

CAPITOL HILL RESTORATION SOCIETY



54TH ANNUAL  
**HOUSE &  
GARDEN**  
TOUR

LINCOLN PARK TO THE OLD NAVAL HOSPITAL  
MOTHER'S DAY WEEKEND ♡ MAY 7-8, 2011

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## 54th Annual House and Garden Tour—Lincoln Park to the Old Naval Hospital

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### Tour Hours

Saturday, May 7 • 4–7 PM  
Sunday, May 8 • 12–5 PM

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## President's Welcome: From Lincoln Park to the Old Naval Hospital

Dear Friends and Visitors,

Welcome to the 54th Annual Capitol Hill House and Garden Tour! Each year the Tour features a different and unique part of Capitol Hill's diverse and historic neighborhood.

The Tour is a celebration of Capitol Hill. This year's Tour features a wide variety of houses, most constructed between 1850 and 1913, and one constructed in the 1960s.

The Capitol Hill Restoration Society believes that Capitol Hill should be a good place to live, work, and raise families. For this reason, since our founding, we have worked continuously to defend and protect the history, architecture, and amenities of Capitol Hill life. We will continue to use the historic preservation law to defend the Capitol Hill Historic District.

I especially want to thank Paul Cromwell, Chair of the House and Garden Tour, for his excellent and tireless work in planning the Tour, and handling its thousands of details. I also want to thank the many volunteers who make the Tour possible, all the writers, house captains, house docents, fundraisers who have worked so hard, and the generous Tour sponsors. Finally, I want to thank our members for supporting the work of the Capitol Hill Restoration Society and the Tour.

Have a wonderful Tour and a happy Mothers' Day,

Beth Purcell  
PRESIDENT, CAPITOL HILL RESTORATION SOCIETY

---

### House and Garden Tour Staff

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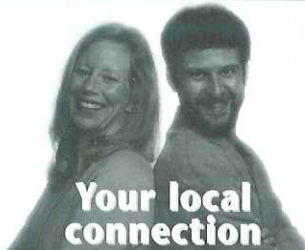
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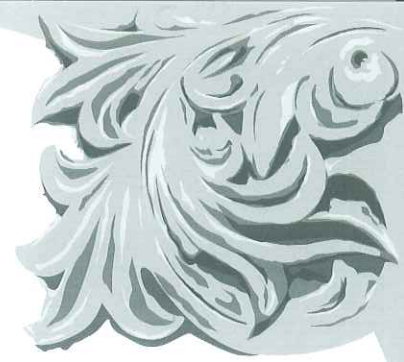
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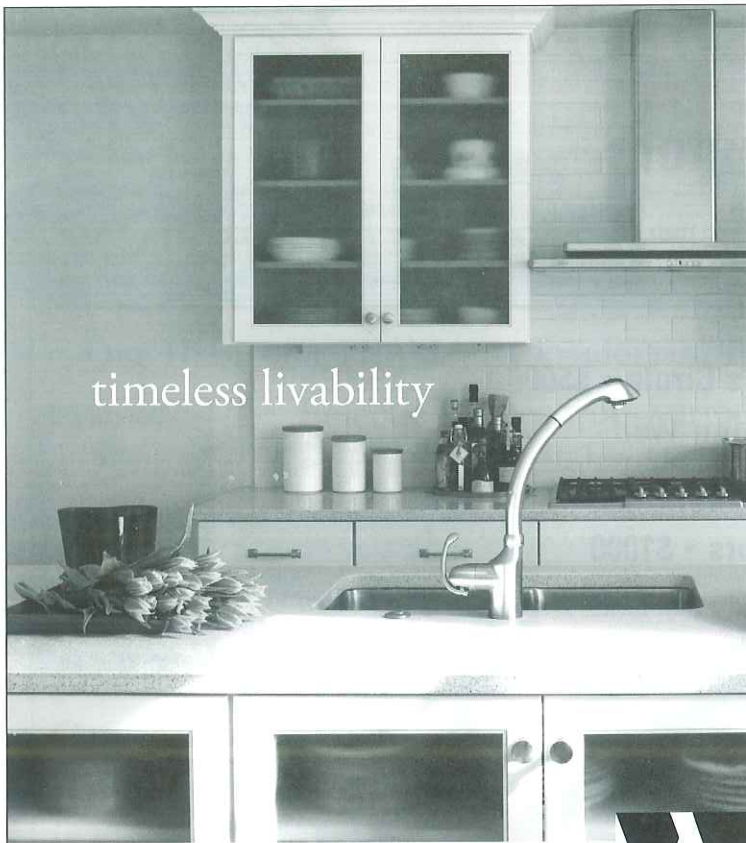
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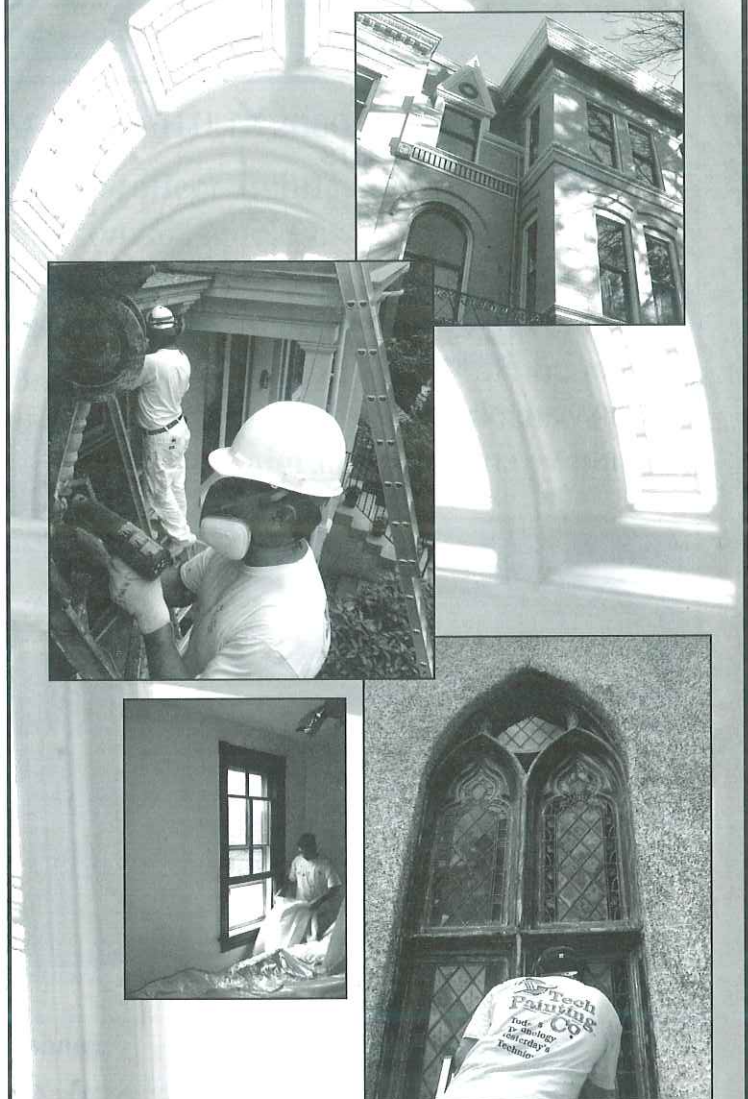



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# Beyond the Boundaries

For the past four years, proceeds from the House and Garden Tour have been used to support the CHRS Beyond the Boundaries project, an initiative to catalog buildings in adjacent neighborhoods outside the Capitol Hill Historic District.

The Capitol Hill Historic District reaches approximately to F Street north, 14th Street to the east and to the Southwest Freeway with an extension along 8th Street to the Navy Yard. The Beyond the Boundaries survey area is roughly defined as H Street, NE to the north, Second Street to the west, 19th Street to the east, and the Anacostia River to the south.

In the greater Capitol Hill area we are fortunate to have so much of our original building fabric intact, and those buildings are rich with details about our history and how our neighborhoods developed. Learning this history can provide us with a sense of place and pride in our community and enable us to preserve our historic buildings.

One purpose of Beyond the Boundaries is to survey buildings in the neighborhoods adjacent to the Capitol Hill Historic District, providing information on construction dates, architects, styles, how buildings were constructed

and for what types of uses. Another purpose is to continue research and educational programs for the Capitol Hill community, including walking tours and publications.

CHRS is in the process of completing this survey. Survey results provide a database of building information that may be used in formulating renovation plans, developing walking tours, or creating brochures concerning neighborhoods, architects, and builders. The material also may be used by neighborhood organizations that wish to seek approval for the creation of new historic districts. In the past, CHRS has used some of the proceeds from the Tour to provide funding for local restoration initiatives; CHRS would like to resume this program.

Summaries of the projects included in Beyond the Boundaries may be found on the CHRS website at: [www.chrs.org](http://www.chrs.org). For information concerning individual properties, please e-mail: [CapHRS@aol.com](mailto:CapHRS@aol.com).



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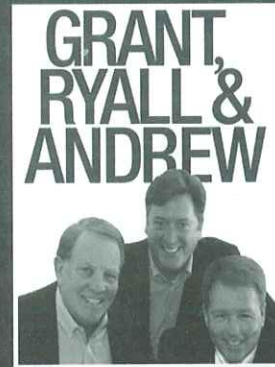


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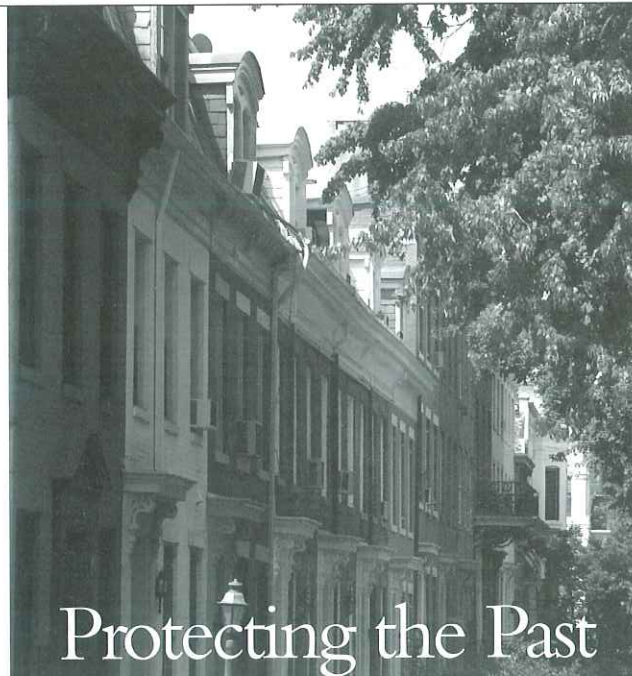
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# A Brief History of the Tour Area

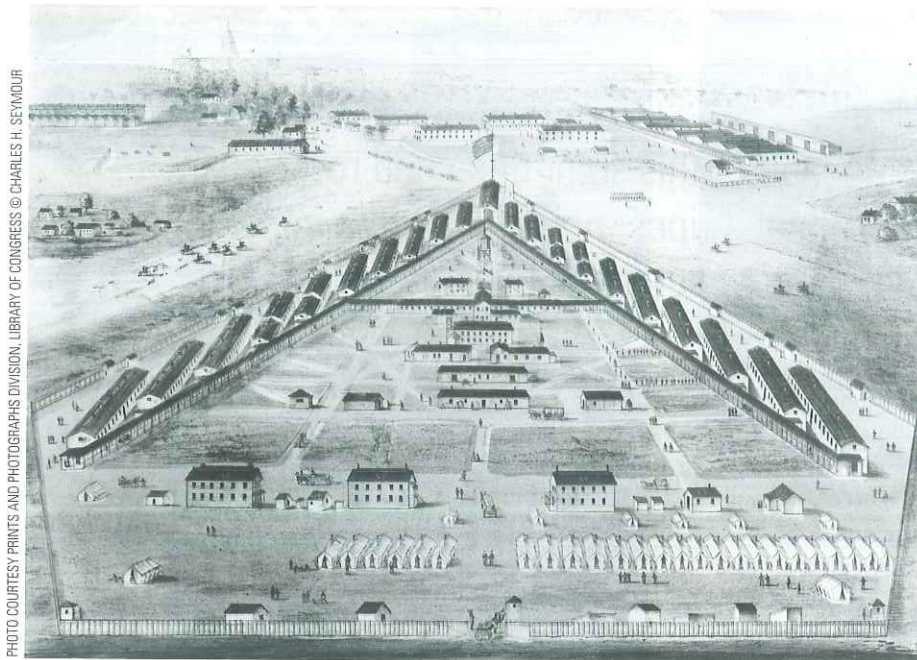
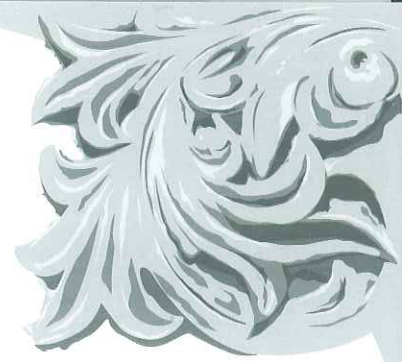


Illustration of Lincoln Hospital, circa 1865.

The 54th Annual House and Garden Tour route is approximately one mile, winding through a neighborhood that has a decidedly early twentieth century look.

The featured properties are essentially within a twelve block (square) area between 9th and 12th Streets east, and East Capitol Street south to South Carolina Avenue, with the Old Naval Hospital across Pennsylvania Avenue.

The land, patented about 1675 by Walter Houp, was known as the Houp Yard. By 1791 when the City was created, the twelve squares were divided between George Walker on the northeast portion and William Prout on the southwest. Walker had dwelling at 6th Street and Maryland Avenue, NE, and Prout near the Navy Yard gate. One house, 812 C Street, SE, is located just across the boundary line on Daniel Carroll's property. Carroll built his mansion on the square southeast of 1st and E Streets, SE (Duddington Place).

The early development of the City of Washington occurred west of the Capitol to the White House and the older city of Georgetown and in the Navy Yard area below the Southeast Freeway. By 1860, little development had occurred east of the Capitol beyond 8th Street. There were within the twelve blocks of the Tour area about a dozen houses, half concentrated on the east side of the 300 block of 9th Street. (One may be the Tour house at 228 9th Street, SE.) Most of the land was used for agriculture. What is now Lincoln Park had become a dumping ground. However, the

east end of town was not entirely bereft of resources: there was a beer garden on 14th Street (the Safeway parking lot).

The Civil War brought some development, including the establishment of the Lincoln Hospital, approximately centered on 13th and East Capitol. It was well organized and, in the style of the day, designed to take maximum advantage of the breezes. By 1865, another brewery had been established at 9th and South Carolina. Development followed the Civil War with a run of frame houses, usually two rooms deep and two stories high, before new fire laws prevented the construction of frame houses on much of Capitol Hill in the early 1870s (812 C Street, SE; 219 10th Street, SE; and 329 11th Street, SE). During the next quarter century most of the twelve squares were filled with brick construction, primarily for single family dwellings. Corner locations often were used for shops, and some manufacturing occurred. For example, the alley structure behind 218 9th Street, SE housed baking ovens at the end of the century. There are a few post-World War II houses within the twelve blocks (141 12th Street, SE) and some of the old frames exist behind new brick facades (109 10th Street, SE), but, all in all, the twelve squares form a comfortable neighborhood of an age that exceeds a century. ♣



**1**

## 812 C Street, SE

John and Kerry Feehery

Square 923 • House Captain: Yvonne Jackson

Beyond the simple brick façade of this semi-detached row house is a welcoming entry of vertical stripes, heightening the impact of the high ceilings and hinting at surprises to come.

The 1879 front brick portion of the house is actually an add-on to an older frame structure that sat further back on the property. The house was owned by carpenter Charles Hartel, who applied for the permit to add the brick structure to the front after occupying the back structure since at least 1872. He bought the house next door at 814 C Street to live in while the addition was built, and rented out number 812 when it was finished. He estimated the cost of the brick addition at \$1,416. The first renters, in 1880, were the family of George H. Gaddis, a butcher at stall number 74 at Eastern Market. Throughout much of its history the house was occupied by renters, including the extended family of fireman Albert Lusby, whose sisters sold “house ferns” at the end of the 19th Century.

The current owners bought the house in 2004. While they made few structural changes on the first floor, they did repurpose the rooms to be more family-friendly. Working with local designer Zoe Feldman, the front parlor became the formal dining room, with dramatic dark purple walls and a large crystal chandelier that was traded with the one hanging in the second parlor. The tall Venetian mirror over the wood-burning fireplace reflects the light so it sparkles on the walls. The table can extend to seat 20. The house still uses cast iron radiators for heat, and the dining room boasts a beautiful example of the ornate ironwork once common to homes from this time period.

Beyond the second parlor, the family room is the beginning of the original frame portion of the building. Originally the dining room, the owners wanted a room next to the kitchen where they could keep an eye on their young son and could have family time together. The art on the walls is from Eastern Market—by David Kessler and Jonathan Blum.

The owners kept the kitchen cabinets but painted them, added the tile on the walls and an Elfa storage system in the pantry. The rooster on top of the cupboards was a wedding present, and the fruit artwork was purchased at the Barrack's Row block party. The back door leads to a small patio oasis, ending at a two-car garage on the site of a wood and coal shed built by Charles Hartel in 1877 for \$12.



Downstairs (not open), the owners finished the unfinished basement, which is currently a kid-friendly junior man cave. They also installed a bathroom.

At the top of the stairs to the second floor, to the right, are the two bedrooms and what is now the bathroom of the 1879 brick addition to the house. A number of the furniture pieces were purchased at Eastern Market.

The current owners have done the most renovation on the master suite. It is entered through a striped vestibule into what was once a sitting room, but is now a hallway leading down to the bedroom itself. On the left are built-in bookshelves and storage. The double doors to the right open to what was once the rest of the sitting room, and is now a room-sized walk-in closet, with carpeting, mirrors, and a crystal chandelier, making it a truly special retreat. Inside the master bedroom are more closets, more of the plantation shutters found throughout the house, and a master bathroom. ♡ LDJ



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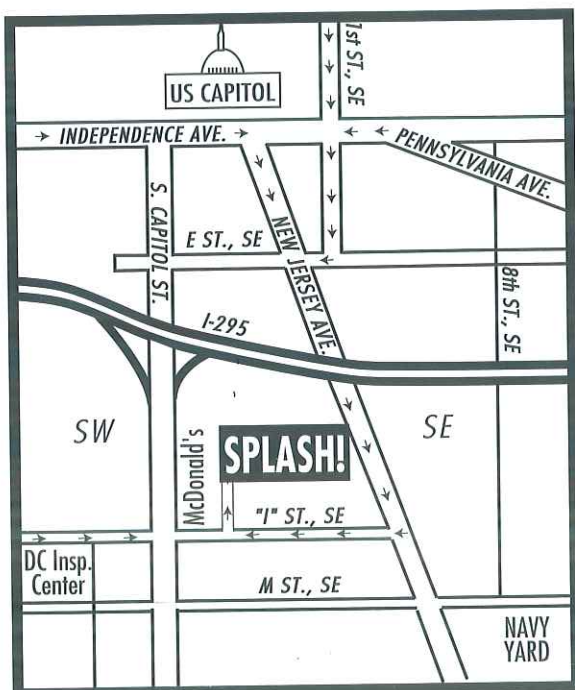
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## 228 9th Street, SE

Tim Temple

Square 944 • House Captain: Chuck Burger

2



Behind the façade of this “pebble-dash” stucco building with its mansard roof lies a reconfigured home that combines the owner’s love of all things Latin American with his sense of whimsy.

Enter through the wooden gate to the garden created after Tim purchased the condemned property 40 years ago. As originally constructed, 228 and 226 Ninth Street were one single wide building, but were converted over a century ago into two separate dwellings sharing a common wall. To raise money for the extensive renovations Tim envisioned, he sold 226 but retained rights to most of the back garden. He laid every brick of the path wending through the garden—a preview of what Tim undertook as he converted the interior of his home into a space that combines his passion for Latin American décor with his knowledge of building materials, construction, and design.

The side-lot entrance opens into a spacious Spanish-style sitting-cum-dining room. The first structure on the block, the pre-Civil War home was built using balloon framing. He replaced the back of the house (finding an 1853 newspaper behind a wall reporting on the Crimean War along the way!) and moved the kitchen to the front. The soffit along the far wall houses HVAC ductwork, plumbing, and electrical lines, as well as cantilevering of Tim’s design to support the room’s openness (and 11-foot ceiling).

Tim’s love affair with Latin America began with his early years in Rio de Janeiro, but blossomed with his service in

Chile for the Alliance for Progress during the Kennedy/Johnson administrations. The white textured walls were inspired by rustic interiors Tim encountered there. Using a rough coconut-bristle street broom, he first scored the damp plaster horizontally, then vertically. He easily cleans the walls with his central vacuum cleaning system. The terra cotta “hurricane lamp” floor tiles, from Mexico, were laid by Tim, who also designed the Chilean-style corner fireplace here and on the second floor. The chimney niches hold two vessels of nearly identical design but separated by centuries: the larger, contemporary Peruvian-made vessel was an Eastern Market find, whereas the smaller one came from a pre-Colombian grave in Peru north of Lima—pure serendipity. The *porte-jarre* with clay vessels for storing oil is from the Navarre region of southern France/northern Spain but was purchased at an Armory antiques sale. Tim brought back from Chile the wrought iron-balcony-turned-table and the weathered wagon wheel, now on its side as an occasional table. The indoor fountain is from Alvear’s Studio on 8<sup>th</sup> Street, SE, sadly now defunct.

Tim acquired the wonderful large wall painting, with its unusual cropping and trompe-l’oeil open drawer, from Chilean painter Ernesto Barreda; it contrasts strongly with the yellow abstract painting by Capitol Hill artist Tati Kaupp.

The two pairs of armchairs, Jacobean in design, are reproductions that harmonize with the Spanish décor. The remarkably comfortable metal rocking chair—try it!—is also from Alvear’s Studio. The rustic armoire, originally from Scotland, came to Tim via Woodward & Lothrop’s. The pie cabinet is an Eastern Shore find.

Pass the long dining table, from Mexico, as you enter the front kitchen through ancient doors from a Mexican convent. The “bespoke” Smallbone kitchen cabinetry and overhead rack are from England, and the granite counters are Brazilian. The rustic pink limestone floor tiles are from Florida, with black marble insets from Italy.

The stair landing to the second floor is brightened by a four-panel painting by Tati Kaupp. Note the insulation in the second-floor master bedroom ceiling, which Tim installed himself—the first house in Capitol Hill with urethane insulation. “It’s the best insulating material made—it’s three times better than fiberglass, is dense, has stabilizing properties, and doesn’t leak air.” Tim also says that the insulation blocks annoying street

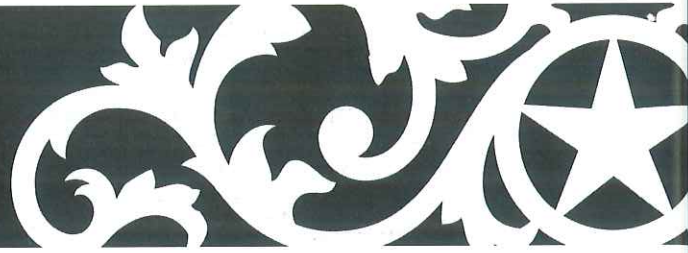
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**YOUR NEIGHBORHOOD REALTORS**

### **228 9th Street, SE** (continued from page 13)

noise while allowing the soothing sounds of nature, such as rain and even snow, to be heard inside.

Daughter Phoebe gave up the other second-floor bed room, with its superior acoustics, to her father for his giant-screen TV. Phoebe's room is now on the third floor, as is the guest room, with its bright gold-and-black Chilean "nativism" painting. When the leaves are off the trees, the Capitol dome is visible from the front window.

The bathroom makes good use of limited space, thanks to the skills of Frank Saunders and his construction company (whose work is also seen elsewhere in the house). The "Italian marble" tiles are actually much-more-affordable ceramic tiles with photo-reproduced patterns from the real thing.

Exit back through the first-floor side door into Tim's wonderful Japanese garden, designed and built by the Hill's own Gary Hallewell. Arrayed around and beyond the goldfish-filled pond are a Japanese red maple, three large Japanese cedars, mahonia, fragrant daphne, a large European clump birch, and a scion from a 100-year-old crape myrtle that succumbed to the frigid winter of 1977. In early spring, the pergola

over the table and chairs is fragrant with white wisteria in bloom—a favorite breakfast spot in good weather.

When Tim bought the property, the roof of the 1910 carriage house had burned, exposing the structure to the elements. With much work, the building is now a rented home containing features found in the main house, including Mexican "hurricane lamp" tiles and a corner chimney. The 600-pound solid-maple chopping block was an alley find, and the chopping block next to the sink is from Harvey's, once a DuPont Circle landmark and Washington's oldest restaurant, now closed.

As you ascend to the second floor, note the joist under the banister. It's original to the building and "rock hard," says Tim, who bent many a nail on the red-pine wood, dense with strengthening resin. The banister is also from wood original to the structure.

The bathroom walls are paneled with none other than wood recycled from an Eastern Shore chicken coop. Tim calls the angled mirror above the sink a "narcissist's mirror"—it reflects down to the bath/shower. ♡ RG



## 216/218 9th Street, SE

### Volanni Florist and Fine Art Finishes

Square 944 • House Captains: Volanni & Abdou, Bear & Tyson

3



Capitol Hill's alleys are intriguing: they are loaded with history and often—but not always obviously—abuzz with 21st-century activity.



Many residents live in charming refurbished alley dwellings. But some alley buildings have found new uses as commercial establishments. The alley between 9th and 10th Streets, SE hosts a number of such edifices. Most of the structures in the alley were built between 1900 and 1920, some as stables and others as warehouses. Eventually the owner of 218 9th Street, SE purchased the back buildings from 212, 214 and 216 and legally combined them with the 218 property, which, for tax purposes, is listed as “industrial.” At least one of the buildings housed the New Philadelphia Baking Company in the late 1930s.

Like other alley structures, with the arrival of the internal combustion machine, the four back buildings at 218 took on new uses. Currently, one is used for storage, the second by a carpenter while the third and fourth house four businesses, two upstairs (a guitar maker and a photography studio) and two downstairs: a floral design partnership, and an interior design business, the latter two open for the tour.

The first-floor middle space houses Volanni, a floral design and event company owned by Michael Lanni and managed by Lisa Abdou that produces all manner of floral displays. Among their clients are Nordstrom's, Smithsonian museums, the B.E.T. network, law offices, bridal couples, and other private parties, including prominent individuals whose names you'd recognize. Recently Michael's work was featured in *Elegant Bride* as one of the top florists in the United States. His work has also been featured in *Architectural Digest* and *Southern Accents*.

The space is filled with the tools of their trade: numerous vases in all shapes and sizes, bamboo poles, tree branches and slender trunks, and frames around which to construct unique floral displays. At the back of the studio, behind a wall constructed by Volanni in the heretofore completely open space, is a large refrigerator for storing flowers, purchased mainly from local distributors. Volanni reuses most of the vases and props, and even recycles long-lived flowers that remain fresh. Michael recommends that clients who purchase an entire display, but may want it only briefly, contribute such still-beautiful arrangements to the Walter Reed Army Medical Center. Learn more about Volanni at its website: [www.volanni.com](http://www.volanni.com).

Look up at the black-painted ceiling and you'll see remnants from the space's original function as a stable: two large square trapdoors leading to haylofts. On the walls are vestiges of horse stall partitions. The ceiling has remnants of a track-lighting system used by a previous tenant's art gallery. Michael has heard speculation that the building might have been a Prohibition-era speakeasy. How's that for adaptability!

Now step through the door into the decorative arts studio in room 218R. Fine Art Finishes specializes in hand-painted finishes for walls, floors and furniture. The owners, artists Sheppard Bear and Brian Tyson, have painted murals for Fannie Mae's headquarters on upper Wisconsin Avenue; a portrait of President James Madison and his wife for the DC Court of Appeals; and innumerable floors, walls and ceilings at area restaurants, clubs and private homes. Each project in faux woodgrain, trompe l'oeil, venetian plaster, wall glaze, stencil and gilding is unique, executed to the interior designer or private client's order.

Bear and Tyson also fabricate special custom accessories. An eight panel gilt screen for a customer in Saudi Arabia and a child's lamp made entirely from Legos are examples of a few of their more unusual projects. Their work has appeared in *Traditional Home*, *Southern Accents*, and *Home and Design*. For a complete review of their portfolio, please visit their website at: [www.fine-art-finishes.com](http://www.fine-art-finishes.com).

They sublet the back of the studio to two artists, Geoff Ault and Rebecca Kallem, some of whose work is mounted on the walls. ♡ RG



4

## 219 10th Street, SE

### Marcella Hilt

Square 944 • House Captains: Mike and Ann Grace

► Enter via garage from alley;  
exit front to 10th Street.

When this house was built in 1873, Capitol Hill was a working class neighborhood.

For its first 47 years, this house was rented and some of its residents worked nearby at the Herdic Phaeton Company, which was across the street from 1883 to 1897. Its stables housed approximately 200 horses and 24 herdics, a type of horse-drawn carriage. (Two herdic stations still exist on the east front of the Capitol.)

The brick stable, now a garage, behind 219 10th Street was constructed in 1920, one of many stables on the alley at the time. If you lived in the DC area during the 1980s, you'll instantly recognize the Cool "Disco" Dan graffiti on the garage door, as Dan saturated the visual landscape back then. Dan tagged this garage in 2008, during the filming of the *Legend of Cool Disco Dan*, a film by Roger Gastman, slated for release in 2009. The garage now contains a stained glass workshop.

When the current family moved here in 1982, the backyard was a jungle and the home in disrepair. They renovated the patio in order to create a calming escape. The fish pond currently houses five koi and two bullfrogs. Plantings include a crepe myrtle, an apple tree, two dogwoods and wisteria and jasmine vines.

Enter the home through the one-story kitchen, an early addition. Originally the home featured the typical double parlor with side stair hall. The owners removed the wall dividing the two rooms to create a grand salon. The second chimney stack features a Latrobe cast iron fireplace insert, common for the period. This particular stove was patented on December 28, 1886, and the ironwork depicts cranes and cattails. The Latrobe stove was invented by John H.B. Latrobe of Baltimore, the son of Benjamin Latrobe, a noted architect in early Washington. The Latrobe also was referred to as the "Baltimore heater" and the "parlor heater." The stove heated by direct radiation and, depending on the configuration of the flues, by hot air to one or more rooms above. In older houses, the Latrobe replaced freestanding footed stoves. By 1878, there were 30,000 Latrobes in Baltimore alone.

The chandeliers in the parlors appear in a turn-of-the-century Sears & Roebuck catalog, priced at \$9 each. Rosina Memolo, Marci's daughter, photographed the houses for this year's House and Garden Tour brochure. A selection

of her "Corner Stores and Carry Outs, DC's Disappearing Landmarks" and photographic transfers are on display. Also, her "Vintage Cans" piece was featured on the cover of *Enamelized: Graffiti Worldwide*.



Marci designed and fabricated most of the stained glass, including lampshades and transoms in the house. Her 11-inch Zodiac lampshade, displayed in the salon, was recently selected to be in the Association of Stained Glass Artists 2012 Calendar.

The Thai silk curtains in the salon were a mother-daughter collaboration. Rosina designed the curtains at the silk factory in Thailand; and Marci made the curtains after they returned. Other art includes: Contemporary Nova Scotia folk artists Barry Colpitts, Murray Gallant, Reed Timmons and William Roach; Florida Highwaymen painter Harold Newton; Eastern Market's David Kessler and Agnes Ainilian; street artists and muralists Stephen "ESPO" Powers, James "Dalek" Marshall, Asad "ULTRA" Walker and DECOY.

Upstairs (not open) there are four bedrooms, two baths and a laundry room. The basement (not open) functions as Rosina's studio and office.

The family has tried to be environmentally friendly during restoration work, using surplus and salvaged materials whenever possible. Solar panels recently installed on the roof should produce about 40 percent of the family's electric energy. A website, displayed on a computer in the living room, tracks the panels' current, daily, weekly and lifetime energy production.

When exiting, note the two styles of shiplap, or German, boards covering the front of the house. ♡ MH



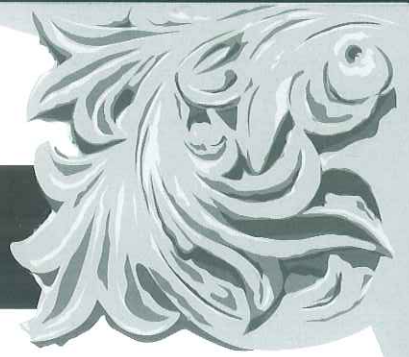
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111 10th Street, SE

David Sanford

Square 943 • House Captain: Steve Hagedorn

5



This incredible building housed the Waters organ factory from 1910 to 1963. The earliest part, built as a stable, dates to 1878.

Samuel S. Waters supplied organs to local churches and theaters, including the opulent and bygone Keith's Theatre at 15th and G Streets, NW. Waters was also an inventor. Instead of electricity, the building was powered by a novel gasoline engine that is now in the Smithsonian. He received a patent in 1924 for a stylus that anticipated stereophonic reproduction by about twenty years.



The building was converted to a residence in 1964 by Capitol Hill developer William Richards and architects Huff and Drayton. Entering through a brick courtyard with a black wrought-iron balcony and an in-ground swimming pool, it gives the impression that the visitor has landed in New Orleans or Charleston rather than Capitol Hill. The current owner has landscaped the whole courtyard, highlighting the flowering trees and the pool. The house next door has a right-of-way to the alley through the courtyard.

Inside, the building itself retains the original brick walls and pine ceilings with original beams. The front door and rustic interior doors were carved in Madrid. The large wrought iron chandelier in the living room and the smaller chandeliers in the balcony were salvaged from the old Valencia Theatre in Baltimore. The balcony running around the top of the living room was retained from the building's factory days, and is now lined with built-in bookshelves.

The current owner purchased the house three and a half years ago, after visiting it as a guest a number of times and thinking he would like to live here some day. He renovated the kitchen and bathrooms, adding Carrara marble counters, environmentally-friendly Toto toilets and, in some rooms, slate floors. He added a powder room in the balcony and the tall built-in bookshelves over the fireplace.

The great room has 26-foot high ceilings, a baby grand piano, and is the heart of this open and welcoming house. The large two-level space is unified with red Persian carpets on the floors and staircase. The dining area boasts a crystal chandelier and a hand-painted rustic table. The wood floor in the compact gourmet kitchen contains a surprise—a nearly-invisible hatch down to the basement.

Through a hallway at the back of the great room is a large bedroom with stone floors, its own bathroom and a large door leading directly to the swimming pool.

Up the stairs is a balcony. At the north end of the balcony is a semi-private loft space, currently used as a home gymnasium. This is a good spot to examine the detail on the leaded windows in use throughout the house.

At the south end of the balcony is the master suite, which features one of the aforementioned carved doors from Madrid. The owner added the closet, the crown molding along the ceiling and renovated the bathroom, adding new floors, a large shower area, and vanity with a marble counter. A door opens out onto a canopied wrought-iron balcony, providing a relaxing view of the courtyard and trees, away from the noise of the street.

It is not hard to understand why this special location nearly became known as the Pedestal Club, planned as an exclusive retreat for congressmen and senators, before continuing its life as the private residence it is today. ♡ LDJ



6

## 1000 North Carolina Avenue, SE

Donna Breslin and Tom Chapman

Square 967 • House Captain: Elvira Sisolak

Sponsored by



The special attraction of this property is the relatively large garden which is created by the angle between the two streets.



► Garden only. Please enter from North Carolina Avenue and exit onto 10<sup>th</sup> Street.

**The Capitol Hill Garden Club** brings together Washington-area people interested in gardening, landscaping, and the environment. Members enjoy lectures, demonstrations, workshops, and tours. The Club undertakes community projects and contributes to garden and beautification projects in our neighborhood. The Club donates spring flowering bulbs to groups and individuals for planting in public areas on Capitol Hill. Income is derived from selling spring flowering bulbs at Eastern Market every autumn, and from membership dues. For more information, visit: [capitolhillgardenclub.blogspot.com](http://capitolhillgardenclub.blogspot.com), or call 543-7539.

An interesting historical aspect of the lot is that it was used for recycling newspapers by a former resident, Esther Morrison, a professor of China and East Asia History at Howard University. Professor Morrison initiated a private non-profit operation in 1978 called the Capitol Hill Recycling Project. She was instrumental in growing the project from 1,500 to 30,000 lbs. of paper per month in eleven years. She died in 1989 just as the city's recycling effort, which she helped create, began operations.

Subsequent residents put effort into the landscaping that we enjoy today, such as the beautiful pink peonies that hang over the fence, the foundation azaleas in May, the large ornamental cherry tree, and beautiful deep purple bearded iris which bloom twice a year.

When the current residents moved to the home in 2000, the garden was dominated by a huge beautiful century-old linden tree. By 2007, despite efforts to treat it, it became a danger and had to be removed leaving an unsightly stump and extensive roots under the sidewalk. The void the linden tree left behind was replaced by five trees: four crape myrtles and a dogwood. At that time, a number of boxwood shrubs, yews, knockout roses, tall grasses, 300 spring bulbs, and many other perennials were also added.

The present garden provides much pleasure, both to the Lincoln Park neighbors as well as the homeowners who enjoy greeting them as they pass by.

The homes at 1000 and 1002 North Carolina Avenue were constructed by the real estate firm of Wright and Stockett on speculation. The permits for both were issued to James M. Stockett on September 21, 1887. T. Franklin Schneider was the architect and the cost for each was estimated at \$7,000. ♡ TC



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## 1015 East Capitol Street, SE

Marie Birnbaum and Stephan Vahl

Square 967 • House Captains: Elizabeth Nelson & Donna Hanousek

7



Just off Lincoln Park stands the stately residence at 1015 East Capitol Street, a truly remarkable piece of DC history.

Once described as “a perfect Aesthetic period house,” the description refers to the period from the mid-1870s through the mid-1880s characterized by a new emphasis on art in household decoration, including metal, wallpaper, ceramics, and stained glass. This period was strongly influenced by the British, Islamic, and Japanese cultures and the High Victorian Gothic style. The blending of aesthetic and design within the home is a natural reflection of the many cultures that make DC the multinational city it is.

Built in 1881, original owner John Vance Lewis commissioned architect Robert Collins to design the home. The attorney had relocated to Washington with his wife and three children from Hasting, Nebraska the year before. When current homeowners Marie Birnbaum and Stephan Vahl purchased the residence in 1988, the home needed little work and most aesthetic attributes remained unchanged from the nineteenth century.

The home originally was heated by Latrobe stoves in each room but very early renovations created a cellar and central heating along with the tower block on the east side. The two chandeliers in the living room were converted from gas to electricity. Despite a renovation in the late 1960s which included the installation of air conditioning and two working fireplaces, and an expansion on the rear of the home in the 1970s, the majority of the home's early features remain intact.

The iron gate and sunflower embellishments that adorn the brick facade are original pieces. Sunflowers have long been emblematic of the Aesthetic period, an era recognized by opulence and grandeur. The stained glass clearstory above the home's front entry is an application known as the Japanese Crazy Quilt style. The style, which is believed to have gained popularity after being recognized at the Japanese Exhibit of the 1876 Philadelphia Centennial Exposition, refers to the asymmetrical technique and was a popular design feature in homes of the era. Processing through the home, the Japanese influence can be seen throughout.

The living room's two-tone woodwork and its the intricate brass door hardware reflect this Japanese influence,



as does the converted gasolier decorated with chrysanthemums. One of two ceiling mounted fixtures, the second is influenced by Arabic

design. Both gasoliers were fabricated with ceramic cylinders from Longwy, France. The pine flooring in the living room is original to the home, as is the pine flooring in the entry hall and upper level.

The dining room still retains the millwork and glass-front built-in cabinetry original to the home. The gold wallpaper is by Bradbury & Bradbury and features a design by William Morris. The home's lantern chandelier is a period piece. Met with skeptics upon its inception, lighting fixtures were not fabricated utilizing strictly electrical power. Because electricity was not recognized as a reliable form of energy, fixtures utilized both electrical wiring and a backup gas application. A pass through the dining room wouldn't be complete without a peek out the window. The home's “Deer Park” in the courtyard is not to be missed.

The chestnut staircase is original to the home; and the chandelier at the top of the stairs is from the early twentieth century and features the same dual gas and electrical power as the dining room fixture. The upward facing shades are the gas powered parts of the apparatus and the downward facing shades are the electrical applications of the fixture.

The walnut dressing table and chest seen in the master bedroom are Eastlake originals circa 1880. The ceiling medallions in the two upstairs bedrooms are Aesthetic period originals. At the rear of the home is its largest renovation, an addition onto the home's carriage house. Sunny and bright, the rear bay window gives great views of North Carolina Avenue. ♡ JJO



## 100 12th Street, SE

Cal and Lisa Matsumoto

Square 1014 • House Captain: Ryall Smith

This magnificent three-story brick home overlooking Lincoln Park was originally owned and built by Philo Bush, a clerk in the Office of the Comptroller of the Currency.

Bush was born in 1861 to Lois Burr and Charles Bush. Records show that he was raised by his maternal grandparents and his mother, who was widowed several years after Philo was born. However, we later learn this was not the case, and Charles Bush had instead moved to Los Angeles and became a highly successful jeweler and watchmaker. It wasn't until after Charles Bush's death that Philo Bush learned of this falsehood, and Philo rightfully claimed his hefty inheritance. This inheritance was used in 1907 to purchase the lot and then in 1910 to purchase a building permit for 100 12th Street.

The architect for this home, William James Palmer, was well-known in the city. Palmer was the mastermind behind Sibley Hospital, Fifth Baptist Church, Robinson and Rust Hall, Union M.E. Church, Dumbarton Avenue M.E. Church, Naval Lodge Building on Pennsylvania Avenue (where he was a member) and numerous residences and other buildings in Washington and the vicinity.

The current owners, Cal and Lisa Matsumoto, purchased 100 Twelfth Street in December 2005 after admiring the home for many years. They have done a glorious job of respecting and maintaining the historic integrity of the home, while providing necessary updates, such as restoring the windows (completed by the Craftsman Group) and renovating the kitchen and three bathrooms.

Upon entering the majestic home, you'll immediately notice the pristine, original tin ceilings (which are throughout the home), beautiful wood floors and ornate brass chandeliers. The foyer features a portrait of Mrs. Matsumoto's father while in Germany during World War II. It was painted by Rudolph Tillmetz, a Jewish art instructor living in hiding during the war. Also in the foyer is an article from a 1945 newspaper about Navy Rear Admiral Eugene Fluckey, a Medal of Honor winner from World War II who was born in this home in 1913.

The living room to the left houses a wood-burning fireplace, with original mantel and practical built-



in bookshelves. The dining room was expanded by a previous owner, who removed a hallway and wall, and replaced it with a little sitting area underneath an archway. Much of the artwork in the dining room and throughout the home are original Japanese pieces done by Mr. Matsumoto's grandfather.

Beyond the dining room is the kitchen and family room. The kitchen is a recent renovation which involved removing a portion of the island, adding a butler's pantry and closing off a hallway to the back door, which in turn provided more cabinet space in the kitchen. It is a gorgeous kitchen, complete with Silestone quartz counters, subway tile backsplash and the most up-to-date appliances, including a drawer microwave and dishwasher!

The back stairs next to the kitchen afford the homeowners additional access to the upper levels without having to return to the main foyer staircase. The second floor has two beautifully renovated, luxurious bathrooms, featuring heated floors, marble counters and pieces from Sunrise Specialty and Waterworks.

The room at the top of the back stairwell is used as the guest room. It houses antique twin beds that were left behind by the previous owner and an antique Morris chair. The center room is the sun-filled master bedroom and the far bedroom, at the top of the main stairwell, is currently used as the den. The den has the third of four fireplaces in the house and a breathtaking view of Lincoln Park.

The third floor has three additional bedrooms and one full bathroom. The bathroom has been updated as well, and features an antique claw-footed tub purchased from the Brass Knob.

After descending the main stairwell, lined with family portraits, and exiting the home, be sure to admire the porch and garden, landscaped by Derek Thomas, which provides a quiet respite from the hustle and bustle of city living. ♡ CD

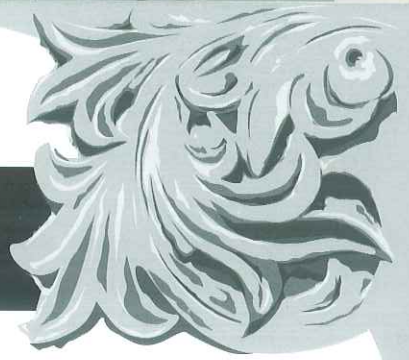


## 141 12 Street, SE

Walter Eubanks

Square 989 • House Captains: Desiree Munson and Tim LeCasse

9



The property is one of four that were constructed in the mid-1960s on a lot formerly occupied by the Carry mansion. Albert Carry, a German immigrant, was a successful businessman who was best known for his work as a brewer and founder of the National Capitol Brewing Company.

He also founded the National Capital Bank of Washington, which is still owned by the family (see back cover of this brochure). When the Carry family moved to Capitol Hill in the late 1880's, he hired Clement Didden to design a house large enough for his family of nine. The Carry mansion was a grand structure built on the corner of 12th and B Streets, SE (renamed Independence Avenue in 1939). It was an impressive home, with a large turret, a ballroom, and a two-story coach house in the rear. Outbuildings, tennis courts and gardens extended north to the alley. In 1905, Didden's oldest son, George, married Carry's oldest, Marie, further strengthening the bond between the two families. The couple resided next door to the Carry Mansion, at 139 Twelfth Street, SE, which was also designed by the Didden firm in 1910.

Sadly, after the family left the property, the mansion fell into disrepair. It served for a short time as a rooming house and was later demolished in the early 1960's. The land was then purchased by realtor and developer Lon Redmon who built four houses, 141 through 147, on the lot. Walter Eubanks purchased 141 12th Street, SE in 1984 and has made numerous improvements to the property.

The top floor is comprised of two bedroom suites, both with luxurious, contemporary bathrooms. Both bathrooms, updated with the help of Something Different Contracting, have custom cherry cabinetry and granite countertops. The master bathroom (in the back of the house) features a 72" soaking tub with an

interesting water source—the ceiling! Whereas, the guest bathroom features a glass shower with three spray jets and two shower heads, plus a handheld sprayer.

The main floor is a great, one-room space for the kitchen, living and dining rooms. The kitchen, recently updated by Something Different Contracting, has custom cabinetry in maple, seaweed granite countertops, beautiful green subway tile backsplash and modern appliances. The highlight of the living room is a Kawai baby grand piano (with airplane!) that sits in front of the beautiful picture window. Eubanks is also an Asian antiques enthusiast, many of which are on display in the living room. The lowest level serves primarily as a family room and sports an automatic dog door, much appreciated by Hannibal.

The owner is fortunate to have several talented artists in his circle of friends. Their work is displayed on the main floor. Highlights include a watercolor by Martha Siegel at the foot of the stairs, the Beltway at Night by Robert Le Mar over the sofa, and the landscape painting in the dining room, also by Le Mar.

Through the quaint garden with cherry tree lies a brick garage that Eubanks, a self-proclaimed "frustrated engineer," converted to a three-car garage through the addition of a car lift. The garage also provides ample storage and displays his impressive model airplane collection. ♡ CD





10

## 213 11th Street, SE

David and Martha Dantzic

Square 969 • House Captain: Gary Jankowski

Sponsored by



No stranger to praise and accolades, the residence at 213 11th Street, SE was the 1972 recipient of the Capitol Hill Restoration Society's Restoration Award.

Built in 1891 by owner Catharine Bohrer and architect William Holtzclaw, the home's original building permit is displayed in its front entry.

David and Martha Dantzic purchased the home in the summer of 2007, and have combined elements of art and whimsy to reinvigorate this Capitol Hill jewel. It's not surprising the couple approaches the design aesthetic of their home with the same rhythm and flow as the traditional American music that is always playing in their home. Furnished throughout with a combination of pieces, the home showcases a blend of Capitol Hill sophistication and Southern ease.

The painting above the mantel in the living room depicts the homeowner's childhood home in Alabama. She can be seen with her brother on the front porch. The couple acquired the traditional Turkish area rug and accent table while on their honeymoon. A recent addition, the new powder room off the living room, was a part of the couple's renovation and includes a commissioned stained glass window created by artist Nancy Nicholson.

The dining room features French wallpaper from the turn of the century. Note the home's well-traveled Welsh dresser—this showcase piece was featured in each of the owner's Alabama, Oregon, and Alaska residences before finally settling in DC—and the glass hutch purchased by the couple in Portland, Oregon shortly before Martha moved to Washington to join David. Outfitted with claw'feet, it's one of many animal-inspired accents that decorate the home (See if you can spot the rest. A clue: the owner has a love of chickens!).

The warm and open kitchen is the couple's favorite room in the house. Inviting and airy, its latest renovation was completed in 2002 and added custom cabinetry and solid surfaces. In a nod to the owner's Southern heritage,



the kitchen features works by Jackson Collins and Ellen Langford featuring the sun and the moon over Mississippi.

The second floor (not open) includes four rooms and a sun room that was added to the house in the early 1900's. Above the stairwell is the original glass sky light that is identical to the one on the house's twin next door and at the top of the stairs is a room filled with furnishings, pictures and quilts from the couple's grandparents that has been dubbed "Nana's room."

The couple returned the home to its original state when they reversed the 1972 renovation that separated the residence into home and an apartment and incorporated the apartment back into the main residence. The new space was designed with the help of area contractor Jeffrey Keil and incorporates original structural features of the house, such as the brick columns and exposed plumbing. The basement includes a guest bedroom, bathroom, wet bar and a family room built around the original etched slate mantel and a wall hanging commissioned from long-time Eastern Market artist Andrea Halfner. The rear of the home houses an office where Martha, music promoter and founder of Quicksilver Productions, has displayed posters of a few favorite festivals and bands, some of whom she represents.

Upon departing the residence, notice the Alaskan flag in the backyard. The pair fly the flag in honor of the state where they each lived and met more than 15 years ago. The yard is in bloom throughout the Spring, Summer and Fall featuring a trio of crape myrtles, a weeping cherry tree, a stand of bamboo, and a rose bush that was purchased more than 30 years ago at Eastern Market. Bordered on the rear by a five-car garage that once served as stables for the residents' livery, the yard provides an island of outdoor solitude in the heart of Capitol Hill. ♡ JJO



## 329 11th Street, SE

Claire and Reid Avett

Square 971 • House Captain: Aaron Smith

11



The first thing that impresses as one approaches this house is its bright, cheerful yellow color—which apparently created a stir on the block when it appeared many years ago.

The second thing that impresses is the large garden facing South Carolina Avenue—filled with flowering trees, flower gardens, and a sizeable lawn. A columned covered side porch creates a lovely spot to sit and enjoy the view of the garden, which is the perfect play area for the owners' young son and their large Great Dane.



The house was one of a set of six frames built in 1872, but only 329 and 331 11th remain today. A change in the fire code soon prevented the further construction of frames in most parts of Capitol Hill. Each house was two rooms deep with two floors and no basement. The house at 329 is triangular, decreasing in width from front to back because of the angle of South Carolina Avenue. Early renovations added several ever-narrower rooms to the rear.

John Boggess, a driver, and wife Elizabeth moved to 329 about 1905. He briefly operated a Sanitary Grocery store on the South Carolina side, which may have led to the removal of the partition between the front and back parlors. After the death of her husband Elizabeth continued to live there until World War II, taking in tenants. One, Mrs. Nellie B. Seaton, was cross-sued by her husband in 1928 because of "his wife's 'unbroken and uncurbed practice of going out with other men' and that his life with her has been one fight after another over that subject" (*The Washington Post*). The current owners purchased the house in 2006.

Despite the porch entry on South Carolina Avenue, the "proper" front entrance is on 11th Street. Entering the hallway from the street, there's a hall tree entry bench purchased from an antique store on the Eastern Shore of Maryland. To the right is the living room, with a fireplace on the outside wall, along with an eclectic mix of antique and reproduction furniture.

The couple has traveled extensively and the souvenirs from their travels are displayed throughout the home. The mask over the antique sofa is from Venice; the print to the right of it is from Guyana. On the wall over the reproduction fainting couch is an 1850 Chinese drawing of a ship on rice paper. Next to it is a print from Vietnam. The white vases on the mantel are from Homebody on Barracks Row.

The dining room set, including the table, chairs, sideboard, china cabinet, and mirror belonged to the husband's great-grandparents in North Carolina. In the niche are sepia photos taken in the Czech Republic.

The kitchen is at the narrow back part of the house and leads through a pantry and utility area into a private patio, invisible from South Carolina Avenue and a rear shed constructed in 1901.

Heading up the stairs, on the left, is a large photo on canvas of the owners' son. Straight ahead is a room used as a study, with Tinga Tinga-style art purchased in Zanzibar. Beyond the study is the nursery and a bathroom. The nursery curtains were made by Claire's mother who, along with Claire's sister, decorated the space in a hurry when the baby made an early appearance. At the front of the hallway is another full bathroom and next to it is the master bedroom. The wide floor planks are original to the house, and the carved bed is from an antique store on the Eastern Shore. ♡ LDJ





12

## 1016 South Carolina Avenue, SE

Matthew & Raissa Downs

Square 970 • House Captain: George Olson

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On April 5, 1892, a permit was issued to the Kirby Brothers for the construction of three homes at 1012, 1014 and 1016 South Carolina. The estimated cost of each was \$9,000.

The property at 1016 was purchased by John and Alice Wright. He was a chief clerk at the government land office.

A home built in 1892 undergoes numerous “extreme makeovers” throughout its lifetime. A century of room expansions, wall removals, and subtle tailoring has left Matthew and Raissa Downs the proud owners of an eclectic and personalized Capitol Hill home.

When house-hunting on the Hill four years ago, the Downs were persuaded by friend and realtor Cameron Dunlop of Coldwell Banker to choose their South Carolina Avenue property over a newer, slightly smaller home off of East Capitol Street. They are thrilled with their choice.

“After moving in, one of our goals was to convert the home from its then-purpose for entertaining to a place to raise our kids,” says owner Matthew Downs. Whether renovating an office space to become a baby’s nursery, or removing an impractical balcony to expand a child’s bedroom, the Downs have been busy with home projects.

An area where they have eagerly expressed their personal taste and style is through décor. “We’re fans of color,” say the Downs, who selected vivid tones, international artworks, and local handcrafts to define the home’s current stage of metamorphosis. Hand-selected hues of sunshine yellow, rosy mauve, and muted turquoise engage the viewer’s eye and mimic a sunset over warm seas.

The desire to capture the essence of warmer climes reflects the owner’s passion for the art and culture of Mexico. For one year, the Downs decided to embrace their entrepreneurial spirit and become vendors at the Hill’s well-loved Eastern Market. Selling hand-made Mexican rugs and ceramics to eager buyers allowed the homeowners to share their love of “south-of-the-border” style with other Washingtonians. Evidence of their love for these items appears sporadically throughout the house, in the appearance of wares purchased on the Downs’ many trips to Mexico, such as the runner rug in the home’s entryway that

was naturally-dyed and hand-woven in Oaxaca.

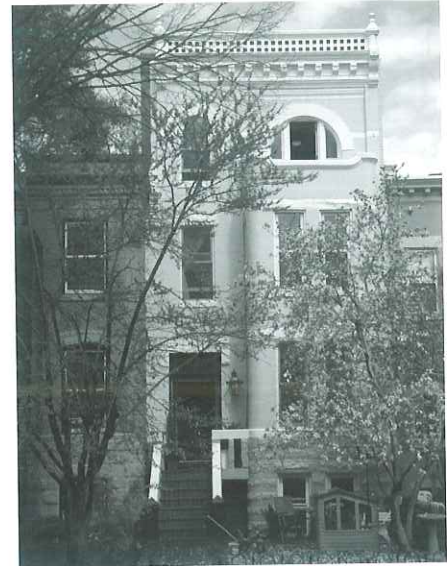
To add to their Mexican furnishings, the Downs also like to support local artisans. The home boasts brightly colored artworks from the Alexandria Art Festival as well

as numerous paintings purchased from Eastern Market, including pieces by Stevens Jay Carter. Additionally, contemporary iron and glass chandeliers, one of which has dripping Dali-esque lamp shades, were selected by a local designer to grace the ceilings of the front parlor and dining room.

Various additions and restorations have recently updated the home. The Downs hired Martin Morales from Hernandez Renovations—who had worked on the house under its previous owner—to continue with the home’s reconstruction which included the addition of closets to every room and the conversion of a second-story bedroom to a family-friendly living room. The veteran Capitol Hill restoration expert Alex Szopa of Windows Craft, Inc. replaced many of the home’s vinyl windows, allowing for greater light to enter the space.

The third floor contains a master suite with a bedroom, bathroom, and adjoining living space that works as an ideal retreat. The bedroom was widened and enhanced with elegant white French doors that lead onto a wooden deck with charming views of the Library of Congress and Capitol Building. At the top of the stairway leading to the master suite, a “statement-piece” chandelier from an Episcopal church hangs dramatically from the ceiling.

“We’re partial to Southeast DC,” says Matthew with a smile, looking out from the top floor deck. “It has everything we’re looking for.” That includes a turn-of-the-century, Romanesque house that the Downs have turned into a contemporary, functional, and wonderfully welcoming home. ♡ CP



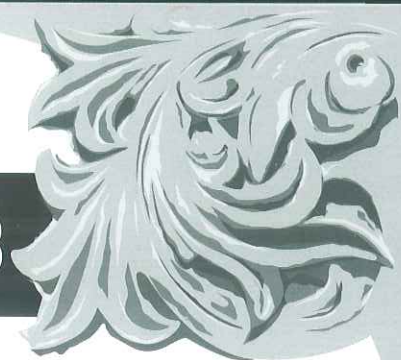


## 903 South Carolina Avenue, SE

Sean and Lauren Lawson

Square 946 • House Captains: Ann and Mike Grace

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On the first Sunday in June 1891, a building erected “to the glory of God” in Southeast DC opened its doors as Grace Baptist Church.

Dubbed a “handsome little chapel,” during its day by *The Washington Post*, and a “monument to the fortitude” of the small band of Baptists who tended to its creation, the structure, now in its 120th year, has transformed from a house of worship to a house of residence.\*

In 1984, developers Robert and Joan Herrema spotted the small church that was up for sale—its building crumbling from having shrunk in membership and financial strength. They hired architect Robert Schwartz to convert the building into 24 units: 12 one-bedroom, 10 two-bedroom, and two three-bedroom. Preserving a sense of a church center, Schwartz included a design for an internal atrium that would provide light and double-access to each unit. Reflecting on the experience of converting the space into livable condominiums, Schwartz called the project “the most interesting and complex architectural assignment I’ve ever had.” (*The Washington Post*, 1990)

\* *The church had been constructed on the Square once owned by Michael Shiner, a freed slave. His house was on the eastern portion while a natural pond good for ice skating in the winter was located on the western end. Shiner became a leader in the Republican party after the War and left behind a sort of history of Washington when he died in 1881 at the age of 76.*

When the Lawson’s were looking for a place to live on Capitol Hill, both were living out of state and unable to do much hands-on research. Lauren’s brother aided them by checking out open listings. After finding the charming unit at 903 South Carolina, he typed two important words to Lauren via e-mail: “Do it.”

Sean and Lauren heeded those words and have never regretted their decision to become a part of the Grace Church condominium family. The unit boasts original stained glass windows that allow light to play on the walls. Composed of two stories, the top floor doubles as a spare bedroom or den, while the master bedroom on the first floor is a large, open space allowing for easy access to the kitchen and living room. A beautiful iron stair railing and fireplace designed by Charlie Smith ([www.howhowhow.com](http://www.howhowhow.com)) adds a sense of artistry and craftsmanship.

The self-described “comfortable” décor is comprised of mementos from the Lawson’s world travels as well as items of nostalgic significance. The painting of a small snow-covered church in the entryway depicts the chapel where the couple wed. The vintage-esque posters lining the walls reflect concerts the Lawson’s have attended. During one of his naval deployments, Sean acquired an Afghani tribal rug that rests on the living room floor. And upstairs, Lauren has designed the bathroom in tones of orange and maroon—in honor of her alma mater Virginia Tech.

One of Sean’s favorite items is the turn-of-the-century English-style pub table that unfolds into a perfect square. It sits beautifully in an open space that was once a galley kitchen, divided in half by a wall that was ingeniously removed by the previous owner. Items from Eastern Market, such as the yellow coat-rack in the entry and matching antique nightstands in the master bedroom, reflect the Lawson’s desire to also support local merchants.

The Lawson’s appreciate that their home is set back from the street, offering a wide grass yard for them to picnic or watch passersby. It’s an easy jaunt to the Eastern Market metro, Barracks Row for dinner, or nearby H Street for a night out on the town. The couple feels a part of the Capitol Hill community and couldn’t hope for a more ideal locale. Their sentiments mirror those of *The Washington Post* in 1902: “There probably is no more beautiful location in the city, nor a point of more strategic importance.” Though written about the Grace Church, the message rings true for the Lawson’s. They reside in a living landmark, whose story of beauty and significance is still unfolding on Capitol Hill. ♡ CP



## 921 Pennsylvania Avenue, SE

### The Old Naval Hospital/The Hill Center

Square 947 • House Captain: Diana Ingraham

- Please enter the original front door on E Street, SE. Participants will be required to sign a waiver before entering due to construction.

Construction of the “Old Naval Hospital,” at first known as the Marine Hospital, began in 1864 under an order from Abraham Lincoln, and the building was completed in 1866.

The 50-bed facility was built to serve seamen “serving on the Potomac River.” The hospital’s first patient was a 24-year-old African-American seaman, Benjamin Drummond, admitted in June 1866 with a gunshot wound to his leg.

Until 1911, the Naval Hospital was used to care for veterans of the Civil and Spanish-American Wars. After a decade of minimal use it became the Hospital Corps Training School, where sailors learned nursing and hygiene. From 1922 until 1963, it was the Temporary Home for Old Soldiers and Sailors, which provided lodging for veterans seeking pensions. In 1962, the Federal government transferred control of the site to the DC government, and the building subsequently housed several social service organizations. It also served as the headquarters for efforts that established the Martin Luther King, Jr. national holiday.

Through the 1990’s, the facility fell into disuse and was fitfully maintained. By 1998, the main building stood essentially vacant, while the carriage house off 9th street was rented as an administrative office by a local organization providing drug addiction treatment and counseling.

In 2000, some Capitol Hill neighbors concerned about the site’s deterioration, founded the Friends of the Old Naval Hospital, whose purpose was to see it restored and turned over to an appropriate long-term occupant. To this end, the Friends hired the Urban Land Institute to study the ONH and propose a strategy for its redevelopment. The Institute ultimately concluded that the District should select a tenant that best serves the community.

In 2002, a diverse coalition of Hill residents organized the Old Naval Hospital Foundation. With input from throughout the Hill, the Foundation developed a comprehensive plan for the site’s reuse as an educational and cultural centerpiece, a plan accepted by the city



in August 2007. The ONH, which is on the National Register as a property of “national significance,” will now begin a new life as the Hill Center, a vibrant home for educational, cultural, and civic life on Capitol Hill. Major rehabilitation of the building’s exterior and its monumental fence began in the summer of 2010.

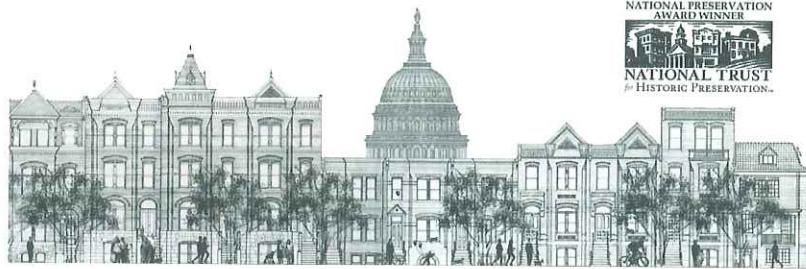
David Bell of Bell Architects designed the historic rehabilitation, which is currently being managed by Regan Associates, with the firm of Whiting-Turner Construction serving as the general contractor. Early work included the elimination of asbestos from old flooring and lead-based paint from decrepit walls. An old boiler was removed to be replaced by a new “green” heating and air conditioning system, which required the digging of 32 new geothermal wells. Windows and doors were removed for restoration offsite. The monumental fence was dismantled and sent for restoration to Krug & Son, a Baltimore iron-working firm. Scraped down and re-cast to match the original, sections of the refurbished fence can now be seen on the 10th Street side of the structure.

Last fall saw strides in the interior with the stripping and preparing of door and window frames. It was found that a good portion of the interior plastering was usable, and it has now been mostly refinished. A new elevator has been installed, as well as two new stairwells required by building codes. Paints matching the original color scheme of the building were identified, and a “new” beige and brown hospital has now emerged.

While much of the building has maintained its original layout, there are some changes. One is the opening up of the once-cramped first floor entryway. Most strikingly, three spaces on the second floor have been

continued on page 28 ►





# Capitol Hill Restoration Society

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## 921 Pennsylvania Avenue, SE

(continued from page 26)

combined to form the ample Abraham Lincoln Hall. The Foundation is also looking to contract an eatery which will convert the carriage house into a "carriage café."

On the administrative front, the Foundation surveyed local individuals and groups to find out what educational and cultural programs should be included in the Center's schedule. After a country-wide search, Diana Ingraham was named executive director of the Center. Ingraham, who brings significant professional and managerial experience to the post, came on board February 1, 2011.

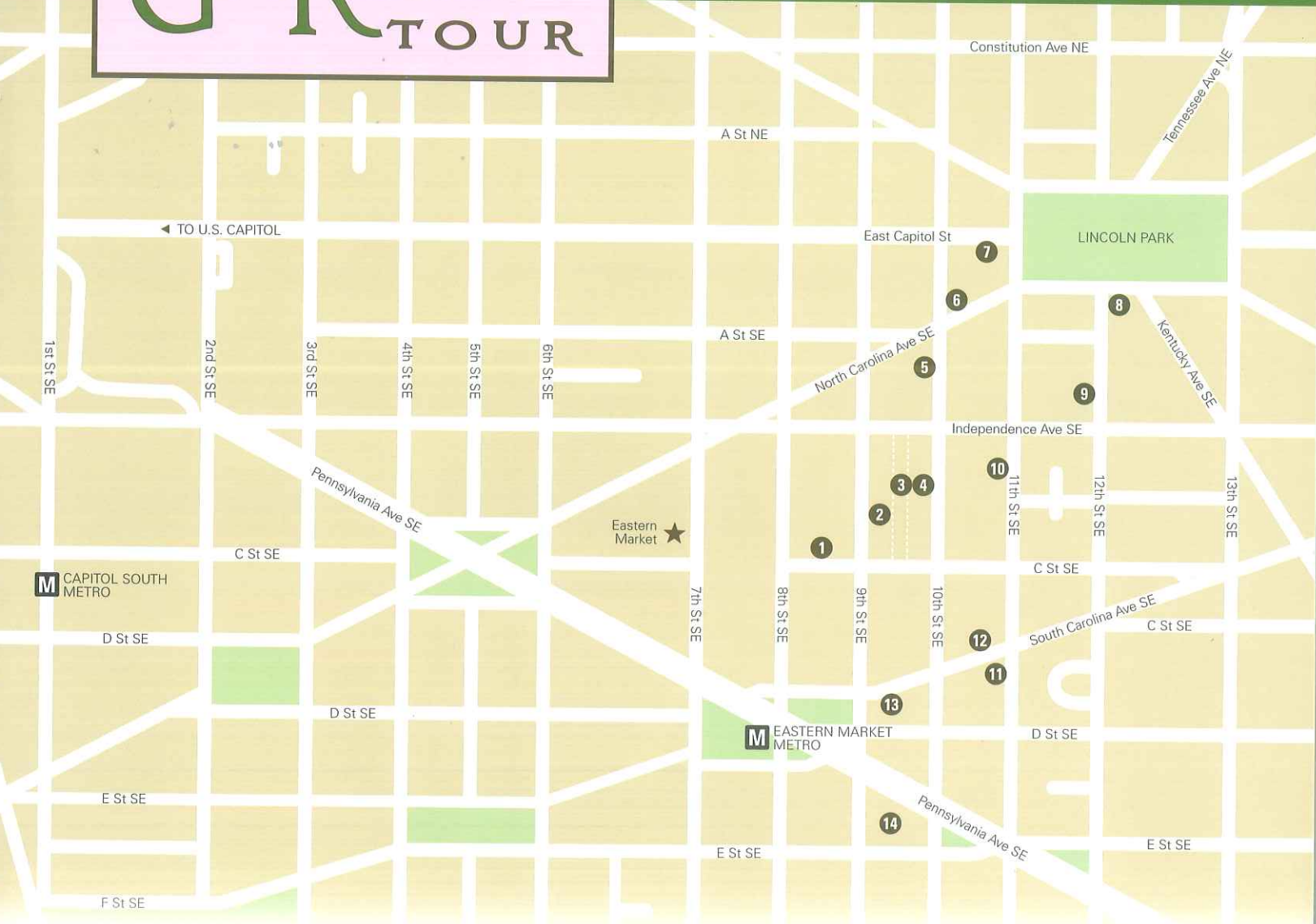
Final financing for the completion of the project is now crucial. (To support the capital campaign, please visit: [www.hillcenterdc.org](http://www.hillcenterdc.org).) So far, roughly \$10 million of the \$12 million projected budget has been committed by both the DC and Federal governments, as well as by the Capitol Hill Community Foundation. The project was also selected by the Department of Interior to receive a "Save America's Treasures" grant. Almost \$1 million has been donated or committed to date by Capitol Hill businesses and individuals.

The Center, though a non-profit, will need to generate revenue from space rentals, as well as fees for classes and programs. The Capitol Hill Restoration Society will be one of the Center's local partners in this endeavor. ♡ MC



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- 3 216 9th Street, SE (alley)  
218 9th Street, SE (alley)
- 4 219 10th Street, SE (enter rear)
- 5 111 10th Street, SE
- 6 1000 North Carolina Avenue, SE (garden only)
- 7 1015 East Capitol Street, SE

- 8 100 12th Street, SE
- 9 141 12th Street, SE
- 10 213 11th Street, SE
- 11 329 11th Street, SE
- 12 1016 South Carolina Avenue, SE
- 13 903 South Carolina Avenue, SE
- 14 Old Naval Hospital/Hill Center  
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