VOL. 15, NO. 2 • NEWSLETTER OF THE CLEVELAND PARK HISTORICAL SOCIETY • FALL 2001

#### UPCOMING EVENTS



#### Fall Walking Tour

Connecticut Avenue Commercial Architecture Led by CPHS Outreach Coordinator Judy Hubbard Saul Sunday, November 18, 2-4 p.m. \$15 per person (rain or shine) Current CPHS members only Reservations required Space is limited. To make a reservation, call (202)363-6358.



#### **CPHS Board Meeting**

Tuesday, November 27, 8 pm Cleveland Park Congregational Church Lowell and 34th Streets Contact Judy Hubbard Saul, (202)363-6358.

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### CPHS Opposes Subdivision at Tregaron

by Rachel S. Cox

T ITS SEPTEMBER 25TH MEETING, THE BOARD OF THE CLEVELAND PARK Historical Society agreed to oppose a subdivision proposal for the southwestern portion of the historic Tregaron estate. If approved, the sudivision would open the way for Washington, D.C., developer Jim Gibson to construct and sell four large, custom-built homes on the southern portion of the estate along Klingle Road, an area that includes a wooded streambed, historic hardscape including a stone bridge and light fixtures, a bridle path, and the magnificent "twin oak."

The Washington International School on the south side of Macomb Street just west of Connecticut Avenue now owns six acres at the summit of the property, including the original mansion, but the surrounding 14 acres are owned by a group of private investors in Israel who have made known their intention to maximize profits from their sale.

The Tregaron grounds were designed by prominent landscape architect Ellen Biddle Shipman in collaboration with leading American Country House architect Charles Platt beginning in 1912. Platt was skilled at integrating his houses with their settings in a naturalistic and picturesque manner.



Designed in the early 20th century by landscape architect Ellen Biddle Shipman and architect Charles Platt, Tregaron's landscaping was integral to the character of the historic country estate. This view shows the causeway as it looked c. 1920.

The southwestern parcel, which he called the "cow pasture," and its massive specimen white oak were valued and preserved by Platt and Shipman for their contribution to the mansion's south vista. A historical study commissioned last fall by CPHS and completed by EDAW, Inc., Landscape Architects in association with the preservation consultant Robinson & Associates documented the importance of landscape elements to the value and integrity of Tregaron as a National Historic Landmark.

CPHS has registered its opposition to the subdivision in a letter to the D.C. Historic Preservation Review Board (HPRB), which plans to vote on the request on October 25. "This proposal offers no benefit to the long-term prospects of preserving and maintaining the Tregaron property," said CPHS Board President Steve Cohen, "and it will seriously undermine the historic nature of this exceptional place." CPHS had hoped that a compromise might be reached with the current owners and the potential developer to provide for the long-term maintenance and preservation of the grounds in exchange for the right to develop part of the property in a way that acknowledged the property's historical character. (continues on page 2)

#### PRESIDENT'S NOTE

Of all the educational activities the Cleveland Park Historical Society sponsors, production and distribution of this newsletter are the most important. Fall and spring, Voices keeps community members informed of all the important issues and events that affect this historic district.

But producing Voices also places the greatest financial burden on the Society's limited resources. Each issue costs close to \$2,000 to prepare, lay out, print, and distribute. And this doesn't begin to account for the scores of volunteered hours needed to put it all together.

To help ease the costs of newsletter production, we have begun to solicit corporate sponsorships from local businesses. Brookville Supermarket, Ireland's Four Provinces, and Starbucks sponsor this issue of Voices.

I would like to thank these businesses for their generous support. In addition, I want to thank board member Robert **Dubinsky** for all his help in initiating this program. Without his tireless and persistent efforts, these corporate donations would not have been made. Of course, we are always looking for more sponsors. I hope these pioneering donations will inspire other local business owners to contribute to supporting future issues. If you know of any that are interested, please give us a call.

Another way to lend your support is through a

(continues on page 3)

#### CPHS OPPOSES SUBDIVISION AT TREGARON (continued from page 1)

The advisory neighborhood commission representing Cleveland Park and Woodley Park voted unanimously on September 24th to oppose the subdivision. On October 6th members of Cleveland Park Citizens Association heard a presentation by a representative of the owners then voted unanimously to oppose the subdivision. The neighborhood watchdog group Friends of Tregaron Foundation, Inc., also has registered strong opposition.

Rachel S. Cox is the editor of Cleveland Park Voices. To learn more about the fight to save Tregaron, contact the Friends of Tregaron Foundation, Inc., at (202)362-9595.

#### HISTORICAL MARKER PROGRAM GETS ROLLING

Since last spring CPHS President Steve Cohen has distributed—and in many cases installed—15 bronze plaques identifying historic houses in the Cleveland Park Historic District. The oval plaques bear each house's date of construction and the words "Cleveland Park Historic District." They were purchased by the homeowners as part of a new Historical Society initiative to raise public awareness of the historic district, highlight its historic architecture, and recognize the homeowners who care for it.



With the bronze plaque they purchased through the Historical Society, long-time Cleveland Park residents Len and Eleanor Oliver have identified their house on 34th Place as having been built in 1912.

Any building named in the original application nominating Cleveland Park as both a national and a local historic district is immediately eligible to display a plaque by the front door. (The nomination lists nearly 600 structures.) Other structures that are at least 75 years old also may display a plaque if the owner can document the age of the building. Documentation may take the form of an original deed or building permit (or a copy of one) or even an old tax bill. If you would like a plaque but are unsure whether or not your house is listed in the original nomination, call CPHS at (202)363-6358 and leave

your information or e-mail CPHS President Steve Cohen at slcmvm@starpower.net.

The solid brass plaques measure 5 by 7 inches in size and cost \$100 each. To order, use the form below. Mail it to: CPHS, P.O. Box 4862, Washington, DC 20008. Orders will be accepted until March 1st. Due to fabrication and shipping costs, all plaques will be distributed at the CPHS annual meeting in May.

Name (please print)		
Address		
City, State, and Zip code		
Daytime phone	Evening phone	
☐ I believe my building is listed in th	ne Historic District nomination.	
Documentation of building age is	enclosed.	
☐ I enclose a check for \$100 payable	to Cleveland Park Historical Society. (Your check	
will be returned if building eligibility	cannot be confirmed.)	
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#### ON THE AVENUES

#### NEWS FROM THE OUTREACH COORDINATOR

by Judy Hubbard Saul

As we all know, change is coming to our commercial corridors. At the corner of Wisconsin Avenue and Newark Street, Giant Food hopes to begin renovating the space previously occupied by Murphy's, the Kellogg Collection, and Hunan Gallery Chinese Restaurant by the end of this



year. Giant then will turn to the expansion of the grocery store, a project that should take about 10 months, according to Giant spokesman Barry Scher. The plan is to keep the grocery store open as long as possible, with a temporary closing only at the end of the project. Shemali's Deli at the rear of the Giant shopping center closed after almost 11 years at that location. It

will reopen about a year from now in the building now occupied by Giant Pharmacy.

Our Wisconsin Avenue corridor added another fine restaurant at the end of September with the opening of 2 Amys Neapolitan Pizzeria at 3715 Macomb Street. The name refers to the wives of co-owners Peter Pastan and Tim Giamette. Tim's wife,

Amy Morgan, works at Obelisk Restaurant near Dupont Circle. That restaurant is owned by Pastan, who recently was declared Washingtonian magazine's restauranteur of the year 2001. 2 Amys chef/manager Phil Stevens hails from the West Coast, where he trained at the California Culinary Academy in San Francisco and worked for two years at the Auberge du Soleil in Napa, Calif. He offers diners 14 types of pizza cooked to order in a wood-burning

2AMYS

NEAPOLITAN PIZZERIA

oven at the front of the restaurant. Three are the Neapolitan kind, which is made with specially mixed low-gluten dough. Also on the menu are six or seven "small plates" or appetizers, salads, and fine wines. Desserts include ice cream and sorbet made on the premises. The restaurant boasts a large, friendly dining room, a bar in the back, and a small deck at the rear. (Open Tuesday-Sunday approximately 11 a.m.-11 p.m., closing later on Friday and Saturday, earlier on Sunday. Telephone 885-5700.)

On the Connecticut Avenue side, popular neighborhood watering hole Ardeo opened its sister restaurant next door on September 21st. Bardeo Wine Bar and Café occupies the space at



3309 Connecticut Avenue previously occupied by Palais du Chocolat. The concept of "small plates" and flights of two or three different wines should nicely complement the more extensive menu next door. Wine director/ manager Philip Prifold said Bardeo should appeal to guests looking for smaller portions in a relaxed atmosphere, perhaps after a long day at the office and a work-out at the gym. Ardeo and Bardeo have separate kitchens but share chef Frederic Przyborowski, a graduate of the Culinary Institute of America at Hyde Park, N. Y. (Open Sunday-Thursday, 5-11 p.m.; Friday & Saturday, 5 p.m.-1 a.m. Telephone 244-6550. No reservations.)

After closing its store at the Van Ness shopping center, RadioShack reopened September 24th at 3323 Connecticut Avenue, the storefront once occupied by Quartermaine's, the first

Cleveland Park coffee bar. (Some may remember when there was a RadioShack next to the Uptown Theater.) RadioShack District Manager Rob Ross said the trend is towards larger stores, and this space is



bigger than the Van Ness site. There are 25 RadioShacks in the District, the largest being in Tenleytown. (Open 10 a.m-8 p.m. daily. Telephone 537-0600.)

Further north, the Starwood development at the corner of Connecticut Avenue and Ordway Street has polished up the Mazza Row considerably. At press time, no news of possible new tenants was available, however.

Judy Hubbard Saul is the Outreach Coordinator of the Cleveland Park Historical Society.

#### PRESIDENT'S NOTE

(continued from page 2)

matching grant program at your office. Many employers offer these programs as a way to increase charitable giving. The sponsoring company will match (often dollar for dollar) any contribution the employee makes to a legitimate charitable organization. Ask the Human Resources Office where you work if your company offers such a plan. If so, please consider adding their donation next time you renew your membership.

For more information. please contact CPHS at (202)363-6358.

Have a safe and pleasant autumn.

Steven L. Cohen President

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Comments, suggestions, questions, compliments, and criticism are all welcome. Please send them to the Editor at P.O. Box 4862, Washington, D.C. 20008.

## CPHS BOARD MEMBERS

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- \* Rachel Cox (Voices Editor) Newark Street
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- Amanda Ohlke Reno Road
- Lois Orr 34th Street

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## MEET CLEVELAND PARK'S HISTORIC PRESERVATION OFFICER by Rachel S. Cox

Luke Young describes himself as "a country boy who loves the city." The D.C. historic preservation officer responsible for overseeing the Cleveland Park Historic District grew up in rural areas of Pennsylvania and New York State and received his bachelor's degree in historic preservation in Bristol, R.I., experiences that, he says, taught him to value old buildings and established neighborhoods.

He earned his preservation stripes with the Boston office of the National Trust for Historic Preservation, working on the challenges of military base conversions, then attended graduate



T. Luke Young joined the D.C. preservation office in February.

school at Massachusetts Institute of Technology. He emerged with both Master of City Planning and Master of Science in Architecture degrees and a deep commitment to reviving urban neighborhoods through historic preservation.

"I'm fascinated by the idea of people returning to the city, of the hole in the doughnut filling back up," he said during an interview at Firehook Bakery in late September. He was drawn to D.C. by the opportunity to work with Andy Altman, the director of the D.C. Office of Planning and Historic Preservation under Mayor Williams. "I was taken with his vision of preservation and revitalization of neighborhoods done concurrently through planning," Young said. "I've always been interested in the interface between planning and historic preservation. Planning is the context in which preservation happens."

As one of four historic preservation officers overseeing the District's 23,500 protected buildings, Young reviews building permit applications and provides technical assistance and design guidance to building owners in five D.C. historic districts:

Cleveland Park, Woodley Park, Kalorama, Takoma Park, and Capitol Hill (with 8,000 buildings, the city's largest).

"Because of the volume of permit requests, this takes most of my time," he said. But he remains devoted to program development and public outreach as well. He would like to see incentive programs in place that would help building owners maintain and improve their properties within historic preservation guidelines.

"We're charged with upholding the Historic Preservation Act," Young said, "but we're aware of the financial implications of being in a historic district." He points to two techniques that have proven effective in other cities: facade improvement programs to help business owners upgrade their properties within city design guidelines and property-tax credits to encourage homeowners to make appropriate improvements.

A resident of Macomb Street, Young is quick to sing the praises of Cleveland Park. "It's an ideal environment. It combines the period of architecture I most enjoy—the first three decades of the 20th century—and green space and openness with a vibrant and diverse commercial center, access to public transportation, and, of course, great people."

Two trends are changing the neighborhood in challenging ways, however, Young said. For one, changes and upgrades on the commercial strip must not come "at the cost of losing small, unique, and diverse businesses," in his view. "Then we would lose the character of what Cleveland Park is." He defines the preservation mission broadly. "Preservation is not just about architectural restoration," Young said. "It has to do with the cultural, social, and economic fabric."

The second trend is the proliferation of additions being made to Cleveland Park's historic

(continues on page 5)

#### MEET CLEVELAND PARK'S HISTORIC PRESERVATION OFFICER

(continued from page 4)



The small scale and pedestrian-oriented signage typical of 1920s linear shopping strips are gradually being restored along Connecticut Avenue through the historic preservation review process, Young says.

houses, according to Young, an increase caused by rising real estate values and people's changing spacial needs. "It's happening rapidly," he said, "and it has serious implications for the historic house and for the character of the street and of the historic district as a whole."

Taking a long-term approach is key to managing change, Young believes. On Connecticut Avenue, for example, "There's a lot of nonconformity in signage and commercial frontage, much of it put up before Cleveland Park was a historic district," he said, "and much nonpermitted work." But, Young said, "each new upgrade and tenant change is an opportunity to bring an individual building into keeping with the character of the historic district." He points to the facade of the new restaurant Bardeo as a positive example of how a property owner can work with the community group (CPHS's Architectural Review Committee) and the D.C. Historic Preservation Office to develop an appropriate adaptation that enhances the commercial strip as a whole.

Young looks forward to working with Cleveland Park residents and CPHS to continue raising neighborhood awareness about the Historic District and the special benefits and responsibilities of living there. "I rely on community organizations to a great extent," he said, "to provide technical input and familiarity with their neighborhoods and to be my eyes on the street." Young can be reached in his office at (202) 442-8845 or by e-mail at tluke.young@dc.gov. Design guidelines and information about the permitting process also can be found on the Web at www.planning.dc.gov; click on "historic preservation."

Rachel S. Cox is the editor of Cleveland Park Voices.



to the three Cleveland Park businesses who helped underwrite this issue of *Voices*:

Brookville Supermarket 3427 Connecticut Avenue Ireland's Four Provinces 3412 Connecticut Avenue

Starbucks Coffee

3420 Connecticut Avenue • 3430 Wisconsin Avenue

#### **CPHS BOARD MEMBERS**

(continued from page 4)

- Whit Peters Highland Place
- Nancy Skinkle (Membership Chair & ARC cochair) Porter Street
- Barbara Stout (Secretary) Connecticut Avenue
- Frank Stovicek
   (Cleveland Park Business and Professional Association)
   Connecticut Avenue
- Bonnie Temple (Treasurer) Rowland Place
- Stephen Turow (Vice-president and ROMP) Rodman Street
- Serena Wiltshire Rowland Place

## SHARE YOUR SKILLS WITH LOCAL STUDENTS



The John Eaton Elementary School Tutoring Program seeks volunteers to help children in grades one through six with reading, writing, math, and study skills. Tutoring takes place at school before and/or after school hours, from 7:45 to 8:45 a.m. and 3:15 to 6 p.m. John Eaton is located at the corner of 34th and Lowell Streets. For more information, call Sue Guzman at (202)462-6228.

## COMMUNITY CALENDAR

#### OCTOBER 31

Halloween Party and Parade

4 p.m.
Macomb Playground
Sponsored by John Eaton
Elementary Home and
School Association
Contact Margot Berkey,
(202)232-1810 or Linda
Adams, (202)244-6240.

#### **NOVEMBER 3**

Cleveland Park Citizens Association Monthly Meeting

10:15 a.m. Cleveland Park Library Contact Isabel Furlong, (202)333-3345.

#### **NOVEMBER 26**

ANC 3-C Meeting

7:30 p.m. 2nd District Police Headquarters, Idaho Ave. Contact (202)232-2232.

#### **DECEMBER 7-9, 14-16**

Christmas Tree and Wreath Sale

Fridays 3-6 p.m. Saturdays and Sundays 10 a.m.-5 p.m. John Eaton Elementary School Playground Contact Margot Berkey, (202)232-1810 or Linda Adams, (202)244-6240.

#### **DECEMBER 16**

Holiday Caroling and Cheer

Organized
by the
Cleveland
Park Club
Contact
Susie Taylor,
(202)244-7731.

☐ True ☐ False

False. All these types of projects must be reviewed and permitted.

#### THE 3RD-EVER VOICES QUIZ

How Well Do You Know Your Architectural Review Committee?

Answer the following questions "True" or "False." Correct answers are conveniently provided immediately following questions.

<ol> <li>The acronym ARC stands for Aesthetics Rigidly Codified.</li> <li>True ☐ False</li> </ol>
False. The ARC judges whether or not a proposed project respects the existing house's historic character and contributes positively to the historic streetscape; it need not copy the existing house or match a prescribed style. A copy of ARC Procedures and Guidelines are available from the reference librarian at the Cleveland Park Library.
2. Homeowners and businesses in the Cleveland Park Historic District cannot make additions or alterations to the exteriors of their buildings without getting a building permit approved by the Historic Preservation Review Board (HPRB).
☐ True ☐ False
True. Any exterior alteration to any structure in a D.C. Historic District must be reviewed by the Historic Preservation Review Board before a building permit is issued.
3. The Cleveland Park Historical Society has sign-off power over building permits in the Cleveland Park Historic District.  ☐ True ☐ False
False. The Architectural Review Committee of the Cleveland Park Historical Society, a volunteer committee of residents many of whom have professional backgrounds in architecture, planning, and design, reviews proposed projects and makes recommendations to the the D.C. Historic Preservation Review Board. This process assures neighborhood input to the approval process, but only the HPRB has the authority to approve or disapprove building permits.
4. The ARC only reviews projects that are visible from the street.  ☐ True ☐ False
False. Although less emphasis is given to parts of projects that are not visible from the street, the ARC reviews all exterior alterations.
5. Paint colors must be approved by the ARC and the HPRB.  True  True  False
False. Because paint colors are temporary changes (and do not require a building permit), they are not reviewed.
6. The HPRB and the ARC do not review window replacements.  ☐ True ☐ False
False. Fenestration is a key element in a building's historic appearance. The D.C. Historic Preservation Office is intensely interested in window replacement and thus recently updated their design guidelines. <i>Design Guidelines, Windows and Doors for Historic Buildings</i> , along with other design guidelines, are available on the City's web site at http://www.dchistoric.org.
7. New fences, exterior mechanical equipment installations, landscape features such as walls and walkways, and satellite dishes do not require building permits and thus do not have to be reviewed by the HPRB and the ARC.

(continues on page 7)

THE 3RD-EVER VOICES QUIZ (continued from page 6)

## 8. The ARC and CPHS will contact adjacent property owners when a construction project has been proposed.

☐ True ☐ False

False. Since Cleveland Park homes are close together, changes and additions affect neighbors' views and light, but it is the homeowner's responsibility to talk with neighbors early in the process. CPHS does provide a monthly listing of proposed projects to be reviewed by the ARC; call (202)363-6358. If you have questions about whether a project has been properly reviewed and permitted, contact D.C. Historic Preservation Inspector Toni Cherry. (See margin).

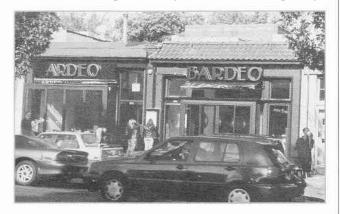
## ARCHITECTURAL CORNER NEWS OF THE ARC

News reports alert us to a slowing economy, but you would not know it in Cleveland Park! Since the spring the number of proposed building projects reviewed by the CPHS Architectural Review Committee has increased considerably.

The majority of projects were one- or two-story rear additions, although two projects involved substantial interior renovations with minor exterior alterations. The rear additions mostly entailed increasing the size of the kitchen and dining and family rooms and then opening

them up to garden views. The typical Cleveland Park historic house apparently does not meet today's desire for large, open layouts. All the projects were approved, and most were approved with recommendations for improvements. The ARC findings are taken under advisement by the D.C. Historic Preservation Review Board (HPRB), which decides whether or not to sign off on the building permit applications.

The ARC reviewed one commercial project during the summer—the new bar adjacent to Ardeo restaurant on Connecticut Avenue, called Bardeo. Since both



The shallow roof of Ardeo restaurant awaits installation of red clay tiles that will return it to its historical appearance.

Restaurant owner Ashok Bajaj agreed to reinstall the tiles as part of the permitting process for Ardeo's new sister restaurant, Bardeo.

restaurants have the same owner, the Bardeo proposals provided an opportunity for the HPRB to mandate changes to the exterior of the restaurant next door. When Ardeo was built, several years ago, the original clay tile roof was removed and new signage installed without the proper permits. Because the city at that time had no Historic Preservation Inspector, the permit violation went unheeded. This time, approval of the Bardeo building permit was made conditional on restoration of Ardeo's clay tile roof to its original condition.

Once again, the volunteers of the Architectural Review Committee of the Cleveland Park Historical Society would like to remind our neighbors that ARC meetings are open to the public, although deliberations about individual projects are private. Meetings take place on the second Monday of every month at the Cleveland Park Congregational Church at Lowell and 34th Streets. To hear a monthly listing of pending projects, call (202)363-6358.

Nancy L. Skinkle is cochair, with Christine Hobbs, of the CPHS Architectural Review Committee.

# HISTORIC PRESERVATION INSPECTOR MAKES HEADLINES

**W**ant to learn more about the important work of the District building inspector charged with enforcing historic preservation statutes? Toni Cherry was profiled in a Washington Post article by Daniela Deane on September 1. To retrieve the article. visit the Archive section of washingtonpost.com; the small fee for accessing stories more than two weeks old is explained there.

Inspector Cherry depends on inquiries from concerned citizens to identify unpermitted construction projects and projects where the work completed does not match permitted plans. To contact her, call (202)442-8844 or send an e-mail to hp\_inspector@hotmail.com or toni.cherry@dc.gov. The phone number for the D.C. Historic Preservation Office is (202)442-8818.

#### D.C. #1 IN HISTORIC BUILDINGS



Though by no means
America's largest city,
Washington, D.C., does have
more buildings listed in its
inventory of historic places
than any other, according to
the Office of Historic
Preservation. D.C. boasts
25 historic districts
comprising 23,500 historic
buildings.

# HAS YOUR MEMBERSHIP EXPIRED?



Thanks to CPHS membership coordinator Nancy Skinkle, the mailing label on your copy of Voices now shows the date your membership expires. Please take a moment to check it and if the date has passed, renew today using the form at right.

#### CPHS HELPS PLANT STREET TREES





Last April CPHS volunteers added new shade to several spots on Connecticut Avenue and fed newly planted trees on Macomb Street and along Connecticut Avenue. Now, for the first time in years, the D.C. government will pay for and plant new trees for us. CPHS can still help by serving as liaison between the neighborhood and the City. Interested? Please call Warren Clark at (202)537-1279.

#### JOIN THE CLEVELAND PARK HISTORICAL SOCIETY

CPHS was founded in 1985 by concerned residents seeking to prevent overdevelopment of Cleveland Park's commercial corridors and to preserve the character of this historic neighborhood. It continues to be active in preservation, beautification, public education, and community betterment. To join us in this work, please send this coupon, along with a tax-deductible contribution, to:

Barbara Stout, Membership Chair Cleveland Park Historical Society P.O. Box 4862 Washington, DC 20008

Please make checks payable to the Cleveland Park Historical Society. All but \$4.00 are tax deductible as allowed by law. Many employers provide matching grants for employee contributions to qualified 501(c)(3) tax-exempt organizations. If your employer does so, please consider including the employer's matching grant form with your contribution. Thank you!

YES! I wish to become a member of CPHS at the following level:			
○ \$35 Individual	O S250 Patron		
○ \$50 Household	○ \$500 Angel		
O \$100 Sponsor			
Name (please print)			
Address			
City, State and Zip code			
Daytime phone	Evening phone		
I would like to volunteer to help	with:		
	O Fund raising		
O Tree planting	9 I dild raising		
	O Architectural Review Committee		
<ul><li>O Tree planting</li><li>O Neighborhood beautification</li><li>O Special event planning</li></ul>			
	O Architectural Review Committee		

#### CLEVELAND PARK HISTORICAL SOCIETY

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