

"Main Street," Trees Top CPHS Fall Agenda

By Eleni Constantine, *President*
and Sam Friedman, *Community Projects*
Coordinator
Cleveland Park Historical Society

Latespring and summer was a busy time for the Cleveland Park Historical Society. Many projects we had been working on for some time came to fruition, and some matters required immediate attention. Several summer projects have generated so much enthusiasm and support that we expect them to be a major focus of our fall activities.

Cleveland Park Main Street Project
CPHS recently launched the Cleveland Park Main Street Project, an effort to bring together merchants, commercial property owners, and community residents to identify common projects and goals for the neighborhood's two commercial areas—the shopping strips on Connecticut Avenue between Macomb and Porter Streets and on Wisconsin between Lowell Street and Idaho Avenue. The "Main Street" concept has been introduced to hundreds of small towns and urban neighborhoods across

the country by the National Main Street Center, a consulting division of the National Trust for Historic Preservation. In the past two years, CPHS has implemented several Main Street type projects, including the joint efforts of neighbors and merchants in producing Cleveland Park Day, the Adopt-a-Tree Partnership, and the Tree Planting Event.

The new Main Street effort, along with identifying projects and goals, will develop a feasible action plan. The planning process will be a two-evening work session to which we hope to attract 30-35 people, a cross section of merchants, commercial property owners, and community organization and government representatives. A steering committee is doing the necessary upfront planning, logistics, outreach, and fundraising. Members are: Calliope Bookshop owner John Hatton, representing the Cleveland Park Merchants Association; Ron Hoffer, Chair, CPHS Connecticut Avenue Revitalization Committee (Cathy Armington, alternate); Steve Tsintolas, Arcadian Construction, representing Connecticut Avenue commercial property owners; Zebra Room owner Hal Lake; representative from GFS Realty, Inc., a Wisconsin Avenue property owner; CPHS Board members Gordon or Martha Sheridan; and CPHS President Eleni Constantine and Community Projects Coordinator Sam Friedman.

We expect the Main Street Project will develop into an organization separate from CPHS but one in which we

continue to play a major role. Our present goal is to make the project happen and provide the support, time, ideas, and people to get it off the ground. Sam is taking initial responsibility for coordinating the steering committee's activities. We welcome ideas and input. Leave a message for Sam at 202-363-6358.

Trees and Streetscape

This fall CPHS is undertaking a comprehensive program to continue improving the environmental quality of our residential and commercial areas. The project is funded in part by a significant grant from ANC 3-C, to be matched by in-kind services and funds from the community.

CPHS began this effort last spring with our March 28th Tree Planting

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Continuing CPHS's Lecture Series CLEVELAND PARK ARCHITECTS ON ARCHITECTURE

Monday, October 26, 8 pm
Cleveland Park Congregational Church
34th and Lowell Streets
Admission: \$5 (\$3 for CPHS members)

Winthrop Faulkner: Rosedale and
a Family of Architects

Dickson Carroll: Sculptural
Architecture and Architectural
Sculpture

CPHS Fall Agenda

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Event, led by CPHS Vice President Susan Hornbostel, with over 40 volunteers participating. Besides planting of nine trees on Newark Street and Connecticut and Wisconsin, the event included installation of a prototype tree box in front of Calliope Bookshop at 3424 Connecticut. Tree boxes protect the trees from trampling and other abuse, as well as improving the appearance of the avenues. Artmaster Printers owner Rob Landis, President of the Cleveland Park Merchants Association, built the box with help from Calliope owner John Hatton and Steve Spurlock of Wnuk Spurlock Architects. CPHS Connecticut Avenue Revitalization Committee members Cathy Armington and Renata Jones then planted ground cover and flowers, assisted by neighbor Diane Tedeschi. For the second year, the merchant-neighbor Adopt-a-Tree Partnership saw to the watering of newly planted and young trees along the commercial strips during hot or dry summer spells. (See tree waterers list, page 4.)

CPHS and the Cleveland Park Merchants Association will again join forces on Connecticut Avenue to replicate the prototype tree box at 33 sites along the shopping strip. This includes building wooden borders, planting ground cover, and mulching. Dead trees will be removed, new trees planted, and the Adopt-a-Tree Partnership will water for the third season. On Wisconsin, trees will also be replanted, tree boxes mulched, and flowers planted if there is interest. On residential side streets, the goal is to replant 15 empty tree boxes this fall and next spring. To help maintain the Connecticut and Wisconsin tree boxes, we hope to begin an "Urban Garden" program, a partnership where merchants pay for plantings which neighbors put in and maintain during the growing season.

Tree Planting Events are again planned for this November and next March. Tree box building, planting, and mulching will be ongoing. The tree watering partnership will resume after the spring tree planting. To offer your help or for further information, call: Tree box construction: Rob Landis, Artmaster Printers (362-8809); Tree box planting, Adopt-a-Tree watering, Urban Garden: Renata Jones (686-0258), John Poole (966-8329), Gordon Sheridan

(966-8205), or leave a message on the CPHS answering machine (363-6358).

Zoning and Related Issues

This summer CPHS was involved in three community zoning and tax issues: opposing a variance for the rug store formerly on Ordway near Connecticut; supporting property tax exemption for Youth for Understanding at Rosedale; and opposing further development at Cathedral Mansions, opposite the zoo.

On the first, CPHS helped defeat the landlord's application for a use variance to operate the rug store at 2815 Ordway. We felt continuation of a commercial venture in this townhouse was inconsistent with the historic district zoning, which allows commercial development on Connecticut and Wisconsin but preserves the residential streets free of commercial use. Also the rug store had removed historic windows and attached illuminated signs without obtaining permission from the city's Historic Preservation Review Board. In fact, the store was granted a certificate of occupancy in error, since the property was rezoned residential in 1989 before it moved in. CPHS's success in defeating the use variance application is due primarily to Board member and attorney Jeff Berman (who lives opposite the property), who drafted our position statements which the Board of Zoning Administration adopted at its July 1 meeting in ruling against the variance. Other Board members testified at the hearing. Kathy Wood spoke about the intent of the rezoning as consistent with our historic district and former neighbor John O'Sullivan testified about the impact of commercial use on the immediate residential area. We were supported by ANC 3-C, particularly Phil Mendelsohn, who presented the unanimous ANC 3-C resolution against grant of a variance.

In the second case, CPHS supported a bill introduced to the City Council by Councilman Jim Nathanson to obtain real property tax exemption for Youth for Understanding at its Rosedale property. The exemption requires YFU to maintain the present open space as greenspace "reasonably accessible to the public" and maintain the grounds and buildings in a manner consistent with their historic significance (the farmhouse is on the National Register

of Historic Places). YFU is not allowed to build new structures on the property or lease space to any new organization. CPHS supported this bill to assist YFU in their efforts to preserve both the greenspace and historic buildings of Rosedale. YFU has repeatedly assured us that they will continue to see that the property is used in a manner consistent with its historic significance and the residential surroundings. The Nathanson bill passed the City Council July 7.

Third, CPHS filed a letter opposing construction of eight townhouses on the lawn of the Cathedral Mansions South apartment building at 2900 Connecticut. As we pointed out, Cathedral Mansions—expressly including its lawn—was designated a historic landmark by the Historic Preservation Review Board in 1989. The decision repeatedly emphasizes the lawn's importance to the architectural character of the landmark itself and of Connecticut Avenue at that corner. On this basis, the HPRB recommended against an identical application filed in 1989 (which CPHS also opposed) and reaffirmed that decision in response to this new application. Final briefs in this matter were filed September 19 with the Mayor's Agent and a decision is expected in late fall.

In addition, CPHS again sought the support of Mayor Kelly to restore the historic "tear drop" lights on Macomb and Porter Streets. These lights were removed two years ago by the Department of Public Works, without HPRB approval (and no notice to CPHS), and replaced with the present ugly "cobra head" lights. The Department of Public Works recently stated their support for preservation of the old lights where they still exist but has not yet taken a position on replacement of the new lights. ANC 3-C has also asked for restoration of the tear drop lights, and ANC 2-B (Dupont Circle) has also supported restoration.

Fall Plans

We look forward to moving ahead with the Main Street and Tree and Streetscape Projects and invite you to participate in these community efforts. Contributions of money, time, effort, and ideas are all needed to make them successful. □

Cleveland Park Personalities

Rives Carroll

By Jean van der Tak

"I like working with children and adults—all ages," says Rives Carroll, who arrived in Cleveland Park in 1974 with architect-sculptor husband Dickson and their two children. "Variety is a theme of my life." These comments may explain why Rives knows so many people in Cleveland Park and why she has so many different roles here—to the great benefit of Cleveland Park and John Eaton School.

She doesn't think of herself as a community activist and didn't set out to get involved. But depending on the time of day or year, Rives can be found teaching at John Eaton, directing Cleveland Park Camp, leading Smithsonian walking tours of the neighborhood, or—until recently—organizing neighborhood lectures and writing profiles of our neighbors for *Voices*.

Since they both work as well as live and play in Cleveland Park, Rives acknowledges that she and Dickson have many friends here. When we met, the Carrolls were staying with friends during renovations to their new "dream house" nextdoor on Ashley Terrace—"larger and more interesting" than their old house on Ordway, but still within walking distance of Connecticut.

Christened Elizabeth Rives Fowlkes, Rives is named for her great great grandmother. She was born in 1943 into her mother's large extended family in Richmond, Virginia. Following her army chaplain father's death in World War II and her mother's remarriage to another Episcopal minister, she lived two years in Berkeley, California, and then in New Haven, Connecticut, where the blended family of six children—ages seven to 13—moved when her stepfather accepted a professorship at Yale. That's where she and Dickson met, while Rives was at Smith, majoring in art and architecture. They married after she had worked for Design Research in New York, and honeymooned with a five-month trip through Europe on a self-guided architectural tour.

On return, in 1966, they settled in Washington where Dickson had a job with the architectural firm of the late Waldron Faulkner of Cleveland Park's Rosedale, leaving soon to form his own firm, which he runs from their home. Rives decided to teach and was hired by Potomac School in McLean and then taught dyslexic children at the now-defunct Reading Center in Bethesda.

Their first child, Vaughan, was born in 1970. This year she's spending her junior year from Kenyon College in Tokyo. Nathaniel, a freshman at Tufts University, was born three years later. Many of Rives' professional interests have stemmed from being a mother and enjoying activities with her children. When the gym instructor left the YWCA swim-and-gym program in which she and toddler Vaughan were enrolled, Rives took over the class. "That's when I realized how much I liked working with both children and adults," she says. When the Cleveland Park after-school program in which Vaughan was enrolled needed a new director, Rives was hired. In this role for three years, she hired artists and scientists who formed a helpful network of talent for later projects at school and camp. When Vaughan started kindergarten at John Eaton, Rives volunteered to create a unique enrichment program; 17 years later she is still at Eaton, as a faculty member. And it was when Vaughan was ready for summer day camp that Rives launched Cleveland Park Camp at the Cleveland Park Club, which has just completed its 15th successful season, with Nathaniel as senior counselor.

It's hard to believe that Rives grew up thinking she was not creative. "I thought only artists, writers, and performers were creative; I was an organizer." She's definitely an organizer—and a creative one. Her ever-evolving ideas and activities are often novel. At John Eaton she developed and orchestrated thematic studies pursued by the whole school for several years on topics such as whales, trees, the Middle Ages, and China. Her most extensive endeavor was the Cleveland Park Neighborhood History Project, when among other things, she captured our history in the 1984 publication, *Cleveland Park Voices: A Social History*, based on transcripts of neighbors' oral histories taped by Eaton students. Rives particularly enjoyed the multi-generational aspect of this project and the



Rives Carroll

Photo by Jean van der Tak

chance to link the school and the larger community.

"I've never taken an education course and I'm not a certified teacher," she says. But her zest and imagination clearly spark her students. Besides developing thematic studies, Rives has brought a great deal of local talent into the school: artists, scientists, writers, dancers, and many performing groups. She is energized by the flexibility of her schedule, which allows her to work with grades one through six. Her position has evolved over the years to include the teaching of a variety of subjects. "I like it that way," she explains. "Then I'm learning too." When she taught architecture, her sixth graders drew their own dream plans for the then-derelict Park and Shop. She has taught process writing to many grade levels. In teaching D.C. history, she used the whole city as a living museum for field trips and experiences. Now she concentrates on geography, but slips in the other subjects to varying degrees. "After all," she says, "everything is geography"—even her students' T-shirts sporting labels from Fiji, Hong Kong, Israel, and China. "That makes geography personal, and that's part of its fun."

Rives enjoys developing the lessons as much as teaching them. That's why—always seeking new chal-

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Architectural Review Committee Update

By Susan O'Sullivan

The vacancy left by Nancy Witherell on the D.C. Historic Preservation Review Board staff was recently filled after a long delay. Stephen Callcott, an architectural historian, will now oversee the staff's review of all renovation and building projects in Cleveland Park. He plans to attend the monthly meetings of CPHS's Architectural Review Committee (ARC) regularly, at least until he is familiar with the committee and how it operates. He and the ARC's monitor will present the cases on ARC's agenda to the committee. His participation and expertise are most welcome.

Mr. Callcott is also available to provide homeowners and their architects with general advice on building/renovation projects in historic districts and a conceptual review of preliminary design ideas. The ARC strongly urges those planning a building/renovation project to consult with him (202-727-7360) in the early stages of the design process.

As reported in the spring issue of *Voices*, CPHS Community Projects Coordinator Sam Friedman has conducted a study of architectural review committees in other historic districts of D.C. As a result of his study, the handout detailing the ARC's procedures has been updated and slightly revised. The new handout attempts to describe the ARC's role in the D.C. historic preservation review process more clearly by answering such questions as: How does the ARC conduct its business? What standards or policies does the ARC use in making its recommendations? What is the effect of the ARC's recommendations? What can an applicant do if he or she disagrees with a recommendation of the ARC?

As part of the process of reviewing ARC procedures, the CPHS Board reaffirmed its original decision to have the ARC meet monthly and have the meetings open to applicants, their architects, and concerned Cleveland Park residents during presentation of an application and the subsequent discussion. The committee reaches its recommendation in closed deliberation by majority vote. ARC membership continues to be open to any CPHS member on a first-come, volunteer basis.

Architects and those with historic preservation expertise are particularly encouraged to volunteer, but anyone with an interest in the neighborhood is welcome.

For further information on ARC procedures or membership, or a copy of the new ARC handout, call ARC co-chairs Susan O'Sullivan (202-362-6211) or Jim Bayley (202-244-6181) or leave a message for Sam at the CPHS number (202-363-6358). This number gives the schedule of ARC meetings; leave Sam a message at the end if you'd like to be put on the agenda to make a presentation. □

Rives Carroll

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Challenges—she began six years ago to take freelance work with National Geographic, the Smithsonian, and the Historical Society of Washington, researching and writing educational materials. Currently she is part of a team appointed by National Geographic and the Smithsonian to create a traveling geography exhibit for families.

"Although I like variety, change and flexibility," she remarks, "underneath I like the comfort and security of tradition and rootedness. I feel that stability in Cleveland Park." This summer for the first time, Rives hired a managing director at her camp, "in order to leave time and space for me to do something else—whatever that may be." Whatever it is, Cleveland Park is sure to benefit.

Jean van der Tak is Editor of Voices.

Many Thanks to Our Volunteers

Adopt-A-Tree Watering Program, 1991-92

Nancy and Rubin Aaronson
Martha Beckett
Nancy Birdsall and Sarah Post
John Buchanan
Bob Dubinsky
Mary Jane Fisher
Lisa Gladstone
Fran Glennon
Barbara Jorgenson
Judy and Paul Jorgenson
Amanda Mackenzie
Bruce Morrison
Richard and Judy Saul
Mary Lou Schram
Ellen Simon
Louise Steele
Diane Tedeschi
Clare Tighe
Ann Wilson
Joe Wood
Roberta Youman

1992 Cleveland Park Day Neighbors

Cathy Armington
Pat Betts
Judy Bonderman
Jennifer Hamilton
Ron Hoffer
Susan Hornbostel
Selena Hoyle
Renata Jones
Michael Oberman
Judy Hubbard Saul
Susan Zusy

Merchants

John Hatton, Calliope Bookshop
Rob Landis, Artmaster Printers

Our Neighborhood Shopkeepers

Pam Green of The Kellogg Collection

By Debbie Weil

"Things evolved," is how Pam Green describes the extraordinary success of The Kellogg Collection at 3424 Wisconsin Avenue. Ten years ago Pam Kellogg Green quit her job as a litigator for Arnold & Porter and opened a little storefront three doors up from Sullivan's to sell a pile of dhurrie rugs she had traveled to Bombay to purchase.

The shop was an instant success. "The first weekend we sold a dozen rugs," she recalls. "We did gangbusters. The timing was right and there was no competition."

Today she has five stores and 35 employees. The other shops are in Bethesda, McLean, Owings Mill, Maryland, and Richmond, Virginia. The Collection has expanded to include English pine furniture and all sorts of home furnishing accessories. And sales last year were over \$3 million.

"I love this much more than practicing law," Pam says, talking in her hideaway office at the back of the store. Slim and chic at 39, she is businesslike and purposeful, always in a bit of a hurry. Although it has no windows, her little office space is covered in yellow wallpaper and furnished with several pieces of pine furniture. Soft lamplight gives the illusion of a miniature living room.

Behind her sit photos of her two sons, now 11 and eight. The idea for the store was born, in a sense, during the six-month maternity leave Pam took after her first son's birth in 1981.

She and her husband, Tom Green, a partner with the law firm of Sidley & Austin, had bought a house in Chevy Chase, D.C., and were trying to furnish it. Pam discovered that the light pastel-colored dhurrie rugs she loved were not available anywhere in D.C. "So I decided to explore the idea of opening a store selling dhurries."

She contacted the Indian embassy to get a list of Indian companies trading in dhurrie rugs and textiles, then scheduled a buying trip to India. Soon after she became pregnant with her first son and decided to cancel the trip. But two

months after he was born, while on maternity leave, she journeyed to New Delhi and Bombay. After touring rugmakers in several small towns outside New Delhi, she found a supplier she liked in Bombay. She purchased almost 100 rugs and flew home to find a storefront in northwest Washington.

For two months Pam drove up and down Wisconsin and Connecticut Avenues—north of Georgetown and Dupont Circle and south of Friendship Heights and Chevy Chase Circle—looking for the perfect spot. One day she noticed a going-out-of-business sign on the women's clothing and uniform shop between what was then Perpetual Savings Bank and Arnold Hurt Fabrics. She took the space immediately.

"I thought Sullivan's was a wonderful draw," she says, "as well as the Giant and the two banks and the parking."

Her instincts were correct. She hired a Georgetown University student to help staff the shop Tuesday through Saturday. Business was brisk and Pam began to expand the inventory with furniture and other items she purchased on buying trips to England. Soon the shop needed more space. When Ellen's Gift Shop, two doors down, went out of business, Pam took that over. The result, as many will recall, was that The Kellogg Collection had two unconnected storefronts.

Pam laughs as she recalls the arrangement. "The inconvenience was mindboggling—two staffs, two phones, two sets of invoices." A year ago, Arnold Hurt (which has since gone out of business) agreed to switch spaces with Kellogg, so The Collection now has a contiguous storefront.

Pam attributes her success in part to her strong background in math and training as a lawyer. She grew up in Baltimore and attended an all-girls country day school. After graduating from Stanford in 1973, she moved briefly to Denver to work on Democrat Tim Wirth's first congressional campaign. (His wife, Wren, is her older sister.) She moved to Washington in 1975 to attend George Washington Law School, and married in 1979.



Pam Green

Photo by Jean van der Tak

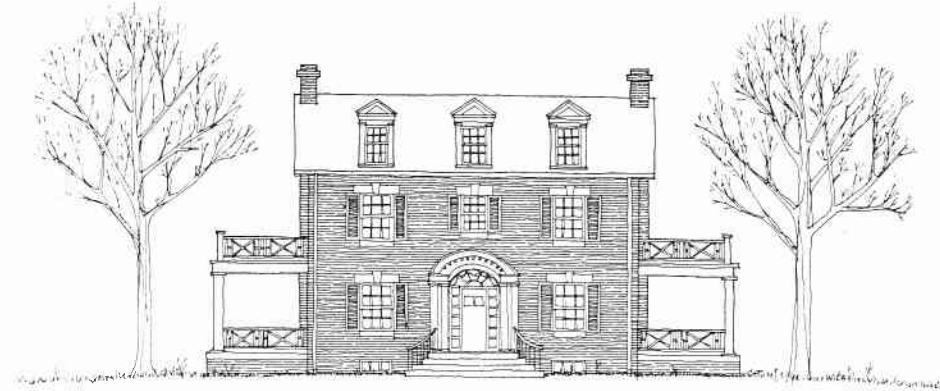
Although she never drafted the proverbial five-year plan, Pam early on realized she wanted "to get into new areas" to keep up her interest in the business. That included expanding the scope of the inventory to include a range of unique accessories, from lamps to picture frames to pillows. All are in a style most aptly described as "English country." Pam defines it as "very eclectic but comfortable. Lots of flowers in pictures and materials. Objects piled on top of each other, and the lavish use of color."

She still "loves doing displays and putting things together," and admits that she loves to go on buying trips. She used to go to England four times a year but now goes only once, substituting trips to trade shows in High Point, North Carolina, Atlanta, Dallas, and New York instead. However, with the English pound recently devalued, she says that may change.

During the 1980s her customers (90 percent of Kellogg's business is with the public) "spent money like there was no tomorrow. Whatever they saw in magazines, they wanted now. It was instant gratification." Sales leveled off in 1991, Pam notes, and although they are growing again, she thinks "things will be like this for a number of years."

Her current expansion plans are to open several discount stores where all

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Closest to their 18th century prototypes among the Colonial Revival styles, elegant, formal Georgian houses were built from 1904 to 1925 in Cleveland Park. Drawing by John Wiebenson.

Architectural Corner

By Cherrie Anderson

Georgian Colonial Revival

This is a sixth example of the ten house styles featured in CPHS's forthcoming Guide to Cleveland Park House Styles. Author Cherrie Anderson is an interior designer. Illustrator John Wiebenson is an architect.

Georgian is the most historically accurate of the Colonial Revival styles. Appearing in Cleveland Park from 1904 to 1925, these elegant, formal houses often adhere rather closely to their 18th century prototypes. Their dignified symmetry contrasts pleasingly with the rambling eclecticism of some of their neighbors. As the 20th century progressed, the style was simplified into what now is commonly called "Colonial." Fine examples can be seen at 3105 and 3501 36th Street and 3607 Porter.

Basic Form

- Regular, symmetrical massing;
- Hipped roof or end gable roof with front and rear dormers;
- Central front entrance and symmetrically placed windows;

- Classical front portico and balancing side porches, sometimes with second-story balconies.

Materials

- Red brick or narrow wood clapboard siding;
- Originally slate roof;
- Wood porches, doors, windows, and trim;
- Sometimes stone ornament, such as quoins (on corners) and swags.

Details

- Double-hung windows, with six-over-one sash (six panes above, one below) or six-over-six sash;
- Palladian windows;
- Half-round windows;
- Elliptical "oculus" windows;
- Fanlights;
- Louvered shutters;
- Triangular pediments on portico;
- Broken (swan's neck) pediments on portico;
- Barrel-valuted roof on portico;
- Classical columns on portico and porches;
- Turned or square balusters (hand-rail supports) on porches and balconies;
- Chippendale-style balustrade on porches and balconies;
- Dentil molding and modillions (rows of rectangular blocks);
- Swags. □

Pam Green

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the merchandise will be offered at 20 percent off. She is considering locations in Pennsylvania and New Jersey.

With The Kellogg Collection now far more than a neighborhood store, does she have plans to move? Absolutely not, Pam says. "I love this shop. A lot of our best customers still live within a one-to-two mile radius of this store."

Debbie Weil Harrington and her family have lived in Cleveland Park for ten years. A CPHS Board member, she is the former Feature Editor of Roll Call, the twice-weekly newspaper which covers Congress.

Tutors Needed at John Eaton

Cleveland Park's John Eaton Elementary School is looking for volunteer tutors to work with individual students one or two afternoons a week. The program, sponsored by the Home and School Association, especially seeks neighbors. For information, call CPHS member Nancy Birdsall, evenings, 363-3185.

23rd Annual Cleveland Park Block Party and Auction

Saturday, October 17
11 am to 5 pm

Macomb Playground
(34th and Macomb Streets)

Fun for all ages. All proceeds benefit John Eaton Public Elementary School. For details, call Missy Riseling, 686-5540.

Successful Affordable Housing in Cleveland Park

By Jane Hardin

The supply of affordable housing in Cleveland Park has been dwindling for a number of years. Young couples with growing families and young adults who have grown up here frequently have to move away because they cannot find housing they can afford.

The residents of 3618 Connecticut Avenue are a happy exception to this trend. Although they are families and single individuals with modest incomes, they are looking forward to continuing to live in Cleveland Park in housing they can afford. Originally tenants in the building, they are now its owners. The story of how they became homeowners began in the late 1980s when they organized to fight a rent increase of about 30 percent.

They asked the Harrison Institute of Public Law of Georgetown Law School to represent them. During the struggle over the rent increase, the landlord notified the tenants of her intent to sell the property. Ben Hecht, their lawyer from the Harrison Institute—which provides free legal services to neighborhood groups who can't afford to pay—suggested that they could buy the building themselves. Almost all were long-time residents who wanted to stay, so they began the long effort to purchase the building.

With the help of their lawyer, a development team was organized to assist them. Manna, a non-profit developer of low-income housing, agreed to serve as the development consultant and general contractor. The National Bank of Washington gave them a loan to pay for the rehabilitation. Housing Counseling Services, Inc., a United Way agency, provided counseling and technical assistance.

The District government agreed to buy the land and lease it back to the residents on very favorable terms. The D.C. Local Development Corporation, an agency that helps low-income first-time homebuyers, granted interest-free loans of \$20,000 to \$25,000 to every resident. Ben Hecht of the Harrison Institute did all the necessary legal work, including forming a limited-equity cooperative association. In a limited equity co-op, a cooperative mem-

ber who sells his or her shares is limited in the amount of money he or she will receive.

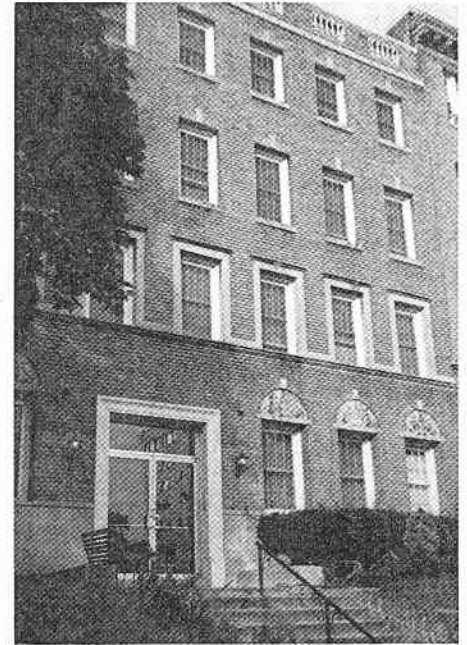
3618 Connecticut is one of the low-rise row of apartment buildings on the west side of the avenue across from the Broadmoor. It has 18 units: 12 two-bedroom and six one-bedroom units. Like most other buildings in the row, it has a flourishing, well-tended garden out front. The residents hold a variety of jobs. There is a teacher, a housing counselor, and several beauticians and secretaries. There is also a sprinkling of retirees, homemakers, and students from grade school through college.

Raoul Zambrano, president of the cooperative association, and Elsa Galos, its secretary, tend to be matter-of-fact about the residents' efforts to become homeowners. Not so the people who worked with them. Marian Siegel of Housing Counseling Services talks about the pride and strong sense of community that sustained them through all the years of hard work, numerous setbacks, and uncertainties. Ben Hecht, their lawyer, describes them as "an amazing group of people" who made an incredible effort.

Everyone on the development team considers the building an enormous success. It is in sound condition and well maintained. The most important aspect of the success of 3618 Connecticut is that 18 families who could not have afforded market-rate financing are now able to live with a sense of security in their own building in the neighborhood where they have put down roots.

The Harrison Institute for Public Law and Housing Counseling Services would like to work with additional tenant groups in Cleveland Park (and other neighborhoods) to help them to purchase their buildings. Anyone who knows of likely tenant groups and buildings can call Ben Hecht of the Harrison Institute (202-662-9600) or Marian Siegel of Housing Counseling Services, Inc. (202-667-7006).

Jane Hardin, a CPHS Board member and 18-year resident of Cleveland Park, is a lawyer with Legal Counsel for the Elderly, a department of AARP.



3618 Connecticut Avenue in Cleveland Park

Photo by Jean van der Tak

CPHS Seeks Printer

To support its work in the community, CPHS needs: An IBM-compatible, letter-quality printer; a software membership package; technical assistance to set up the printer and the software programming. Please leave a message for Sam Friedman at 202-363-6358 if you can help.

Sittin' on the Porch

Eleanor Oliver, creator of the original designs for Voices, suggested that we run this poem by Edgar A. Guest, which "evokes the spirit of a neighborhood of front porches," even if nowadays, TV, VCRs, and air conditioning may keep most of us Cleveland Parkers indoors on summer nights.

Sittin' on the porch at night when
all the tasks are done,
Just restin' there an' talkin', with
my easy slippers on,
An' my shirt band thrown wide open
'an my feet upon the rail,
Oh, it's then I'm at my richest, with
a wealth that cannot fail;
For the scent of early roses seems
to flood the evening air,
An' a throne of downright gladness is
my wicker rocking chair.

The dog asleep beside me, an' the
children rompin' round
With their shrieks of merry laughter,
Oh, there is no gladder sound
To the ears o' weary mortals, spite
of all the scoffers say,
Or a grander bit of music than the
children at their play!
An' I tell myself times over, when
I'm sittin' there at night,
That the world in which I'm livin'
is a place o' real delight.

Then the moon begins its climbin'
an' the stars shine overhead,
An' the mother calls the children
an' she takes 'em up to bed,
An' I smoke my pipe in silence
an' I think o' many things,
An' balance up my riches with the
lonesomeness o' kings,
An' I come to this conclusion, an'
I'll wager that I'm right—
That I'm happier than they are
sittin' on my porch at night.

— Edgar A. Guest
(1881-1959)

CPHS Office and Phone Number

Sam Friedman, CPHS Community Projects Coordinator and Acting Director of the Cleveland Park Merchants Association, has opened an office above the American Security Bank at 3401 Connecticut Avenue. He is usually there mornings, Monday-Thursday, and Friday afternoon.

For a recorded message on current CPHS activities, call 202-363-6358. For further information, leave a message for a callback.

Join the Cleveland Park Historical Society

The Cleveland Park Historical Society, founded in 1985, won its initial battles to have our neighborhood declared a historic district and protect the low-rise commercial sections along Connecticut and Wisconsin Avenues.

Now we are focusing on increasing neighborhood interest in historic preservation and community projects like replanting trees and helping to revitalize our shopping areas.

If you are not a current member, please join or re-join us now. Membership also assures you regular mailings of our newsletter *Voices* and other materials to keep you up to date on neighborhood development and preservation news, plus invitations to special events and programs.

Send your check for \$25, payable to Cleveland Park Historical Society, to:

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