History Has No Boundaries

2008 Tour Ticket
2008 BEYOND THE BOUNDARIES HOUSE AND GARDEN TOUR STOPS

1. 102 13th Street, NE
2. 121 13th Street, NE
3. 152 Tennessee Ave., NE
4. 232 11th Street, NE
5. 619, 629, and 630 Elliott Street, NE
6. Pierce School, 1375 Maryland Avenue, NE

7. 1119 and 1121 G Street, NE
8. 513 7th Street, NE
9. 528 8th Street, NE
10. Landmark Lofts at Senate Square, 215 I Street, NE
T. Sunday Tea at H Street Playhouse, 1365 H Street, NE

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

SATURDAY, MAY 10TH

5:00 - 8:00 pm
Candlelight Tour of Houses. Shuttle buses will be running every 15 - 20 minutes.

5:30 - 8:30 pm
H Street Pub Crawl. Present this ticket at the following H Street establishments for special beverage offers (listed by location, west to east):
- Sidamo Coffee & Tea, 417 H Street NE
- The Red & the Black, 1212 H Street NE
- The Pug, 1234 H Street NE
- H Street Martini Lounge, 1236 H Street NE
- Dr. Granville Moore's, 1238 H Street NE
- Rock and Roll Hotel, 1353 H Street NE
- Sova Espresso & Wine, 1359 H Street NE
- The Argonaut, 1433 H Street NE

SUNDAY, MAY 11TH

12:00 - 5:00 pm
Tour of Houses. Shuttle buses will be running every 15 - 20 minutes.

1:00 - 4:00 pm
Mini Walking Tours. Two short guided walking tours will be offered to ticket holders. Look for details in the tour program.

2:30 - 5:30 pm
Mother's Day Tea. H Street Playhouse, 1365 H Street, NE. Refreshments provided by Sova (1359 H Street, NE), Sidamo Coffee & Tea (417 H Street NE) and Café Roma (411 18th Street, NE).

This ticket belongs to:

If found, please call the CHRS office at 202.543.0425
"Ah Spring"

Enjoying our 118th spring on the Hill,
The National Capital Bank of Washington is proud to support the Capitol Hill Restoration Society and its Annual House and Garden Tour.

The National Capital Bank of Washington

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5228 44th Street, NW
Washington, DC 20015
202-866-2688


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

Schedule
SATURDAY, MAY 10TH
5:00-8:30 pm
Candlelight Tour of Houses. Shuttle buses will be running every 15-20 minutes.
5:30-8:30 pm
H Street Pub Crawl. Present your ticket at the following H Street establishments for special beverage offers (listed west to east):
- Sidamo Coffee & Tea, 122 H Street NE
- The Red & Black, 1231 H Street NE
- The Pug, 1236 H Street NE
- H Street Market/Levine, 1238 H Street NE
- Dr. Ganttville Moore's, 1238 H Street NE
- Rock and Roll Hotel, 1305 H Street NE
- Sava Espresso & Wine, 1309 H Street NE
- The Argonaut, 1435 H Street NE

SUNDAY, MAY 11TH
12:00-5:00 pm
Tour of Houses. Shuttle buses will be running every 15-20 minutes.
2:00-6:00 pm
Mini Walking Tours. Two short guided walking tours will be offered to ticket holders. See page 2 for details.
2:30-5:30 pm
Mother's Day Tea. H Street Playhouse, 1356 H Street, NE.
Refreshments provided by Sava (1239 H Street, NE), Sidamo Coffee & Tea (1236 H Street NE), Café Roma (1311 11th Street, NE), and Harris Teeter. The "Not So Plain Jane Trio" featuring Parker Jasper, Bruce Robey and Deborah Edge will perform from 3-5 pm.

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2008 Beyond the Boundaries CIHS House and Garden Tour • 2
Beyond the Boundaries House and Garden Tour

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

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

The survey work is both extensive and detailed, but it is very important that we document all of our potentially significant historic structures now, given the pending enormous development on all sides of Capitol Hill—exemplified by development of areas such as NoMa and Reservation 13 and the growth of the Navy Yard area south of the freeway.

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

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

Richard Wolf, CHRS President

CHRS Mini Guided Block Walks

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

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

Our first tour will be of Elliot Street, which is outside of the historic district and contains three of our tour houses (see pages 11-13). Elliot Street is a one-block street located between G Street and Maryland, and between 13th and 14th Streets. This tour will look at the buildings, as well as the "who, how, and when" of the street's development. Tour Leader: Donna Hanousek/Peter Selin.

Our second tour, which covers the 100 block of 13th Street, NE (see pages 4 and 6 for details on two of the structures in this block) and the 300 block of Tennessee Avenue, NE, will focus on the Victorian and Craftsman styles found in our neighborhoods. This tour begins in the historic district and ends outside the historic district. Tour Leader: Beth Purcell.

Tour times and meeting places are as follows:

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

Tour 2: 13th St. and Tennessee Ave., NE Sunday 1:30 and 3:30
Meet at 100 13th St., NE

Capitol Hill Baseball & Softball League

18th Year on the Hill!
For more information contact John Parker
202-413-6377; jpark@cbmov.com

Thank You!

to the Underwriters of the 51st Annual CHRS House and Garden Tour

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

We extend our sincere appreciation to the following:

Frager's Hardware
Schneider's Liquors
Stanton Development
Amy Weinstein & Philip Esocoff
Dick & Mimi Wolf

2 • Capitol Hill Restoration Society
Square 1012
Catherine and Philip Smith

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

Frank Wicker built this Queen Anne style row house in 1892. At that time this house and the residence adjoining on North Carolina Avenue (constructed together) were valued at $6,000. Max Franzke, an engraver born in Germany, was the first owner. He emigrated to Michigan at the age of 25, and moved to Washington, D.C. in the early 1880s. Max and Lizzie Franzke raised five children in the house which was sold to Lulu Finley in 1900. Thus began a series of 14 owners, ending in Philip and Catherine Smith who purchased 102 13th St. in 1989.

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

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

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

The hallway at the top of the stairs contains one end of a "speaking tube" that was once used to transmit voices between floors. The other end of the tube was found in the area that is now the kitchen. Upstairs boasts two large bedrooms and a den overlooking the patio. The two baths were constructed out of an area that once served as another bedroom. © B.O.
Square 1034
The Audubon Condominiums

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

The building was purchased in 1977 by Yves Pedregnat and converted to condominiums in accordance with the DC Condominium Law of 1978. The units, the first of which was sold in 1982, are noted for their quirky angled walls and archways. The two units on the top floor may be accessed via a stairway or by a small elevator.

Unit 201, Beth Fluto

Owned and designed by Beth Fluto, this unit makes the most of its 700 square feet with an unusual triangular shape, archways and original oak floors. Decorated in a modern baroque style, the living room windows are dressed in dramatic penumbral silks followed by white shades against lavender walls in the bedroom—all sewn by Fluto. Her art collection includes paintings and lithographs by North Dakota artist Surry Hau-Morteney, local artist Earthshine, and Mexican artist Rodo Roulanger. Complementing the art are antique moldings salvaged from a South Dakota high school and a church in North Dakota. An eclectic mix of new pieces from Alwar Studio and Homebody with Fluto’s repurposed and painted favorites personalizes the space. The large sunny bedroom at the triangle’s peak has an unexpected spacious feeling for a Capital Hill condo and blends drifts and lights, chandeliers and ceiling fans reminiscent of New Orleans. *EM

Unit 402, Chris Alwar

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

While you’re in the neighborhood...

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

* * *

While you’re in the neighborhood...

Square 1031
Manuel Cortes and John Nammack

George P. Newton, a builder, acquired permits to construct the seven row houses from 152 to 164 Tennessee Avenue on February 25, 1906. Newton hired N. Heller and Company as the architects. Once completed, Newton and his family moved into 162. The first occupant of 152 was Eugene C. Miller, born in 1863 in Wisconsin, his wife Emily, daughter Bernadine and brother Charles. At that time Miller worked as a clerk auditor for the Post Office. The family remained for almost thirty years, but eventually moved to Vermont at a time when Miller worked for the General Accounting Office. They were replaced by Frank Holmes, an engineer at the telephone company, and his wife Mildred. Their son sold the house to the current owner.

When architect John Nammack first saw the house in 1993 he loved its size and location on a quiet street off Lincoln Park. Little had been changed in 90 years, only a modest kitchen renovation and a bit of paint on the chestnut woodwork. After years as a rental property, the house needed work but was mostly in tiptop shape. Instead of the work being done by the owner and his partner, Manuel, who many will recognize from his store on 8th Street, Gooylandt and Gooylandt.

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

The dining room furniture is a mix of styles with a Danish modern table and sideboard, a large German art deco buffet, and reproductions of the “Cushock” chair designed in 1909 by Eero Saarinen (father of Eero Saarinen, who designed Dulles airport).

Most paintings were done by the owner’s mother, Alma Njergard, who shows her work locally at the Touchstone Gallery on 7th Street, NW. Other paintings are by the owner’s grandmother.

The kitchen was enlarged by removing a pantry and an enclosure for an abandoned back stair to the basement. The owner built the maple and birch cabinets and laid new tile. More recently, a deteriorated back porch was replaced with the current porch. Columns on the exterior were salvaged from a house in Cleveland Park. The small back yard was enclosed and decked over. The lower level, not open in this tour, includes a rental unit and a wood shop.

While you’re in the neighborhood...

While you’re in the neighborhood...

Ongoing work upstairs tends to a modern design. A master bath was added and the original bath was redone. Walls were removed to open the middle bedroom to the stair and skylights were added. A small deck was added off the back bedroom, above the new porch. A “too big for the space” TV and stereo dominate the middle room, which is used as an office and den.

Backlit translucent glass panels, a porcelian tiled wall, and a leather headboard offset the bed in the front bedroom. Built-in cabinetry includes a bed for Tanka, the dog. Built-in cabinetry in the back room makes the most of a small area, which can be used as a guest room, office, or den. An extra half story above provides a decent sized attic. *
Square 964
Beverly Pringle and Mark Moran

On September 21, 1894 a permit was issued to Mary A. Darnall, the 62 year old widow of James for the construction of the three dwellings at 232, 234 and 236 11th Street, NE. The Darnalls had six grown children at that time and perhaps the hope was that they would all be together. Also, that did not happen. The 1897 directory lists two Darnalls living at 236, including a son, James D. Darnall, who was part owner in a hardware and home furnishings store at 1804 F Street, NW, and J. Carl Darnall, a plumber, at 234. The John L. McCown family had moved to 232 by 1900 and remained there for more than 30 years. Meanwhile, Mary A. had moved to 310 North Carolina, SE. At some point in the mid 20th century the house was converted to a boarding house as evidenced by plumbing for individual units in each room.

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

The first floor contains a vestibule, a living room furnished with family Victorian parlor furniture, a dining room featuring more family antiques, and a fully renovated kitchen. Beyond the kitchen is a large rear garden with garage/workshop. The parlor furniture in the living room was part of a dowry belonging to Beverly's great, great, great, great grandmother, Mary Sophia Brown, who was born in London, England in 1828. She was the daughter of Sir Alfred Cops, Keeper of the Royal Monastery. Sir Alfred was knighted by the Crown due to his modernizing the Royal Monastery which was then located in the Tower of London. The Monastery was the most prominent animal collection in medieval England, begun in 1235 during the reign of Henry III. It was the royal menagerie of England for centuries. Mary Sophia married Benjamin Brown in 1844 at St. Mary le Bow Cathedral in London, and they moved to Croton Falls, New York in 1844. With them came the dowry that included the parlor furniture in Beverly and Mark's living room. The furniture remained in the family farmhouse in New York from 1844 to 1977, when it passed to Mary Sophia's great, great, great, granddaughter, Mary Brown Pringle, who resided in Detroit, Michigan. Upon Mary Pringle's death in 1992, the furniture passed to her son, Andrew Pringle, who in turn gifted the furniture to his daughter, Beverly.

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

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5: Elliott Street, NE
Square 1028
Elliott Street was created in the middle of Square 1028 in 1869 when the Square was further sub-divided to accommodate several early developers, the first of which was Solomon Daviss, the grandfather of Oliver T. Davis, a noted developer of modern day Washington. Solomon was born in England in 1847 and migrated to the U.S. in 1874. He built his own house at 1355 Maryland Avenue—now a strangely shaped house at the north end of Elliott—still standing but with a stable. He and his children also built the eight houses between 625 and 637 Elliott. Beginning in 1892 and ending in 1903 (see 1904 plat, right), Solomon died in 1900, but his children continued in the building trade. The 1910 census records Solomon’s son, Arthur (owner and builder of 635) residing at 1020 G NE.

Charles A. Bem built the house on the other side of the street—607 to 623—between 1906 and 1914 with A. H. Beers as the architect. Peters was born in 1855 and lived at 626 14th Street NE in 1900. These families were not just developing the area, but residing in it as well. A gentleman who has lived on 14th Street NE for seventy years remembers as a child hearing squabbles between immigrant neighbors from various European countries. They did not always get along well with each other, but did get along nicely with his African-American family.

619 Elliott, Kirk Spurgin and Ross Randall
The brick and stone newhouse was built by Charles A. Peters in 1911 for $2,000. Summer Tomp, a freeman, and his wife, were given a house warming party there by friends on January 5, 1911. The architect on the project, A. H. Beers, was a notable name in DC history, including considerable collaboration on Weyman homes. One of his more recent residents did a fairly thorough renovation which brought a modern sensibility to the interior by removing walls and adding skylights, while keeping original elements like the iron stove, entrance, and door. This house has exposed brick walls on the ground floor. The kitchen was recently remodeled.

The current owner, Kirk Spurgin, purchased the house in 2003. He immediately liked the quiet, short block, believing that it was just as attractive as—not more affordable than—other Capitol Hill neighborhoods. He also liked that it was "right off Maryland Avenue, which is a beautiful tree-lined boulevard in the spring and summer and provides a great view of the Capitol dome in winter, when the leaves are off the trees." Kirk and his partner Ross Randall, who grew up in small towns in Texas and Washington, respectively, have complemented the home’s architecture with eclectic furnishings and artwork from their native states, as well as pieces acquired at local galleries and Eastern Market. Kirk and Ross continue to make improvements to the house, most notably in the kitchen, which includes new granite countertops. A bedroom space has been opened in the hallway to create an upstairs den. The upper floor benefits from large skylights and modern transoms. The basement is open, bright and practical as a guest room and guest bath. The rear of the house allows a view of the Pierce School. All floors, basement and garden are set 50.

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branch hanging upside down with handmade cups for drinking, which is a feature still used in many Latin American countries in the countryside. Carlos and Mary returned to live in the home in 2004. (Second floor not open.) 5G

630 Elliott, Patricia Wrightson

630 Elliott is half of a duplex. The building originally housed 4 apartments and was built in 1908 by Arthur Carr, a son of Solomon Carr, at a cost of $9000. Although it was still 4 units as late as 1967, it was eventually converted into two homes of 2 doors and a shared, fenced yard. During a renovation and modernization in the late 1970's the first floor was made into an open plan, uncommon at the time. When previous owner Ray Smith bought the home in 1965, Elliott was an affordable block undergoing gentrification and the home had been modernized. Several young members of the military bought their first homes on the block at the time for similar reasons. Patricia Wrightson purchased the home in 2002 and her well-considered contributions in its character are subtle but substantial. Her own finds and suggestions from others have become improvements in the function and beauty of the home. Adding a second layer of molding below the first in the living area and turning the lower shelves of a built-in bookcase into a closed cabinet, have added depth and tradition to the house without changing the clean lines of the open plan. Patrick acquired a number of decorative pieces from local vendors: one from her travels. She also has engaged local artists for renovation projects. Note both the detail in the first floor bath and the large single bath on the second floor, created by combining two baths into one. A teensy off the rear bedroom was done during a previous renovation. The home is enhanced by the art and furnishings. Some pieces are from the Manhattan home where Patricia grew up and where her parents still live. An item of note is a vanity table from the early 19th century. The single rear yard is now divided into two yards by a fence which jogs to follow the property lines. Derek Thomas, a local Master Gardener, landscape designer and column writer, is designing this new garden space. 5G

While you're in the neighborhood...
Check out the mini-guided walking tour of Elliott Street, a one block street located outside the historic district. This tour will look at the buildings, as well as the "who, how, and when" of the street's development. Tour Leaders: Donna Hanousk/Peter Setton.
Times Offered: Sunday 12:30 and 4:30, Meet at the corner of F and Elliott, NE.
Pierce School, 1893 – 1972
Pierce School Lofts, 2004 – present

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

The city government used the school for three more years for special needs children until it fell into disrepair and closed. The school later reopened as a men’s homeless shelter, which operated until it was closed by public demand in 1999. Siting abandoned and neglected, developers and Capitol Hill residents Chris Swanson and Jeff Prinz’s company, Excho LLC, purchased the property in 2000 and began the exciting yet arduous journey of restoring and renovating the school.

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

The rental lofts comprise the first two floors of the building and range in size from 1,155 to over 2,500 square feet, depending on the size of the classrooms that was converted. Original Red Georgia Pine hardwood floors run throughout the building, and ceilings top out at an amazing 14 feet high. The chalkboards that ran along each of the walls in the classrooms were retained and restored in each loft. Each classroom also had a classroom for the school children to hang their coats and school bags, and in each loft, the classroom has been converted into a luxurious, yet industrial, master bathroom.

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

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

Mr. Swanson and Mr. Prinz are fortunate to work and live on the top two floors of the Pierce School. At the top of the stairs to the right, is the classroom that now serves as the office of Excho LLC, the owner’s real estate development company. The office houses a collection of antique finds including a desk that once was a candy store counter, a vintage hardware store cash register, another desk that had a previous life as a setting table at a cotton mill, and the drawings from the Patem and Trademark Office. The maps that hang above the chalkboard date in 1805, when the school was built, and the flag that is displayed is the first flag the owner’s forebear over the school when they purchased the property in 2000.

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

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

The owner’s living quarters begin at the top of the stairs, with a larger room fitting for a palace. The entryway is adorned with chandeliers of all shapes, sizes, and styles. The town’s oldest chandeliers previously hung in a Greek Orthodox church in Ohio.

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

At one end of the foyer lies a former classroom that is now the owner’s kitchen. In keeping with the school theme, Mr. Swanson and Mr. Prinz decided to design their kitchen with features that could be found in a cafeteria or restaurant. Even the “Praize wok be seated” sign, to the cheers of students and stacks of plates that line the buffet, the kitchen is truly one of a kind. Three four different seating areas: a cozy booth, a 12-person dining table surrounded by bay windows, a trio of bistro-like tables for two, and bar stools at the massive white-carbure marble island in the center of the room. The 34" thick white Carrera marble can be found throughout the home and is reminiscent of the 1893 period in which the school was built. The painted mural was completed by Kathi Juhl of Osaka and the reproduction life figures are similar to those that were used when the building was electroplated in 1914. The classroom at the front of the kitchen is now a pantry.

Next to the kitchen is the master bedroom suite. The bedroom, which was another classroom, has been dedicated to provide space for a dressing room in the back. A large fireplace that divides the room was constructed out of new and recycled components of the building by Vic Beeker, a local carpenter. The old classroom is now the master bathroom.

The classroom to the west of the foyer is now the living room. When the owners purchased the school in 2000, among other problems, portions of the attic had collapsed into the living room. As a result, Mr. Swanson and Mr. Prinz seized the opportunity to convert the already tall ceiling to a soaring 20-foot vaulted ceiling. Natural light fills the room through the magnificent floor to ceiling windows and highlights the musical themed artifacts in the room, which include the antique 1850’s square grand piano, Mrs. Swanson’s childhood trumpet and the painting of Beethoven by Kathi Juhl.

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

The steel stairway in the living room leads to the former attic space, which has been converted into four guest bedrooms, three full bathrooms, and a home theater, which lies behind an original bank vault door. Inside the "vault" is a media room inspired by first-class cabin chairs purchased from a late 1960’s Qantas jet. Mr. Swanson and Mr. Prinz have maximized every square foot of the old Pierce School, including the roof. The stairwell off the landing next to the media room will take you to a roof, little sunroom—perfect for reading the morning paper and sipping your coffee as the days begin. Or step out of the sunroom onto the spacious rooftop patio and watch the sun set with sweeping vistas of the city skyline.

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2006 Beyond the Boundaries CHES House and Garden Tour • 15
About the Capitol Hill Restoration Society

Investing in Capitol Hill

Over fifty years ago, Capitol Hill Restoration Society members started the house tour tradition as a way of raising funds to support Society projects, prompting neighbors to restore or rehabilitate old houses for modern living, and convincing Congress that Capitol Hill was an improving neighborhood that shouldn't be leveled for slum clearance as the Southwest had been. Although the last goal has been accomplished, the other two reasons for having a house tour remain valid. Another part of the house tour tradition, at least for the last thirty years (as long as there has been an historic district), was that the houses on the tour were within the historic district. We've changed that part of the tradition this year and we're delighted to include some charming buildings to the north of the historic district—ways of recognizing that "history has no boundaries."

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

For the past eight years, CHRS, while still committing its funds to projects for the enhancement and protection of the community, has extended the legacy of the house tour to fund other groups through specific grants. You'll find a listing of the 2007 grantees in a box on this page. This year the proceeds from the tour will be funding the initiatives of the Beyond the Boundaries program that are being undertaken with nearly community organizations and the Advisory Neighborhood Commissions. For the next five years, a major part of that effort will be a survey of the buildings outside the historic district, as CHRS President Dick Welty explains on Page 2.

Won't you join us?

Thank you for supporting the work of the Capitol Hill Restoration Society by attending our House and Garden Tour this year. We also welcome your membership and participation in our all-volunteer organization that has worked since 1951 to preserve and improve Capitol Hill as a model urban residential area. There are many opportunities to participate: CHRS holds community meetings on key issues of concern to Capitol Hill residents, works through standing committees to deal with residential quality-of-life issues, conducts in-depth seminars on historic preservation topics, and advocates community interests before governmental boards and commissions. CHRS members receive a newsletter and free copies of historic district home renovation guidelines.

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

2007 House Tour Grants

School Libraries Project—A grant of $3,500 for banners for five Capitol Hill school libraries. This is part of a larger project, an initiative of the Capitol Hill Community Foundation, to create uniquely designed, fully equipped libraries in eight Capitol Hill elementary schools. The banners will highlight the libraries at Mauer, Paine, Peabody, Tyler, and Watkins Schools, all of which were renovated this past summer. CHRS provided an earlier grant for banners at the Brent, Ludlow-Taylor, and Stuart-Holmes libraries, all of which were renovated in 2006.

Friends of the Northeast Library (FONEL)—A grant of $2,100 for new lighting in the Main Room of the Northeast Library. FONEL proposes to replace the fluorescent lights in the Main Room with polished nickel pendant lights, similar to the lighting in 1937 when the library opened. The grant will pay for eight compact fluorescent fixtures and their shades. This will open up the 15 foot ceilings currently

CHRS Membership Form

JOIN US!

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Fill out this form and mail it with your check to CHRS, Inc. to: Capitol Hill Restoration Society P.O. Box 15204 Washington DC 20016-0204

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Square 983

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

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

1121 G Street
Charles Hudman and John Kuykendall

It is no surprise that the frame house at 1121 G Street, NE, and the Hill flower shop-Surroundings share an owner. Charles Hudman and John Kuykendall have lived in this nineteenth-century home for seven years, and in that time have made extensive renovations to the house and the large side yard. Entrance to the side yard is through a reinforced door in a high fence. Beyond the fence is a greenhouse in which tropical plants are raised—and kinds often seek shelter. Behind that is a dramatic rock waterfall on a large pond with a stone surround. There is also a storage shed, fire pit, and koi, extensive landscaping—all done by Charles. Bamboo trees at the rear of the yard screen the house, and more trees—including some banana trees for the greenhouse—are expected soon.

Entry for the Tour is into a recent L-shaped addition to the rear of the original house that contains a combination sitting room and kitchen. The room features a sloping wood ceiling that mimics the sloping ceiling of the porch that occupied that spot prior to the addition, and contains several skylights. Charles did much of the work on the addition himself, and that personality shows through. Tile floors, warm maple cabinets, and an antique table give the addition a warm, slightly Southern feel. A glass-topped table in the sitting room contains several photos that were found behind one of the parlor fireplaces. The family may be that of Joseph E. Neal, born 1845, who was a messenger for a law firm in 1890 but had become a lawyer himself by 1923 when he lived next door.

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

The stair hall may have contained second doors to the parlor thus making a circular pathway between the rooms. The stairs and the basement date from the construction of the house. On the
second floor, above the stairs, the owners opened the ceiling to reveal one of the original beams, showing a twist in the direction of where the house was previously sinking in the back corner. To the front of the house is the master bedroom. The owners built out the large closet, which conceals the chimney from the front room fireplace below.

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

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1119 G Street NE
Ragan Tate and Bobby Stone

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

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

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

The rear family room contains bookshelves, a new hand-forged fireplace, an Italian murals wall and a tray ceiling, French doors lead to a brick patio with a retaining wall and large, upright sleeping garden. The garden features a new path, a fountain featuring a heron, backlit by neighbors Charles Hinsman, and a large cherry tree. Wrought-iron gates lead to a parking pad on the alley.

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

To the back is the master bedroom with two closets, each with a unique wicker maple bed, framing a window overlooking the garden. The master also has a luxurious tile bathroom with stained glass sconces over the vanity and a huge double-headed shower with its own skylight. Below the hall is a walk in shower. The bathroom features stained glass sconces and a third skylight. Hanging in the bath is a unique quilted photograph of a nurse that the owner found beside a dumpster in New York's Soho. It became the center piece for a surprise birthday party thrown for—your guess is a nurse. At the front overlooking the street is a guest bedroom. **JW**
Square 892

Moses Kelly acquired Square 892 in the 1860s. Born in 1820 in New Hampshire, Mr. Kelly came to Washington during the administration of Franklin Pierce who was a personal friend and served as Secretary of the Interior under James Buchanan. He then became cashier of the National Metropolitan Bank. He and his family lived at 507 E Street NW. The census records Kelly as owning $15,000 worth of property in 1880 but $150,000 in 1890. About 1877 Kelly built eight pairs of frame houses in Square 892; four on Seventh Street and four on Eighth. Two of these houses are on the Tour.

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

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

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

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

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

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

In the living room, the owner's love of art is further demonstrated by the original Fernando Botero drawings that flank the fireplace and the Adolph Osswald drawing from 1200 on the front wall. Several pieces of furniture displayed in the room have been rescued from a previous life and restored, including the seta from a barn in Ohio and the collection of silver from the front table from a thrift shop in Georgetown. The light fixture is a Buxi chandelier the owners acquired in London.

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

Toward the end of the front hallway, you'll hardly notice the powder room built in under the stairs. This was the location of the original stairs to the basement and was converted to a quiet powder room in early 1960s with a very unique French toilet.

In the kitchen, which was renovated in 1999, the fun cabinets display an extensive collection of Vauxhall and Rock china from the early 1900s, interspersed with egg cups from the 1950s. The center island was reconstructed from a counter from French pastry shop and the surrounding stools used to grace a post office.

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

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

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

Upon entry into the house, a beautiful wood mirror hangs on the wall, as it has for the past 30 years. The living and dining rooms are a museum of artifacts, paintings, sculptures and other art acquired from the owner's travels overseas. Most of the art is from Asia and Africa, including a unique Japanese chest in the corner of the living room, which was constructed without a single nail! Another prized piece is the self portrait of Isaac, which proudly
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8 AND 9: Square 892 continued

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

Hidden under the front stairwell is a powder room which features a colorful Italian painting. Down the hallway is the kitchen which was updated in the 1990s and includes a beautiful hand painted mural by Charlotte Courcoun, a local artist, and a corner hutch that was repurposed with shelving to use against the left wall. There is a sunny family room at the back of the house that features art from local artist Jan Korn. Outside is another spacious patio which provides ample space for entertaining and gardening. Mr. Carmos favorite pastime. As an agronomist, Mr. Carmos love of plants is evident throughout their charming home, including on the second floor addition completed in 2006 by Capitol Hill architect Stephen Lawlor of Lawlor Architects, which functions as a greenhouse and sunroom. The room is covered with windows and sun lights, and filled with beautiful plants from all parts of the world. A couple of highlights include the Stapleton fern, which is an "air" plant that doesn't need or use soil as do land plants; and the Angel's Trumpet, a lovely, fragrant blooming shrub. The room was also featured in an episode of "28 Ways to Add Value to Your Home" on the Home and Garden network (HGTV) last April.

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

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

The nineteenth century meets the twenty-first century in style at the western end of historic H Street. Previously, from 1820 to 1974, the property served as a Home for the Aged under the direction of the Little Sisters of the Poor, a Roman Catholic Order, and then home to the popular Capitol Childrens Museum until 2004. Square 751's landmark building now has been transformed by Abdo Development Inc into a 44 luxury loft condominiums known as The Landmark Lofts at Senate Square. Composed of the just completed Senate Square Towers, which house 450 luxury rental apartments located on the same square, and you have a fine example of historic preservation and "adaptive reuse", while creating a gateway residential development for Washington's burgeoning H Street corridor.

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

Washington, DC Foundation was established in 1889. Upon equestriega their first home at 504 G Street NW, Father Jacob Ambrus Walter, the fourth pastor of St. Patrick's Church, helped the Sisters find the larger, 2.3 acre parcel at this H Street site in 1887.

A keystone found in the main building suggests that the main building, chapel and several support buildings were constructed in 1874. The patient facilities would be doubled in size following the issuance of a permit to construct a four story brick addition to the west of the original structure was issued on October 19, 1876. The cost was $11,000. A variety of support buildings such as stables and fuel sheds were added over the years. Brick sleeping quarters for the nuns replaced the earlier frame building in the 1890s (see 1904 plat). The last major addition took place in the early 1950s when the Little Sisters of the Poor added a 43-bed wing and an auditorium to the convent grounds.

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

The building that once housed the sleeping rooms (in the 1904 plat above) is now the community center for the Senate Square development (shown top, right).
Abdo Development purchased the property in 2004. What you see today is the culmination of 30+ years of vision to incorporate, within the historic fabric of H Street, residential housing of the highest quality which would inspire others to invest in retail development and other housing opportunities in a long-neglected corridor. The Broadway Group, developers from New York, partnered with Abdo Development in the project by constructing two 12-story luxury apartment buildings on the northern corners of the property.

Today, a fountain signals the main entrance into the Senate Square Towers and Landmark Lofts Condominiums at 215 I Street, NE. A common amenities building for the complex is an addition to the right. Together they hold 44 condominiums with unique floor plans, each with outdoor spaces in the form of private patios, terraces or balconies. The Tour includes the former Chapel, still under construction, which is being transformed to a one-of-a-kind 2,000 sq. ft. home with three bedrooms, an open den and two terraces. Note the plazas (several original and others recreated to same dimensions), the original riches in the dining room and dined ceilings in the den and master bedroom areas. Other Landmark Lofts units open include a patio-level two bedroom and den floor, with interior design by Maia Abdo, the developer’s wife, and two spacious penthouse units which feature singular architectural elements and spectacular views — including a six-foot round window with Capitol Dome views, loft dens and oversize, claw-foot tubs, cherry floors, exposed brick and beams, and large terraces.

The Broadway Group, developers of the four hundred thirty-two unit Senate Square Towers, share an amenities package with the owners of the Landmark Lofts which include a 70-foot rooftop lap pool, state-of-the-art fitness center, private underground parking/garage and use of the aforementioned commons building at the entrance to the project. The rooftop deck of the western tower is open for the Tour and provides amazing views of the H Street corridor and the rest of the Capitol Hill neighborhood. From plinth to pediment, the Senate Square Towers and Landmark Lofts Condominiums provide a western gate for Washington’s historic H Street corridor.
H Street Pub Crawl, Saturday, May 10

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

By 1967, the year before the riots, there were no residences in the 1200 and 1300 block of H, although some shop owners lived upstairs. According to Wikipedia, "H Street catered primarily to a working class clientele, but was densely commercial, with restaurants, theaters, banks, grocery stores, clothing stores, and Orisman Chevrolet, one of the most prominent car dealerships in the city. It was the location of the very first Sears Roebuck store in Washington. In addition, two of the most recognizable and popular locations were the white-only Modern style Alva Theater at 1331 H Street and its black counterpart, the Plymouth Theater, down the block at 1305 H Street. Like the theaters, most of the businesses in the H Street corridor ... were strictly segregated, but some businesses (an unusual number of which were black-owned) catered to both black and white customers." Much of the damage on H Street occurred west of Eighth Street.

The businesses open for the tour include:

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

The Red & the Black, 1232 H Street NE. In 1915 it was Swinge's Hardware. By 1967 the Community Barber Shop.

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

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

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

Rock and Roll Hotel, 1333 H Street NE was Casswell's butting alley in 1915 and the J.C. Furniture and Shoe Company in 1967.

Sara Espresso & Wine, 1359 H Street NE was the home of Vincent Kelley, a baker, in 1945 but it had become the Palace Cleaners and Tailors by 1967.

The Argonaut, 1433 H Street NE housed De Grazia's Barber Shop in 1915 and probably Poor Teel's Restaurant, which was listed as 1431 in 1967.
Mother's Day Tea, Sunday, May 11

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

The Playhouse occupies a building that was constructed in 1928 by William Ohmsky and leased to auto-related businesses. The building first was occupied by Sam's Garage and later by car washes. The building was built speculatively to capitalize on the demand for automobiles and the significant growth of the automobile industry. With the advent of the war and gasoline rationing the property was converted to a motion picture theater. The Plymouth Theatre, created as a neighborhood theater for blacks, opened in 1943 and closed in 1953. Morris Hallett was the architect for this adaptive reuse that took the former car salesroom and converted it into a 300-plus-seat movie theater.

Subsequent occupants included King Furniture and the Jet Aces Roller Rink. Clements Printing purchased the property from Ohmsky in 1959 and remained there through the 1968 theater, green room and dressing rooms, and galaxy space in the lobby. The Playhouse (including the gallery space) is available for all local artists and community organizations to reserve as a place to share their work (pending availability). See www.hstreetplayhouse.com.

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

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

The Playhouse served as a catalyst for the long awaited rebirth of the H Street NE corridor. During the past several years a group of artists and other professionals, including city officials and small businesses, initiated a new interest in the development of the H Street commercial corridor; a movement that is gathering steam to revitalize this area of the nation's capital. The building itself has received landmark designation.

The home of a resident company, Theater Alliance (founded in 1993), the H Street Playhouse houses a 100-seat black box theater. The Playhouse is open year-round and is one of the only remaining arts-focused neighborhood theaters in the city.
Some Capitol Hill Architects and Builders

Albert H. Beers, architect (1892-1933). Originally from Bridgeport, Connecticut, at the time of his death he lived at 757 Park Road, NW. Washington, D.C. His office was at 1342 New York Avenue, NW. Beers worked extensively with Harry Wardman, and two of their projects appear on the National Register of Historic Places. Beers designed many rowhouses for Wardman and is credited with Wardman’s breakthrough designs for “daylighter” rowhouses. He also worked with other builders, including Harry A. Kite, Chris Cox Dawson, George Bertman, and T. F. McColgan.

Clement A. Didden, architect (active 1873-1923). Didden was a valetinist architect and a member of a distinguished Capital Hill family. He practiced with his son, George A. Didden, as C. A. Didden & Son from 1905-1916. In addition to the store at 206 Warren Street, NE, Didden also designed a Neoclassical house for Bartholomew Doremus at 312 East Capital Street (1908).

Charles Gesford, architect (builder 1833-1884). Gesford, who lived at 901 South Carolina Avenue, SE, was one of the best-known builders/architects on Capitol Hill. His work includes “Philadelphia Root,” a Queen Anne-style brick rowhouses (803-832 D Street, SE; 638-642 East Capitol Street). He also built alley dwellings (Georgetown Court). He borrowed his houses, when the Depression of 1893 hit, he left with rowhouses that no one would buy. He died a year later and was buried at Congressional Cemetery.

Lewis Worthlow Giles, architect (1884-1974). Giles was a well-known African American architect who graduated from Armstrong Technical and studied architecture at the University of Illinois. After serving in World War I, he worked in the office of Isaiah Himes from 1918 to 1921. In 1921, he opened his own office at 1201 U Street, NW. He designed many houses for the Circle Baptist Church, 4201 Eighth Street, NW. New Mt. Olive Baptist Church, Fifty-eighth and Grant Streets, NE; offices, apartment buildings and houses in Capitol Hill, Brookland, Eckington, Capitol View and Deanwood. Later, his house and office was at 4428 Kent Place, NE, a house that he designed.

Herren R. Howenstein, builder (1877-1955). Howenstein was a major Washington developer in early twentieth century. He built many “daylighter” rowhouses, including several on Capitol Hill, beginning in the early 1900s. His rowhouses often feature a straight slate main roof with a gable dormer. Later, with a partner, he built and owned a number of large apartment buildings, including 1301 and 1321 Massachusetts Avenue, NW, as well as the Waterfield, Potomac Park, Chatham, Highview (1905 Thirteen Street, NW), and the Embassy (1915 Harvard Street, NW). In 1933 and 1934, Homes purchased Highview and the Embassy. The foreclosure sale proceeds were less than the mortgage balances. Howenstein and his partner had personally guaranteed the mortgages, and were liable for this deficiency, which they could not pay. As a result, they both went bankrupt in 1935. Howenstein had lost $13.80 in cash plus the stock in H. W. Howenstein Co. (also bankrupt) and owed almost $400,000. He died in 1955, after a lung illness.

Harry A. Kite, builder (1882-1933). He was a prominent Washington row house builder who designed buildings in the 1900s, including the Ritz Carlton, Hotel Baker (919 H Street, NW, 1908), the Shoremont, and the Washington Hotel (1910). He died in 1935, after a lung illness.

Albert E. Landvright, architect (1882-1955). He was born in Washington and attended McKellary High School. He began working for Harry Kite in 1913, served in World War I, and afterward continued to work as an architect. He designed residences and apartments for Kite and for Beers.

George T. Santmyers, architect (1880-1965). He studied architecture at the Washington Architecture Club Atelier (1908-1912), worked as a draftsman for Harding & Upton, Washington, DC, and began his own practice in 1914. He designed many apartments and hundreds of rowhouses, including many on Capitol Hill, for Thomas A. Jameson and Harry Kite.

Alexander H. Sonneman, architect (1872-1951). He was born in Montgomery County, Maryland, and attended high school in Rockville. He studied architecture with his father (who had taught architecture at the University of Colorado, Denver) and began practicing architecture in 1911. He worked extensively for Harry Kite, designing rowhouses and apartment buildings including Neue Gardens, 2200 Ohio Street, NW. In 1910 he designed two-story Mediterranean Revival rowhouses with front porches and overhanging red tile roofs for the Houses Breda, 20th Street, NW; 31st Streets, NE, including Van Ness Place, NE. Sonneman remained active through 1954.

B. Stanley Simmons, architect (1872-1933). He came to Washington as a child and later studied architecture at M.I. T. He was one of the most prolific architects in Washington, and worked with every major developer, including Harry Wardman and Lester Bar. He designed and built buildings in the 1890s, before he moved on bigger commissions. His rowhouses included several on Capitol Hill, beginning in the early 1900s. His rowhouses often feature a straight slate main roof with a gable dormer. Later, with a partner, he built and owned a number of large apartment buildings, including 1301 and 1321 Massachusetts Avenue, NW, as well as the Waterfield, Potomac Park, Chatham, Highview (1905 Thirteen Street, NW), and the Embassy (1915 Harvard Street, NW). In 1933 and 1934, homes purchased Highview and the Embassy. The foreclosure sale proceeds were less than the mortgage balances. Howenstein and his partner had personally guaranteed the mortgages, and were liable for this deficiency, which they could not pay. As a result, they both went bankrupt in 1935. Howenstein had lost $13.80 in cash plus the stock in H. W. Howenstein Co. (also bankrupt) and owed almost $400,000. He died in 1955, after a lung illness.

Harry A. Kite, builder (1882-1933). He was a prominent Washington row house builder who designed buildings in the 1900s, including the Ritz Carlton, Hotel Baker (919 H Street, NW, 1908), the Shoremont, and the Washington Hotel (1910). He died in 1935, after a lung illness.

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