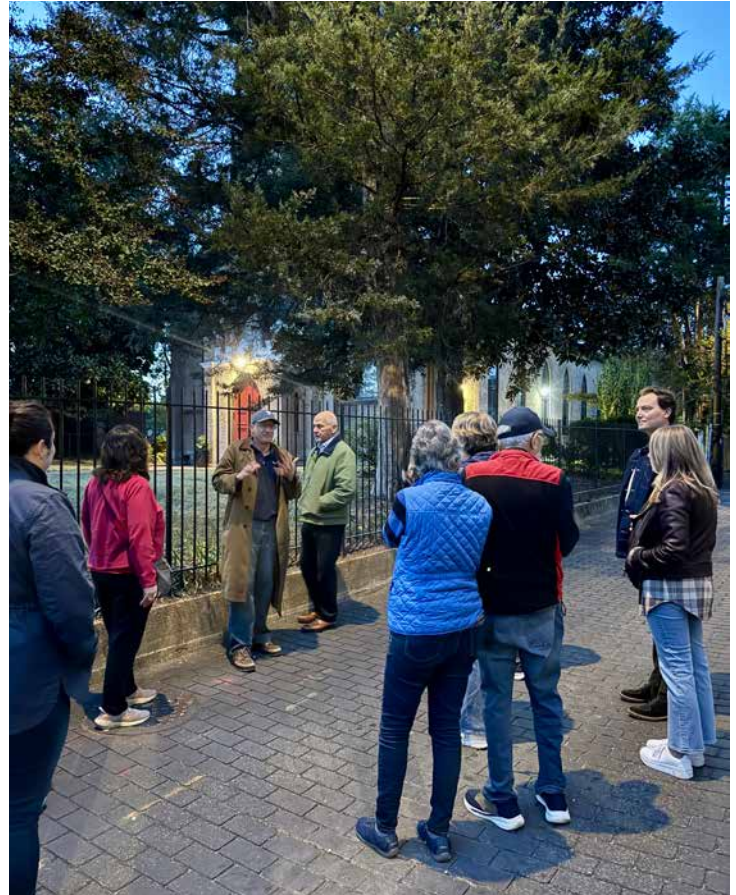




November Preservation Café.....7  
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# Ghost Walking Tours

We were so pleased to be able to offer members only “ghost” walking tours on October 17 and 24. Neighborhood professional tour guide extraordinaire Robert Pohl led groups through the Hill to talk about the paranormal. We plan on offering more members only events in the future as a way to build our CHRS community! ★



IMAGES COURTESY MATT HANDVERGER



# Capitol Hill Restoration Society (CHRS)

## BOARD OF DIRECTORS

|                                |                 |
|--------------------------------|-----------------|
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| Zoning* .....                  | Nick Alberti             |

\* Chair is an appointed Board Member

## NEWSLETTER

Angie Schmidt and Kelly Vielmo, Editors

## WEBMASTER

Vacant

## 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)

# Zoning Briefs

By Nick Alberti

On October 1, 2025, five 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 one case, to oppose one case, and support one special exception and oppose a separate special exception on one case.

**BZA #21362**, 1829 Massachusetts Avenue SE. The Committee voted to oppose (3-0-2) the applicant's request for a special exception for the roof top or upper floor element requirements of Subtitle E § 204.1. The applicant is proposing to construct a third story addition to an existing, attached, two-story with cellar principal dwelling unit in the RF-1 zone.

The applicant plans to remove an existing mansard roof and build a third story with a mansard front aligned with the front wall of the structure. Currently, there are no third stories on the block. The Committee feels that the proposal would interrupt the established character and pattern of the row houses on the block, and suggests that by setting the addition back, the same goals of the addition would be accomplished.

To date, two letters of support have been filed from adjacent neighbors. The BZA hearing is currently scheduled for November 5, 2025.

**BZA #21366**, 307 15th Street NE. The Committee voted to oppose (5-0) the applicant's request for a special exception for the rear yard requirements of Subtitle E §210.1, and to support (5-0) the applicant's request for a special exception for the lot occupancy requirements of Subtitle E §210.1.

The applicant is proposing to construct a two-story with basement rear addition with dog leg, and a one-car garage with second story accessory unit, to an existing, attached, two-story with basement principal dwelling unit in the RF-1 zone. Lot occupancy will increase from 60.0% to 69.8%, which is consistent with the 70% maximum allowed by a special exception in the RF-1 zone.

The proposed rear addition will go 26 feet beyond the rear wall of the adjacent property, which is well beyond the 10 feet maximum allowed by right. It is significantly more than 10 feet beyond all rowhouses on the east side of the block.

The Committee believes the size of the addition is excessive and would tend to adversely affect neighboring properties. It would have a negative impact on the viewshed of homes along the block and the sun/shadow study provided by the applicant show it would have a negative impact on light and air for the adjacent properties, particularly in the summer and fall seasons.

To date, seven letters of support from neighbors have been filed, including one from an adjacent neighbor. The BZA hearing is currently scheduled for November 5, 2025.

**BZA #21372**, 1341 Pennsylvania Avenue SE. The Committee voted to support (5-0) the applicant's request for a special exception for the minimum vehicle parking requirements of Subtitle C §701. The applicant is proposing to construct an attached four-story with penthouse and cellar, 9-unit apartment house in the MU-4 zone.

CONTINUED PAGE 5

# Historic Preservation Briefs

By Beth Purcell

The Historic Preservation Review Board (HPRB or the Board), considered the following cases at its virtual hearing on September 25, 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. The Board approved the following cases on its consent calendar; CHRS had supported these cases:

**730–Rear 11th Street SE**, HPA 25-242, concept/construct new house.

**502 C Street NE**, HPA 25-325, concept/addition to non-contributing building

**807 A Street NE**, HPA 25-377, concept/third story addition. ★

Interested in learning more about historic district designation?

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



IMAGE COURTESY BETH PURCELL

The house at 807 A Street NE.

## October Walking Tours

The weather cooperated and we had a great group of walking tours on October 4 and 5. These photos are from one of our alley tours. Keep an eye out in this newsletter and follow us on Eventbrite to get advance notice of our next ones to be held in spring of 2026. ★



IMAGES COURTESY EMILY GUSKIN

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# Preservation Café: Historic Pipe Organ at St. Joseph's

By Libby Quaid

Capitol Hill Restoration Society will present a free, in-person Preservation Café about the full restoration and return of the historic pipe organ at 6 pm on Thursday, November 6, at St. Joseph's Catholic Church, 313 2nd Street NE.

We'll meet inside the church for a talk about the 1891 Hook & Hastings organ as well as the history of St. Joseph's, which was founded in the 1860s by a community of German immigrants. The current Gothic church on 2nd Street NE was built of brownstone on a foundation of red Seneca stone and was dedicated in 1891.

The presentation will be led by Nick Wallace of David E. Wallace & Co. Pipe Organ Builders in Maine and St. Joseph's Music Director Maria Balducci.

Our Preservation Cafés are usually virtual, but we are fortunate to have the opportunity to learn about the



IMAGE COURTESY LIBBY QUaid

The restored and newly re-installed pipe organ at St. Joseph's Catholic Church.

organ and the building in the beautiful nave of St. Joseph's.

We hope to see you there! ★

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*CHRS Preservation Cafés are free to members and non-members. Please RSVP through Eventbrite; details at [chrs.org](https://chrs.org).*

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## Zoning Briefs, continued from page 3

The applicant plans to use a rear triangular section of the property for the required parking space. However, the adjacent neighbor claims that using that space for parking would violate an access easement to their rear yard. The neighbor is pursuing litigation which may prevent the applicant from using the space for parking. Hence their request for relief from the one parking space requirement, which the Committee feels is reasonable.

The committee has some concerns regarding trash storage and will follow-up with the applicant to clarify. The BZA hearing is currently scheduled for November 19, 2025. ★

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



CapitolHillRestorationDC



@CapHRS

# An Architect's View of Stamped Concrete Sidewalks

By Scott Kilbourn, RA, LEED AP

As an architect, I have been advising clients on outdoor paving materials for decades. It is important to consider options with clear information. Based on my experience, clients who opt for stamped concrete instead of modular pavers do so when the walking surface is not needed to last more than 5–10 years, and where budgets are very limited. Stamped concrete is commonly used at strip malls and amusement parks.

The notion that sidewalk panels of concrete, stamped or not, are somehow immune to tree roots and soil shifts is false. Stamped concrete systems do not last longer than brick or modular pavers – in fact integrity life expectancy in public settings is about 10-20% of that of brick. Like vinyl or aluminum siding for a house, stamped concrete may seem like an easy, cheap and durable solution, but the artifice of the look is quickly revealed upon closer inspection.

It's important to mention that any landscape surface—concrete, brick, crushed stone, etc.—requires a regular program of maintenance, which is often lacking in DC.

A few more observations:

Stamped concrete needs repeated coatings every few years to maintain its colorfastness and slip resistance. The nature of the stamping process provides a polished top surface. Without this, the surface becomes shiny and slick.

When underground utilities are accessed, a modular paver such as brick is torn out only where necessary and patched with matching brick on a sand bed. That same process with concrete panels requires panels to be jackhammered out and replaced with new crushed stone, rebar or

mesh, poured concrete, and finishing using the same coloring additive and stamped form. Unfortunately, stamped concrete fades, so color matching is virtually possible.

While there is no historical argument for a particular sidewalk material (dirt, wood planks, gravel, brick have all been used on Capitol Hill since the 1790's) the human touch and durable warmth of brick offer a consistent aesthetic that concrete cannot replicate.

Brick pavers, set on sand, are semi-permeable. Permeability could be increased by using wider joints filled with courser aggregate. Concrete panels are not permeable and if not properly sloped, water can freeze on the surface.

The modular nature of brick means it is less susceptible to freeze-thaw cycles. Stamped concrete often spawls with freeze-thaw, especially at the corners, exposing underlying aggregate and steel reinforcing.

If well maintained, brick sidewalks can undulate with sub-surface level changes. Concrete panels will crack and heave, requiring more intensive maintenance and patching.

But with all these arguments, the most important one to consider may be the degradation of property values a stamped concrete sidewalk represents. DC first needs to implement a more robust program of maintenance for existing sidewalks and associated landscape to address life-cycle costs and safety, rather than shifting to an inferior product. ★

**DDOT has announced that it will be putting in stamped concrete sidewalks**, and then monitoring and evaluating them, at the following locations by the end of the year:

- 5th Street NE (between K and I Streets)
- 10th Street NE (between H & I Streets)
- 10th Street NE (between G & H Streets)
- 11th Street NE (between Maryland Avenue & E Street)

## Thank You, CHRS Supporters!

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

### CONTRIBUTORS

#### General Donations

Ted Lovett

### MEMBERSHIPS

Steven Crowley  
Mark DeBlois  
Emily Guskin  
Jill Dever & Vincent Iannacchione  
Shirley Loo  
Hillary Malsch  
Kristen Oldenburg  
Elaine Sedenberg  
Susan Taylor  
Nina Tristani

#### Bronze

Ted Lovett

#### Silver

Jeffrey Menzer & Eric Rosenthal

#### Gold

Kathryn Powers

# Capitol Hill Greenscapes: Stanton Park

By Libby Quaid

Stanton Park was marked “No. 5” on Pierre L’Enfant’s 1791 plan for the city of Washington, DC. L’Enfant included 15 squares he intended to be used as parks, and he wrote in his notes that his idea was to divide them up among the states (the 15th, Kentucky, became a state in 1792) to improve and locate statues or other memorials.

The square, within a tract known as Houp’s Addition, had been purchased by Jonathan Slater in 1764 and William Prout in 1791, according to a 1991 article published by the DC History Center. The federal government acquired the land the same year.

Interestingly, Stanton was the largest park L’Enfant planned in the northeast quadrant of DC, but Lincoln Park was enlarged in the official version of his plan produced by Andrew Ellicott after L’Enfant’s resignation. Lincoln remains the larger park today.

The earliest reference to the name Stanton Square was in an 1871 report by the Army Corps of Engineers, which at the time had responsibility for DC public buildings and grounds. Edwin M. Stanton had served as Abraham Lincoln’s secretary of war and had died in 1869. It is Stanton who is credited with saying, “Now he belongs to the ages,” after Lincoln’s assassination.

To the south, Stanton Square’s counterpart was known as Seward Square, for Lincoln’s

Secretary of State, William Henry Seward, and both squares were en route from the Capitol to Lincoln Park.

Stanton Square became Stanton Park once the land was improved, beginning with the 1878 placement of the statue of Revolutionary War hero Nathanael Greene, which Congress had appropriated \$40,000 for four years earlier. Then in 1879, it was graded and laid with paths. Water and gas pipes and lamp posts were installed. An iron post-and-chain fence was erected around the entire square, according to a 1990s National Park Service survey, which said the park also had two rock fountains at the time. ★



TOP LEFT, BOTTOM RIGHT: Two views of Stanton Park today, featuring the central statue of Nathanael Greene. TOP CENTER: Photo of Edwin Stanton by Matthew Brady from the National Archives. BOTTOM LEFT: 1887 Hopkins Real Estate Atlas, plate 31 (detail).



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Capitol Hill Restoration Society

420 10th Street SE  
Washington, DC 20003

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

## 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

### NOVEMBER

**1** Saturday, 9 am–3 pm  
CHRS House Expo 2025, Eastern Market  
North Hall, 225 7th Street SE. Details:  
[chrs.org/house-expo-2025](https://chrs.org/house-expo-2025).

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

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

**6** Thursday, 6 pm  
Preservation Café (in person), St. Joseph's  
Catholic Church, 2nd and C Street NE.

**8** Tuesday, 10 am  
Communications Committee Meeting,  
420 10th Street SE (basement level).

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

### DECEMBER

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

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

**16** Tuesday, 10 am  
Communications Committee Meeting,  
420 10th Street SE (basement level).

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

### Enjoying this newsletter? Please consider joining CHRS!

Annual membership starts at only \$35 and includes the newsletter, a set of historic guidelines, and early access to events, including our annual House and Garden Tour. Scan



this QR code or visit  
[chrs.org](https://chrs.org) for more  
information.