CAPITOL HILL
RESTORATION SOCIETY

56th Annual
House & Garden
Tour

In the Shadow of the Capitol:
Old Traditions, New Beginnings

Mother's Day Weekend
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SATURDAY, MAY 11TH
56th Annual CHRS House & Garden Tour  
4:00 – 7:00 pm  
Refreshment Break: 5:00 – 8:00 pm  
American Legion Post #8, 224 D Street, SE

SUNDAY, MAY 12TH
56th Annual CHRS House & Garden Tour  
12:00 pm – 5:00 pm  
Refreshment Break: 3:00 – 5:00 pm  
American Legion Post #8, 224 D Street, SE

CHRS would like to thank:  
American Legion Post #8 for the Refreshment Break

Cover “Twilight Capitol” by Thomas Bucci

Thomas started painting in watercolor in 1988 after seeing the work of J M W Turner at the Tate Gallery in London. He has been exhibiting his watercolors and other works since 1991. He has an undergraduate degree in Fine Arts and a Masters in Architecture. After a few years of practice as an architect Mr. Bucci has devoted himself full-time to painting and exhibits many weekends at Capitol Hill’s Eastern Market. www.thomasbucci.com

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Dear Friends and Visitors:

Welcome to the 56th Annual Capitol Hill House and Garden Tour!

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

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, we have worked continuously to defend and protect the history, architecture and amenities of Capitol Hill life.

Each year the tour features a different part of Capitol Hill. This year spotlights the area just south and east of the Congressional complex, bounded by Pennsylvania Avenue, First Street, Garfield Park and Third Streets, SE. I know you will enjoy the brilliant gardens and spectacular houses which range in age from nine to one hundred forty-three years old. Several of the houses are built on the former Duddington Estate, which began as a 1600’s land grant of Lord Baltimore and remained in the Daniel Carroll family until 1886. Today the one-block Duddington Place (between E and F Streets, SE) is a welcoming neighborhood all its own, lined with park benches and boasting the longest continuously running block party in the city, now in its 45th year.

The tour’s theme, “Old Traditions, New Beginnings,” celebrates the coexistence of heritage with modern life. Some of the houses were restored from near ruin and several served other purposes, such as shops or boarding houses, before becoming the homes we enjoy today.

Some traditions of note:

- The Capitol Hill Historic District is the largest historic district in Washington, with 8,000 contributing structures.

- The Capitol Hill House and Garden Tour is the longest continually running tour in the city.

- The Capitol Hill Restoration Society, founded in 1955, is the oldest and largest civic association on Capitol Hill.

New Beginnings:

- Congratulations to the Capitol Hill Day School on completing the major renovation of the 114-year old Dent Building. The students are enjoying their fresh new spaces!

- In my first year as CHRS President I have had the pleasure of getting to know the full spectrum of organizations, businesses and individuals whose good works make Capitol Hill the envy of the city. We are incredibly fortunate to have such strong supporters in our midst and my sincerest appreciation goes to all of them.

- In May 2012, Capitol Hill lost one of its most influential advocates, Dick Wolf. A longtime CHRS board member, Dick was passionate and outspoken in his defense of the Hill as a place to live, work and grow. He is terribly missed and the work he began will be continued by many. With the help of generous donors, CHRS is establishing an annual lecture to honor Dick Wolf and to encourage a new generation of students to pursue the urban planning and preservation challenges he so relished. We look forward to the beginning of this new tradition.

On behalf of CHRS, I want to extend a sincere thanks to all the homeowners featured on this year’s tour for their tremendous hospitality; the Capitol Hill Day School for opening their doors to our visitors; American Legion Post #8 for their service to our country, and for hosting the tour refreshment breaks; the house captains who ensure a safe and enjoyable visit for our tour goers; the 300+ house docents, history writers and other volunteers who staff 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, and CHRS’ efforts in the community throughout the year, would not be possible.

I especially want to thank Michelle Carroll, Co-Chair of the Capitol Hill House and Garden Tour, for her excellent and tireless work in planning the tour; Paul Cromwell, past Co-Chair, for his guidance and assistance; and Gloria Junge, our Office Manager, for going above and beyond—as usual—to ensure the success of this event.

A final thanks goes to all of our CHRS members. Working together, we make Capitol Hill a special place.

Janet Quigley
CHRS President
CHRS Board of Directors

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2013 CHRS House and Garden Tour: Old Traditions, New Beginnings • 3
CHRS sincerely thanks all of the owners who graciously opened their homes and gardens for the 2013 tour; the legions of volunteer docents and assistants; our valued advertisers; and the corporate and individual sponsors and supporters without whom the Capitol Hill House and Garden Tour would not be possible.

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Proud To Support Capitol Hill Restoration Society
Cottage charm combined with townhouse elegance epitomizes this wonderful old brick-front home, which dates to the Civil War and today provides a stylish venue for owners Don, an artist, and Bill, a law professor, to host many gatherings for charitable causes. A new façade, including the two story bay, was added in 1884 by owner Judge Joseph Holt who lived nearby on New Jersey Avenue. As the Judge Advocate for the Army, Judge Holt had been directly involved in the prosecution of the Lincoln assassins.

Fine-artist/co-owner Don Patron’s artwork (and that of his forebears—he’s the latest in a long line of artists) appears throughout the home, starting with the entryway’s cherry blossoms painting, above the long Napoleon chest. For the past 11 years, Don has painted the Tidal Basin’s exquisite blooms and auctioned the paintings (and other work) for charity. Many of the home’s walls are also adorned by metalwork mirrors made in Haiti and bought by Don and Bill at their most-loved local shopping spot, the Eastern Market, with half the purchase prices going to Haitian earthquake reconstruction efforts and Haitian orphanages.

The focus of the formal living room is Don’s striking blue and gold abstract painting, “Sunshower on Screendoor,” above the original working fireplace. Landscapes by a great-great grandfather and a great aunt adorn an opposite wall. The shelving and cabinets in the archway that divides the entry and living room were built by Capitol Hill craftsman Daragh Cassidy.

The oak French doors to the dining room were built to match the solid-oak paneling, from an old Washington train station, that covers the walls nearly to the ceiling. An antique leather Chesterfield settee flanks the doors and adds warmth to the room, which has hosted Supreme Court justices, artists, and philanthropists at private dinners.

Another pair of custom-built French doors leads to the English cottage-like kitchen, replete with exposed “pilgrim” beams on the ceiling and leaded Tiffany casement windows opening onto the garden. The charming wallpaper, at least 70 years old, was painstakingly cleaned and restored by Bill and Don. The kitchen’s solid-brass chandelier is the oldest feature in the house, going from candles to electric bulbs in its nearly 200 years.

A walnut staircase leads to the second floor, with the stairwell walls offering additional samples of the host’s artistry and versatility. The second-floor bay-windowed front room is a sitting room and studio. The current ceiling features exposed-beam ceilings and gold-leaf medallions. A back-lit Tiffany window and lamps adorn the carved wood bar—a popular socializing spot for Don and Bill’s personal entertaining and fundraising activities to benefit military families dealing with PTSD and domestic violence.

A small guest room, called the Harry Potter room for its cosiness, is tucked behind the Tiffany stained-glass bar. The room was built in 1884 and extends over the home’s exterior carriageway leading to the garden. It has hosted many wonderful souls in need of deep slumber, and doubles as a study for the frequently cited Professor Eskridge to work on wide-ranging legal subjects.

Back to the first floor, kitchen doors lead to an exterior lattice-covered brick patio, festooned with blooming wisteria in spring. The focus of the exposed patio will soon feature a Victorian circular fountain. Raised brick flower beds define the borders. At the far end is a “four-seasons” iron bench from a Cunard ship, its origins identified by the unusual bottom fittings of its legs, which secured the bench to the ship’s deck. The marble-topped table and two other chairs also likely came from a ship, judging by their lower legs’ fittings.

Please exit through the front door. *RG
I live on the Hill & Love it!

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This house, built about 1869 when C Street was called Engle Place, spent most of its long life as a multi-unit dwelling. When the current owners purchased it in 2009 it consisted of five small apartments, mostly occupied by long-time tenants. They began the renovation process while living in the top floor unit with no running water in the kitchen. As the existing tenants found new homes, they were able to expand the renovation (and move into the basement for more space). The entire house was eventually gutted down to the studs and floor joists.

As you enter the small front garden, you’re welcomed by the peaceful sound of a gurgling fountain and goldfish pond. The tall windows facing the street hint at the light coming inside. On entering through the original front door, under the German flag that celebrates the wife’s heritage, you see the new acacia wood flooring. The original floors couldn’t be salvaged, and there had been an eight-inch slope from the walls to the middle of each floor, so except for the kitchen and bathrooms, this unique very hard flooring is used throughout the house. Above “sistered” joists and new subflooring, all the floors are now level and solid.

The house is fully wired for modern technology. There are five wireless routers, three servers, two strands of network cable hardwired to every room, and an eight-zone audio system with speakers almost everywhere (including the rear courtyard). The illuminated keypads you see on the walls control the whole-house audio system. Under a window seat in the living room is the media nerve center – a Windows 7 media center that provides all the audio and video services through the whole house. All but the main TV (over the fireplace) run off ‘media center extenders,’ actually X-box video game consoles. So for every TV, there is an X-box close by. Ironically, the owners have never once played a video game on any of them.

Built into the wall under the new staircase is a low-to-the-ground aquarium, perfect for the couple’s young son (and cat!). Just beyond the aquarium is a bookshelf that doubles as a secret door, behind which is the staircase to the basement (not open).

The custom gourmet kitchen has extra wide slabs of marble on the counters and sports a touch-faucet for easy use. The owners designed the cupboards using CAD software and had the boards made to order and shipped to the site to be constructed and installed. They are higher and deeper than normal cabinets to maximize storage capacity. The curved ceiling is the result of looking for an interesting solution to different height cupboards.

On the second floor, through a set of French doors, what used to be the library and attached “drinking room” (as the owner called it) have had to give way to what is now a play room and nursery for their son. Up three short steps, the master bath has a large 5-head shower and attached Jacuzzi tub with underwater colored lights and a built-in television (yes, there is an X-box hidden behind the wall here, too!) The same stone is used throughout all the bathrooms in the main house. The master bedroom, along with the two guest rooms on the third floor, has ample built-in closet space. To make room for the master closets, an old fireplace had to be covered over. On the roof space above the nursery is a picnic table, allowing for al fresco dining in good weather.

Return to the kitchen and exit to the back courtyard, which also has dining space, another fishpond, and a built-in gas grill. On the southern end of the courtyard is a two-car garage that opens into the rear alley. Please exit the property through the garage. *LDJ
Bethany and Wes Goodman  
*Square 733*

This charming one bedroom, one bath home sits tucked away from busy Capitol Hill life in the narrow alleyway of Rumsey Court. Residents Bethany and Wes Goodman relish the chance to stay conveniently close to the political buildings where they both work and yet enjoy the seclusion of being located on a hidden parcel of land, known only to residents and the adventurous Sunday jogger.

The building was renovated three years ago by the owners, Charles and Susan Parsons, prior to the current residents moving in. Rumors abound as to what the building may have been used for in the past, ranging from the home being a funeral home and construction company, to a garage dating back to the late 1800s.

An original wood beam located on the kitchen ceiling reminds visitors that the property is historical, while the home’s updated appliances, floors, windows, and other amenities reflect its modernity. The residents’ favorite aspect of the house is its light. The home “doesn’t have that narrow, closed-in feeling of a row house,” notes Bethany. “Also, the open floor plan means you can be in the kitchen and still see people and know what’s going on.”

Four windows, two skylights, and a set of French doors usher sunlight into the home. Reflecting off of cream-colored walls, the light brings the space alive and enhances the blend of traditional and modern furniture filling the living room. An unlikely candidate for being a sumptuous space considering its atypical location and size, the home is a wonderful example of how a thoughtful renovation can lead to beautiful and highly livable results. *CP*
This 1892 row of fourteen homes, each with its own distinct late Victorian façade, was created by the developer John F. Waggaman and designed by architect Charles E. Burden. Each house was estimated to cost $2,500. Waggaman was an initial developer of Ocean City, Maryland and later became its mayor. Prior to development, the land was part of the estate and orchards of Daniel Carroll, whose mansion stood to the south on what is now Duddington Place.

The home at 138 has been occupied by a diverse group of people since its construction, including in 1907 John Hahn, an employee of the Bureau of Printing. In the mid-1940s it was a rooming house for soldiers, and the immediately prior owner was retired Alabama Congressman Terry Everett. This eclectically appointed three-bedroom, two-and-one-half bath home was purchased three years ago by Lisa and Gary Jones. They have worked hard to create an inviting space. As soon as you walk indoors, the home’s warm and comforting aura surrounds you. Russet tones, traditional middle-eastern rugs, and plush embroidered pillows make the visitor feel immediately welcome.

The owners are antique buffs, evidenced by the thoughtfully placed furnishings and décor in the home’s formal living room. As you enter the front door, the living room (originally the formal dining room) includes a Russian curio cabinet that belonged to Lisa’s great-grandmother, an early-American hand-painted chair, and a “Gone with the Wind” lamp from the second half of the 19th century. Resting on the coffee table is a 100-year-old Lenox bowl with a hand-painted scene of Venice’s Grand Canal. Over the fireplace is a contemporary painting of Fernald Point, a well-known surfing spot south of Santa Barbara, California, that was beloved by Lisa’s father. Gothic arches add charm to the original living room windows facing out onto E Street.

 Upon going upstairs, the first room that greets the visitor is an internationally-inspired family room, originally the house’s main parlor, which hints at far off locales and is yet anchored in traditionalism. An antique blue-and-white Willow Ware platter sits above the fireplace with other curios, and two couches strewn with African pillows beckon visitors to sit. The lamps are antique converted Turkish vases, and Turkish tiles are on the walls. As Lisa says, they want their “guests to feel warm and welcome” and thus have created a “visual feast for the soul.”

Many of the upstairs rooms and hallways feature artwork by Lisa’s mother, Florida-based artist Sandi Badash, to her daughter. Both offices include a number of her mother’s paintings, which harmoniously enhance the wall colors and rugs. Gary’s second floor office boasts a tribal Nahavand rug from Iran, and Lisa’s third floor office has a rug designed by Susan Sargent. A favorite theme of Sandi Badash’s artwork is cats, and the Jones’ own gray cat, Tavi, has been the subject of numerous paintings.

A unique aspect of the Jones’ decorating style is their decision to paint every front room’s ceiling a different color, which they believe “ties everything together.” The house’s vivid colors, striking patterns, and eclectic influences from Asia, Africa, Europe, and South America reflect the owners’ diverse interests. As Lisa notes, “I look at monochrome rooms in magazines and appreciate their calm, but I can never decorate that way.” Her zest for color and pattern is infectious.

Return downstairs and visit the updated the kitchen, which boasts exposed brick, custom cabinet-fronts on IKEA cupboards, an antique chandelier, and wainscoting comprised of pocket doors turned on their sides. The marble backsplash was custom-designed by Architectural Ceramics, and the counters are from Old Mill Soapstone.

Please exit through the rear door and go through the garage and into the alley, then turn left to visit 126 E SE.  *CP
We always thought that a strong vision adhered to consistently and thoughtfully would result in what we have now: a community of choice for young families; a place where long-time residents want to remain in their old age; a locus of investment in an environment of limited investment sources; and the incorporation of many kinds of housing opportunities.

It's a complicated process to achieve these ends, but we have done it and will continue to do it in the future.

June 1, 2009
Monsignor Stephen J. Rossetti
Square 735 • House Captain: Chuck Burger

Enter the rear of 126 E Street, one of the fourteen row houses constructed in 1892 by developer John F. Waggamon. When the current owner purchased the house in 2003 it was divided into two apartments. Since moving in he has been constantly renovating, a major process that only was completed a few months ago, and that included new steel support beams to replace or support old wood joists, new copper plumbing to replace galvanized steel, and new PVC sewer piping to replace terra cotta. The guiding principle of the renovation has been “maximizing space,” and not just where you might expect, but in small details as well. The blinds on the rear Pella French doors are inside the glass; the hearthstone on the first floor has been set flush with the new Santos mahogany floors, and ductwork has been designed to create maximum closet space.

Entering the house from the back patio, the overall impression is a huge amount of open space. The dividing wall under the stairs was removed to open the rooms up and, for support, there is now cement footing below and steel beams and bolts above. The height-challenged crawl space under the first floor now has a horizontal HVAC system, accessed by a hatch, which services the first floor. This allows the rooftop HVAC system to easily service the top two floors, solving a problem that frequently affects older row houses.

During the renovation the paneling on the first floor was removed, revealing 1950s newspapers used as insulation and, hiding underneath, the original baseboards and molding. The baseboards were too damaged to be salvaged, so the owner took a section to Smoot Lumber, which was able to reproduce it for the entire floor.

The tiny full bathroom on the first floor, with a corner toilet and large rain head shower, again maximizes space. The front room has a custom-built cabinet that contains a Murphy-style bed that folds up to leave more open floor space. The closet doors along the opposite wall are custom, and the wiring for the television is hidden in the wall. The only original part of the first floor is the interior of the fireplace.

On heading upstairs the impression of maximum space continues. The staircase is wider than other houses on the block, and there are very few visible soffits for ductwork. The bright sunny living room looks out onto a loggia balcony accessed by a pair of French doors.

The kitchen and dining room are at the back of the second floor. The wood paneling was there when the house was purchased, as was the exterior spiral staircase that provides access to the back patio. On top of the hutch is a row of mugs from various news programs on which the owner has been interviewed. Above the fireplace is an artist proof of a Thomas Kinkade print.

The third floor is bright and airy, with two skylights. At the top of the stairs is even more closet space, in addition to the closets in the bedroom. The bedroom boasts a kilim rug from Turkey and artwork from Brazil. The bathroom is covered in exotic stone – from the marble tiles on the floors, walls, and tub to the granite counter. The showerhead is a constant temperature head that need only be turned on, and it will remain at the preset temperature. The back bedroom is used as a private chapel for prayer and meditation. The bookshelf is full of books and CDs by the owner.

As you leave by the front door, a graceful Waterford glass light hangs overhead. Turn and once again note the diversity of the facades that form the row of fourteen homes. Due to its great curb appeal, the owner decided to buy it before even walking inside! *LDJ
Donna Barbisch

Square 735 • House Captain: Ann Grace

This home was constructed in 1890 by Archimedes Heckman as a part of the development of Duddington Manor property that had occupied the entire square. The estimated cost was $3,000. Donna Barbisch purchased the home in 1990 when it was a pink-painted building with a “colonial” façade and three 1950s-style apartments—one in the ground floor, one on the first and one on the second. Upon undertaking a renovation she began to discover the charms of the original structure, largely bricked and painted over, and she was hooked: she wanted the two top floors for herself while retaining the ground level apartment as a separate unit.

The home was on the 2009 House and Garden Tour and is repeated this year because of several upgrades that have been made in the past four years, including the addition of solar panels on the roof, which accounts for the production of more than half of the home’s power use. Also this year the bright ground level two-bedroom apartment is open for the Tour.

During the renovation the first and second floors were gutted, bricked-up windows were uncovered, and the original doorway was exposed. When the pediment over the front door was removed, Donna discovered to her delight the brickwork for the original fanlight, which she recreated. She also uncovered small windows with fanlights on both floors of the north wall, which had been bricked over in creating the apartments’ bathrooms and closets. Charmed by these round shapes, along with the round turret walls, Donna emphasized roundness in the remodeling project whenever she could, including the addition of the reproduction stained-glass lunettes hanging in the window fanlights of both floors.

Unable to find original floor plans, Donna decided to open up both floors to create light-filled, flowing spaces. All windows were restored to their original one-over-one configuration, which adds to the home’s airiness. The windows in the rounded turret add light to the open living room. Behind the three doors on the back wall are a furnace, water heater, and coat closet. Donna added the powder room and the bar with refrigerator.

The charming fireplace and mantels on the first and second floors replaced raised brick hearths that were the focus of the living rooms in the 1950s configuration. Donna recorded the renovation process digitally, the results of which will be available for viewing during the Tour.

The kitchen was opened and expanded with reproduction cherry wood cabinets, granite countertops, and a wooden bar. The rear door opens onto a brick patio with hot tub, barbecue, and rounded molded sink and countertop.

The oak center stairs are largely as she found them; in the 1950s configuration, the entrance to the second-floor apartment was from the upstairs landing. Keeping with the “round” theme, the first step was rebuilt with rounded corners. The skylight is shared by the stairs and the master bathroom. The chandelier, of the same vintage as Donna’s house (1890), was found in Strasbourg, France.

A diagonally placed bed anchors the large, airy bedroom. From the windows of the rounded turret can be seen the Capitol dome and top of the Washington Monument. The green ceramic tiles of the master bath continue the green theme of the bedroom. The large, open study at the center of the second floor includes memorabilia from Donna’s days in the U.S. Army (where she rose through the ranks from enlisted reservist to Major General).

The home has seen a large number of people come and go over the years because of it use as rental property. One in particular stands out from an earlier era: Allautia Graul, alias Halyette Mizpaugh, was charged with and convicted of conducting a bawdy house on the property from October 1915 to January 1916. *RG
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$799,000

1123 Constitution Avenue, NE
$775,000

500 Groff Court, NE
$725,000

CAPITOL HILL HOME SALES
PREVIOUS YEAR COMPARISON

<table>
<thead>
<tr>
<th></th>
<th>2011</th>
<th>2012</th>
<th>Change</th>
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<td>Home Sales Over $500,000</td>
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<td>382</td>
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<td>51,256,745</td>
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<tr>
<td>Number of Units Sold</td>
<td>25</td>
<td>46</td>
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<td>46%</td>
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Source of Data: MRIS (Metropolitan Regional Information System January 1, 2011 - December 31, 2012)

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Duddington Place Blends History with Community

A hidden gem on this year’s tour is Duddington Place, a charming row of 120-year old brick houses between 1st, 2nd, E and F Streets, SE. In earlier days it was home to one of the grandest estates in Washington, Duddington Manor, whose property at one time reached from the Anacostia to what is now K Street, NE. Today it is a close knit community that boasts the oldest block party in the city, now in its 45th year.

The land was owned by Lord Baltimore in the 1600’s. In the 1720’s Daniel Carroll (1707-1734) married into the Calvert family, acquiring the land and passing it his son Charles Carroll (1729-1773), and then to Charles’ son Daniel Carroll (1764-1849). The younger Daniel was a prominent landowner, developer and speculator. He had hopes of capitalizing on the land’s proximity to the Capitol, and began by building a house for himself. As happens with many developers, things did not turn out as he expected.

In 1791, Daniel Carroll began building a house about halfway up Jenkins Hill near First Street, SE. The city was in the process of being surveyed, into streets and squares. Carroll was unsure whether his house would encroach on a future public street. He questioned L’Enfant about this, but received no definitive answer, and so resumed building. By November 1791, four walls and the roof were complete. That month, L’Enfant wrote to Carroll explaining that because part of Carroll’s house was in the street (New Jersey Avenue), it needed to come down. L’Enfant’s workmen began to dismantle the house. Carroll obtained a court order in Annapolis to stop the demolition. L’Enfant ignored it. So the city’s commissioners promised Carroll compensation.

Carroll also complained to George Washington. Washington wrote back that although other houses stood in streets, they had already been completed. Carroll had a choice—he could demolish the house and the government would reimburse him, or, he could finish the house, occupy it for six years, and when it was demolished in the future, Carroll would receive the 1791 value. Carroll decided to cut his losses, and in 1792, the commissioners paid him $4,466 for the damage to his house.

In 1793 he began again, and with architect Benjamin Latrobe completed Duddington Manor, a large brick house in the Federal style on a tract bordering the Anacostia River called Ceme Abbey Manor, in 1797.

Contemporary accounts indicate it was pleasant. In April 1800, Abigail Adams, planning her family’s move to Washington, worried that the President’s House (the White House) might not be ready in time. She inquired about alternative places to live. Duddington Manor was mentioned as a possibility. In addition to a comfortable house, the property had a springhouse, bath, and smokehouse, plus an excellent well-stocked fish pond. Carroll offered to rent Duddington Manor for $2,000, but John and Abigail Adams eventually moved into the White House.

Duddington Manor remained in the Carroll family until 1886, when the remaining daughters sold the land to a developer. The mansion was demolished and replaced in the 1890’s with the row houses we see today.

In 2013, Duddington Place is a wonderful one-block street with a friendly and active community spirit. Neighbors visit on the many park benches that grace its sidewalks. From its bucolic beginning to its urban present, Duddington continues to charm neighbors and visitors alike.
Archimedes Heckman received a permit in 1890 to build a row of nine homes, each 15 by 39 with an estimated cost of $3,000. The row started at 502 and ended at 518. The facades were not the same and the end units were larger. By 1900 the home at 518 had become a corner store run by Mrs. Katherine Buete. However, by 1914 it had returned to being a residence. Eventually the building was divided into two multi-floor apartments with entrances on Duddington Place. In 2003 the building was acquired by the current owners, who returned it to a floor plan typical of Capitol Hill homes of that era and changed the entrance back to 1st Street.

Facing the house from 1st Street, one notes the rusticated stone façade on the first level, with brick exterior above. The stone adornment is repeated just above the 3rd floor windows. Note also the tie rod ends shaped as stars between floors on the Duddington Place side of the house. While originally used to hold parallel brick walls together, they are now often used as decorative items.

One approaches the house through a lovely front garden. The metal steps and landing were custom built to conform to the period and accommodate the new placement of the entrance on 1st street. You enter directly into the living room, which was actually the kitchen in “Apartment No. 1.” On your right is a south facing window set in an archway, which at one time was the entrance to Apartment No. 1. The stairway ahead on the right was also part of this apartment.

Moving past the stairway, the half-bath on your right marks what was once the division between the two apartments. You now enter the dining room, which was beautifully restored by the owners. Here you may note the first of many lovely prints and etchings featured throughout the home. The kitchen, which is just ahead, is another charming renovation featuring modern conveniences delightfully crafted into an older space. The lovely orchids in the window above the sink are obviously thriving in their perfect place. Just off the kitchen lies the back patio.

Returning through the dining room to the staircase, head upstairs stopping to note the framed “Map of Paris” dated 1756 on the landing. On the 2nd floor, the master bedroom, dressing room and bath are on your right. Again we see a beautiful renovation of an older space that was once part of “Apartment No. 2”. On the left of the staircase lies what the current owners previously used as a nursery, but which is now used as a sitting room and office. The fireplace is a working fireplace, but the firebox was cleverly boarded over to create storage space while the room served as a nursery. The stenciled animals on the walls just above the baseboard are a delightful decorative feature.

Leaving the 2nd level, continue up to the 3rd floor. To the left on this level is a children’s bedroom where we again find the stenciled animals as a decorative feature. On the east wall of the bedroom note the shuttered doors behind which there is an unusual half closet. Opposite the children’s bedroom is the guest room, which features south facing windows providing lovely views of the treetops. At the back of the guest room is a short stairway leading to a roof deck offering amazing views of many Washington DC landmarks, including the dome of the Capitol, the golden torch of the Library of Congress, and the Washington Monument in the distance. This is truly a perfect place from which to view fireworks!

On leaving the 3rd floor proceed down the stairs all the way to the basement, which now serves as a family room and playroom. There is also a lovely bathroom in this area. From here you exit to a small patio area with steps leading to the street level.
Jane Chittick and Richard Salvatierra  
*Square 736 • House Captains: John & Aaron Smith*

Known by friends and neighbors as “The House of Light,” this home boasts 18 beautiful windows in the downstairs alone. The permit for the construction of the house, along with others on First Street, was issued on May 8, 1899 with an estimated cost of $2,500. The permit describes the property to be a dwelling, but as early as 1903 one source lists the property as a drug store. It is listed as a grocery store in 1915 and was known as Fischer’s Market in 1934. The original name for Duddington Place was “Heckman Place,” named for the first developer on the land occupied by Duddington Manor.

Owners Jane Chittick and Richard Salvatierra met in Tucson, Arizona. Her home in Tucson reflected her love of horses and Southwestern style. Richard was from DC and living in Tucson temporarily, so his belongings were in storage. When the two moved to DC together 10 years ago, they were happily surprised to see their tastes merge in a shared love of Southwestern art, European antiques, and objects collected during their travels.

As you enter the home, the dining room on the right houses an antique desk that was discarded by a New England family after their grandson shot it with his BB gun. Above the desk hangs Jane’s favorite piece of art in the house—an oil painting that depicts the horses’ movement, boldness, and force.

But above all, the hand-carved rocking horse in the living room window is the most beloved object in their home. In 1980 Jane was the Founding Executive Director of the Martha’s Vineyard Historical Preservation Trust. In this capacity, she led fundraising efforts to purchase the oldest carousel in the nation, the 1876 Flying Horse Carousel—which was hand-carved by Charles W.F. Dare and operated on Coney Island until 1884 when it was barged to the Vineyard—and designate it as a National Historic Landmark. Mr. Dare began his career carving rocking horses and in the mid 1870’s began to carve carousels. One of Mr. Dare’s rocking horses resides in the living room window and is a rare treasure, gifted to Jane for her work. Made in the 1860’s with a mane made of horsehair and glass eyes, the remains of the original paint and leather saddle are still visible.

In addition to its remarkable windows, including a picture window with a view of the Capitol dome, the living room retains the building’s original molding and wide plank floors. The soft bisque walls are a lovely backdrop for the couple’s eclectic art collection—a mixture of European prints and Southwestern paintings. Directly over the couch hangs a print by the Israeli artist, Tanguay. The desk, chairs, and chest date back to the 1700’s and were purchased in France, where Ms. Chittick used to live. The desk belonged to a tax collector in Normandy, and the chest—while purchased in France—is most likely Spanish or Portuguese in origin.

Alongside the artwork and antiques, whimsical collections fill the room. Sculptures of birds and horses by Jim Mullan are scattered throughout the space. Mr. Mullan, whose work has been exhibited at the Smithsonian Arts and Crafts Show, is known for his contemporary sculptures.

The kitchen is new, with granite countertops and colorful Southwestern plates from Tucson. It opens to a secluded outdoor patio. Upstairs and to the right is the couple’s office, with cheerful yellow walls and a sunburst mirror. Down the hall is the master bedroom, which also has original crown molding and views of the Capitol dome. The painting above the bed is by Reginald Jones from Tucson. He invited Jane to his studio and sold her the painting, with his trademark of lively horses joined by a rider wearing a black hat. ⋆ WF
The entire square was part of Duddington Manor, the 1797 home of Daniel Carroll. The home was sold in 1886 by Carroll descendants to E. John Ellis, a former Congressman from Louisiana who subsequently sold to other developers, the primary one being Archimedes Heckman. At the end of 1895, Major M.P. Caldwell received permits to build the 25 homes from 112 to 162 Heckman Place (the original name). Each was 15 by 34 feet with an estimated cost of $2,000. The home at 122 was rented for many years; in 1910 it fetched the princely sum of $17.50 per month.

In 1960 approximately thirty of the row houses were purchased by a development group, gutted and renovated to maximize space and create an open layout. The facades of some of the buildings were slightly changed by widening the front doors and adding brick steps. Once completed, these renovated homes on a small side street created an environment that attracted many new families to southeast. The name of the street was changed to Duddington Place in 1962 and 1969 saw the first annual block party, with the 45th scheduled for this year.

On entering the home at 122, the one-of-a-kind kitchen and a butler’s pantry are on your right and truly make the most of a small space. The custom cabinets, setback shelves, and ingenious drawers (including a hidden drawer just above the floorboards directly opposite the kitchen entryway!) create clever and functional storage areas. Pet-lovers will especially appreciate the dog feeding station that easily slides into the wall of the butler’s pantry when not in use. The countertop is granite, and all cabinets are cherry with a natural finish. Renovated in 2012 by Cindy Sayers of Creative Design Solutions, this space is truly remarkable and should not be missed!

Moving through the kitchen and butler’s pantry, one enters the main space of the ground floor, which has been opened up into one large room, combining the living and dining areas. Crown molding consistent with the period was used throughout. On the east wall in the dining area are custom designed cabinets with a functioning bar. These were added by the owner in 2012 when the kitchen was renovated.

A piece of particular interest in this area is a painting by popular Virginia artist P. Buckley Moss on the north wall to the right of the French doors as you face the garden.

Speaking of the French doors, they were added by the owner to replace sliding glass doors installed during the earlier 1960’s renovation. The French doors cleverly swing inward and fold out to create a large opening onto the lovely garden.

Stepping into the garden, notice the fountain as well as a dogwood tree, a camellia and a lovely butterfly bush. On the east wall, note the unique all-weather billboard material photograph, which provides year-round outside art.

Upon entering back into the home and proceeding toward the hallway and the front door, there are several additional interesting pieces. An antique bread table sits against the west wall, close to the entry hallway. The well-used metal tabletop and the unique curved drawers. Next to the sofa is an antique sewing machine.

When heading down the hallway toward the front door, a half bathroom is on the left. Don’t miss the charming handmade white ceramic mirror from Italy—a unique and special accent piece.  

PH
Brook Cason developed this row of nine houses based on a permit issued in 1896; each was 15 by 36 feet with an estimated cost of $2,200. John W. Davison, a 36-year-old clerk at Treasury and his wife Marion lived there in 1898. Two years later they had been joined by a daughter and a boarder, John Hall, 23, worked as a clerk for the Navy. A series of renters and owners followed.

Bert Kubli bought the home in 1998 from a family who had owned it for fifty years. He has turned it into a showpiece of ingenuity and creativity, incorporating finds from the Eastern Market flea market as well as yard sales. Bert has done the majority of the construction as a labor of love which is reflected in his craftsmanship in every single room. "Before" and "In-progress" photos appear throughout the house to illustrate how far it has come over the years.

The original house had a central staircase that cut across the center of the house, separating it in two halves. Bert relocated the stairs to open up the dining area and create a focal point of the staircase with its beautiful woodwork. A skylight above the staircase allows light in from above. The wood used in the stairs is carried into the floors of the dining area, kitchen and rear living area – each laid in a slightly different pattern.

What is now the kitchen was originally used as the dining area. Bert created a custom look within his budget by using IKEA cabinets and incorporating them into his own millwork. The living area at the rear of the house was originally the kitchen.

On the first floor, hidden behind a wall of art, is a full bath—with a remarkably small yet perfectly placed water basin and standard-sized shower and toilet.

The second-floor front room is a study/guestroom with custom painted jambs. The stained and sealed wood sills match the new flooring. The focal point of the room is a millwork enclosure opposite the front windows – it opens into a full-size Murphy bed for guests!

As originally built, the master bedroom was divided into two very small rooms by a wall to the side of the existing skylight. Bert removed the wall but kept the skylight in order to access the roof. Last December, 18 solar panels were installed on the roof.

The master bath features two freestanding lavatories, each angled in front of a window. The ceramic and stone tile work creates patterns and fit together like a jigsaw puzzle. Details such as the tile surrounding the lavatory bases allow them to “float” within the sunlight and the tiered towel rack anchoring the end of the room bring it together.

Bert also built—again, with his own hands, as a one-man job—the two-story Victorian-styled porch that faces west. The upper porch, accessed from the master bedroom, is screened. The open-air lower porch, accessed from the backdoor, has an exit to the backyard.

Co-owners Bert, 75, and Mark McElreath, 69, have been a couple for more than 12 years; they were married in DC in 2010. Both are retired: Mark from the faculty of Towson University; Bert from the National Endowment for the Arts.

Bert hired a crew to excavate under the house to expand the existing partial basement and dirt-floor crawlspace to the full length of the house, and in this space he created a one-bedroom apartment with a separate entrance and seven windows. Also in the basement area are two rooms not part of the apartment—Bert’s studio and workshop, which exit to the backyard.

The apartment is not available for the Tour but the studio and workroom are open and can be entered from the backyard. ✴️ AR
For those of you who have lived through eternal kitchen renovations or no-end-in-sight house additions, consider this: the entire Capitol Hill Day School –23,000 square feet in all – was renovated top to bottom in just eight months at a cost of $4,000,000. The work began the day after school let out in June 2011, and students moved back in after winter break in February 2012.

The first noticeable aspect of the renovation is at the main entrance of the building where there is a new reception area with visitor waiting space. This welcoming space also serves a security purpose, allowing the receptionist to personally greet and direct visitors who are buzzed in through the locked front door. The Head of School’s office is built on a new mezzanine up from the second floor and provides a bird’s-eye view down to the reception area.

While maintaining the original brick structure, roof, and wooden floors of the building, cox graae + spack architects were able to carve out space in a number of areas. Most dramatic was new space gained by eliminating the interior chimneys, which have long been unnecessary to exhaust fumes from the original coal-fired furnaces in the basement. The chimneystacks you see on the roof are now purely decorative. There are supports built into the redesign of the building that still hold them up, but the space is now open, adding another 900 square feet to the school.

Classrooms in the building have been renovated with new lowered cloud ceilings that hide sprinkler pipes and electrical wiring. The cloud ceilings improve the acoustics in the classrooms, maintain the feeling of height by exposing the large windows, and provide a bright surface to reflect light from the new energy efficient light fixtures, which operate on motion sensors. The classrooms have had technology upgrades that include smart boards and wireless connections. The new tack and whiteboard surfaces in the classrooms are designed to fit with the historic picture and chair rail moldings.

Prior to the renovation, the building did not have an automatic sprinkler system, so that was installed along with a new fire alarm system. The sprinkler system requires a separate water tank, so a huge hole was dug next to the school under the playground and an 8,000 gallon tank buried underneath to supply the sprinklers. A new elevator serves all the floors in the building and can be accessed from a barrier free entrance to the school on the north side. All the new mechanical, electrical and plumbing fixtures are designed to be energy and water efficient. CHDS considered a geothermal system, and dug a test well in back, but the District Department of the Environment rejected the plan due to concerns about heat dissipation affecting the Patuxent Aquifer. However, that test well is now used by the U.S. Geological Survey as a monitoring station for the aquifer.

On the third floor, the science room has been upgraded to include lab stations in addition to student desks. For safety, it has linoleum flooring instead of wood, new chemical storage cabinets and epoxy resin countertops. On the top floor, the art room includes a new kiln space, skylight and improved storage and work surfaces. The general contractor, Monarc Construction, had to schedule a number of top floor projects to occur at the same time while the skylights were open, including delivery of the kiln. Other rooms on the top floor include the welcoming library, the computer lab, middle school math classroom, and the language lab.

Capitol Hill Day School is a private school for pre-K through 8th grade. It was founded in 1968 and at first met in local church basements. It moved into the Dent Building in 1980, leasing the space from the District, and in 1997 purchased the building outright. To read more about the recent renovation and see photos, go to http://dentconstruction.blogspot.com/ * LDJ
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The ten homes sitting high above South Carolina Avenue were constructed in 1912 by Herman R. Howenstein, (1877-1955) who was a major Washington developer in early twentieth century. He built many “daylighter” porch-front rowhouses, including over 600 on Capitol Hill and northeast.

Ed Peterman, a horticulturist by training, purchased the home in 1996. The front lawn is planted with roses, salvias, hellebores, carex and stransvias, providing a lovely view from the porch. The first floor contains a stair hall, living room, dining room and kitchen with pantry. (Second floor not open.) The rooms are furnished with many family pieces, primarily from Peterman homes in Montgomery and Floyd counties in Virginia.

The stair hall displays a copy of “Miles to Go,” a watercolor by Z.L.Feng. The subject is Ed’s Uncle George Teany. Running up the stair wall are colorful copies of mid-century Life Magazines floating in frames prepared by Frame of Mine. Ed has added picture rails in each of the rooms, allowing artwork to be suspended and readily adjustable as to location.

The living room walls are decorated with twentieth century prints and an oil on canvas painting of a young boy by Joseph Whiting Stock (1815 – 1855). The furniture includes nineteenth century pieces and a grandfather clock case that was made by Ed’s grandfather after he retired in 1968. The mahogany desk with bull’s eye glass in each door dates from about 1850 was made in Kentucky.

Moving through the sliding pocket door to the dining room note the high chair on the left, which was made about 1835 in Montgomery County Virginia. The Jackson Press of walnut was made in Botetourt County Virginia, about 1850. The pie safe (notice the flower basket design in the tin sides) was made in Montgomery County about 1860. Note the blackened feet: southern pie safes often stood in small dishes of water in order to discourage ants. The pegged dining room table (with blackened feet) came from the Graham family in Floyd County, VA. The sides have been cut to allow high chairs to approach the table.

Ed added the crown molding, medallion and picture mold in the dining room. He also moved the door to the kitchen from the back of the room to the front as part of the kitchen renovation done in 2005. The kitchen counters are granite. The refrigerator is by Frigidaire, the dual fuel stove by Viking and the cabinets are cherry [Kitchen Collective, Annapolis Md.]. Note the Bosch dishwasher, clothes washer and dryer under the right hand counter. The pantry contains another pegged pie safe from Montgomery County. The exit door to the porch from the pantry is new, replacing the original which was moved to accommodate the Viking stove.

From the porch note the lush garden, and pebble dash coated garage at the far end, a rarity now on Capitol Hill. The mill wheel below is from the Teany family farm. Ed has placed grape vines along the left fence (last year 20 pounds of grapes made into jelly) with electric outlets below. A vegetable garden is along the back right fence. Perennials surround the lawn. Next to the fence on the right is an herb garden. Step onto the patio constructed by Level Green (Doug Delano of Capitol Hill). On the right fence is a metal sculpture created specifically for that space in 2011 by Grace Cathey, a leading metal sculptor in the North Carolina mountains and one of the few women sculptors who work with fabricated metal: cutting steel, welding, hammering, and shaping to create original pieces large and small.

Please exit by the garden gate and turn right in the alley and then right on 3rd Street for the next house. * PC
Diane Powell and Mark Uhran

Square 795 • House Captains: Lee Murphy & Nate Guggenheim

(Also accessible via alley alongside 535 4th Street SE)

As you mount the steps to this small pre Civil War era house, be assured that the old soft-brick structure is only an appetizer, with an amazing array of memorable courses, albeit of an architectural and interior design nature, to follow.

The Powell-Uhrans bought this modest home with a large empty lawn behind it in 2001 with plans to build their dream house. They also saw the property’s potential to be a bed and breakfast. The home, now referenced as a coach house, is popular with visitors (through bedandbreakfastdc.com). The rebuilt spiral staircase leads to two bedrooms, one with a double bed and one with bunk beds.

Leaving by the first-floor entry, turn left and stroll along the patio and the covered colonnade to the all-new 6 bedroom, 6-1/2 bath home built by local craftsman Stanley Svoboda to the Powell-Uhrans’ specifications and finished in 2004. The connecting colonnade was suggested to link the old and new buildings into a single structure.

Visitors entering the new home’s front door are welcomed by two “space coyotes,” a prize that Diane, employed by the National Aeronautics and Space Administration, purchased during a space design competition. Behind one of the two mahogany doors in the entry foyer (all doors in the house are solid hardwood) lies a mahogany-stained, birch-paneled powder room with glass vessel sink and black porcelain fixture. The floors throughout most of the house, which is 25 feet wide and 52 feet deep, are Brazilian cherry. Adhering to a century-old building code prohibiting windows in walls overlooking an adjoining property, the north and south walls have no windows. Light is maximized with a centrally designed three-story circular stairway sky-lit at the top and with French doors east and west, upstairs and down.

The dining room set is from Korea, where Diane was once stationed as a Signal Corps officer in the U.S. Army. Back home, she literally retrieved the dining room’s crystal chandelier from a junk hauler’s truck destined for the dump. The dining room and kitchen are separated by Corinthian columns from an Atlanta flea market, which match the half-columns near the home’s entryway.

The kitchen’s focal point is its huge mahogany-stained wooden island, which, along with the counter tops, came from a submerged pinewood dam in southern Virginia. Above the island is a brass chandelier, the kitchen’s focal point, which was blackened with age when purchased. Three Pied Pipers are poised for flight on its three extensions.

Look up the spiral staircase, with its oak steps, at the round skylight. The owners wanted the roundness as a counterpoint to the home’s otherwise predominantly rectangular construction. Stairwell niches display more treasures. The large picture at the top of the stairs to the second floor was copied and hand-painted from a greeting card Diane brought to a Korean artist. The floor’s dark wood is framed with light maple inlay.

The second floor is all business, that is, the couple’s B&B business. The four B&B rooms have different themes, and each has its own bathroom. All four rooms afford access to outdoor decks fore and aft. The old fashioned yellow-themed room at the front is a visitor favorite. Next to it is the “French room” featuring

continued on next page
crystal chandeliers and sconces. The two rooms at the other end feature modern and antique Oriental décor.

The Powell-Uhrans’ master bedroom suite on the third floor is defined by the skylight and the round balustrade. The large, open master bath is illuminated by a stained-glass window. The toilet is in its own discreet enclosure separate from the two sinks installed in an old mahogany double dresser. The master suite has its own deck/balcony, paved with wooden Jarra tiles from Australia.

Return downstairs and visit the lower level, which contains another bedroom-living room suite with Korean antiques and other finds. A half church door opens into a closet. The oak cabinets are from a mid-1800s French church, and still have storage shelves for vestments.

Exit through the first-floor French doors at the back and view the expansive grounds. Paved bricks complement the semicircular raised garden and the separate round herb garden plus birdbath. Mark built the long pergola from which heavy drapery is suspended in warm weather to conceal the property’s parking. The piece de resistance: a large oval pool and pool house for relief from our torrid summers. ★ RG
American Legion Kenneth H. Nash Post #8
Square 763

Refreshments will be served for Tour goers on both days of the tour! This is a change from the long tradition of Sunday afternoon only refreshments, compliments of the welcoming American Legion Post #8, a mainstay on Capitol Hill for over 90 years. Refreshments will be served from 4 to 8 on Saturday and 3 to 5 on Sunday. This will truly be a pause that refreshes. All will be served in the Event Hall, entered from D Street. Stronger refreshment is available from a cash bar. Please feel free to drop by on both days.

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 spawned Post 8. His family was instrumental in acquiring funding and receiving the Charter. Meeting spaces varied over the following years and included the Old Naval Hospital (now the Hill Center). The present building was rented in 1947 and purchased in 1950. It was constructed in 1890 by Stewart and Brother to serve as a feed store. And it was conveniently located: the Bon Ton stables were next door on 3rd while 216 D was constructed as a “carriage repository” and 212 D was built as a livery stable. Stewart and Company continued to use the building for grain sales until about 1935. During the next twenty-two years it served various purposes, including an auto repair shop in the present Event Room. The second floor rooms were rented occasionally. It is said that St. Peter’s Church rented office space for the nuns. Due to complaints about numerous women coming and going at all hours of the day and night, the police launched a prostitution investigation. Apparently, the nuns did not wear their habits to the office!

Post #8 has undertaken a series of community events over the years, including support for boys and girls clubs, athletic competitions, Children’s Christmas parties, Thanksgiving, Christmas and Wounded Warrior dinners, visitations to Veterans in the hospital and support of the neighboring Brent Elementary School. The Event Hall has been rented for a variety of functions over the years, from Congressional fundraisers, performances by the Amendments (a band comprised of members of Congress), and DC Ladies Arm Wrestling Competition, to weddings and subsequent baby showers and graduations. Every Veterans Day, November 11, the Post holds a ceremony in Folger Park followed by a Fellowship Luncheon.

For all too many years, Post 8 was not able to fully accommodate its Veterans and guests with mobility concerns. However, last year Post 8 became the recipient of a gracious gift of ADA compliant restrooms in the event hall. Associated General Contractors of America, Mr. Joe Jarboe, President, selected Post 8 for their annual Operation Opening Doors project. Thanks to Clark Construction, the lead project manager, along with numerous other contractors and vendors, Post 8 now has the appropriate facilities to be able to accommodate Veterans and their guests - from the elderly and Wounded Warriors of WWII & the Korean War to the youngest of Wounded Warriors from ongoing conflicts in Iraq and Afghanistan, and everyone in between. Post 8 has always welcomed them with open arms, but they are now free to come and stay a goodly amount of time! Post 8’s mission is to support Veterans and the local Community—and this wonderful gift allows the Post to better accomplish that mission.

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. Membership applications are available.

For further information on Post 8, see the web site (www.legiondc8.org) or contact Kathryn Stillman, Post Commander, at dcpost88@gmail.com.
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