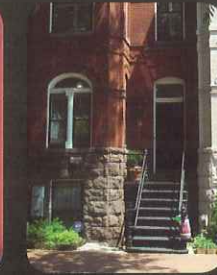
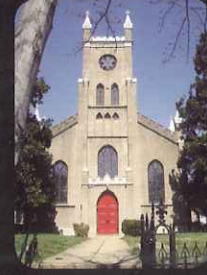


CAPITOL HILL RESTORATION SOCIETY



50th
Annual House
and Garden Tour
May 12-13, 2007



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50th Annual CHRS House and Garden Tour



Looking down East Capitol Street from the U.S. Capitol, circa 1880. Library of Congress.

Schedule

Saturday, May 12

- 5 pm-8 pm Candlelight tour of all homes. Shuttle buses will **not** be running.
- 5 pm-7 pm Reception at the Community Building of the Town Homes on Capitol Hill, 750 Sixth St., SE.
Second Saturday: visit galleries, restaurants, and shops on Barracks Row.

Sunday, May 13 (Mother's Day)

- Noon-5pm All homes will be open with shuttle buses running every 15 to 20 minutes.
- 2:30 pm-5:30 pm Mother's Day Tea at Christ Church Parish Hall, 620 G St., SE.
- 12:45 pm-3:45 pm Guided tours of Congressional Cemetery. Special buses will leave from Christ Church hourly, from 12:45 to 3:45 pm. The Cemetery will celebrate its 200th anniversary on May 19th.

Contents

- A Message from the CHRS President 2
- 50th Tour Dedication and Community Grants . . . 3

2007 Tour Stops

- 1 17 Fifth Street, SE 4
- 2 Riverby Books, 417 East Capitol Street, SE 7
- 3 623 Constitution Avenue, NE 8
- 4 15 Seventh Street, NE 11
- 5 700 East Capitol Street, NE 13
- 6 712 East Capitol Street, NE 16
- 7 800 East Capitol Street, NE 19
- 8 813 East Capitol Street, SE 20
- 9 911 East Capitol Street, SE 22
- 10 900 South Carolina Ave., SE 24
- * Community Building, Town Homes on Capitol Hill, 750 6th Street, SE (Saturday reception) 25
- * Christ Church, 620 G Street, SE (Sunday, Mother's Day Tea) 26

- Membership Form 15
- Advertiser Index 27
- Capitol Hill Historic District Map 27
- Tour Team and Supporters 28

A Message from the CHRS President

Dear Friends and Neighbors:

This is the 50th year of the Capitol Hill House Tour. To signify the importance, this tour features the Grand Dames of Capitol Hill houses, many of which have never been on the Tour before.

It also features our oldest and newest landmarks. Integrated into the tour are a visit to Congressional Cemetery, celebrating its 200th anniversary, and a Saturday night reception at the newly-opened community building at the award-winning Hope VI development, the Town Homes on Capitol Hill, formerly the derelict Ellen Wilson public housing project.

As you walk the Tour note not only the wonderful houses that are part of your visit but also the context of streets, parks, and public spaces. These are all part of what makes the Hill a work of civic art—a reminder of the enduring legacy of the L'Enfant Plan and the *City Beautiful Movement*.

Finally, tour patrons should also feel the dedication of the hundreds of residents who have made the tour possible; who have developed their homes and businesses; who have put down roots and made the Hill the outstanding community it has come to be. It is that "shining city on the Hill".

You are our welcome guests. Thank you for coming.

Sincerely,



Richard N. Wolf
President
Capitol Hill Restoration Society



50th Tour Dedication and Community Grants

50th House and Garden Tour Dedicated to the Residents of the Hill Who Helped to Make This a Unique Community

by Dick Wolf

All over this city there is a growing appreciation of Capitol Hill as a special place—not just in its architecture but in its spirit. Planners use it as an example for other neighborhoods, but really don't know what animates the place. Sophisticated citizens from other parts of the city shake their heads and say "why can't we do this in Cleveland Park"? Members of other citizen groups are just plain admiring of our accomplishments.

Part of the answer is that we always had to do for ourselves. We had to create the social networks and organizations that are necessary to the survival and development of a community. And, it's been done in a spirit of cooperation and generosity that is not generally found elsewhere. Undertakings in other parts of the city are either funded by the city or persons writing checks. On the Hill we have our own initiatives, pay to get them rolling, and finally do all the complicated community and governmental activities to actually accomplish the task: the Schools Library Program; Barracks Row Main Street; Eastern Market Metro Plaza; Ellen Wilson; Shirley's Place. The list goes on.

We especially want to remember and dedicate the Tour to our many community members whose contributions have been meaningful to the Hill and who have died within the past few years. Their spirit lives with us everyday in every kind of activity.

Eastern Market Fire

As this brochure goes to press, our community is mourning the April 30 fire that heavily damaged the south hall of the historic Eastern Market. The loss of this focal point to our neighborhood will be felt for many months, in ways large and small, as the promised rebuilding progresses.

The Capitol Hill Community Foundation has started a fund to support the merchants and employees at Eastern Market to which the Capitol Hill Restoration Society has donated \$10,000.

You can make a donation to the fund at www.capitolhillcommunityfoundation.com/.

Investing in Capitol Hill

Fifty 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 seven 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.

Continued on page 14

A Special Thank You to the Underwriters of the 50th CHRS House and Garden Tour

This year, a few special members of the Capitol Hill community stepped forward to underwrite the 50th Anniversary Tour.

We extend our sincere appreciation to the following:

**Fragger's Hardware • Stanton Development • Dick & Mimi Wolf
Ward 6 Councilmember Tommy Wells**

Stop 1: 17 Fifth Street, SE

Square 817, part of original lot 12 • Captain: Phyllis Jane Young

Todd DeGarmo and Bill Sales, Jr.

The present owners recognized the opportunity for elegance when they visited the four unit building on Fifth Street in 1999. Under the guidance of Todd, an architect with an international firm, they undertook an eight month project to rehabilitate and modernize the single family home that had been constructed in 1881. The work on the garden has continued apace over the intervening years until it has become a stunning presentation with rear patio and house surrounded by multiple plantings. This was their second renovation on the Hill having already accomplished one in the 700 block of North Carolina.

The house at #17 was constructed by J.H. Dyer for John N. Miller at an estimated cost of \$3,000. The exterior of the house, with two exceptions, remains as constructed in the nineteenth century. The front steps were removed and a front porch with roof was installed in 1913, and, as part of the 1999 remodeling, a rear porch was added which now is accessed through tall French doors

The first floor interior features a foyer and stair hall with double salons, the second now serving as a dining room. The front salon retains its coal burning fireplace. Missing trim was re-created to match the existing. The third room, originally the dining room, was converted into a large kitchen with a center island, double sinks and walk-in pantry. A back hall and stairway had been removed in 1950. This space was combined with the former kitchen and maids room to create a library with a fireplace for the winter and a complete view of the garden in the summer. The screened porch has retractable awnings to provide shade from the afternoon sun.

The neighbors' yards to the rear (facing on Fourth Street) are somewhat higher than the yards on Fifth Street and each had its own version of a retaining wall. Todd designed a back fence to conceal the base of a telephone pole and an intruding wall on the left, then repeated the design on the right.



The second floor has two bedrooms with en suite bathrooms, each completed in glass and tile with wood trim. The two middle rooms, with access to the side porch, serve as a study and a guest room. The house was built with a central heating system thus necessitating the construction of a basement (not open).

At the time of construction there already were five houses on the west side of Fifth: the corner house on A (#25) constructed in 1875, #23 constructed in 1878, two 1860s frame houses at #21 and #19 that received brick additions to their fronts in 1881, and the house at #11 which was started in 1878.

Oddly, #17 was used as rental property for most of the next 24 years until it was sold in 1905 to the Metropolitan Presbyterian Church (now Capitol Hill Presbyterian) for use as its rectory. The Rev. Freely Rohrer was the primary tenant until the house was sold in 1938. One former neighbor remembered playing among the fruit trees in the back garden.

After several intervening owners, the house was converted to four apartments about 1950 by John W. and Marcella Gilberman. During this conversion much of the interior wood casing and all the plaster crown moldings were removed. In the restoration, remaining trim was copied to replace missing door and window frames. A piece of the original crown molding, discovered in the demolition of a closet, served as the guide for replacement throughout the ground floor. Where practical, the house was restored to its 1881 design. ✧

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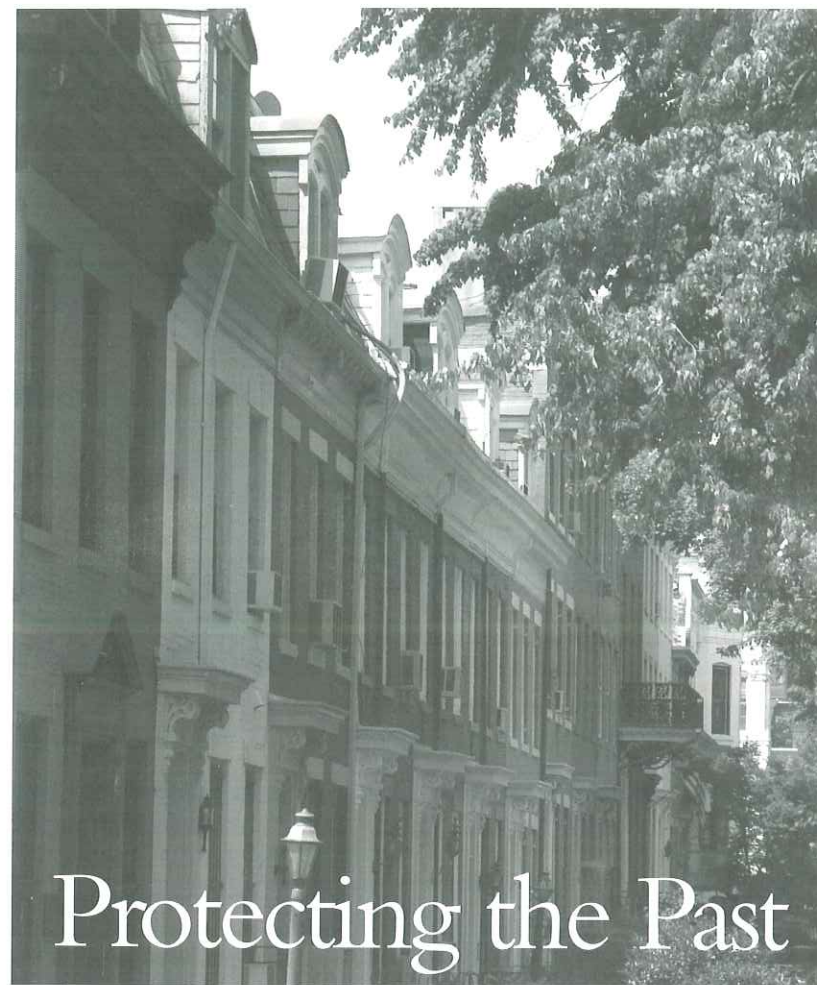
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Stop 2: Riverby Books, 417 East Capitol Street, SE

Square 817, part of original Lot 10 g

Steve and Nicky Cymrot

NOTE: this is a commercial property housing Riverby Books which is open seven days a week (#417) and realty management company (#419) with meeting space used for a variety of community organizations. It is also the office of the Capitol Hill Community Foundation. There will be a display of material concerning the history of Capitol Hill and the District of Columbia. A local band—Joel and Pearl Bailes and the Capitol Hill Billies—will provide entertainment in the front yard from three to six, weather permitting.

The identical pair (in reverse image) of storefronts with living quarters above was constructed in 1898 by J.M. Coleman and John W. Bauer as rental property. They, along with the corner store, replaced two early frame buildings and a stable.

The first tenants are not known but by 1904 William Sladen had rented #419 and established himself as a tailor. He remained there for fifty years. Sladen and his wife Grace lived at 120 11th Street SE and his family continued there after his death in 1952. The court off the alley behind the house was officially named "Sladen's Alley" for two brothers who lived in the house and were neighborhood activists until the 1990s. One son, William Milton Sladen, was the private secretary of Mary Roberts Rinehart, the mystery writer of the 1920s and 30s. Milton would tell a story that his graduating class at Eastern High in 1918 had as a speaker a young Assistant Secretary of the Navy Franklin Roosevelt! Milton lived in the basement of 120 and his father's suits filled the first floor.

By 1956 the store at #419 was occupied by the Bell Television Company (sales and service). Ten years later it was the Capitol Hill TV and Radio. When the Cymrots purchased the properties in 1974 they had to hire a hauler to remove all of the old TVs from the basement.

The store at #417 was the Yeh Wah Laundry in 1915 under the direction of 20 year old Wu Yui who had migrated from Canton. It remained there until the 1940s when it became the Kais Laundry and Cleaners. When the Cymrots acquired the property in 1974 the store was



empty—but they had to hire a hauler to remove all of the laundry equipment from the basement!

The store at #419 was immediately put to use for various family activities. The first endeavor was *Nicky Originals*, women's clothes that Nicky designed and had made off property, an appropriate use for Sladen's old tailor shop. The other store was rented first as an antique store and then to a series of pediatricians, the last being Dr. Ricardo Kleiner remembered by many Hill parents.

Steve Cymrot and son Paul had started a book business in Fredericksburg, Virginia and decided to expand to Washington. The store was refitted as a book store, largely by Paul, in 2001 and now offers a variety of used books as well as Nicky's jewelry creations. ✧

Stop 3: 623 Constitution Avenue, NE (formerly B Street)

Square 867, part of original lot 17 • Captain: Michael Tubbs

Maurice Walters and Mary Jean Pajak

The current owners purchased this late nineteenth century house in 2001 and, after living in the one bedroom house three years, undertook an expansion and remodeling project, including a 500 sq. ft. two story addition to the rear of the existing 700 sq. ft. house.

On April 22, 1890 M.M. Rohrer of 414 A Street SE applied for a permit to make repairs to a frame house at 623 B Street NE which was located on the back part of the property along with a stable. Six months later Charles H. Christian, who lived next door, applied for a permit to build a two room two story brick house with a side stair hall at an estimated cost of \$1,000 on the front part of the property. Christian hired R.C. Mangun of 1016 North Carolina Ave. as the builder. The house would be 14 feet wide, 26 feet deep and 21 feet high and covered with a tin roof. There were a series of renters and owners over the ensuing years. For example, in 1936 Dominico and Dominica Muscolino were the occupants. By 1940 the city directory noted that they had been joined by Josephine and Mary Muscolino, but noted that their entrance was at the rear.

Eventually, in 1960, the house was purchased by Ray Metcalfe. He energetically lowered the floor by two feet, poured a concrete slab, removed the front porch and tore down an out-house. In 1971 he built a garage with living quarters on the second floor and changed the 1890 house to rental property. Ray sold the house in the 1990s and moved to California. But he returned in 2005 and dropped by to visit the owners. He left behind a photographic album containing shots of his renovation efforts (located on the kitchen counter).

One of the current owners, Maurice Walters, an architect, designed the current renovations and addition and shepherded the plans through the HPRB and BZA approval process. In 2004, the front façade of the house was renovated to remove the smaller six over six windows from the 1961 renovations and incorporate more appropriate larger one over one windows to fit the original masonry openings. The interior first floor of the renovated house is modern in every sense with a completely open floor plan. Upon entering through the front door, there is a clear view through the house to the courtyard garden. The dining area and the kitchen occupy the original



part of the house while the rear living area is in the addition. The kitchen was reconfigured in the original location, and Capitol Hill Kitchens provided design refinements and cabinetry. An exposed portion of masonry wall defines the extent of the 1890 home and the beginning of the addition. The glass dining table has a fascinating system that provides extensions at either end. There is an "airplane style" powder room across from the kitchen (the toilet tank is in the wall) and a shallow built-in spice cabinet.

The master bedroom is on the second floor rear and a guest bedroom in the front. A small but efficient open office nook, a bathroom and a utility room are tucked in between. A side door leads via a narrow spiral stair to a green roof deck (not open).

The dining room, stairwell, master bedroom and guest bedroom contain collage art by Hill artist Karen Currie. Over the fireplace mantel are three woodcuts of Australian subjects by former Hill resident and Australia native Susan Peacock. Two pieces by folk artist Howard Finster are also included in their collection.

There is electric radiant floor heat throughout the first floor and in the upstairs bathroom, but an assist is occasionally needed from a gas furnace. The rear wall of the addition is a two story glass bay, providing intimate views of the courtyard garden and small pond, designed by Hill garden designer Gary Hallewell. The second floor of the garage is now used primarily for storage. ✧



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Stop 4: 15 Seventh Street, NE

Square 897, part of original lot 6 • Captain: Diane Shages

Margaret Love

The two story frame house with porch and swing appears to be straight out of the nineteenth century—and it was! Margy Love lived for twenty-five years in the large brick house at 647 East Capitol but she decided to down-size so she sold the brick and bought the frame in 2003, redoing the interior and rear elevation in a modern style of marble, steel and glass. She was the right person for the job because she had undertaken a similar modernization of a fisherman's house in Oxford, Maryland in 1996.

The frame house was constructed in 1864, but in a late Federal style common in the 1840s, as a two room over two room side hall house with a center chimney (between the front and back rooms) and a high peaked roof. The rear door was at the end of the stair hall. The house sat on massive wooden sills laid on the ground as was common in that period. Twenty years later the front part was used as a store and the remainder as living space. The lot was 50 feet wide with a side yard to the south.

The Ambrose family—elderly parents Nathaniel and Parris and their spinster daughters Annie, a teacher and Nellie, an artist—purchased the house about 1884 and undertook a series of improvements: they raised the house on a two foot brick foundation, lowered the peak of the roof, added a two story bay, created a foyer from the hall and constructed a 10 foot by twelve foot addition, probably as a kitchen. There were other changes in later years, including the removal of the bay and the addition of a porch. A partial basement was added to accommodate a furnace and expanded in 1972 to accommodate two bedrooms. The house then became a duplex with the front hall serving as a common entry with the stairs leading to the second floor unit.

Margy removed all of the interior work and attempted to save three of the original walls. At one point during the renovation the two side walls were held together by a chain and the original south wall, composed of a series of non-square eight foot studs on sills, provided a truly medieval feeling! In the end the side walls proved to be too unstable and were replaced. The new interior was designed by Robert M. Gurney, FAIA.



The front entrance doors were the interior doors of the foyer. They lead to an open dining room furnished largely with pieces from Margy's former house. A side hallway leads to an open kitchen with countertops in merbau, a wood from Malaysia. The exhaust for the stove rises at the push of a button. A half bath is across the hallway as well as a

stairway leading to a guest suite in the completely excavated basement. The kitchen is open—and above—the massive living room, which occupies a vertical expansion of the house. The entire rear façade is paneled in glass and sliding doors, allowing air and light to enter and providing exceptional views of sunrises and the Gary Hallewell designed garden. There are several pieces of art throughout the house on loan from Alvear Studios.

The steel and cherry stairs lead to an open balcony room overlooking the living room—this is Margy's office with a wood stove thoroughly enjoyed by Margy's elderly dog Skye. A side hall on the north leads to the front master bedroom and provides an opaque view of the adjoining walk-in shower. The bedroom has been provided with a cathedral ceiling utilizing the front attic space. A return to Margy's office takes one through the master bath done in white Italian marble. There is a semi-hidden skylight above the mirror.

The rear glass doors from the living room slide open to meld the living area with the patio to provide a large flagstoned area for entertaining. There is a continuously operating waterfall against the façade of the garage with the water leaving a trough to flow across the yard to be re-circulated. The yard features a Dawn Redwood and several large ficus trees. ✧

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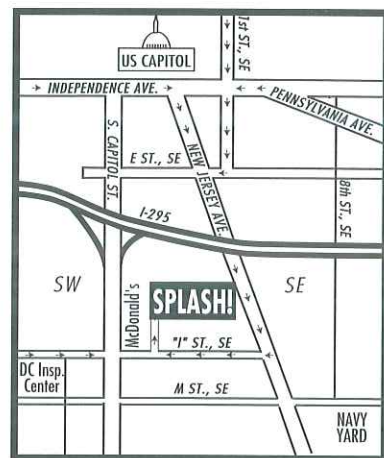
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Stop 5: 700 East Capitol Street, NE (garden only)

Square 897, part of original lot 4

Jennifer Newton

700 East Capitol Street was built in 1926 for a doctor, Henry Jaeger, who had been born and raised on Capitol Hill. It replaced a frame house that had been raised in 1921.

Dr. Jaeger's office was in the English basement, with its door on East Capitol Street; the door to the family home was on less prestigious 7th Street! (The same builder put up a second, almost mirror-image house across 7th Street for another doctor a few years later.) Dr. Jaeger died of a heart attack in 1937, but his widow Bessie continued to live in the house for 15 years and then rented the property out for about 15 more years, all the while retaining the doctor's office in the basement. The garden, but not the house, is open.

The basic plan of the garden and its bluestone walkways date from the late 1960s. Plantings such as the Japanese red maple and the holly trees along 7th Street were installed around the same time. Retha Gambaro, who with her husband Stephen bought the house from Bessie Jaeger's heirs in 1965, was from New Mexico originally, and the yucca plants under the red maple were a reminder of her Southwestern home. The wisteria arbor along 7th Street and a pond with water lilies were added by the next owner of the house, Anne Crutcher. In 1972, Anne's daughter, Hill resident Stephanie Deutsch, gave her a live tabletop Christmas tree, which Anne planted in the garden after the holidays. It still stands—albeit quite a bit taller—at the corner of the lot where East Capitol and 7th Streets meet.

Since 1985, the gravel paths, their block edging, and the pond have all been replaced, garden furniture, lighting, fountains, and an irrigation system have been added, and many, many plants have come and gone. The current owner, Jennifer Newton, considers herself a plant collector rather than a careful garden planner, and many of the plants are there simply because she had to have them! Among these are the dwarf weeping copper beech, oak-leaf hydrangea, Virginia bluebells, spiderworts, and various varieties of phlox and rosemary. Planters by the stairways and on the front porch allow for seasonal color and the chance to try fun combinations of annuals.



When the house, which had been white for at least thirty years, was repainted in 2001, the current color scheme was chosen because it echoes the gray-green and purple of the Japanese ferns scattered throughout the garden.

In the late 1990s, Gary Hallewell of Garden Arts designed a parking space for the rear of the house, which allowed for the creation of a new garden space along 7th Street. The flowering plum tree and Carolina jasmine on the stairway railing help screen the parking area from the street.

Two years ago, removal of a large pine tree next to the driveway, planted by the Gambaros in the late 1960s, provided for a new garden space at the far end of the wisteria arbor. It is now planted with a deciduous tree called a katsura and shade-loving plants such as ferns, hellebore and epimedium. The trellis on the other side of the arbor bears passion flower vines, where some of the wildest-looking flowers in nature arrive in July and August.

Grateful thanks go to Mark Holler of Ginkgo Gardens for twenty years of great advice, design and construction, and lots of maintenance help!

Community Grants

Investing in the Community

Continued from page 3

The grantees for 2006 were:

- ✧ **School Libraries Project.** A grant for banners for three Capitol Hill school libraries. The banners will highlight the libraries at Brent, Ludlow-Taylor and Stuart-Hobson schools, all of which were renovated last summer.
- ✧ **Capitol Hill Group Ministry.** A grant to erect privacy fencing at the rear of 1338 G Street, SE, the location of the Day Hospitality Center. The fence would replace a deteriorating chain link fence and would secure the backyard for children's play.
- ✧ **Association for the Preservation of Historic Congressional Cemetery.** A grant towards repair to the chapel roof. The applicant will conduct tours of the site to encourage owners of slate roofs to repair them in kind. CHRS hopes that its members will also contribute to this worthwhile project.
- ✧ **The Capitol Hill Cluster School, Peabody Campus.** A grant to improve the Fourth Street garden by plantings and materials for the transformation of a trellis into an interactive play area.
- ✧ **The Friends of Southeast Library.** A grant to construct a sign and message board that would list library activities instead of relying on notices pasted on the library door as at present.
- ✧ **Hill East Waterfront Action Network.** A grant for community outreach and education concerning Reservation 13 planning and zoning.

CHRS has established a Labor Day (Monday, September 3) deadline for filing 2007 Community Grants Program proposals. This year CHRS has a "Beyond the Boundaries" project which could result in the expansion of the Capitol Hill Historic District, both north and east, or in the creation of new historic districts. We encourage those engaged in this effort to apply for grants in support of the affected neighborhoods. More detailed information on the grants program and selection criteria may be found on the CHRS web site at www.chrs.org. ✧



Become a Member of CHRS

Thank you for supporting the work of the Capitol Hill Restoration Society by attending our 50th annual House and Garden Tour! The tour proceeds benefit community projects and help celebrate the unique quality of life we enjoy on Capitol Hill.

Since 1955, CHRS has worked tirelessly to protect the historic and architectural character of Capitol Hill and to preserve and improve Capitol Hill as a model urban residential area. With more than five decades of service to the community and nearly 1,000 members, CHRS is one of the oldest and largest civic associations in Washington, D.C.

Won't you join us?

CHRS members receive a newsletter and free copies of historic district home renovation guidelines. The Society also conducts in-depth seminars on historic preservation topics, holds community meetings on key issues of concern to Capitol Hill residents, works through standing committees to deal with residential quality of life issues, and uses a cadre of experienced civic activists to advocate community interests before governmental boards and commissions.

For as little as \$25 a year, CHRS membership is open to anyone with an interest in Capitol Hill, including individuals living outside the boundaries of the historic district.

For more information about CHRS membership and a membership application form, visit www.chrs.org or call 202-543-0425.

Or, fill out and return the membership application form on the next page. ✧

Capitol Hill Restoration Society Membership Form



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Please check the box to be contacted about volunteering. CHRS is a volunteer-run organization and we encourage members to get involved.

Stop 6: 712 East Capitol Street, NE

Square 897, part of original lot 2 • Captain: Gary Jankowski

Connie and Tip Tipton

Connie and Linwood "Tip" Tipton are the happy owners of the Deer House, known as such to Hillites for a cement deer that has occupied the side yard for decades. The Tiptons purchased the house in 2000 and immediately undertook a series of extensive renovations both inside and out. The house, originally constructed for Antonio Malnati in 1902, has a front façade of pressed brick and Hummelstone (Pennsylvania red sandstone) over a foundation of brick and concrete. The distinctive side porch was added by the Tiptons to replace an original that had been missing for years – they used a drawing that showed only the front side to estimate the dimensions of the 1902 porch. Working to restore as much as possible of the Malnati house, they also added copper roofs.

A wide stair hall leads past a salon and dining room to a large kitchen. In the cloak closet, under the stairs, is the original safe of Lena Malnati, the wife of the builder and first owner. Note: Her name adorns the safe. The combination for the lock has been passed down by previous owners.

The salon, entered via a pocket doorway, is a single long room rather than the double salons found in earlier houses. A side bay window and a gas fireplace anchor one end while built in bookcases flank the other. Another pocket door leads to the dining room with a fireplace and exquisite and extensive chestnut woodwork, including a coffered ceiling. A "window door" provides access to the side porch and to the side yard.

The kitchen has been completely modernized with a center island, ceiling to floor cherry cabinets and dark green granite countertops. The leaded glass doors in the kitchen match the design of the leaded glass in the dining room display cabinets. Deer head knobs, once again, remind of The Deer House. A laundry room is behind the kitchen. A back stairway leads to the second floor with a guest bedroom in the rear and a master suite with his-and-her separate walk-in closets, and a gorgeous, brown marble bathroom. The bathrooms and the kitchen have in-floor heating. The center room provides access to the porch roof, again through a "window door." There are two bedrooms on the third floor (not open for the tour), one of which serves as an informal office.



The garden mural which adorns the outside wall of the house next door was painted by Andre Kouznetsov who was born in St. Petersburg, Russia and became an American citizen in 2000. The mural repeats many of the architectural features of the house. Look closely and notice that many of the most interesting architectural features of the Tipton's home are detailed in the mural: the keystones in the arches mirror those on the front of the house, as does the painted dental moulding and shells. The children seated on the bench live next door. There is a garage in the rear and a basement apartment which the Tiptons inhabited while waiting the completion of the restoration (not open).

Antonio Malnati purchased the property in 1902 and raised a substantial frame house that had been constructed by General John Eaton, the first U.S. Commissioner of Education, about 1872. (Connie, whose maiden name is Eaton, is not related.). In the *Application for Permit to Build* Malnati lists himself as the builder and George S. Cooper, a prominent Washington architect, as the architect, with an estimated cost of \$10,000. At the time the Malnati family, consisting of his wife and three children, lived at 818 East Capitol. Malnati was born in Italy in 1845 and migrated to the States in 1868. He was a stonemason by profession but list himself as a contractor in the 1900 census. The property remained in the family until son-in-law Carlton Van Emon sold it in 1960. Eventually, the property was purchased by Ronald D. Stegall and his wife about 1980. Twenty years later the house was the first residence on Capitol Hill to sell for more than \$1 million. ✧

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Stop 7: 800 East Capitol Street, NE

Original Lot 4, Square 919 • Captains: Mary Martha & Roy Rockwell

Robert and Karen Reed

When Robert and Karen Reed bought the house at 800 East Capitol in 2000 they purchased what had originally been a stately mansion that had housed a variety of DC citizens, both well-to-do and poor. Their four year restoration project has returned the center hall, four over four room house with attic to essentially its original design, both inside and out.

The house was constructed in 1876 for James W. Whelpley, a clerk for the Treasury Department and his wife Louisa Russell, who was a clerk at the Treasury Department and had lived with her parents at 145 East Capitol. They raised four children and James became an Assistant Treasurer of the United States by 1890 (the original appointment, signed by Pres. Grover Cleveland, hangs in the hall). He was then Treasurer of the American Security and Trust Company for years and finally President of Eastern Savings and Loan, retiring in 1915. By 1910 he had built a house immediately behind his own at Nine Eighth NE for his son, James R. He also added a stable and a conservatory to the back of the house. By 1915, four years before Whelpley's death, the house had become rental property. A downward spiral continued until the Reeds came to the rescue

The house was rented to the DC School Board to use as a school for "feeble minded children" (subsequently known as an "Atypical Public School") in the 1920s. A series of tenants followed, including the Christ Child Society in 1931. It officially became a rooming house with the issuance of a license in 1947 when living space was in demand but kitchens and private baths were not required to attract renters. This changed as kitchens and baths were added in the 1960s until a total of nine units had been installed by 1970. As fate would have it, the landlord of this now-decrepit tenement on the Hill was also the White House's first curator.

The Reeds have been assisted in their restoration by historic photographs and anecdotes provided by the original owners great-granddaughter. But the process itself was not easy. The first task was to renovate the two units in the basement, which the family occupied during the remainder



of the work. The interior of the house was shorn of almost all of its walls, both original and those that were added, as well as the nine kitchens and baths. A stucco exterior was removed and the truncated chimneys restored. The back wall had been weakened by water leaks and collapsed. Termites had ravaged the rear portion all the way through the roof beams. Once restored, the basement excavation brought to light a structural fault under the wall which required additional shoring. Finally, the entire bay on the 8th Street side of the house fell off and toppled into the yard.

The first floor entry foyer opens to the original staircase and a center hall with living rooms on one side and the dining room and kitchen on the other. The second floor belongs to the parents and guests while the third floor, redone in dormitory style, belongs to the four children (the first floor is open for the Tour). The front living room is for entertaining and the back living room occasionally serves as a repository for a variety of children's equipment. A dining room hutch displays a collection of oyster plates. The added glass enclosed back porch on the first floor not only provides easy circulation between rooms but also offers a view of a flagstone patio, fountains and garden. The three car garage replaced the stables in 1920; it has now been reduced to 2 bays, and is the next project for the Reeds. The modern kitchen, with a soapstone center island, serves admirably for large scale receptions. One item of note is the lighting above the center island: how many candles are there? ✂

Stop 8: 813 East Capitol Street, SE

Square 920, part of original lot 10 • Captain: Bob Williams

Claudine and Rodney Weiher

The charming "Cinderella" house was the "ugliest" house the owners had ever seen when they purchased it in 1970 after arriving from Chicago for one day of house hunting. They planned to live in the house for one year before moving on to something grander. Thirty-seven years later they wouldn't dream of leaving. The house has become a beauty through some striking structural renovations and the addition of numerous decorative objects gathered in the Weiher's travels.

The house was constructed in 1927 when it was known as 811 East Capitol. It was typical of the period, although a bit grander than normal: a raised two bay wide roofed front porch covered in tiles, side stair hall, parlor, dining room and a small breakfast room flanked by a galley kitchen and back porches. It replaced a small frame house which, according to local lore, was destroyed by fire. The first occupants were Robert C. Fowler, his wife Jane, daughter Margaret and three boarders. The Fowlers had moved from 1004 G Street SE. Robert was a dentist with offices at 605 14th Street NW but the house was constructed with an office in the basement. Note the entrance on the right under a marquis. It is now an apartment (not open). Upon taking possession the Weiher's found a complete dentists office in the basement.

The living room has a wood burning fireplace and displays a number of items that the Weiher's have acquired over the years including a fine collection of Chinese Willow gathered on a 1982 China trip. Between the front windows is a lovely painting of the Costa Brava, ironically purchased on the Hill shortly after Mrs. Weiher returned from a trip to that region of Spain. The lamp with a hand-painted shade was brought from the Ozarks by Mrs. Weiher's mother. The formal dining room, established for entertaining, also is filled with art and other items collected by the Weiher's. Note in particular the German Victorian veneered buffet.

The space beyond, however, has been transformed from the small breakfast room to a large family room. This was accomplished by extending the back of the house in 1984, creating a rear wall of glass and French doors and, abetted by skylights, serve to provide a sun-filled room in the summer. For the winter they added a corner fireplace (once wood burning, now gas). The doors lead to a rear garden planned



around a variety of decorative pots and fountains. During summer the deck is filled with potted colorful annuals, a favorite place for the Weiher's.

The kitchen, which was redone for the third time in 2005, has always been arranged in gallery style like many Capitol Hill homes.

Can you find the light switches and the electric outlets? Additional storage space has been provided with built in shelving under the stairs.

There are two bedrooms on the second floor: the front is the guest bedroom with adjoining bath. The master bedroom is in the rear followed by a large recently renovated master bath, also with skylights. The multiple rear windows, with additional skylights above the Jacuzzi tub (rarely used), provide light into the bathroom and the bedroom. Note that the second floor does not extend as far as the first.

A large third floor was created in 1989 by raising the rear slope of the roof and the back wall. The room serves both as Mrs. Weiher's office and as a grand sitting room with an eclectic collection of art. An unusual prefabricated wood burning fireplace with a large mantel and light-filled windows frame the rear wall. Flanking the fireplace are two five-foot tall Corinthian columns. Nearby is the household "zoo" with an outsized prairie dog sitting on the mantle and a large plaster dog found in a Virginia junkyard. A Burmese temple rabbit bought in Thailand completes the menagerie. More skylights provide additional light.

Note that the furniture is too large to fit up the narrow stairwell. Mrs. Weiher realized the problem shortly before completing construction. She removed a large rear window and hired a crane to bring in the furniture, recently purchased from the Salvation Army. Once recovered, the room was complete. ✧

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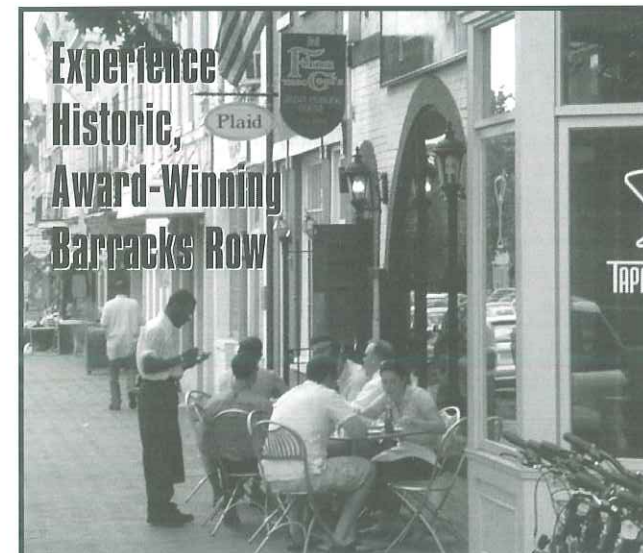
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Stop 9: 911 East Capitol Street, SE

Square 942, part of original lot 7 • Captain: Chuck Burger

Jane Nuland and Ken Jarboe

Jane Nuland, a long time Hill resident, sold her house on Thirteenth Street SE and purchased this late nineteenth century house in 1990. Much of the original interior remains but a number of restorations and improvements have been implemented under her guidance.

Jacob J. Appich applied for a permit to build 911 East Capitol on July 23, 1896 at age 47 for an estimated cost of \$8,000. It replaced an earlier frame store. Appich migrated to North America from Wurtenburg in southern Germany in 1866 and subsequently lived and worked as a butcher at 312 Pennsylvania Ave. N.W. He chose Clement A. Didden as the architect for his elegant house, having worked with him some years before on the design of the German Orphan Asylum situated on Good Hope Hill in Anacostia. Peter Fensinger is listed as the builder on the permit. Jacob's wife Caroline also was from Wurtenburg. They moved into their new house with daughter Minnie, a dressmaker, and Clarence, a grandson who probably was the son of Louise, an older daughter.

The main façade of the house is constructed in the Romanesque Revival style using Pompeian (Roman) brick, a long, thin face brick, usually yellow-brown, later popularized by Frank Lloyd Wright. It possesses the tower, rounded arches, and terra cotta bands typical of the style. The stonework of the basement level and stairs provide visual support for the four story structure. The wide arches of the entrance bay and first floor window are set with lion face keystones while the full height tower is adorned with decorative tiles and surmounted with a pyramidal copper roof. In 2001 an in-ground apartment was designed and completed utilizing the space from the original coal bin to provide a light well and two windows (actually doors) at the base of the tower (not open).

The entrance foyer leads to a stair hall displaying fine carpentry in the staircase and the double sliding doors of center cut oak which open to the parlor. The wood burning fireplace is surrounded by a striking mantle that Jane assembled from pieces found in the house. The windows of the bay on each floor contain interior triple shutters which run on tracks and are stored behind the panels below the windows (best seen on the second floor). Two massive Corinthian columns separate the parlor from the dining room. The two glass armed gas



chandeliers have been electrified. Two doors from the dining room have been removed in order to improve circulation during large parties (they are stored in the basement for the next owner). The back hall leads past a narrow rear stairway and power room (originally a butler's pantry) to a beautiful kitchen which was remodeled in 2005. The decorative theme from the front of the house has been repeated in the remodeling. Paired glass doors open to a deck and patio below.

The front room on the second floor is a comfortable library complete with a wood burning firebox. The mantle was moved from the living room by a prior owner. Note the triple shutters in each window which open from below. The ship models belong to Ken, who has had a long and as yet unfulfilled yearning to be a sailor. The adjoining bathroom, which replaced a laundry room in 1990, leads through sliding doors to a dressing room and main bedroom. Several radiators throughout the house have been removed because the hot water system is too efficient. At the time of construction it was fashionable to sleep with open windows which let in fresh air. Central heating systems therefore were often built to about 140% capacity. The rear hall leads past a bathroom to Jane's dressing room/study, both of which were redone in 2003.

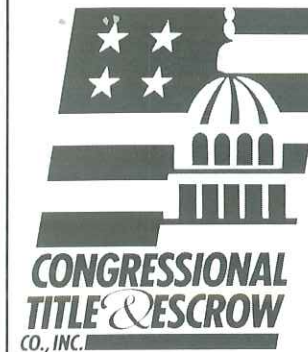
The third floor served until recently as the childhood lairs of Jane's two daughters. It is now being renovated as guest quarters for family and the daughters' college friends. The front room, as the library, has a wood burning fireplace and disappearing shutters. The mantle originally was in the dining room. Jane created armoires by adding mirrored doors to built-in shelving on either side of the fireplace. The recent removal of wall to wall carpeting revealed the original wood floors. The renovation of the bathroom between the front and back bedrooms is nearing completion. The rear bedroom offers a view of the interior of the block while Ken has established an open office in the hallway. ✧

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Frank Reed

Stop 10: 900 South Carolina Avenue, SE

Square 945, part of original lot 2 • Captain: Thom Burns

Kris Swanson and Roy Mustelier

The four bay building at the corner of Ninth and South Carolina was constructed in 1870 as a store on the ground floor with a residence above, entered through the northern door on Ninth Street. The southern front of the building sports two glass store windows that were added at a later date. From the beginning the house served as a grocery store, with the upstairs and the back rooms as the home for the proprietors of the store. Eventually a building was added to the north which now serves as a dining room on the first floor and as an additional bedroom on the second. A further addition of a single floor with a shed roof provides space for a recently modernized kitchen. Roy and Kris purchased the property in 2001 and have maintained the store portion as a non-profit arts program while living in the residential portion.

The three buildings at the northeast corner of Ninth and South Carolina were built by Thaddeus Bean in 1870. John F. Van Horn immediately occupied the corner building and opened a grocery store. Eventually the Van Horns purchased the property in 1887. John, 42, his wife Virginia and four children lived on the property in 1880. Originally there was a frame kitchen behind the house. The Van Horns moved, along with their store, to 1015 East Capitol in 1892. The building then fell on hard times: rented occasionally to grocers and vacant at others. Domenico Cuozzo bought the store in 1921. Domenico was born in Italy in 1884 and emigrated to the States in 1902. His second wife Chira, born in 1890, emigrated to the States from Italy in 1906. They became citizens in 1917. Domenico was a fruit vendor on the street in 1910.

From 1917 to 1969 the Cuozzo family lived in the building and ran Cuozzo's Grocery. In 1969 Domenico's 52 year old son Charlie was shot and killed during a robbery while tending the cash register. His brother Tony worked as a District Five police officer and was one of the first to arrive on the scene. The family boarded up the store the next day, although Amelia Cuozzo and her brother Domenick continued to live above the store until their deaths. The gunman was never caught. When Amelia died in 1995 the property sold to a speculator intending



to separate the building into four separate units. He ran into money and permit problems and eventually sold the derelict building to the current owners in 2001.

Kris, a working artist, uses the former store as her studio and as a staging area for a variety of neighborhood events. A cross hall with stairs leading to the second floor is behind the store portion (the second floor is not open). A cellar, perhaps an early coal bin, is under the rear of the store. Beyond the stairs is the dining room which was added after 1892 and beyond that the kitchen with access to the rear patio with its stylized fences. The side yard with fountains was designed by Kris with the assistance of the children participating in her arts program.

Roy has done extensive historical research on their home, and much of his work, including a transcribed oral history from Tony Cuozzo, the sole survivor of the five siblings raised in the house, will be open to view during the Tour. More details concerning the history of the house and Kris's work may be found on their web site at www.krisswanson.net. Roy has created a spreadsheet detailing various aspects of the history of the house and an annotated list of sources (click on "history" and the "900 South Carolina"). ✧

Opening Night Reception, Saturday, May 12

750 Sixth Street, SE • Square 879, original Lot 13

Community Building, Town Homes on Capitol Hill

In 1989 a group of Capitol Hill citizens decided to undertake an initiative to address the utterly deteriorated and abandoned public housing project, Ellen Wilson. Eighteen years later the result of this effort is known as "Town Homes on Capitol Hill."

After a series of exploratory meetings, and with former residents of Ellen Wilson joining the effort, the Ellen Wilson Community Development Corporation was formed as a District of Columbia CDC. The group looked for development models for Ellen Wilson that would break the bleak isolation of the project while at the same time offering a decent standard of living for those eligible for assisted housing under HUD standards. The criteria adopted by the group was that there would be one for one replacement of assisted units. The CDC looked at Montgomery County for a model of mixed income housing. Amy Weinstein, a Capitol Hill architect, was recruited in the early days as planner/architect.

The CDC, in the course of its search for a development model, was referred to Telesis Corporation, a DC based developer of assisted housing. Marilyn Melkonian, the founder and president of Telesis lent her expertise to the enterprise, along with the Boston development firm of Corcoran-Jennison. That firm had completed the renovation of the largest public housing project north of New York—Columbia Point in East Boston—into the award winning, mixed income development: Harbor Point.

The CDC, along with its development partners, chose one of the first Hope VI Request for Proposals from HUD to bid both in local competition and then at a national level for a grant to turn Ellen Wilson into a mixed income "new community". The heart of the proposal was that HUD should make a large capital grant to the development group—to be administered by a special oversight group selected by HUD—to create a mixed income community, limited equity co-op that would exist without any further subsidization by HUD. The proposal adopted the concept of cross-subsidy within the project to enable all classes of



assisted housing to co-exist in exactly the same high quality of housing. This approach depends upon a complex system of levels of internal subsidy, maintained by yearly re-certification of resident income. Mixed within the community are 13 fee simple, market-rate houses.

The housing portion of the now named Town Homes opened in June 2001. It has been an economic and social success beyond even the dreams of the founders. It is now run by an elected board of co-op members overseen by a group of local residents and local Housing Authority representatives called the New Community Trust. It has won every award possible for such a development, including a number of architectural awards to Amy Weinstein for her site plan and house designs. The landscape design is by the Capitol Hill located but internationally known firm of Oehme Van Sweden and Associates.

The last piece of the project to come on-line is the community center, which has just opened. It will be the location for the Tour's Saturday evening reception. Designed by noted local Washington architect Suman Sorg, it is named after the late Fran Taylor, a co-chair of the CDC, retired Air Force officer, well-known Hill realtor, and board member for many years of Friendship House. It will be formally dedicated on September 16th of this year. The Center has a management office, two very large meeting rooms, a board room, a room for residents assistance, a repair shop and a kitchen. There are several training programs available for residents. ✧

Mother's Day Tea, Sunday, May 13

620 G Street, SE • Square 877, original lots 6, 7, 8

Christ Church

Christ Episcopal Church is almost as old as the city of Washington, nearly as old as the nation itself. Since the beginning of the nineteenth century, this charming, tidy building, later remodeled to look like an English country church in Gothic Revival style, has crowned a little knoll on Capitol Hill, the bell tower soaring above the neighborhood's Federal and Victorian row houses. In 1993, the Society of Architectural Historians, in its book *Buildings of the District of Columbia*, cited the 1807 church unequivocally as "the earliest structure in the city built to serve an ecclesiastical purpose."

The founding of the church parish dates back even earlier, to 1794. It was created by an act of the Maryland legislature. Thomas Jefferson came to the log tobacco barn that was Christ Church's first house of prayer; it was located on New Jersey Avenue near D Street Southeast, not far from what is now the Capitol South metro station.

In 1806, when the cornerstone was laid for the church's second and only formal structure at 620 G Street Southeast, and the next year, when it was finished, the surrounding lands were meadows, woods and fields of hops and corn dotted with farmhouses. The still-standing original central section was designed by Robert Alexander, a vestry member, a builder, and chief contractor for the Washington Navy Yard.

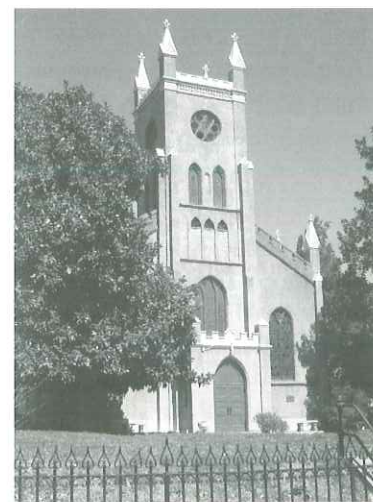
Through the archives, we know that the original building at 620 G Street Southeast was a plain box structure made of brick. It was two stories tall, measured 45 by 36 feet and was entered through two doors at the front leading to two aisles. It had clear windows at the sides and a peaked roof. The interior went from the back wall of today's sanctuary to about the third row of pews from the front. A thrust platform at the front contained a pulpit and "holy table" from which the minister read the service and gave Communion.

A wood-burning stove in back heated the structure. Above this were balconies around the rear and sides, occupied in later years by the choir, slaves and Marines- who were regularly marched to church on Sundays from their barracks

only a block and a half away. The central cove ceiling, with its wide, shallow vault, was plastered and "plainly ornamented" by William Thackera, Latrobe's favorite plasterer at the Capitol. In 1848, Rector William Hodges suggested "the expediency of having a bell to assemble the congregation". The cost was \$456.84.

This decision led to the most important alteration ever of the church's exterior. It was the erection in 1848-49 of a square, four-story bell tower with four mini-steeple on top at each corner, tipped with fleurs-de-lis. Crenellated roof edges and pointed-arch, stained-glass windows around the front and sides gave Christ Church's facade the cozy "rustic Gothic" look it has kept to this day. In 1891 a fifth and last story was added to the bell tower and a projecting front vestibule was built. The church's facade on G Street now appears exactly as it did a century ago.

The parish hall at the back and to the right was built in 1874. Three years later the interior of the church began to be utterly transmogrified into florid Victorian. The pristine simplicity of the original was obscured by "discreet ornamentation." This included gilt stars on a pale blue ceiling that drifted loose during humid weather. The interior was again redone in 1921. The frescoes were stripped away, the walls painted to resemble big blocks of stone. The chancel was deepened so that the choir could sing within; it was framed by a yawning Gothic arch that made the altar space look for all the world like a darkened grotto. Finally, the restoration of 1954 ... removed the last vestiges of Victorian and Gothic pretension. The walls, ceilings and columns were painted white. ✧



Excerpted from the Christ Church website at www.washingtonparish.org/history.htm

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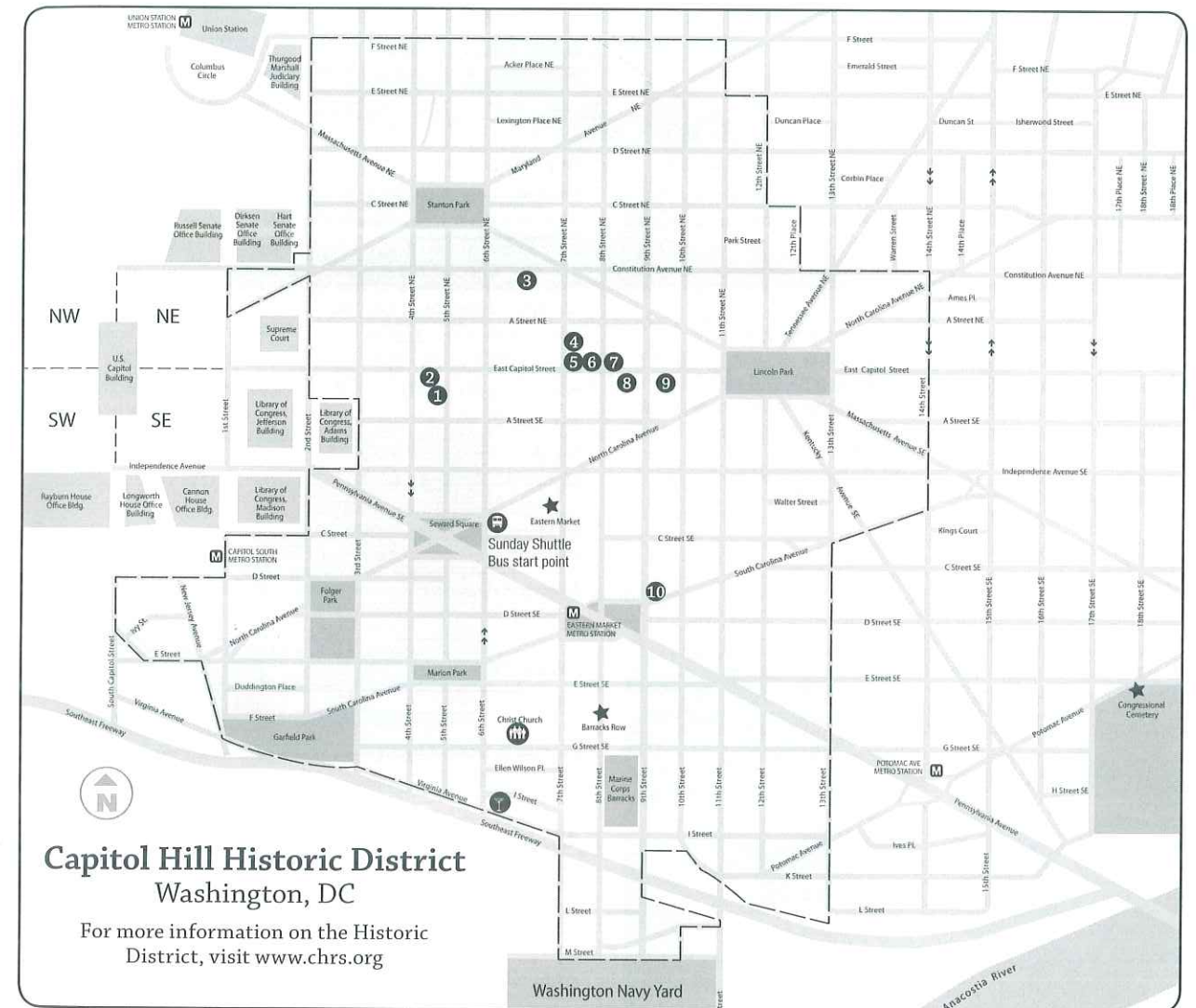
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Special Thanks

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Front cover photos (by row, starting top left):

800 A Street, SE; Side door, 900 South Carolina, SE; 208 11th Street, SE
 800 East Capitol Street, NE; 1016 South Carolina, SE
 630 E Street, NE; 712 East Capitol Street, NE (photo: Tip and Connie Tipton); 17 Fifth Street, SE (photo: StudiosArchitecture); 822 East Capitol Street, NE; 513 Constitution, NE
 Mary McLeod Bethune statue, Lincoln Park; Christ Church, 620 G Street, SE; 911 East Capitol Street, SE; 1013 E Street, SE; 401 5th Street, NE
 908 Massachusetts Avenue, NE; 15 7th Street, NE; Quarters B, Washington Navy Yard (photo: Norm Metzger); 254 10th Street, SE; 509 7th Street, NE
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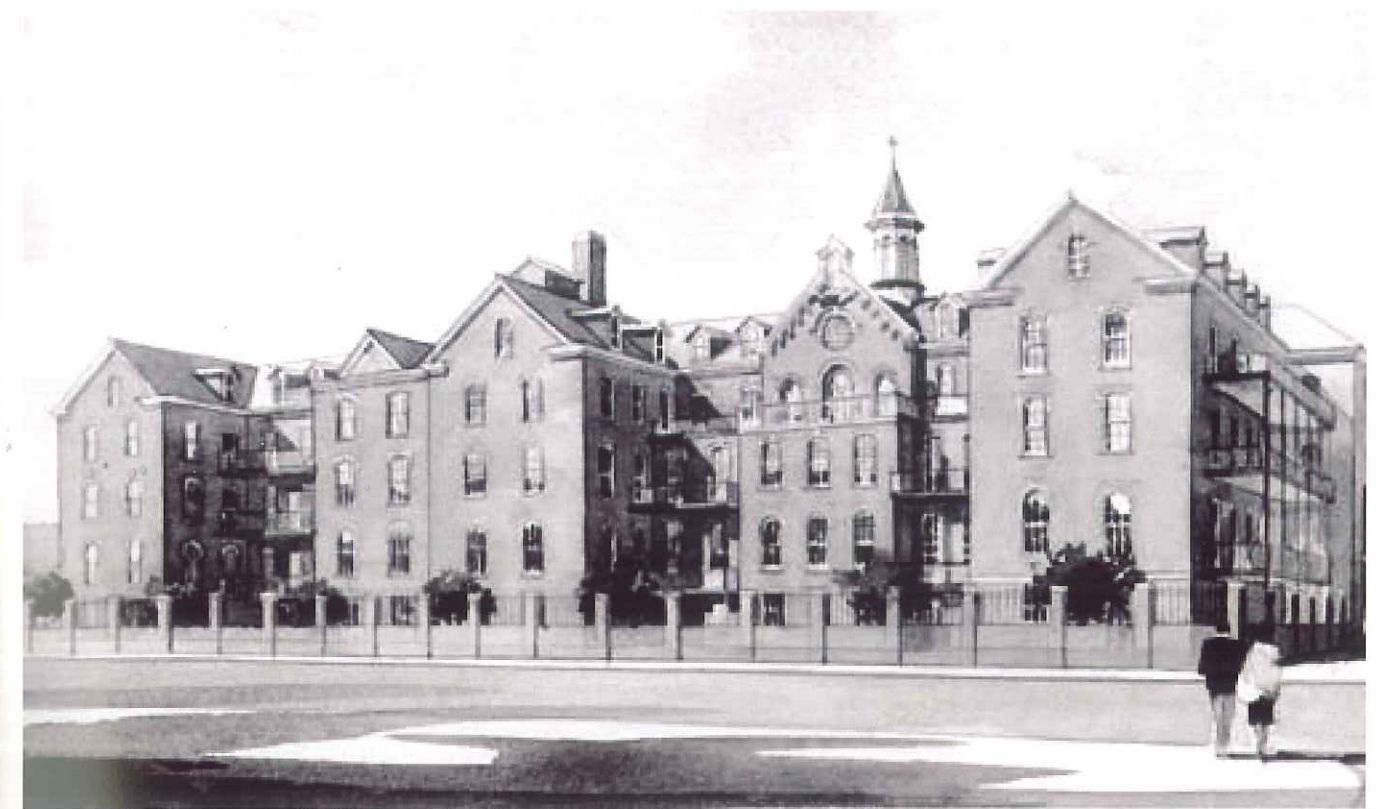
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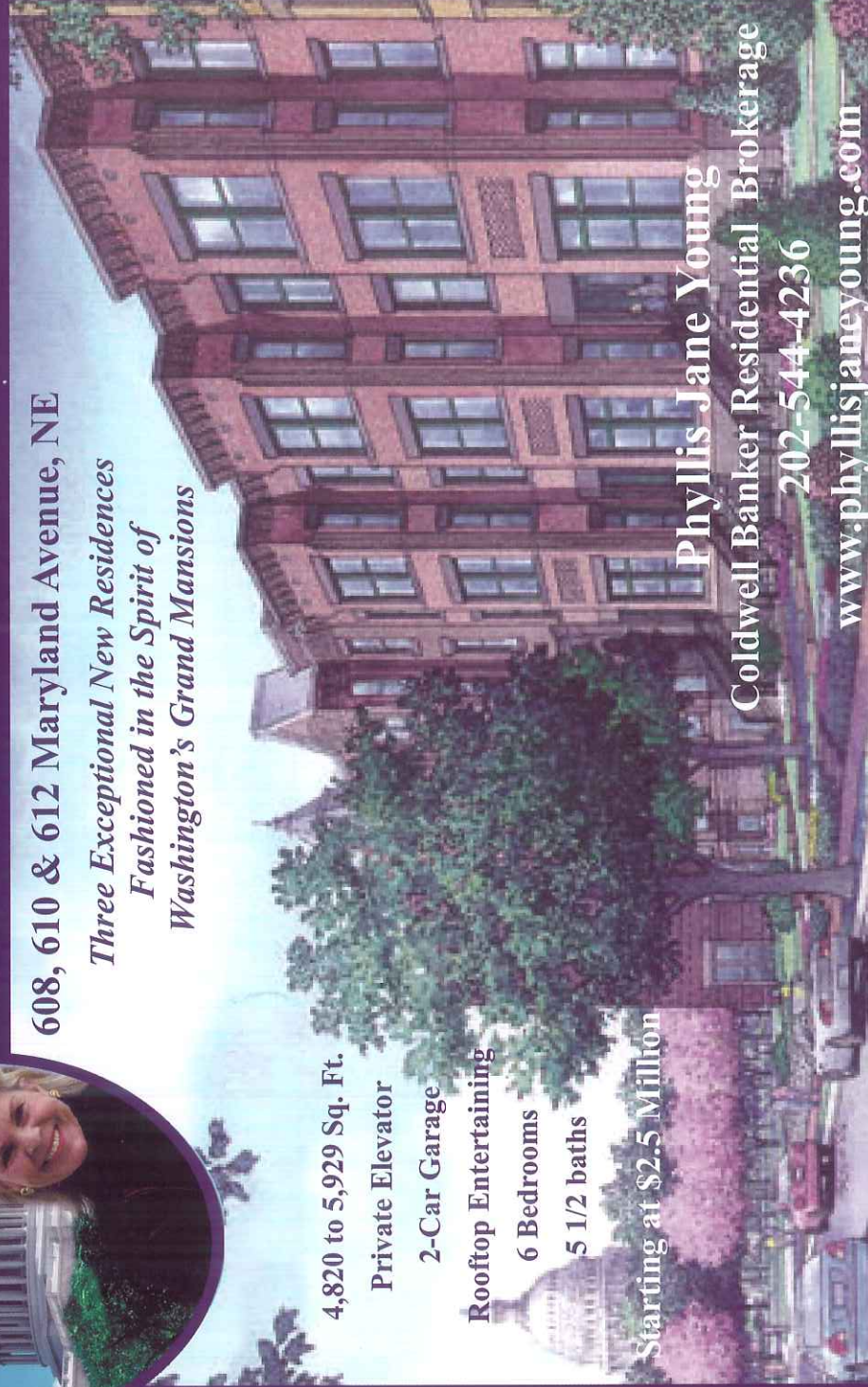
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