



"Capitol Hill Townhouse" by Michael Berman mberman@hirs.com

48th Annual House & Garden Tour

May 7th & 8th

Sponsored by the Capitol Hill Restoration Society

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to the 48th Annual
Capitol Hill Restoration Society
House and Garden Tour.



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Table of Contents



A Message From The President 3

Investing in the Community 5


HOUSE LOCATIONS

The house owners reserve the right to request removal of shoes.


1	401 5th Street NE	9
2	100 5th Street NE	13
3	114 5th Street NE	16
4	621 A Street NE	21
5	822 East Capitol Street NE	26
6	1314 Independence Ave. SE	30
7	1325 Independence Ave. SE (Bryan School)	32
	Loft #3 (Terrace Level)	
	Loft # 22 (Second floor)	
	Loft # 33 (Penthouse)	
8	Quarters B, Commandant, (Sunday only) Latrobe Gate, 8th & M Streets SE	38
9	627 G Street SE	40
10	Marine Commandant's House, 801 G St. SE (Sunday only)	43
	Marine Barracks Band Hall, 8th & I Streets SE	
	300 Independence Ave., SE	46
	Special Thanks, Patrons, Sponsors, Benefactors & Contributors	48

Special Events

Candlelight Tour of Homes

 Saturday May 7th 5-8 pm
Reception: 5-7 pm at 300 Independence Ave., SE

Mother's Day Tour of Homes

 Sunday, May 8th, 12-5 pm
Mother's Day Tea: 2:30-5:30 pm
at Marine Barracks Band Hall
8th & I Streets SE

CHAMPS wishes to congratulate the Capitol Hill Restoration Society on its 50th Anniversary as an organization.

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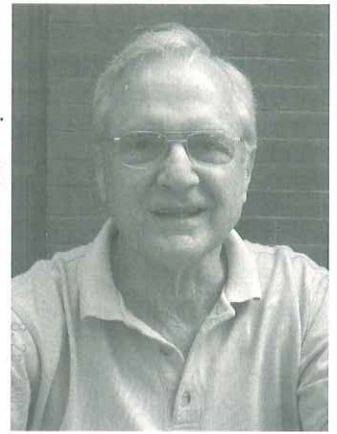
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A Message From The President



Dear Neighbors and
Friends,

Washington remains a major destination for tourists. Residents themselves visit many of the monuments and attractions while guiding out of town guests. The Washington Monument and Capitol dome are familiar landmarks and now the Washington Nationals have begun playing at refurbished RFK Stadium and the new MCI center attracts major sports and entertainment events.



Yet, increased security restrictions and high priced tickets take some of the shine off of these attractions. Happily, Washington is more than monuments and events. Between the Capitol and RFK Stadium lies the amazingly diverse, attractive and lively neighborhoods you will get a glimpse of during the Capitol Hill Restoration Society House and Garden Tour. We are not the Smithsonian, but we open our doors to welcome your look at how people live contemporary lives in one hundred (and more) year old houses. In addition to our homes, please enjoy Eastern Market, Barracks Row 8th Street, the Heritage Trail and the sidewalk cafes and some other unique buildings this year!

"The Hill" has always been loosely defined geographically, but there is a common spirit here that combines a strong sense of civic and social responsibility with cherishing the buildings that line our streets...and even the streets themselves. We believe that this respect for continuity provides the foundation for the special place we want to share with visitors.

To our neighbors on the tour and helping manage the tour, you are the real Capitol Hill. CHRS thanks you for your time, energy and for representing the community so well.

Enjoy the weekend.

Rob Nevitt



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Investing in the Community



Forty-eight years ago, Capitol Hill Restoration Society members started the house tour tradition as a way of raising funds to support Society projects, inspiring neighbors to restore or rehabilitate old houses for modern living, and proving to Congress that Capitol Hill was an improving neighborhood that didn't have to be leveled for slum clearance as the Southwest had been. Although the last goal has been met, the other two reasons for having a house tour remain valid.

Over the years, the house tour proceeds have been used for the good of the community - fighting freeways and other encroachments into the neighborhood, establishing the historic district, working for the residential parking permit system, developing the informative Guidelines Series, among many projects.

For the past several years, CHRS, while still committing its funds to projects for the enhancement and protection of the community, has extended the legacy of the house tour to fund other groups through specific grants.

The grantees for 2004 are:

- Trees for Capitol Hill to preserve a large healthy elm at 13th Street and Tennessee Avenue NE.
- The Association for the Preservation of Congressional Cemetery, an exhibit of past educators who have had a school named after them (there are 30) and are buried at Woodlawn or Congressional Cemeteries.
- The Peabody Outdoor Project at Peabody School to renovate and maintain the garden in the schoolyard.



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401 5th St. NE

Square 836

1

401 5th St. NE

Thomas Grooms and
Rodger Streitmatter



The Civil War-era house started as a small, two-story frame structure with four equal-sized rooms connected by a center hall. Now located at the northeast corner of 5th and D NE, the house may originally have been on D Street between 5th and 6th. It apparently was moved to its current location when purchased by Catharine Barrett about 1875. By the late 1880s, either Mrs. Barrett or another owner had added a two-story structure on the north side to accommodate a kitchen and bathroom.

Another alteration occurred in 1908 when Robert Clements (who lived at 300 A St SE) lifted the original house and constructed a full-story brick ground floor with a storefront bay facing D Street to house a neighborhood grocery store. Clements appears to have leased the store to a series of grocers rather than operating it himself.

By the end of the twentieth century, the house had deteriorated badly. The ground floor was a storefront church and the upper floors were apartments. The current owners embarked on a major renovation in 1994. They gutted the interior, widened the old addition and built another two-story addition to the north. The 1908 store is now a ground-floor apartment.

The new interior is an H-shaped plan. The main rooms at the ends are connected by a 19-foot gallery on the main floor and a lengthy hallway on the second floor, allowing the primary living spaces to be filled with light from French doors, six-over-six windows, and a pair of skylights cut into the roof.

While none of the interior décor is original, various architectural details were added during the renovation. These include moldings on the main-

floor ceilings, Greek key carvings on the fireplace in the living room, and niches set into the walls of the gallery that leads to the dining room.

The formal living room is anchored by an American Empire secretary and circa 1820s upholstered armchair. Other pieces include a pair of circa 1820 black Regency pull-up chairs with cane seats, a mahogany Pembroke table from the early 19th century, and a small side table inset with a blue and white porcelain platter dating to the 1860s.

Notable dining room furnishings are the 18th century Sheraton secretary and Centennial Queen Anne side chairs surrounding an early 20th century Hepplewhite-style dining table hand crafted by the Potthast Brothers of Baltimore.

The master bedroom features a headboard created by a dozen hand-painted papier-mache placements from Kashmir depicting Mogul emperors. Shah Jahan, builder of the Taj Mahal, is on the bottom left corner.

Furnishings in the sitting room include a flame mahogany chest of drawers dating to the 19th century and three carved drum tables the owners purchased while on a recent safari in Africa. In the guest room are a circa 1780 mahogany Queen Anne writing desk and a late Joseon Dynasty pear wood Korean chest.

As visitors leave the house through the garden room on the ground level, they may want to note the pair of mid-19th century painted French consoles before stepping onto the brick terrace overlooking a garden edged in English boxwoods with a small garden pavilion.



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Square 815

2

Marie Arana and
Jonathan Yardley



Francis Obold, who lived at Nine 4th Street NE, built this single family dwelling in 1886, along with the five houses to the north. It is wider and more ornate than the others. Originally two stories plus an English basement in height, the house was enlarged by the next owner, Carlos Hitchcock, who added the Mansard story in 1890. At age 60 Hitchcock left his hardware business in Pittsford, Vermont, to join his daughter and son-in-law in the District. The son-in-law, Henry W. Taylor, was Chief Engineer of the Capitol. Henry's daughter, Florence Hardy, was still living in the house in 1967. Much of the original detail has been retained with only one significant modification: the removal of the wall which originally separated the two parlors.

The house, which was purchased by its current owners in 1998, is comfortably and eclectically furnished with a mixture of American antiques, modern reproductions, Peruvian indigenous art (Marie Arana is a native of Peru) and pieces acquired on the owners' extensive travels. Many of the paintings and photographs are the work of friends. There are books everywhere along with an extensive collection of CDs.

The eclectic nature of the furnishings is evident in the long parlor which is anchored by a baby grand piano in front and a conversation area in the rear. The piano is accompanied by a glass-encased ship model that Yardley's father made, which rests upon an early nineteenth century chest from Philadelphia. In the rear, a

100 5th St. NE

100 5th Street NE

2

Spanish colonial painting of the Cuzco school, depicting Madonna and child, overlooks an early Victorian settee, which is in front of a coffee table, made during World War II, that displays a number of mementos and various souvenirs of the owners' travels and happiest moments. The couch is flanked by two Korean chests.

The dining room contains an early nineteenth century sideboard that has been in Yardley's family for many generations. The grandfather clock, though it may appear to be an antique, was assembled and finished by Yardley from a kit, as were several other pieces in the house, including a French Napoleonic desk, a large chest and a Charleston Rice Bed.

Yardley's study is on the second floor front where he does most of his reading and writing. Arana's study is in the rear room on the second floor, with wall hangings from Peru and photographs of her ancestors and family on display.

As you exit the kitchen - which was gutted and rebuilt four years ago - into the garden, to your right is a "fringe" tree, which with any luck will be in bloom in early May. There are also a crepe myrtle, a magnolia tree, a Japanese maple, azaleas, roses, sedum and numerous other varieties of plants designed to flower through the seasons. The yard and patio were completely redesigned by Adrian Higgins, a friend of the owners who is the garden writer for The Washington Post. There is a basement guest suite, which is not open.



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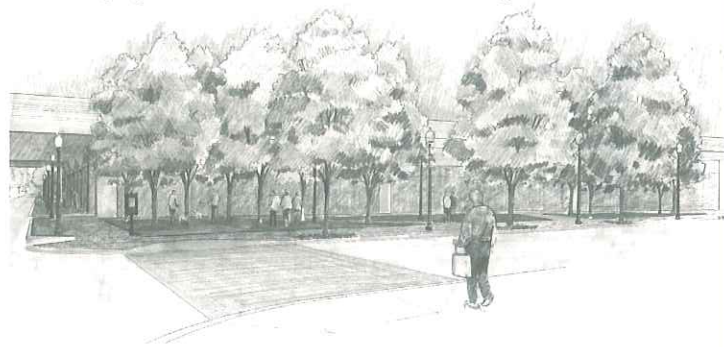
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3**114 5th St. NE**

Square 815

114 5th St. NE

**Suzanne (Sam) and
Edward Kristensen**

Henry L. Johnson, a post office clerk living at 127 C Street NE, was given a permit for the construction of this house on June 10, 1891, filling in a vacant space that

had been left by previous developments. Carpenter John K. Sudler supervised the construction of the two-story building with a bay window and pressed brick. Seven years later, Johnson, who had been promoted to superintendent, added a one-story brick and glass conservatory at the back of the building. He shared the house with wife Florence (who was from Louisiana), and two children, Mabel and Mirabel. Johnson died in the mid twenties but Florence remained for another ten years. The house originally was designed with double parlors, dining room and kitchen, but has now been changed to open parlor and dining room, kitchen and family room.

Like many other houses on the Hill, 114 became a rooming house in the 1960s with five apartments and remained as such until then former Senator John Breaux and his wife Lois purchased the house in 1992. The living room and dining room ceilings were falling in so that the Breauxs were unable to save the plaster crown molding, but they were able to save the molding in the vestibule. They removed the hall walls and the walls between the living and dining room. They also removed the wall between the kitchen and den and enclosed the back porches. Six of the nine original fireplaces were preserved and the 1881 nickel and cast iron Warren range now in the kitchen fireplace was found in the basement. Note also the original steel and glass

16

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17

114 5th St. NE

3

skylight. There is an office and full bath as well as an apartment in the basement (not open).

When Rear Admiral Kristensen retired from the United States Navy, they were delighted to return to Washington and especially to Capitol Hill. Mrs. Kristensen was born on the Hill and it has always been home to their family.

The Kristensens bought the house from the Breaux in 1998. They incorporated the back porch on the first floor rear into the family room adding bookcases and shutters. Part of the kitchen was also remodeled. The second floor porch off the master bedroom was also enclosed and the space incorporated into the master bedroom, adding more space. A small balcony was then added back to the master bedroom. The house decor reflects the periods of time that the Kristensens have spent in the Far East. There are, for example, a number of Japanese and Korean chests, each having a specific purpose when constructed.

Mrs. Kristensen has blended some American antiques and family pieces with the Asian items.

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621 A St. NE
Square 868

4

621 A St. NE

Greg Farmer and
Jean Marie Neal



On April 10, 1910 a building permit was issued to Mrs. Sallie Duvall, widow of Charles, for the construction of a two unit brick house at 621 A Street NE for the outlandish sum of \$5,700!

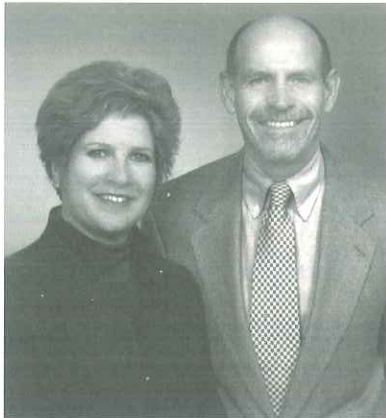
Mrs. Duvall built an apartment upstairs and one downstairs that, by 1915, were occupied by two widows - Mrs. Duvall herself, and Julia Ryan. Mrs. Ryan was joined by her three adult daughters who remained in the apartment for at least the next twenty-five years. Designed by architect A.J. Atkinson, the house was of especially strong construction. The street side bricks were laid in a stylish Flemish bond style (alternating headers and footers). A common entrance foyer led to two doors for the apartments - each with a large parlor with fireplace, two bedrooms, bath, dining room and kitchen. A rear garden led to the garage.

Greg Farmer, former U.S. Under Secretary of Commerce and now a Nortel executive, and his wife, Jean Marie Neal, a longtime Senate chief of staff, bought the house in 1998. With the work of contractor Larry Hodgson, the apartments were combined into a single home. The foyer was left as designed, with the original tile, brass intercoms and mailboxes retained.

Separate inside doors to the apartments were removed and a single entrance, with double glass doors to duplicate the outside entrance, was created. The wall beside the stairs separating them from the first floor apartment was removed - the original steps were kept, and a staircase was constructed with

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baluster posts found at the Brass Knob. The columns on the original fireplace in the parlor were the inspiration for doorway columns into the now living room and dining room. A wall and two closets were removed from a bedroom to create the dining room.

On both floors, the dining and kitchen areas were together, thus permitting Greg and Jean Marie to create a large kitchen on the first floor and a TV-game room on the second. Oddly, the kitchen/dining room bays had only two windows; Hodgson added a middle window in the new kitchen. The downstairs kitchen had older cabinets than upstairs - which led to the replacement of the downstairs cabinets with cabinets from upstairs.

The former parlor on the second floor originally may have had a wall separating it from the hall. Now, however, it forms an open master bedroom with working fireplace. A washer-dryer was installed in one of the bathrooms; a small bedroom is used as a studio-office, with the other bedroom used for guests. The floors throughout, except for the TV room, are the original pine.

The rear porches on both levels have a connecting stairway allowing access to the back yard where Jean Marie has an English style garden, a brick patio with herring bone paving and a fountain. The last step was the transformation of a large but unfinished basement into Greg's room with a pool table, his 3,000 CD collection, and glass doors opening into the yard.

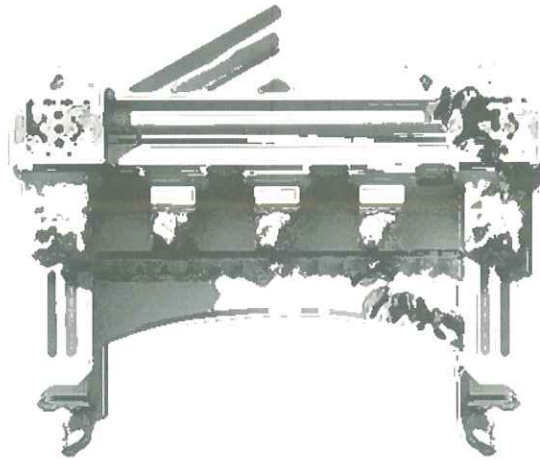
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Dr. Gary Mintz

Behind the warm limestone façade of the circa 1905 Beaux Arts bank building lies a surprise in use and design. When the owner, Dr. Gary Mintz, moved here from Philadelphia where he had transformed a candy store into his home, he searched for another distinctive commercial space. He found it in the long-closed former American Security and Trust Company branch office.

Dr. Mintz secured the services of architect Michael Hauptman, AIA, of Brawer and Hauptman (Philadelphia) and builder Tom Glass of Glass Construction (Washington). They collaborated on a contemporary design using modern materials to satisfy the owner's penchant for light, space, and volume and to complement his collection of abstract art, descriptions of which are available in each space. The primary design decisions placed the principle entry on the side of the house and the staircase to the second floor in the dining room. (The bank's original entry was on East Capitol Street with the original stairs in the back.) Original interior architectural features, such as the classical egg and dart molding, were retained

The entry leads to a foyer, with a guest suite on the right and, on the left, an open dining room with a table handcrafted from cherry and steel by Philadelphia-area craftsmen Jack Larimor and Will Stone. The "origami-inspired" table generally seats six to eight people closed; but when it is rotated 45 degrees and its hinges are opened, it can accommodate as many as twelve. The table occupies the approximate location of the original bank vault.

The staircase, bridge, and floor of the second

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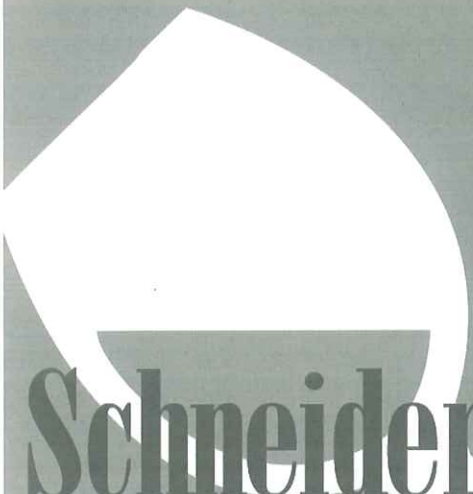
level study are made of perforated metal and supported by steel trusses, providing "just enough transparency to convey the sense of walking on air." The bridge leads to the master bedroom, with spa, above the guest suite. (The second floor is not open.)

The state-of-the-art kitchen reflects the owner's culinary interests. Shaker style cherry-wood cabinetry, found in every room, was custom crafted by the Kennebec Company, Bath, Maine. Countertops and the kitchen sink are all made from soapstone.

A two story living room is centered by a fireplace on one side and the original entry doors leading to the garden on the other. The original safe deposit box in the northeast corner of the room serves as Dr. Mintz's mailbox. Utilities are located in a small basement (not open).

The landscape architecture firm of Oehme Van Sweden and Associates created a street-front garden where once there was just a concrete slab. Ornamental grasses, perennials, small trees, and a distinctive metal fence complement the building. Coincidentally, Dr. Mintz's house and the Oehme Van Sweden offices (8th and G Streets SE) were both originally offices of the Washington Mechanics Savings Bank, incorporated in 1906 "to serve Southeast, particularly the employees of the Navy yard."

The house and garden have been published/featured extensively including Architectural Digest, Builder Magazine (Project of the Year, 1995), Washington Post, Washington Times, Metropolitan Home, HGTV, Discovery Channel, The New American Garden, Architecture in the Garden, Yesterday's Structures: Today's Homes, and Kitchen Idea Book.



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1314 Independence Ave. SE

Square 1037



Linda and Randy Norton

Capitol Hill was an exciting place when Linda and Randy Norton moved into their home in the summer of 1975. It was one of the great waves of renovation, with houses still relatively inexpensive and many young couples, Linda and Randy included, doing much of the work themselves. Randy had grown up in Northern Virginia and had driven through the neighborhood on the way to Senator's games. He convinced himself that after a few years of fixing up the house, Washington would have a baseball team that he could walk to. He was only off by 30 years.

The house was built in 1909 on what was then B Street SE. It was a part of a building boom in the neighborhood, with Bryan School across the street being built at about the same time. It was a working class house originally both plumbed for gas lights and wired for electricity. The neighborhood was mostly made up of families who worked at a variety of crafts: Navy Yard machinists, binders at the Government Printing Office, and printers at the (original) Washington Times. Early residents at 1314 included Simon Bube, and his wife Elizabeth. Bube was a clerk with the J.C. Weedon and Company (Real Estate, Loans and Insurance) at 224 East Capitol. By 1940 he had become President and the Weedon Company had moved to 1724 K Street NW. The Bubes moved to 1323 North Carolina in 1920 and were replaced by the William T. Peverill family (wife, Bessie, children William and Pearl, plus brother

and sister-in-law). Peverill was a car inspector for a railroad company. The house had been converted to a rooming house in the 40's, as Linda learned in 1992 when a couple who had lived here during that time came to the door to see their first home and showed her how the house had been divided into five different units.

The Nortons removed the walls between the first floor parlor and hall to make the current living room. Linda, an interior decorator and artist, hand painted the border murals of the seasons. The kitchen has been remodeled twice since 1975, with Linda applying the current sponge painted finish and stencil. The second floor was originally divided into three bedrooms, but the Nortons took down the walls to the middle bedroom and opened the skylight area to create the current den, with its abundance of light and its sense of being larger than it is. The rear bedroom, extended over the back deck in the 1980s, now doubles as Linda's studio. The back yard includes a brick patio laid by Linda and a waterfall built by Randy.

The artwork throughout the house includes works by a number of local artists, including Linda, portraits of some of Randy's naval forebears in the dining room and a mélange of family memorabilia in the den including mementos from various CHAW shows in which the family has appeared and from the Nortons' now grown sons' public school careers.

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1325 Independence Ave. SE (Bryan School)

Square 1038

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The Bryan school was constructed in 1909 as an elementary school for white children and was described as the "finest twelve room school building in the city and would compare favorably with any in the country." It closed 25 years ago.

The original design for the school, prepared by well-known Washington architect Leon E. Dessez, was an Elizabethan design with gable roof over each of the projecting porticos. The boys and girls entrances were located on the side elevations and designed in the colonial revival style. The original building was rectangular in shape, two stories high, 131 feet wide by 88 feet deep, fronting on B Street SE (now Independence Ave.). The construction cost was \$89,887.39.

A third story was later added by the municipal architect, Albert L. Harris. During the 1919-1920 school year Bryan had 598 permanent seats and another 40 listed as being in a portable building. Another addition, to the east, was built in 1957, but has since been removed.

(The foregoing is based upon material prepared by Robert Kreinhader for the Bryan School Neighborhood Association.)

Leon E. Dessez (1858 - 1918) was born in Washington but lived in Belgium for a part of the Civil War. By the late 1860s the John E. B. Dessez (occasionally written as pronounced: Dessey) family was living at 328 Eleventh Street SE and eventually moved to 340 Eleventh Street SE. The father was a civil engineer, born in Prussia to French parents. Leon grew up to be a prominent architect in the District, designing, among others, the Naval Observatory House (now the Vice President's House).



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Bryan School was vacant for almost 25 years until developer Jim Abdo turned it into a condominium of twenty lofts in 2004 (the townhouses to the south are a separate development). There are four two-bedroom apartments with roof access, four two-bedroom apartments on both the third and second floors and eight studio apartments of various dimensions on the ground floor. All are finished in a very modern fashion with exposed brick walls, steel beams and silver ductwork descending from high (e.g., nineteen foot) ceilings. Abdo defined the kitchens in each loft by providing kitchen counters and cabinets against one wall together with a freestanding kitchen counter, but otherwise left the décor to the owners.

The lofts on each floor of each corner of the school feature one very large "great room" with high ceilings and windows on two sides. The three lofts on the Tour are corner lofts.

Loft #3: Steven & Allison Block

This studio loft on the southwest corner of the first level is approximately 1100 square feet. Abdo crafted an entry hall, closet, bathroom and storage loft from the great room. The Blocks have exquisitely furnished the room to create various open but self-contained spaces, using furniture and screens to define bedroom, dining area and parlor. The dining table and four chairs came from Steven's maternal great grandmother's residence in Brooklyn NY. The Blocks also have used décor to increase the sense of volume in the loft by decorating up to encourage the eye to move toward the ceiling. The effect is enhanced by the windows high off the floor. The original Abdo installed wooden floors were discarded in favor of a new poured concrete floor that has been stained and scored in a geometric pattern.

Loft #22: Richard & Trish Fullerton

The Fullertons loft is on the second floor, Northeast corner, and has two bedrooms and two baths in addition to the great room for a total of just under 2000 square feet. The great room is slightly smaller than those on the south side of the building but Abdo retained the same sense of space by punching three large openings in an interior wall and placing the kitchen on the other side. Wooden "nailers" for the chalkboards are still visible.

The Fullertons have created, through the use of furnishings, a dining room and two parlors, one with a ventless gas fireplace and grand piano and the second as an entertainment center with books and television. Note the semi-concealed speakers.

Various pieces of art decorate the walls including six frames of South African butterflies collected over a century ago by a Maine sea captain. A functional Wurlitzer juke box and a Columbia record player add to the décor.

The Fullertons have added interesting storage spaces. Note particularly the cabinets above the basic kitchen cabinets and the space above the guest bedroom door.

Loft #33 Jim Abdo, owner

Jim Abdo has retained ownership of two of the four penthouse apartments, each with approximately 2400 square feet. Loft 33 in the southwest corner is similar to the other two bedroom lofts in the building: great room, two bedrooms and two baths, but it has a freestanding staircase that leads from the great room to a penthouse and roof deck. The view to the west, with the Capitol dome in the distance, is one of the most impressive on the Hill. The penthouse level contains a modest kitchen to support events on the roof deck. Building utilities are located over the center of the building.

Loft #33 is rented on a short-term basis, which explains the minimalist approach to

furnishings. Note the brickwork behind the stairs that shows the outline of the original roofline before the addition of the third floor. The photographs of Washington facades are by Troy Blair, a Hill artist.

Jim Abdo often uses this loft to present concepts for his new development at the former location of the National Children's Museum at Second and H Street NE, the main building being a former convent, St. Joseph's Home for the Aged of the Little Sisters of the Poor. www.abdo.com.

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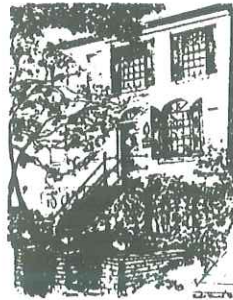
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Navy Yard

Quarters B, Commandant, Naval District of Washington, Latrobe Gate, 8th & M Streets SE

On 10 October 1801, the Navy Department contracted with the Washington firm of Lovering and Dyer to build a house at the newly established Washington Navy Yard. The house was originally intended as the residence of the commandant, but for several years Captain Thomas Tingey lived at a dwelling outside the Yard. Instead, the building that is now designated Quarters B became the residence of the second in command. The two and one-half story, gabled-roof, Federal-style brick house, approximately 36 feet long and 24 feet deep, is the oldest building in the Yard. The house was enlarged twice before 1868 to its present length of 76 feet. During the British attack on Washington in August 1814, Captain Tingey ordered that Yard work buildings and ships under construction be burned to deny them to the enemy. When British troops entered the Yard, they torched additional workshops but spared Quarters B, Quarters A (now known as Tingey House), and the Latrobe Gate.

One problem for the residents of Quarters B during the early years was the building's location, on the eastern border of the Yard, close to a commercial slaughterhouse and pigpen. Summer months were particularly intolerable when the smell and the noise from the slaughterhouse meant shutting windows. After futile efforts by both the local and federal

governments to deal with the problem, the Navy bought the adjacent lots to the east, and closed the objectionable slaughterhouse.

Two weeks after the fall of Fort Sumter and the outbreak of the Civil War, the 71st New York Volunteer Infantry marched into the Yard to protect the vital Federal facility from Confederates operating in nearby Maryland and Virginia. Captain John A. Dahlgren, Commandant of the Navy Yard, graciously offered Quarters A, his home, and Quarters B to the officers of the regiment. Many times during the war, President Abraham Lincoln visited the Yard and on 9 May 1861 the band of the 71st honored him with a concert.

In 1978 Quarters B became the official residence of the Commandant, Naval District of Washington. Today, it is the residence of the 84th Commandant, Rear Admiral Jan Cody Gaudio.

The Washington Navy Yard has a number of other historic buildings, including Tingey House, constructed in 1804, and Latrobe Gate, built in 1807. Alterations to Latrobe Gate in the 1880s added two stories across the top of the gate and three stories on either side of it. The Yard also is the site of many buildings that served the Naval Gun Factory, at one time the Navy's preeminent design, construction, and manufacturing center for naval ordnance.

The Yard also houses the large Navy Museum, the U.S. Marine Corps Museum and the Navy Art Gallery. Access to the Navy Museum may be requested by calling for reservation at least one day before a planned visit (202-433-4882).

Quarters B, Commandant, Naval District of Washington, Latrobe Gate, 8th & M Streets SE



Faye and Alan Hegburg

The frame house across from Christ Church was constructed about 1851 by Mathew Trimble. An early resident, Mrs. Jane Cockrell, is listed in the

1855 city directory as living in this house at 397 G south (until 1870 the numbering system ran from the Potomac on the west to the Anacostia on the east).

The original plan, essentially retained in the current configuration, was a three bay house (one door and two windows) with two rooms over two rooms and a side hall with entry on the right and a staircase. The two rooms on the first level would have been designed as salons and the two on the second floor as bedrooms. Typically, there were no foundations and no cellar. Late 1850's maps (Boschke) show a long wing to the south, probably original, connected with an architectural hyphen, which would have contained a kitchen and, perhaps, a dining room. Even though the house subsequently was moved, the owners retained the hyphen.

William Osborne received a permit in 1891 to move the house seven feet north and eight feet west, allowing for the construction of another house on his lot to the east. Masonry foundations were added and the kitchen wing was shortened. The current kitchen retains the original pit sawn rafters.

A 1949 photograph, on display in the dining room, shows the house façade as constructed. Renovations in the late 1960s and early 1970s closed the front door, moved the entrance around the side to the hyphen, and added stucco to the sides. The chimneys are not

original, but were added as part of the renovations. Senator Patrick Moynihan bought the house in 1976 and sold it to Arthur and Karen House in 1979. The Hegburgs purchased the property in 2000 and have replaced all of the windows, repaired and replaced siding, added new lighting, and a marble surround and bookcases for the fireplace in the living room. They also created a guest bedroom on the third floor, retaining the front and rear dormer windows.

The casual furnishings reflect the Hegburg's international career and travel, together with several American pieces. Note, for example, Mrs. Hegburg's collection of antique keys found in flea markets across Europe in the foyer, the bistro table base in the dining room that was a find in the garden of their Paris home; and brass rubbings from Bath Cathedral in the first floor hallway. The second floor study is decorated in a Southwestern theme from their time in Oklahoma and Mr. Hegburg's hometown is represented by the miniature replica of Comisky Park..

Work on the garden as well as the house continues. A second phase of renovation is planned for the rear portion of the house. Thomas Landscape adds new garden design as the work on the house progresses. The utilities are located in an extension behind the kitchen. The former mattress factory at the rear is not part of the property.

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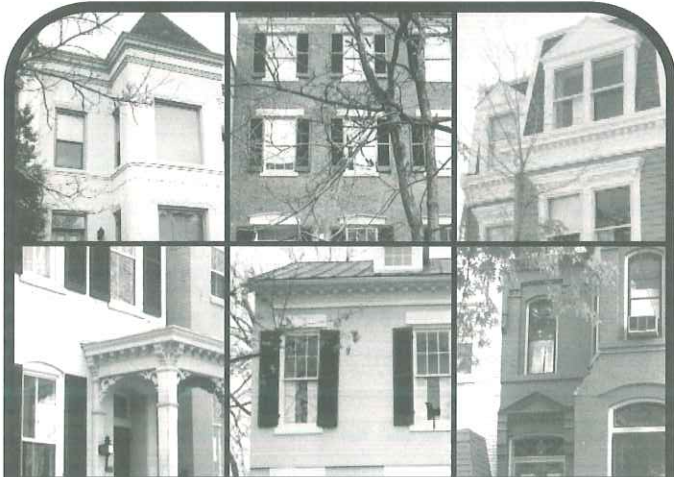
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The Home of the Commandant has been the residence to all but the first two commandants, and is said to be the oldest, continuously occupied public building in Washington, D.C.

The selection of the site for the Marine Barracks was a matter of personal interest to President Thomas Jefferson. On the morning of March 31, 1801 he rode through Washington with Lieutenant Colonel William Ward Burrows, the second Commandant, in search of a suitable location. Jefferson was a personal friend of the Commandant and deeply interested in the welfare of the Corps. They chose square 927 because it lay near the Navy Yard and was within easy marching distance of the Capitol.

Construction began later that year, and Burrows' successor, Lt. Col. Franklin Wharton, completed the house and the barracks in 1806. When first built, the three bay Georgian-Federalist style house measured 25 by 32 feet. It contained four large rooms and a central hallway on each of two floors, a kitchen in the basement and servant's quarters in the attic. Renovations and additions, which began in 1836, have expanded the house to 15,000 square feet including 30 rooms, not counting closets or baths. The fourth bay, to the east, was added near the beginning of the twentieth century.

While the decor of the Commandant's House has always been dictated by the personal tastes of each commandant and his family, the

visitor will encounter a large collection of antiques as well as many decorative pieces of historical significance. The portraits of all of the Commandants, except one, hang in the house, each in his distinctive uniform style. Mrs. Hagee, who is herself a musician, has recently installed a music room on the third floor to commemorate the Marine band and its nineteenth century director, John Phillips Sousa. Marine docents will be located throughout the house to describe the furnishings in greater detail.

The original Barracks was arranged in a quadrangle as today, and the use of the buildings was similar. The areas on the south and east side of the quadrangle were used for offices, maintenance facilities and living spaces for troops, and a building on the west was the location of the officers' quarters. The rest of the Barracks was rebuilt between 1900 and 1907.

The Barracks has also been home of the United States Marine Band since 1801. Shortly after its formation, the Band was requested to play for President John Adams at the Executive Mansion. This White House engagement began a tradition which became so established that today the names "Marine Band" and "President's Own" are synonymous. It was at the barracks that John Philip Sousa, during the time he was the director of the Marine Band, wrote many of his immortal marches.



The Sunday afternoon tea will be held in Marine Barracks Band Hall.

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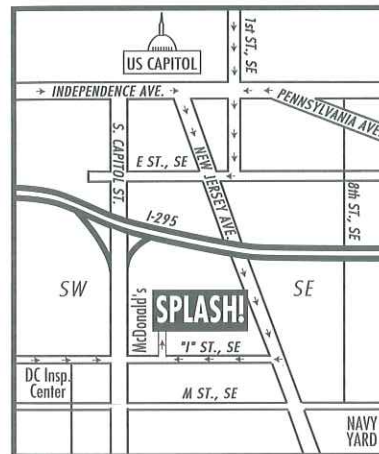
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300 Independence Ave SE

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The German-American Building (and others) 300, 304 and 306 Independence Ave. S.E.

The German-American Building Association, a savings and loan, constructed the corner building in 1908. The two, two-story townhouses at 304 and 306 Independence were built in the 1880's and have seen a variety of usages including, in 1915, a tailor, a shoemaker, a plumber and a tinner, as well as the "Witthafft Hall." Today, the complex is used for offices.

These three adjacent properties were redeveloped by the Stanton Development Corporation (SDC), which is composed of Frank Reed, Kitty Kaupp and Ken Golding (www.sdc-caphill.com). The architect for the project was Nelson Architects and the contractor was Eichberg Construction Company.

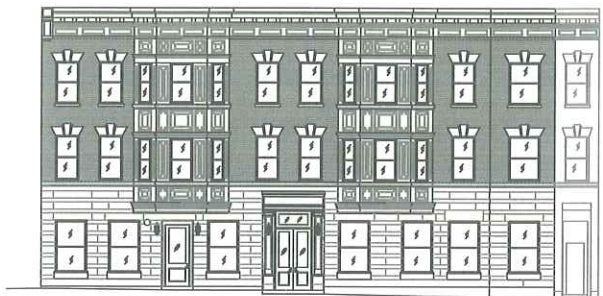
All three structures required exterior restoration. Existing paint on the sandstone and brick facades, as well as the copper oriels, was removed without damage. Missing sandstone elements were recreated and damaged sandstone repaired. The copper cornice and oriels were repaired and the entire façade re-pointed with matching mortar. The original wood window frames were restored and new double-hung wood windows installed.

The 304-306 storefront was not original and had been altered over time. A new wood and glass storefront was designed to be compatible with the 1895 cornice between the first and second story. Wood brackets were restored and reinstalled to correspond with the spacing of the new storefront below. The original second story wood cornice also was restored. The restoration of this façade included rebuilding masonry arches and modifying non-original openings to accommodate a series of wood and glass doors. Given the poor condition of the original metal porch a new metal porch was installed with code compliant railings. The rear court was creatively converted into an intimate Victorian patio.

Restoration of the interior was also required. Structural brick walls in the townhouses had failing mortar and it was deemed unsafe. The lobby and adjoining spaces were at three different levels. The original staircase was replete with building and fire code

violations. Old wood fir floors were warped by water. The height of the ceiling in the basement was less than code, yet inhabited with vintage 1950's interior décor. The roof trusses were cracked or missing. Additions and modifications made over the last one hundred years obscured the original architectural elements.

After two years and a \$3.0 million investment, the 11, 728 square foot property was restored and rehabilitated. During construction, mosaic flooring was discovered at the first floor corner entry. The interior design for that area was reconfigured to feature the mosaic tile, which was cleaned and repaired. This pattern was the inspiration for the ceramic tile boarder in the new building lobby.



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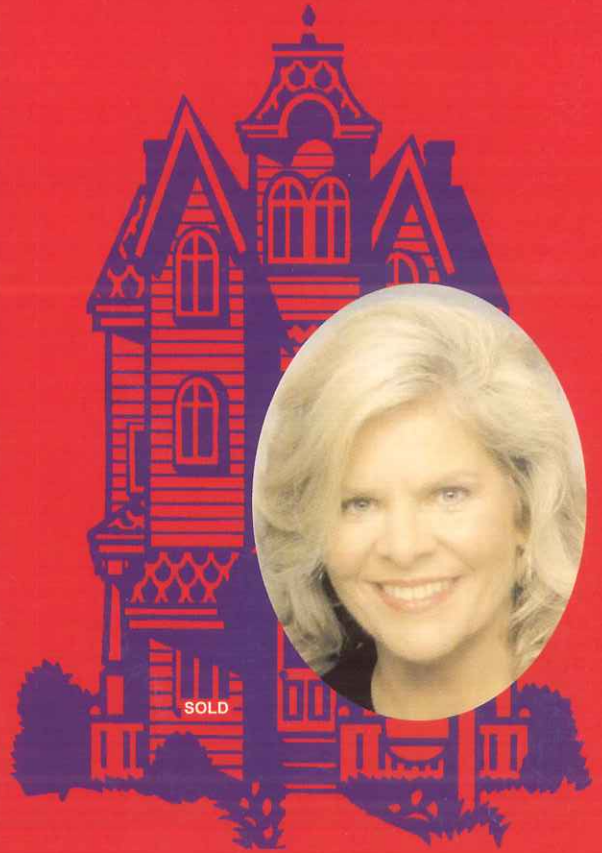
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