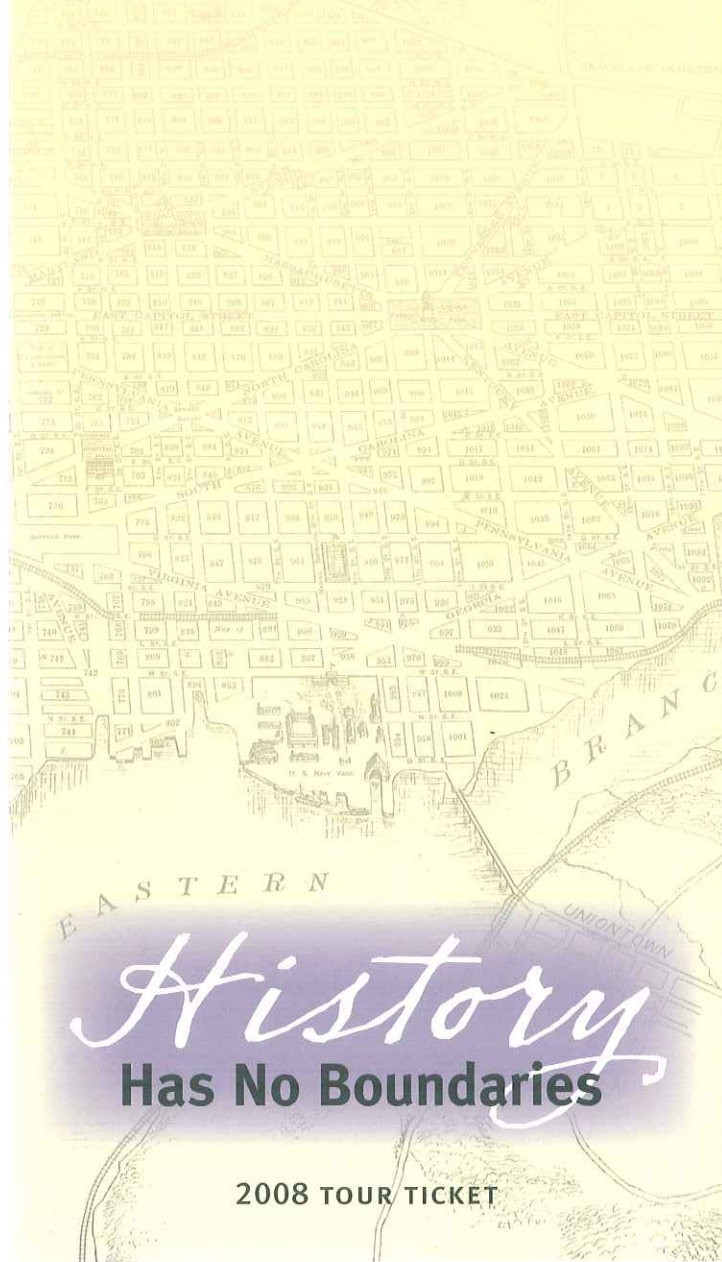


CAPITOL HILL RESTORATION SOCIETY

51st Annual House and Garden Tour

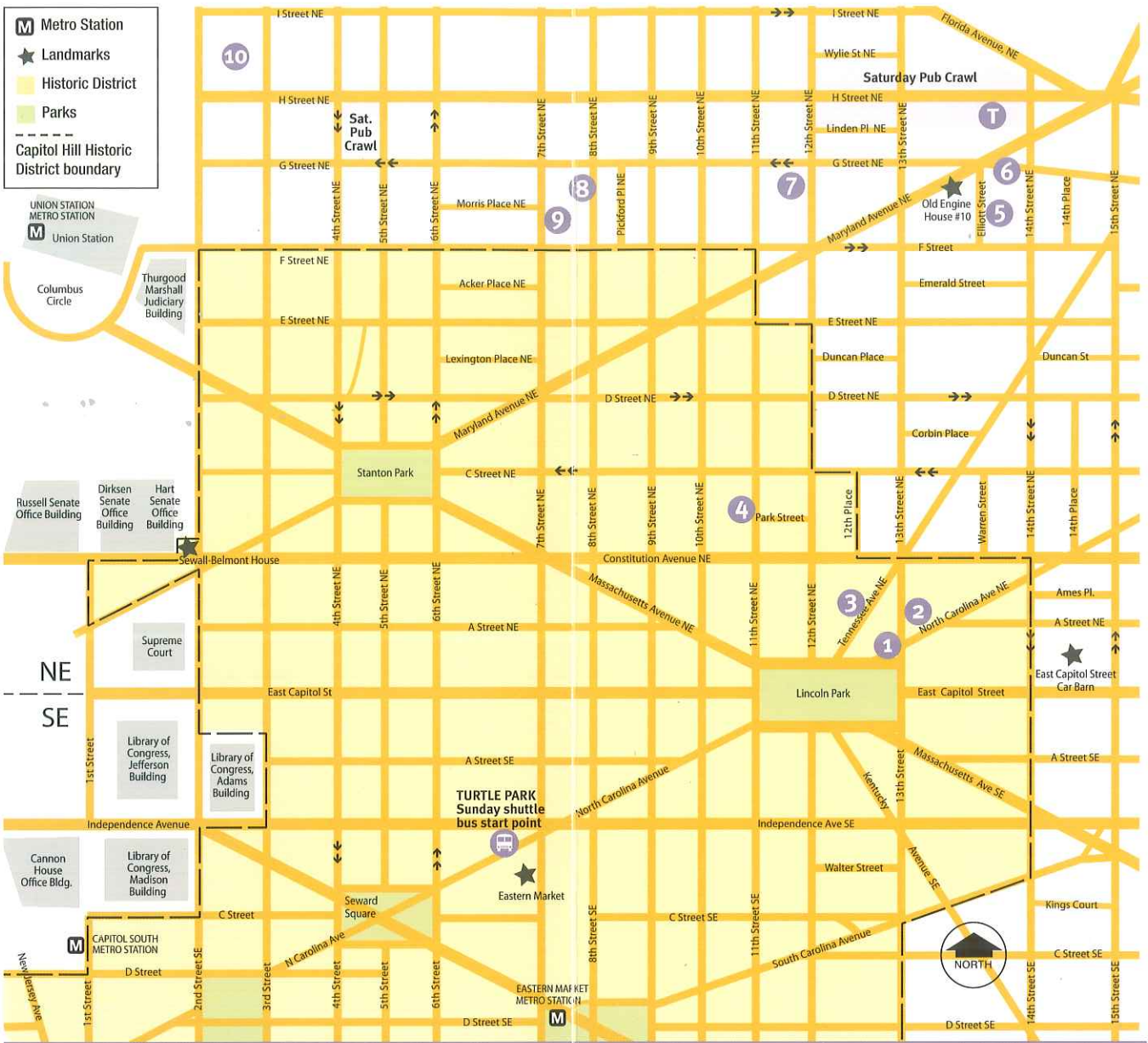
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2008 TOUR TICKET



2008 BEYOND THE BOUNDARIES HOUSE AND GARDEN TOUR STOPS

- 1 102 13th Street, NE
- 2 121 13th Street, NE
- 3 152 Tennessee Ave., NE
- 4 232 11th Street, NE
- 5 619, 629, and 630 Elliott Street, NE
- 6 Pierce School, 1375 Maryland Avenue, NE
- 7 1119 and 1121 G Street, NE
- 8 513 7th Street, NE
- 9 528 8th Street, NE
- 10 Landmark Lofts at Senate Square, 215 I Street, NE
- T Sunday Tea at H Street Playhouse, 1365 H Street, NE

Please note: House owners have the right to request removal of shoes upon entering their house.

51st Annual House and Garden Tour

MAY 10-11, 2008 ~ WASHINGTON, DC



TOUR SCHEDULE

SATURDAY, MAY 10TH

5:00-8:00 pm

Candlelight Tour of Houses. Shuttle buses will be running every 15-20 minutes.

5:30-8:30 pm

H Street Pub Crawl. Present this ticket at the following H Street establishments for special beverage offers (listed by location, west to east):

- Sidamo Coffee & Tea, 417 H Street NE
- The Red & the Black, 1212 H Street NE
- The Pug, 1234 H Street NE
- H Street Martini Lounge, 1236 H Street NE
- Dr. Granville Moore's, 1238 H Street NE
- Rock and Roll Hotel, 1353 H Street NE
- Sova Espresso & Wine, 1359 H Street NE
- The Argonaut, 1433 H Street NE

SUNDAY, MAY 11TH

12:00-5:00 pm

Tour of Houses. Shuttle buses will be running every 15-20 minutes.

1:00-4:00 pm

Mini Walking Tours. Two short guided walking tours will be offered to ticket holders. Look for details in the tour program.

2:30-5:30 pm

Mother's Day Tea. H Street Playhouse, 1365 H Street, NE. Refreshments provided by *Sova* (1359 H Street, NE), *Sidamo Coffee & Tea* (417 H Street NE) and *Café Roma* (411 18th Street, NE).

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51st Annual House and Garden Tour

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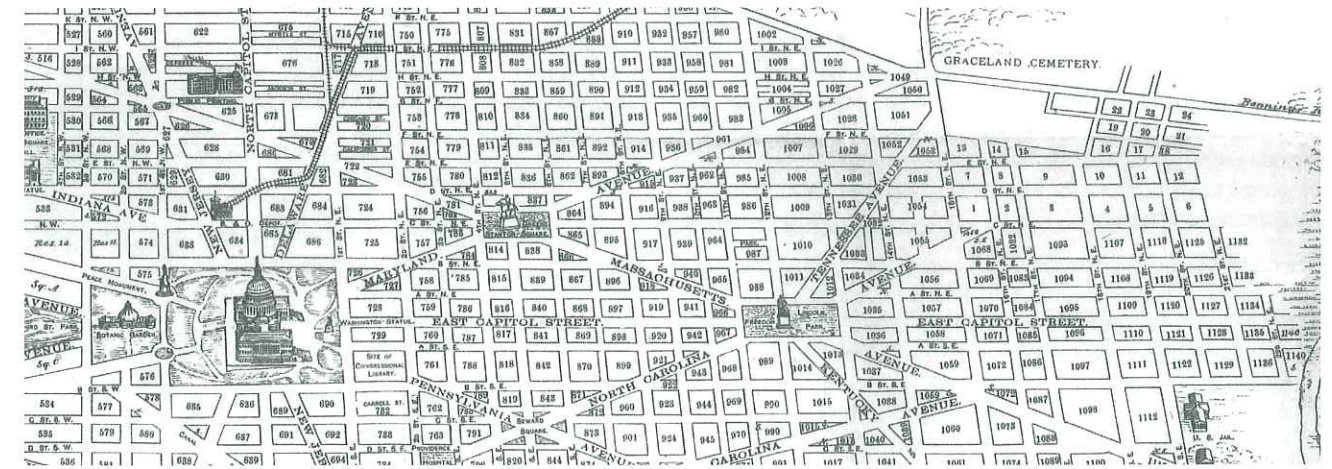
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51st Annual House and Garden Tour (and Pub Crawl)



Map: Bird's-Eye View of the City of Washington and Suburbs, 1886, B.H. Warner & Company. Library of Congress, G385o 1886.G4.

Schedule

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2:30–5:30 pm

Mother's Day Tea. H Street Playhouse, 1365 H Street, NE. Refreshments provided by *Sova* (1359 H Street, NE), *Sidamo Coffee & Tea* (417 H Street NE), *Café Roma* (411 18th Street, NE), and Harris Teeter. The “Not So Plain Jayne Trio” featuring Parker Jayne, Bruce Robey and Deborah Edge will perform from 3–5 pm.

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Beyond the Boundaries House and Garden Tour

Last year, CHRS began an ambitious program called *Beyond the Boundaries*. This program is an effort to assist neighborhoods outside the Capitol Hill Historic District with their historic preservation efforts. The assistance we offer varies and can include projects ranging from oral histories and walking tour programs to applications for historic districts—whatever the neighborhood wants.

The cornerstone of the program is a survey of the buildings that are outside of the historic district. CHRS has undertaken this in partnership with the Advisory Neighborhood Commissions. A large portion of this year's tour proceeds will underwrite the costly historic surveys that will provide valuable information on when the structures were built, who designed them, and how they were constructed. These costs include professional fees for archival research, analysis of survey results, and preparation of a database. Once we have completed the survey work, we will have a valuable database of information for the neighborhoods that can be used to inform actual building restorations and renovations and to prepare brochures and tours on neighborhood history. It also can serve as a basis for an application for historic designation for those neighborhoods interested in pursuing that goal.

The survey work is both extensive and detailed, but it is very important that we document all of our potentially significant historic structures now, given the pending enormous develop-

ment on all sides of Capitol Hill—exemplified by development of areas such as NoMA and Reservation 13 and the growth of the Navy Yard area south of the freeway.

To showcase some of these blocks and create a greater awareness of the broader historic fabric of greater Capitol Hill, CHRS is pleased to focus this year's house & garden tour *Beyond the Boundaries*. Remember, the neighborhoods beyond the boundaries of the existing historic district have some of the same wonderful characteristics that brought many of us to the Hill years ago: serpentine alleys, funky buildings (some still in disrepair), and a feeling of being in a unique neighborhood with a strong sense of block solidarity.

Enjoy the tour! Ride the jitney around the neighborhood, take a guided mini block walk, partake of specially-priced beverages at selected H Street establishments on Saturday, and visit the H Street Playhouse for the Sunday tea.



Richard Wolf, CHRS President



CHRS Mini Guided Block Walks

As part of the CHRS *Beyond the Boundaries* activities, we have been offering neighborhood walking tours. We have to date offered a tour of Barney Circle (a neighborhood in the southeast) and two tours in the northeast. The tours run between one and two hours and cover a variety of things, ranging from architecture to development history to developer profiles (with the occasional odd scandal thrown in), depending on the tour.

For this year's house tour, we have developed two mini-versions of our longer walking tours to give you a sampling.

Our first tour will be of Elliott Street, which is outside of the historic district and contains three of our tour houses (see pages 11–12). Elliott Street is a one block street located between G Street and Maryland, and between 13th and 14th Streets. This tour will look at the buildings, as well

as the “who, how, and when” of the street's development. Tour Leaders: Donna Hanousek/Peter Sefton.

Our second tour, which covers the 100 block of 13th Street, NE (see pages 4 and 6 for details on two of the structures in this block) and the 200 block of Tennessee Avenue, NE, will focus on the Victorian and Craftsman styles found in our neighborhoods. This tour begins in the historic district and ends outside the historic district. Tour Leader: Beth Purcell.

Tour times and meeting places are as follows:

Tour 1: Elliott St., NE
Sunday 12:30 and 4:30
Meets at the corner of F and Elliott, NE

Tour 2: 13th St. and Tennessee Ave., NE
Sunday 1:30 and 2:30
Meets at 102 13th St., NE

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This year, a few special members of the Capitol Hill community stepped forward to underwrite the *Beyond the Boundaries* Tour.

We extend our sincere appreciation to the following:

Frager's Hardware
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1: 102 13th Street, NE

Square 1012

Catherine and Philip Smith

These walls did talk. A few years ago, the owners of this corner house overlooking Lincoln Park noticed three people examining the outside of their residence. The visitors explained that they were related to its original owners. "You must be the Frankes!" Phil Smith exclaimed, "I have your mail." In fact, he had been extracting mail addressed to the Frankes from his walls for years, where it had apparently been stuffed to help stop drafts. Examples of this mail, dating back to 1896, hang in the downstairs half bath. One of the visitors explained that she was the granddaughter of Friedrich Maximilian Franke, the original owner of the building. She provided a photo of the Frankes taken in 1896 that hangs in the entryway (shown right).

Frank Wickline built this Queen Ann style row house in 1892. At that time this house and the residence adjoining on North Carolina Avenue (constructed together) were valued at \$4,000. Max Franke, an engraver born in Germany, was the first owner. He migrated to Michigan at the age of 25, and moved to Washington, DC in the early 1880s. Max and Lisette Franke raised five children in the house which was sold to Lulu Fluckey



4 • Capitol Hill Restoration Society



in 1909. Thus began a series of 14 owners, ending in Philip and Catherine Smith who purchased 102 13th St. in 1990.

102 13th St. has seen extensive renovations since the 1990s. Doing most of the work themselves, the current owners have created a colorful and unique residence. The garden paths and patios were constructed from bricks salvaged during a recent sidewalk renewal. The garden provides year-round color; it boasts hundreds of tulips and annuals as well as hydrangeas and peonies.

One end of the center-hall house features an octagonal bay with a steeple. This serves as the living room. The area with the rectangular bay to the right of the front entryway is the dining room. The pocket doors to the living room and dining room were found abandoned in the basement by the Smiths who surmise that they were removed when the home served as a rooming house in the mid 1900s.

The kitchen, located on the far right of the building past the dining room, opens onto the porch and patio on the north side of the house. The original kitchen has been expanded by removing a large half bath and enclosing part of the hallway. The rest of the hallway was converted into a smaller half bath.

The hallway at the top of the stairs contains one end of a 'speaking tube' that was once used to transmit voices between floors. The other end of the tube was found in the area that is now the kitchen. Upstairs boasts two large bedrooms and a den overlooking the park. The two baths were constructed out of an area that once served as another bedroom. ✧ EM



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Square 1034

The Audubon Condominiums

A permit was issued in January 1906 for the construction of a twelve unit apartment building called The Park. Almost all of the early residents were white collar workers with about half employed by the federal government. While turnover was high in the early years, Julia McGrath and her boarder, Margaret Wannall, of apartment 12 remained for fifteen years. Both worked for the Bureau of Printing. An early superintendent, Nellie Bernard, lived in the basement with her husband, a laborer, and their six children, all below the age of ten in 1915.

The building was purchased in 1977 by Yves Fedrigault and converted to condominiums in accordance with the DC Condominium Law of 1976. The units, the first of which was sold in 1982, are noted for their quirky angled walls and archways. The two units on the Tour may be accessed via a stairway or by a small elevator.

Unit 201, Beth Fluto

Owned and designed by Beth Fluto, this unit makes the most of its 700 square feet with an unusual triangular shape, archways and original oak floors. Decorated in a modern baroque style, the living room windows are dressed in dramatic persimmon silk followed by white shades against lavender walls in the bedroom—all sewn by Fluto. Her art collection includes paintings and lithographs by North Dakota artist Suzy Haas-Morrissey, local artist Karlisima, and Mexican artist Rodo Boulanger. Complementing the art work are antique moldings salvaged from a South Dakota high school and a church in North Dakota. An eclectic mix of new pieces from Alvear Studio and Homebody with Fluto's reupholstered and painted favorites personalizes



the space. The large sunlit bedroom at the triangle's peak has an unexpected spacious feeling for a Capitol Hill condo and blends darks and lights, chandeliers and ceiling fans reminiscent of New Orleans. *EM*

Unit 402, Chris Alvear

Owned by Chris Alvear, the proprietor of the now-closed Alvear Studios on Barracks Row, unit 402 showcases a very artistic and colorful use of limited space. This one bedroom, top floor unit overlooking Lincoln Park boasts an original working fireplace. Employing an inventive use of space, the dining room is located just inside the front door, in a place that would more commonly be used as a living room. This has allowed the current owner to host dinner parties for eight. The original color scheme provides a perfect background to plentiful artwork, including paintings, sculptures and iron work from around the world. Paintings by local artist John Hallsted, Steve Kaufman, Sean Hunt, and the current owner adorn the walls. Additional paintings, an iron candelabra, and a ceramic jaguar were imported from Mexico. Items such as a metal coo-coo clock and whimsical figurines were found at local shops on Barracks Row. ✧ *EM*



While you're in the neighborhood...

Take a short, guided walking tour of the 100 block of 13th Street, NE and the 200 block of Tennessee Avenue, NE (shown left). The tour will focus on the Victorian and Craftsman styles found in our neighborhoods. This tour begins in the historic district and ends outside the historic district. Tour Leader: Beth Purcell.

Times offered: Sunday 1:30 and 2:30
Meets at 102 13th St., NE

Square 1011

Manuel Cortes and John Nammack

George P. Newton, a builder, acquired permits to construct the seven row houses from 152 to 164 Tennessee Avenue on February 25, 1905. Newton hired N.T. Haller and Company as the architects. Once completed, Newton and his family moved into 162. The first occupant of 152 was Eugene C. Miller, born in 1883 in Wisconsin, his wife Emily, daughter Bernadine and brother Charles. At that time Miller worked as a clerk auditor at the Post Office. The family remained for almost thirty years, but eventually moved to Northwest at a time when Miller worked for the General Accounting Office. They were replaced by Frank Holmes, an engineer at the telephone company, and his wife Mildred. Their son sold the house to the current owner.

When architect John Nammack first saw the house in 1993 he loved its size and location on a quiet street off Lincoln Park. Little had been changed in 90 years, only a modest kitchen renovation and a lot of paint on the chestnut woodwork. After years as a rental property, the house needed work but was mostly in tact—minus most mantels. In deference to the neighborhood, work started with improvements to the front of the building. Other projects followed gradually, with much of the work being done by the owner and his partner, Manuel, who many will recognize from his stores on 8th Street, GroovyLand and GroovyDC.

All original woodwork on the ground level was left in place and refinished. New millwork was added using similar woods though the design tended more towards a mission style than the original Victorian. Walls were added in the stair hall to define a small powder room, stereo closet, and niche for a somewhat disturbing statue in the entry hall. The built-in seating and cabinetry in the living room make efficient use of the narrow living room. A friend was commissioned to make the stained glass in the cabinetry. Furniture in the stair hall was made by the owner. Light fixtures in the front two rooms are probably original to the house, although the glass had to be replaced. Hardwood floors were recently added.

The dining room furniture is a mix of styles with a Danish modern table and sideboard, a large German art deco buffet, and reproductions of the "Cranbrook" chair designed in 1929 by Eliel Saarinen (father of Eero Saarinen, who designed Dulles airport).

Most paintings were done by the owner's mother, Aina Nergaard, who shows her work locally at the Touchstone Gallery on 7th Street, NW. Older paintings are by the owner's grandmother.

The kitchen was enlarged by removing a pantry and an enclosure for an abandoned back stair to the basement. The owner



built the maple and birch cabinets and laid new tile. More recently, a deteriorated back porch was replaced with the current porch. Columns on the exterior were salvaged from a house in Cleveland Park. The small back yard was enclosed and decked over. The lower level, not open in this tour, includes a rental unit and a wood shop.

Ongoing work upstairs tends to a more modern design. A master bath was added and the original bath was redone. Walls were removed to open the middle bedroom to the stair and skylights were added. A small deck was added off the back bedroom, above the new porch. A "too big for the space" TV and stereo dominate the middle room, which is used as an office and den. Backlit translucent glass panels, a porcelain tiled wall, and a leather headboard offset the bed in the front bedroom. Built-in cabinetry includes a bed for Tonka, the dog. Built-in cabinetry in the back room makes the most of a small room, which can be used as a guest room, office, or den. An extra half story above provides a decent sized attic. ✧

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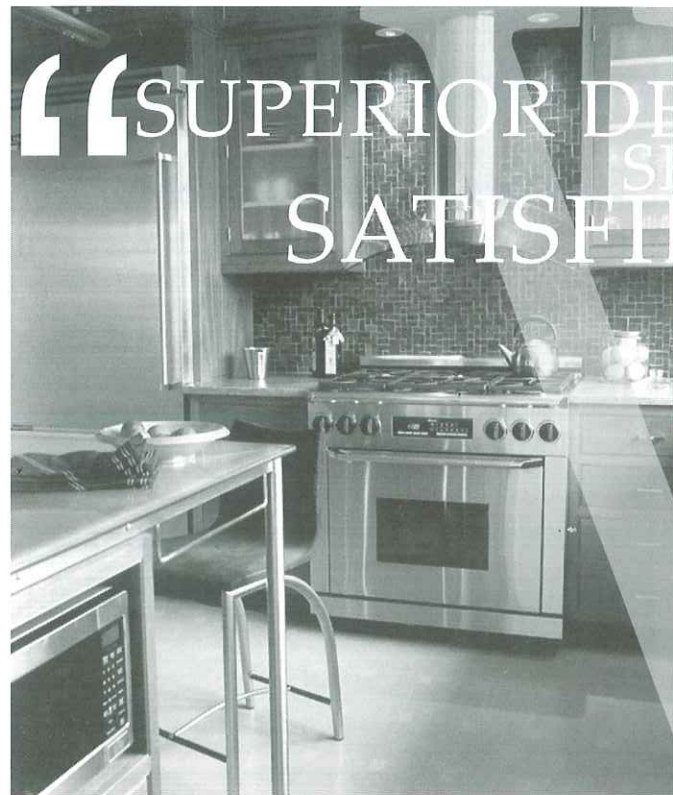


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4: 232 11th Street, NE

Square 964 Beverly Pringle and Mark Moran

On September 21, 1894 a permit was issued to Mary A. Darnall, the 62 year old widow of James for the construction of the three dwellings at 232, 234 and 236 11th Street, NE. The Darnalls had six grown children at that time and perhaps the hope was that they would all be together. Alas, that did not happen. The 1897 directory lists two Darnalls living at 236, including a son, James D. Darnall, who was part owner in a hardware and home furnishings store at 1004 F Street, NW, and J. Carl Darnall, a plumber, at 234. The John L. McCreerys had moved to 232 by 1900 and remained there for more than 30 years. Meanwhile, Mary A. had moved to 310 North Carolina, SE. At some point in the mid 20th century the house was converted to a boarding house as evidenced by plumbing for individual sinks in each room.

Beverly Pringle and Mark Moran purchased the house in 2002 from a contractor named Ricardo Lindo who had bought the house in 2000 in order to renovate and resell. He gutted the house, leaving inside only the original front doors, curved plaster walls in the bay window of the living room, the staircase and banisters, and the flooring on the first and second floors. The staircase to the basement was removed, the passage sealed off, and a powder room was built under the staircase on the first floor. The south wall was stripped to lay bare the original brick and the pocket doors between the living and dining rooms were removed. When constructing the new interior walls, Lindo made the living room slightly larger and set off the smaller dining room with columns. The basement was finished into a one-bedroom apartment (not open), and the third level floorboards were replaced in entirety due to extensive roof leakage leading to rot.

The first floor contains a vestibule, a living room furnished with family Victorian parlor furniture, a dining room featuring more family antiques, and a fully renovated kitchen. Beyond the kitchen is a large rear garden with garage/workshop. The parlor furniture in the living room was part of a dowry belonging to Beverly's great, great, great, great grandmother, Mary Sophia Brown, who was born in London, England in 1818. She was the daughter of Sir Alfred Cops, Keeper of the Royal Menagerie. Sir Alfred was knighted by the Crown due to his modernizing the Royal Menagerie which was then located in the Tower of London. The Menagerie was the most prominent animal collection in medieval England, begun in 1235 during the reign of Henry III. It was the royal menagerie of England for six centuries. Mary Sophia married Benjamin Brown in 1841 at St. Mary le Bow Cathedral in London, and they moved to Croton Falls, New York in 1844. With them came the dowry



that included the parlor furniture in Beverly and Mark's living room. The furniture remained in the family farmhouse in New York from 1844 to 1977, when it passed to Mary Sophia's great, great granddaughter, Mary Brown Pringle, who resided in Detroit, Michigan. Upon Mary Pringle's death in 1992, the furniture passed to her son, Andrew Pringle, who in turn gifted the furniture to his daughter, Beverly.

The second floor contains three bedrooms and two bathrooms, which the current owners use as guest rooms and a front den with built in bookcases and fireplace. The back bedroom contains the childhood furniture of Beverly's father from his boyhood home in Detroit, Michigan. The middle bedroom is referred to as "the Womens' room" as it contains framed black and white photos of female family members. The third floor houses the master suite with fireplace and master bathroom containing a window of glass blocks over a Jacuzzi tub. ✧ SW

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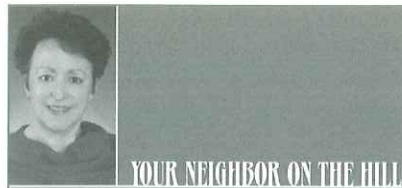
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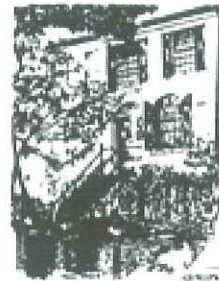
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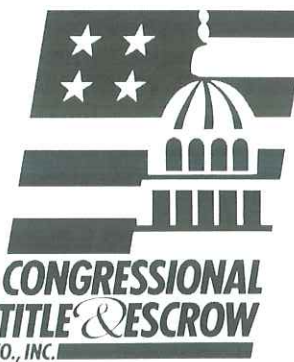


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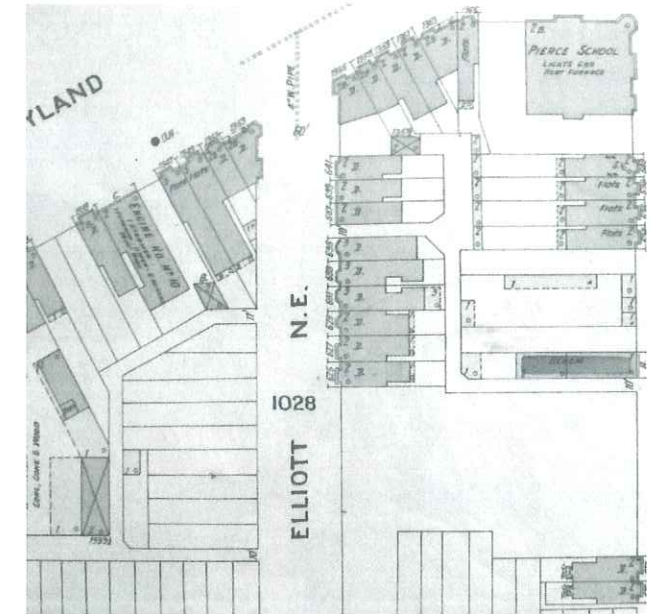
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5: Elliott Street, NE

Square 1028

Elliott Street was created in the middle of Square 1028 in 1889 when the Square was further sub-divided to accommodate several early developers, the first of which was Solomon Carr, the grandfather of Oliver T. Carr, a noted developer of modern day Washington. Solomon was born in England in 1847 and migrated to the US in 1874. He built his own house at 1355 Maryland Avenue—the strangely shaped house at the north end of Elliott—still standing but without its stable. He and his children also built the eight houses between 625 and 639 Elliott beginning in 1892 and ending in 1903 (see 1904 plat, right). Solomon died in 1900 but his children continued in the building trade. The 1910 census records Solomon's son, Arthur, (owner and builder of 630) residing at 1320 G NE.

Charles A. Peters built the houses on the other side of the street—607 to 623—between 1908 and 1914 with A.H. Beers as the architect. Peters was born in 1855 and lived at 626 14th Street NE in 1900. These families were not just developing the area, but residing in it as well. A gentleman who has lived on 14th Street NE for seventy years remembers as a child hearing squabbles between immigrant neighbors from various European countries. They did not always get along well with each other but did get along nicely with his African-American family.



Elliott Street began to attract young people searching for housing bargains in the early 1980s and has since become a very cohesive neighborhood, easily integrating new neighbors with old.

619 Elliott, Kirk Spurgin and Ross Randall



The brick and stone rowhouse was built by Charles A. Peters in 1910 for \$2,000. Sumner Torey, a fireman, and his wife were given a house warming party there by friends on January 5, 1911. The architect on the project, A.H. Beers, is a notable name in DC history, including considerable collaborations on Wardman homes. One of its more recent residents did a fairly thorough renovation which brought a modern sensibility to the interior by removing walls and adding skylights, while keeping original elements like the iron stoop, entryway, heart pine floors and exposing the brick wall on the ground floor. The kitchen was recently renovated.

The current owner, Kirk Spurgin, purchased the home in 2003. He immediately liked the quiet, short block, believing that it was just as attractive as—yet more affordable than—other Capitol Hill neighborhoods. He also liked that it was "right off Maryland Avenue, which is a beautiful tree-lined boulevard in the spring and summer and provides a great view of the Capitol dome in winter, when the leaves are off the trees." Kirk and his partner Ross Randall, who grew up in small towns in Texas and Washington, respectively, have complemented the home's architecture with eclectic furnishings and artwork from their native states, as well as pieces acquired at local galleries and Eastern Market. Kirk and Ross continue to make improvements to the house, most notably in the kitchen, which includes new granite countertops. A bedroom space has been opened to the hallway to create an upstairs den. The upper floor benefits from large skylights and modern transoms. The basement is open, bright and practical as a guest room and guest bath. The rear of the house allows a view of the Pierce School. All floors, basement and garden are on view. SG

5: Elliott Street, NE *continued*

629 Elliott, Mary and Carlos Bakota



Sarah Carr, daughter of Solomon Carr, was born in England and came with her family to the Washington area in the 1880s. She owned at least three properties along Elliott Street and in 1895 received a building permit for 629, with a cost of \$1800.

The Bakotas purchased this row home in 1988, lived there for 3 years, then left for many postings with the State Department. They had searched for a house with an interior which retained much

of its original design. In 629 Elliott they found a home that had maintained and continues to maintain the personality and structure designed and built before the turn of the century. The tin covered front lintels over the door and windows are interesting because the tin, made to look like stone, was a cost-saving measure. Compare these lintels to those made of stone on neighboring homes. A ceiling medallion, pocket doors, wood floors and entryway are original. The chandelier is from Buenos Aires. The living room fireplace mantel was made from local red mahogany in Honduras. The original house had two fireplaces but the one in the library has yet to be restored. Inherited furnishings and treasures collected from years spent around the world provides a distinct old world character to the home. The kitchen is warm and practical with its exposed brick and the "totuma," a tree

While you're in the neighborhood...

Check out the mini guided walking tour of Elliott Street, a one block street located outside the historic district. This tour will look at the buildings, as well as the "who, how, and when" of the street's development. Tour Leaders: Donna Hanousek/Peter Sefton.

Times Offered: Sunday 12:30 and 4:30,
Meets at the corner of F and Elliott, NE

branch hanging upside down with handmade cups for drinking, which is a fixture still used in many Latin American countries in the countryside. Carlos and Mary returned to live in the home in 2004. (Second floor not open.) *SG*

630 Elliott, Patricia Wrightson



630 Elliott is half of a duplex. The building originally housed 4 apartments and was built in 1908 by Arthur Carr, son of Solomon Carr, at a cost of \$5000. Although it was still 4 units as late as 1967, it was eventually converted into two homes of 2 floors and a shared, fenced yard. During a renovation and modernization in the late 1970s the first

floor was made into an open plan, uncommon at the time. When previous owner Ryall Smith bought the home in 1985, Elliott was an affordable block undergoing gentrification and the home had been modernized. Several young members of the military bought their first homes on the block at the time for similar reasons.

Patricia Wrightson purchased the home in 2003 and her well-considered contributions to its character are subtle but substantial. Her own insight and suggestions from others have become improvements to the function and beauty of the home. Adding a second layer of molding below the first in the living area and turning the lower shelves of a built-in bookcase into a closed cabinet, have added depth and tradition to the house without changing the clean lines of the open plan. Patricia acquired a number of decorative pieces from local vendors and from her travels. She also has engaged local artists for renovation projects. Note both the detail in the first floor bath and the large single bath on the second floor, created by combining two baths into one. A sunroom off the rear bedroom was done during a previous renovation. The home is enhanced by the art and furnishings. Some pieces are from the Manhattan home where Patricia grew up and where her parents still live. An item of note is a game table from the early 19th century.

The single rear yard is now divided into two yards by a fence which jogs to follow the property lines. Derek Thomas, a local Master Gardener, landscape designer and column writer, is designing this new garden space. ✱ *SG*

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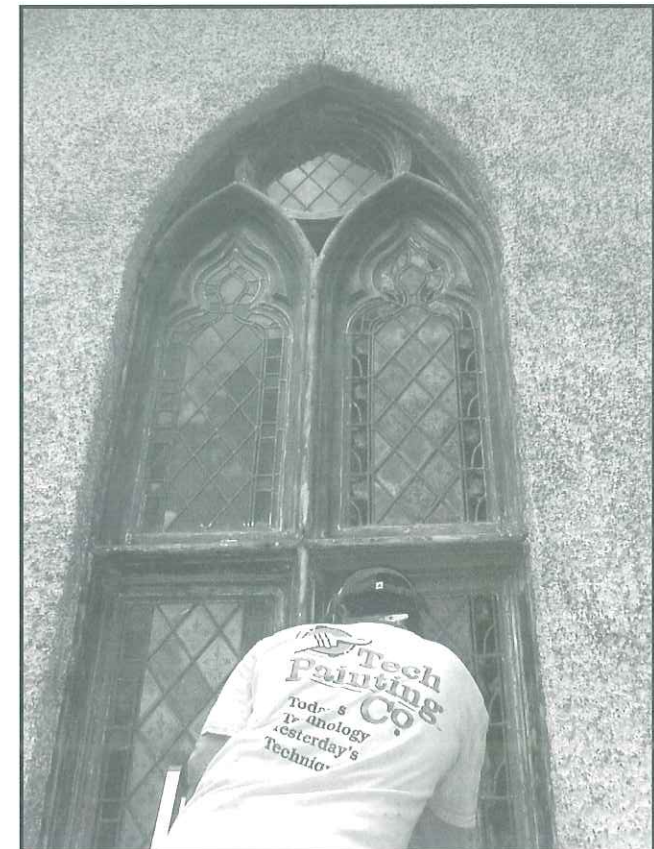
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Pierce School, 1893 – 1972
Pierce School Lofts, 2004 – present

The Franklin Pierce Elementary School, named after the 14th President of the United States, was constructed in 1893 to educate white children in the neighborhood. Classes began in 1894 and continued through 1972, when the school closed after repeated attempts at integration had failed.

The city government used the school for three more years for special needs children until it fell in dire condition and closed. The school later reopened as a men's homeless shelter, which operated until it was closed by public demand in 1991. Sitting abandoned and neglected, developers and Capitol Hill residents Chris Swanson and Jeff Printz's company, Evolve LLC, purchased the property in 2000 and began the exciting yet arduous journey of restoring and renovating the school.

As you can see, the completed project is purely remarkable. Mr. Swanson and Mr. Printz respectfully renovated the school into seven rental lofts and their own living space on the third floor and attic, all the while maintaining 95% of the original layout and character of the school building.

The rental lofts comprise the first two floors of the building and range in size from 1,115 to over 2,200 square feet, depending on the size of the classroom that was converted. Original Red Georgia Pine hardwood floors run throughout the building, and ceilings top out at an amazing 14 feet high. The chalkboards that ran along each of the walls in the classrooms were retained and restored in each loft. Each classroom also had a cloakroom for

the school children to hang their coats and school bags, and in each loft, the cloakroom has been converted into a luxurious, yet industrial, master bathroom.

The lower level and first floor of the building has a fitness center for the residents, with an adjoining full bathroom, which previously functioned as the boiler room. In addition to the fitness center, a concierge, and wireless internet, residents also benefit from a beautiful backyard complete with an in-ground swimming pool, hot-tub and bar.

As you ascend the original stairwell to the second floor, you'll notice the concierge desk in the center of the entryway, as well as artwork in the hallways. Mr. Swanson and Mr. Printz use the common areas of their building to host the Evolve Urban Arts Project, which displays artwork from local artists.

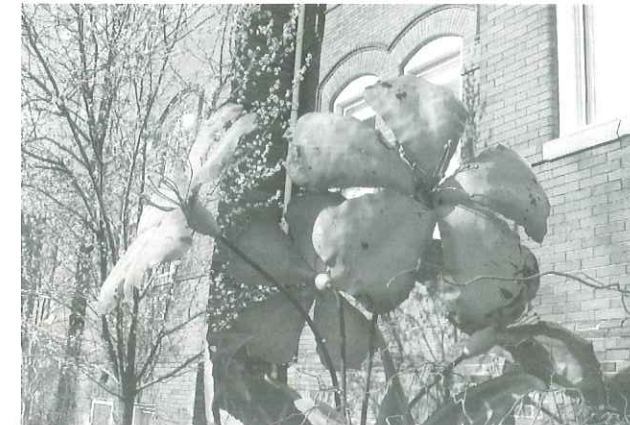
Mr. Swanson and Mr. Printz are fortunate to work and live on the top two floors of the Pierce School. At the top of the stairs to the right, is the classroom that now serves as the office of Evolve, LLC, the owner's real estate development company. The office houses a collection of antique finds including a desk that once was a candy store counter, a vintage hardware store cash register, another desk that had a previous life as a sorting table at a cotton mill, and file drawers from the Patent and Trademark Office. The maps that hang above the chalkboard date to 1893, when the school was built, and the flag that is displayed is the first flag the owner's flew over the school when they purchased the property in 2000.

While at the top of the stairs, you may also notice another short stairwell that leads to a small room at the front of the building.

This room was formerly used as the principal's office. A duplicate stairwell and office reside at the back of the building as well. The small office at the back of the building was the nurse's office.

The owner's living quarters begin at the top of the stairs, with a foyer fitting for a palace. The entryway is artfully adorned with chandeliers of all shapes, sizes, and styles. The two largest chandeliers previously hung in a Greek Orthodox church in Ohio.

The 1894 English class from Pierce School is pictured left. One of the large metal flowers that currently adorn the grounds is shown on page 15.



At one end of the foyer lies a former classroom that is now the owner's kitchen. In keeping with the school theme, Mr. Swanson and Mr. Printz decided to design their kitchen with features that could be found in a cafeteria or restaurant. From the "Please wait to be seated" sign, to the caddies of utensils and stacks of plates that line the buffet, the kitchen is truly one of a kind. There are four different seating areas: a cozy booth, a 12 person dining table surrounded by bay windows, a trio of bistro-like tables for two, and bar stools at the massive white carrera marble island in the center of the room. The 3/4" thick white carrera marble can be found throughout the home and is reminiscent of the 1893 period in which the school was built. The painted mural was completed by Kathy Juhl of Omaha and the reproduction light fixtures are similar to those that were used when the building was electrified in 1914. The cloakroom at the front of the kitchen is now a pantry.

Next to the kitchen is the master bedroom suite. The bedroom, which was another classroom, has been divided to provide space for a dressing room in the back. The large fixture that divides the

room was constructed out of new and recycled components of the building by Vic Beecher, a local carpenter. The old cloakroom is now the master bathroom.

The classroom to the west of the foyer is now the living room. When the owners purchased the school in 2000, among other problems, portions of the attic had collapsed into the living room. As a result, Mr. Swanson and Mr. Printz seized the opportunity to convert the already tall ceiling to a soaring 30-foot vaulted ceiling. Natural light fills the room through the magnificent floor to ceiling windows and highlights the musical themed artifacts in the room, which include the antique 1850's square grand piano, Mr. Swanson's childhood trumpets and the painting of Beethoven by Kathy Juhl.

Unlike the cloakrooms in the kitchen and master bedroom, the cloakroom adjacent to the living room can be accessed from the foyer and the living room. This cloakroom has been converted into a warm and inviting bar. The walls, which are in the same condition as they were in 2000 when the school was acquired, are adorned with photographs of friends and family. The bar was constructed from a pair of salvaged pocket-doors.

The steel stairway in the living room leads to former attic space, which has been converted into four guest bedrooms, three full bathrooms, and a home theater, which lies behind an original bank vault door. Inside the "vault" is a media room inspired by first-class cabin chairs purchased from a late 1980's KLM 757 jet.

Mr. Swanson and Mr. Printz have maximized every square foot of the old Pierce School, including the roof. The stairwell off the landing next to the media room will take you to a nice, little sunroom—perfect for reading the morning paper and sipping your coffee as the daybreaks. Or, step out of the sunroom onto the spacious rooftop patio and watch the sun set with sweeping vistas of the city skyline. ✧ CD

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About the Capitol Hill Restoration Society

Investing in Capitol Hill

Over 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 convincing Congress that Capitol Hill was an improving neighborhood that shouldn't be leveled for slum clearance as the Southwest had been. Although the last goal has been accomplished, the other two reasons for having a house tour remain valid. Another part of the house tour tradition, at least for the last thirty years (about as long as there has been an historic district), was that the houses on the tour were within the historic district. We've changed that part of the tradition this year and we're delighted to include some charming buildings to the north of the historic district—our way of recognizing that "history has no boundaries."

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 the many projects.

For the past eight 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. You'll find a listing of the 2007 grantees in a box on this page. This year the proceeds from the

tour will be funding the initiatives of the *Beyond the Boundaries* program that are being undertaken with nearby community organizations and the Advisory Neighborhood Commissions. For the next few years, a major part of that effort will be a survey of the buildings outside the historic district, as CHRS President Dick Wolf explains on Page 2.

Won't you join us?

Thank you for supporting the work of the Capitol Hill Restoration Society by attending our House and Garden Tour this year. We also welcome your membership and participation in our all-volunteer organization that has worked since 1955 to preserve and improve Capitol Hill as a model urban residential area. There are many opportunities to participate: CHRS holds community meetings on key issues of concern to Capitol Hill residents, works through standing committees to deal with residential quality-of-life issues, conducts in-depth seminars on historic preservation topics, and advocates community interests before governmental boards and commissions. CHRS members receive a newsletter and free copies of historic district home renovation guidelines.

For as little as \$25 a year, CHRS membership is open to anyone with an interest in Capitol Hill—an area that extends beyond the boundaries of the historic district. Fill out and return the membership application form on the next page or for more information, visit www.chrs.org or call 202-543-0425. ✧

2007 House Tour Grants

- **School Libraries Project**—A grant of \$3,500 for banners for five Capitol Hill school libraries. This is part of a larger project, an initiative of the Capitol Hill Community Foundation, to create uniquely designed, fully equipped libraries in eight Capitol Hill elementary schools. The banners will highlight the libraries at Maury, Paine, Peabody, Tyler, and Watkins Schools, all of which were renovated this past summer. CHRS provided an earlier grant for banners at the Brent, Ludlow-Taylor and Stuart-Hobson libraries, all of which were renovated in 2006.
- **Friends of the Northeast Library (FONEL)**—A grant of \$2,100 for new lighting in the Main Room of the Northeast Library. FONEL proposes to replace the fluorescent lights in the Main Room with polished nickel pendant lights, similar to the lighting in 1937 when the library opened. The grant will pay for eight compact fluorescent fixtures and their shades. This will open up the 15-foot ceilings currently

encumbered by banks of fluorescent lights. Installation will be the responsibility of the DC Public Library system.

- **Cultural Tourism DC**—A grant of \$2,500 for the organization to plan and conduct a public tour in the spring of 2008 showcasing the restoration of the historic Eastern Market and highlighting the Market's importance to the Capitol Hill community. The tour will be part of the organization's regular "WalkingTown DC" events and will serve as a model for tours in the future.
- **Friends of Turtle Park**—A grant of \$2,000 to design, fabricate, and install three new turtles to replace the damaged ones in Turtle Park by Eastern Market, at 7th Street and Independence Avenue, SE.
- **Trees for Capitol Hill**—A grant of \$300 to purchase and plant a sycamore tree in front of 325 A Street, S.E. in honor of the late Peter Powers, Capitol Hill community activist and former president of the Capitol Hill Restoration Society.

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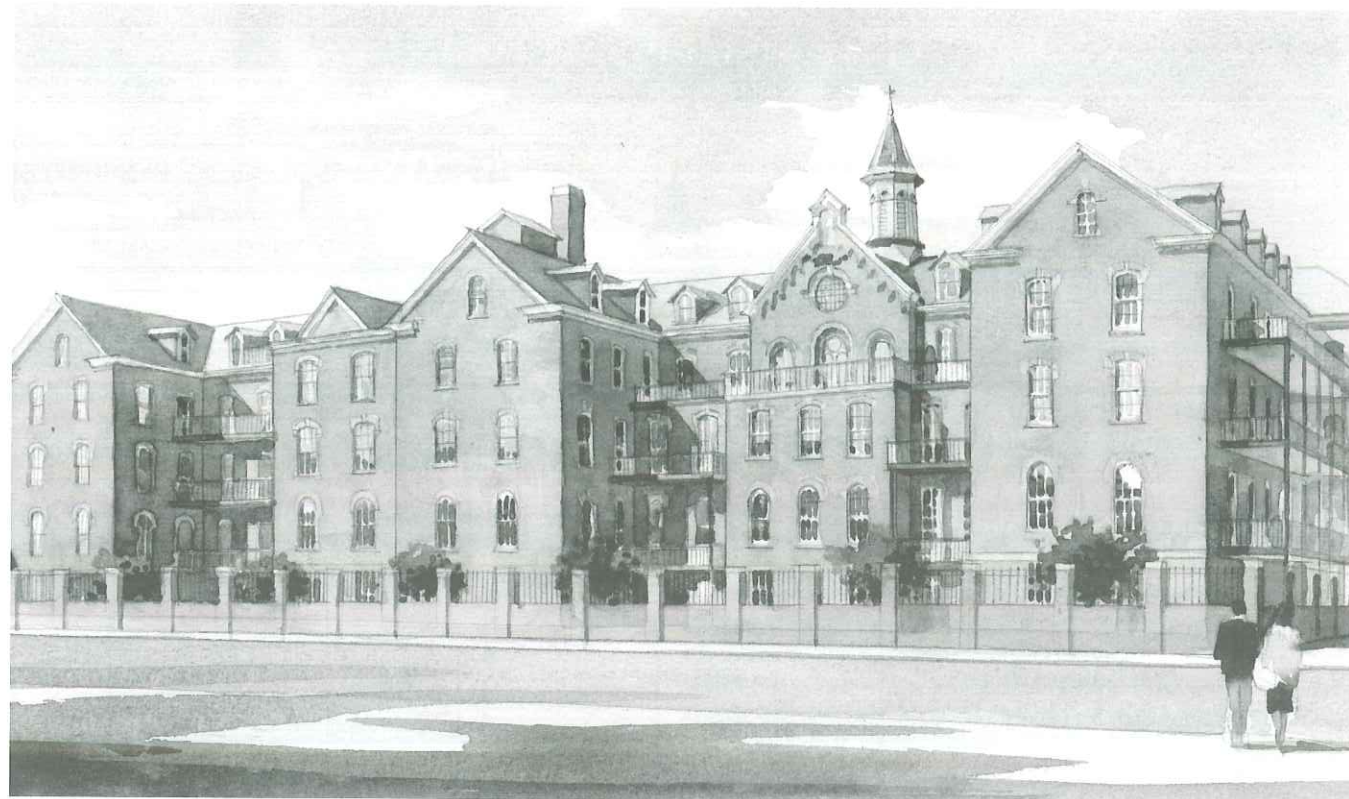
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7: Square 983

Square 983

The two houses on original lot 9 in Square 983 were constructed together about 1872. While they started life as identical twins, they are now quite different, one retaining much of its original fabric while the other has lost its side yard and has been totally renovated—twice!

As built the two were mirror images of each other with two front windows and a single story porch. Each house had side and rear yards with an outhouse at the rear of the property. The houses were two stories high and three rooms deep with a cross hall and a stairs between the first and second rooms. The entrance was placed on the side leading into the cross hall. The third room—narrower than the first two—probably contained a kitchen on the ground floor. There were three bedrooms on the second floor and no basement. Some of the floor joists run completely across both houses. The chimneys, one in the front parlor and one in the back parlor of each house, shared common flues. The rear yards of both houses lost twenty feet to an alley expansion in 1937.

1121 G Street NE

Charles Hudman and John Kuykendall

It is no surprise that the frame house at 1121 G Street, NE, and the Hill flower shop Surroundings share an owner. Charles Hudman and John Kuykendall have lived in this nineteenth-century home for seven years, and in that time have made extensive renovations to the house and the large side yard. Entrance to the side yard is through a reinforced door in a high fence. Beyond the fence is a greenhouse in which tropical plants are

raised—and birds often seek shelter. Behind that is a dramatic rock waterfall on a large pond with a stone surround. There is also a storage shed, fire pit, and lush, extensive landscaping—all done by Charles. Bamboo trees at the rear of the yard screen the house, and more trees—including some banana trees for the greenhouse—are expected soon.

Entry for the Tour is into a recent L-shaped addition to the rear of the original house that contains a combination sitting room and kitchen. The room features a sloping wood ceiling that mimics the sloping ceiling of the porch that occupied that spot prior to the addition, and contains several skylights. Charles did much of the work on the addition himself, and that personality shows through. Tile floors, warm maple cabinets, and an antique table give the addition a warm, slightly Southern feel. A glass topped table in the sitting room contains several photos that were found behind one of the parlor fireplaces. The family may be that of Joseph P. Neal, born 1882, who was a messenger for a law firm in 1910 but had become a lawyer himself by 1923 when he lived next door.

Entry into the original part of the house is through a dining room (second parlor) that retains its mantle and is furnished with antique pieces. Beyond is the stair hall with the original entrance to the house on the right (temporarily closed). And beyond that is the front room, now furnished as a combination office and bedroom with another original fireplace and an added closet with salvaged yellow pine doors. The house retains most of the 19th century interior features of the original, including door and window moldings and hardwood floors throughout, though covered with carpeting in some of the rooms.

The stair hall may have contained second doors to the parlors thus making a circular pathway between the rooms. The stairs and the banister date from the construction of the house. On the



Photo: Surroundings

7: Square 983

second floor, above the stairs, the owners opened the ceiling to reveal one of the original beams, showing a twist in the direction of where the house was previously sinking in the back corner. To the front of the house is the master bedroom. The owners built out the large closet, which conceals the chimney from the front room fireplace below.

To the back was a second bedroom with an attached sleeping porch. This room was divided long ago to install a bathroom, which has recently been renovated utilizing an old sideboard for the vanity. Note the small tiles around the shower. The bath has a door leading out to a new deck over the addition. The remaining portion of the bedroom is now a combination office and guest room. *LW*



1119 G Street NE Ragan Tate and Bobby Stone

A grand piano on the second floor landing! Yes, the recent history of 1119 G Street is certainly the opposite of its next-door neighbor.

William C. Heck, born in Germany in 1839, and his wife Margaret lived in 1119 at least as early as 1875. Heck was a bookbinder, as were several other residents on the block. The house lost its side entrance when Margaret sold the side yard on September 30, 1912. A window in the front parlor was then converted to a doorway. Inside the house has recently undergone its second complete remodeling. The current owners bought the house in March 2008 from the developer. ("Hi! You just moved from Texas? How about being on the House and Garden Tour?")

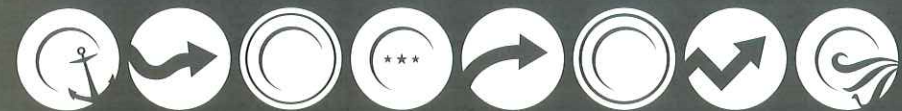
The home was totally gutted during the most recent remodeling, though many of the new elements have a classic feel. The front door opens into an open living/dining room with gleaming wood floors. The living room has a fireplace featuring an art-deco mirror surrounded by tile, on the side of the fireplace, that the owners estimate dates from the 1940s. A narrow hallway leads toward the rear but to the left in the hallway are glass sliding doors that open to the galley kitchen featuring granite countertops, tile backsplash, and glass front cabinets with mirrored lighted glass shelves. The kitchen also has a pass-through to the family room at the rear of the home. To the right are two small rooms, one serving as a pantry and the other as an office, intended by the renovator to be a prep room for the kitchen. Actually, the renovator originally intended to place a powder room in this space, but changed the purpose when he discovered that the earlier renovation had included a cement slab under the house, thus increasing the potential plumbing costs exponentially.

The rear family room contains bookshelves, a new fuel-fired fireplace, an Italian mythological frieze and a tray ceiling. French doors lead to a brick patio with a retaining wall and large, upwardly sloping garden. The garden features a new path, a fountain featuring a Herm, landscaping by neighbor Charles Hudman, and a large cherry tree. Wrought-iron gates lead to a parking pad on the alley.

At the top of the stairs is the home's most dramatic area: a large landing on which the owner has placed his grand piano. It took six movers, and removal of the banister, to get the piano into that position, but as Ragan states, that piano in that spot was one of the reasons that he bought the house. The landing also has a large skylight, built-in bookshelves, and a large mirror over the stairs. The entire effort makes the space seem bright and expansive. The stairway features an elaborate hand-hewn verdigris banister of fleur-de-lis and roses made by the renovator—a welder at heart.

To the back is the master bedroom with two closets, each with unique woven maple border, framing a window overlooking the garden. The master also has a luxurious tile bathroom with stained glass sconces over the vanity and a huge double-headed shower with its own skylight. Back down the hall a second bath also features stained glass sconces and a third skylight. Hanging in the bath is a unique glitter-framed photograph of a nurse that the owner found beside a dumpster in New York's Soho. It became the center piece for a surprise birthday party thrown for—you guessed it—a nurse. At the front overlooking the street is a guest bedroom. ** LW*

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PROUD TO BE NEIGHBORS

8 AND 9: Square 892

Square 892

Moses Kelly acquired Square 892 in the 1860s. Born in 1820 in New Hampshire, Mr. Kelly came to Washington during the administration of Franklin Pierce who was a personal friend and served as Secretary of the Interior under James Buchanan. He then became cashier of the National Metropolitan Bank. He and his family lived at 507 E Street NW. The census records Kelly as owning \$15,000 worth of property in 1860 but \$150,000 in 1870. About 1873 Kelly built eight pairs of frame houses in Square 892: four on Seventh Street and four on Eighth. Two of these houses are on the Tour.

Each house had a side and rear yard, a one story porch, a front entrance to a stair hall, two rooms on the first floor and two rooms on the second floor. There was a two floor dogleg in the rear with the ground floor probably containing the kitchen. The outhouses were at the rear of the lots. The chimneys were on the exterior walls of each parlor and basements only appeared in later years with the advent of central heating.

Thirty years later the Square must have maintained a rather bucolic look with its open spaces and gardens. There still were only three additions to the Square: brick dwellings at 524 and 526 Eighth and at 711 F on the western side of the alley. Today, fifteen of the sixteen houses remain but only 531 Seventh retains its side yard. The sixteenth at 507 Seventh disappeared some years ago but has recently been replaced by an old looking new house.

The first residents were generally in their twenties and about half were government clerks, but there also were carpenters, commercial "agents," a printer, a plumber and a county constable. John W. Work, a printer, lived in 528 Eighth with his wife and three daughters in 1875.

8: 528 Eighth Street, NE Richard Looman and David Herchik

Before Richard Looman and David Herchik purchased the home in the early 1980's, the residence had been converted into apartments and stripped of most of its architectural details and charm. Their vision to restore the home to its original period has certainly been achieved, and their exquisite design and attention to detail has garnered the home spots in the *Washington Post* "Home" section, a *Brunschwig and Fils* coffee table book, and *Fox Morning News*.



Photo: Gordon Beall

Upon entering the beautiful home, you'll notice the grand mirror hanging in the entrance way. This piece was acquired from the grand mansion of art impresario Duncan Phillips, who founded the Phillips Collection, on Foxhall Road before its demolition.

In the living room, the owner's love of art is further demonstrated by the original Fernando Botero sketches that flank the gas fireplace and the Adolphe Dürer drawing from 1620 on the front wall. Several pieces of furniture displayed in the room have been rescued from a previous life and restored, including the sofa from a barn in Ohio and the collection of silver boxes on the front table from a thrift shop in Georgetown. The light fixture is a Baltic chandelier the owners acquired in London.

The centerpiece of the dining room is the impressive 12-person dining table. In the corner of the dining room is a painting of Saints John and Anthony by Venetian artist Adam Elsheimer from about 1600.

Toward the end of the front hallway, you'll hardly notice the powder room built in under the stairs. This was the location of the original stairs to the basement and was converted to a quaint powder room in early 1990s with a very unique French toilet.

In the kitchen, which was renovated in 1992, the far cabinets display an extensive collection of Villeroy and Boch china from the early 1900s, interspersed with egg cups from the 1950s. The center island was reconstructed from a counter from a French pastry shop and the surrounding stools used to grace a post office.

Off the kitchen is an open, two-story garden room—a delightful oasis with a fish pond, sun lights, a settee and plantings.

The cozy family room at the back of the house, which was an addition in the early 1990s, contains a collection of French and English Majolica pottery, on either side of the home's third fireplace. The family room also houses a collection of Santos. The Madonna is South American from 1800, the angel is Italian from about 1800, and the Christ Child is German from the 1820s. Off the family room, there is an enclosed butler's pantry, stairwell to the lower level and exit to the rear backyard.

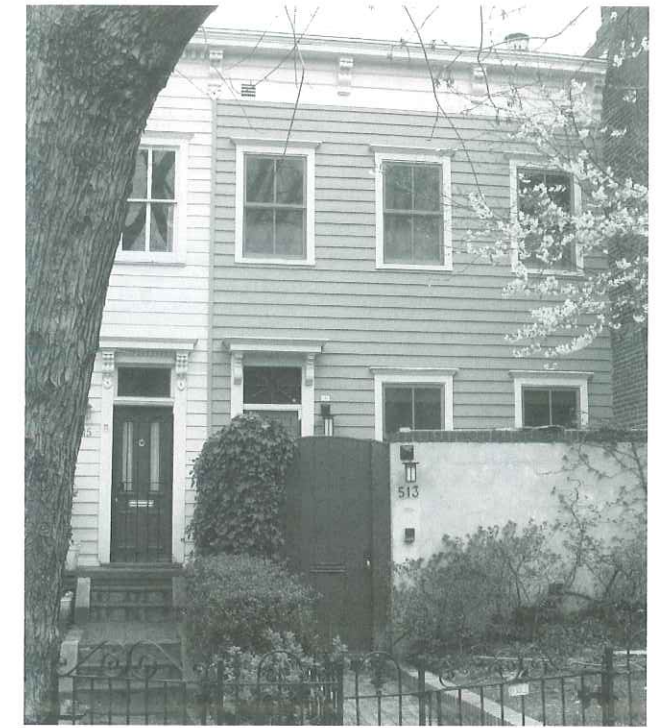
Up the original staircase, there are three bedrooms, two bathrooms and a study. The front bedroom was the original master bedroom and now serves as the guest room. The walls of the room were hand-stenciled by the owners using heraldic symbols designs they found in Germany.

The hallway is lined with more artwork the owners acquired on their travels at home and abroad. Above the bureau at the top of the stairs hangs a pastel portrait of a soldier in a red coat that reminds the owners of a certain former U.S. President. Do you see the resemblance? The two carriage engravings to the right of the center bedroom had a cameo in Albert Brooks' "Broadcast News". The center bedroom, which evokes an Edwardian theme, includes photographs of Mr. Herchik's parents, an original Alberto Vargas from *Esquire* magazine, and an adorable "Pooch Profile" by Beverly Orr of Washington.

The study that leads to the master bedroom features built-in cabinetry that houses a television, and a ceiling that was also hand-stenciled by the owners. The motto in the center reads "A man's longest journey of his soulful heart begins with a single step towards home". The cabinets and shelves are filled with a large collection of antique figural tobacco jars.

The master bedroom addition at the back of the house includes a small balcony overlooking the backyard, a fireplace and full bathroom. The stained glass doorways to the bedroom and to the bathroom are from a church in Mt. Pleasant, as is the wood paneling in the bathroom. The unique headboard is a French gothic screen, and over the fireplace mantel hangs an 1833 double portrait attributed to Thomas Sully. The paintings of the muses above the writing desk are from the Japanese Embassy in Ireland.

The lower level of the home was dug out in the early 1990's and can be accessed from the family room. There you will find a media room, fitness room, additional powder room, laundry room, and storage. The media room is complete with all of the trappings one could need in modern day TV room, not to mention a Sub-Zero refrigerator and freezer and wine refrigerator for oenophiles. The walls are adorned with masks and photographs from the famed Cirque du Soleil, original Roy Schatt photographs of James Dean and Marilyn Monroe, and a French movie poster of "West Side Story" from 1962.



9: 513 Seventh Street, NE Annie Donovan and Winston Carroo

One of eight pairs of frame houses constructed in square 892 in about 1873, 513 Seventh Street, NE has undergone extensive renovation over recent years to include the addition of an enlarged kitchen, family room, green house and in-law suite. John Richmond, a clerk in the Pension Office, lived here with his wife and son in 1875. This house is now home to Annie Donovan, Winston Carroo and their son Isaac, a fifth grader at Capitol Hill Day School.

On first glance, one of the most striking features on the exterior of the home is a wall, which is uncommon among homes in the neighborhood, and is permitted under a grandfather clause. By looking at the masonry along the side of the house to the right, you will notice that at one time 513 had a front porch, which is now a lovely little brick patio. Down the stairs in the front of the home lies a quaint in-law suite, complete with a bedroom and full bathroom (not open).

Upon entry into the home, a beautiful wood mirror hangs on the wall, as it has for the past 30 years. The living and dining rooms are a museum of artifacts, paintings, sculptures and other art acquired from the owners' travels overseas. Most of the art is from Asia and Africa, including a unique Japanese chest in the corner of the living room, which was constructed without a single nail! Another prized piece is the self-portrait of Isaac, which proudly

hangs to the left of the fireplace. The buffet in the dining room is a piece that was purchased at the Flea Market at Eastern Market.

Hidden under the front stairwell is a powder room which features a colorful Haitian painting. Down the hallway is the kitchen which was updated in the 1990's and includes a beautiful hand-painted mural by Charlotte Corcoran, a local artist, and a corner hutch that was repurposed with shelving to use against the left wall. There is a sunny family room at the back of the house that features art from local artist Jan Kern. Outside is another spacious patio which provides ample space for entertaining and gardening, Mr. Carroo's favorite pastime.

As an agronomist, Mr. Carroo's love of plants is evident throughout their charming home, including on the second floor addition completed in 2006 by Capitol Hill architect Stephen Lawlor of Lawlor Architects, which functions as a greenhouse and sunroom. The room is covered with windows and sun lights, and filled with beautiful plants from all parts of the world. A couple of highlights include the Staghorn Fern, which is an "air" plant that doesn't need or use soil as do land plants; and the Angel's Trumpet, a lovely, fragrant flowering shrub. The room was also

featured in on an episode of "20 Ways to Add Value to Your Home" on the Home and Garden network (HGTV) last April.

In addition to the sunroom, the second floor of the home, which can be accessed from the stairwell in the front hall, or the back stairwell in the kitchen, has two bedrooms, two full bathrooms, and a study. The master bedroom at the front of the house features an exotic canopy of Philodendrons. ✪ CD



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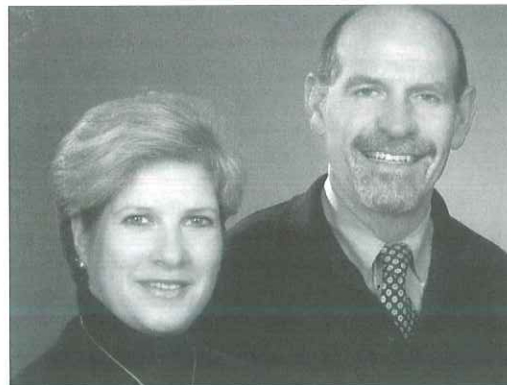
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**Square 751
Landmark Lofts at Senate Square
Abdo Development, Jim Abdo, President**

The nineteenth century meets the twenty-first century in style at the western end of historic H Street! Previously, from 1870 to 1974, the property served as a Home for the Aged under the direction of the Little Sisters of the Poor, a Roman Catholic Order, and then home to the popular Capitol Children's Museum until 2004. Square 751's landmark building now has been transformed by Abdo Development into 44 luxury loft condominiums known as The Landmark Lofts at Senate Square. Couple this with the just completed Senate Square Towers, which house 450 luxury rental apartments located on the same square, and you have a first-rate example of historic preservation and "adaptive re-use", while creating a gateway residential development for Washington's burgeoning H Street corridor.

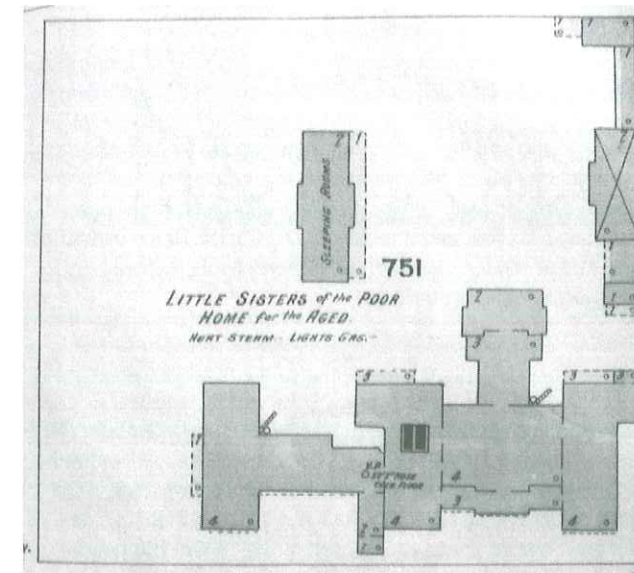
According to an unconfirmed tradition handed down within the Order, President Abraham Lincoln requested that the Sisters be invited to the United States in order to take care of the elderly parents of soldiers who died in the Civil War. In 1868 Father Ernest Lelievre, a priest associated with the Order, sailed from France to America to become an ambassador for the Little Sisters of the Poor to the bishops of the New World. After establishing foundations in New York, Cincinnati and New Orleans, the



Washington, DC foundation was established in 1869. Upon outgrowing their first home at 924 G Street NW, Father Jacob Ambrose Walter, the fourth pastor of St. Patrick's Church, helped the Sisters find the larger, 2.3 acre parcel at this H Street site in 1870.

A keystone found in the main building suggests that the main building, chapel and several support buildings were constructed in 1874. The patient facilities would be doubled in size following the issuance of a permit to construct a four story brick addition to the west of the original structure was issued on October 19, 1878. The cost was \$11,000. A variety of support buildings such as stables and fuel sheds were added over the years. Brick sleeping quarters for the nuns replaced an earlier frame building in the 1890s (see 1904 plat). The last major addition took place in the early 1960s when the Little Sisters of the Poor added a 43-bed wing and an auditorium to the convent grounds.

The H Street commercial district near the convent was devastated by the 1968 riots. This, along with the following neighborhood adjustments, caused the Sisters to search for a new location for their Home for the Aged. The growth of the campus of the archdiocese near Catholic University offered the Sisters an opportunity to consolidate and relocate. The former convent remained vacant for five years until it became the home of the Capital Children's Museum in 1979 with entrances on Third Street. For the next 25 years the Museum, one of only 30 children's museums in the country, hosted some 200,000 visitors each year.



The building that once housed the sleeping rooms (in the 1904 plat above) is now the community center for the Senate Square development (shown top, right).

10: Landmark Lofts at Senate Square



The landmark building along H Street has been transformed by Abdo Development into 44 luxury loft condominiums.

example of Abdo Development's adaptive re-use mission; what was once the 1890s sleeping quarters for the nuns is now a multi-use building with concierge and reception area, a stylish club room, a private 18 seat screening room, two catering kitchens and a top floor business center. Notice the preserved facade and side porches, the use of steel beams to support an original chimney in the 2-story reception area, the exposed brick, the combination of original pine flooring and new tiger-wood flooring and the use of exposed beams and supports.

Directly behind the Concierge building is the original structure, with the 1879

Abdo Development purchased the property in 2004. What you see today is the culmination of Jim Abdo's vision to incorporate, within the historic fabric of H Street, residential housing of the highest quality which would inspire others to invest in retail development and other housing opportunities in a long-neglected corridor. The Broadway Group, developers from New York, partnered with Abdo Development in the project by constructing two 12 story luxury apartment buildings on the northern corners of the property.

Today, a fountain signals the main entrance into the Senate Square Towers and Landmark Lofts Condominiums at 215 I Street, NE. A common amenities building for the complex is an



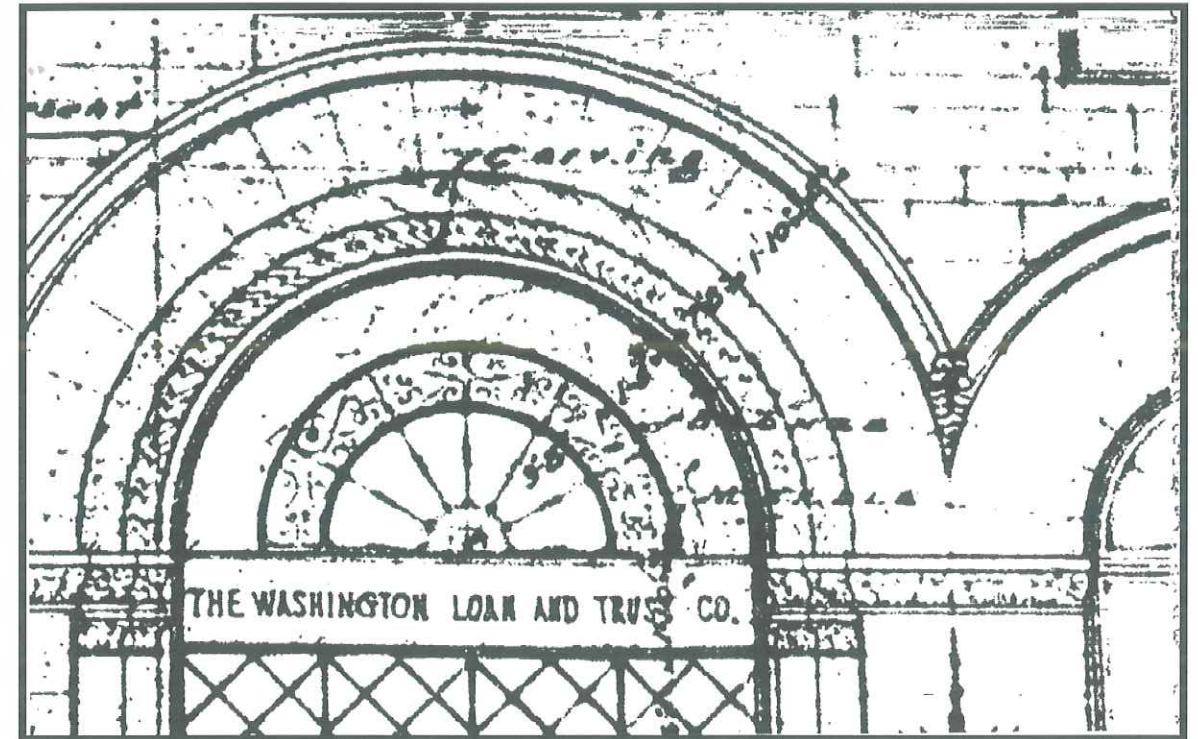
Photo: Abdo Development

addition to the right. Together they hold 44 condominiums with unique floor plans, each with outdoor spaces in the form of private patios, terraces or balconies. The Tour includes the former Chapel, still under construction, which is being transformed to a one-of-a kind 3200 sq. ft. home with three bedrooms, an open den and two terraces. Note the pilasters (several original and others recreated to same dimensions), the original niches in the dining room and domed ceilings in the den and master bedroom areas. Other Landmark Lofts units open include a patio-level two bedroom and den loft, with interior design by Mai Abdo, the developer's wife, and two spacious penthouse units which feature singular architectural elements and spectacular views—including a six foot round window with Capitol Dome views, loft dens and overlooks, claw-foot tubs, cherry floors, exposed brick and beams, and large terraces

The Broadway Group, developers of the four hundred thirty two unit Senate Square Towers, share an amenities package with the owners of the Landmark Lofts which include a 70-foot rooftop lap pool, state-of-the-art fitness center, private underground parking garage and use of the aforementioned commons building at the entrance to the project. The rooftop deck of the western tower is open for the Tour and provides amazing views of the H Street corridor and the rest of the Capitol Hill neighborhood. From plinth to pediment, the Senate Square Towers and Landmark Lofts Condominiums provide a western gate for Washington's historic H Street corridor. ✧ SW

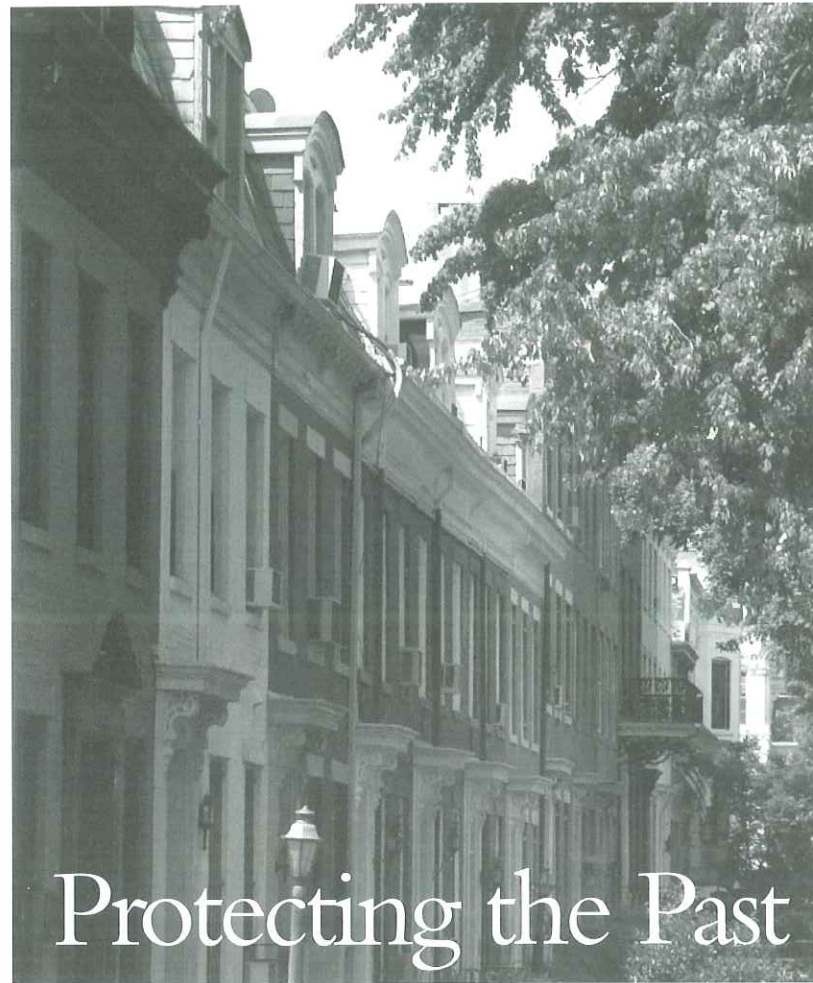
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H Street Pub Crawl, Saturday, May 10

H Street NE beyond Sixth was sparsely populated in 1900 with a few homes and neighborhood commercial establishments. The next fifteen years saw a significant increase in both homes and businesses with a large influx of white immigrants. Following World War One a slow change began to occur with an increase in the percentage of commercial establishments as well as an increase in the African-American community.

By 1967, the year before the riots, there were no residences in the 1200 and 1300 block of H, although some shop owners lived upstairs. According to Wikipedia "H Street catered primarily to a working class clientele, but was densely commercial, with restaurants, theaters, banks, grocery stores, clothing stores, and Ourisman Chevrolet, one of the most prominent car dealerships in the city. It was the location of the very first Sears Roebuck store in Washington. In addition, two of the most recognizable and popular locations were the whites-only Moderne style Atlas Theater at 1331 H Street and its black counterpart, the Plymouth Theater, down the block at 1365 H Street. Like the theaters, most of the businesses in the H Street corridor ... were strictly segregated, but some businesses (an unusual number of which were black-owned) catered to both black and white customers." Much of the damage on H Street occurred west of Eighth Street.

The businesses open for the Tour include:

Sidamo Coffee & Tea, 417 H Street NE (shown below). The building held two units in 1915, one with a physician and the other a dressmaker. In 1967 it housed Jack's Restaurant.



The Red & the Black, 1212 H Street NE. In 1915 it was Swingle's Hardware. By 1967 the Community Barber Shop

The Pug, 1234 H Street NE (shown above). It was the home of Adolph Jouvenal, a stone yard foreman and son of Jacque Jouvenal, a sculptor. He spent his early life in his father's house and studio at 609 B Street NE. Hammer Appliance Company (washing machines) occupied the building 1967.

H Street Martini Lounge, 1236 H Street NE (shown above). This was Futrovsky's Grocery in 1915 and Kirstin's Watch Shop in 1967.

Dr. Granville Moore's, 1238 H Street NE. Samuel Bullock, dentist was there in 1915 and Granville N. Moore, a physician, in 1967.

Rock and Roll Hotel, 1353 H Street NE was Caswell's bowling alley in 1915 and the I C Furniture and Stove Company in 1967.

Sova Espresso & Wine, 1359 H Street NE was the home of Vincent Keller, a baker, in 1915 but it had become the Palace Cleaners and Tailors by 1967.

The Argonaut, 1433 H Street NE housed De Grazio's Barber Shop in 1915 and probably Poor Tee's Restaurant, which was listed as 1431 in 1967. ✱

Mother's Day Tea, Sunday, May 11



Square 1027 H Street Playhouse, 1365 H Street NE Adele and Bruce Robey

The *H Street Playhouse* occupies a building that was constructed in 1928 by William Oshinsky and leased to auto related businesses. The building first was occupied by Sam's Garage and Moller Motors, and circumstance suggests that the building was built speculatively to capitalize on the demand for automobiles and the significant growth of the automobile sales industry. With the advent of the war and gasoline rationing the property was converted to a motion picture theater. The Plymouth Theatre, created as a neighborhood theater for blacks, opened in 1943 and closed in 1952. Morris Hallett was the architect for this adaptive reuse that took the former car salesroom and converted it into a 300 plus seat movie theater.

Subsequent occupants included King Furniture and the Jet Arena Roller Rink. Clements Printing purchased the property from Oshinsky in 1959 and remained there through the 1968



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riots as a venerable business in the 1300 block of H Street until 1984. At that point John French, former Vice President with McDonald's Corporation, purchased the property and opened French's, a southern "Soul Food" restaurant (see photo, circa 2001, below left). Many celebrities and noteworthy individuals from around the country visited the restaurant. The restaurant operated until the end of 2001 when the property was sold to Adele and Bruce Robey.

The Robeys, former publishers of the local newspaper, *Voice of the Hill* and proprietors of Phoenix Graphics, purchased the building with the sole purpose of converting it to a live theater venue. The opening of the *Playhouse* served as a catalyst for the long-awaited rebirth of the H Street NE corridor. During the past several years a group of artists and other professionals, including city officials and small businesses, initiated a new interest in the development of the H Street commercial corridor, a movement that is gathering steam to revitalize this area of the nation's capital. The building itself has received landmark designation. The home of a resident company, Theater Alliance (founded in 1993), the H Street Playhouse houses a 100-seat black-box



Photo: Adele and Bruce Robey

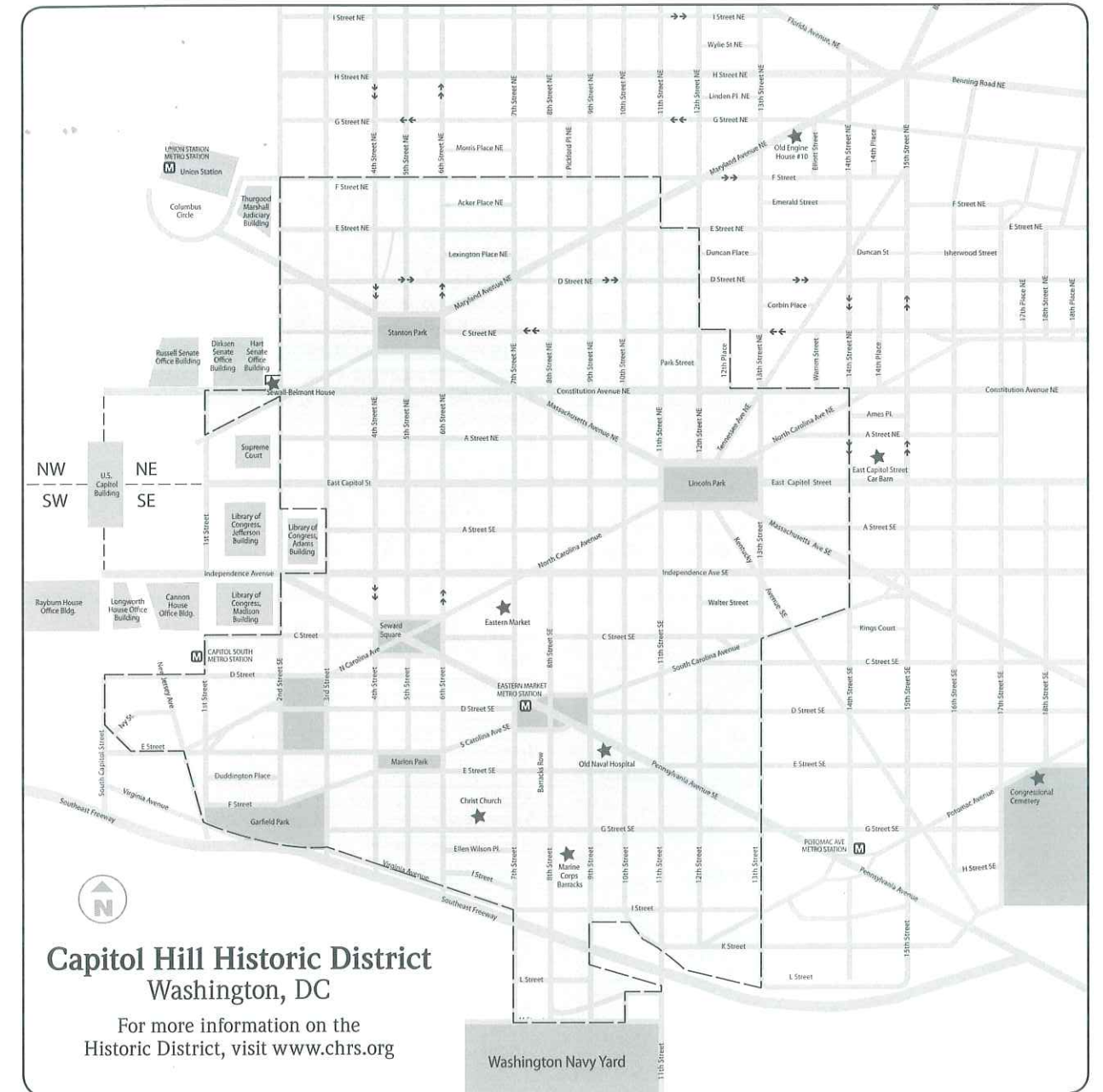
theater, green room and dressing rooms, and gallery space in the lobby. The *Playhouse* (including the gallery space) is available for all local artists and community organizations to reserve as a place to share their work (pending availability). See www.hstreetplayhouse.com.

A sample of the theater companies who have performed or will be performing at the Playhouse include:

Theater Alliance (in residence), Forum Theater, The Inkwell, Solas Nua, the African Continuum Theatre Company, the Journeyman Theater Company, the Capital Renaissance Theatre and the Madcap Players. ✧ SG

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51st Annual House and Garden Tour (and Pub Crawl)

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Walking Tours	Donna Hanousek, Beth Purcell

Special Thanks

The following establishments graciously provided food and beverages for the Mother's Day Tea: Café Roma, Sidamo, Sova and HarrisTeeter. Jonathan G. Willen and Associates, Event Planning and Catering, provided assistance with the Tea. Thank you!

Below: Old Engine House #10, on Maryland Avenue, NE, is near Elliott Street and Pierce School. Built in 1894, the building was recently given landmark status.



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Some Capitol Hill Architects and Builders

Albert H. Beers, architect (1859–1911). Originally from Bridgeport, Connecticut, at the time of his death he lived at 757 Park Road, NW, Washington, D.C.; his office was at 1342 New York Avenue, NW. Beers worked extensively with Harry Wardman, and two of their projects appear on the National Register of Historic Places. Beers designed many rowhouses for Wardman and is credited with Wardman's breakthrough designs for "daylighter" rowhouses. He also worked with other builders, including Harry A. Kite, Chris Cox Dawson, George Barkman, and T. J. McCubbin.

Clement A. Didden, architect (active 1873–1923). Didden was a talented architect and a member of a distinguished Capitol Hill family. He practiced with his son, George A. Didden, as C. A. Didden & Son from 1905-1918. In addition to the store at 206 Warren Street, NE, Didden also designed a Neoclassical house for Bartholomew Daly at 1312 East Capitol Street (1908).

Charles Gessford, architect/builder (1831-1894). Gessford, who lived at 661 South Carolina Avenue, SE, was one of the best-known builder/architects on Capitol Hill. His work includes "Philadelphia Row" (132-144 Eleventh Street, SE) and Queen Anne-style brick rowhouses (824-832 D Street, SE; 638-642 East Capitol Street). He also built alley dwellings (Gessford Court). He borrowed to build his houses; when the Depression of 1893 hit, he was left with houses that no one would buy. He died a year later and was buried at Congressional Cemetery.

Lewis Wentworth Giles, architect (1894-1974). Giles was a well-known African-American architect who graduated from Armstrong Technical and studied architecture at the University of Illinois. After serving in World War I, he worked in the office of Isaiah Hatton from 1918 to 1921. In 1921, he opened his own office at 1200 U Street, NW. He designed many churches (Rock Creek Baptist Church, 4201 Eighth Street, NW; New Mt. Olive Baptist Church, Fifty-eighth and Grant Streets, NE), offices, apartment buildings and houses in Capitol Hill, Brookland, Eastland Gardens, Capitol View and Deanwood. Later, his home and office was at 4428 Hunt Place, NE, a house that he designed.

Herman R. Howenstein, builder (1877-1955). Howenstein was a major Washington developer in early twentieth century. He built many "daylighter" porch-front rowhouses including several on Capitol Hill, beginning in the early 1900s. His rowhouses often feature a straight slate mansard roof with a gable dormer. Later, with a partner, he built and owned a number of large apartment buildings, including 1301 and 1321 Massachusetts Avenue, NW; as well as the Wakefield, Potomac Park, Chatham, Highview (2505 Thirteenth Street, NW), and the Embassy (1613 Harvard Street, NW). In 1933 and 1934, lenders foreclosed on Highview and the Embassy. The foreclosure sale proceeds were less than the mortgage balances. Howenstein and his partner had personally guar-

anteed the mortgages, and were liable for this deficiency, which they could not pay. As a result, they both went bankrupt in 1935. Howenstein had \$13.80 in cash plus the stock in H. R. Howenstein Co. (also bankrupt) and owed almost \$400,000. He died in 1955, after a long illness.

Harry A. Kite, builder (1882-1931). He was a prominent Washington developer who built many "daylighter" porch-front rowhouses all over Washington including many on Capitol Hill, as well as apartment buildings (Kew Gardens, 2700 Q Street, NW).

Albert E. Landvoigt, architect (1892-1955). He was born in Washington and attended McKinley High School. He began working for Harry Kite in 1913, served in World War I, and afterward continued to work as an architect. He designed residences and apartments for Kite and for Boss & Phelps.

George T. Santmyers, architect (1889-1960). He studied architecture at the Washington Architecture Club Atelier (1908-1912), worked as a draftsman for Harding & Upman, Washington, DC, and began his own practice in 1914. He designed many apartments and hundreds of rowhouses, including many on Capitol Hill, for Thomas A. Jameson and Harry Kite.

Alexander H. Sonneman, architect (1872-19??). He was born in Montgomery County, Maryland, and attended high school in Rockville. He studied architecture with his father (who had taught architecture at the University of Giessen, Germany) and began practicing architecture in 1901. He worked extensively for Harry Kite, designing rowhouses and apartment buildings including Kew Gardens, 2700 Q Street, NW. In 1910 he designed two-story Mediterranean Revival rowhouses with front porches and over-hanging red tile roofs for the entire Square 862 (Seventh/Eighth/D/E Streets, NE, including Lexington Place, NE). Sonneman remained active through 1954.

B. Stanley Simmons, architect (1872-1931). He came to Washington as a child, and later studied architecture at M. I. T. He was one of the most prolific architects in Washington, and worked with every major developer, including Harry Wardman and Lester Barr. He started designing and building houses in the 1890s, before he moved on to bigger commissions. His rowhouses at 1345-1363 Constitution Avenue, NE, date from his early career. Simmons designed more than 60 apartment buildings between 1890 and 1926, including The Wyoming (1810 Wyoming Avenue, NW, considered by some to be his masterpiece), and the Embassy and the Highview for Howenstein. He also designed the National Metropolitan Bank, 15th and G Streets, NW (1905); the Barr Building at Farragut Square (1929); the Elks Club, 919 H Street, NW (1908, demolished); and the Fairfax Hotel, 21st and Massachusetts Avenue, NW (1921).



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