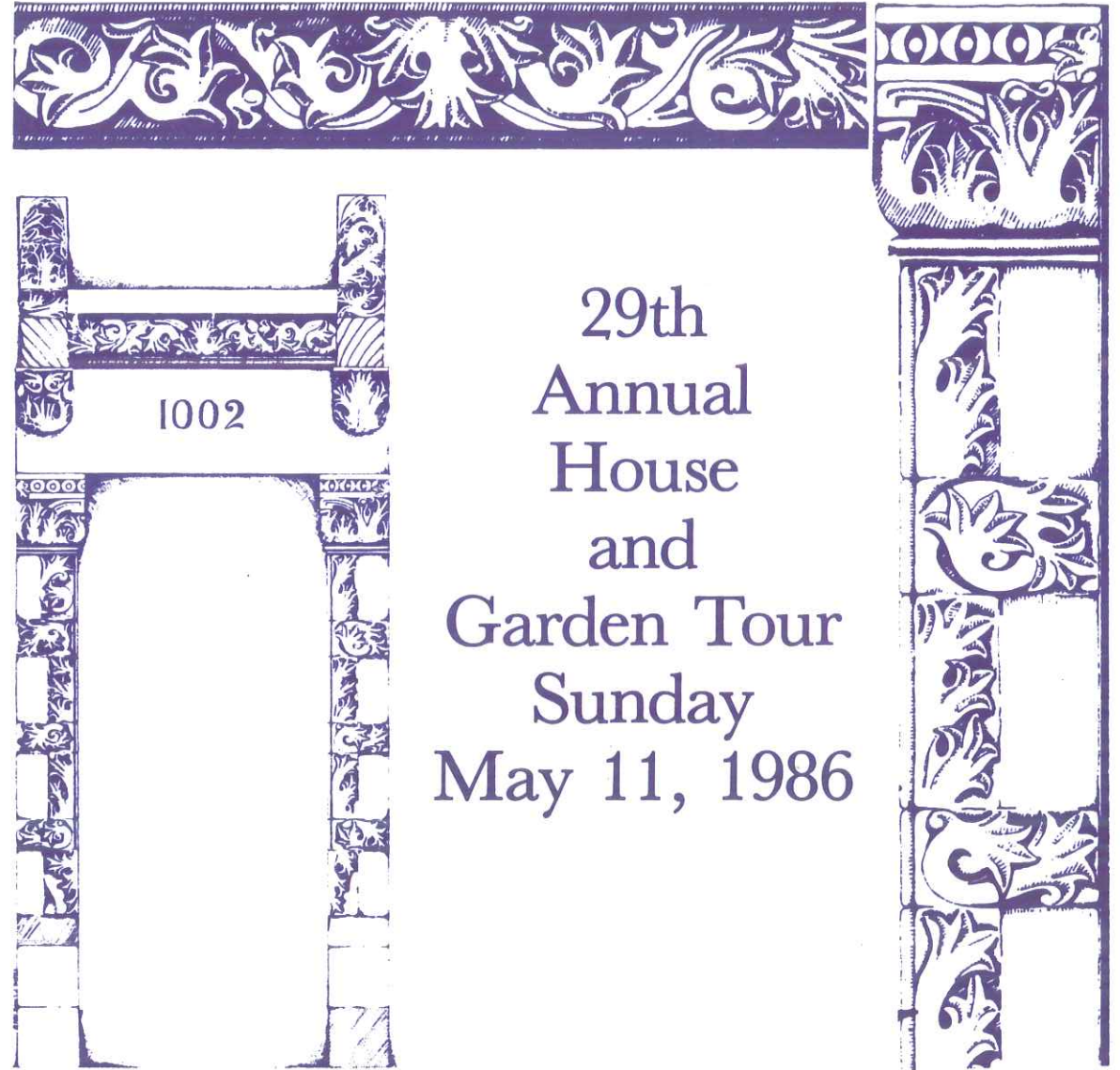


CAPITOL HILL RESTORATION SOCIETY



1002

29th
Annual
House
and
Garden Tour
Sunday
May 11, 1986



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CAPITOL HILL



Some private construction in the 1820's gave the neighborhood a more settled look and with the depression of 1827, a few major speculators sold their unimproved land for taxes. This opened up a large number of individual lots and in most instances, the purchasers erected improvements within a year. On the eve of the Civil War, Washington was still labeled a sleepy slow-moving town.

A wave of speculation and new building began throughout Washington immediately after the Civil War. Capitol Hill's long vacant areas such as those to the north and east began to sport row after row of brick houses. Commerce quickened and the community settled back to enjoy the last of the Victorian era in comfortable middle-class style.

Two wars in the first half of the twentieth century, the automobile and the suburban phenomenon almost wreaked havoc on the Capitol Hill neighborhood. Handsome old interiors were chopped up to accommodate a burgeoning population of boarders. Economically stable families fled. Federal expansion demolished entire city blocks. By the end of World War II, few persons were concerned about the existence of a residential community on Capitol Hill.

Many historians say that twenty years must pass before an era or event can be assessed with any degree of accuracy. Today, we not only can begin to weigh that phase of Capitol Hill history which has been influenced by the Capitol Hill Restoration Society and its annual House and Garden Tours, but we can see visible fruits of their labor all around us.

In 1791, Pierre L'Enfant, designer of the nation's capital, expected the major development of Washington to rise on the broad expanse at the front or east door of the Capitol. That area now includes the National Historic District of Capitol Hill. The community developed slowly and unevenly, its growth spurred primarily by the development of the nation. At first, privately owned buildings sprang up nearest the Capitol, occupied primarily by builders, artisans, and craftsmen who were working there. Workers also clustered around the Navy Yard and later the Marine Barracks. When the federal government moved to Washington in 1800, it came to a city so primitive that then, and for years to come, it was a hardship post for foreign diplomats. By the time the British invaded the capital in 1814, Capitol Hill boasted a modest community with cemeteries, an outdoor market, churches, hotels and taverns.

This frame flat-front house probably pre-dates the 1870's and 1880's houses to the east. It is typical of many modest dwellings which were built in the early to mid-19th century to house the growing number of working and middle-class residents living in the vicinity of the Capitol.

The house has received alterations and additions. Yet, the size, simplicity, and set-back convey a sense of the scale and tenor of life in the capital city before the Civil War.

The rehabilitation of this long-neglected property was carried out by Nantucket builder Tristram Coffin.

Entering the house through an informal garden and a miniature hallway, one is immediately transported to the country and to an earlier time. Ms. Hamilton began collecting country pieces in the early '60's, long before the style was fashionable.

Ms. Hamilton, a free-lance writer and professional picture researcher, has not only written about the New Hope School of artists but also made an impressive collection of their works. They are hung throughout the house but can best be studied in the double living room, which is divided by a fireplace breast. On the street side of this breast is a charmingly simple Adams-style mantel joined by an Adamesque chair. Books abound, as does pine furniture.

The pie safe in the living room seems no more unlikely than the one at the head of the stairway. To the rear is a small light-filled study with a country (probably South Carolina) Duncan Phyfe-style sofa. When Ms. Hamilton's grandfather first came to Washington in 1898, he boarded with a woman whose late husband had painted the pastoral view of the Capitol. His loans to the widow were repaid with paintings.

Across the staircase, the guest bedroom houses Ms. Hamilton's grandmother's bed, Laura Ashley prints and a pillow appliqued by Capitol Hill artisan Kathryn Powers.

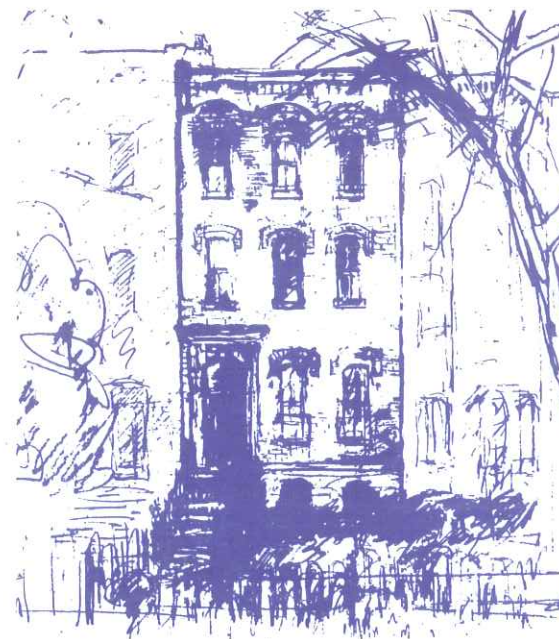
Rounding the corner, one passes a Victorian quilt in the long hallway leading to the master bed and bath



suite done in pine with red and white toile.

At the bottom of the gracefully curving staircase, to the left, stripped pine doors, whole and in parts, panel the walls of the dining room. The brightness of the white and yellow faience in the corner cupboard contrasts with the greyness of the pewter chandelier, while an oriental rug rests on beech flooring. Secreted in one corner is a Laura Ashley powder room; a closet with ventilation holes opening on the hallway is in another.

In the kitchen, baskets, dried flowers, and copper pots hang above furnishings of pine and linen.



The post-Civil War vigor of Washington is nowhere more evident than along East Capitol Street, site of most of the neighborhood's largest townhouses.

The panelled frieze and richly bracketed cornice of this Italianate house are hallmarks of many Washington houses built during the 1870's. The brick "hood molds" over the windows are stylistic additions, but the original iron stairs and handrail are typical of the era.

There is a row of houses of the same period, with bays added, nearby to the west and still others at the corner of 6th and East Capitol Streets. This one, added to in 1925 to make apartments, has been recently returned to family occupancy by its current owners, with James B. Parker of Capitol Hill overseeing the restoration work.

The handsome staircase with its black walnut hand-rail and carved oak balusters is the only feature of the

house that was not altered in the apartment conversion.

Double parlors, restored to their original dimensions, have become the living and dining rooms. While almost all of the original woodwork was found in the house, the plaster ceiling mouldings and medallions were made and installed by Giametti Studios for the restoration. The marble fireplace mantel, from a Georgetown house, was found in Middleburg, Virginia. Heart pine floors, partly replaced with upstairs flooring material, were painstakingly repaired and refinished after strip oak veneer had been removed. The splended rug is a Hereke.

Those interested in period lighting fixtures will find the chandeliers prize examples. Period hardware is also found throughout the house.

One exit to the multilevel garden is through the handsome tall doorway in the dining room, fitted with an antique glass panel cut in sunburst pattern. The radial cut used is now lost to all but the finest crystal cutting workrooms.

A sunny family kitchen, which opens onto the upper deck, results from the total alteration of this floor of the apartment addition.

Many of the oriental rugs in the house were collected by Ms. Love's great-grandfather who has passed them along. A silk prayer rug hung in the hall deserves scrutiny.

On the second floor, a sitting room running the 25-foot width of the house is attached to the owners' bedroom via a large, admirably outfitted dressing room and bath. At the back of the house, a double study provides space for take-home work. In the hall, don't miss the charming balcony, a relic of artful fire escape surgery.

Again upstairs, off an enviable stairhall, Jenny's room overlooks front gardens. It is replete with her world of necessities and collectibles. Her college-age brother and sister, Woody and Susan, sometimes occupy the two additional bedrooms and bath on this floor.



1

514 A Street, S.E.
Diane Hamilton and James Bulger

647 East Capitol Street, S.E.
*Margaret Love and Woodley Osborne
and their daughter Jenny*



2

In this impressive early 1890's house, the builders showed their familiarity with the rounded arches and towers that characterized the Romanesque Revival styles. Here, the style is modified and interpreted in a linear manner and in a variety of materials which reflect trends of the late-19th century. Roman brick is enriched with terra cotta bands. Lion's face keystones punctuate the wide arches of the first floor window and entrance bay. Copper trim and decorative tile enliven the pyramidal roof of the full-height bay. The robust stonework of the basement level and stairs provide a solid visual support for this substantial four-story structure.



The fine craftsmanship and choice of style and materials also suggest the influence of the local German builders and craftsmen whose work is found in many of Capitol Hill's late-19th and early-20th century masonry structures of this type.

Although once reduced to a rooming house, 911 escaped the architectural damage which apartment conversions usually inflicted. For the last two decades, the house has been a comfortable residence for three successive families.

The foyer, with a finely detailed tile floor, opens into a spacious stair hallway with an abundance of center-cut oak woodwork, which can be found throughout the house.

A pair of massive Corinthian columns at the juncture of the living and dining rooms creates the focal point for both rooms. The openness between rooms of different function is unusual for a house of this period.

Another remarkable feature is the shutter system in the front rooms of the upper three floors. On each window, three partial shutters run vertically in individual tracks and store behind a panel at the base. (This will be displayed in the library on the second floor.)

The glass-armed chandeliers, formerly gas-fired, are original to the house, as are the matching wall sconces.

In post-central heating homes, mantels without fireboxes were common. Those in the living and dining rooms have recently been moved to upper floors and functioning fireplaces.

The pair of charming slipper chairs with X-stretchers in the living room came from Mrs. Bakke's family, as did the Federal sideboard with original hardware (a Charleston piece) in the dining room. The pier mirror was originally in the master bedroom.

The commodious kitchen was once part butler's pantry, from which came the large cupboard now in the rear. The beaded wainscoting in the kitchen and hall is original.

The second floor hallway, generously outfitted with closets, leads to the rear bedroom of a young man with a strong interest in missiles and aircraft. A guest room occupies the center position, and at the front there is a library with restful military blue walls. The mantel came from the living room. Note the shutters in partly closed positions.

The master bedroom, with its high-posted curvaceous brass bed, commands the front of the top floor. The mantel is from the dining room and the surveyor's desk from Mrs. Bakke's family. The connecting master bathroom leads to a generously-sized bedroom now serving as the nursery.



3

911 East Capitol Street, S.E.
Dennis and Eileen Bakke and their children



This stuccoed frame house is believed to have been built about 1855 for a dealer in gas light fixtures and remained in his family until the 1930's.

The bracketed cornice is a decorative feature that continued to be used on Capitol Hill houses until well into the 1870's. This house may have been entirely detached until the construction of the late-19th century brick house which now adjoins it on the north.

Its earlier date may account for the set-back from the front property line, now allowing space for a plum-tree shaded and fountain-cooled courtyard which gives way around the house to a spa and deck garden.

With uncommon invention, collecting, and whimsy, Messrs. Kelly and Mikels have brought the natural and manmade of many continents and ages into their home on Capitol Hill.

On rainy days, one can enjoy the outdoors while taking leisure on the couch of the south-facing garden room. Look here for the textiles, pottery and photographs of North, Central, and South American Indians.

The extensive use of a singular wall color and handsome patterned carpeting is first apparent in the dining room, where artfully displayed Oriental screens provide color and another hint of the owners' extensive travels.

The batterie de cuisine of the adjacent kitchen evidences worldwide culinary tastes.

Continuing along the hallway, pass the media center. Books commingle with stereo equipment in a turn-of-the-century style bookcase framed into a spare closet.

The living rooms sports antelope horns, an Asian elephant tusk, and a scrimshaw walrus tusk decorated by a British sailor. There, too, the familiar signature of John Hancock appears on a 178(5?) military commission. An unusual furniture arrangement facilitates fireside conversations.

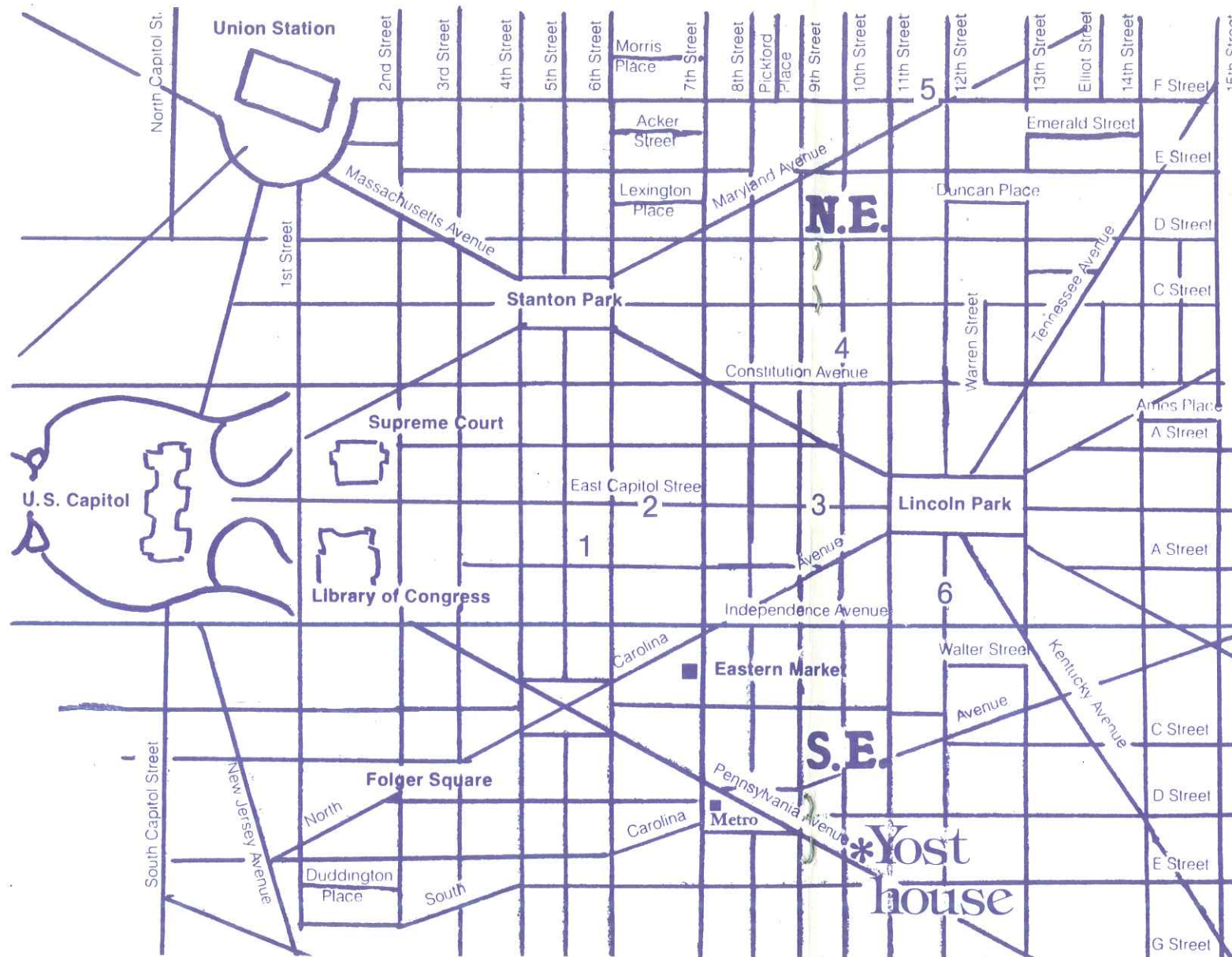
Upstairs, in the front bedroom, a curved mahogany settee and chair provide a pleasant place to read by the window. Quilted patchwork coverlets, in a design called "Grandmother's Fan," were worked by Mr. Mikels's mother as a gift.

The sitting/guest room is enlivened by collections of antique cameras and shells. The "whatzit" wall sculpture is the workings of a dismantled piano. Above is a Moroccan horn.

221 Tenth Street, N.E.
Bob Kelly and Tim Mikels

4





**Capitol Hill
 Restoration Society
 29th Annual
 House & Garden Tour
 Sunday, May 11, 1986
 1:30 p.m. — 5:30 p.m.**

TOUR STOPS

- 514 A Street, S.E.
- 647 East Capitol Street, S.E.
- 911 East Capitol Street, S.E.
- 221 Tenth Street, N.E.
- 1116 F Street, N.E.
- 147 Twelfth Street, S.E.

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



As we approach, the masonry tells us that the structures at 1116 and 1118 F Street were originally built in 1898 as one small apartment building known as the "Roosevelt." Recently, the lot was subdivided by builder James Galvagna, who rebuilt this side as a 3,300 square foot owner's unit plus a rental apartment.

The Roosevelt provided an example of the adaptation of a late-19th century house type to a small-scale multiple-unit structure.

Under individual ownership, each unit has received different treatment. The paired windows at 1116 have been removed, while the shape of the arched openings has been retained. The openings now frame balconies, created by the addition of new exterior walls, on the upper levels.

Enter a brief chiaroscuro of dark green lacquered walls. The richness of a Chinese screen leads to a cataract of light bathing the living room from a skylight three stories up. This is clearly the Roosevelt flats no longer!

Mr. and Mrs. Jennings, who bought the property in 1980, have seized their opportunity to create a stunning interior, thoroughly modern in feeling but using many antique furnishings.

Behind the Oriental-feeling living room, a pair of upholstered chairs in the sparkling bar are separated by a Thai noodle cart. The bath here serves a guest bedroom that accommodates a regal brass-trimmed antique bed and a marble-topped French dressing chest. The game room contains a bumper pool table, family pictures and caricatures of the owners as well as Mr. Jennings' productive workshop-in-a-closet.

The large kitchen is located on the second level. Its convenient layout gives easy access to the den as well as to the dramatic dining room.

In the dining room, a Venetian mirror reflects the terrace and its north view, most spectacular at night when the Venetian chandelier is foreground to the lights of the hills rising to Maryland.

The den, as well as the guest bedroom above it, has



a south facing balcony protected from the street by the treetops of one of the Hill's many triangular parks. A variety of sleeping accommodations can be made from the flexible furnishings. In the rosewood wall unit, Mrs. Jennings displays the collections of Belleek porcelain she began in high school.

The master suite is an aerie atop the city. Mirrored tub doors give Mr. Jennings bath an illusion of spaciousness and Mrs. Jennings' bath, lit by two windows, offers a large Roman tub. There is a laundry, good closet space, and seating by the nighttime view.



This is one of a row of four two-story houses built in the early 1960's. When seen together, the group forms a balanced and symmetrical composition. The projecting end units flank the recessed center houses, creating an enlivened silhouette and framing the deeper center yards.

These contemporary houses make restrained references to the shape and scale of early-19th century row dwellings. Using brick and minimal decoration, they respect the original character of their neighborhood, while not attempting to imitate or detract from the authentic 19th century structures within view.

Because this house occupies a deep corner lot, there is a long narrow side yard, whose regularity Mr. Hays has relieved by planting a serpentine row of bricks between the grass and flower beds. The flourishing beds feature a variety of mature plantings. At the front are a specimen holly and a grandiflora magnolia.

The black and white marble of the entrance floor continues into a discretely hidden powder room

papered in grass cloth. The hallway leads to the stairs on the right to the second floor.

At the top of the stairs, the first landmark is the "ego wall"—a collection of memorabilia from Mr. and Mrs. Hays' separate but equal careers in politics and civil affairs.

The striking jade walls of the guest bedroom at the front have restrained reflection in the room's fabrics and decorations. The muted red, white and blue print wallpaper in the guest bathroom could be interpreted to have political overtones.

The master suite overlooking the garden features a silver and white bathroom, and a pendulum clock which hung in Mr. Hays' great-grandfather's grocery store in Hutchinson, Kansas.

On the first floor one finds an attractive kitchen almost hidden in front of the dining area. The dining and living room, with its rich tones and graceful lines, features collections of crystal decanters, of paintings, of Chinese "mud men" figurines, and of boxes. Among the latter, the largest is an 18th century New England carpenter's tool chest, flanked by two chairs of the same period. Nearby is a large primitive Pennsylvania Dutch cabinet with original cherubs painted on the bottom doors.

A second guest bedroom and bath share the basement with the pub, a room made cozy with wood paneling, stained glass, and low illumination. The game table is a Virginia piece, circa 1870, with country carved legs and an older top. The wicker furniture arranged before the fireplace supported the founders of the Kentucky chapter of the Daughters of the American Revolution, including Mrs. Hays' great-grandmother. Hanging by the door leading up to the rear garden is a 1682 indenture, recording the transfer of a parcel of land in the City of London.

The tree nearest the house in the deep garden is a miniature weeping crabapple, grafted at the Botanical Gardens in Brooklyn. Touches of whimsy are evident with the pool, the fern stands, and the wisteria-covered pergola.



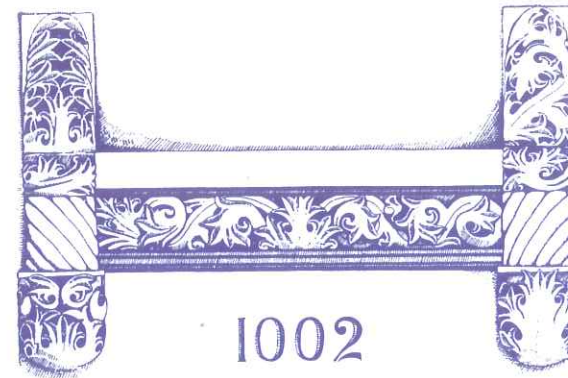
1116 F Street, N.E.
Ken and Louise Jennings

147 Twelfth Street, S.E.
Paul and Cindy Hays





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

The Restoration Society expresses its grateful appreciation to the following:

The Owners of the Homes on this Year's Tour
CHAMPS, Inc., for the promotion of the Tour
Barbara Held, Inc., for Tour Day headquarters
Smith Graphics for the donation of typesetting

The Ticket Outlets:

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The House and Garden Tour Committee:

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Pat and Lyle Schauer, Contributions and Mail Order Tickets
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Petie Reihl, Poster Distribution
Ann Breeding, House Selection
Heather Walker and Bill and Libby Dingeldein, Candlelight Tour
Arline Roback, Carol Santos, Janet Barnes, Gale Alder, and John Janke for their very special assistance

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

The inclusion of a building on the Tour is not to be construed that the building is or is not in compliance with the laws and regulations of the District of Columbia.



ACKNOWLEDGEMENTS

CAPITOL HILL RESTORATION SOCIETY, INC.



The Capitol Hill Restoration Society, Inc., 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 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, as well as a place to work, and that its fine old houses can be restored more properly for the benefit of those who are willing to commit themselves to its future, rather than be demolished for office buildings, highways, and parking lots. The Society strives to preserve the traditional heritage of Capitol Hill in history as a place for tasteful, comfortable and rational living.

Activities of the Society include the following:

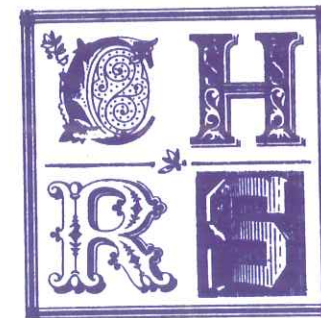
- initiating and supporting local and national legislation, including the Historic Landmark and Historic District Protection Act for the District of Columbia;
- publishing a newsletter 10 times a year, read and respected throughout the City, about Capitol Hill and City-wide items that affect Capitol Hill;

- encouraging and promoting the creation of an environment in which appropriate business development can take place on Capitol Hill;
- cooperating with other local and citywide community organizations in helping to solve the city problems;
- working with government agencies to meet their objectives, while protecting the community interests of Capitol Hill residents;
- appealing those administrative and judicial decisions which have an adverse effect on our neighborhood; and
- conducting research into requests for zoning changes on Capitol Hill, and making recommendations to the D.C. Zoning Commission and Board of Zoning Adjustment.

If you are interested in becoming a member of the Society, call or write for a membership form. Any individual having an interest in Capitol Hill is eligible to become a member. The Society hopes you will join.

Capitol Hill Restoration Society
1002 Pennsylvania Avenue, S.E.
Washington, D.C. 20003

(202) 543-0425



**Capitol Hill
Restoration Society**