

Voices

The Newsletter of the Cleveland Park Historical Society

Neighbors Mingle at CPHS Fundraiser and Silent Auction

By Andrea Pedolsky



Fundraiser host and CPHS Board member Margaret Lenzner describes building a contemporary house in a historic district.

Photograph courtesy of Barbara Porter.

On the afternoon of October 6, a beautiful fall day in Cleveland Park, CPHS members and guests gathered for a fundraiser and Silent Auction in the home of Board member Margaret Lenzner. We held the event to help fund ongoing research into neighborhood history, new and reoccurring programs, publications—including our newsletter, *Voices*—

and an overhaul of the CPHS website.

Margaret's patio beckoned as people arrived and reconnected with neighbors and friends. Throughout the afternoon, guests were treated to an open bar and tasty hors d'oeuvres. Before opening the Silent Auction, Margaret regaled us all with stories about building her house, from choosing the plot on which to build and deciding on the architect to making sure this very contemporary home would be compatible with a historic district.

The Silent Auction was a great success with every item claimed by eager—and competing—bidders. We appreciate the generosity of the donors and acknowledge: Cactus Cantina, Sababa, Proper Topper, King Street Oyster Bar, Spices, Baked by Yael, All Fired Up, Hillwood Mansion and Museum, Tregaron Conservancy, DC Preservation League, the play *Shear Madness* at the Kennedy Center, and housewares shop Dalton Brody.

2024 Annual Members Meeting and Election

On the evening of June 13, CPHS members gathered at the Cleveland Park Congregational Church for our annual meeting and election. To coincide with the exhibit “Undesign the Redline” at the Cleveland Park Library, we invited Mara Cherkasky, a D.C.-based historian, writer, and co-founder of the historical research firm Prologue DC, LLC and the digital public history project Mapping Segregation in Washington, D.C., to talk to us about the history of housing segregation in the District. Mara's talk provoked a very lively discussion among attendees who added richness and context to the program.

Following the presentation, outgoing President Bonnie LePard introduced the new slate of candidates for the Board of Directors, all of whom were unanimously elected: Andrea Pedolsky, President; Kevin Kelso, Vice President; MaryAnn Nash, Vice President; Mary Jane Glass, Treasurer; Ana Evans, Secretary; Stefan Hurray; Margaret Lenzner; and Anne Smith. The following Board members reached their term limits, and we appreciate their service: Leila Afzal and Pat Norris. And we also acknowledge all the work and leadership from our now-former president, Bonnie LePard.

You can read about our Board members here: <https://www.clevelandparkhistoricalsociety.org/about-cphs/board/>.

After the election, Bonnie gave an overview of CPHS's activities in 2023 and introduced the newly elected president, Andrea Pedolsky, who gave a brief overview of 2024's events, including an Art Deco tour; a public panel discussion for homeowners about dealing with aging windows in the historic district, held at the Cleveland Park Library; a walking tour of the Ward 3 tree canopy, co-hosted with Casey Trees; and a CPHS fundraiser.



From the website Mapping Segregation in Washington, D.C.

It's All in the Details A Look into Cleveland Park's Window Styles Part 2

By MaryAnn Nash

In our Historic District, window muntin patterns are more than decorative details—they are architectural markers that reflect the neighborhood's distinctive architectural styles and eras. Not to be confused with mullions, which separate whole window units, muntins are the thin strips delineating individual panes within a window sash. They often add character and reveal a home's historical influences.



*Windows designed with diamond muntins.
Photograph courtesy of MaryAnn Nash.*

The use of muntins in windows dates to Medieval Europe when glassmaking technology limited artisans to small pieces of glass. Muntins made it possible for them to piece together small sections of glass into larger windows. As glassmaking evolved, allowing for larger panes, muntins transitioned from being solely structural elements to serving an additional, decorative function.

In Cleveland Park, grid muntin patterns are most common in Colonial Revival and Four-Square homes. The classic six-over-six or nine-over-nine layout reflects early American practicality and symmetry, giving homes a balanced look. Architects used the grids to emphasize formality in Colonial Revival homes and functionality in Four-Squares. Sherman cottages often feature tighter grid patterns with more panes, giving the cottages a rustic appearance. Grid patterns may also appear on the top sash only, leaving the bottom sash clear. This design maintains traditional aesthetics on the upper sash while offering an unobstructed view below.

Diamond muntin patterns add character to a range of styles, including Four-Squares, Sherman cottages, Tudors, and Queen Anne homes. They appear in various forms, from a single large diamond in the center of a window and a diamond shape embedded in a single pane of a grid design to sashes full of tiny diamond panes. In Four-Squares, diamond patterns often appear as an accent, providing a decorative touch to the otherwise straightforward façades. With their Arts and Crafts influence, Sherman cottages more commonly feature diamond muntins on side or accent windows. Tudor homes favor the more intricate diamond patterns, with intersecting diagonals creating a lattice effect.

The sunburst muntin pattern, though less common, appears in transoms and semi-circular windows of some Queen Anne-style homes as well as above doors in Federal-style homes. The radiating muntins create a focal point, emphasizing architectural features while drawing additional light into the home.

Preserving these window patterns is essential to Cleveland Park's architectural integrity. Minor repairs, like addressing chipped paint or wood rot, are manageable with professional attention. For more extensive damage, custom window replacements that replicate historical patterns with modern insulated glass are available. With thoughtful preservation, these windows continue to reflect Cleveland Park's architectural legacy.

Please see the article about CPHS's panel discussion on preserving your windows, on page 6. If you missed Part 1 of Window Styles, you can find it in the Spring 2024 issue on the CPHS website.

On The Street Where You Live

The Show Stopper on Newark

By Andrea Pedolsky



*A House for the 21st Century.
Photograph courtesy of
Margaret Lenzner.*

Newark Street is well known for its fine collection of late nineteenth and early twentieth century homes representing a variety of American residential architecture. Which is why the home at 3530 Newark Street brings many strollers to a dead stop.

Designed by architect Travis Price and built in 2007 for long-time Cleveland Park residents Margaret and Terry Lenzner, the structure is striking for its coloration and use of materials—patinated copper, wood, stone, and glass—and for its setting, nestled on a slope across from Rosedale Conservancy and surrounded by foliage. The land was originally part of the Oak View estate where President Cleveland spent his summers.

Every proposed plan for new construction must be reviewed by DC's Historic Preservation Office (HPO), which advises the Historic Preservation Review Board. According to the November 2004 HPO staff report about Price's conceptual design, "[it] successfully builds on the tradition of contemporary architecture found in the Cleveland Park Historic District (and recognized as part of the significance of the district in the National Register nomination), while relating to the character of the site and

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The Trees of Cleveland Park

By Andrea Pedolsky

Can you tell the difference between a red oak tree and a white oak tree? A tulip poplar from a sycamore? Have you ever heard of a monkey puzzle tree? Well, try asking the 20-some CPHS



Liam Ulasevich (left) and Kevin Kelso consider a red oak leaf.

Photograph courtesy of Nicholas Smith.

members who went on the tree canopy walk on Sunday, October 27, and who are now all the wiser about Cleveland Park's wonderfully varied tree population.

Liam Ulasevich, Casey Trees' managing arborist, and CPHS Vice President (and Casey Trees board member) Kevin Kelso greeted the group at the entrance to Olmstead Woods. Over the next couple of hours, they introduced us to (and answered many questions about) the amazing trees with which we

cohabitate—and along the way, taught us about leaf shapes and trunk textures.

Among the trees we encountered were the deodar cedar and Atlas cedar in the Bishop's Garden (each likely over 100 years old), a grove of hemlocks on 36th Street and Woodley, and an enormous sycamore on the sidewalk adjoining Rosedale Conservancy. On Newark Street we were treated to the amazing monkey puzzle tree at 3418, large twin white oaks at 3121, and a weeping katsura at 2930. At our final stop, we took in a huge metasequoia at 2722 Ordway Street and a large American elm at 3308 27th Street.

A glorious day was had by all.



A metasequoia (aka "dawn redwood") on Ordway Street. Photograph courtesy of Andrea Pedolsky.

ARC's Work

The ARC meets the second Monday of every month, except in August, and the public and neighbors are encouraged to attend and participate. Deliberations on individual projects are limited to ARC members. Results of the meetings are shared with the impacted Advisory Neighborhood Commission (ANC), the District of Columbia Historic Preservation Office, and the presenters. ARC reports are also posted on the CPHS website and are interesting and informative reading.

News from the ARC

By Christine Hobbs, ARC co-chair

Front porches, side porches, rear sleeping porches, and wrap-around porches can all be found in the Cleveland Park Historic District. In fact, the *Cleveland Park Historic District Design Guidelines* say that "Front porches are one of the district's defining characteristics" and offer a welcome transition between outdoor space and the house. While porches on the front of the house and side porches that are visible from the street need to be maintained, there are times when a homeowner may have to modify the space. Fortunately, there are ways to accomplish this, including by making certain that the porch's structural support columns are not obscured and by retaining an open, porch-like feel to the space. Unfortunately, the ARC has had to consider porch design proposals that did not meet the desired criteria, and so the presenters were sent back to the drawing board.

The ARC recently approved an access ramp proposed by the Cleveland Park Congregational Church. Built in 1922, it is a contributing structure to the Historic District. Construction is in the works for a ramp that will run in front of the building, creating a front entrance that is accessible to all. In another proposal that is compatible with the Historic District, the ARC



Moving day at Wisconsin Avenue and Norton Place: Lift Off! Photograph courtesy of Christine Hobbs.

approved plans for a platform lift that will be added to the front of a contributing house; the proposal included adding landscaping to partially screen the lift. In yet another front porch project the ARC recently approved, non-original columns were removed and replaced with columns that more closely matched the porch's original design.

Other proposals reviewed by the ARC over the past several months include several rear additions that were only slightly visible from the street and sat behind or in line with neighboring houses in the rear. We also heard a presentation for a

sympathetic addition to a mid-century modern house, a rarity in Cleveland Park.



Moving day at Wisconsin Avenue and Norton Place: Touch Down! Photograph courtesy of Christine Hobbs.

In other Historic District news, after months of preparation, on July 31, the house located at 3427 Wisconsin Avenue was successfully moved so that it faces Norton Place. A few CPHS members watched as this remarkable feat of engineering took place. (See "News from the Arc" in the Spring 2024 issue of *Voices* for more information about the project.)

CPHS Board Establishes New Committees

As we reported in the Spring issue of *Voices*, CPHS held a Board retreat on May 4. It was a fruitful gathering, which yielded a group of task forces to enable the Board to further explore key issues that arose during the retreat: governance, finance, communications, events and programs, and membership.

At the September Board meeting, each task force presented its findings for how best to improve each of these areas. As a result, the Board has established six committees, each charged with a set of goals and action steps. For more information about the committees you can contact Executive Director Stephen Hansen:

stephen@clevelandparkhistoricalsociety.org.

Governance: Review CPHS by-laws to see where they can be updated to better reflect current needs and practices; consider Board term limits; formalize a nominating process, including establishing a nominating committee, for Board elections and officers.

Finance: Working with the Membership Committee, explore holding membership drives, separate from annual renewals; working with Research Committee, identify granting organizations to fund new publications and programming for local schools.

Communications: Working with Events and Programs and Membership committees, determine the best types of communication vehicles to introduce and highlight events; post regularly on CPHS social media platforms.

Events and Programs: Review past events to determine their viability to become annual events; conceive and develop new events and programs that will appeal to various constituencies: adults, children, history buffs, architecture mavens, etc.; work with Communications Committee on promoting events.

Membership: Brainstorm recruitment efforts; work with Events Committee to help identify different constituencies that

Policy Corner

By Stephen Hansen

Policy Corner is a new feature that will track, present, and discuss various policy issues and other topics of interest or concern affecting the Cleveland Park Historic District. This will include reporting on actions taken by the DC Council, the DC Office of Planning (OP), the Historic Preservation Review Board (HPRB), and ANC 3C commissioners. Policy Corner will appear in each issue of *Voices* and on the CPHS website when there is news or necessary updates.

DC Council

Two bills introduced to amend the Historic Landmark and Historic District Protection Act of 1978 (HPA) would alter the authority of the HPRB or require it to make decisions concerning matters beyond its mandate:

- **Housing Capacity Preservation Amendment Act of 2024** (B25-0919). Introduced in July, the bill primarily proposes to strike the term “height” from the HPA, thus removing HPRB’s authority to limit building heights based on historic compatibility if those limits were to affect the creation of additional housing. To date, the bill has not moved forward.
- **Resilient and Energy Efficient Historic Properties Amendment Act of 2024** (B25-793). Introduced in April, the purpose of the bill is to amend the HPA to require that HPRB consider proposed alterations that include additional design elements that promote energy resiliency and water and energy efficiency. The Council held a public hearing October 8, 2024.

DC Office of Planning

The OP has been making plans to implement upzoning along Connecticut Avenue in Cleveland Park and Woodley Park, based on its Connecticut Avenue Development Guidelines, published in 2023. CPHS commented on OP’s Development Guidelines during public deliberations and produced a set of design guidelines (available on our website) focused on protecting the integrity of Cleveland Park’s historic commercial district while accommodating potential development of greater infill. The OP’s Historic Preservation Office posted the guidelines on its website.

During the ANC 3C’s November 18, 2024, meeting, Joel Lawson, associate OP director, explained the basic implementation process, which could result in zoning changes in the two neighborhoods; this will include reengaging with community groups. Review and meetings will begin in 2025.

In the ANCs

- 3C05 Commissioner and Treasurer Sauleh Siddiqui did not run for re-election. Zach Shaben of Porter Street, the uncontested candidate, will fill the seat. 3A03 Commissioner Hans Miller resigned earlier this year, leaving that seat vacant. Two candidates ran for the seat in the November election. The newly elected commissioner is Isaac Bowers of Quebec Street. *Voices* will be contacting both new commissioners for interviews in 2025.
- In addition to Associate OP Director Joel Lawson’s presentation at the November 18 ANC 3C meeting, the new Ward 3 manager, Kendall Gibson, introduced herself; she can be contacted at: 202-341-7706.

Around the Neighborhood

Uptown Theater

Artehouse, an innovative art venue fusing technology and the visual arts, recently signed a 20-year lease on the Uptown Theater, which has been closed since March 2020. Sandro Kereseldze, one of the owners of Artehouse, presented the very preliminary plan for the building at the November 18 ANC 3C meeting. He promises to create a “cinematic experience” in the building and expects to keep the ANC up to date as those plans progress.

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It Happened in...1927

By Andrea Pedolsky

The headline of the November 21, 1927, issue of the *Washington Times* screams out: DRAGNET OUT FOR CAT BURGLAR. And so began a torrent of reporting about Cleveland Park homeowners enduring a persistent burglar who was both scaring them and frustrating the police. As the *Times* describes it, the burglar caused “one of the most exhaustive manhunts in the history of Washington.”

It all began on the evening of November 20, 1927. A burglar entered the home of the Noonans at 3154 Highland Place, gun in hand. According to Mrs. Noonan, he said to her, “Madam, lie still and you won’t be hurt.” He left with her husband’s gold watch and the three dollars that were in his trouser pocket.

Fresh reporting appears almost daily, and the headlines become increasingly lurid. The headline in the November 23 issue reads, “Cat Burglar Spreads Terror,” and provides a brief description: he is about 5’8”, wearing a long gray overcoat with a cap pulled down over his eyes.

Describing a “midnight prowling in Wesley Heights,” the November 26 issue reports that the cat burglar attempted to break into a home at 3026 44th Place, and was shot at by the owner, Eugene Thompson. When news of this spread, neighbors formed a posse, armed with baseball bats, pistols, and other weapons, and scoured a wooded section near Reservoir Road.

Despite this effort, on November 27, the cat burglar entered the home at 3300 Newark Street and stole \$45, a watch, a platinum and diamond dinner ring, and other jewelry from William Browning and his wife.

The reporting continues into December, with stories of suspects apprehended and then released. Then, on December 7, the *Times* reports, “Almost within the shadow of the Third Precinct police station, the Cat prowled early yesterday morning, was shot at [by a janitor] and left a pool of blood in an alley shack almost directly in the rear of the station house.” The elusive “feline” once again escaped a police “dragnet.”

Oddly, after this, the reporting comes to a stop—not a word is written about the cat burglar. Was the paper asked to stop reporting by the police, who were undoubtedly embarrassed by their failure to arrest the burglar? Or perhaps the paper decided to focus on Charles Lindberg’s flight to Mexico. Or the dreadful news of the death of all hands aboard a submarine that had been rammed by a destroyer in Provincetown, MA, harbor.

We will never know. But finally in the February 20, 1928, issue, reference is made to the burglaries, and the paper surmises that since being shot by the janitor, and there having been no further incidents, the cat burglar had likely retired—at least from Cleveland Park.



On the Street Where You Live, continued from page 2

the neighborhood in a contemporary manner.” The report also describes the proposed design as “exciting and fresh, with the potential to become an asset to the Cleveland Park Historic District.”

In an article in a 2015 issue of *Annapolis Home Magazine*, the writer considers the curved, copper-clad walls as the home’s defining feature. Margaret has described them as two opposing hands holding a glass box. The Lenzners wanted a house for the 21st century and knew that Price was going to “design the house as a piece of sculpture.”

Indeed, 3530 is a great example of how a contemporary building can fit within a historic context.

Order a Historic Marker for Your Cleveland Park Home



CPHS offers historic house markers for contributing buildings in the Cleveland Park Historic District—those built before 1941—and those individually

landmarked. To order a marker, download the form at <https://www.clevelandparkhistoricalsociety.org/historic-house-markers/>. We will confirm the date of your house and get your order started.

Our high-quality plaques are forged to order by the family-owned Erie Landmark Company. We provide these to members at cost (\$225) as well as to non-members (\$275).

Planning Work on Your Home in the Cleveland Park Historic District?

Owners of homes and other buildings in the Cleveland Park Historic District share responsibility for helping preserve the historic fabric of the neighborhood, the properties themselves, and their relationship to the whole streetscape and natural environment.

Visit our website, ClevelandParkHistoricalSociety.org, or cphsdc.org, for guidance on the design review process in Cleveland Park and the permitting process in DC.

CPHS Board Establishes New Committees, continued from page 4

we want to reach; work with Communications Committee to keep members informed about relevant events and information.

Research and Publications: Working with Events Committee, create materials to support programs and events; reinvestigate oral history efforts.

Historic Window Preservation Insights at Cleveland Park Library

By MaryAnn Nash



John Sandor from the National Park Service describing window clad framing. Photograph courtesy of Andrea Pedolsky.

On Wednesday, October 16, the Cleveland Park Historical Society, together with the DC Preservation League, hosted "Seeing Clearly: Dealing with Historic Windows," an engaging panel presentation on window preservation in historic homes that drew a crowd of local homeowners. Held at the Cleveland Park Library, the discussion brought together architects, architectural historians, and preservation specialists who

shared practical advice on repairing and replacing historic windows.

The panelists were John Sandor from the National Park Service, Gretchen Pfaehler of Insite Consulting Architects and the DC Historic Preservation Board, Todd Jones from the DC Historic Preservation Office, and Stephen Hansen, Executive Director of the Cleveland Park Historical Society. Each brought a unique perspective, addressing essential topics such as the complexities of repairing versus replacing historic windows, the importance of historical compatibility, energy efficiency options, and navigating approval and permit requirements within the historic district.

One focus of the discussion was what homeowners must consider when choosing to replace a window. Todd Jones described three approaches to window replacement in historic properties: replacing the sash within an existing frame, inserting a new frame and sash within the old window frame (pocket replacement), and removing the old frame and installing a new framed window in the original opening. Jones noted that pocket replacement can add thickness to the window frame, changing the exterior appearance, while installing a new window may have implications for the interior.

All panelists emphasized that while there are many options for repairing and replacing historic windows, it is important to consider all options and work with experienced contractors.

Please see It's All in the Details on page 2 to learn about window muntins and mullions.

Voices

The Newsletter of the Cleveland Park Historical Society is published two times a year and is free to members.

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Treasures Galore at CPHS's Antiques Appraisal Day

By Barbara Zadina

Members of the Cleveland Park Historical Society learned the stories behind—and the value of—their prized possessions at CPHS's Antiques Appraisal Day in June. The event featured appraisals by Mark Weschler of Weschler's Auctioneers & Appraisers, who generously donated his time to assess a wide range of items.

Participants were invited to bring up to two items for a 10-minute appraisal session, and there was quite a range, from historical coins and jewelry to classic artwork and china. Mark entertained us all with his commentary on a silver teapot from 1798 England, a Victorian-era settee, an antique camera with glass plate technology, and a Mahjong set with bone tiles in an intricately carved rosewood box. A beautiful Art Deco chrome tea set from the 1930s and a Victorian era silverplated serving set were also eye catching.

The most valuable item of the day turned out to be a hand-carved walking stick, while one of the more unusual attractions was an 1899 Steinway tiger mahogany grand piano, appraised from photos. Other memorable pieces included a literary collection with letters and manuscripts from Bertrand Russell, Aldous Huxley, and Karen Blixen (aka Isak Dinesen).

Cleveland Park residents are known for their eclectic tastes, and it was a treat to see the neighborhood's fascinating assortment of historical treasures—even if there wasn't a super high-value surprise! Watch for news about another Antiques Appraisal Day in 2025.



Mark Weschler assesses a Victorian-era settee. Photograph courtesy of Barbara Zadina.



A beautiful bone Mahjong set. Photograph courtesy of Barbara Zadina.



An antique camera from the late 1800s. Photograph courtesy of Barbara Zadina.

2025 MEMBERSHIP - RENEW TODAY!

It's time to RENEW your Cleveland Park Historical Society membership. You may either renew online at ClevelandParkHistoricalSociety.org/Membership, or fill out the form below.

WHY RENEW?

- **WE ARE A COMMUNITY:** CPHS offers talks, tours, field trips, educational programs and other activities that bring neighbors together to explore and celebrate our neighborhood and local history. We keep you informed about neighborhood issues via email, our website and our newsletter, *Voices*.
- **WE WORK TO PRESERVE CLEVELAND PARK'S HISTORY:** CPHS honors Cleveland Park's unique legacy of architectural and landscape design. We work with DC agencies and nonprofits on architectural and historic preservation issues that affect Cleveland Park and its historic district, which is designated on the National Register of Historic Places.
- **WE ADVOCATE FOR THOUGHTFUL GROWTH:** Thoughtful growth prioritizes good design and respect for Cleveland Park's historic architecture and streetscape while being mindful of the city's obligation to meet its future economic and housing needs.
- **WE SHARE OUR EXPERTISE:** CPHS is here to answer any questions you have about house history, neighborhood history and architecture.
- **WE PROVIDE USEFUL INFORMATION:** CPHS will help guide you through DC's historic preservation review process for properties in the Cleveland Park Historic District.

Join or renew online at ClevelandParkHistoricalSociety.org/Membership or complete the following form and send it with a check payable to CPHS to:

CLEVELAND PARK HISTORICAL SOCIETY, P.O. BOX 4862, WASHINGTON, DC 20008

Name(s): _____

Address: _____

Phone: _____

Email: _____

Note! Please be sure we have your current email address so that you do not miss important announcements. We will not spam you with too many emails, but we are now conducting most of our routine communication electronically.

Membership level:

☐ \$65 Individual

☐ \$100 Household (two or more)

☐ \$250 Sponsor

☐ \$500 Benefactor

☐ \$1,000 Patron

Total enclosed: \$ _____

All levels give membership benefits to everyone in the household. CPHS is a member-supported, 501c3 not-for-profit organization. Membership dues are tax-deductible to the extent allowed by law. Members receive discounts and priority registration for public events, invitations to member-only tours, and discounts on event fees, house markers, and CPHS publications. Thank you for your support!

CLEVELAND PARK HISTORICAL SOCIETY
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WASHINGTON, D.C. 20008

Voices 2024

Issue 2

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