



CHRS

Capitol Hill Restoration Society

November 2024

Dick Wolf Memorial Lecture to Focus on the History and Future Plans for the National Mall

By Delancey Gustin

The National Mall and the Tidal Basin are used daily by locals and visitors alike. It is home to memorials to Thomas Jefferson, Franklin Delano Roosevelt, and Martin Luther King, Jr., as well as recreational fields. In the spring, its thousands of blossoming cherry trees allow the city to celebrate the end of winter.

Despite the beauty of this area, there are issues that threaten its continued use. According to the Trust for the National Mall, there is daily flooding, the land is unstable, and aging infrastructure is deteriorating.

To discuss these issues and allow community members to learn more about the history and future of the National Mall, the Capitol Hill Restoration Society will host a discussion on this topic for this year's annual Dick Wolf Memorial Lecture. It will be held on Tuesday, November 19, 2024, at 7 pm at the Hill Center, 921 Pennsylvania Avenue SE. The event is free and open to the public.

The presentation will cover the history of the Mall, the challenges that it is facing, its restoration needs, and the current plans to celebrate as the National Mall celebrates its 250th anniversary in 2026.

Teresa Durkin, executive vice president and lead project designer for the Trust for the National Mall, will be the speaker. She will discuss the latest changes that have been made and ideas for what is to come in the future. The Trust for the National Mall is the leading nonprofit partner of the National Park Service dedicated to restoring, preserving and elevating the National Mall. It is committed to preserving the National Mall as a symbol of our nation's ideals and civic purpose.

The Dick Wolf Memorial Lecture is named for former CHRS president Dick Wolf, a city planner and activist who was a Hill resident who championed the cause of historic preservation. The lecture series features themes of historic preservation and urban planning in Washington, DC. ★



IMAGE COURTESY TRUST FOR THE NATIONAL MALL

Teresa Durkin, executive vice president for the Trust for the National Mall, will deliver this year's Dick Wolf Memorial Lecture.

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Walking Tours to Resume in Spring

By Angie Schmidt

The last set of Fall Walking Tours were held October 19–20, with many of the CHRS members taking advantage of their free ticket benefit. As usual, we will take a break during the colder, rainier months. Keep an eye out for Spring Walking Tours, which will be announced in late February. ★



The beginning of the SE Alley Tour, October 19, 2024.

IMAGE COURTESY MARCH HILL



IMAGE COURTESY ELIZABETH NELSON

Halloween 2024: A Spooky Success!

By Elizabeth Nelson

This year's Hilloween celebration on Friday, October 25, was a big party with costumed people of all ages, lovely weather and spooky magic in the air! We were able to engage in discussions with the adults while the children strung beads to create their bracelets. It was a great opportunity to connect with many people who weren't previously acquainted with CHRS and promote the House Expo happening the next day. Meanwhile the kids loved the CHRS bags for collecting treats on Halloween. Many thanks to Bobbi Kregel and Beth Purcell for helping staff the CHRS table.

Capitol Hill Restoration Society (CHRS)

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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

Zoning Report

By Nick Alberti

On October 3, 2024, five members of the CHRS Zoning Committee met to discuss four cases. Representatives from three cases participated to present their proposals. The Committee voted to support two cases and to oppose two cases.

BZA #21163, 627 A Street NE. The Committee voted to oppose (5-0) the applicant's request for a special exception regarding lot occupancy limitations for an accessory structure. That special exception is one of four special exceptions requested by the applicant.

The Committee voted to support three other special exception requests for this property, which include: 1) allowing a lot occupancy of 68.4%; 2) allowing three dwelling units on the lot; and 3) allowing residency use of the accessory building within five years of new construction.

This applicant proposes to substantially expand an existing garage with a two-story addition and add an accessory apartment in the RF-1 zone. The new structure would include three bedrooms and a den (approx. 158 sq. ft.), three full baths, a large living area/dining area (approx. 343 sq. ft.), and a kitchen.

The property sits on a relatively large lot measuring 2,930 sq ft. The land area coverage of the new building would be more than 800 sq. ft., which exceeds the 450 sq. ft. by right land area coverage by more than 350 sq. ft. The new build would be disproportionately large, with a land area coverage more than 66% that of the principal dwelling.

The Committee believes proposed construction is excessive, would obstruct the light for neighboring properties and would diminish the

enjoyment of neighboring properties. Therefore, the committee opposes the special exception request for lot occupancy limitations for an accessory structure.

The Committee also noted that a proposed large four-pane window on the north face of the accessory building would infringe on the privacy of neighbors by providing an unobstructed view into their residences and rear yards. The Committee suggests that the applicant reduce the total area of the window(s) to no larger than 50% of the currently proposed window area.

Both letters of support and letters of opposition have been filed by neighbors. The BZA hearing is currently scheduled for November 9, 2024.

BZA #21180, 530 5th Street SE. The Committee voted to oppose (3-1-1) the applicant's request for special exceptions from the rear addition requirements and the lot occupancy requirements to construct a two-story plus cellar rear addition to an existing attached, two-story with cellar principal dwelling unit in the RF-1/CAP zone.

The applicant's proposal, for a new 2-story plus cellar rear addition and 1-story plus cellar dogleg infill, includes relocating the kitchen and powder room, enlarging bedrooms, reconfiguring bathrooms and a roof terrace. The project will remain a single-family residence. The extension will include a short dogleg for the second story.

Lot occupancy will increase from 60.7% to 69.8%, which is below the 70% maximum allowed by a special

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Homeowner Help at House Expo 2024

By Angie Schmidt

We had a great turnout for the 2024 House Expo. It was nice to see so many of our neighbors and to hear about your upcoming projects. We appreciate Capitol Hill Village for holding their popular vaccine clinic during the Expo. And a special thanks to Robert Pohl, Gerry Sroufe and Elaine Wine for volunteering to be tour guides to present the architecture and history of Eastern Market. ★



CHRS
Capital Hill Restoration Society

FREE!

HOUSE EXPO

Saturday, October 26 • 9 am – 3 pm
Eastern Market North Hall

**Questions about your home?
Get answers at the Expo!**

- ★ More than 30 home contractors, service experts and city agencies with historic house experience
- ★ Guided tours of Eastern Market
- ★ Visit chrs.org for more info!

JENKS | GOLDWELL BANKER REALTY CHUCK BURGER | HillRag | More info at chrs.org



THANK

- Abay Ironworks
- Advanced Solar installation
- Chemstrip Refinishing
- Chris Cox, First Savings Mortgage
- Chuck Burger, Coldwell Banker Realty
- Danny Rabino Tile Installation
- Designer Walls by Kikou



IMAGES COURTESY MARCI HILT AND ELIZABETH NELSON



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Storied Salvage Tile
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 Wilcox Electric
 Woodland Estate & Title

Historic Preservation Briefs

By Beth Purcell

The Historic Preservation Review Board (HPRB or the Board), considered the following cases at its virtual hearings on September 25 and October 24, 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.

HPRB approved the following cases on the consent calendar:

- **530 5th Street SE**, HPA 24-377, concept/two story rear addition.
- **1227 Independence Avenue SE**, HPA 24-480, concept/construct two story garage
- **401 6th Street NE**, HPA 24-475, concept/addition. ★

Interested in learning more about historic district designation?

Contact CHRS at info@chrs.org.



IMAGE COURTESY BETH PURCELL

The house at 1227 Independence Avenue SE.

Zoning, continued from page 3

exception in the RF-1 zone. However, the proposed rear wall of the property will extend 14'10" beyond the furthest rear wall of the adjacent properties, which exceeds the allowed 10'. There is concern that this will have a substantial negative impact on both the privacy and available light/air to the neighboring properties.

Letters of support from both adjacent neighbors have been filed and ANC 6B has voted unanimously to support the applicant’s request. The BZA hearing is currently scheduled for October 23, 2024.

BZA #21188, 502 Constitution Avenue NE. The Committee voted to support (5-0) the applicant’s request for special exceptions for the rear addition requirements and the lot occupancy requirements to construct a two-story plus basement rear addition to an existing attached, three-story with

basement principal dwelling in the RF-1/CAP zone.

Lot occupancy will increase to 62.9%, which is below the 70% maximum allowed by a special exception in the RF-1 zone.

The proposed rear wall of the property will extend 11'7" beyond the rear wall of only the second floor of the adjacent property to the east which exceeds the by-right distance of 10' by 1'7". It does not exceed the by-right distance beyond the neighbor’s first floor rear wall.

Letters of support from neighbors have been filed, including from both adjacent neighbors. HPRB has approved the proposal. The CHRS Historic Preservation Committee has filed a letter stating that the proposed addition is a straightforward project and is compatible with the Capitol Hill Historic District. The BZA hearing is currently scheduled for November 6, 2024.

BZA #21189, 816 G Street SE. The Committee voted to support (5-0) the applicant’s request for a special exception for the side yard requirements to construct a two-story rear addition to an existing, semi-detached, two-story principal dwelling unit in the RF-1 zone.

The applicant is proposing to remove an existing two-story structure and install a new two-story structure, extending approximately 7 ft. further into the rear yard. The current nonconforming side yard is 3.5 ft wide side, and the new addition would maintain the same 3.5 ft. side yard. The proposed addition, which will not extend past the existing structures of both adjacent neighbors, will have minimal impact on the light and air available to all neighboring properties.

Letters of support have been filed from both adjacent neighbors. The BZA hearing is currently scheduled for October 23, 2024. ★

Urban Forestry Needs YOU

By Angie Schmidt

I recently ran into Steve McKindley-Ward on 6th Street NE. He is with the Department of Transportation's Urban Forestry Division and oversees the street trees of Ward 6—at least for the time being, as he is planning to retire in the near future. We discussed some Heavenly Bamboo (*Nandina domestica*) that was planted in a street tree box and he offered that the city would plant a tree there if the neighbors would either remove the bushes or permit the city to remove them, in an effort to increase the tree canopy and provide more shade.

Do you have an empty tree box or a tree box with random shrubbery? No planting in a tree box that isn't a tree is allowed to be more than 18" tall. If you are interested in having a new tree installed, contact 311 with the street address. This is also where you can request trimming of street tree branches.

McKindley-Ward said that DDOT tracks all of its tree requests through 311 and that they take their tracking very seriously. Help the neighborhood stay green and leafy! For more information on tree boxes, see <http://ddot.dc.gov/trees>. ★

Know Any Special Homes in Northeast? Tell Us!

The 2025 House and Garden Tour committee is making solid progress in finding possible houses for this year's tour, May 10–11, 2025. We are focusing on the NE quadrant of Capitol Hill and would love to have additional houses to consider, including in the Swampoodle area.

If you know of a possible house, please get in touch with the committee co-chairs at caphillhousetour@gmail.com. We welcome any suggestions!

Thank You, CHRS Supporters!

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

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CHRS

Capitol Hill Restoration Society

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chrs.org

Mark Your Calendar!

Please check chrs.org for current information—cancellations or postponements will be posted as they are known.

CHRS

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NOVEMBER

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

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

19 Tuesday, 7pm
Dick Wolf Lecture: “The History and Future
Plans for the National Mall,” Teresa Durkin,
Trust for the National Mall. Hill Center,
921 Pennsylvania Avenue SE. Details:
chrs.org/2024-dick-wolf-lecture.

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.

JANUARY

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

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

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

Are you following CHRS on social media?

We're always posting—keep up to speed
while you wait for the next newsletter!



CapitolHillRestorationDC



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