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61st Annual

# HOUSE & GARDEN TOUR

May 12-13, 2018

Mother's Day Weekend

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## HOURS

Saturday, May 12 • 4-7 PM

Sunday, May 13 • 1-5 PM

### Tour Headquarters

- 8** American Legion Hall, Kenneth H. Nash Post 8  
224 D Street SE

*Ticket sales, will-call pickup, and complementary refreshments during tour hours.*

### Guided Outdoor Mini-Tour

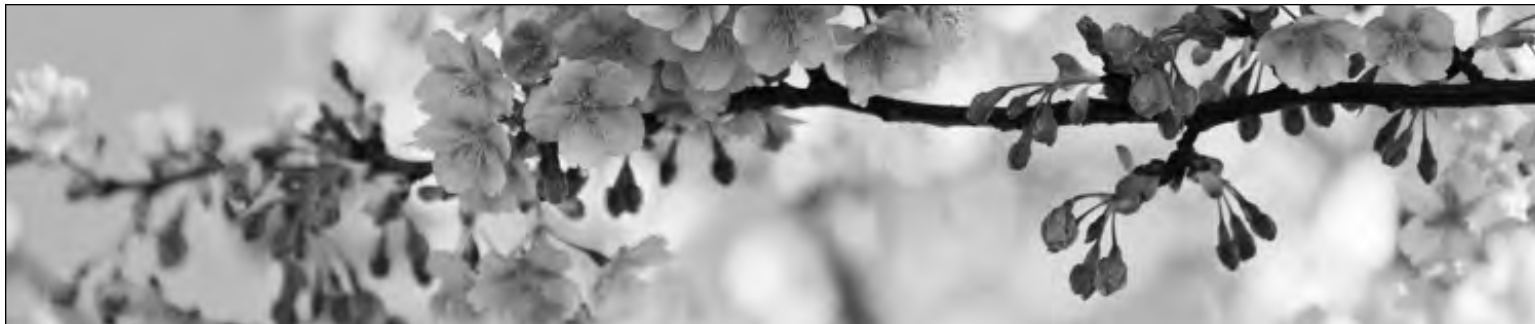
- 3** Duddington Place SE

Saturday • 5 PM

Sunday • 2 PM, 4 PM

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# PRESIDENT'S WELCOME

## Welcome to the Capitol Hill Restoration Society's 2018 House & Garden Tour—we're so glad you've come!

Thank you for taking part in this Capitol Hill tradition, our signature project and a major source of funding for our other programs and activities. For more information on what CHRS does, please see page 7.

If you are visiting, we invite you to enjoy the hospitality of our neighborhoods and our grand Victorian-era homes, monumental views and tree-lined streets in the shadow of the Capitol.

If you live on The Hill, you are already familiar with the rich history, diverse cultures, walkability and family-friendly climate that make this a close-knit community. CHRS believes that Capitol Hill should be a good place to live, work, and raise families. For this reason, since our founding in 1955, we have worked continuously to defend and protect Capitol Hill's community, history, and architecture.

Each year the tour features a different part of Capitol Hill. This year the spotlight is on the area between the Capitol South and Eastern Market Metro stations, with all the properties within easy walking distance of each other. In addition to the many fine homes, you are invited to enjoy an outdoor mini-tour of historic Duddington Place (note the times listed on the Contents page) and refreshments and rest facilities both Saturday and Sunday at the American Legion Hall, Kenneth Nash Post 8. We hope you get lots of ideas for remodeling, redecorating, and art collecting. Or simply enjoy the lovely homes, fragrant gardens and the company of others who share your appreciation for beautiful spaces.

On behalf of CHRS, I want to extend a sincere thank-you, most especially, to all the homeowners featured on this year's tour for their tremendous



Visitors take a break on the 2017 House & Garden Tour.

hospitality; the house captains who ensure a safe and enjoyable visit for our tour goers; the 300+ house docents, history writers and other volunteers who staffed every aspect of the tour; the local merchants who served as ticket sales outlets; the many advertisers featured in this brochure; and the generous corporate and individual sponsors and contributors without whom this tour would not be possible.

On the last page of the brochure, you will find membership information. If you are not already a member, I hope you will be inspired to join us. If you love Capitol Hill and its historic character, then CHRS is an organization worthy of your support.

And now...time's a wastin'—the house captains are expecting you. Enjoy the tour!

A handwritten signature in cursive script, likely belonging to Elizabeth Nelson.

Elizabeth Nelson  
CHRS President

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## TICKET OUTLETS

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COURTESY/IMAGE

### About the Artist

Joseph Harrison Snyder's painting of Monica Sullivan's home at 148 F Street SE, with dog Ginny on the front stoop, is the featured image for this year's House and Garden Tour. Joseph came to Capitol Hill in the late 1980s as an

architect and has been selling his paintings at Eastern Market since 2002. He can be found every weekend at the market or at: [josephharrisonsnyder.com](http://josephharrisonsnyder.com).

# CHRS PEOPLE

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Zoning, Gary Peterson

## HOUSE TOUR TEAM

### Planning

Michelle Carroll (chair), Janet Quigley, Nina Tristani, Maria Strylowski, Christine Cronenwett, and Susan Antos.

### Writers

Susan Antos, Susan Bergerman, Michelle Carroll, Beth Hague, Joanna Kendig, Elizabeth Nelson, Beth Purcell, Janet Quigley Hilary Russell, Angie Schmidt, Nina Tristani, and Kelly Vielmo.

### Publicity

Maygene Daniels

### Editing

Nancy Metzger

### Graphic Design

Jean Kohanek

### House Illustrations

Adrienne Williams, Pup Art

### Administration

Carl Spier

### House Captains and Reserves

Todd Litchfield, Coldwell Banker; John Smith, BHHS PenFed; Heather Schoell, BHHS PenFed; Brent Jackson and Rob Sanders, TRR Sotheby's International Realty; Jason Townsend and Thomas Snow, Capital Community Properties; Chuck Burger, Coldwell Banker; Phil Guire, Jeanne Harrison and Meg Shapiro, Compass Real Estate; Gary Jankowski and Michael Schaeffer, Coldwell Banker; Amy and Mike Grace, Capitol Hill Village; Nick Alberti, Susan Oursler, and Elizabeth Nelson.

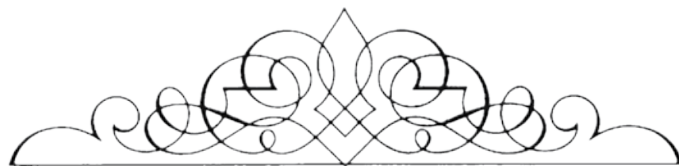
### Duddington Place Tour Guide

Beth Purcell

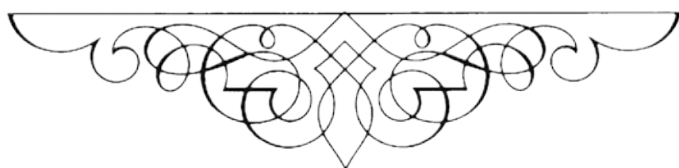


2018 Dick Wolf Memorial Lecture Prize winner Christine Ames, center, with (L-R) program participants Emma Seabright, Elizabeth Nelson, Monte Edwards, and Stephen Hansen.





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# CHRS EVENTS

**We connect with our members and the Capitol Hill community through events that promote and strengthen the character of our historic neighborhood.**

## **PRESERVATION CAFÉS**

The Preservation Café series is a free forum with topics of interest to the greater Capitol Hill community.

Nakita Reed, “Improving Energy Efficiency”  
(May 2018)

Yesenia Riviera, “Solar Power on Capitol Hill”  
(April 2018)

Stephen Gyor & Steve Callcott, “DC Sustainability Guidelines” (March 2018)

Ruth Troccoli, “Shotgun House Revisited”  
(November 2017)

Joe Bellosi, “This Old (but great) House... Wiring and Safety” (October 2017)

Paul K. Williams, “An Underground ‘Tour’ of Congressional Cemetery” (September 2017)

## **WALKING TOURS**

Our walking tours are led by expert guides who reveal the history and significance of unexpected corners of Capitol Hill—perhaps one near you!

Duddington Place SE (May 2018)

Warren Street NE (October 2017)

## **MEMBER FORUMS**

Open to the public, these feature speakers on a wide range of topics.

“The 1822 City Directory” (June 2018)

“Ironwork on the Capitol Dome” (September 2017)

“What Secrets Lie Beneath the Shotgun House?”  
(June 2017)

## **DICK WOLF MEMORIAL LECTURE**

The Dick Wolf Memorial Lecture, named for visionary planner and former CHRS president Dick Wolf (1933–2012), showcases excellence in research on urban planning and historic preservation in the District of Columbia by a student or intern. Each year’s winner delivers a presentation and receives a \$1,000 prize. The 2018 winner is Christine Ames for “New Discoveries at the Shotgun House Archaeological Site.”

## **HOUSE EXPO**

Held in October in Eastern Market’s North Hall. Features home improvement professionals with a variety of traditional and modern skills, as well as government agencies to help you preserve and maintain your home.

## **CAPITOL HILL PHOTO CONTEST**

The 2018 Capitol Hill Photo Contest theme was “The Capitol Hill Home.” The 2018 winners are: First Place: Maria Helena Carey; 2nd Place: Kym Kamra; 3rd Place: Robert Weinstein. All winning and honorable mention photos available online at: [chrs.org/2017-photo-contest-winners](http://chrs.org/2017-photo-contest-winners).

## **CAPITOL HILL EVENTS**

CHRS volunteers participate in a wide range of community activities, such as the 4th of July Parade; Barracks Row Fall Festival; Hilloween; Holiday Fun at Eastern Market; and Volunteer Day at Hill Center. Contact CHRS to become a volunteer today!

## **SWAMPOODLE GRANTS**

CHRS awards grants to preserve historic features and correct historically inaccurate exterior alterations for homes in the Swampoodle neighborhood near H Street NE. Details at: [chrs.org/swampoodle-grants](http://chrs.org/swampoodle-grants).

These events and many others are free and open to the public. Check the Calendar page at [chrs.org](http://chrs.org) for events that may interest you!



1

**425 New Jersey Avenue SE**

Home of Tom Trotter

*House Captain: Todd Litchfield,  
Coldwell Banker*

Designed by local architect Philip N. Dwyer, this red brick townhouse is one of a group of four that were built together in 1891. Pressed brick adorns the windows and cornices of the four-house group, and they share decorative friezes and stringcourses, creating a unifying theme. Other common details include a turned post in the front windows and an exact match for the original stained glass with neighbors to its left and original red brick with its two adjoining neighbors.

The current owner has lived here for the last twenty years. As one of a series of owners—approximately twenty in all—he views himself as “temporary occupant” of the house. He has worked assiduously to restore the house to its original form through research and thousands of hours of work and contracting.

**Throughout the house, the current owner painstakingly tracked down and matched period stained glass, gasoliers, doorknobs, hinges, and molding.**

In one major project, the owner removed three coats of paint to expose the original brick. Workers scraped the paint and repointed the soft brick by hand, exposing the original brick detail, and replaced or turned a few bricks.

Entering the house through the original double doors, be sure to pause to look up at the light fixtures in the vestibule and entrance hallway. Over 100 years old, the fixtures are hand-blown, original gas lights refurbished and adapted for electricity to appear as the fixtures did when the house was originally built. Other fixtures in the living room, dining room, and upstairs hallway are replicas in character with the house. The large windows in the living room are original broad glass hung in original sashes. Period stained glass windows above them match the originals in the living room and in the second-floor master bedroom. The moldings and period living room mantel also replicate those of the



original. Throughout the house, the owner tried to reuse materials whenever possible, including in the modern kitchen, where he used salvaged heart pine floors rescued from another historic house.

From the post-World War II period until the 1990s, the house was a three-unit rental. Previous owners purchased the house in the 1990s, restored the original layout and some original features, such as pocket doors installed between the living room and dining room and, where necessary, duplicated spindles for the extra-wide staircase. The newel post is original.

Upstairs, clear glass transoms above the doors provided air circulation before air conditioning was available; to this day, the hallway remains relatively bright. Throughout the house, wheat-themed brass doorknobs are either original or matches of the originals from a house of the same period, purchased at The Brass Knob in Adams Morgan. The owner added a closet for the back guest room directly over the downstairs bathroom, incorporating from kitchen renovations. He installed hand-milled wainscoting and a rescued claw-foot bathtub in the upstairs hallway bathroom. The previous owners turned a middle bedroom into an open T.V. room, incorporated its closet to form a larger master bedroom closet, and converted a former apartment kitchenette into the front master bath. Notice the period stained glass window in the front master bedroom and the curtain rod in the ceiling to curtain off the window alcove at night while keeping the windows airy during the day. An attic workshop reached by a narrow, steep set of stairs and a downstairs one-bedroom apartment complete with its own outdoor space in the dogleg are not included on the tour. — BETH HAGUE



## 2 437 New Jersey Avenue SE

Home of John Erickson

*House Captains: John Smith,  
Berkshire Hathaway Home Services,  
PenFed Realty • Elizabeth Nelson*

This pressed-brick home has had a long and varied history. The current owner, John Erickson, has lived in the home for 27 years and says that the house was in great shape when he bought it. His improvements have been mainly cosmetic, such as refinishing the floors, replacing the carpets and painting the walls. The home has original doors, windows, door knobs and working transoms.

**Visitors will note the interesting furniture and decorative pieces, all personally collected or designed by Erickson in Asia, prior to his retirement from the military.**



The entrance leads to a long hallway that runs the length of the house. To the right is the front parlor, with its original pocket doors and beautifully carved fireplace. Immediately behind the parlor, the dining room has a similarly grand fireplace. Past the open hallway is the kitchen with an unusual (for the Hill) wrap-around layout. Behind the home are two parking spaces, and across the alley is one of the buildings used for maintenance by the Architect of the Capitol.

The upper floor holds three bedrooms. Erickson moved his master bedroom from the front of the house to the middle in order to better accommodate his custom-built furniture, though both bedrooms are spacious. In the hall is an original built-in linen cupboard. The back guest bedroom has a private balcony.

Samuel and Harriet Hunt built the home in 1890 for \$3000 and lived there with their 3 teenagers. Only someone with means could have added such touches as the ornate fireplaces, high ceilings, and a grand staircase. The massive skylight above adds so much light through the center of the house that the upstairs hallway acts as a solarium for the large houseplants that currently thrive there.

By 1912, the family home had been converted into a boarding house and was sold as such at an auction in 1925 ("Valuable Brick Dwelling...10 rooms and 2 baths arranged into apartments.") The home still holds an English basement apartment, which is not included on the CHRS House and Garden Tour. It is not known when the house was converted back into its current configuration.

Prior to Erickson purchasing the property, it was the rental home of Virginia Dodd Smith, the first female Representative from Nebraska. Smith lived here before her retirement in 1990, after serving 16 years in the House serving the largest congressional district in the country. She was a ranking member on the House Appropriations Committee—we can only imagine the conversations held in 437 New Jersey.

The house still has some ties to politics since Erickson occasionally allows the main floor of his home to be rented out for special events and congressional fundraisers. The grand spaces and elegant rooms make this a natural venue. — ANGIE SCHMIDT

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# 3

## Duddington Place SE

FREE GUIDED OUTDOOR MINI-TOUR

*Tour Guide: Beth Purcell*



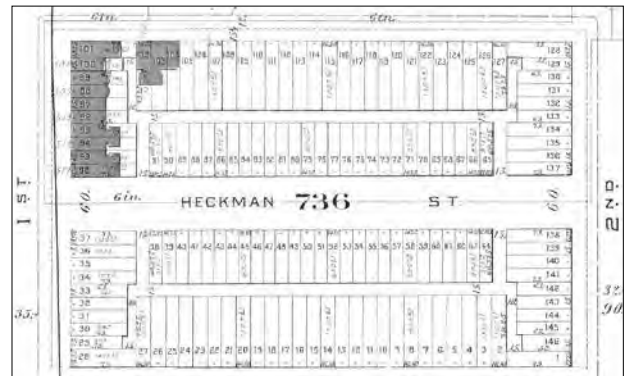
Duddington Place (1st/2nd/E/F streets SE) is one of Capitol Hill's most charming streets, reflecting 19th-century architecture, real estate speculation, boom and bust, and Capitol Hill renovations in the 1960s.

Daniel Carroll (1764–1849), one of the city's original landowners, is famous for his dispute with Washington designer Pierre L'Enfant after siting his house in the middle of the planned New Jersey Avenue, which L'Enfant demolished. Carroll later built a brick mansion, "Duddington Manor," in square 736, and his family lived here until 1886 when they sold the entire square. By 1890, Archimedes Heckman (1810–1892), a Philadelphia speculator, had bought the square, laid out 146 rowhouse lots on a new street (which he named for himself), and started building houses. The street was renamed Duddington Place in 1961.

Duddington Place houses are approximately 15 feet wide encompassing two bays (a door and a window) and two stories tall. These are smaller houses than typical Capitol Hill houses and were likely designed to be rented to working-class people. They are pressed brick, the building material of choice in the 19th century. Although modest in scale, they have the Queen Anne elements typical of Capitol Hill houses: doorways with transoms, segmented arches over doors and windows, belt courses, some with bays, some with a decorated pediment at the cornice.

**Duddington Place, largely built-out by 1900, attracted people who worked for the railroads, Washington Navy Yard, and the Government Printing Office.**

In 1900, all residents were white and 90% were renting. Between 1910 and 1920 African-American tenants and homeowners began moving to Duddington Place, and by 1930 the street was predominantly an African-American community of homeowners and renters—men working as laborers, porters, expressmen, tailors, salesmen, and the construction trades, and women working as laundresses and domestics.



In the early 1960s, as people began to renovate Capitol Hill houses, a developer group bought 30 houses on Duddington Place. They gutted the houses, keeping only the floors and walls, enlarged the entranceway, adding Colonial Revival elements on these Victorian houses such as swans neck pediments and shutters, six-over-six windows, and brick steps. Inside, on the first floor they put a kitchen in front, utility room and powder room with living room and dining rooms in the back near the garden, and upstairs, two bedrooms. Architect Donald Dreyer designed the houses. Today Duddington Place reflects Victorian and Colonial Revival design. The street is home to families who enjoy socializing on the benches lining the street. Duddington Place residents plan to join us to tell more about their street and its traditions. — BETH PURCELL

*This walking tour is free and open to everyone—  
a House & Garden Tour ticket is not needed.*



# 4

## Capitol Hill Sport & Health 315 G Street SE

The spirit of recreation lives on at Capitol Hill Sport and Health, housed in the restored J.R. Giddings School. Giddings School was built in 1887 as an eight-room schoolhouse and received a major expansion in 1934, in the Colonial Revival style, adding twelve classrooms and an auditorium. It served Capitol Hill students for more than 100 years before closing in 1996 due to fire code violations.

**The building is considered historically significant due to its role as the first all-Black public school in Washington, D.C., and was named after prominent abolitionist Joshua R. Giddings, an Ohio Congressman who served from 1838–1858.**

In 2000, the city sold the school as part of a program to surplus government buildings. It reopened in September, 2001 as a 65,000-square-foot multi-use fitness facility after a major renovation. Capitol Hill Sport and Health assumed management in 2016 and offers a wide variety of fitness equipment and classes for children as well as adults.

As part of the Capitol Hill House and Garden Tour, Sport and Health will be offering tours and a spring tune-up gift to house tour ticket holders.

— JANET QUIGLEY



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# 5

## 319 D Street SE

Home of Richard McCulley and Robert Sweigart

*House Captain: Heather Schoell,  
Berkshire Hathaway Home Services  
PenFed Realty*

Richard, a transplanted historian from Austin, wanted to live on Capitol Hill and started to search for a home. He fell in love with the house at 319 D Street SE at first sight and purchased it in 1994. One of the main features that attracted him was the spacious back garden that the previous owner had landscaped and lovingly cultivated. When Richard and Robert looked for a place to live together, the garden was decisive. The house could be made to realize their vision, but the garden could not be replicated.

Several repairs were made to the property in the late 1800s and early 1900s by the owner James Woodward. In June of 1880 he requested permission to add a story on a back building with a tin roof. The building was most probably the summer kitchen. It is also where the current garden stands.

The house had only minor improvements since 1968 when Bill and Ann Creager remodeled it. In 1970, the home was on the Capitol Hill Restoration Society House Tour and was featured in a Washington Post article.

**Had the Creagers not rescued it, the house (which was probably built around 1857) might have been demolished as were many antebellum frame houses on Capitol Hill.**

Forty years later, another major renovation was in order. Robert designed the current interior on his laptop. Moving walls and eliminating doorways, the primary goal was to open up the house allowing the garden to retain its elevated status. "Bring the outside in and take the inside out" was the constant mantra during the renovation. Keeping the same footprint, the owners were unwilling to sacrifice a single square foot of the garden. The house was made "larger" by dramatically raising the height

of the kitchen ceiling, installing large windows, using sunny garden colors, and eliminating a wall separating two small downstairs parlors. Space for the kitchen banquette and the upstairs master dressing room was made by eliminating a charming but unnecessary rear staircase. A downstairs lavatory was captured from the entry porch. Other space savings came from opening up the staircase, installing an energy-efficient tankless hot water heater, adding radiant floor heat, and abandoning the boiler and radiators for space-vac central air and heat.

In addition to the patio, outdoor "rooms" were created by converting a tool shed into the garden room, constructing the upstairs pergola porch, reconfiguring the porch at the end of the entry promenade, and adding a sitting area near the entry landing facing the fountain in the front.

The house at 319 D Street SE is an excellent example of a lovingly restored pre-Civil War house.

— NINA TRISTANI



# 6

## 325 D Street SE

Home of Heather and James Liddell

*House Captains: Brent Jackson and Rob Sanders, The Rob and Brent Group TTR, Sotheby's International Realty*

A coal-burning parlor stove...this unusual feature helped James and Heather Liddell fall in love with 325 D Street SE in 2013, in spite of its falling plaster, water damage, and sorry state. Heather, a research scientist, and James, an attorney, had no children then. By the time they moved into their “dream house” in 2017, their daughter, Liana, was nearly two years old; Eliza arrived three months later.

The permitting process took about two years. Heather and James had the distinct advantage of long family dinners with their talented architect: James’s brother, Tim Liddell, of Liddell Projects LLC. The plans they devised with their award-winning contractor, Lofft Construction, retained or replicated as many historic features as possible while creating a spacious, comfortable, and modern house for a growing family, along with a state-of-the-art, ADA-compliant, basement apartment. The plans made the most of the location and the rare 25-foot-wide lot by nestling a family room into the 9-foot-wide space beside the kitchen and adding a roof deck, invisible from the street, with a magnificent view of the Washington Monument.

The house was built between 1852 and 1868, and pre-dates DC permits. It was previously occupied by seven families, two of whom were in residence for more than 50 years. An 1887 renovation added a front porch and a flat roof that was four feet higher than the gabled and shingled original. The contractor captured this renovation by stripping off 1960s formstone and veneer brick in favor of cedar clapboard and wooden columns and repairing the cornice.

**On entering the house, you’ll be struck by the original hand-hewn ceiling beams and heart pine floors that were protected by layers of linoleum.**

The double-sided wood-burning fireplace is in the location graced by the parlor stove. You won’t be surprised to learn that this item has been lovingly restored and is now a focal point of the second floor.

An Amish craftsman made most of the furniture, a testament to James’s Amish neighbors while growing up in Lancaster, PA. You’ll see a photo of James and his brother on their farm, along with a few watercolors by Heather and posters James created: one was inspired by a famous writer and another by a famous book. (You can probably guess which ones...)

An ingeniously dual-purpose space with a gas fireplace greets you on the second floor. It appears to be an open sitting room and home office, but can be transformed in a flash into a private guest room by closing the curtains and bi-fold doors and pulling out the sofa.

The flooring—extra-wide, heart pine planks—was salvaged from vestiges of the original roof. The Liddells preserved the roof’s outer beams and the outlines of its vaulting in the front bedroom—fittingly, in the room where the No 3 Empire parlor stove now sits—a silent witness to all the changes made to 325 D Street SE over the past 150 years.

— HILARY RUSSELL



## 7

**327 Fourth Street SE**

Home of Ana and Jason Townsend

*House Captains: Jason Townsend and Thomas Snow, Capital Community Properties*

The house you see today is a product of hard and loving work by its current owners, Ana and Jason Townsend. When Jason and Ana first saw this house it was a termite-infested shell and had been unoccupied for several years. But the newly married Townsends saw potential in this neglected building that had been divided into three apartments, on a corner in a great location. They bought it in 2002 and camped out on the main floor while doing quick renovations to the other apartments, with many a trip to Ikea and Home Depot. A year later, with their first child on the way, they started a four-wall gut renovation of the main floor.

**The flight of steps from the sidewalk to the entry remind a visitor of the original topography of this area before grading reduced the street level.**

As you enter the main floor of the house you step into an interior very much in character with its 19th century origin. Historic records show the house on an 1857 real estate map. Its flat front, Italianate exterior with strong cornice line fits with the time line.

Renovations involved stripping the interior down to bare walls, but Jason and Ana's intent was to re-create interiors in the spirit, if not the letter, of historic restoration. That involved finding materials and objects sympathetic to the spirit of the house. Original heart pine floors were repaired with reclaimed planks sourced from old homes being demolished in Maryland. New cherry trim came from Smoot Lumber. New solid wood doors were custom made by Amish carpenters near Hagerstown, Maryland. The energy-efficient windows are maple; all disparate wood materials were stained to be in harmony. While interior finishes and trim are new, the ornate cast-plaster ceiling medallion was painstakingly preserved. These details suggest that this home was probably not a spec building but a large house for an affluent owner.



The Townsends went treasure hunting for fixtures and furnishings in area antique stores, on eBay, and at liquidation sales in St Regis and Jefferson Hotels. They repurposed fireplace mantels and built fireplaces in original chimney locations. The house is now heated by cast iron radiators.

The work was not limited to new finishes. This substantial renovation included subtle but important changes to the floor plan. The wall between living and dining rooms was removed and replaced with pilasters to accommodate the dining table, a family treasure. In the back, the kitchen was renovated, expanded and fitted with radiant floor heating. The rear brick wall and chimney were removed and replaced with double French doors opening it to the back garden. A one-floor addition discreetly tucked behind the kitchen is clad in reused brick. It accommodates bathroom, laundry, storage and mechanical equipment.

The Townsends lived on the main level and kept the house as three apartments for seven years. When the family grew to include three children and Abuela, they made modest changes to the top floor and created a multi-generational five-bedroom house.

Renovations were managed by Jason; creative spark came from Ana, and family members provided some labor. The summer of exterior paint stripping by Ana's teenage brother and his friend is part of family lore. As the house lived through challenges so did the family. The handmade dining room table and chairs traveled with Ana's family as they escaped war in El Salvador, settled in Guatemala, and then made the trip to Capitol Hill. The table remains the center of family life in this old house.

— JOANNA KENDIG





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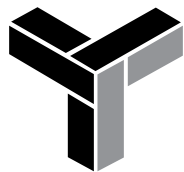
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# 8

## **American Legion Hall Kenneth H. Nash Post 8 224 D Street SE TOUR HEADQUARTERS**

Our headquarters in the Event Hall at American Legion Post 8 will be open during tour hours both Saturday and Sunday. You may use the D Street entrance. In a change from the long tradition of having refreshments available only on Sunday afternoons, refreshments and bathrooms will be available on both days of the tour. Stronger refreshments will be available from a cash bar.

The charter for the American Legion Post 8 was issued on July 2, 1922. The Kenneth H. Nash Post is named after a soldier who died of the flu at Fort Meade in 1918. He had been a member of the Masonic Lodge that sponsored Post 8. Meeting space varied over the following years until the



present building was rented in 1947 and purchased in 1950. The building itself was constructed in 1890 by Stewart and Brother to serve as a feed store.

Membership in the American Legion is open to all who have served in the armed forces, and Post 8 is able to include spouses and direct descendants of veterans in the auxiliary and sons Units. For further information on Post 8, please visit the web site at: [www.legiondc8.org](http://www.legiondc8.org). – MICHELLE CARROLL



# 9

## **Brent Elementary School Garden 301 North Carolina Avenue SE**

While Brent Elementary School was founded in 1883, the location has served as a place for education since 1809. The first educational building on the site was the Washington Academy, which had a unique role in our nation's history as one of the first public schools created as part of Jefferson's Education Pledge.

Thomas Jefferson believed that a public education was critical to the development of the newly created United States. The original schools had one room and one of the first was built where Brent Elementary now stands. While this plan was humble, Jefferson's ultimate goal was for these schools to be the foundation of the nation's first public school system.

Robert Brent, for whom the school was named, was the first mayor of Washington D.C. Brent's mother was a member of the influential Carroll family, which included the last living signer of the Declaration of Independence. Brent's uncle, John Carroll, was the founder of Georgetown University and the first appointed Catholic bishop and archbishop in the United States.

Denise Diggs, Administrative Officer of Brent Elementary, notes the school community has worked tirelessly to improve school grounds. Major improvements over the past four years have created a model learning environment for the children, teachers and parents. Specific improvements include: 18,000 square feet of new landscaping, outdoor classrooms, walkways, seating areas, play equipment, safety surfacing and the removal of 1,300 square feet of asphalt and the installation of rain gardens in its place. – MICHELLE CARROLL



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# 10

## 310 Fourth Street SE

Home of Carrie Bean Stute  
and David Stute

*House Captain: Chuck Burger,  
Coldwell Banker*

David Stute and Carrie Bean Stute, owners of 310 Fourth Street SE, were asked what attracted them to this Capitol Hill row house. Their answers: its grand original features neglected for many years, its deep back garden, and that they could actually afford it!

A full-scale renovation, in three phases, began in 2015 “about three hours after closing” due to a gas leak. That year the basement apartment also was renovated as the Stutes settled into the upstairs, which had last seen notable improvements in 1958. The Stutes designed all changes themselves with advice from family and friends, as well as countless hours perusing townhouse literature and long walks through the neighborhood.

The following year, 2016, the brick façade was repointed, and the cornice, iron staircase, and Fourth Street-facing original wood windows restored. For this task, Mr. Stute commissioned his dad who used his vacation time to fly over from Germany with two suitcases full of woodworking tools to restore the front windows and door. The windows’ cedar frames and original glass were in sufficiently good condition to restore and decades of woodworking experience paid off: the last window was hung the day Mr. Stute’s dad boarded his plane back home. Restoring the windows and adding interior secondary wood windows for sound and thermal insulation, a European custom, avoided any alteration of the “eyes” of the house.

Then, in 2017, the Stutes added a three-story, 23-foot addition. All mechanical and electrical systems were rebuilt; the bathrooms and kitchen were redone; and a music studio was added on the basement level for Mrs. Stute, a cellist. To blend in with the brick back exteriors of the neighbors’ houses, Mr. Stute sourced cedar from Michigan and combined it with copper roofing. While Mr. Stute assumed the role of general contractor, Rody Mendez, Ebenezer Remodeling, and plumber Marvin Sagastume turned David and Carrie’s vision into reality. Gerson Amaya of Bricklands, who had masterfully repointed the façade in 2016, excavated the space for the music studio and built a solid foundation for the addition.



As you climb the iron staircase, be sure to look at the stained-glass window above the yellow front door. The Palladian-windowed entry door from the 1890s came from a house in Wilmington, Ohio. The faux marble mantle in the living room came from a late 18th-century Baltimore townhouse.

Given the traditional features of the house (deep door trims and baseboards, turn-of-the-century American Radiator Company Rococo-style radiators), the addition of the whimsical chandeliers in the living room and kitchen adds a modern pop to the main floor. Where not original, interior doors, trim, and baseboards are exact replicas. The flooring on the main level is heart pine as was the original flooring; a matte finish was used to add contrast to the historic heart pine left in the staircase and the upstairs front rooms. Throughout the house, when practical, doors were turned into space-saving pocket doors.

The upstairs study has two notable features—the exposed “king beam” and the working, original transoms. The guestroom features a handcrafted bed by Mr. Stute’s father. The master bedroom at the back of the house has a wall of windows overlooking the beautifully designed back garden with a path built of original brick recycled from the rear exterior wall.

While the repointed façade with original mortar colors, an antique entry door, original windows with contrasting color choices for sashes and frames should make the house look much as it would have in 1889 when it was built, the rear of the building, with its window walls and clean lines, is a modern take on the historic townhouse concept. – SUSAN ANTOS

# 11

## 123 Sixth Street SE

Home of Vesper Mei and Mark Bellermann

*House Captains: Phil Guire,  
Jeanne Harrison & Meg Shapiro,  
Compass Real Estate*

**The first residents of 123 Sixth Street SE were pioneers of a sort, as their house may have been the first one built along Sixth Street between East Capitol Street and Independence Avenue (then B Street), according to the 1857 Boschke map which shows one house in those four squares.**

This house also displays the hallmarks of early Capitol Hill workers' houses built before the Civil War: a side gable roof, modest size and frame construction. Vacant parcels such as those along Sixth Street might have been used for tobacco or other crops or perhaps left as a wood lot.

Vesper Mei and Mark Bellermann live in this historic house with their daughter and their dog. When the owners first saw the house in 2002, it was detached, small and charming, and they knew that it held great promise under its asbestos siding. The house was 1,367 square feet, with stairs facing the front door, and three bedrooms upstairs. In 2016, the owners worked with Capitol Hill architect Steve Lawlor and Impact Construction on a major renovation: gutting and modernizing the interior, excavating the basement, adding a rear and side addition, and relocating the stairs. In the living and dining rooms, the three sides are original to the house. Moving the stairs out of the living room to a location further back in the house increased the room's size and enhanced the space.

The plans originally called for an L-shaped kitchen, but it turned out that this layout did not provide sufficient storage space. The owners chose instead a U-shaped kitchen, gained ample storage, and enough space for four people to work in the



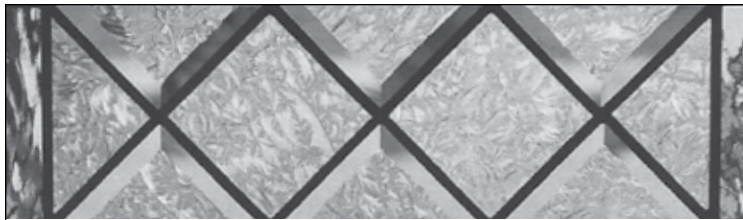
kitchen at the same time. Soapstone countertops and marble tile set the color scheme. The owners selected a professional grade BlueStar gas range and oven; it's 100% manual—no electric clocks or timers. In the dining room the wallpaper is Tulip Cerise by Cole & Son. Removing a shed and garage added space to the secluded and private rear garden. — BETH PURCELL

IMAGE COURTESY ELIZABETH NELSON



The CHRS 2017 House and Garden Tour featured the area around the grand East Capitol Street. Participants enjoyed visiting a selection of signature Capitol Hill homes from the late 19th and early 20th centuries.





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# 12

## 518 Sixth Street SE

Home of Gary Jankowski

*House Captains: Gary Jankowski  
and Michael Schaeffer,  
Coldwell Banker*

From the outside, 518 Sixth Street SE looks like many of the other two-story brick rowhouses in the neighborhood. But once inside, you are immediately struck by the amount of space in the foyer. The interior of the house is much larger than it appears from the façade. Looking along the gallery that runs through the center of the house, you can see to the very spacious great room at the back and past that out to the rear courtyard. The foyer features classic limestone floor tiles set on the diagonal, while the floors throughout the rest of the main floor are white oak arranged in a herringbone pattern. To the left is a wide switchback stairway with a handrail that features iron spindles. A large 18th century mirror covers most of the wall on the landing, which is full of natural light from the skylight above it. (Please note that only the ground floor is open to the public).

Everything that you see is the result of a 2016–17 renovation. The house was originally built around 1874 according to a real estate atlas. It was bought and renovated in the late 1980s by local real estate agent Hugh Kelly, who was a mentor to one of the current owners. In addition to his interior renovations, Kelly also widened the house at the rear, which closed off part of the side alley and created a party wall on the northeast side.

The current owners, Gary Jankowski and Michael Schaeffer, bought the house in 2011 with the intention of doing a serious makeover, which finally began in 2016. Their architect, Christian Zapatka, reimagined the entire building in the style of a Parisian townhouse. It was substantially enlarged by adding a third floor, which is set back so that it is barely seen from the street. Overall, the new layout emphasizes space and light. And comfort—there is radiant-floor heating on all floors, the walls have state-of-the-art insulation, and the house is cooled by Space Pak (air is blown at high velocity through a system of pipes). You can see the holes where the air comes out at the top of the west wall in the great room.

Midway through the house the gallery opens up to the left and you enter a stunning modern kitchen.



The sleek cabinetry, made in Italy by Snaidero, appears to recede into the walls, increasing the sense of space. Pride of place is given to the La Cornue stove, a brilliant example of the art of industrial design. By installing a metal frame window with rain glass on the alley side, the owners introduced a bit of natural light into what had been a windowless area.

Past the kitchen, the gallery opens onto the great room. Inspired by French and Italian architecture, it is filled with light from three sets of nine-foot-tall French doors which overlook a classically inspired courtyard. On the left side is a large working fireplace with a gas insert that is surrounded by a custom hand-cut limestone mantle. The fireplace itself is lined with a yellow brick veneer that mirrors the herringbone pattern of the floor. At the time of writing this, the owners had not completely furnished this space. It promises to be lovely, and House Tour visitors will be able to see what they do with it.

Walk through the glass door out to the rear courtyard, where four young linden trees will soon grow to provide shade. Oehme, van Sweden (OvS), landscape architects, designed the courtyard hardscape and plantings. The focal point of the garden is the columned loggia that serves as a backdrop to the courtyard. In the center is a charming ceramic mural, brought back from a trip to Portugal; the louvered doors were made in New Orleans from reused cypress wood. Beyond the loggia is a brick-paved and -walled patio that serves as both an outdoor entertainment space and a two-car parking space. Please exit through the custom barn-style doors to the rear alley. — SUSAN BURGERMAN



# 13

## 647 South Carolina Avenue SE

Home of Tonya Fulkerson  
and Greg Selfridge

*House Captains: Ann and  
Mike Grace, Capitol Hill Village*

### **The beautiful house with a wrap-around porch located at 647 South Carolina Avenue SE has a wonderful and storied history that begins in roughly 1911.**

According to a detailed house history compiled in 2011 by Margaret and Ed Missiaen, owners of the house from 1980 until 2015, prior to 1911 “[t]he south side [of the street] was lined with a row of residences, both brick and frame.... There were two lots, each occupied by a modest frame house, where 647 stands today.”

The house history continues that in March 1911, Henry Emrich, a real estate dealer, bought both lots and combined them into one lot. Later that year Emrich secured a building permit to construct a house, valued at \$5,000, and a garage, valued at \$300, on the newly combined and cleared lot. Emrich contracted with A.H. Beers to design the house and with R.C. Hess to construct it. Beers, a well-known architect of the era, designed many other homes on Capitol Hill and throughout the city, and Hess had built homes across South Carolina Avenue in 1907 and 1909.

The current owners, Tonya Fulkerson and Greg Selfridge, live in the house with their two children. Selfridge states that he was initially attracted to the house by its distinctive front porch that he enjoys immensely.

Prior to moving in, Selfridge, a real estate developer, and Fulkerson, a political fundraiser, engaged Marta Pilla of Design Cadence to design a two-story rear addition and interior renovation that would allow the family to enlarge and update the home while preserving and highlighting the original architectural details. Greg and Tonya preserved many of the 1911 elements including the tin ceiling in the living room, original molding, doors and windows, three fireplace mantels (one fireplace is operational)

with cast iron summer covers, ornate radiators, the pocket door between the living room and the dining room, the staircase and railings, mosaic floor and wall tile in the front vestibule (note the original light fixture above) and the heart pine floors. Similar attention to detail was paid to the rear addition, as the new column and overhang roof mimics the design of similar elements of the front porch.

This renovation was truly a family affair as Greg oversaw the construction and renovation work while Tonya brought her unique sense of style and the influence of her home town of New Orleans to the interior design. She personally selected the distinctive wallpapers and light fixtures that adorn the home. Her sense of style carries throughout with the handcrafted fireclay tile found on the fireplace surrounds and alternating mantel colors.

Inside the house visitors will note that the house has been updated to reflect the current lifestyle of a busy family: an island kitchen that provides ample space for eating; a built-in wine holder; and the original garage that has been converted into a rec room (not open on the tour) while retaining the original garage doors.

As you walk through the house, imagine yourself walking through a home built in 1911. Note the attention to detail on the renovation and appreciate the beauty. — KELLY VIELMO







# 14

**Southeast Public  
Library Garden**  
403 Seventh Street SE

**Opened December 8, 1922, the Southeast Public Library was the second neighborhood library to be erected by the District of Columbia's public library system.**

Funding for the library was provided by the Carnegie Corporation. The facility is one of few remaining Carnegie libraries in the city.

On May 6, 2006 the Southeast Library broke ground for the surrounding gardens. The project was initiated by Brownie Troop 5083 with the help of Mark Holler of Ginkgo Gardens, Neal Gregory of The Friends of Southeast Library, Joyce West, Larissa Fain, Rebecca Dye and community support. Brownie Troop 5083 adopted the Southeast Library Garden as a Community Service Project in 2006 and were actively involved in the periodic cleaning up of the grounds. Mark Holler, of Ginkgo Gardens, and crew, as well as The Friends of Southeast Library have continued to maintain the beautiful grounds since its completion. — MICHELLE CARROLL

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"Capitol Hill is a special place. We promote, preserve, and enhance the character of our historic neighborhoods" — that's our motto. CHRS consistently maintains a watchful eye when it comes to historic preservation, zoning, large scale urban planning, traffic patterns, and environmental concerns. Please consider becoming a member and lend your voice to preserving the historic character of the Hill and the value of your home.

## MEMBERSHIP BENEFITS

**All members** receive 10 issues/year of our newsletter, CHRS News, containing in-depth coverage of issues important to Capitol Hill residents; a set of historic Guidelines; and the opportunity to buy discounted tickets for the House & Garden Tour.

**Members supporting at \$250+** receive all of the benefits above, plus recognition in the newsletter, and two tickets to the House & Garden Tour.

**Members supporting at \$500+** receive all of the benefits above, plus two additional tickets (4 total) to the House & Garden Tour.

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