



CHRS CELEBRATING 60 YEARS OF PRESERVATION

NEWS

www.chrs.org

June 2018

Highlights of the 61st House and Garden Tour

By Janet Quigley

Neither rain nor heat nor threatening forecasts could keep intrepid tour fans away from the 61st annual CHRS House and Garden Tour. This year's tour did not disappoint, with nine superlative homes, five charming gardens, three free walking tours and a two-day refreshment break. Saturday was sunny and warm, which made for relaxing stops in the lush gardens. Sunday's clouds only rarely gave way to sprinkles, affording participants leisurely strolls through and between houses.

The tour was truly a team effort, and many thanks are in order to House Tour Chair Michelle Carroll,

the tour committee members, and a band of more than 200 volunteer writers, researchers, editors, ticket-sellers, docents, drivers and others. CHRS deeply appreciates the valuable financial support provided by our premium sponsors, advertisers and individual donors.

We are also grateful to the local businesses and organizations that served as ticket outlets, including Hill's Kitchen, Berkshire Hathaway at Eastern Market, Coldwell Banker Capitol Hill, East City Books, Frager's Hardware, Groovy Cards & Gifts,

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IMAGE COURTESY BILL KOHUTANYCZ

The line outside 437 New Jersey Avenue SE. Homes on the street were on the House Tour for the first time in 40 years.

June Members' Forum: Mapping Early Washington

Who owned your square and lot in the first decades of the 19th century? Was it government property in 1800 or part of an existing estate? Who bought up Capitol Hill properties when the city was subdivided into lots? Who were the earliest residents?

DC history specialist Brian Kraft will present his current research at the June Members' Forum. His project draws from original sources such as the 1822 City Directory to build story maps of Washington in its early years.

The event will be held on Thursday, June 28, 2018, in the Hill Center's Benjamin Drummond Hall, 921 Pennsylvania Avenue SE. Street parking is available. The presentation will begin at 7:00pm and will be preceded by a business meeting at 6:40pm, at which the results of the elections for the 2018-2019 Board of Directors will be announced.

This event is open to the public—bring your friends and neighbors!

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Kashmir at Union Station, Labyrinth Games, and the Hill Center. Tour proceeds support CHRS's activities in preservation, planning and education such as preservation cafes for homeowners, walking tours of historically significant areas, and community forums, and are much appreciated.

Our sincere thanks to the gracious hosts who opened their homes: John Erickson; Tonya Fulkerson and Greg Selfridge; Gary Jankowski and Michael Schaeffer; Heather and James Liddell; Richard McCulley and Robert Sweigart; Vesper Mei and Mark Bellerman; Carrie Bean Stute and David Stute; Ana and Jason Townsend; and Tom Trotter. Their hard work and thorough preparations were evident in every detail. Thanks also to the House Captains from Berkshire Hathaway / PenFed, Capital Community Properties, Capitol Hill

Village, CHRS, Coldwell Banker, Compass, and TTR Sotheby's, who along with scores of docents, ensured a safe and pleasant visit for all participants.

Beth Purcell's ever-popular walking tours this time featured Duddington Place and its evolution from a 1790s estate to 1800s modest working-class residences and businesses, to today's close-knit block with signature park benches that accommodate neighborly visits. Several Duddington residents assisted to describe life on the block and answer questions. Although the walking tour itself did not include entry into any of the houses, visitors enjoyed a "bonus" interior peek thanks to a real estate open house that happened to be in progress at the same time.

In a change from previous years, the refreshment break was available both days during all tour hours. Housed at centrally-located American Legion Post 8, the break provided a welcome spot for visitors to take a load off weary feet, recharge with lemonade and snacks, and compare notes. Many thanks to Compass Realty for underwriting the food, and to Budget Blinds for providing bottled water. To augment the break, the tour committee invited the Legion's chapter of Sea Cadets to hold a cookout, with proceeds benefitting the Cadet chapter.



IMAGE COURTESY BILL KOHUTANYCZ

The beautiful garden behind 319 D Street SE.

CHRS deeply appreciates the assistance of these premium sponsors of the 2018 Capitol Hill House and Garden Tour:

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IMAGE COURTESY BILL KOHUTANYCZ



Visitors of all ages enjoyed the House Tour, including this family at 327 4th Street SE.

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Capitol Hill Restoration Society (CHRS)

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To reach any of the above, please contact the Society offices at (202) 543-0425 or via e-mail: CapHRS@aol.com.

ABOUT CHRS

Capitol Hill is a special place. We promote, preserve, and enhance the character of our historic neighborhoods.

Since its founding in 1955, CHRS has worked continuously to make Capitol Hill the desirable location it has now become. Due to CHRS's efforts, Capitol Hill won designation as a historic district in 1976. Today, that legacy of standing up for the community continues with our work in planning, zoning, historic preservation, and public safety.

CHRS is a volunteer organization, made up of Hill residents who love their historic neighborhoods and want to ensure that the unique character of the Hill is around for future generations. Come join us!

To learn more or join, please visit:
www.CHRS.org

Energy Efficiency Focus of May Preservation Café

By Gregoire Holeyman, AIA

Nakita Reed, Partner at Encore Sustainable Design, was the May 2018 Preservation Café speaker. Encore is an architecture firm specializing in historic preservation and sustainable design projects. Reed presented strategies to improve energy efficiency in existing buildings. Approaches for energy improvements in historic structures include focusing on air tightness points, mechanical systems, light and plumbing fixtures, plug loads and occupant behavior and material selections.

“No cost” residential saving measures include behavioral shifts such as turning off lights when not in the room, turning off the water when brushing teeth and using the programmable thermostat prior to leaving the house or going to sleep. Another tip is to clean the refrigerator coils (usually found under or behind the unit), allowing for more efficient power usage.

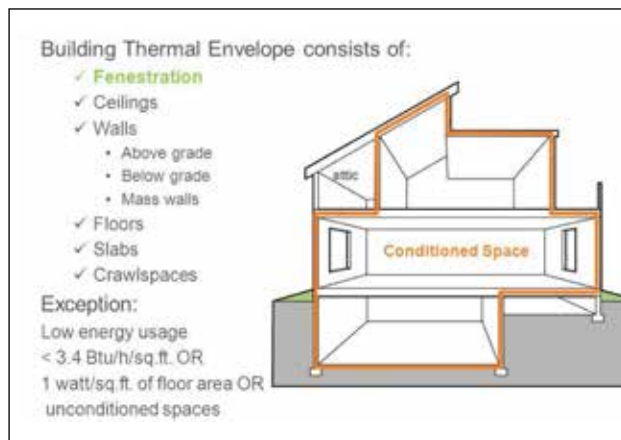
Low cost options include weatherizing windows and doors via weather-stripping and caulking seams at the openings. Other options include insulating hot water heaters and associated supply piping, upgrading existing bulbs to either CFL or LED light fixtures and installing aerators on faucets. Another solution is replacing existing equipment or fixtures with either certified Energy Star or Water Sense units. Examples include low-flow showerheads, dual-

flush toilets, or energy efficient dishwashers.

More financially-intensive solutions include increasing insulation and/or sealing at the building envelope. The building envelope (floors, ceilings and walls) helps control temperature, air pressure and vapor pressure infiltration from the exterior to the interior. Major sources of air infiltration include gaps at the envelope, as well as cracks found at envelope penetrations, including fireplaces, doors, windows, and vents. Providing greater levels of insulation and sealing gaps at these locations (especially an existing attic or crawlspace) will greatly reduce air infiltration.

Materials matter so homeowners should be mindful of what chemicals are used in building products found in the house. Low-VOC paints and formaldehyde-free wood products (i.e. flooring, cabinets) should be used when possible.

For further information about Encore Sustainable Design, Nakita can be reached at (301) 965-0096. ★



Air infiltration sources.

The tour included a couple of “only on Capitol Hill” moments: A local author spied his recently-published book on Ulysses S. Grant on display at one of the homes. The homeowner appeared and expressed his admiration for the book, and the author autographed the book on the spot. Later, one of the houses went a-twitter with the sighting of a local Senator and her husband (who shall remain nameless). The couple toured the homes with their anonymity intact.

For this writer, the most satisfying sight was the festive atmosphere that pervaded the tour area. On the streets and at every house, friends and neighbors were greeting one another and catching up after a long winter—a sure sign that spring has finally arrived. ✨



IMAGE COURTESY JANET QUIGLEY

Michelle Carroll and Nancy Broers selling tour tickets at the Eastern Market ticket booth.

See additional tour photos at:
CHRS.org/house-tour-2018-photos

CHRS thanks these Individual Donors for their invaluable support:

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Duddington Place Walking Tours Attract 100 Visitors

by Beth Purcell

Three walking tours of Duddington Place were conducted by Beth Purcell and Kerry Mullins on House Tour weekend. Square 736 (1st/2nd/E/F Streets SE) was once the home of Daniel Carroll of Duddington. In 1886, his mansion was razed. In 1890, Archimedes Heckman bought the entire square, created a new street (originally named Heckman Street) and laid out 146 rowhouse lots. Heckman began building in 1890, and other developers built out Duddington Place in the 1890s.

By 1900, Duddington Place was home to men who worked on the railroad, at the Washington Navy Yard, and the Government Printing Office; others worked in the construction trades. Residents were 100% white, and 90% of families were renting. In 1910, all residents were white, except for Rosie Winkfield, who worked as a live-in servant for the Ashby family at #150. All but one family was renting.

In 1920, 76% of households were African-American, and 74% of all households were renting. African-American residents worked as laborers (men) or car cleaners (women) for the railroad, men worked at the Washington Navy Yard, and as drivers, elevator operators, and waiters; some women worked as domestics or did laundry at home. Before fair housing laws, owners sometimes advertised houses for sale or rent specifically to either blacks or whites. In 1921, an African-American couple, Mr. and Mrs. Ford, responded to a newspaper ad offering 125 Heckman Place for sale to colored buyers for \$2,575 and purchased the house.¹

In the 1930 and 1940 census, all families are listed as African-American, except for immigrant families, one at #153, and the

storekeepers at #162 (1930 and 1940) and #164 (1930 only). In 1930, 68% were renting, and in 1940, 73% were renting. Residents generally continued to work at similar occupations.²

By the 1960s the demographics had begun to change again, and Mrs. Bertha Jones, 115 Duddington Place, a longtime resident, told a reporter that the first white family moved to

the street in 1960, to 112 Duddington Place. She said the even-numbered houses were mostly rental, and that black homeowners lived on the odd-numbered side.³

For more information, see chrs.org/duddington-place-walking-tour/ Walking tour handout; Demographic notes from newspaper articles; 1900 and 1920 census; owners, architects and builders in square 736. ★

¹ Advertisement, *Washington Star*, 10 June 1916, 17: "Fine opportunity for good colored tenant to rent modern house in Heckman street southeast for \$16.50: six rooms and bathroom; brick." Advertisement for 125 Duddington Place, *Washington Star*, 27 July 1921, 29. Rec. Deeds 192110200053. US Census (1930, ED 118). Advertisement: sale or trade to colored, 122 Heckman Street, *Washington Star*, 23 June 1957, 48.

² US Census: 1900 (ED 134), 1910 (ED 84), 1920 (ED 102), 1930 (ED 118), 1940 (ED 181).

³ John Sherwood, "Duddington Place: A Block with No Bloc," *Washington Star*, 27 July 1970, B1. The 1940 census shows 22 African-American homeowners and 16 renters on the odd numbered side and six owners and 27 renters on the even-numbered side.

Home Maintenance and Repair Q&A

CHRS encourages members and nonmembers to email questions about historic district guidelines. We try to answer questions as best we can. If you have a question, please e-mail CHRS at: caphrs@aol.com.

Painting the exterior of your house

Q. I live in Capitol Hill, in the historic district. Some of paint on the sills and trim of my house is flaking in parts and will need repainting. I wanted to inquire if I could pick a different color that would complement the facade, and what else I needed to do.

A. There are no rules on paint or paint color in the Capitol Hill Historic District. Paint colors are your decision. See planning.dc.gov/page/work-exempt-preservation-review.

New Kingman Park Historic District

By Beth Purcell

On May 3, 2018, the Historic Preservation Review Board approved the Kingman Park Historic District (Historic Designation Case 16-19). The Board found that Kingman Park meets the criteria for historic district designation: National Register Criterion A for events and history, as the site of events that contributed significantly to the heritage, culture and development of the District, and for its association “with historical periods, social movements, groups, institutions, achievements, or patterns of growth and change that contributed significantly to the heritage, culture or development of the District of Columbia of the nation.” The HPO staff report noted:

Kingman Park was developed between 1928 and the early 1950s for African Americans during a period of intense segregation in the city and nation. Its privately built single-family dwellings intended for African American homebuyers; its federally subsidized housing for working-class blacks; its school campus built for African-American elementary through high school students; Langston Golf Course; and its commercial enterprises and religious institutions. ...

Kingman Park also meets National Register Criterion C:

... collections of properties that “embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.” Langston Terrace Dwellings and the education campus north of Benning Road



A map of the new Kingman Park Historic District.

are architecturally and historically significant and are both listed in the DC Inventory and National Register. The blocks making up the nucleus of the Kingman Park neighborhood represent a coherent and distinguishable group representative of the single-family housing developments and their commercial spines of the interwar period that define the physical growth of residential Washington. Block-long rows were executed in a variety

of early twentieth-century styles, characterized by front porches and variations in cornices and rooflines. As a class and building type, they represent what was being constructed for the middle- and working-class buyers during the second quarter of the twentieth century, and collectively represent a significant and recognizable entity. ★

Capitol Hill 4th of July Parade

IMAGE COURTESY LISA DALE JONES



You never know who you will see at the 4th of July Parade!

Join with your friends and neighbors on July 4! Again this year, CHRS will celebrate Independence Day by fielding a contingent in the Capitol Hill Parade.

We'll carry the CHRS banner and toss Mardis Gras beads into the crowd. The route begins at the I-295/395 overpass (at 8th and I

Streets SE) and ends at the Eastern Market Metro Plaza. The parade starts at 10 a.m. and will take one hour from start to finish. If you would like to participate, contact Elizabeth Nelson, elizabeth_knits@yahoo.com—or just show up a half-hour in advance and find our crew. It's a lot of fun! ★

Thank You, CHRS Supporters!

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Ward 6 Candidates Forum

Hear the candidates for Ward 6 City Council debate on Tuesday, June 5 from 7–9 pm at the Westminster Presbyterian Church, 400 I Street SW. The event is sponsored by the *Hill Rag* and the Ward 6 Democrats.

The event hosts include The Capitol Hill Restoration Society, CHAMPS, The Hill Center, The Southwest Neighborhood Assembly, Westminster Presbyterian Church, DC Republican Party and The Thursday Network.

The public may submit questions for the candidates via email to debate@hillrag.com. Please put 'Ward 6' in the subject line so the question will be posed in the right forum. ★



CHRS CELEBRATING 60 YEARS OF PRESERVATION

Capitol Hill Restoration Society

420 10th Street SE
Washington, DC 20003

Mark Your Calendar!

JUNE

4 Monday, 6:30 pm
CHRS Historic Preservation Committee, Kirby House, 420 10th Street SE, first floor. Details: Beth Purcell, (202) 544-0178.

5 Tuesday, 7 pm
Ward 6 Candidate Forum at the Westminster Presbyterian Church, 400 I Street SW.

14 Thursday, 7:30 pm
CHRS Zoning Committee, Kirby House, 420 10th Street SE, first floor. Details: Gary Peterson, (202) 547-7969.

19 Tuesday, 6:30 pm
CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street SE, second floor board room. Details: Elizabeth Nelson, (202) 543-0425, info@chrs.org.

28 Thursday, 7 pm
CHRS Members Forum, Hill Center, 921 Pennsylvania Avenue SE. Presentation at 7pm; business meeting at 6:40 pm, at which the results of the elections for the 2018–2019 Board of Directors will be announced. Details: Elizabeth Nelson, (202) 543-0425, info@chrs.org.

If you received a complimentary copy of this newsletter, please consider joining CHRS!
www.chrs.org

JULY

2 Monday, 6:30 pm
CHRS Historic Preservation Committee, Kirby House, 420 10th Street SE, first floor. Details: Beth Purcell, (202) 544-0178.

4 Wednesday, 10 am
Capitol Hill Community 4th of July Parade. Meet at 8th & I Streets SE. All are welcome to march with CHRS! Details: www.chrs.org or info@chrs.org

12 Thursday, 7:30 pm
CHRS Zoning Committee, Kirby House, 420 10th Street SE, first floor. Details: Gary Peterson, (202) 547-7969.

17 Tuesday, 6:30 pm
CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street SE, second floor board room. Details: Elizabeth Nelson, (202) 543-0425, info@chrs.org.