

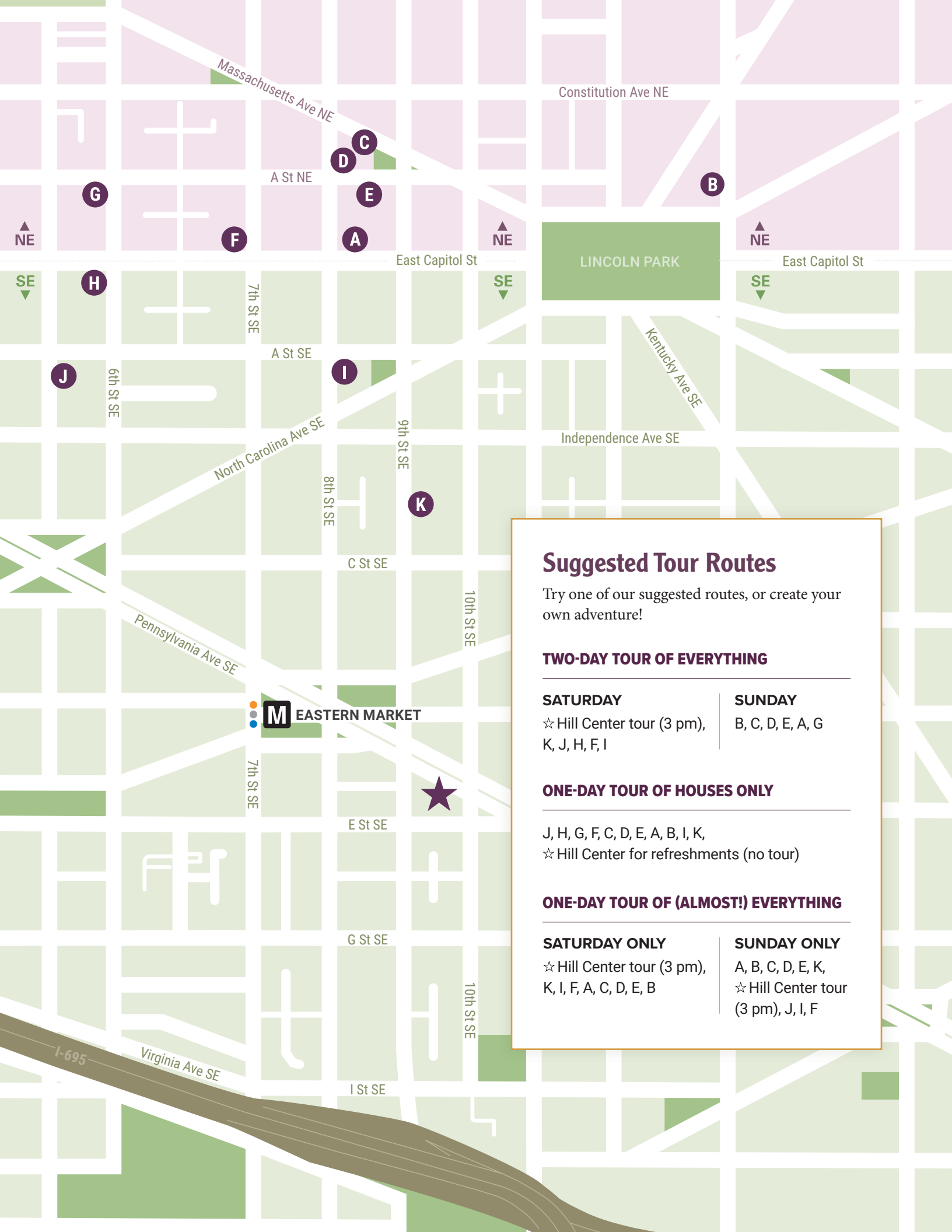


CAPITOL HILL
RESTORATION
SOCIETY

67TH ANNUAL

House & Garden Tour

MOTHER'S DAY WEEKEND
MAY 11–12, 2024



Suggested Tour Routes

Try one of our suggested routes, or create your own adventure!

TWO-DAY TOUR OF EVERYTHING

SATURDAY

☆ Hill Center tour (3 pm),
K, J, H, F, I

SUNDAY

B, C, D, E, A, G

ONE-DAY TOUR OF HOUSES ONLY

J, H, G, F, C, D, E, A, B, I, K,

☆ Hill Center for refreshments (no tour)

ONE-DAY TOUR OF (ALMOST!) EVERYTHING

SATURDAY ONLY

☆ Hill Center tour (3 pm),
K, I, F, A, C, D, E, B

SUNDAY ONLY

A, B, C, D, E, K,
☆ Hill Center tour
(3 pm), J, I, F

67TH ANNUAL

House & Garden Tour

MOTHER'S DAY WEEKEND 🌿 MAY 11–12, 2024

Tour Locations



WELCOME CENTER • REFRESHMENT BREAK

Hill Center at the Old Naval Hospital
921 Pennsylvania Avenue SE 3
Building tours at 3 PM each day

- A** 804 East Capitol Street NE 4
- B** 102 13th Street NE 5
- C** 813 Massachusetts Avenue NE 6
- D** 802 A Street NE 8
- E** 813 A Street NE 12
- F** 656 East Capitol Street NE 13
- G** Capitol Hill Baptist Church
525 A Street NE 14
- H** Friends Place on Capitol Hill
515 East Capitol Street SE 16
- I** 803 A Street SE 17
- J** 112 5th Street SE 19
- K** 228 9th Street SE 20

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Hours

Saturday, May 11 • 4–7 PM
Sunday, May 12 • 1–5 PM



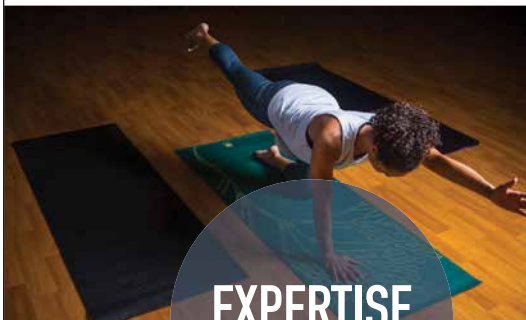
Congratulations to the Capitol Hill Restoration Society on the 67th Annual House & Garden Tour!



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President's Welcome

Welcome to the Capitol Hill Restoration Society's 2024 House & Garden Tour! 🌿



The theme of the Tour this year may best be described as “you cannot guess what’s inside by looking at the outside.” Most of the homes have never been on the Tour in its 67-year history. We have

homes with unexpected features: interestingly curved spaces, non-traditional layouts, a hidden running stream and a steam-heat fireplace. Two of the homes were completely renovated top-to-bottom in the last year. And two others are owned by interior decorators, who love to bring their work home!

The Capitol Hill Baptist Church and Friends Place on Capitol Hill have generously agreed to open their doors, both to see the beautiful historic interiors and also to offer restrooms and a place to sit.

The beautiful photograph for the promotional materials and the catalog was graciously provided by Rindy O’Brien, a Hill resident and artist, whose work you may have seen in the *Hill Rag* or at one of the art exhibitions at the Hill Center.

We are once again offering refreshments from local DC vendors Captain Cookie! and the Capitol Candy Jar. If you haven’t caught it before—or even if you have—architect David Bell will be giving tours and explaining the renovation of the Hill Center on both Saturday and Sunday at 3 PM.

When you’re at the Hill Center, please stop by the Tour Welcome Center to say hello and have something sweet—I will be there both days and would love to visit in person! 🌾

— ANGIE SCHMIDT, CHRS President

House Tour Team

Special thanks to our amazing House Tour team:

Planning

Fynnette Eaton, Jackie Krieger,
Angie Schmidt

Publicity

Chuck Burger, Marci Hilt,
Elizabeth Nelson, Libby Quaid

Graphic Design

Jean Kohanek

Advertising

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Beth Purcell, Libby Quaid,
Alison Ross, Bonny Wolf

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Jackie Krieger, Libby Quaid

Administration

Jill Uvena Cullinane

House Captains

Nick Alberti, Chuck Burger,
Kitz Cleary, Maygene Daniels,
Fynnette Eaton, Delancey Gustin,
Steve Hagedorn, Gene Imhoff,
Joanna Kendig, Jackie Krieger,
Chris Mullins, Elizabeth Nelson,
Sam Pastore, Gary Peterson,
Trudy Peterson, Beth Purcell



Thank You

The House & Garden Tour would not be possible without the assistance and generosity of our sponsors, supporters, business and individual donors—and especially the homeowners. Thank you!

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Phil and Cathi Smith
Elizabeth Cronan and James Kilsby
Karine Semple and Hunter Hawkins
Ann Mesnikoff and Howard Crystal
Anna and Jared Weaver
Capitol Hill Baptist Church
Friends Place on Capitol Hill
Adam Shapiro and Heather Bien
Gina Schaefer and Marc Friedman
Tim Temple

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The Hill Center has generously hosted CHRS once again this year, and is very supportive of CHRS programming. We appreciate our community partners!

Refreshments provided by



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About the Artist

Many thanks to local Hill writer and photographer Rindy O'Brien for lending us her gorgeous cover photo! You can see more of Rindy's work each month in the *Hill Rag*, at the Hill Center, and at rindyobrien.com.



Hill Center at the Old Naval Hospital 921 Pennsylvania Avenue SE

WELCOME CENTER • REFRESHMENT BREAK

This year the Hill Center will operate as a refreshment break, help desk and general information point of the House & Garden Tour. If you have time, make sure to see the Capitol Hill Art League Juried Exhibition and “The Art of Healing” by Military-Affiliated Artists, which are newly installed and will be on display until September 7, 2024.

Some background on the history of the building and the organization it houses:

In the spring of 1864, three years into the American Civil War, President Abraham Lincoln asked Congress for \$25,000 to build the country’s first permanent Naval hospital. It opened two years later at 921 Pennsylvania Avenue SE. The building has been home to many organizations in the 159 years since.

It was an imposing building with a blend of Second Empire, Italianate, and Greek Revival architectural styles. A seven-foot-high cast-iron fence circled the perimeter of the property. In a design by Washington ironsmiths Frederick and August Schneider, each section of the fence consisted of 13 vertical bars (the number of original states) extending upward from a base created by a row of seven compass circles representing the seven seas.

Within 30 years of its opening, however, the building was considered obsolete as a hospital and was used for training, offices, a records center, and finally as the temporary Home for Veterans of All Wars, which closed in 1963. Control of the site was transferred to the District of Columbia and subsequently housed several social service organizations. By 1998, the derelict building was surrounded by untended grounds and the monumental fence had been broken and vandalized.

In 2002, a group of concerned neighbors developed a plan to rehabilitate the site as a center of cultural enrichment, lifelong learning, and civic engagement. The city accepted the plan in August 2007.



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In just over 18 months, the facility underwent an \$11-million historic renovation. It was painted in its original colors and surrounded by its refabricated iron fence. The new building includes 21st-century upgrades such as a fully ADA-accessible design and a green footprint with a heating and cooling system supported by 32 geothermal wells.

More than 50,000 visitors a year come for classes, concerts, lectures, and art exhibits. Like all community organizations, Hill Center struggled in the uncertain world of COVID-19. Part of a fundraising effort was the creation of “A Taste of Hill Center,” a community cookbook for a community trying to reconnect. The book contains more than 140 recipes from Hill Center staff, neighbors, friends, and many of the professional chefs who have taught classes at the center.

“A Taste of Hill Center” continues a long national tradition of fundraising cookbooks. Coincidentally, the first was published in 1864 to raise funds for Union soldiers wounded in the Civil War—the same year President Lincoln commissioned the building that now houses the center for which the cookbook is raising funds. The cookbook is for sale at Hill Center and online at HillCenterDC.org/shop.

Hill Center continues to thrive as an arts and cultural center for the community, with new concerts, workshops, daytime programming, cooking classes and more. Visit HillCenterDC.org/calendar to see upcoming programs. 🌿

— BONNY WOLF

A

804 East Capitol Street NE

Homeowners: Bill Hinman and Anne-Marie Cordingly

HOUSE CAPTAIN: Beth Purcell

Bill Hinman and Anne-Marie Cordingly live here with their Labrador Retriever, Ollie. After living in several places in Virginia and Maryland they decided to return to the city and bought 804 East Capitol Street.

The house sits on part of original lots 2 and 3 in square 919, as laid out in the L'Enfant Plan. Mark Claveloux (1802–1852), an immigrant from France, owned these unimproved lots until his death in 1852. In 1855, his widow, Mary, married John Clark (1815–1890), an instrument maker. In 1873, the Clarks transferred lots 2 and 3 to Francis Claveloux (1853–1942).

In 1875, John Clark received a permit to build a brick house at 808 East Capitol, and it is possible that he built 804 East Capitol Street at approximately the same time. (Building permits were not required until 1877, so dating the construction of 804 East Capitol is approximate.) Mary's children from her earlier marriage, Anne Claveloux and Francis Claveloux, lived with their mother and stepfather at 808 East Capitol Street. Francis Claveloux also made scientific instruments, working at the Signal Corps at Fort Myer and later the Geodetic Coast Survey. His laboratory was originally located in the side garden.

Like many Hill homeowners from the 1870s to 1940s, the owners of 804 East Capitol Street rented furnished rooms, preferably to “gentlemen.” Some advertised “excellent meals.” In 1950, the house was offered for sale for \$13,950.

Over the years multiple owners have applied their talents to preserving this house. Charlotte G. Mulhoffer, a private secretary, restored the house in the early 1950s. Mr. and Mrs. Frank Kraemer, Jr. built the library in 1976. The house was featured in earlier house tours, including St. Joseph's House Tour in 1952 and the CHRS House and Garden Tours in 1978 and 1984.

Entering inside, past the marble-floored vestibule, the double parlor has Louis XVI-style chimney pieces, modern crown moldings and woodwork. Mary Alice Cooley (Anne-Marie Cordingly's mother) painted this updated take on Gustave Klimt's *The Kiss* (1907–1908). Notice the woman's running shoes.



In the living room is a tiger mahogany Steinway piano, made in 1922; it's a Model O, for living rooms. The nickel chandelier in the dining room is antique.

Three lithographs by Ruth Starr Rose (1887–1965) line the hallway to the kitchen. She was best known for her paintings of African American life in Maryland during the 1930s and 1940s. The kitchen (originally a summer kitchen), built c. 1878, has custom cherry cabinets. The built-in storage under the stairs slides out.

The breakfast area was originally a greenhouse (built by the Kraemers in 1976). There are three photographs by New York Times photographer Janie Osborne.

The library, a later addition, has a collection of Majolica plates, Joan Didion cookbooks, and an Edward S. Curtis' photograph, *The Vanishing Race*. The pediment over the fireplace is from a federal building.

This house illustrates important features of Capitol Hill spaces. There are two gardens: a public garden in the front yard, and a private garden adjacent to the house in the side yard. The front garden includes “parked space”—the public garden space in the front yard between the sidewalk and the house wall. This parked space was mandated by the Parking Act of 1870, and is common on Capitol Hill. Here, the parked space also serves to link the front and rear gardens.

Side gardens serve multiple purposes, including fire prevention, and an outdoor passage to bring messy materials to the rear yard without entering the house. The side garden visually links to the side garden at 808 East Capitol Street.

Michael Ray Anderson created the landscape design. The private garden has Kousa Dogwoods and an oakleaf hydrangea. There is also a one-car garage (not open for the tour). 🌿

— BETH PURCELL

B

102 13th Street NE

Homeowners: Phil and Cathi Smith

HOUSE CAPTAINS: Delancey Gustin
and Chris Mullins

Owner, architect, and builder Frank Wickline built 102 13th Street NE and adjoining 1234 North Carolina Avenue NE in 1892 for a total of \$4,000. Both houses have Queen Anne detailing with pressed brick and a flat tin roof. Cathi and Phil purchased the house in 1990 and began a 16-month long renovation. Phil did most of the carpentry himself and installed the crown molding and built-in cabinetry. Cathi handled interior design including notably the choice of harmoniously vibrant paint colors.

As Phil and Cathi were renovating the door and window casings, they kept finding mail dating back to 1896 and addressed to seven different members of the Franke family. This fueled their fascination with the people who had lived in the house before them.

In 2005, the Smiths had three unexpected visitors who explained they were related to the original owner Frederick Maximillian Franke. Phil exclaimed, “I have your mail!” The visitors followed up with old Franke family photos to add to the Smith’s collection. Today you can see these letters and photos framed in the downstairs bathroom along with a Franke family portrait in front of 102 13th Street which now hangs in the vestibule. Also in the vestibule is an engraving of the Capitol dome by Mr. Franke, a German engraver who moved to Washington in the 1880s.

The center-hall plan takes advantage of the corner lot allowing light to stream in from 19 windows. Wickline designed each room to have a different shape and there are many curved walls and few right angles. The red living room is built into an octagonal bay and enjoys views of Lincoln Park.

The enormous turquoise dining room is tucked into a square bay. Both rooms can be enclosed with working pocket doors that the Smiths found in the basement, presumably taken out when 102 13th Street became a boarding house in the mid-1900s.

The Smiths continued to research the previous owners of the house and found that another artist, Lulu



Fluckey, purchased the house in 1909. She hand-painted fine porcelain china for several manufacturers including Limoges and signed it “L.S. Fluckey.” Cathi has some of Lulu’s painted pieces on display in the dining room.

The Smiths borrowed some space from a large half bath and some of the hallway to update the yellow kitchen and give it a spacious feeling like the rest of the downstairs. Phil built the massive kitchen cabinet along the dining room wall. Near the fridge is a speaking tube that goes to the upstairs hall.

Upstairs, the Smiths moved a few walls to transform the four bedrooms and one bath into three bedrooms and two baths. Phil learned how to bend drywall for the new design to maintain the soft curves of the house. The only upstairs bathroom was originally below the skylight in the yellow bedroom. Notice the mismatched heights of the narrow windows and the acutely angled back walls.

The transom windows above each interior door still operate. The hardware from the yellow bedroom transom was salvaged from Wickline’s other house next door. The blue bedroom now has an ensuite bathroom. The green room in the octagonal bay has four windows with an even better view of Lincoln Park.

Outside, the Smiths laid the flagstone and brick paths themselves using bricks salvaged from a nearby sidewalk rebricking. The garden features an abundance of bulbs, hydrangea, hellebores, and boxwood, all kept happy by a watering system that Phil designed.

The Smiths are the 16th owners of 102 13th Street. Their thoughtful study of the spirit of the old house not only guides their updates to align with the home’s character, but serves to honor and celebrate its previous residents—making the history of the home palpable. 🌿

— ALISON ROSS



813 Massachusetts Avenue NE

Homeowners: Elizabeth Cronan and James Kilsby

HOUSE CAPTAIN: Trudy Peterson

At first glance, it is easy to see what attracted homeowners Elizabeth Cronan and James Kilsby to this stately, wide Victorian home. The house has a graceful façade, a winding brick path through a deep front garden, and a welcoming large double-door front entrance. Inside, the living room has traditional features such as original hardwood floors, high ceilings and large windows that provide an abundance of space, light, and character. The proximity to the playgrounds of Lincoln Park and Stanton Park was enticing for a family with three small children.

Grassy Lola Beaver Memorial Park, just a few feet away at the corner of Massachusetts Avenue and 9th Street, is named after a colorful neighbor on the block who died in 2006 at the age of 96. The park is the location of many potlucks and parties. Elizabeth and James felt a true sense of community within this small corner of northeast Capitol Hill.

The two-story brick house, built in 1902, was designed by architect Nicholas T. Haller (1850–1917), who designed many homes, apartment buildings, and commercial buildings in the DC area at the turn of the 20th century. The builder was Sydney G. Hunt & Co. Adjacent homes at 811 and 815 Massachusetts Avenue NE were also designed and built by Haller and Hunt.

The history of this home's owners is somewhat hazy. Records indicate that early homeowners were the Rev. William H. Ramsey and his wife Mrs. Ida Ramsey, who lived here with their three children. Ida Ramsey was president of the DC Women's Christian Temperance Union. All three of the Ramsey children attended Eastern High School and their son, Dr. Herbert P. Ramsey (1895–1985), was a prominent DC physician, professor at George Washington University, and president of the DC Medical Society.

As with many Capitol Hill homes, the house at 813 Massachusetts Avenue NE has had work done over the years. However, when Elizabeth and James bought and moved into the property in August 2023, the home was



in excellent condition and needed little in the way of repair and renovation. They did need to replace many of the windows in the living spaces and added hand-made, built-in shelving in several areas. Despite the changes, the home retains its historic character while offering modern conveniences and style.

You enter the home through a foyer area, unusually large for a Capitol Hill home and perfect for greeting guests and shedding coats and shoes. Built-in shelving adds utility, and the vintage hanging ceiling lamp adds a touch of style. The large double parlor is an elegant yet comfortable space decorated to meet the needs of the family. The large and airy room boasts original wood floors, high ceilings, and a custom built-in wall unit with an abundance of shelving and cupboard storage. The corner gas fireplace has a detailed white mantel and historic ceramic tiling. In the dining area, notice the magnificent crystal chandelier and colorful floral artwork enhanced by the two-tone white wall paint.

The second floor of the home, not open for the House Tour, consists of 3 bedrooms, including a large primary suite with walk-in closets, and two full bathrooms. The finished basement includes a bedroom suite, a full kitchen, and an entertainment area.

Moving toward the rear of the house, you pass a large, modern powder room and enter the kitchen area, clean-lined and functional with more large windows and ample light. As one of the few changes made to the home, Elizabeth and James removed an existing breakfast bar and replaced it with the corner dining nook and bench. From the kitchen, you exit to a lovely garden patio, and voilà—you are on A Street NE! 🌿

— JACKIE KRIEGER

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802 A Street NE

Homeowners: Karine Semple and Hunter Hawkins

HOUSE CAPTAIN: Fynnette Eaton

Though she be but little she is fierce.” The quote from *A Midsummer Night’s Dream* might apply to 802 A Street NE, where careful renovations have created a home that feels more spacious than its 16-foot width suggests.

Homeowners Karine Semple and Hunter Hawkins bought the house in 2021 and chose to live in it for a bit to get a clear sense of what would need

tweaking and what would need an overhaul in an eventual renovation.

“It had so much character,” Karine says. “It was such a good starting place. It was completely livable—it just needed a few cosmetic things to function better for us, one of those being there wasn’t a powder bathroom on the main floor. But otherwise, it’s all here.”

The overhaul?

Reconfiguring the rear of the first floor to create a wide galley kitchen and add the powder room behind

the stairs. Smaller changes have a lot of thought behind them, too. For example, the dining room’s new built-in bookcase is the same width as both the window and new kitchen doorway on either side, providing a sense of balance you might register without realizing it.

Then there are the decorative details. The couple kept the old house charm—the wood floors, stairs, moldings, transoms and original ceiling medallions. But the light fixtures are strikingly modern, like a brass parlor light that looks like a giant spinning top.

What you may notice most are the color, pattern and texture throughout. Fabric Roman shades, layered over natural shades, in the parlor have a floral pattern on an aqua background that harmonizes with a blue-

green velvet sofa, and there’s more blue-green in the dining room’s wallpaper with an airy, vintage floral motif. The oversized light in the dining room is a modern nod to a Victorian fabric lampshade, with long fringe ringing the edge.

The design is punctuated with the unexpected, like a pen-and-ink mural on handmade paper that stretches nearly 6 feet tall in the parlor and feels a little like a folk-art M.C. Escher lithograph. Its dozens, maybe hundreds, of scenes depict villagers at work and at play. The work is from Mexico and the couple found it in Houston, where Karine is from.

Also unexpected is a bold gray-and-white marble fireplace surround in the dining room. Its steam log insert is another modern touch.

The house is one of a dozen built in 1890 for prominent real estate investor Albert Carry, a German immigrant who arrived in Washington after the Civil War. He was a noted brewer, opening breweries where Stuart-Hobson Middle School and the Safeway supermarket are now, and he was a banker who helped establish National Capital Bank to provide financial services for the eastern part of the city, whose banks at the time were all in Georgetown.

Carry’s architect was Clement August Didden, another German immigrant. Didden belonged to St. Joseph’s, the German Catholic church on Capitol Hill, and received many projects, like Carry’s, through the German community. Eventually, Didden’s son married Carry’s daughter, and their descendants remain involved with National Capitol Bank.

Early in his career, Didden had worked in New York for the prolific Gilded Age architect Richard Morris Hunt, designer of Marble House and The Breakers in Newport, Rhode Island, among others.

The row houses Didden designed for Carry, along A and 8th Streets and Massachusetts Avenue, are a richly eclectic architectural style that is difficult to label, though Queen Anne Victorian would probably suffice. On most, the two-story bay transitions from square on the bottom to canted (with slanted walls) on the second floor. The exuberant rooflines vary but are utterly unique; 802 A Street NE has a stepped Flemish gable in front of a slate conical roof.

The owners love these old details, inside and out. “We were going to take the things that had been loved and love them a little bit more,” Karine says. For design sources and details, please see page 22. 🌿

— LIBBY QUAID



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About CHRS

The Capitol Hill Restoration Society is a nonprofit, volunteer organization devoted to protecting, preserving, and celebrating our historic neighborhood.

CHRS Events and Resources

★ Preservation Cafés

Expert presentations on techniques for historic home preservation and care.

★ Walking Tours

Guided walks exploring the history and architecture of Capitol Hill.

★ House & Garden Tour

Our Mother's Day weekend tour of Capitol Hill homes and gardens.

★ House Expo

Showcase of local home contractors and experts.

★ Preservation Guidelines

Comprehensive information for homeowners on topics like window repair, repointing, ironwork, and more.

★ Dick Wolf Memorial Lecture

Annual lecture on issues in urban planning and preservation.

★ Member Forums

Quarterly meetings featuring presentations on issues of broad interest to the CHRS community.

★ CHRS News

Monthly newsletter with information on CHRS activities and preservation topics.

★ CHRS Website

Links to ticketed events, guidance for historic house research, volunteer opportunities, and more at chrs.org.

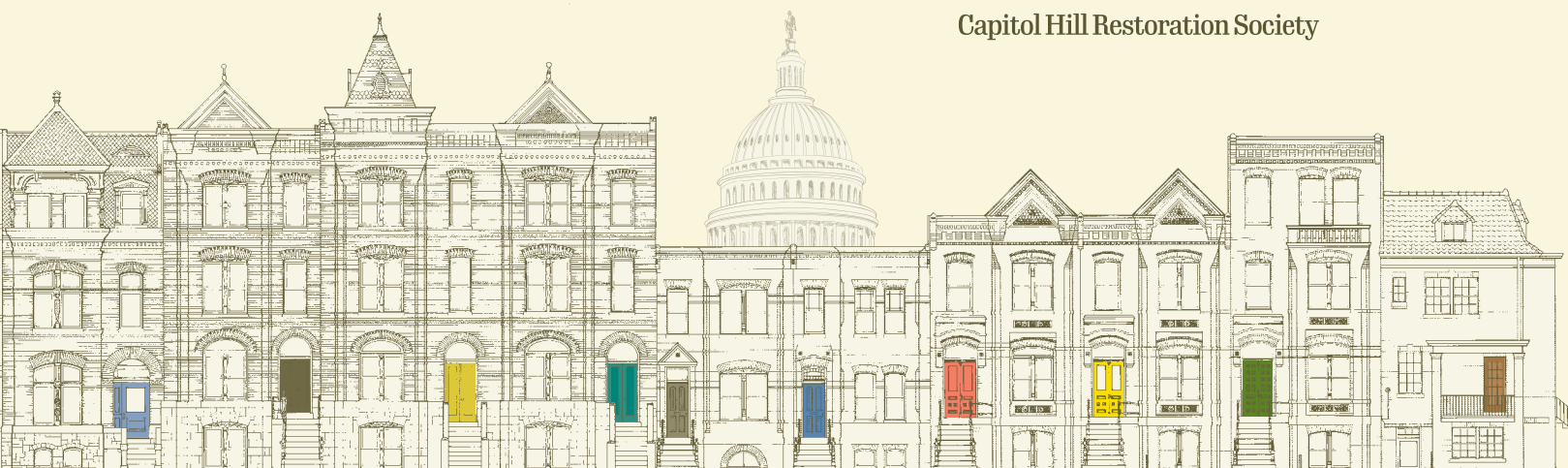
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CHRS

Capitol Hill Restoration Society





813 A Street NE

Homeowners: Ann Mesnikoff
and Howard Crystal

HOUSE CAPTAINS: Kitz Cleary
and Maygene Daniels

Built sometime before 1871, 813 A Street NE is likely the oldest house on the block. Back then, it would have been more modest than it is now, and the entry today is located where a passage to the alley likely was.

The current owners, Ann Mesnikoff and Howard Crystal, needed more space for their two children and purchased the house in 2004. The house is surprisingly large, with great light and a welcoming sense of openness. Its plain wood-frame exterior reveals neither the size nor the charm of the interior.

As you enter, extensive artwork and personality catch your eye. Most of the paintings are by Ann's grandparents: William Savin, a commercial artist who created advertisements for Studebaker cars (among other projects), and Lucille Enders, well known for her illustrated books including "Journeys Through Bookland" and children's readers published in the 1920s.

The bright and airy front living room has built-in shelves for books and pottery. Next, a charming side room presents a lovely surprise in a curved wall with more artwork. Then comes the dining room, whose rug, breakfront and artwork came from Ann's grandparents' home in Highland Park, Illinois.

The second floor opens to a spacious open workspace that has plants and the tops of a tree that was rescued from the alley many years ago. A large primary bedroom in the front was converted into two bedrooms for the children, while the parents moved to a smaller redesigned master suite in the back that combined three smaller spaces. The children's bathroom area was designed as a Jack-and-Jill, with separate toilets and a common shower. The creative use of space is a distinctive feature of this house.

A commitment to protecting the environment is another feature. The house is energy efficient with 26 solar panels, a green roof, and two heat pumps.

The final room of the tour—the kitchen—is another bright, airy space. As you leave the kitchen via the backyard, note the “found art” that the family has enjoyed collecting.

The house's first owner, Robert McCutchen, had diverse skills like many in Capitol Hill's earlier years. While he was listed as a grocer nearby in 1870 and as a grocer at this address in 1871, city directories record him as a plasterer from 1874–1890 and as a janitor in 1893. He died seven years later, leaving the property to his adopted daughter, Flora Manning.

The *Washington Post* reported that his will was entered in probate court in 1899 and that he directed Manning to sell it to repay debts, including to herself for caring for him in the final months of his life. 🌿

— FYNNETTE EATON





656 East Capitol Street NE

Homeowners: Anna and Jared Weaver

HOUSE CAPTAIN: Steve Hagedorn

One of the newest buildings on the block (relatively speaking), 656 East Capitol Street NE was constructed in 1932 by architect George T. Santmyers and builder Lee T. Turner for Dr. George Ellis. Santmyers was a prolific architect, and according to the DC Architects Directory, his office designed over 15,000 buildings in DC. He optimized the deep corner lot by turning the semi-detached house to face 7th Street.

Santmyers was known to mix traditional design elements with more economic and modern materials; note the striking symmetrical front façade with its regular rhythm and substantial proportions as contrasted with the asymmetrical side porch elevation full of movement. Also note: (1) the modern take on materials in the buff-colored tapestry brick with raked joints; (2) the slender wrought iron railing; (3) the iron and glass awnings above the entrances; (4) the decorative second floor window with cast stone floral panels; (5) the wide paired six-over-six windows; (6) simplified wide eaves; and (7) the slag and tile pitched mansard roof with pedimented dormers. These features all make for an updated 1932 version of the classic Capitol Hill Victorian rowhouse.

The house is no stranger to large groups like today's house tour—in 1939, the original owners Dr. and Mrs. Ellis, hosted a tea party for 200 medical professional friends! The basement was designed to serve as a doctor's office and continued as one until 1996.

Previous owners, the Gitensteins, completed a major overhaul of the main interior staircase, replacing the wrought iron railing with a wooden newel (spot their initials and name carved in the back) and added the seating area at the top of the second floor. The Gitensteins also remodeled the galley kitchen, opened the kitchen into the breakfast nook, and added the interior window between the dining room and kitchen. Their contractor made a scrapbook of the renovation process which has remained with the house.

After purchasing the home in 2017, Jared and Anna Weaver renovated the basement to serve as both guest quarters and functional family space by moving the washer/dryer to the second floor, adding a half bath, and installing paneled wainscoting and built-in cubbies. They have also begun restoring the original single panel American Chestnut doors and trim.



Anna has an eye for vintage decor. Everything for the house, from curtains to wallpaper to lighting, has been sourced second-hand

from estate sales and thrift stores. Art Deco Chinese “Nichols” rugs offer rich jewel tones throughout the house. In the living room, the metal harp chairs are from a Capitol Hill designer and the hand-painted lamps, the French carousel horse, and the mid-century Lucite ribbon coffee table were all sourced locally.

In the dining room, the mid-century Brutalist chandelier from LA sculptor Tom Greene is a mixture of burnished and patinated bronze and brass metals. The red hallway between the kitchen and the foyer has a Murano glass pendant light fixture.

Upstairs are three bedrooms with vintage curtains and pops of vibrant color. The red painted bedroom features an original bare bulb light fixture. The hall bath features the original black and buttery yellow wall tile, basketweave floor tile, and tub. Anna purchased the fabric shower curtain from 712 East Capitol NE (the “Deer House”) down the street! Notice the original Art Deco hardware on many of the doors.

Outside, the garden is filled with iris, hellebores, ferns, hydrangea, Harry Lauder's walking stick, crepe myrtles, holly, and ivy. Turn to look across 7th Street to 700 East Capitol; 656 and 700 are having a dialogue. The house at 700 East Capitol was designed first in 1925 by architect W. R. Lamar for Dr. Henry W. Jaeger, who had his medical office in the basement. Santmyers benefitted from Lamar's template across the street and simplified its classical details for an even more modern take.

Just like Santmyers layered traditional architectural design with modern aesthetics, the Weavers have filled their home with layers of second-hand traditional antiques and mid-century modern pieces from around DC. These layers create an intimately local conversation-starting home. 🌿

— ALISON ROSS



Capitol Hill Baptist Church 525 A Street NE

HOUSE CAPTAIN: Gary Peterson

Capitol Hill Baptist Church has been known by three names throughout its history. It was formed in 1878 as Metropolitan Baptist Church. In 1963, the church added “Capitol Hill” to the front, and for thirty years it was known as “Capitol Hill Metropolitan Baptist Church.” In 1995, the name changed again, this time dropping “Metropolitan,” to its present name.

The church grew out of a group of 31 neighbors who wished to have a Baptist church in the eastern half of the city. In 1874, a vacant plot with high elevation was chosen and a one-room brick Sunday school building was built where the current church now stands.

To keep the costs low, the members agreed to provide the building material for the church themselves. The children in the Sunday school took this seriously and went to neighborhood brickyards to ask for bricks. The brickyard owners were charmed enough that only the front elevation of the Sunday school was constructed out of purchased bricks—all the rest were donated. That building was completed in 1876.

As the church grew, it embarked on a fundraising campaign and sent letters across the country asking for donations. These letters included an engraving of the architectural plans for an ornate Gothic structure, which could be built in stages. The architect was renowned Appleton P. Clark, Jr., brother of church treasurer Allen C. Clark. The final total cost was \$50,000, including furnishings.

The first stage involved erecting a small 300-seat chapel, later adding the impressive spire and main sanctuary once the rest of the funds could be raised. Construction of the new chapel was completed in March 1887. The church broke ground for the rest of the building in 1911. While they constructed the new building, Sunday worship was held in tents erected across the street. The first Sunday service was held on December 24, 1911.

The story of Capitol Hill Baptist Church is similar to the story of the neighborhood. In the early part of the twentieth century, there was a large influx of people to the



neighborhood that lasted until the 1950s. The church did what many others did and bought adjoining properties as investments. But the population decline brought on by civil unrest and violence in the 1960s moved many people to the suburbs. As the church became less of a neighborhood church and more of a commuter church, it razed some of the buildings in the immediate square bounded by 5th and 6th Streets and A and East Capitol Street NE, in order to create parking lots.

The removal of two buildings (one of which was the Second Empire building, “Mary’s Blue Room”) on East Capitol Street NE in 1972 infuriated neighbors and, with the help of the Capitol Hill Restoration Society, led to the creation of the Capitol Hill Historic District in 1976. In recent years, much as the Hill has become a more desirable place to live, the congregation has grown to approximately 1000 people. Two of the church parking lots on 6th Street were turned into intern/pastoral housing, bringing the church back into the neighborhood.

The building itself is a pretty typical house of worship, with beautiful stained glass windows in the main sanctuary. Because of the increased size of the church, some reorganization of the space has led to the side chapel being incorporated, making the pulpit be almost “in the round.” In the smaller section, there is a plaque and a framed document of the original charter and founding members of the Metropolitan Baptist Church. There is also a small bookstore with books ranging from theologies to children’s books. Associate Pastor Caleb Morell will soon be publishing “A Light on the Hill: The Story of Capitol Hill Baptist Church,” to add to their collection.

The Ruth Ann Overbeck Project interviewed Caleb Morell in 2023; that interview is available at: capitolhillhistory.org/interviews/caleb-morell. 🌿

— ANGIE SCHMIDT





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Friends Place on Capitol Hill 515 East Capitol Street SE

HOUSE CAPTAINS: Nick Alberti,
Elizabeth Nelson, Joanna Kendig,
and Gene Imhoff

Heavy on wear, light on finish: the conference table at Friends Place is an understated and sturdy witness to the most pivotal protests in living history. Civil rights. Poor People's Campaign. Vietnam. Organizers rolled up their sleeves and put down layers of elbow grease, working for a just future without war. You see, Friends Place is not just a house. Since 1966, it's been a home for civic engagement.

Robert and Sara Corey, members of the Friends Meeting of Washington, purchased 515 East Capitol and opened the William Penn House, a Quaker guest house offering educational and service opportunities. In 2019, the Friends Committee on National Legislation, a partner Quaker organization, acquired the building and began upgrades.

The renovated building relaunched in 2022 as Friends Place on Capitol Hill. It continues to offer workshops, retreats, and educational programs in service to its mission to be “a welcoming space that offers hospitality centered in peace, civic education, and justice-based advocacy for learners and leaders of all ages.” (William Penn is no longer part of the building's name because Penn was an enslaver.)

Joseph A. Herbert built the house in 1917, which he used for his real estate office on the first floor and family residence on the upper floors. William S. Plager (1860–1947) was a successful architect who designed rowhouses and commercial buildings—some, like this building, in the Classical Revival style. Note the egg-and-dart design on the first story, and Classical order columns and metal garlands on the two-story bay. Thomas A. Jameson (1885–1932), better known for the hundreds of rowhouses he built on Capitol Hill, constructed this building. The exterior is unchanged.

You will enter through the Peace Garden in front. Inside, you'll find the conference room, which is used for educational programs. The tin ceiling and skylight are original.



Walking towards the back into the garden, you'll see a green wall with Virginia creeper vines. Friends Place hopes to renovate the historic carriage house (which is not open for the tour).

Friends Place has seven guest rooms for visitors. In 2022, it hosted 652 migrants as guests, and Friends Place continues to help migrants as needed. Empty rooms will be open during the Tour. Thirty-three groups of visitors stayed here in 2023.

Next, walk up the stairs to the second story and living room. The floors and curved glass windows are original. In the next room, you'll find the storied conference table. Over the fireplace is a tapestry. Alfred G. Smaltz, a Quaker from Iowa, traveled throughout Russia after WWI, helping with the Quaker relief efforts. Many farmers had lost their horses during the war. Smaltz bought 1,000 horses in Siberia and brought them to these farmers. In gratitude, they gave him this tapestry (woven on feed sack material with threads from donated clothing). Walk back to see the renovated kitchen.

For more information on Friends Place, please email info@friendsplacedc.org. 🌱

— EMILY ORZECOWSKI and BETH PURCELL



803 A Street SE

Homeowners: Adam Shapiro and Heather Bien

HOUSE CAPTAIN: Sam Pastore

This house is a fine example of the Capitol Hill story. Many small-scale developers created Capitol Hill's unique charm and variety. One of them, Charles H. Gladden (active 1885–1906), owned, designed and built 803 A Street SE in 1895. Like many Capitol Hill builders, he started as a carpenter, then transitioned to contractor, and later to architect. Gladden built only a few houses and was hyper-focused on the A Street neighborhood: He built 801, 805 and 807 A Street SE (1895), 110–116 9th Street SE (1892); 818 A Street SE (1900), and 103–109 8th Street SE (1901–1902).

This house is associated with the Bowie family, which has a long history in Maryland. John Bowie emigrated to Prince George's County from Scotland in 1703. His descendants included Robert Bowie who served in the Revolutionary War and as a governor of Maryland. Bowie, Maryland is named for a member of the Bowie family. Major Thomas Fielder Bowie (1835–1896), served "with distinction" in the Confederate army, according to the *Washington Post*.

After the Civil War he moved back to his farm near Nottingham, Maryland. His son, Walter Worthington Bowie ("W.W. Bowie," 1848–1938), was the chief clerk and freight agent of the Pennsylvania Railroad. As of 1896, W.W. Bowie was living at 803 A Street SE, where Major Bowie died in 1896. Sometime before 1903, W.W. Bowie moved to northwest Washington.

It was a rooming house at various times, including in the 1920s, and was a rental before the current owners bought the house in 2023.

This beautiful three-story brick Queen Anne house has a square bay, an open-air balcony and wall dormers. The homeowners were drawn to this house for its historic quality and are currently renovating and preserving the house's historic character.

Heather, who began her career in interior design and still takes on projects, is approaching the decor with an updated take on traditional design and has used antiques and vintage pieces throughout the home.

As you enter through the vestibule, notice the floral wallpaper from Rifle Paper. The first floor living room and parlor feature artwork and photographs from the homeowners' collection and many paintings by Heather's great aunt. In the living room, there is a chinoiserie secretary, which was purchased at an estate sale in Bethesda, vintage drapery, an Oscar Bach



console found in Millwood, Virginia, and James Mont-style chairs, which the homeowners drove to DC from Adam's grandparents' home in Austin, Texas.

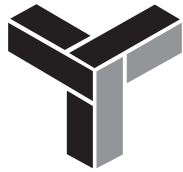
At some point in time, the kitchen was moved to the second floor and the homeowners decided to

embrace that setup. It's a small modern kitchen with appliances that were hoisted in through the dining room window (the only way to get full-size appliances in!). The countertops are Miraggio Gold quartz; the floor tile, which appears to be marble, is actually porcelain. A wine cooler was installed in a cabinet above the washer/dryer. In the dining room, there is a mural from Etsy, drapery from Ballard Designs, and every piece of furniture within the space was sourced vintage or secondhand. The portraits above the sofa are of Heather's paternal grandparents.

On the third floor are bedrooms. The front bedroom wallpaper is from Spoonflower, and an interim "closet" was created by using the drapery version of the wallpaper. Throughout the home, glass egg door knobs and hinges were sourced from House of Antique Hardware to create a consistent look.

Be sure to see the balcony and view of the Capitol from just outside the front bedroom. For design sources and details, please see page 22. 🌿

— EMILY ORZECOWSKI and BETH PURCELL



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112 5th Street SE

Homeowners: Gina Schaefer
and Marc Friedman

HOUSE CAPTAIN: Jackie Krieger

You won't find another house quite like 112 5th Street SE on Capitol Hill. The home is fully detached, has nearly 5,000 square feet and was built in 1988, making it practically new by the neighborhood's standards.

Note the familiar façade, which looks like a Tuscan villa: its smooth stucco, arched first-floor windows and bracketed cornice look very like the Colcord apartment building at 3rd and East Capitol nearby.

Gina Schaefer and Marc Friedman bought the house in 2021, moving from Shaw and ready to tackle a renovation. "I like to move," Schaefer says. "And I said, 'What about Eastern Market? That seems cool.' We had no intentions of getting a house this big for sure. But we thought we would try a different part of town."

That same year, the couple decided to sell Frager's Hardware and others in their local chain, A Few Cool Hardware Stores, to employees through an Employee Stock Ownership Program. They've sold 30% of the businesses so far. And they embarked on a top-to-bottom renovation that enlarged the kitchen and touched every other space in the house.

The living room has a new built-in bench along one wall to create party seating. It looks like an extension of the rich brown marble fireplace surround that has striations like wood grain, in a nod to mid-century modern style. Above the bench hangs a wide blue ombre tapestry made by an African artist entirely of silk cocoons that Schaefer found at the annual Santa Fe International Folk Art Market.

A mirrored bar holds Marc's bourbon collection, perfect for bourbon parties, and art pieces like a blue-green lamp that looks like an oversized bunch of grapes. Made by a Lithuanian glassblower, it, too, came from the Santa Fe folk art market.

The kitchen and dining room span the other half of the main floor. The kitchen has a built-in breakfast banquette against a bay window and most of the cabinets are a deep blue-gray, with a stained wood hood over the Italian-made Ilve luxury range. While you're in the



kitchen, see if you can find the hidden door to a sunny yellow pantry tucked under the stairs. The freezer is inside—the wrong fridge arrived and was fully installed before they realized it was a model without a freezer.

The dining room, which lost about two feet to the kitchen, has a fireplace surround that matches the living room's and hand painted wallpaper with a marbled brown, pink and turquoise print on an ecru background. The Schaefers found it at the Atlanta Decorative Arts Center and it was their first purchase for the house. "Marc teases me about being Punky Brewster, because I just love color," Schaefer says.

The stairs have new modern metal stair railings and a STARK carpet Deerfield runner. On the second floor, there is a deep blue den with built-in cabinets. On the wall is a custom print of the house with the name Schaefer gave it, Marigold, across the bottom. A bathroom off the den is dark and moody with tile that looks like an intricate Roman floor mosaic. The second-floor hallway also has a watercolor print of their first hardware store, Logan Hardware.

The entire third floor is a primary suite, with a soothing shell pink bedroom, a walk in closet and white marble bathroom. Its front windows offer views of neighboring rooftops and the tip of the Library of Congress dome. One of the bedroom's artworks is a framed bullseye of pinned butterflies made of comic book pages.

Before the home was built, the land was undeveloped for generations. Owners rented parking spots to Library of Congress employees in the 1970s. Rumor has it that an oyster shack operated there, too. A small frame house was there in the late 1800s and early 1900s.

The home's history is briefer than that of other Capitol Hill homes, but it has had some other

CONTINUED ON PAGE 22



228 9th Street SE

Homeowner: Tim Temple

HOUSE CAPTAIN: Chuck Burger

Enter Tim Temple's Victorian-era stucco house through the leafy side yard and step into Santa Fe, New Mexico. The floor is lantern-shaped terra cotta tile from Juárez, Mexico. The walls are rough plaster scored with a coconut fiber broom. A kiva-style fireplace is built into a corner. And everywhere, there is art.

A bronze raven sculpture from Santa Fe sits on a glass-topped coffee table fashioned from a cast-iron balcony from Santiago, Chile. "For the equivalent of ten dollars," Temple says, "I bet the guy with a crane who was tearing apart this apartment building he can't bring this Juliet balcony down unbroken."

A polished steel chair made of airplane parts—giant springs give it a gentle bounce—came from a Barracks Row studio, now closed, called Alvear's. A black-and-white swirled pre-Columbian vessel that Temple dug up near Lima, Peru, sits in one niche above the fireplace, while a surprisingly similar modern vase from Eastern Market rests in the other.

A trompe l'oeil painting of a rustic blue Colonial table, with a single fork in an open drawer, is by a Chilean artist, Ernesto Barreda. Below the artwork is another coffee table, a discarded wheel from an ox cart, where Temple likes to practice guitar. Other large, vibrant abstract canvases include paintings by Capitol Hill artist Tati Kaupp.

A neighbor dubbed Temple's interior decor style "Santa Fe Federal," Temple chuckles, but his style is really all about Chile. He worked there for the Alliance for Progress, essentially a Marshall Plan for Latin America in the Kennedy and Johnson administrations, though many Hill residents know Temple as owner of the now-closed Splash Car Wash near Navy Yard.

Temple bought the house, a Victorian frame building with a slate mansard roof and gable windows, more than 50 years ago. He learned about it while rehabbing an apartment building with a group of young men he took under his wing. Temple mentioned to one, his friend James Davis, that he'd love to find a three-story house with a side yard and



a carriage house. Davis said his mother lived in a house like that, a dilapidated boarding house owned by a Baptist

church. Shortly thereafter, the city condemned the house and put it on the list to be razed.

"I went down to the church in Winston-Salem on my BMW motorcycle and went to their annual meeting," Temple says. "And I've been a singer since the age of 6. ... They sang this gospel hymn called 'The Great Speckled Bird,' which I had sung before, and I've got tears in my eyes." The bishop asked Temple for a bid and then countered with a price of \$20,000, and he agreed.

Temple lived in the carriage house first, renovating there before tackling the house. He situated the kitchen at the front of the house. Its floors are a large-scale mosaic of pink limestone and Italian black marble tile. Cabinets were custom-made by an English company called Smallbone; the wood includes maple and ash. There are granite counters and a pot rack over the island and a cushioned banquette built into a bay window. The doorway from the dining room has antique mesquite double doors Temple found in Santa Fe that came from a Mexican convent. Their rustic wood resembles door frames and other wood in the house that Temple recycled from its original structure.

On the second floor, Temple added a primary suite above the living room when he extended the rear of the house. That's when he found a newspaper from the 1850s, containing a dispatch from the Crimean war, inside plaster walls. Temple didn't save the paper, but there is a November 3, 1954, issue of the *Washington Daily Evening Star* that has news about Crimea along with a death notice for the first wife of the house's owner, John M. McFarland. "In this city, on the morning of the 30th ... Mrs. LOUISA M., wife of Mr. John McFarland, of this city, in the 26th year of her age. Her end was peace." The McFarlands had been married only a year.

Property tax records show McFarland bought three lots in the 1860s from the block's developers, William

CONTINUED ON PAGE 22

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illustrious residents, including James Carville and Mary Matalin. Carville, who masterminded President Bill Clinton's campaign, and Matalin, a top George H.W. Bush adviser, rented the home when they lived on the Hill. "I was told that the neighbors loved them; they used to sit on the front stoop and drink wine and interact with everybody," Schaefer says. She and Friedman bought the house from Lori Genderson, who had owned it with her late husband, Jon. The Gendersons are the family that founded Schneider's of Capitol Hill, the wine, beer and spirits shop, in 1949. 🌿

— LIBBY QUAID

W. Metcalf and John W. Van Hook. City directories show him living on the block by 1874.

It appears that 226 and 228 9th Street were built as a double house; indeed, Temple bought them both originally and sold 226, while keeping ownership of the rear yard for his garden, where the brick path leads from the front gate to the koi pond and fountain at the rear. 🌿

— LIBBY QUAID, *with research by*
SANDY HARRELSON

Design Sources and Details

D 802 A Street NE

Architect: Mortar & Thatch

Interior Design: Melissa Colgan Interiors

Contractor: Sanchez General Contractors

I 803 A Street SE

Vestibule wallpaper: Hawthorne Wallpaper in Black Linen from Rifle Paper (tinyurl.com/2ytrfzex)

Dining room details: Profile on Apartment Therapy (tinyurl.com/2ckonyf9); mural from MyWallStore, Etsy (tinyurl.com/2cozmur3)

Bathroom details: Profile on Apartment Therapy (tinyurl.com/2dz6jy87); House of Antique Hardware, Cornflower White Wallpaper from Rifle Paper

Bedroom wallpaper: Chinoiserie Toile in Lonely Angel Blue and White by peacockettedesigns, Spoonflower (tinyurl.com/27xd7co9)

Kitchen tile: Daltile Perpetuo in Infinite Black, Timeless White (tinyurl.com/25y57hlg)

J 112 5th Street SE

Interior design: Victoria Sanchez, Victoria at Home

Custom banquette: Jonathan Szczepanski, White & Red Works

Closet system: EcoNize Closets and Blinds

Kitchen remodel: Aidan Design

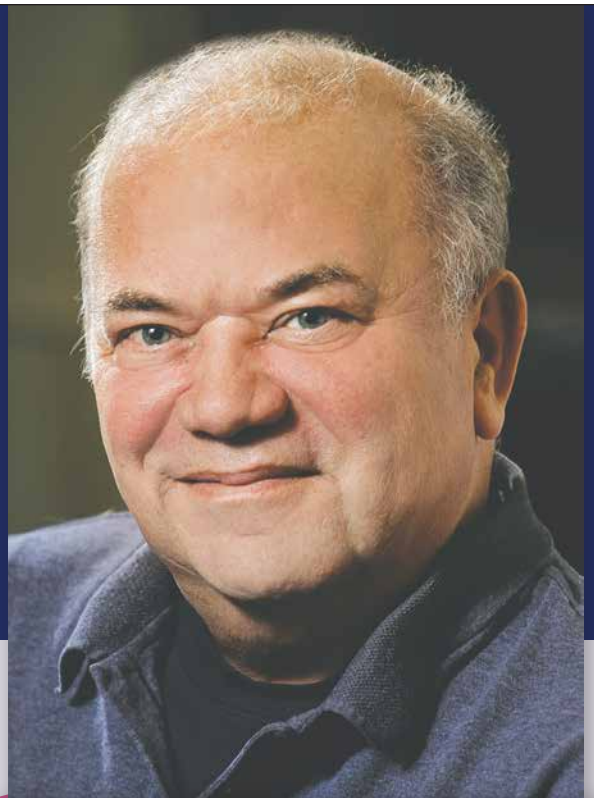
Pink bedroom sofa: R HUGHES, Atlanta Decorative Art Center

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