led walking tours of the neighborhood—and we were glad to see so many CHRS members take advantage of their free tickets! We will be offering four tours in October and members should watch for a special message from CHRS about those.

The tours on October 19 will be *SE Alleys* at 10:30 am and *One-block Streets* in NE at 1 pm. On October 20, the tours will be *NE Alleys* at 10:30 am and *The Civil War and Before* at 1 pm. Tickets will go on sale via Eventbrite or through the CHRS website on October 1. We hope to see you there! ★



IMAGES COURTESY BETH HAGUE AND MARGI HIT



IMAGE COURTESY ELIZABETH NELSON



## Street Named in Honor of Beloved Eastern HS Band

A Street NE, between Lincoln Park and Eastern High School, has been ceremonially named “Blue and White Marching Machine Way” in honor of the school’s band.

Neighbors along the route have enjoyed outdoor band practices for generations, and witnessed the signs being installed on September 21, 2024.

## Halloween: Volunteers Needed!

By Elizabeth Nelson

It’s that time of year again! On Friday, October 25, CHRS will host a children’s activity table at Hilloween, the annual free street party outside of Eastern Market. It’s always fun to see the excited children (and sometimes families) in costume. We’ll have beads to string, CHRS trick-or-treat bags and other goodies.

The festivities begin at 5 pm and end at 7:30 pm. We need volunteers to help with setup, to run the kids’ activities, and to move the tables and chairs into the North



IMAGE COURTESY ELIZABETH NELSON

Hill at the end of the evening. Email [elizabeth\\_knits@yahoo.com](mailto:elizabeth_knits@yahoo.com)—or just show up! Costumes appreciated but not required. More information and sign-up at: [chrs.org/hilloween-2024](http://chrs.org/hilloween-2024). ★

# CHRS

Capitol Hill Restoration Society

420 10th Street SE  
Washington, DC 20003

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

## Mark Your Calendar!

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

# CHRS

Capitol Hill Restoration Society

### OCTOBER

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

**7** Monday, 7 pm  
Overbook Lecture: “Boathouse Row: DC’s  
History Seen from the Anacostia.” Hill Center,  
921 Pennsylvania Avenue SE. Details:  
[chrs.org/boathouse-row-ol/#more-15393](http://chrs.org/boathouse-row-ol/#more-15393).

**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.  
Cost: \$15. Details: [chrs.org](http://chrs.org) and Eventbrite.

**25** Friday, 5–7:30 pm  
Halloween, 7th Street NE outside Eastern  
Market. Details: [chrs.org/halloween-2024](http://chrs.org/halloween-2024).

**26** Saturday, 9 am–3 pm  
CHRS House Expo 2024, Eastern Market  
North Hall, and free insider tours of Eastern  
Market. Details: [chrs.org/house-expo-2024](http://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** Monday, 6:30 pm  
Historic Preservation Committee meeting,  
420 10th Street SE.

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

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

**Are you following CHRS on social media?** We’re always active—keep up to speed while you wait for the next newsletter!

 [CapitolHillRestorationDC](https://www.instagram.com/CapitolHillRestorationDC)

 [@CapHRS](https://www.facebook.com/CapHRS)