



CHRS and Section 106

By Rosemary Harold, David Pelizzari and Angie Schmidt

Over the past 71 years, CHRS has worked to preserve the neighborhood's historic fabric. A primary tool in this effort is the Section 106 process—a federally mandated review requiring agencies to hear from stakeholders when considering the impact of major projects on federal property.

In several local projects, CHRS has been invited to participate as a peer alongside key regional and national leaders. Our input has helped ensure that local preservation priorities shape significant infrastructure and federal developments.

Below are four projects where CHRS actively advocated for Capitol Hill:

1) The Marine Corps Barracks Expansion. Invited directly by the U.S. Navy and Marine Corps, CHRS joined consultations regarding proposed additions and alterations around the historic Marine Barracks ("8th & I"). As a consulting party, CHRS advocated for surrounding residential historic structures, ensuring that expansion plans respected the architectural integrity and scale of the surrounding neighborhood.

2) The South Capitol Street Project.

When the U.S. Department of Transportation and local agencies initiated the overhaul of the South Capitol Street corridor and the replacement of the Frederick Douglass Memorial Bridge, CHRS was invited to advise on preservation interests. CHRS provided input on infrastructure design, historic viewsheds, and the preservation of nearby historic district boundaries.

3) The CSX Virginia Avenue Tunnel Project.

During the major reconstruction of the CSX railroad tunnel under Virginia Avenue SE, CHRS participated as a consulting party. We raised critical concerns regarding ground vibrations, structural protection for nearby historic homes, and potential disruptions to the historic L'Enfant street plan. This advocacy ensured monitoring and protective measures during construction.

4) Union Station Expansion. In ongoing consultations led by the Federal Railroad Administration (FRA), CHRS actively engaged in the Section 106 review for the multi-billion-dollar expansion of Union

Station. We advocated for protecting the historic station hall, managing neighborhood traffic impacts, and ensuring that new air-rights development respects the scale of the Capitol Hill Historic District.

If you have recollections, documentation, or stories from past consultation meetings, or if you think we have missed any, please share them with us at caphrs420@gmail.com. ★

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2027 CHRS House Expo Coming October 31

By David Pelizzari, Jackie Krieger, Beth Purcell, and Chuck Burger

Our Annual House Expo is rolling around again on Saturday, October 31 at the Eastern Market, from 9 am–3 pm in the North Hall. It's free and open to the public, as always, so join us with your questions about the mysteries—and sometimes the magic, sometimes the miseries—of living in one of our wonderful, historic houses.

Trusted exhibitors, old and new, will share help on everything from chasing away the unwanted beasts roaming around your house's foundation to replacing and rejuvenating the stained glass that may be decorating your windows up on high.

And in the big middle of your house between the soil and sky? You'll find experts to chat with about paint (both putting it on and stripping it off), brick and stone masonry (and tuckpointing the “glue” between those building blocks), ornamental ironwork, cleaning out that old chimney of yours, carpentering, roofing, wiring, window repair, decorating, redesigning, rethinking. You name it. All in an atmosphere of mutual help among mutually appreciative neighbors.

We're the “restoration” society, after all, and our friendly businesses can help restore both your infrastructure and your peace of mind.

CHRS staff will be at the central table to answer questions about our 70-year-old organization. And if your house is already a showpiece, we'll want to talk to you about adding it to our upcoming 2027 House and Garden Tour next May. We're always looking for handsome new candidates for our annual beauty pageant. Come prepared to boast.

Whether you're boasting or browsing, we look forward to seeing you there! ★

Join Us for Hilloween!



IMAGE COURTESY ELIZABETH NELSON

CHRS will be hosting a children's activity table at Hilloween, the Hill's annual street festival at Eastern Market's North Hall (225 7th Street SE). This year, the event will be held on Friday, October 30 from 4–6 pm (a half-hour earlier than last year).

We'll entertain the kiddos with beads to string while we

share info on our organization and promote the House Expo scheduled for the following day—and pass out treat bags sporting the CHRS logo.

If you'd like to join in the festivities, we would surely welcome your assistance. Costumes are appreciated but not required. If you know you're coming, please send an email to elizabeth_knits@yahoo.com, but it's fine to just show up!

Capitol Hill Restoration Society (CHRS)

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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 September 2, 2026, six members of the CHRS Zoning Committee met to discuss four cases. A representative for two of the cases participated to present proposals. The Committee voted to support two cases, to oppose one case, and postponed a decision on a case requesting four special exceptions.

BZA #21497, 222 17th Place NE.

The Committee voted to support (6-0) the applicant's requests for two Special Exceptions for the rear yard requirements of Subtitle E § 207.1 and for the lot occupancy requirements of Subtitle E § 210. The applicant is proposing to construct a two-story plus basement, rear addition to an existing, attached two-story plus basement principal dwelling unit in the RF-1 zone. This would entail constructing two infill additions to the existing dwelling, one basement infill addition under the current deck, and one second-floor infill addition above the deck. The applicant plans to retain the existing non-conforming deck which was built without a permit by a previous owner in 2010.

Both additions will not exceed the existing non-conforming rear-yard set-back of 16' 10.5" (required 20') or existing non-conforming lot occupancy of 63% (required 60%).

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

The BZA hearing is currently scheduled for September 30, 2026.

BZA #21499, 408 Constitution Avenue NE. The Committee voted to support (5-1) the applicant's request for a special exception for the lot occupancy requirements of Subtitle E § 210. The applicant is proposing to construct a

one-story rear porch addition to an existing, attached principal dwelling unit in the RF-1/CAP zone.

The proposed screened-in rear porch was previously a deck. Lot occupancy will increase from 64.4% to 66.2%, which is consistent with the 70% maximum allowed by a special exception in the RF-1 zone.

The Committee notes the proposed addition will extend the building's current distance beyond its neighbor from 11' 1" by 7' 5" for a total of 18' 6" beyond its neighbor.

To date, three letters of support have been filed by neighbors, including the one adjacent neighbor most affected by the proposal.

The BZA hearing is currently scheduled for October 7, 2026.

BZA #21502, 800 10th Street NE.

The Committee voted to oppose (0-6) the applicant's requests for two additional special exceptions that involve the penthouse: for the penthouse set-back requirements of Subtitle C § 1504.1(c); and for the penthouse height requirements of Subtitle C § 1501.1(c).

The applicant is seeking post-hoc relief, as the proposed work has already been completed.

The applicant has constructed a rear three-story plus penthouse and cellar addition, and converted to a flat, an existing semi-detached, three-story plus cellar principal dwelling unit in the RF-1 zone. The structure was previously a single-family home; with the completed construction it has been converted to a two-family dwelling.

The Committee notes that the alteration of the rooftop architectural elements included removing a cornice

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Overbeck Lecture: Frederick Law Olmsted, Jr. and the Development of Washington's Landscape As We Know It Today

There is hardly a corner of Washington, DC and the surrounding area that has not been touched by the plans developed by Frederick Law Olmsted, Jr. (1870–1957). Known as Rick, the youngest son of the famous father, Frederick Law Olmsted (1822–1903), Rick's impact far exceeds that of his father in the capital city. Rick Olmsted not only designed the park system, but spent 50 years as the primary consultant in carrying out the plan. He designed the National Mall, the Potomac Parks, the various fort-centered parks, the White House grounds, Rock Creek Park, all the stream-valley parks and the C&O Canal Park. He organized and chaired both the National Capital Planning Commission and the Commission of Fine Arts and shaped the profession of landscape architect.

Steve Livengood, Public Historian of the U.S. Capitol Historical Society, long-time Capitol Hill resident and popular Overbeck lecturer, will give us an appreciative overview of how much we owe this tireless and quiet leader. Steve serves on the national board of the Olmsted Network, which champions Olmsted parks, places and principles through advocacy, education and preservation.

The lecture on Frederick Law Olmsted, Jr. will be held on Monday, October 5 at 7 pm at Hill Center at the Old Naval Hospital, 921 Pennsylvania Avenue SE. Admission is free. Reservations can be made at: <https://bit.ly/overbeck26>; seating begins at 6:30 pm. ★



Frederick Law Olmsted, Jr.

IMAGE COURTESY THE OLMSTED NETWORK

Have a House for the 2027 House and Garden Tour? We Want to Know!

By Fynnette Eaton, Jackie Krieger and Angie Schmidt

It's never too early to be thinking about the next CHRS House Tour! Please reach out to us if you would like to have your home considered for the 2027 House and Garden Tour. We are just starting to figure out the best area to highlight next year and have a few new fun options for headquarters in mind. The tour will be held on Mother's Day Weekend, May 8–9, 2027. Contact us at caphillhousetour@gmail.com.

Fall Walking Tours

We had warm but dry weather for our walking tours September 19 and 20, with almost 80 people attending the four different tours. Thanks to volunteer tour guides Elizabeth Nelson, Libby Quaid, and Angie Schmidt for giving people a lot to think about national history, social

history, DC history, architectural styles, urban planning, and the importance of our neighborhood.

We have another set of tours scheduled at 1:30 pm on Saturday, October 17 and Sunday, October 18—come join us and bring a friend! ★



IMAGES COURTESY FYNETTE EATON, GULBUHAR OKUYAN



Our September walking tours featured the Civil War and Before, One Block Streets in NE, SE Alleys, and Fifth Street.

Historic District Signs Update

By Angie Schmidt

In the June CHRS News, we announced our project to install historic district signs in neighboring Kingman Park to ensure their historic district is properly recognized regardless of developments at the RFK site. This summer, the Department of Transportation informed us that they have 20–30 existing Kingman Park Historic District signs to install this September.

Alexis Pasmino, President of Friends of Kingman Park (FOKP), let me know that TWO of these signs were installed in late August. As of the publication of this newsletter, we are waiting for DDOT to install the remaining inventory in Kingman Park. Once complete, CHRS will coordinate with FOKP to determine if additional signs are needed. We will then place an order for any necessary Kingman Park signs

alongside replacement signs for damaged or missing Capitol Hill Historic District markers.

If you spot a sign in our neighborhood that needs to be replaced, please email us at caphrs420@gmail.com with the location of the intersection so we can add it to our list. We expect this project to take several months and hope to wrap everything up by next summer. ★

A Weekend for Art

The 5th Annual Capitol Hill Art Walk brought out hundreds of visitors to more than 90 locations around Capitol Hill. Missed it? Mark your calendar to walk your neighborhood-as-gallery during the 6th Capitol Art Walk, planned for September 11 and 12, 2027. Additional event photos at HillRag.com/art-walk-2026.



IMAGES COURTESY MARILYN SAKS McMILLAN, NICK ALBERTI, ELIZABETH NELSON

that was in a damaged condition. Lot occupancy increased from 60% to 68.2%, which is consistent with the 70% maximum allowed by a special exception in the RF-1 zone.

The Committee does not support the applicant's requests for the penthouse related special exceptions. The total height of the structure including the proposed penthouse is 43' which exceeds the maximum building height requirement of 35'. In addition, zoning rules require a penthouse side set-back to be a distance equal to its height from a side building wall facing a public alley. The proposed penthouse height is 8' 2" but is set back only 6' 4" from a southern roof wall.

The Committee also notes the potential need for a special exception for the overall size for the penthouse which is well beyond the 30 square footage allowed.

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

The BZA hearing is currently scheduled for September 2, 2026.

BZA #21496, I Street NE (Square 775, Lot 829). The applicant is seeking special exception relief from the alley record lot height requirements of Subtitle G § 5100.2(a) and new alley record lot requirements of Subtitle C § 306.4.

The Committee decided to postpone a recommendation for this application because we concluded additional information is needed to make a recommendation; a sun study and an opinion from the Fire and Emergency Medical Services Department regarding the inadequate width of the alley connecting the property to a through street (the current alley is 15' wide while a 24' alley is required).

The applicant is proposing to construct a new detached, four-story plus penthouse, 22-unit apartment house on an alley lot in the MU-5A zone. Currently, the (unimproved) property is in an alley and has been used as a parking lot. The proposed construction will include 22 units and 8 parking spaces. Provisions for trash storage have been provided. The applicant is asking for relief to convert the property into a record lot and to exceed the permitted height in the MU-5A zone.

The height of the proposed building is 40 feet. With the additional height of 10 feet for the penthouse, the total height of the proposed structure would be 50 feet. Adding the penthouse would not be consistent with existing zoning regulations.

The Committee notes that the proposal does not include set-back on the south side of the penthouse—set-back is typically required on all sides of a penthouse.

To date, one letter of support has been filed from a neighbor owning two nearby properties.

The BZA hearing is currently scheduled for September 30, 2026. ★

Thank You, CHRS Supporters!

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

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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.



Capitol Hill Restoration Society

OCTOBER

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

5 Monday, 7 pm
Lecture on Frederick Law Olmsted, Jr.,
Hill Center, 921 Pennsylvania Avenue SE.
Details: <https://bit.ly/overbeck26>.

7 Wednesday, 6 pm
Zoning Committee Meeting,
Northeast Library, 330 7th Street NE.

10 Saturday, 5 pm
Dead Man's Run 5K, Historic Congressional
Cemetery, 1801 E Street SE.

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

17–18 Saturday & Sunday, 1:30 pm
CHRS Fall Walking Tours.

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

30 Friday, 4–6 pm
Halloween, Eastern Market North Hall.

31 Saturday, 9 am–3 pm
CHRS House Expo, Eastern Market
North Hall.

NOVEMBER

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

4 Wednesday, 6 pm
Zoning Committee Meeting, Northeast
Library, 330 7th Street NE.

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

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

DECEMBER

2 Wednesday, 6 pm
Zoning Committee Meeting,
Northeast Library, 330 7th Street NE.

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

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

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