

An Invitation to the 2025 Capitol Hill Art Walk

By Steve Mabley and Rod Whyte

As co-chairs of the Capitol Hill Art League, we are very pleased that the Capitol Hill Art Walk has become an important annual tradition, establishing Capitol Hill as a place where art is celebrated and promoted.

The Art Walk unites our member artists with many others who live on the Hill, to create a weekend devoted to art, to be enjoyed by the public as they stroll through our historic neighborhood.

We hope you visit the Art Walk on September 13 and 14 from 12–4 pm—see great art and maybe find that special piece to bring home! To learn more about the event, including a map and list of artists, visit HillRag.com/art-walk-2025. *CHRS is a community sponsor of Art Walk.* ★

September Membership Meeting 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 refreshments at the Hill Center on Thursday, September 11 at 6:30 pm. We will be bringing some very interesting photos of buildings that were removed during the construction of I-695, which should inspire some interesting recollections and conversations about our ever-changing neighborhood.

There will also be a very brief membership meeting to vote on the budget (see page 2). The Hill Center is located at 921 Pennsylvania Avenue SE; enter from 9th Street SE. We request that members RSVP at caphrs420@gmail.com or (202) 543-0425 so that we can plan the refreshments. We look forward to seeing everyone in person!

ALSO IN THIS ISSUE

ARTICLES

Proposed FY2026 Budget.....	2
Row House Facades.....	4
Trash vs. Trashy: A PSA	5

COLUMNS

Historic Preservation Briefs.....	3
Thank You, CHRS Supporters	5

LOOKING AHEAD

Fall Walking Tours	2
Preservation Café.....	4
CHRS 2025 House Expo	4
Mark Your Calendar.....	6



IMAGE COURTESY RINDY O'BRIEN

Proposed CHRS FY2026 Operating Budget

At its July 16, 2025, meeting, the CHRS Board of Directors approved an operating budget for Fiscal Year 2026 (October 2025–September 2026). The Board is now recommending that the CHRS

membership approve the budget, as outlined below. A vote on the FY 2026 budget will take place at the upcoming CHRS membership meeting on **September 11, 2025**. We encourage all members to review the proposed

budget in advance of the meeting. If you have any questions or comments, please contact CHRS Treasurer Nick Alberti at alberti6a04@yahoo.com or bring them to the September meeting for discussion. ★

	FY2024 Income & Expenses October 2023– June 2024	Current Year to Date Income & Expenses October 2024– June 30, 2025	FY 2026 Proposed Budget October 2025– September 2026
INCOME: Operating Revenue			
Membership	21,815.00	20,595.00	28,100.00
General Contributions	5,132.00	3,330.00	10,500.00
House Tour Revenue	64,880.00	76,560.00	71,000.00
House Expo & Walking Tours	7,054.56	2,615.00	5,500.00
Other Income (Investment earnings, interest, etc.)	279.03	523.54	22,600.00
TOTAL INCOME	99,160.59	103,623.54	137,700.00
EXPENSES			
Administration	48,467.17	43,577.09	73,500.00
Outreach (including advertising)	26,096.85	17,157.93	32,800.00
House Tour Expenses	10,844.56	10,603.59	16,150.00
House Expo & Walking Tours	1,476.47	2,488.80	5,100.00
Committees	4,955.13	5,451.35	9,700.00
Fundraising	254.36	125.00	450.00
TOTAL EXPENSES	92,094.54	79,403.76	137,700.00

A Variety of Fall Walking Tours

By Angie Schmidt

We are excited to offer walking tours now that the weather is more comfortable. Members received an email in August with a discount code about the September tours and they have sold out. The next set of tours will be October 4 and 5. Our volunteers will be offering tours focusing on architecture, NE alleys, SE

alleys and one on the southwest corner of the Historic District.

Members will again receive an email in September for a discount on the October tours. General admission tickets are available via Eventbrite for \$15. Anyone interested in our events should follow us on Eventbrite, Instagram or Facebook to

get notification when the tours go on sale to the public or just join CHRS—members will receive advance notice and special offers.

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

Capitol Hill Restoration Society (CHRS)

BOARD OF DIRECTORS

President Angie Schmidt
First Vice President Fynnette Eaton
Second Vice President Tina May
Treasurer Nick Alberti
Secretary Libby Quaid
At Large Beth Hague
At Large Matt Handverger
At Large Jackie Krieger
At Large David Pelizzari
At Large Gary Peterson
At Large Jim Thackaberry
Immediate Past President Beth Purcell

COMMITTEE CHAIRS

Budget & Administration* Nick Alberti
City Planning* Monte Edwards
Communications* Marci Hilt
Community Development* Chuck Burger
Community Relations Elizabeth Nelson
Environment* Joanna Kendig
Grants Larry Pearl
Historic Preservation* Beth Purcell
House Tour Eaton, Krieger & Schmidt
Investments John Shages
Membership* Matt Handverger
Public Safety* Vacant
Public Space Steve Kehoe
Zoning* Nick Alberti

* 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

Historic Preservation Briefs

By Beth Purcell

The Historic Preservation Review Board (HPRB or the Board), considered the following cases at its virtual hearing on July 24, 2025. 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.

502 C Street NE, HPA 25-325, concept/addition to non-contributing building. This non-building is one of three brick buildings (500, 502 and 504 C Street NE) erected in 1981. In 2017 the owner received approval to demolish 504 C Street NE, eliminate the curb cut, and construct a new three-story brick building with five units (HPA 17-122).

This applicant proposes to demolish most of the structure of 502 C Street NE, retain the curb cut and construct a new three-story office building. CHRS has no objection in principle to replacing the current non-contributing building. While the scale, massing, and materials are appropriate, we thought that the proposed new structure was a lost opportunity for such a key site on Stanton Park. We thought that the windows/openings were not appropriate proportions as typically they are narrow and tall on the lower levels and then become shorter on higher floor levels and questioned the two galleries (spaces open to the air) fronting the first and third floors. How and why would these to be used? How are they visually advantageous or attractive? We argued that retaining



IMAGE COURTESY BETH PURCELL

the curb cut was not compatible with the Capitol Hill Historic District.

“The Board voted to support the concept but asked that the first floor windows be brought out to the façade, that the use of muntins¹ in the first and second story windows be studied in an effort to reduce the scale of those openings, and that the base of the building be studied to reduce the visual impact of the garage door. The project should return for further review when ready.” ★

¹ Muntins hold the edges of a window pane within the sash.

Interested in learning more about historic district designation?

Contact CHRS at info@chrs.org.

Business In the Front, Party In the Back: Row House Facades

By Libby Quaid

Victorian use of brick was like a mullet—builders saved costlier pressed brick for a house's facade, then used utilitarian common brick for the back and even the sides. They did this inside, too, saving fancy trim and plaster work for rooms that would host visitors.

Pressed brick was the result of forcing very low-moisture clay into molds under high pressure with hydraulic, steam-powered or screw presses, according to our Capitol Hill Historic District Guidelines on brick. The result? Bricks that were harder, smoother-faced and more uniform in size and color, with very thin “butter joints” between the bricks. Common brick was relatively soft and irregular with conventional joints of about $\frac{3}{8}$ -inch.

This Queen Anne Victorian row house and its neighbor just off Lincoln Park were designed in 1889 by Thomas Franklin Schneider, one of DC's first successful architects-builders, although these homes were constructed by Fitzgibbons & Hollohan. You can see the pressed bricks laid in a running bond on the front of the home and common bricks laid in common bond along the sides.

Schneider turned his focus to apartment buildings after 1889, and in 1894, he built the 12-story steel-frame Cairo apartment building in the Dupont Circle neighborhood. The tallest apartment building in the city, the Cairo was hugely controversial and prompted District commissioners to restrict building heights to 90 feet along residential streets and 110



feet on commercial streets. Acts of Congress reinforced the restrictions in 1898 and 1910, according to the DC Preservation League.

Do you notice different brick types in our neighborhood? Send us pictures! We'd love to feature them on our social media channels, website and newsletter. ★

September Preservation Café

We are pleased to have representatives from the L'Enfant Trust, a nonprofit dedicated to historic preservation in Washington, DC, for our virtual September Preservation Café on Thursday, September 25 at 6:30pm. Trust President Lauren Oswalt McHale and Operations & Communications Manager Katie Williams will introduce the Trust, and share insights on preservation easements—including how to donate an easement, what makes a property eligible, and the responsibilities of easement property owners. They will also discuss the Trust's transformational Historic Properties Redevelopment Program in Historic Anacostia, which has rehabilitated deteriorated, vacant historic properties into affordable homeownership opportunities for the community since 2013.

CHRS Preservation Cafés are free to CHRS members and non members. Register via Eventbrite to receive a zoom link prior to the presentation.

Free House Expo

By Chuck Burger, Beth Purcell
and Angie Schmidt

On Saturday, November 1, 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 will have 30 tables set up with architects, contractors, electricians, painters, roofers and other building service providers. We will also have representatives from the different DC agencies involved in building permits and safety. Or just come by to talk with CHRS volunteers—we would love to meet you in person! ★

Trash Manners vs. Trashy Manners: A Genteel PSA

By Jackie Krieger and David Pelizzari

The Enemy: Rats and Litter

The Allies: Our Neighbors, Ourselves, Our Trash Collectors

Our Duty: Make things hard for the Enemy, easy for the Allies

Summer has been a hot, stinky paradise for rats on Capitol Hill. Clever little beasts: when garbage is unbagged or lids are not closed or garbage is strewn accidentally, they climb up into garbage cans, nibble around inside and party in the dropped litter. They eat dog poop. (Talk about “ultra-processed food”!) In their ratty way, these DC rodents are enterprising, though not as witty as Templeton or gifted in the kitchen as Ratatouille. That’s why they’re on the Enemies list.

And the Allies? Mainly us, when as good neighbors we bag our garbage, use our own assigned bins and close those lids. But we also need to

remember that the trash collectors are our allies. Too often we blame them for strewn garbage after they pass through. It’s virtually never their fault. Each truck is emptying the bins of hundreds of houses before yours, and hundreds of houses after. The trash collectors have to move fast, and litter flies around when it’s not in bags that can easily be tossed into the truck. The collectors cannot be expected to delay at every house and pick up all those individual items that accidentally tumble from our bins.

And one of those items likely to tumble is dog-poop bags. They must go into the bagged garbage. We can’t always control this—because dogwalkers often toss them as solo items into the nearest trash bin. But we Allies should do what we can! Please do not drop your dog-poop bags into a neighbor’s trash bin. They break, they make a mess, they fall to the side when the bins are tipped. And our trash collectors shouldn’t have to pick up individual bags any more than we should.

Recycling, of course, is different: no plastic bagging there, just paper grocery bags, or plastic bags designated as recyclable. And rinse, rinse, rinse—otherwise we’re just inviting the rats to a buffet in the recycling bin.

For large waste items like furniture, remember that bulk pickup is a simple 311 call or online request. The system works great: they’ll give you a date and a pick-up code number. And they actually come when they say they will!

Need reminders?

Garbage: zerowaste.dc.gov/page/trash-residents

Recycling: zerowaste.dc.gov/page/recycle-residents

Bulk items: dpw.dc.gov/service/bulk-trash-collection-0

Special disposals: zerowaste.dc.gov/page/special-waste-residents



Thank You, CHRS Supporters!

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

MEMBERSHIPS

Individual

Hilary Bolash
Nick Hartigan
Alycia Janifer
Rachael Musser
Brittany Tovar

Household

Deborah Edge & Neal Mann
Sarah & Don Robertson
Kristen Sample

Bronze

Kristofer & Rodrigo
Heng-Lehtinen
Joanna Kendig

IMAGE COURTESY ANGIE SCHMIDT





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

SEPTEMBER

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

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

6 Saturday, 10 am and 1 pm

7 Sunday, 1 pm
Walking Tours: chrs.org/walking-tours.

9 Tuesday, 10 am
Communications Committee Meeting,
420 10th Street SE, CHRS Office.

11 Thursday, 6:30 pm
Fall Membership Meeting at the Hill Center,
921 Pennsylvania Avenue SE.

13–14 Saturday–Sunday, 12–4 pm
Art Walk 2025: chrs.org/art-walk-2025.

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

25 Thursday, 6:30 pm
Preservation Café (virtual): The L'Enfant
Trust. Lauren Oswalt McHale and Katie
Williams will present. Register on
Eventbrite for Zoom link. Free to all.

OCTOBER

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

4 Saturday, 10 am and 1 pm

5 Sunday, 1 pm
Walking Tours: chrs.org/walking-tours.

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

14 Tuesday, 10 am
Communications Committee Meeting,
420 10th Street SE, CHRS Office.

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

31 Friday, 5–7:30 pm
Halloween. On 7th Street SE, outside
Eastern Market: chrs.org/Halloween-2025.

CHRS House Expo 2025
November 1, 9 am–3 pm
Eastern Market, North Hall
chrs.org/house-expo-2025