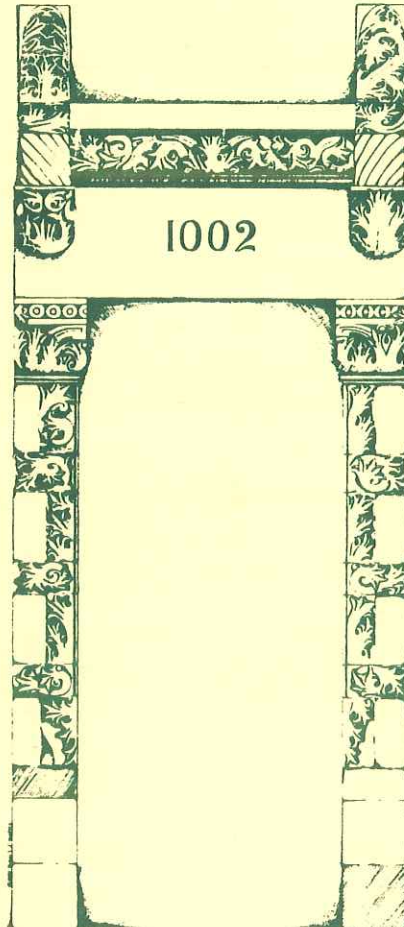
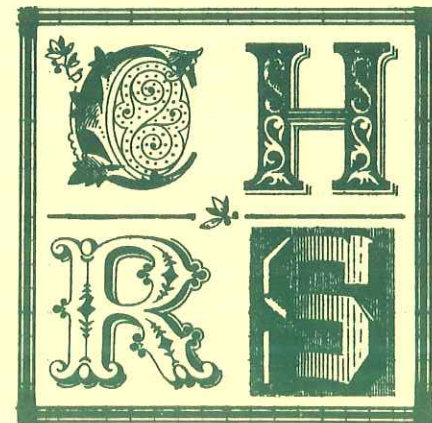


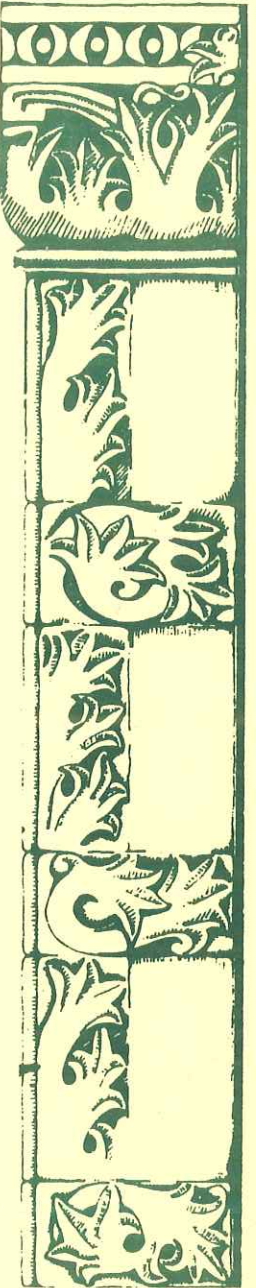
CAPITOL HILL RESTORATION SOCIETY

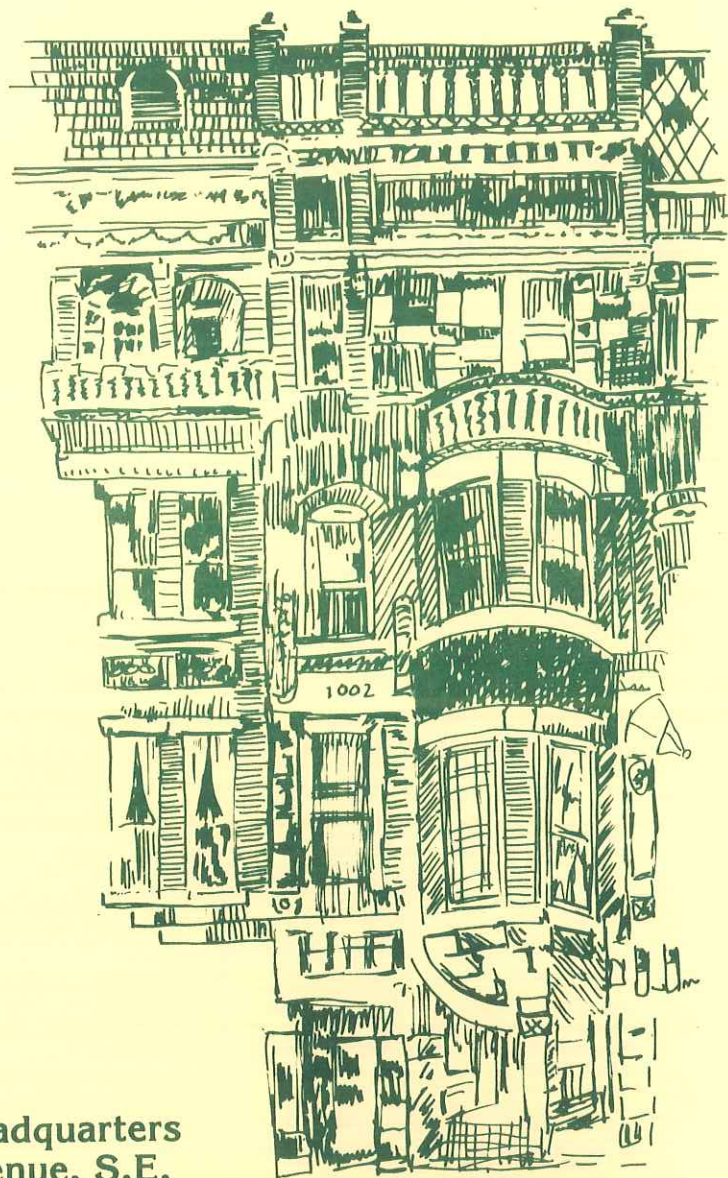


28th
annual tour

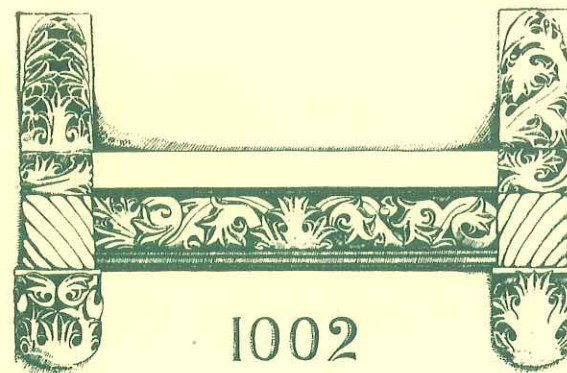


House & Garden Tour
Sunday, May 12, 1985





The Yost House
Restoration Society Headquarters
1002 Pennsylvania Avenue, S.E.



The Capitol Hill Restoration Society Headquarters was dedicated on October 19, 1980. The plaque was unveiled by Mrs. Myrtle Yost Garner, a former occupant of the house. Michael Ainslie, Director of the National Trust for Historic Preservation, was the featured speaker.

The Yost House was purchased by the Society from Mr. and Mrs. John C. Leukhardt in August 1979. Mrs. Leukhardt is the former Elsie Yost. A matching grant in aid for historic preservation was provided by the Department of the Interior.

William H. Yost and his brother Amos built 1000, 1002, 1004, and 1006 Pennsylvania Avenue, S.E., in 1893. William J. Palmer was the architect. The William Yost family moved into 1002 on Valentine's Day, 1894, and family members occupied the house continuously until November,

1979, when the Leukhardts moved to Maryland. Two of the Yosts' eight children now survive: Mrs. Leukhardt, and Mrs. Myrtle Garner, also of Maryland.

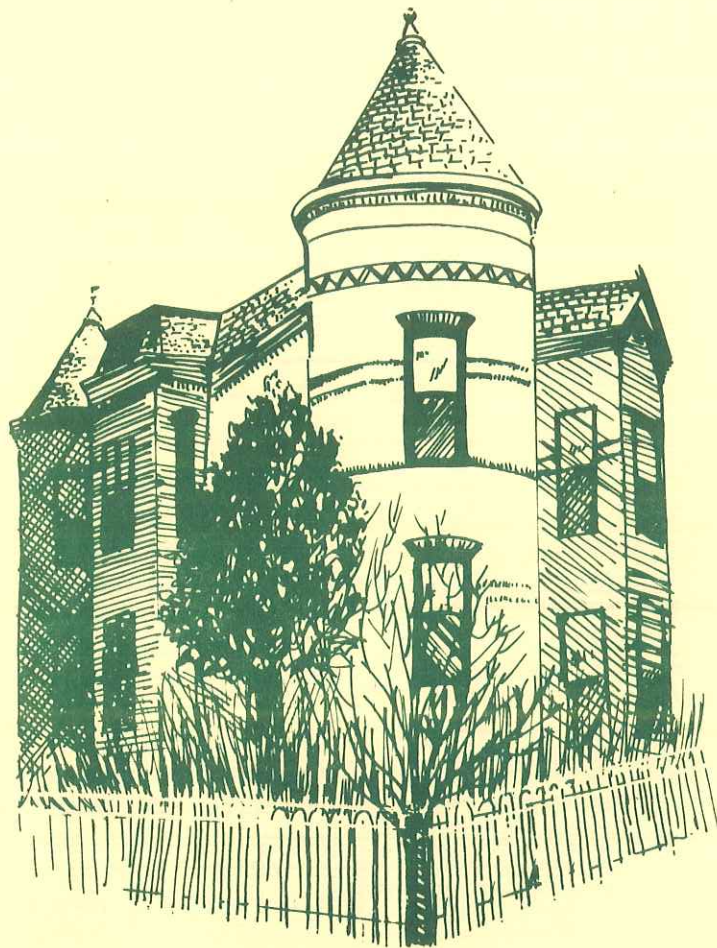
Mr. Yost and his brother Amos were in the contracting business from about 1880 to 1908. They built many of the row houses on Capitol Hill and elsewhere in the city, including the Naval Lodge building at Fourth Street and Pennsylvania Avenue, S.E., and the Hebrew Temple in the 800 block of Eighth Street, N.W. Mr. Yost later operated a lumber yard on Eleventh Street, S.E.

The Yost House remains virtually unaltered, with the exception of the 1915 kitchen wing addition. Originally the kitchen had been in the basement. The telephone number, LI 3-0425, which was transferred from the Leukhardts to the Society, is the oldest phone number continually in residential use in Washington, D.C.

The Society currently uses Yost House for board and committee meetings, as well as a number of other activities. A Society archives has been organized, and a Restoration Society office has been established in the house. A basement unit is rented for commercial purposes.

Ultimate goals for the house include the establishment of a library and archives of Capitol Hill material, a facility for meetings and receptions, and restoration to Victorian period decor and furnishings on the first and second floors.

REFRESHMENTS WILL BE SERVED AT YOST HOUSE FROM
3 P.M. TO 6 P.M. ON TOUR DAY



This charming Victorian townhouse has been meticulously restored to its former glamour as a preservation tax credit rental property by a private investor, under the direction of John L. Watkins, sole proprietor of "Victorian Revivals" and brother of the owner.

Architect E.H. Fowler, whose primary occupation was that of a draftsman at the Coast and Geodetic

Survey, designed the 1891 transitional "Queen Anne"/Classic Revival building, which was constructed by builder Frank N. Carver to complement the irregularly shaped corner lot facing Lincoln Park.

Pressed glazed brick were used to construct the graceful curved lines and asymmetrical bays of this ten-room gas-lit home. The interior design is an advanced

Gay Nineties "Queen Anne" style, which anticipates the colors of Art Nouveau, and also sculptural modernism in its use of space. The parlor and the study have been restored to the style of 1912, when painted tin ceilings and electricity were installed throughout the home. The remaining rooms are close to their original appearance in 1892.

Original beveled glass double doors reveal a geometrically tiled vestibule, which opens into a spectacular foyer papered with gilded, embossed Lyncrusta below the chair rail and "Persian" wallpaper above. Original chestnut and pine stairs, woodwork, and pocket doors lend warmth to the space. The large radiators have been re-painted gold, as in the original decoration. The parlor ceiling is restored to its 1912 gold and silver, while the one in the library is blue-gray, highlighted in gold and green. In the dining room, where the extensive use of wallpaper is authentic to the period, five different wallpapers are used to achieve an ornate and lively appeal. In most rooms the papers are hand-blocked recreations of the originals.

Period art tile, featuring the sunflower motif and signalling an emerging Arts and Crafts approach to decoration, surrounds the parlor fireplace. Original tile in a more traditional Victorian French Rococo style surrounds the dining room fireplace.

Upstairs the floor plan has been adapted from the original, which included a back hall to provide ventilation. The master bedroom suite features built-in attic steps, a cedar closet/dressing room with washer and dryer, and a large bath. Custom touches throughout include the hand-rubbed kitchen cabinets and counter tops, brass closet rails, period light fixtures, and original hardware. The gingerbread porch has the original tongue-and-groove ceiling and an English birdcage used as the light fixture. Downstairs is a modern rental unit, a practical counterpoint to the Victorian exuberance above.

Irregular shapes, complexity of materials, deep natural colors, and an imaginative use of space unify this home and pay tribute to the original building and today's expert restoration. Process documentation is displayed in each room.



1206 East Capitol Street, N.E.

This is a newly constructed brick townhouse, completed in 1981 and designed by a Washington architect, Michael Finn. Many architectural antiques, such as mantels and moldings, were purchased from local shops and added to give the house the softness of the past.

This is a large, dramatic home of 3,600 square feet of living space, including a rental unit. The eclectic furnishings, both country and formal, are combined with flair to create an unusual and personal effect.

A combination of Mexican Saltillo tile and oak flooring unifies the first floor. The dining room, traditionally furnished, is accented with an open shaft to the third floor, from which an 8' by 8' skylight allows light to flow down, flooding the walls. This room has been further enhanced by a floral motif, wainscoting, and a chair rail, all done with pigment. The soft hues reflect the colors of the antique Heriz carpet.

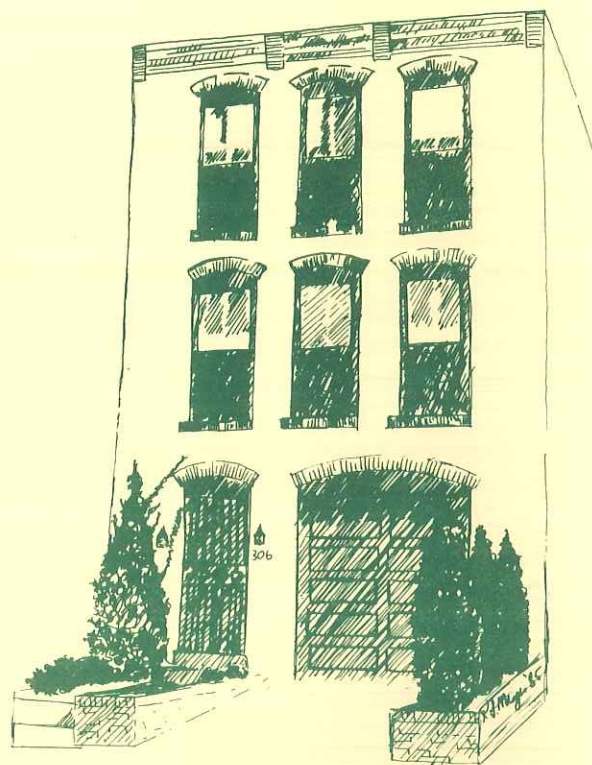
The warm, inviting kitchen has a large fireplace with an early colonial mantel, a braided rug, wing chairs, and a tavern table with antique oak chairs. A double set of glass doors opens from the kitchen to a landscaped patio and swimming pool.

A beautiful formal living room is found on the second floor, highlighted by cinnamon colored walls and an 11' by 17' Sarouk carpet. An English armoire is ingeniously converted to a wet bar, and an antique Venetian etched glass mirror reflects a stunning cut glass collection arranged on a Korean chest. The charming powder room is furnished with an antique dressing table used for the basin, a gilt-framed mirror, and small Oriental rugs.

On the third floor is a large master bedroom suite, including bath, sitting room, and wet bar. Antique leaded glass windows afford privacy while allowing light from the skylight. The guest room at the front of the house is a cool Victorian oasis of white lace.

As one descends the staircase, one sees suspended in the light shaft an exquisite antique silk embroidery from Uzbekistan in southern Russia.

This modern home is delightful, open, and quite livable, with surprising details from past eras to please the eye and stimulate the imagination.



306 Ninth Street, S.E.
Wm. Frank Reed

This home was constructed circa 1877 for the family of Hannah Kelly. The handsome Italianate facade is appropriate for East Capitol Street, "the grandest avenue on Capitol Hill." Many amenities of gracious city living are afforded: convenience, Victorian charm, the practicality of a rental unit, and the luxury of a large rear garden and swimming pool.

Gracious formality is the keynote of this house. After purchasing the house in 1976, the Gallaghers painted all the rooms white, gradually redecorating the first floor, then the second floor. An ornate, foliated ceiling medallion and the original fireplace mantel highlight the living room, which is furnished with a collection of antiques, including a 1782 American Federal table.

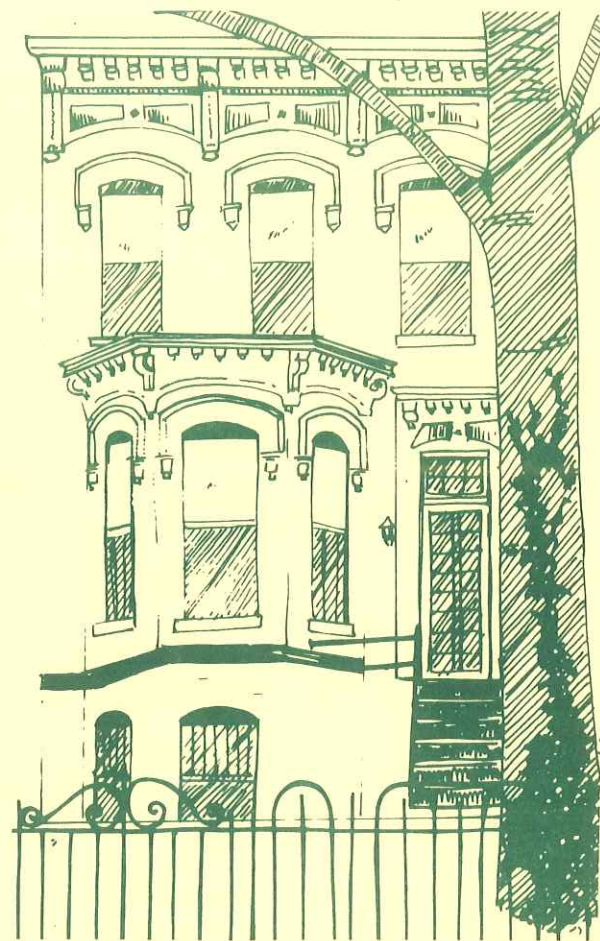
Paintings in this room include a pre-Civil War oil portrait in its original gold leaf frame. The portrait is attributed to George Inness (1825-1894), well-known Hudson Valley painter. There are also two historical color-washed drawings of the site of the Brooklyn Bridge and Trinity Church by Currier and Ives artist Thomas Worth, and an original print of New York's "South Street Seaport" in 1828.

A mirrored wall visually expands the dining room, which is actually equal in size to the living room. Federal period antiques and Sheffield silver grace this room, which boasts an original built-in china closet.

In the kitchen, green floral wallpaper, a Mexican tile floor, a ceramic tile collection, and a vibrant Sergio Bustamante pheasant bring the outdoors inside. A center island with sink and extra counter space is a practical feature of this spacious, inviting room, which overlooks the garden.

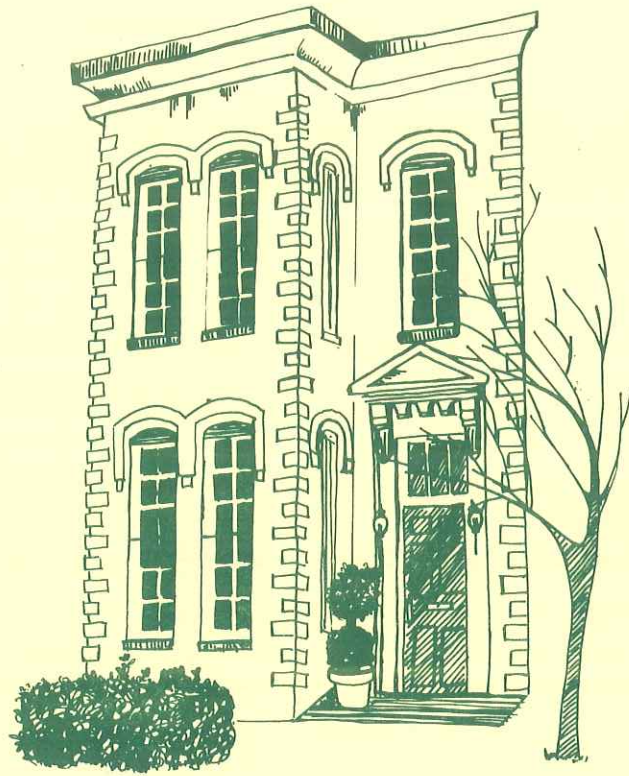
Upstairs, Mrs. Gallagher's study doubles as a guest room. The "Middle Eastern" room has chocolate colored walls, tin lanterns custom made in Spain, an early pine chest, a Russian vodka jug, and Spanish pottery. The generously proportioned master bedroom has grasscloth-covered walls. Furnishings include a 19th century country French dressing table, a Chinese Peking rug, and a 1780 English Chippendale chest-on-chest.

An eclectic and ever expanding collection of art and artifacts is displayed throughout the house. The collection includes Russian and American copper and brass; hand-painted Chinese firecracker labels; prints by Washington artist Don Swan; Rodo Boulanger's whimsical pictures of children's faces; and a variety of local "finds" purchased from many of Washington's galleries and antique dealers.

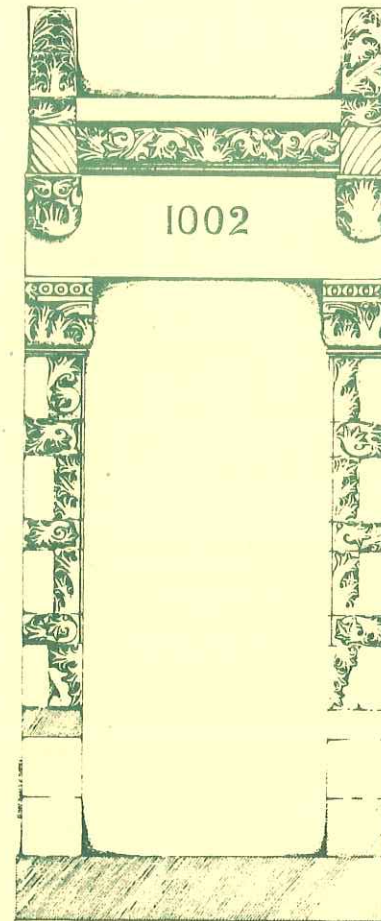


715 East Capitol Street, S.E.
Linda and Peter Gallagher





The "House Flag" with unicorn, white rose, and shield motifs heralds 629 A Street, S.E., which was built circa 1877 for an out-of-town owner to be used as a rental property. It is one of a group of ten houses in a symetrically balanced row with square, round, and hexagonal bays. Some exterior alterations to the facade of the house were done prior to the creation of the Capitol Hill Historic District.



Motifs for cover design and interior graphics are from the entry portal of the Restoration Society's headquarters at 1002 Pennsylvania Avenue, S.E.

A serene, traditional atmosphere pervades this comfortable home, which is furnished with fine antiques, Oriental carpets, and numerous works of art.

The focal point of the living room is a faux marble mantel. A 1740 lacquered corner cupboard, a Victorian Gothic chair, a Chinese wedding basket, a writing box on stand, an antique melodeon, and several pillows covered in fabric from old paisley shawls provide additional interest. The dining room, which doubles as a library, is beautifully lacquered in dark green. The lacquered and covered radiator is used as a sideboard. Eclectic furnishings include a Chinese rug, an Irish hunt board, a Queen Anne table, and English rosewood chairs.

Decorative motifs from the fireplace are repeated in the etched glass door panels in the downstairs hallway.

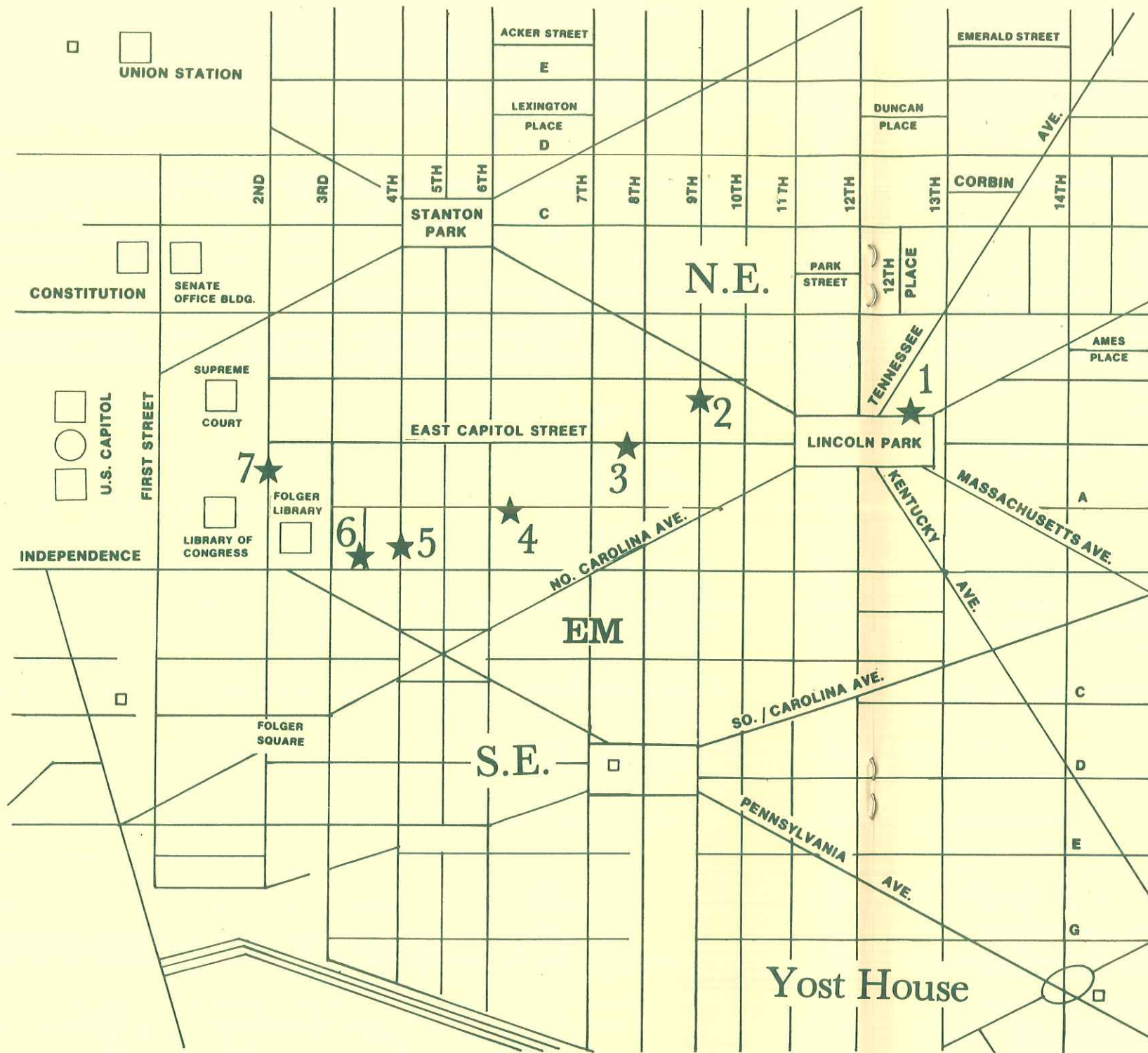
Upstairs is a spacious, cheerfully appointed master bedroom at the front of the house. Items of interest in this room are a George III chest of drawers and a 19th century American blanket chest. This floor also contains a "red room" and a "brown study," which provides a functional home office for the owner.

Mrs. Poynter's art collection is extensive and reflects the rich and varied experiences and friendships enjoyed by Mrs. Poynter and her late husband, Nelson, who was the founder and editor of the Congressional Quarterly. Most of the large paintings are by Edward "Teddy" Wolfe, an English artist who painted in the style of Matisse. A Picasso sketch in the living room, Picasso's "Flying Bull" scarf in the hallway, a Miro in the guest room upstairs, and modern paintings by Florida artist Syd Solomon highlight the collections. Colorful Polish theater posters are also displayed upstairs. Soft sculpture insects playfully enhance the furnishings.

necessarily adapted to the shade produced by neighboring trees, and to the informality prescribed by limited space.

629 A Street, S.E.
Marion Poynter



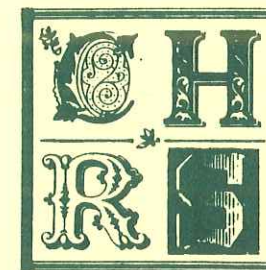


★ TOUR STOPS

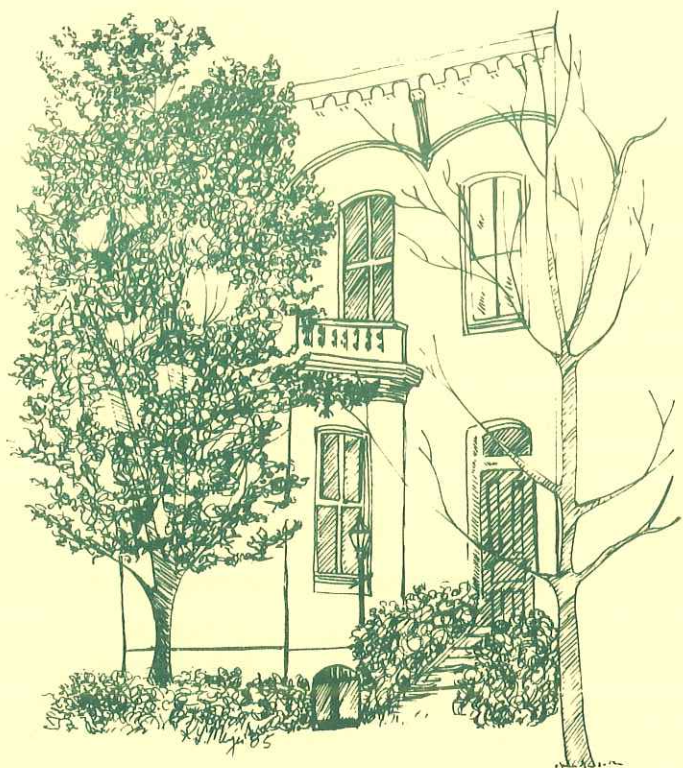
- 1206 East Capitol St., N.E.
- 306 Ninth St., S.E.
- 715 East Capitol St., S.E.
- 629 A St., S.E.
- 117 Fourth St., S.E.
- 1 Library Court., S.E.
- 313 Second St., S.E.

TEA-Yost House
 1002 Penn. Ave., S.E.
 3 p.m. — 6 p.m.

Metro



Capitol Hill
 Restoration Society
 28th Annual
 House & Garden Tour
 Sunday, May 12, 1985
 1:30 p.m. — 5:30 p.m.



This house was built in 1878, the first of a "subdivision" of five similar houses erected along the west side of the one hundred block of Fourth Street, S.E. Builder Owen Donnelly, a Capitol Hill resident, had his business at 308 Pennsylvania Avenue, S.E. The original owner was John Long, a clerk at the Department of the Interior.

This is a dramatic, elegant, yet restrained renovation. Close communication between the owners and architect Richard Crone resulted in a thoughtful transition that respects the architectural integrity of the building, and also provides a harmonious background for the owners' personalities and interests in art.



Bringing light, both natural and artificial, into the house was an important element in the design. The glass-doored entry, an extension of the transom concept, becomes a light source itself. In the kitchen, the extensive use of glass integrates the room with the natural light of the garden. Recessed lighting is used throughout the house, to enhance other light sources, and to accent the owners' diverse collection of paintings, glass, and ceramics.

The use of color as a unifying element reflects one owner's profession as an art consultant. The gray and white facade establishes the theme, which is repeated in similar hues throughout the house.

Opening the partition between the living room and the hall created both a dramatic entry and a space for a large painting by Washington artist Michael Smallwood. Another part of the hall is used for rotating exhibits of photographs by owner David Dantzler.

The marble fireplace and late 19th century gilt mirror provide focal points in the gracefully elegant living room. Howard Ben Tre's cast glass sculpture is displayed in the front bay window, which has its original shutters. This room also features a blown glass piece by West Coast artist William Morris.

A 20th century cut crystal chandelier accents the dining room, which is further enhanced by a 19th century Korean screen with eight panels depicting a variety of birds and flowering trees.

The exterior "dogleg" of the house, which had been enclosed by former owners, was incorporated into the sunny kitchen. The colorful painting by area artist Kitty Klaidman, combined with plants, blue tiles, and Mexican folk art, contributes to the cheerful mood of this room, which often becomes a center for communal cooking and casual entertaining among friends.

Upstairs, the rear study has French doors overlooking the garden. To avoid street noise, the master bedroom is located in the center of the house and, to gain light, opens with double folding doors to the skylit hall. This permits simultaneous viewing from the stair landing of a series of prints by Jules Olitski and southeast Asian artifacts, including a Balinese Garuda.

The library on the second floor, with 19th century prints and a mountain landscape, was designed for informal living. The scorched wood object on the front wall is the mold for the sleek blown glass sculpture in the living room.

117 Fourth Street, S.E.
Judy Mannes and David Dantzler



This "alley dwelling" offers an elegant and practical solution to decorating a small space. The house provides unexpected privacy, conveniently located behind the Library of Congress. An English yew tree frames the entrance to this jewel of a home.

It was originally built, with its neighbor, in 1890, in what was then known as Harris Court. The two dwellings, which cost \$1,600, were built for Benjamin F. Dyer, a carpenter, and were intended to be used as rental properties.

The living room is furnished with both American antiques and reproductions. Intense colors are used with discretion, as in the painted interior of the bookshelves, for dramatic results. Over the mantel is a pastel rendering from the 1907 wedding portrait of Hildebrand's maternal grandmother, a native Washingtonian whose home was on Constitution Avenue, N.E. The large Imari platter was the only piece of an extensive collection that Robinson's mother was able to take with her when fleeing Seoul in 1950, where the family was on diplomatic duty at the onset of the Korean War.

The raw silk covering from Schumacher provides a comfortable sophistication for the well-planned kitchen, which opens onto a private garden. English Coalport china is displayed in this room

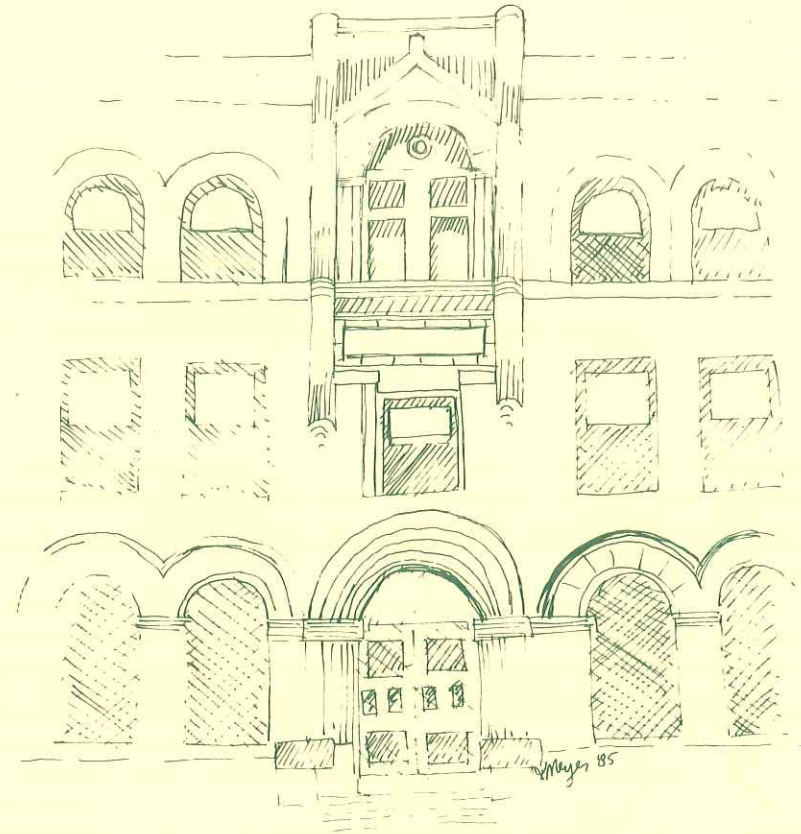
At the top of the stairs, the corner cupboard looks almost "built-in." Interior lighting makes this an attractive display case. This was the only corner of the house big enough for the cupboard.

A bath and a spacious bedroom, furnished with beautiful English and American antiques and reproductions, complete the second floor. Of particular



note is the unusual "double" 18th century English Regency dresser, obtained by the Robinson family in an unlikely place, Baghdad. The bronze Tiffany lamp, originally a gas fixture, is from the Hildebrand family's Constitution Avenue home.

This small house is decorated with a sure hand, treated as an elegant and comfortable home, and enhanced with grace notes throughout.



The original St. Peter's Church, home of the first Catholic parish on Capitol Hill, was built in 1821. That church was destroyed by fire and was replaced in 1889 with the present handsome Romanesque white stone structure. The rectory was built in 1901 for the clergy of St. Peter's. The architect for the rectory was B. Stanley Simmons, and the contractor for both rectory and 1889 church was Owen Donnelly.

The 24-room rectory is four stories high and includes six bathrooms, an elevator, and two kitchens. The present restoration, completed for Easter 1985, was begun in July 1984 and includes new electrical and plumbing systems. The original floor plan is maintained on the first floor. A false dropped ceiling was removed from the hallway, kitchen, offices, and powder room. The floors are the original heart of pine. The woodwork, oak



6

One Library Court, S.E.
Les Robinson and Grant Hildebrand



paneling, and seven pocket doors throughout the building are original.

Generously proportioned, the entry retains its original geometric tiled floors, glazed tile walls, and tin ceiling. To the left of the spacious center hallway is the library, in which is displayed church memorabilia, including a diorama of the original church, a stone from the original church, a portrait of Saint Pius X, and an icon, a recent gift from a Russian Orthodox archbishop.

Directly across the center hall is the front parlor, and behind it a rear parlor. Religious paintings in these rooms have recently been cleaned, gold leafed, re-framed, and effectively illuminated. The splendid chandeliers are reportedly Waterford. The unusual black marble mantel in the second parlor is from Duddington Manor. Curley Boswell, a longtime Capitol Hill resident, was instrumental in acquiring the chandeliers and the mantels for St. Peter's.

In the dining room is a massive hand-carved mahogany table with a seven-column base. The centennial Queen Anne chairs are the only "new" furniture in

the house. The buffet and sideboard with their original glass pulls and the breakfront are all of the same style. Six Gothic candlesticks were found in a back shed and in the safe.

The original tin ceiling in the rear office was matched exactly, eighty years later, by the Shanker-Glendale Steel Company, and the new ceiling has been installed in the front office.

The "Victorian" powder room and practical cloak room are favorites with parishioners, who frequently use the rectory for choir practice, and organizational and community meetings. Leaded glass doors open on to the breezeway connecting the rectory to the church.

Throughout the first floor are Victorian-style light fixtures and lace curtains appropriate to the period. All the furniture has been repaired, refinished, and reupholstered. Attractively coordinated wallpapers are used throughout. The border in the library and the kitchen wallpaper and border are from Schumacher. Additional fabrics and papers are from Stroheim & Romann and Hobe-Erwin.

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ST. PETER'S RECTORY
313 Second Street, S.E.





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Pat and Lyle Schauer, Contributions and Mail Order Tickets

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Samuel Fry, Poster Distribution

Paul and Cindy Hays, House Selection

Bill and Libby Dingeldein, Candlelight Tour

Arline Roback, Special Consultant

The many other people who gave so generously of their time, ideas, and resources.

Special thanks to Karen Meyer, the artist who created the booklet graphics and the poster design, using Robert Hughes' original design of the portal detail at Yost House.

CAPITOL HILL



In 1791, Pierre L'Enfant, designer of the nation's capital, expected the city's major development to rise on the broad expanse at the front or east face of the Capitol. Communities took root there slowly and unevenly. Initial population clusters formed near work centers: the Capitol, the Navy Yard, and the Marine Barracks. Until the Civil War, development seldom stretched more than five blocks away from these centers.

A building boom swept through Washington in the post-Civil War period. Capitol Hill's vacant areas, such as those to the north and east, began to have new houses, small-scale commercial buildings, and churches. Frame construction all but ceased after 1880 and red brick structures became the norm. Solid Victorian bay front and flat front rowhouses from the last twenty years of the nineteenth century still dominate many blocks of Capitol Hill streetscapes. Early twentieth century successors evolved stylistically into simpler classic revival and Edwardian lines to be followed by flat front rows with "English porches."

Despite two world wars, a depression, the automobile, and the lure of the suburbs, the inherent charm of a community with more than 100 years of America's vernacular architecture prevailed. Some 8,000 Capitol Hill buildings were included in the National Register's Capitol Hill Historic District in 1976, ensuring that future generations would have the opportunity to enjoy the diversity of urban living, a cause which the Capitol Hill Restoration Society has championed for more than a quarter of a century.

The Capitol Hill Restoration Society, Inc., a member of the National Trust for Historic Preservation, was founded in 1955. It is one of the largest active civic and cultural organizations in the Washington area. The purposes of the Society are to support and encourage

THE RESTORATION SOCIETY

- the preservation of Capitol Hill as a model urban residential area;
- the preservation of historic sites and buildings on Capitol Hill; and
- good practices in preserving and restoring buildings and grounds.

The Society believes that Capitol Hill should be a good place to live and work, and that its fine old buildings should be preserved for the benefit of those who are willing to commit themselves to the future of the Hill.

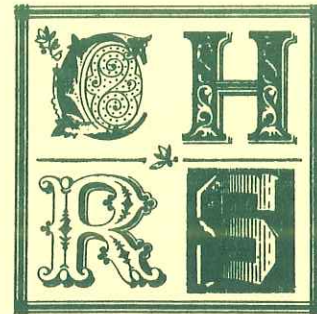
The Society holds meetings each month from September through June, with a program and business meeting preceded by light refreshments.

If you are interested in becoming a member, call or write for details:

Capitol Hill Restoration Society
Post Office Box 15264
Washington, D.C. 20003-0264

(202) 543-0425

Also, if you would like to suggest your own home or a friend's home as a candidate for the 1986 tour, please send a letter to the above address giving the address of the house and the phone number of the owner.



Capitol Hill
Restoration Society