



April 2025

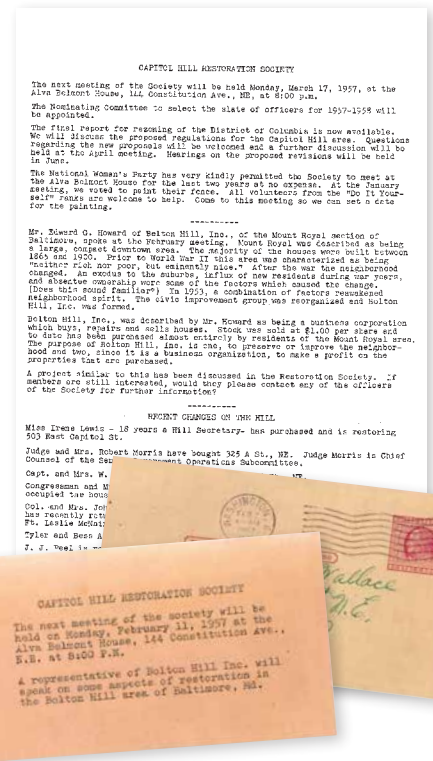
Come Toast 70 Years of CHRS!

By Angie Schmidt

The Capitol Hill Restoration Society is celebrating 70 years! On Thursday, April 10, CHRS will hold its 70th Anniversary Celebration in the heart of our neighborhood—the North Hall of Eastern Market. Join us for an evening of memories, honors and thanks. The celebration will be held from 6–8 pm, and will be preceded by a brief membership meeting.

Although the event is free, we ask that you let us know in advance if you will be joining us. Light catering will be provided by merchants from the South Hall of the Market and we will have champagne and non-alcoholic options.

For ticketing information, visit chrs.org or send an email to caphrs420@gmail.com. ★



An early CHRS newsletter and postcard, both from 1957.

Upcoming Preservation Cafés: Help Us Select Topics

Preservation Cafés will be returning in 2025, in an initial line-up of three that we hope to begin in the early winter. While we haven't yet pinned down the exact dates and menus (so to speak)—watch the website for the final facts—we're talking with presenters to cover topics as varied as pop-ups atop pre-existing houses, the Trolley Museum, house histories, and more. We foresee the same virtual Zoom format we've used before, so that the presentations can be recorded and you can watch or rewatch them at your leisure.

A wave of new CHRS members, and some new ways of solving old problems, call for revivals in key areas. So, even while we're finalizing the 2025 guest presenters, we've also been reviewing our past cafés for topics that invite repeats or sequels. What is it you want to hear about?

You can tell us the topics and experts you want to see with a quick email to caphrs420@gmail.com. Put "Preservation" or simply "PC" in the subject line, and we'll do our best to corral the right voices.

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Save the Date: The 2025 House & Garden Tour Arrives on May 10–11

By Fynnette Eaton, Jackie Krieger and Angie Schmidt

Our annual House & Garden Tour will be held on Mother's Day Weekend—Saturday, May 10 and Sunday, May 11. The tour this year will be different in that all (except one) of the homes and gardens are located in Northeast Capitol Hill, including the historic Swampoodle district, immediately to the east of Union Station. We wanted to highlight this large residential area, which is slightly younger than the southern part of the neighborhood.

The tour this year will include eleven homes never before featured on the House tour, including a former bottling factory, and several semi-public buildings and rest stops. Refreshments from local DC vendors will be offered in the lobby of the 700 Constitution NE apartment building, which will also operate as tour headquarters.

The homes on the tour feature both historic and more modern layouts and interiors, including one that is completely new construction, and some with lovely hidden gardens.

A fun stop will be three-in-a-row homes with metal oriel bay windows on their second stories. The three 1895

Queen Anne Victorians are very different inside: one has exposed brick and an open floor plan, another has a Scandinavian-inspired kitchen separated from the garden by a wall of glass, and the last one has historic mantels and mirrors to give it a New York brownstone vibe.

Another house on the tour is located at 8th and Massachusetts NE and recently underwent a meticulous renovation to preserve paneling, mantels and other original details and had paint carefully removed from the brick.

It was once the home to the principal examiner of the U.S. Patent Office.

CHRS members will receive a discount code before April 1 to purchase tickets for \$30 apiece. The regular advance price is \$40, and the price increases to \$50 on the weekend of the tour. ★

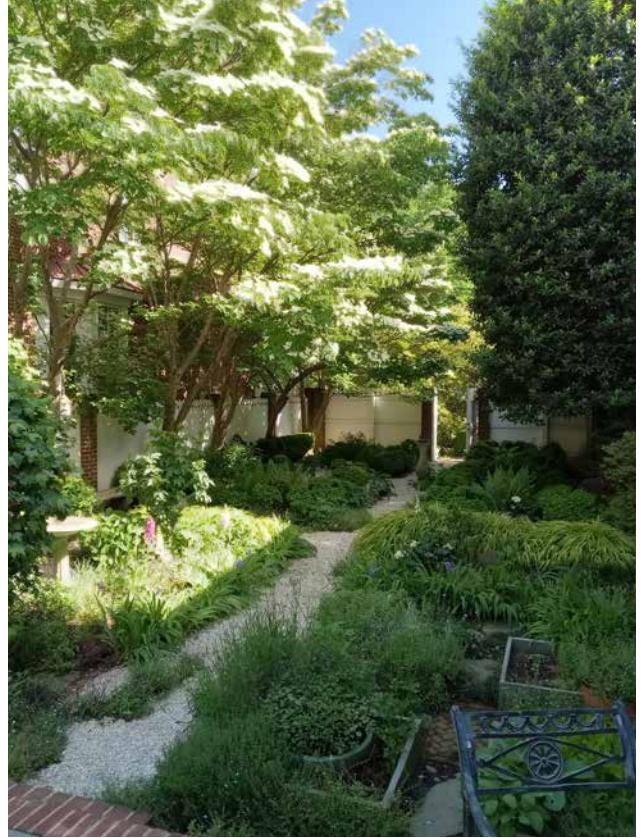


IMAGE COURTESY JIM THACKBERRY

A garden from the 2024 Tour.

Support the House & Garden Tour: Become a Docent!

CHRS is also looking for volunteers to be docents at the houses during the two-day event. We need your help to make this tour a success! No experience necessary and training will be provided. All docents who sign up for a minimum of a two-hour shift will be given a free ticket to visit the other tour stops during the weekend. Please contact the CHRS House Tour Committee at caphillhousetour@gmail.com for more information.

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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

Zoning Report

By Nick Alberti

On March 5, 2025, six members of the CHRS Zoning Committee met to discuss three cases. Representatives from two cases participated to present their proposals. The Committee voted to support two cases and to oppose one case.

BZA #21245, 1227 Independence Avenue SE. The Committee voted to support (6–0) the applicant's request for a special exception for the lot occupancy requirements to construct a detached, two-story accessory garage to an existing, attached two-story with cellar principal dwelling unit in the RF-1 zone.

Lot occupancy will increase from 57 % to 68.7%, which is consistent with the 70% maximum allowed by a special exception in the RF-1 zone. The applicant has reached out to ANC6B and neighboring properties. To date, six letters of support have been received from neighbors, including both adjacent properties. The BZA hearing is currently scheduled for March 26, 2025.

BZA #21253, 1232 Maryland Avenue NE. The Committee voted to oppose (6–0), the applicant's request for two special exceptions, for the rear addition requirements and for 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 zone.

The proposed addition will extend 16'11" beyond the existing rear wall, which is 7'6" past one adjacent neighbor and 20'1" past the other adjacent neighbor. This is well beyond the 10' maximum allowed by right. Lot occupancy will increase from 57.9% to 70%, which is consistent

with the 70% maximum allowed by a special exception in the RF-1 zone.

The applicant has provided sun/shadow studies which showed only a minor impact on the light and air to the neighboring properties. However, due to the orientation of the property and the perspective shown in the shadow studies, the Committee believes that the shadow studies may not fully capture the extent of the shadows cast by proposed extension, particularly on the neighbors' accessory garages and adjacent areas. These shadows could be more significant than depicted.

Three letters of support have been filed by neighbors, including both adjacent neighbors, and ANC6A has voted unanimously to support the proposal. The BZA hearing is currently scheduled for April 2, 2025.

BZA #21254, 1359 H Street NE/1355 Rear H Street NE/1357 H Street NE/1361 Linden Court NE. The Committee voted to support (6–0) the applicant's request for special exceptions to combine five lots and convert to a retail and eating and drinking establishment use, an existing, semi-detached, mixed-use building in the NMU-4/HA and MU-4 zones.

The special exceptions are for:

- The minimum vehicle parking requirements;
- The rear yard requirements; and
- The matter-of-right uses (for fast food).

The Committee is supportive in principle of the planned development of the property; however, it is concerned about the need for the fast food component to properly handle

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Announcing the 2025 CHRS Photo Contest Winners

By Matt Handverger

We are pleased to announce the results of the 2025 CHRS Photo Contest. Thank you to all of our photographers! We had 131 submissions of unique corners of Capitol Hill from 39 outstanding photographers. Of the 131 submissions, ten photos were selected to be judged by our panel of experts: Frank Thorp, producer at NBC News; Amy Moore, Executive Director of CHAW; digital marketing expert Austin Graff; and professional photographer Jenny Nordstrom, who is also this year's cover artist for the House and Garden Tour.

The top ten finalists will have their photos displayed at the CHRS 70th Anniversary Gala and be honored at a reception at Coldwell Bankers on 7th Street. Visit the CHRS website to see the rest of the top 10 finalists.

We look forward to doing this again next year! ★



2025 CHRS PHOTO CONTEST WINNERS

FIRST PLACE

Gary Mintz, *Wednesday Night at Mr. Henry's*

SECOND PLACE

Elisa Walker, *Capitol Hill Sunset*

THIRD PLACE

Heather Bien, *Autumn Perspectives*

FOURTH PLACE

Regina Reynolds, *Puddle Wonderful*

FIFTH PLACE (TIE)

Karlan Jankowski, *Spring Seasonal* (this page)

Steve Morris, *Serene Market Scene* (opposite)

Thank You, CHRS Supporters!

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

MEMBERSHIPS

Individual

Shauna Andersen
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Becky Fredriksson
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Joseph Himali
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Beth Kramer
Erin Comerford Miller
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Angie Truesdale

Silver

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Denny Lane & Naoko Aoki
Bruce O'Dell
Susan van den Toorn

CONTRIBUTORS

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Will DC Have a Bottle Bill?

By Joanna Kendig

You have likely already read about it. On January 17, 2025, Councilmember Brianne Nadeau, with support of 11 of her colleagues, introduced The Recycling Refund and Litter Reduction Amendment Act of 2025. It establishes a beverage container deposit program in the District in which retailers collect a deposit of 10 cents on applicable beverages and consumers are refunded that deposit when they return the empty beverage containers to be recycled.

The bill is currently going through the review process, with

committee hearings open to the public. If signed into law, the program is expected to begin in 2028. It will be managed by a nonprofit funded by beverage distributors, and overseen and enforced by the DC Department of Energy and the Environment.

The bill aims to achieve a 70% recycling rate in the first year of implementation and to divert 80% of the city's waste away from landfills and incineration by 2032. The ten states that currently have similar bottle bills experienced bottle and can rates of return at and above 70%.

PurpleAir Sensor Project

The Department of Energy and Environment (DOEE) seeks to increase its measurements of air pollution on a hyperlocal scale by empowering residents from across the District to participate in the PurpleAir sensor project. PurpleAir sensors track and collect localized air quality data, measuring particulate matter in the surrounding area.

Residents can host a PurpleAir sensor at their home or workplace through a loan agreement signed by both DOEE and the resident. Installation and maintenance of the PurpleAir sensor will be handled by DOEE staff and trained Air Ambassadors. It's completely free. To learn more, visit: doee.dc.gov/service/purpleair-sensor-project.

SPRING EVENTS

April 5, 2025 Great Ward 6

Spring Clean

April 19, Anacostia Riverkeeper, Clean Waterways Cleanup:

Earth Day

April 26, Anacostia Watershed Society, Earth Day Cleanup

These programs have also reduced other litter.

While we are looking forward to the days trash underfoot is significantly reduced, cans and bottles are littering our sidewalks and floating in the Anacostia River right now. Help out by joining in cleanups organized by various community groups. This month we have the Charles Allen Ward 6 Spring Clean, and the Anacostia Riverkeeper and Anacostia Watershed Society Earth Day work days.

CHRS is developing a new program of monthly clean ups, inviting our members to help as we partner with various local neighborhood associations. We will keep you posted as we work out the details of this new effort to keep our Capitol Hill clean and beautiful. ★

Zoning, *continued from page 3*

trash and encourages BZA to require a trash management plan. ANC 6A has voted unanimously to support all four special exceptions. To date, two letters of support from neighboring properties have been filed. The BZA hearing is scheduled for March 26, 2025.

ZC #24-21, 1900 Massachusetts Avenue SE. The Committee reviewed revised plans for the façade treatment of the new correctional facility.

In February the Committee recommended breaking up the visual appearance of the façade, potentially by incorporating multiple color shade or materials or façade design variations, to lessen the visual impact of a massive structure which extends more than 200 yards along Massachusetts Ave. Adding variation to the façade design would also help align the project with the intended

design aesthetics envisioned for HE-3 and HE-4 zones.

While the updated plans are a good start in that direction, they do not go far enough to mitigate the imposing visual effect of the lengthy façade. The committee recommends further changes to the façade design, such as using different façade materials or design variation between the two buildings. ★

Sidewalk Safety Team Wants Your Stories

By Fynnette Eaton

On February 5, 2025, the Sidewalk Safety Team (SST), an advocacy group of Capitol Hill Village, participated in the DDOT Oversight Hearing chaired by Councilmember Charles Allen. After completing our testimony, we heard several accounts from others about injuries they suffered because they tripped on uneven sidewalks. It became clear that this issue is much more widespread than we thought.

Based on this experience, the SST—winner of Councilmember Allen’s Brickie Award—seeks narratives about people’s injuries from falls on sidewalks in order to advocate for their timely repair. To protect your privacy, SST will keep your identity

and contact information separate from your story and will include you in any discussion if somebody outside of CHV wants more information.

Share your story with the SST via chvpedestriansafety@gmail.com and please provide the following information:

- Your name and email address (will be kept confidential)
- The street address where you fell
- The date of your fall
- Were you injured? How badly? Did you seek medical help?
- Did you apply to the Office of Risk Management for reimbursement of your

expenses? If so, when? How much did you request? How much did you receive? What was the date of your receipt of the money?

- Did you sue the DC government for your injury?

For more information about SST, please visit: capitolhillvillage.org/sidewalksafety. ★

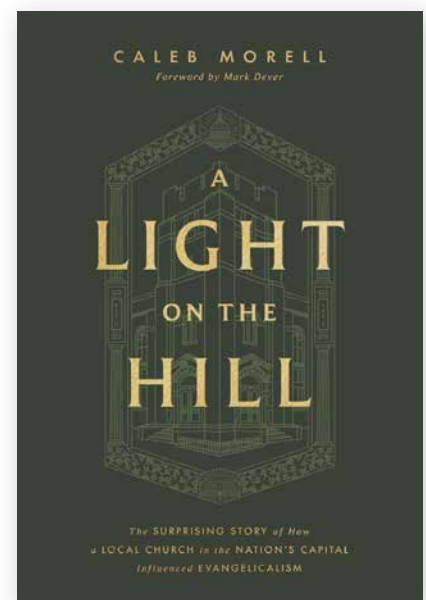
A New Book about Capitol Hill History

By Angie Schmidt

As one of the oldest continuous institutions on Capitol Hill, Capitol Hill Baptist Church has a remarkable history. Since its founding in 1878 by a ragtag band of government workers and Civil War veterans, the congregation located at 6th and A St NE has been the home of politicians, theologians, and everyone in between. Still, by the 1970s, the largely suburban congregation found itself alienated from its community, as exemplified through the razing of Mary’s Blue Room at 500 East Capitol Street NE in 1972, galvanizing the neighborhood into angry protest. How had the church gone wrong and could it recover?

In a colorful and engaging new biography of the church entitled, *A Light on the Hill*, Caleb Morell weaves the story of Capitol Hill Baptist Church into the story of the neighborhood, the city, and the nation itself. Through years of meticulous primary source research and dozens of interviews, Morell reconstructs the lives of hundreds of Capitol Hill residents in a story of faith, reconciliation, and resilience.

On Wednesday, April 16 at 7 pm, Capitol Hill Baptist Church will be hosting a public book launch with the author in its building at 525 A Street NE. No RSVP required. ★





Capitol Hill Restoration Society

420 10th Street SE
Washington, DC 20003

chrs.org

Mark Your Calendar!

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



Capitol Hill Restoration Society

APRIL

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

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

10 Thursday, 6-8 pm
CHRS 70th Anniversary Celebration/
Spring Membership Meeting, Eastern
Market, North Hall. Details: chrs.org/chrs-to-celebrate-70th-anniversary.

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

MAY

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.

10 Saturday, 4-7 pm
11 Sunday, 1-5 pm
The 68th Annual House & Garden Tour.
Details: chrs.org/mothers-day-house-garden-tour.

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

JUNE

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

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

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

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