

2026 CHRS Photo Contest Results

By Matt Handverger

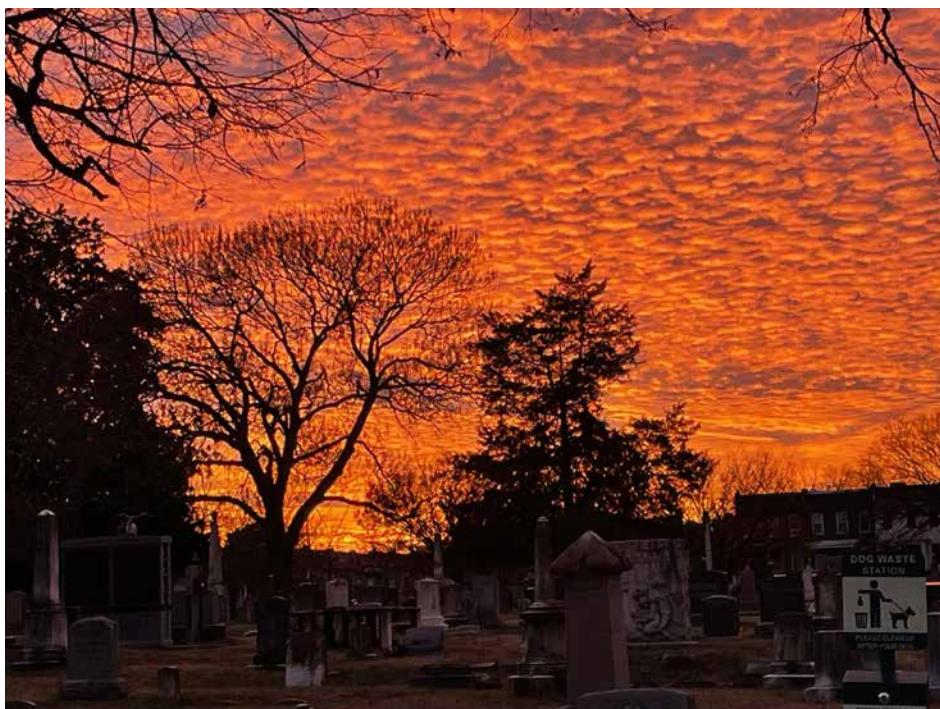
We are excited to announce the results of the 2026 CHRS Photo Contest. Thank you to all of our photographers! We had 75 submissions of unique corners of Capitol Hill from 44 outstanding photographers. Of these, ten photos were selected to be judged by our panel of experts: Joe Himali, DC Real Estate Influencer; Gary Mintz, 2025 CHRS Photo Contest Winner; William Hauck, General Manager of Frame of Mine on Barrack’s Row; and Marianna Sotomayor, Reporter at the *Washington Post*.

All judges, finalists and CHRS members are invited to a reception to celebrate the winners on May 6 from 6–7:30 pm at the Coldwell Banker office at 350 7th Street SE. The top ten finalists will have their photos displayed in the Coldwell Banker windows.

We couldn’t include all the final selected images here, so please visit the CHRS website if you would like to see the top ten photos before they are installed. We look forward to doing this again next year! ★



Two of the 10 final selected images, including submissions from Patti Martin (left) and Jasmine Padgett (top).



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Election for 2026–2027 CHRS Board of Directors

By Beth Purcell

The Elections Committee recommendations for the CHRS 2026–2027 Board of Directors has been approved by the current Board of Directors. Ballots will be mailed to all CHRS members in May 2026.

Once distributed, ballots must be completed and returned within two weeks. The results of the election will be announced at the summer membership meeting, if the meeting can be held, and in the July-August newsletter. If the membership meeting must be postponed, the membership will be notified by email as soon as the results can be tabulated.



Angie Schmidt has been re-nominated to serve as President. Schmidt moved with her family from northwest DC to the

circa-1881 house on Capitol Hill in 2002. Her career began in editing and publishing and she currently works part-time as a bookkeeper. She started volunteering with CHRS in 2016, serving as an editor for the CHRS News and presenting numerous walking tours. As president, she has overseen the website redesign, encouraged the use of social media for marketing and worked on outreach to other civic organizations and to the DC government. She has served as one of the three 2023, 2024, 2025, and 2026 House & Garden Tour managers.



Fynnette Eaton has been re-nominated to serve as First Vice President. She has served as one of the three 2023, 2024,

2025 and 2026 House & Garden Tour managers and was an At-Large

Director. She and her husband, James Miller, both grew up in the suburbs of DC and moved to Capitol Hill in 1976. She worked for the Smithsonian Institution and the National Archives and Records Administration as an archivist focused on electronic records and has recently retired from the Savan Group. She served as a docent on the House Tour for many years and became a member of the House Tour Committee in 2019. She researched the Notable People walking tour and has helped out with many others. She has been a student of dance for many years with the St. Mark's Dance Studio.



David Pelizzari has been re-nominated as Second Vice President. He moved into the house on C Street NE that he

still calls home in 1997 and became a CHRS member in 2002. Originally a working farmboy in Traverse City, Michigan—cherries!—he came to DC after a first post-farm career as a Shakespeare specialist in France, Canada, and New York City. Once in DC, he served as Communications Director for Annenberg/CPB and later in similar positions with the Smithsonian and the Library of Congress. He now works as a rare book specialist consulting for private collectors. Youth among orchards and barns means he loves trees and historical buildings, so Capitol Hill has been a good fit.



Nick Alberti has been re-nominated for Treasurer. He moved to Capitol Hill in 1985 with his wife, Elizabeth

Nelson. They were attracted to the charming architecture of the Hill and are grateful to have found a home in the Historic District. Nick retired from a career as a statistician with the Census Bureau in 2010. He served as a commissioner in ANC 6A where he was initially the Treasurer and later the Chair. He was appointed to the DC Alcohol Beverage Control Board in 2008, serving eleven years. He is currently a member of the Capitol Hill Village Endowment Board, the CHRS Endowment Committee, the CHRS Zoning Committee and the ANC 6A committees providing advice on zoning and alcohol beverage licensing.



Libby Quaid has been re-nominated for Secretary. She moved to Capitol Hill in 2000 and bought her 1890s home with

her husband in 2002. She worked as a journalist for The Associated Press for 24 years and still consults as an analyst to help call races in election years. Today she teaches for Mister Mike's Music, a Capitol Hill-based center that offers music classes to families with babies and toddlers. Libby has been working to bring old house character back to her home, which was mostly gutted in a 1970s renovation. She likes researching buildings on the Hill, especially through newspaper archives, and deeply respects old buildings that will endure for generations beyond our own. For CHRS, she's been on the Communications Committee and creating content to help boost followers and engagement on Instagram. She has a teen daughter and a terrier mix, and both of them enjoy the dog paradise that is Capitol Hill.

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Capitol Hill Restoration Society (CHRS)

BOARD OF DIRECTORS

President Angie Schmidt
First Vice President Fynnette Eaton
Second Vice President David Pelizzari
Treasurer Nick Alberti
Secretary Libby Quaid
At Large Vacant
At Large Matt Handverger
At Large Jackie Krieger
At Large Tina May
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

Marianne Klein 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

Zoning Briefs

By Nick Alberti

On April 1, 2026, six members of the CHRS Zoning Committee met to discuss two cases. Representatives from both cases participated to present their proposals. The Committee voted to support one case and to oppose one case.

BZA #21349A, 628 15th Street NE.

The Committee voted to oppose (0-6) the applicant's requests for a special exception for the rear yard requirements Subtitle E §5004.1(a), an area variance for the access requirements of Subtitle U §301.1(c) (4)(c), and a modification of BZA Order Number 21349. The applicant is proposing to construct a new, detached, two-story, accessory building for use as a principal dwelling unit in the rear yard of an existing two-story row dwelling in the RF-1 zone.

The alley behind the property, where the applicant is proposing to construct the new building, is 10 feet wide. Under DC zoning rules, fifteen feet is the minimum alley width required for the purpose of access; therefore, the applicant cannot build by right and is requesting an area variance. The Committee believes that the applicant has not provided adequate justification for an area variance, given the dimensions of the property and location of the proposed dwelling unit. The attributes of the property are neither unique nor do they result in practical difficulties for construction.

The DC zoning rules require that accessory buildings be setback a minimum of 7.5 feet from the alley centerline. The Committee notes that setback relief from the center of the alley could be alleviated if they

moved the structure back 2.5 feet from the property line.

Previously, the Committee voted to take no position on the applicant's request for a special exception from the minimum vehicle parking requirements of Subtitle C §701. The Committee could not definitely conclude that the requested zoning relief could be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zoning plan. It noted that on-street parking is a premium in the neighborhood. The addition of a second residence on the subject property could increase demand for limited available parking.

To date, no letters of support have been filed from neighbors. ANC6C supports the applicant's request.

The BZA hearing is currently scheduled for May 13, 2026.

BZA #21447, 1350 East Capitol

Street NE. The Committee voted to support (6-0) the applicant's request for a special exception for the lot occupancy requirements of Subtitle E § 210.1 to construct a two-story plus cellar rear addition and a one-story plus cellar side addition to an existing, attached two-story plus cellar principal dwelling unit in the RF-1/CAP zone.

Lot occupancy will increase from 60.0% to 65.0%, which is consistent with the 70% maximum allowed by a special exception in the RF-1 zone.

The Committee notes that the proposed addition includes filling in a dogleg on the first floor only. It is a double dogleg with the adjacent neighbor and therefore half the dogleg will remain. The other

CONTINUED PAGE 6

Historic Preservation Briefs

By Beth Purcell

Interested in learning more about historic district designation?

Contact CHRS at info@chrs.org.

The Historic Preservation Review Board (HPRB or the Board), considered the following cases at its virtual hearing on March 26, 2026. 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.

Rumsey Aquatic Center, 635 North Carolina Avenue SE, HPA 26-81. At its January 2026 meeting HPRB reviewed plans for a new aquatic and community center.

The Board did not take a vote but encouraged the applicant to simplify the massing, fenestration and parti and to consider how the building could be made more of a civic companion to Eastern Market rather than simply deferential to it.

The applicant responded with two options. Both options use the same simplified massing with the exterior materials expressed differently. We believed that both Option A and Option B satisfied the Board’s requirements, but Option A did a better job of relating to Eastern Market and to nearby buildings and is more compatible from historical and architectural perspectives.

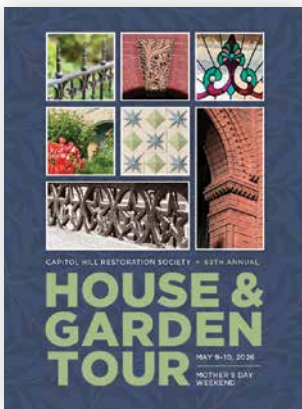
Option A increased the Rumsey building’s height to relate to Eastern Market. The punched windows on the North Carolina Avenue side also relate to the Eastern Market North Hall and nearby rowhouses. The taller windows used across the building pick up on Eastern Market’s windows in size and proportion. The alley side of the building was broken down with a series of projecting bays. The entry with its accentuated massing and detailing of the revised entrance announced the front door more appropriately, was better defined by a slight projection and change in material expression. The one item we found to be better executed on Option B was the roof monitors which the staff also favored. (The treatment with chamfered corners and a sloped roof reduces their mass.)

At its March 26 meeting the Board voted to approve the general concept expressing its preference for Option A with the skylights shown in Option B. However, the Board asked the applicant and staff to continue working on resolving the tension between the horizontal and vertical window expressions and investigating whether the landscape plan could aggregate the many small planters into fewer larger planters.

The Board handled the following case on its denial calendar:

- **418 4th Street SE**, HPA 25-324, revised concept/demolition. “The Board found the second revised scope continued to constitute substantial demolition under its regulations and inconsistent with the purposes of the preservation act. Vote: 6-0.” For prior reporting see *CHRS News*, April 2026. ★

2026 Catalog Cover: A Group Project



The cover of the 2026 House & Garden Tour catalog was designed by Jean Kohanek, who also designs our newsletter and marketing materials. Tour Committee member Jackie Krieger had seen a very attractive brochure of local architectural detail photos on a visit to Savannah, Georgia. The committee asked Jean if she could create something similar using a combination of photos in our archives.

And then a funny thing happened—the photos in the file were not listed with the photographer’s names. Jean came back with a beautiful design, chosen for beauty and balance. We were delighted when we discovered that two of the photos were from the past annual CHRS photo contests! Steven Fall’s *The Old Arch* (lower right) took First Place in the 2017 contest and Allison Atherton’s *Iron Stoop* (lower left) took Third Place in the 2019 contest.

And, in an added bonus to all the amateur photographers on our Board who love to capture beautiful details as they walk around our neighborhood, the other photos selected without prejudice were taken by Marci Hilt (stained glass, which she also designed and created), Jackie Krieger (tiles, garden and keystone), and Libby Quaid (iron fencing).

Stanton Park

By David Pelizzari and Beth Purcell

In Pierre L'Enfant's 1792 plan for Washington, D.C., he included space for parks at the intersection of major avenues. He designated what is now Stanton Park as area Number 5 on his early plan, centered at the intersection of Maryland and Massachusetts Avenues.

Throughout the early 19th century, houses, churches, and businesses began to appear, filling in previously empty fields. In 1871, some 80 years after L'Enfant's design was first published, area Number 5 officially received the name of "Stanton."

Edwin Stanton (1814–1869) was born in Ohio and, after his education at Kenyon College, began his career as a lawyer. With growing success in prominent legal trials, he moved into the political arena through various Washington connections. He eventually served as the U.S. Secretary of War under President Abraham Lincoln, and guided the hunt for Lincoln's assassin, John Wilkes Booth, in 1865. In 1869, President Ulysses S. Grant nominated him to the Supreme Court, but Stanton died only a few days after receiving his Senate confirmation.

IMAGE COURTESY NATIONAL ARCHIVES



Portrait of Edwin Stanton, Secretary of War, taken by Matthew Brady, circa 1860–1865.



IMAGE COURTESY NPS / DIANA BRAMBLE

Stanton Park in bloom, with the statue of Nathanael Greene at the center.

With the Stanton designation, the park now had a name, and it was soon applied to the surrounding neighborhood. Within a couple decades, nearby residents could enjoy surprisingly varied and complete urban services. Multiple businesses thrived over the decades on the park's perimeter up through the late 20th century: an automotive livery and service station, a bakery, a barbershop, a boys' club, a coal and wood yard, doctors' offices, eateries, hospitals, laundries and cleaners, morticians, pharmacies, schools, shoemakers, and theaters. Businesses cycled in and out as the expansion of the nearby U.S. Capitol campus, and the construction of Union Station, changed the mix of services needed by the residents.

Three historic architectural structures remain:

- To the east, the church with the striking belltower was constructed as the Eastern Presbyterian Church in 1891, designed by noted architect Appleton P. Clark, Jr. In 1994, it came to house an African-American Catholic congregation, before being converted in the late 2010s to condominiums.

- On the southern edge of the park, the Peabody School is still a living pillar of the square. Construction began in 1879. It was named after George Peabody, the wealthy philanthropist. The school is still robustly functional as part of Capitol Hill's educational eco-system.
- On the park's western edge, the youngest of the prominent surviving buildings was constructed in 1932 as the J. William Lee's Sons & Co. funeral home, with its handsome Georgian portico. The architects were Murphy and Olmstead, whose work can be seen throughout the District. In 1995, after the funeral home closed, the structure found new life as the Daniel Webster Senate Page Residence. ★



Tina May has been re-nominated to serve as an At-Large Director. She previously served as Second Vice-

President. She moved to Capitol Hill in 1982 for an affordably-priced rental house with college friends and has lived here ever since. Soon thereafter, she and her husband Peter bought their first house in need of restoration. They did most of the work on that house, and then a second, and are now working on their third and most challenging project. In the meantime, three sons grew up and moved out, while lending a hand. Tina works in concert production.



Jackie Krieger has been re-nominated as an At-Large Director for two years. She moved to the Washington,

DC area over 40 years ago. Landing on Capitol Hill, she immediately fell in love with the area's history, architecture, and community spirit and never left. Jackie retired from a career at the Environmental Protection Agency, working primarily in the areas of climate change and pollution prevention. She has served as one of the three 2023, 2024, 2025, and 2026 House & Garden Tour managers and is a member of the CHRS Zoning Committee. Jackie currently lives just off Lincoln Park. She enjoys working in her garden, studying the Italian language, and walking with her dog Lucky around the neighborhood.



Matt Handverger has been re-nominated as a two-year At-Large Director. He first fell in love with Capitol Hill in

2012 when he rented a townhouse with friends. In 2021, Matt and his wife bought the 150+ year old house she grew up in. While a professional communicator on the Hill by day, Matt spends his free time repairing and restoring their house in a way that embraces its history and quirks.



Rosemary Harold has been nominated to serve as an At-Large Director. A former journalist and recently retired

lawyer, Rosemary with her husband moved to their 140-year-old Capitol Hill rowhouse in 1999 and have survived three substantial renovations since then with their good humor mostly intact. She fled her suburban upbringing by going to the College of William and Mary, adjacent to Colonial Williamsburg. Later, a stint as the Key West Bureau Chief of the Miami Herald gave her welcome opportunities to write about old buildings and local history. She has revived that interest by helping with the annual CHRS House Tour as a house docent, a researcher/writer for the tour catalog, and in 2025 by opening her home for the event. Rosemary also is training to lead CHRS walking tours. During other hours, she is a Folger Shakespeare Library docent, a board member for W&M's public policy program, and a pro bono attorney and board member of the Stop Scams Alliance, a group of mostly retired government leaders seeking to strengthen the U.S. effort to combat fraudsters who operate through voice and online networks.

Beth Hague, an At-Large Director, has moved away from Washington and resigned from the board. We are grateful for all her work for Capitol Hill, including the Emerald Street Historic District. ★

Zoning Briefs, *continued from page 3*

homes on the block have intact double doglegs.

To date, three letters of support from neighbors have been filed, including from both adjacent neighbors.

The BZA hearing is currently scheduled for April 22, 2026. ★

The RFK Conversation Continues

By Angie Schmidt

On April 12, 2026, Trustee Ex Officio Shelly Repp, representing the Committee of 100 on the Federal City sent a letter to Brian Hanlon, the Director of the DC Office of Planning, citing CHRS's earlier letter to the Office of Planning in regards to the transportation issues with the RFK site. The Committee of 100's letter expanded on many of CHRS's

concerns. Here is a particularly interesting excerpt:

Metro should be the principal means of getting to the stadium. We understand that WMATA is studying both the expansion of the Stadium Armory stop and the creation of an additional above-ground station on the RFK campus closer to Benning Road. Both are needed, even more so now that the Team reportedly is expanding

stadium capacity from 65,000 to 70,000. We have heard that the cost of the above-ground metro station at NoMa Gallaudet was no more than the cost of one of the proposed parking garages. Building such an in-fill stop would not only reduce the need for two tall parking garages but also would be available daily for use by those living in Kingman Park, Langston, River Terrace and other nearby communities. Further, it would allow access to the Sportplex and the Field from Metro without the need to cross heavily trafficked roads. This would be in keeping with the District's policy to reduce car parking and usage in the city. Appended to these comments are thoughtful comments submitted to you earlier by the Capitol Hill Restoration Society on Metro access to the stadium and the nearby neighborhoods. These comments bear your consideration.

CHRS has sent an updated letter to Director Hanlon in support of the Committee of 100's correspondence.

Meanwhile, CHRS representatives have attended the Community Meeting about RFK at St. Coletta's on March 28 and also the RFK Site Visit on April 19. We will continue to monitor and weigh in on this neighborhood-impacting development. ★

Thank You, CHRS Supporters!

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

CONTRIBUTORS

General Donations

Peter Rothschild
Karen Koehler
Judith Canning

MEMBERSHIPS

Individual

Stacey Schoeman
Rebecca Pskowski
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Peter Rothschild
Patti Martin
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Silver

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CHRS

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.

CHRS

Capitol Hill Restoration Society

MAY

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

6 Wednesday, 6 pm
Photo Contest Reception; all CHRS
members are invited! Enjoy light bites and
sparkling drinks. Coldwell Banker Realty
Office, 350 7th Street SE.

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

9 Saturday, 4–7 pm

10 Sunday, 1–5 pm
69th Annual CHRS House & Garden Tour,
Mother's Day Weekend. Details:
chrs.org/house-tour.

12 Tuesday, 10 am
Communications Committee Meeting,
420 10th Street SE.

20 Wednesday, 6 pm
Board Meeting, Northeast Library,
330 7th Street NE.

JUNE

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

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

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

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

20 Saturday
Revive Stanton Park, Nathanael Greene,
National Park Service (raindate: 6/27).

20 Saturday
Walking Tour from Stanton Park
to Seward Square.

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)