

◆ CELEBRATING 40 YEARS ◆

Voices

The Newsletter of the Cleveland Park Historical Society

As CPHS celebrates its fortieth anniversary, we're taking a joyful look back at the remarkable story this community has written together. We hope that as you read the articles reprinted here (beginning on page 3) you will gain insight into the Society's interest in balancing advocacy and neighborhood engagement—and feel proud about our decades of work together.

Over the years, CPHS has helped shape many of the projects that define Cleveland Park today. For instance, early on, while it fought to keep building heights low, CPHS believed that any development at Sam's Park & Shop site should be largely residential, with retail space on the ground floor as well as space for a senior services center. We launched the Main Street Project to bring new energy to the Connecticut and Wisconsin Avenue corridors and—with the Cleveland Park Merchants Association—helped create Cleveland Park Day. In 2000, we committed to protecting Rosedale, whose property was in danger of being developed; in 2001 we joined a similar effort to protect Tregaron. We've supported residents and business districts through tree and garden plantings, spearheaded the multi-year rehabilitation of the Macomb Street playground, and transformed the neighborhood's neglected police and fire call boxes into a beloved outdoor gallery celebrating Cleveland Park's rich cultural history.

Because of space constraints, we had to shorten some of the articles—ellipses indicate where cuts were made. But all 76 issues of *Voices* are accessible on our website: <https://www.clevelandparkhistoricalsociety.org/newsletters>. It is a fun browse as, over these forty years, *Voices* has received many makeovers including several masthead redesigns!

2025 Annual Members Meeting and Election



Kim Prothro Williams, author of *Hidden Alleyways of Washington, DC*.

This year's Annual Members Meeting took place on June 12 at the Cleveland Park Congregational Church on Lowell Street. After welcoming everyone, president of the board Andrea Pedolsky gave an overview of the past year's events, including the Gingerbread House Festival, Antiques Appraisal Day, and a few walking tours. She also described some upcoming events including a walking tour

of contemporary houses and a tree canopy walking tour with Casey Trees.

The board election was next up, and by acclamation, the members elected board members Ana Evans, Kevin Kelso, and Betsy Merritt, all for a second three-year term. In addition, the

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Policy Corner: Recent Zoning Proposals Affecting Cleveland Park

By Ellen Goldich

As part of a citywide plan to update zoning regulations, the DC Office of Planning (OP) has proposed a number of amendments now under review by the Zoning Commission. Several of the changes would have notable impacts on Cleveland Park's historic district, including its commercial corridor. CPHS has been tracking the proposals most relevant to our neighborhood, engaging neighbors in the public process, and submitting testimony regarding our concerns. We are pleased to report that a number of members also submitted testimony.

Accessory Building Size (Amendment #16)

OP has proposed increasing the allowable footprint for accessory buildings—garages, studios, and accessory dwelling units—from the current 450 square feet to 600 square feet in single-family zones, and to 550 square feet in rowhouse zones. While CPHS has long supported accessory dwelling units, we

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On The Street Where You Live The Little Free Libraries of Cleveland Park

By Andrea Pedolsky

Nestled on the southeast corner of 34th Street and Ordway is CPHS member Kathleen Kaye's Little Free Library (LFL). Kathleen set up her library over a decade ago and has enjoyed watching children walking to and from John Eaton, as well as those catching a school bus on that corner, peruse and then claim one or more of the library's offerings. Parents, too, linger after the buses leave and others can browse the titles on an evening stroll, thanks to the streetlights.

The Little Free Library origin story takes place in Hudson, Wisconsin, in 2009, when Todd Bol built a model of a one-room schoolhouse—an homage to his mother—filled it with books, and put it on a post on his front lawn. From that simple action an incredible organization was born. According to the LFL website, as of this year, there are more than 200,000 LFLs in 128 countries.

Among those thousands of LFLs are several in Cleveland Park—stroll along nearly any street and you will likely spot one. Some are “official,” meaning the owners have registered their LFL and purchased the official charter sign; others were erected for the simple joy of sharing books with others—like Violet's Books, just off the northeast corner of 34th and Porter Streets. Together they offer Cleveland Park residents—and visitors—a wonderful variety of books for readers of all ages.



Maxine and Milo Rogers-Morris and their dad, Corbin, with Kathleen Kaye. (Photograph by Andrea Pedolsky.)

Two regular users of Kathleen's LFL are Maxine and Milo Rogers-Morris. They always visit her LFL to see what's new and interesting. Maxine is in third grade and enjoys reading historical fiction, fantasy, and graphic novels. Milo is in fourth grade, loves J.R.R. Tolkien's *The Lord of the Rings* series and is into *Minecraft's Exploded Builds*—he was thrilled

one day to find a stack of graph paper in the LFL.

Another LFL is at the southwest corner of Macomb and Idaho. Owners Sonya and Steve Rasin erected their blue-painted LFL and companion bench over five years ago. It also enjoys a lot of foot traffic, and they have found that passersby delight in leaving books to share. When a thick and old book on the rules of North American ice hockey sat for several weeks, Steve wanted to toss it, but his family outvoted him on the grounds that doing so would violate the free and uncensored spirit of LFLs! Eventually it was scooped up. It took almost no time for someone to adopt a book in Korean about Chinese sentence patterns.

You can learn more about the Little Free Library network—including how to set one up—here: <https://littlefreelibrary.org>.

It's All in the Details The Stucco Work of Cleveland Park: RT Bullard

By Madeline Motes



A seamless pebble dash repair just waiting for paint. (Photograph by MaryAnn Nash.)

Before there was vinyl siding, before aluminum and modern paint finishes, there was pebble dash—a technique to cover exterior walls that traveled from the foggy countryside of Britain to the tree-lined streets of U.S. neighborhoods like ours. Today, RT Bullard is one of the few remaining craftspeople keeping this centuries-old tradition alive, one stone at a time, on houses throughout Cleveland Park. Bullard estimates that he has repaired stucco finishes using pebble dash on nearly 30 houses in Cleveland Park as well as others in Mount Pleasant, AU Park, and Northern Virginia.

Bullard started his career as an apprentice working with plaster, before moving on to learn about unique stucco finishes. He did his first pebble dash stucco job in 1992, as part of an addition to a house. Also known as harling, dry dashing, and roughcasting, pebble dash stucco as a repair material was introduced in the 1800s and was primarily used in the UK and Eastern Europe. “It became popular in the U.S. at the turn of the century when more people began to choose stucco over painted finishes,” Bullard shared. One of the aspects he finds most appealing about the pebble dash stucco style is that “the texture keeps your eyes moving.”

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Saying “So long” to Our Star Baker

By Andrea Pedolsky



After more than a decade of baking the most scrumptious gingerbread houses for CPHS's annual decorating extravaganza, Robert Jenkins is hanging up his apron and moving to Maine. We are sad to be losing such a dedicated member of the CPHS community. And so we want to thank him here for his generosity in donating his time and batter to make dozens and dozens of gingerbread

houses, and for curating and treating us to the wonderful array of candies and dressings—sweet and salty—hundreds of members have used to decorate their cakes. Decembers won't be the same without you, Robert.

◆ CELEBRATING 40 YEARS ◆

*Volume 1, No. 1 Spring 1987***Historic District Victory! But Fight Not Over****By Tersh Boasberg, President**

We can all be proud that on November 19, 1986, the D.C. Historic Preservation Review Board designated Cleveland Park an historic district under D.C. Law 2-144. The district stretches north from Klinge Bridge, including both sides of Connecticut Avenue and the Broadmoor, up the west side of Connecticut to Tilden, west to 34th Street, then up Rodman, skirting Hearst playground and Sidwell Friends, to Wisconsin; down the east side of Wisconsin to Woodley and then eastward along Klinge back to the bridge. This is exactly the area detailed in our original application, submitted jointly by the Cleveland Park Historical Society and our Advisory Neighborhood Commission.

Gaining the historic district took 15 months, an enormous organizing effort, and a coming together of neighbors from both sides of 34th Street and the apartment houses on Connecticut and Wisconsin. Thanks to all of you who helped us, and a special salute to Kathy Wood, Cleveland Park's own architectural historian, who put the whole application together.

And another salute to Kathy, recently appointed Executive Director of the Cleveland Park Historical Society, who also put together in record time the lengthy and intricate National Register nomination form which enables the D.C. Historic Preservation Office to forward our application to the Department of the Interior. Under the terms of D.C. Law 2-144, we do not become a formal D.C. historic district until this form has been completed, submitted, and then signed.

What Next?

Since the criteria under the District's law and the National Register are the same, we will also become an historic district on the National Register of Historic Places. Such a listing and 80 cents will get you a ride on METRO. In other words, the additional listing on the National Register does not give us greater legal protection against private development, but it does protect us against certain potential federal actions. Moreover, listing also gives commercial (not residential) property owners important federal tax rehabilitation credits. Therefore, we plan to be listed on the National Register as well as a D.C. historic district.

Assuming we formally become an historic district, what does it mean? Well, it means that we have an important new legal tool to fight incompatible development anywhere within the district's boundaries, whether at Tregaron or on Wisconsin or Connecticut. Now in order to demolish an historic building, the owner must prove either economic hardship (virtually impossible in today's Cleveland Park) or that the new structure will be both "compatible" in height and appearance with its surroundings and will be one of "special merit." The latter term calls for a sort of legal balancing act between the city's need for new development (increased revenues, services versus increased traffic congestion and pollution) and the advantages of preservation (retaining neighborhood qualities, sense of place, etc.).

The point is, however, that there can be no further "matter of right" new construction like the developments on Wisconsin, e.g., at the former Johnson Flower Shop site. Regardless of current zoning regulations, in an historic district there is the additional legal requirement that any new building must be both "compatible" and of "special merit."

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historic district...*

*Continues on page 5**Volume 1, No. 2 Fall 1987***Activists Successfully
Replace Safeway****By Margaret Hare**

All signs point to a big success for citizen activism in Cleveland Park. If all goes as planned, we will have a new grocery store, the Brookville Supermarket, at the Connecticut Avenue location vacated by Safeway on November 28th. This is good news for the many area residents who have come to depend on having a supermarket in that location. And it has resulted largely from local residents making themselves heard.

Safeway announced in September that it planned to close the store at 3427 Connecticut on October 17th. Its long-term lease had expired last year and been replaced by a month-to-month lease while the owners tried to sell the building. Shortly after the announcement, Advisory Neighborhood Commission (ANC) member Roger Burns initiated a petition drive. He also joined with Peggy Robin, Ward 3 ANC Chair, in calling a citizens meeting on September 12, 1987. Over 300 concerned residents gathered at the Cleveland Park library to protest the loss of this vitally needed service.

A number of those present agreed to organize a campaign to "Save Our Supermarket" (SOS). The short-term SOS goal was to convince Safeway to keep the store open until a replacement could be found. Long-term efforts would focus on putting together a package agreeable both to residents and the building owners. Over 200 people volunteered to work on the campaign. They immediately began an expanded petition drive and public awareness campaign. Supporters signed up at a great rate—over 2,500 the first weekend. They also wrote to Safeway and to Mayor Marion Barry. Meanwhile, SOS Chair Margaret Hare called Safeway officials both here and at corporate headquarters in California and talked daily with Mayor Barry's office.

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Volume 4, No. 1 Spring 1990

Our Neighborhood Shopkeepers: Val and Blanca Calcagno of Vace

By Rives Carroll



Vace. The name comes from Val and Cesare, the two partners who opened this small, unassuming Italian delicatessen and homemade pasta shop at 3504 Connecticut Avenue in September 1977. Inconspicuously tucked into the row of shops above the Cleveland Park Metro station, Vace offers quality food, friendly service, and a refuge from the hustle and bustle of the world outside.

Vace's customers receive a warm welcome and personal attention, reminiscent of the Old World, from Val Calcagno, his wife Blanca, and their various brothers and sisters who prepare, sell, and deliver their food. In April, due to a rent increase, the store will move one block south and across the avenue to 3315 Connecticut, near Peoples. This store is one of three Vaces in the Washington area. The second to open is on Wisconsin Avenue in Bethesda. The third is in Gaithersburg, where most of the fresh and frozen food is prepared.

In 1935, when 17-year-old Val arrived from Genoa, Italy, to join family members in New York, he began many years of cooking in Italian restaurants. He moved to Washington in the 1960s to become manager and cook at Luigi's in Bethesda. There he met Blanca, who had come from Bogotá, Colombia, in 1969. Always interested in owning his store, Val decided to start his business after marriage to Blanca. Dino of Café Italiano helped him locate the Connecticut Avenue space, conveniently across the street from their Ordway Street apartment.

"I have been in the food business since I was eight years old," explains Blanca. "We were poor. I used to help my mother all the time." At age 21, Blanca came to the U.S. with a two-year contract to babysit for a Maryland family. She did not plan to stay; she had never left her country or family. "But when you need to, you leave everything. I took my chances and I think it was a nice chance to take." Although she is not yet a U.S. citizen like Val and still refers to Colombia as "my country," she believes that "everything I have, this country [the U.S.] gave to me. This is my country."

While she was still living in Colombia, Blanca sold bread and pastries. She has been to Italy and learned to speak Italian from Val, his friends, and family. But Val and Blanca communicate primarily in English, while their children, ages 15, seven, and three, speak both Spanish and English.

Blanca has brought her mother, sister, and four brothers to this country. They have all worked at Vace. Val's sister comes from New York to take over when the Calcagnos go on vacation. Not surprisingly, the store is like a family. Blanca would like her son and daughters to keep the business going, but she hopes that they will have more time with their children than she has. With

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Volume 12, No. 2 Fall 1998

Our Neighborhood Shopkeepers: Vic Daumit Dance Studios

By Rachel S. Cox



For 44 years, dancer, teacher, and choreographer Vic Daumit has added a grace note of romance to the businesslike commercial face of Connecticut Avenue north of Macomb Street. His ballroom dancing studios' big, mirrored rooms above Spices restaurant have seen engaged couples preparing for their first dance as man and wife, diplomats hoping to make a good impression at a gala, older couples polishing their steps after years of partnering, and competitive ballroom dancers preparing for a meet.

"I've taught them all," said Vic Daumit (rhymes with "comet"), one quiet afternoon as he sat in his office in a corner of the main studio. Pressed for details, he laughs. He seems to have done almost anything a dance master could. He flies to Hollywood to choreograph films. He frequently leads master classes for other dance teachers in New York. He instructs groups at country clubs, government agencies, and schools (including the U.S. Naval Academy, where ballroom dancing is required for graduation). Covering one wall of the studio are photos of his more illustrious pupils—ballplayers, generals, newscasters, presidents. Among them, Betty Ford looks like Ginger Rogers in a pantsuit, posing in a White House hallway. His most unusual recent gig was teaching the waitresses at a Fort Lee, N.J., nightclub called "The Roaring Twenties" how to Charleston. "The owner acted surprised when I asked if any of the girls had danced before," he recalls. "But I taught them."

The Cleveland Park studio opened in 1954 on the heels of two other successful ballroom dancing studios—the first in 1948 on Columbia Road in Adams Morgan followed by another at 14th and I Streets. Daumit and his stable of dance teachers have weathered the advent of the twist and the name of "touch dancing," which spelled the demise in 1970 of the two other studios. They endured the brief, tango-flowering, old-disco by learning to teach it and now are reaping the fruits of a "touch dancing" revival—first the tango was in, now swing is the rage—which has produced a 6-week wait for private lessons.

Climb the long, narrow stairway to Daumit's studio on a Tuesday night, and the joint is jumping. Scores of young men and women—some singles, some arriving in couples—learn the basic "hold...hold...step, step" of swing dancing. Waltz, foxtrot, and other "slow dances" are taught later. Wednesday nights the walls resound with the complex Latin rhythms of the mambo and the merengue and the tango.

"It's a lot better than hanging out in a bar," comments instructor Mark Gustafson, as the teacher on the floor commands "Ladies, move down one please," and everyone shifts partners. "Vic's an institution in Washington."

Historic District Victory, continued from page 3

Threats Still Facing Us

Now don't celebrate quite yet. There are certain factors working against us. First, the Connecticut Avenue sites of the proposed Park & Shop and Mazza developments are at a METRO stop and that encourages D.C. officials to think in terms of development. Second, the city has a PUD (Planned Unit Development) zoning process which developers have often manipulated in the past to get larger projects than would be allowable under existing zoning, (Connecticut and Van Ness is a PUD.)

With specific regard to the Park & Shop site, our new historic district will give us an important additional tool to fight the developer's proposed plans to build a massive, 60-foot-high, 180,000-square-foot, commercial office building, with no setback. That's almost four times the size of the new office building at the northeast corner of Wisconsin and Van Ness! (And take a look at the Donahoe structure going up on the former Johnson's site at 4000 Wisconsin if you want to see how commercial office development can really wreck a residential neighborhood!)

We believe that any development at the Park & Shop site should be largely residential (no movie theaters), with retail space on the ground floor, hopefully with room for something like a senior services center; no more than three or four stories in height and 75,000 - 100,000 square feet in volume; and must seek to adaptively use as much as Possible of the old Park & Shop building and site. These are reasonable goals for that site, which allow ample new development — up to seven times the existing square footage—and more than enough profit for any developer.

We will need your continued support in the months ahead. We must be prepared to fight if the developer goes ahead with current plans. We would especially appreciate any volunteer time you might have for our organizing, newsletter, tree planting, special events, design review, fund-raising, etc. Let's keep working together for Cleveland Park.

Volume 14, No. 2 Fall 2000 Historic Rosedale for Sale By Rachel S. Cox

At a special meeting on October 24th, the board of the Cleveland Park Historical Society (CPHS) committed the organization to protecting Rosedale, the historic site bordering Newark St between 34th Place and 36th St now owned by Youth for Understanding. The international exchange program has made known its intention of selling the 6-acre property to stabilize its finances.



Noting that Rosedale "ranks as one of the two or three most significant properties in the Historic District," the CPHS board resolved, among other things, "to support or participate in appropriate steps to ensure that... any sale, development, or change in use... will not have significant adverse effects on the historic character of Rosedale itself, on the nearby properties, or on the larger Historic District, in terms of destruction or degradation of historic structures and landscaping, increased traffic or noise, or loss of vistas and open spaces."

Valued by many neighbors as a grassy oasis of dog walking, game playing, and winter sledding (and briefly notorious as the D.C. home of Cuban castaway Elian Gonzalez), Rosedale also embodies more than five centuries of District and national history. The old house at its heart dates back at least to the 1790s, and the immediate grounds still show the traces of years of cultivation as a self-sufficient farmstead as the Federal City grew up to its south.

Rosedale's first owner was a central player in the city's development. Merchant, landowner, and politician Uriah Forrest fought under Washington in the Revolution, served as a delegate to the Maryland Assembly and to the Continental Congress, and was elected mayor of Georgetown, where he kept a townhouse at what is now M and 34th streets.

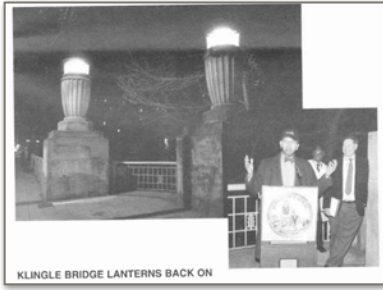
His bride preferred country life, however, and in 1793 Forrest settled his family on a vast tract of rural countryside, then known as Pretty Prospects, that he owned with two partners. The stone cottage where they passed their first summer is now believed to have predated their arrival, and tradition dates its construction as 1740, making it the oldest extant house in the District. Forrest soon erected a larger, wood frame house with porched veranda which he named Rosedale. Wood-frame wings connected it to the stone cottage, which would serve for kitchen and servants' quarters. While the surrounding countryside has long since been sold off for development, the house itself looks today much as it did originally, making it a rare surviving example of an 18th-century vernacular farmhouse.

Rosedale remained in the Forrest family until 1920, when it was purchased by Mrs. Averil Coonley, formerly of Chicago. Earlier, Mr. and Mrs. Coonley had made architectural history when they commissioned Frank Lloyd Wright to build them a prairie style house in Riverside, Ill. The great American architect would visit them at Rosedale. Asked by Mrs. Coonley to pass judgment on its quite different architecture, he pronounced it "honest" and "good for its time."

In 1959 the Coonleys' daughter, Mrs. Waldron Faulkner, sold Rosedale and 6.7 acres to the Protestant Episcopal Cathedral Foundation to be used as a boarding facility for the National Cathedral School. For the first time, neighbors organized to assure the historic house's survival. The Cathedral-Rosedale Neighborhood Committee obtained an agreement from the purchasers to protect the house and its open setting in return for an uncontested zoning variance. The three modern brick residences erected by

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Volume 18, No. 1 Spring 2004
**Klinge Bridge Lighting
 and Historic Designation**



Following a public hearing on January 29, 2004, the Historic Preservation Review Board (HPRB) designated the Connecticut Avenue Bridge over Klinge Valley "a historic landmark in the District of Columbia Inventory of historic sites and recommended that the

nomination be forwarded to the National Register of Historic Places." The nomination was sponsored by the DC Department of Transportation, which is beginning bridge repairs using Federal Highway Administration funding, under the authority of the section of the National Historic Preservation Act that encourages federal agencies to identify, evaluate, and nominate to the National Register significant historic properties under their jurisdiction.

According to the HPRB's decision document, the bridge was constructed for the District of Columbia Department of Highways in 1931-32 and was designed by the prominent bridge architect Ralph Modjeski, whose collaboration with Paul Cret, a prominent architect, included masterful work in the early 1920s on the Ben Franklin Bridge in Philadelphia, the longest suspension bridge built by that time. HPRB observed that the bridge is notable for several reasons, including the "huge, fluted stone and bronze pairs of lanterns"; Art Deco elements that echo those on the Kennedy-Warren (1936) and the Uptown Theatre (1931); and its place in the "City Beautiful" approach to D.C. bridges, which is also seen in the Taft Bridge (1908) and the Dumbarton/ Q Street Bridge, also known as the "Buffalo" Bridge (1912-15). The Klinge Bridge exemplifies the last phase of the City Beautiful Movement, which ended during the Depression.

Klinge Bridge Lanterns Back On

The HPRB designation of the Klinge Bridge followed a welcome milestone in the bridge's history. On December 23, 2003, the beautiful Art Deco faceted lanterns on the Klinge Bridge, which were singled out by HPRB as important elements of the bridge's design, were finally relit. No one seems to be able to remember the short evening when the lights went off, but it certainly has been decades. The relighting ceremony brought together Mayor Anthony Williams, Historic Preservation Review Board chair Tersh Boasberg, city officials, representatives from the D.C. Department of Transportation, and Woodley Park and Cleveland Park neighbors.

Fall 2013
A Century Ago in Cleveland Park

by Amit and Lila Ronen



The Gichner Family

A century ago, the Gichner family gathered on the front porch of their new home at 3220 Highland Place for a family portrait. The patriarch, Fred Gichner, sat in the middle surrounded by his wife Tina and four children Jacob, Henry, Hannah, and Bill. The fifth and youngest child, Joe, wouldn't be born until 1917 and just passed away last year at the age of 94.

Fred was not only a patriarch for his family but also became one of Washington's best-known industrialists and philanthropists. With little more than a few tools and a wheelbarrow, the Austrian immigrant took the skills he learned working as a blacksmith in Baltimore and started his own one-person ornamental iron shop in 1898. With skill and hard work, the Fred S. Gichner Ironworks grew and prospered, eventually moving in 1929 from a tiny shop at 12th and E Streets NW to a new plant at 24th and M Streets NW that took up a quarter of a block and housed 70 employees.

Specializing in ornamental iron work, Gichner's created a large portion of the iron work that can still be seen in Georgetown today, as well as many of the curlicues, swoops, and sprays that grace embassies, the Smithsonian, the National Cathedral, and the White House gates. It was a family affair. Bill Gichner became recognized as one of the few master smiths in the United States, later opening up a shop called Iron Age Antiques in Ocean View, DE and mentoring new blacksmiths even in his 9th decade of life.

Following Fred's death in 1956, Henry Gichner took over the company and also found time to call for desegregation of DC's recreation facilities as the Chair of the District Recreation Board in the mid 1950s. But the company was an industrial facility in a non-industrial city. Eventually the Gichner family transferred its operations to Beltsville, MD, in 1965 and sold the company in 1982.

One surviving example of the company's iron work would have been especially close to Fred Gichner's heart. The fence surrounding the original 1876 Adas Israel synagogue (moved to its current location at 701 3rd Street NW in 1969) was made by his Gichner Ironworks and patterned after hand-wrought iron railings that Henry Gichner had seen on a synagogue balcony while traveling in the Greek isles. At the turn of the century, when Adas Israel was at the corner of 6th and G Streets NW, it was at the center of the city's residential and commercial life and where many of its congregants, including the Gichners, lived and worked.

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Safeway, continued from page 3

The level of concern soon convinced Mayor Barry to intervene. He followed up D.C. Council member Jim Nathanson's call to Safeway officials with one of his own. This succeeded where the efforts of others had not. Safeway agreed to keep the store open at least until the Saturday after Thanksgiving. The short-term goal of buying time had been accomplished!

Supporters signed up at a great rate—over 2,500 the first weekend. They also wrote to Safeway and to Mayor Marion Barry.

Early hopes that Safeway might stay were soon dashed. What the extension provided was time to find a buyer who would keep a grocery store there. A contract was signed by Anita Spain and Dolores Montgomery, two of the three owners, to sell the property to the three Shirazi brothers, who own and operate the Brookville Supermarket in Chevy Chase. And thanks primarily to the efforts of John Bonifaz in the Mayor's office and Tilford Dudley, Mrs. Montgomery put a covenant in the sales contract requiring that a grocery operation be continued at the site....

... The news couldn't be better for their prospective Cleveland Park and Woodley Park customers.

However, at press time (late November) there were still hurdles to overcome before the SOS "long-term" goal could be assured. The biggest was Safeway's cooperation in a smooth transition. Safeway officials seemed unwilling to negotiate on the Shirazis' purchase of existing equipment and stock. The Shirazis proposed using a third-party appraisal or that Safeway donate the equipment to the Cleveland Park Historical Society, which could then lease it to the Shirazis. With less than a week left before the November 28th closing, SOS again asked Mayor Barry to intervene to ensure that the neighborhood would not be without a grocery store during the holidays.

The outcome will be known by the time you read this article. Meanwhile, we say goodbye to our Safeway friends and even if the store is closed for a short period, we can look forward to the community-oriented grocery operations the Shirazi brothers have planned.

Rosedale, continued from page 5

the Cathedral were positioned at respectful intervals around the back of the historic property.

A similar agreement accompanied Rosedale's 1977 sale to Youth for Understanding (YFU). Because the Rosedale property is zoned for single-family residential use, any other use requires approval by the D.C. Board of Zoning Adjustment. Neighbors successfully fought off a proposal by the Bulgarian Socialist Republic to use the property for an embassy, and in exchange for supporting YFU's ownership and nonconforming use of the property, they obtained a legal covenant limiting YFU's activities on the property and requiring YFU to preserve and maintain the building and grounds and to permit public access.

Rosedale was placed in the National Register of Historic Places in 1973. It also is listed as a landmark in the District of Columbia and is within the boundaries of the Cleveland Park Historic District. As such, any demolition or construction on the property must be reviewed by the D.C. Historic Preservation Review Board and would almost certainly be reviewed by the Architectural Review Committee of CPHS.

In adopting the October 24th resolution, however, CPHS adopted a pro-active stance. Pledging "to consult and work closely with Friends of Rosedale and other interested residents and groups," the resolution also established the Rosedale Historic Preservation Fund. The fund will accept donations to be applied exclusively toward preservation of Rosedale. "One priority is underwriting additional research needed to better document the historical significance of Rosedale's house and landscape," said CPHS president Steve Cohen. "We welcome neighborhood support and will keep all our members informed as plans develop."

Vace, continued from page 4

only eight employees in the three stores, the hours are long....

Although the human scale, colorful labels, and mom-and-pop coziness of Vace make it feel like a piece of Italy, Vace carries less packaged dry pasta and more fresh and frozen prepared dishes than its counterparts in Italy. Vace's busiest time is between 4:30 and 7 pm, which indicates that many people stop by on their way home. Says Blanca, "You come home from work and you're not going to start making a lasagna. So it's ready; just warm it up." Some buy as little as a quarter pound of fettuccine or spaghetti; others stock up their freezers with tortellini, ravioli, cannelloni, and agnellotti (Blanca's and my favorite). Most of their packaged foods are from Italy, but a few are from California, Argentina, and Greece. "Whatever we put here, the people like it."

Individuals of all ages, including children, return to the store because of their satisfaction. Even a taxi which crashed through the front window in December 1981 didn't interrupt the steady flow of customers. In addition, many hotels and restaurants in the area buy from Vace, such as the Hilton hotels, the Shoreham, Caffè Petitto's, Pleasant Peasant, Filomena's, Leonardo da Vinci, Clyde's, and Ridgewell's Caterer.

When the Pope visited Washington, Vace's sausages were ordered especially for him. President Carter ate their pasta in the White House. The Washington Star and the Washingtonian have given them favorable coverage. And their proximity to the Metro has boosted their business....

Cleveland Park is proud to be home to this gem of Italian cuisine. And says Blanca, "We're proud of what we do, because we know everything is really good." We do too.

A Century Ago in Cleveland Park, continued from page 6

Moving to the then-suburb of Cleveland Park must have been quite a change for the family. It happened, according to a 1980 interview with Henry Gichner, because Fred put up a fence on Highland Place in 1909 and commented, “This must be a very nice place to live.” So, despite restrictive covenants hindering Jews from living in Cleveland Park (as described in the Fall 2012 edition of *Voices*), the Gichners made Cleveland Park their home and kept up their religious traditions. Although they had a car and a chauffeur, on the Sabbath they used to walk from Highland Place down to 6th and I Streets NW, where the Adas Israel congregation moved in 1908 and Fred served as President in 1929. Tina was the most observant family member, but she let Henry attend the Boy Scouts on Friday nights at the Episcopal church because she thought they taught him good values. Henry also described in 1980 how, although they were amongst the first Jews in Cleveland Park that practiced Judaism, he “never felt any prejudice, and there were lovely, lovely people around.”

World War II had a big impact on the family, and not just because the brother of the Queen of England lived on Highland Place during the war! Joe Gichner, who served in WWII along with his brothers Jacob and Bill, remembered how he had to move from his bedroom to the back of the house to make it available for refugees from Germany and Austria. Gichner Ironworks shifted from ornamental work to war materials, earning the company Washington DC’s first Army-Navy “E” pennant for excellence in production during the War.

The Gichners sold 3220 Highland Place in 1971 to Bob and Pam Pelletreau. Over the next 36 years, the Pelletreaus raised their family there, although some years they were abroad when Bob served as the U.S. Ambassador to Bahrain, Tunisia, and Egypt.



The Ronen Family

As the third owners of 3220 Highland Place, the Ronens enjoy living in a home that looks much the same as when the Gichners lived there and is still surrounded by lovely, lovely people. Their children attend John Eaton and Adas Israel, like the Gichners did.

We would like to thank the Historical Society of

Washington, DC and Jewish Historical Society of Greater Washington for letting 8-year-old Lila and her Dad spend a few hours in their archives researching this article.

News from the ARC

By Christine Hobbs, ARC co-chair

Over this past summer and fall, CPHS’s Architectural Review Committee (ARC) was presented with a variety of preservation issues, including:

- The challenges of rehabilitating one half of a duplex.
- Confirmation of the ravine as a contributing feature of the Historic District.
- The creation of a mixed-use building on Connecticut Avenue, including both commercial and residential units in a formerly retail building.
- The razing of a noncontributing structure in the historic district. (Yes, it is possible to raze a noncontributing structure.)
- The rehabilitation of a long-abandoned, visibly prominent project.

The renovation of a duplex—two houses acting as one structure—can be challenging. Successful renovations acknowledge the relationship of the two dwelling units while changing one half of the structure. In creating a new structure, the proposed work should be compatible with its attached neighbor, especially where walls and roofs meet. The ARC reviewed two proposals for substantial rehabilitation of one half of a semi-detached house; one was more successful than the other.

One of the defining features of the Historic District is its topography, including natural spaces: for example, Rosedale, Tregaron, the ravines, and front and rear yards. CPHS’s Design Guidelines for the Cleveland Park Historic District (<https://www.clevelandparkhistoricalsociety.org/guides/cphs-guidelines-nov-2018.pdf>) cites the neighborhood’s landscape features and the D.C. Historic Preservation Review Board has specifically recognized the ravine as a contributing feature. When work was proposed on a house on Newark Street, atop the ravine and visible from both Ross Place and Macomb Street, the ARC was concerned about the plan’s impact on the ravine. The homeowner, architect, and neighbors worked with the ARC to create a plan that acknowledged the ravine’s significance.

A proposal on Connecticut Avenue expanded an existing one-story commercial building into a three-story mixed-use building. The ARC was impressed with the quality of the architect’s design, which recognized its unique site between Connecticut Avenue and an alleyway.

Another proposal was for the razing of a noncontributing building on Ordway Street constructed in 1954. In its place, a new two-and-one-half-story red brick house will be built. The scale of the proposed house is compatible with the adjoining houses. The ARC appreciated the addition of a modern house on the street.

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.

An Event-Filled Year

By MaryAnn Nash

CPHS members enjoyed an especially rich year of programming, with events that brought neighbors together to explore the stories, landscapes, and architecture that define our community.



Mother's Day Walking Tour of Highland Place and Newark Street

The season began on May 11 with the Mother's Day Walking Tour of Highland Place and Newark Street, a gentle stroll through more than a century of residential architecture. Participants explored two of Cleveland Park's most beautifully preserved streetscapes while learning from their guide, Camilla Carpenter, how design choices defined these gracious blocks.

A few days later, on May 15, local historian John DeFerrari drew a packed audience at the Cleveland Park Library for *How "Progress" Killed the Historic DC Streetcar System*, a look at the rise and fall of Washington's once-

extensive streetcar network. DeFerrari traced how the system shaped neighborhoods like Cleveland Park before automobiles and postwar development pushed it aside.

On June 22, Steve Knight of the Art Deco Society of Washington led the Art Deco Walking Tour along Connecticut Avenue. Despite soaring summer temperatures, a group of intrepid walkers explored landmarks like the Kennedy-Warren and Uptown Theatre, and the building facades along the commercial strip, gaining insight into the corridor's mix of Art Deco, Georgian Revival, and Arts and Crafts architecture.

Early in September, the Cleveland Park Library hosted us for *Historic Preservation 101*, a panel discussion co-presented with the DC Preservation League. Experts from different corners of the conservancy world offered an introduction to the city's preservation goals and design-review processes.

Later that month, members joined architect Phillip Eagleburger for the Contemporary Homes of Cleveland Park Walking Tour. The walk highlighted more than 20 modern and mid-century homes and additions built from the 1940s through the early 2000s, introducing attendees to a new vocabulary of materials and styles and revealing the contemporary design that coexists alongside the neighborhood's historic homes.

And on a beautiful fall morning in October, members gathered for the Tree Canopy Walking Tour led by Liam Ulasevich of Casey Trees and CPHS board member Kevin Kelso, who shared insights into species identification and urban ecology. Participants left with a fresh appreciation for the canopy that keeps our neighborhood cool, healthy, and beautiful.

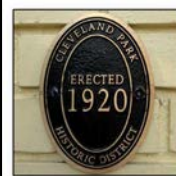
These programs showcased the vibrant history, architecture, and landscape that make Cleveland Park unique. To learn more about upcoming tours, talks, and community events, visit clevelandparkhistoricalsociety.org/events.

Annual Meeting, continued from page 1

board approved the annual election of the board officers (Andrea Pedolsky, president; Kevin Kelso, vice president; Mary Ann Nash, vice president; Mary Jane Glass, treasurer; and Ana Evans, secretary).

After inviting CPHS members to participate more in the society's activities by joining a committee, Andrea introduced the evening's speaker: Kim Prothro Williams, a noted architectural historian and National Register Coordinator at the DC Historic Preservation Office. Kim shared fascinating insights and visuals from her book *Hidden Alleyways of Washington, DC*, exploring the stories and evolution of some of the city's most overlooked spaces. Her talk sparked a lively discussion among attendees who had stories of their own to share and many of them bought a copy of Kim's book. After the formal ending of the meeting, many members remained to chat while sipping wine and enjoying some snacks.

Order a Historic Marker for Your Cleveland Park Home



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

landmarked. These high-quality bronze plaques are forged to order by Franklin Bronze Plaques. Member price is \$170; nonmember price is \$225.

To order a marker, please email staff@clevelandparkhistoricalsociety.org

Invite a Neighbor to Join CPHS!

Do you have a neighbor who is interested in historic districts and historic preservation? Why not ask them to join us? Please share this link with them: <http://bit.ly/CPHSMembership>.

Policy Corner, continued from page 1

remain concerned that such an increase could alter the balance between primary and secondary structures that characterizes Cleveland Park's historic landscape.

Importantly, homeowners already have a mechanism to seek relief from the existing size limit, and only 33 have done so citywide since 2016. Given this low level of demand, CPHS sees no compelling reason to expand the permitted footprint and has urged the Zoning Commission to maintain the current standard.

Designated Uses in Neighborhood Mixed-Use Zones (Amendment #22)

A second amendment would add "daytime care" to the list of permitted uses in Neighborhood Mixed Use Zones, such as our commercial strip along Connecticut Avenue. CPHS supports this change, which would allow day care centers to join the variety of small businesses serving local families.

Proposed Rezoning of the Connecticut Avenue Commercial Strip

Separate from the individual zoning text amendments, the Zoning Commission is also considering a broader rezoning proposal that would increase allowable density along the Connecticut Avenue historic commercial strip. ANC3C invited residents to register their support or opposition to the proposed change, underscoring the importance of neighborhood input.

CPHS duly submitted testimony outlining our concerns about how higher density would impact the historic character and scale of the corridor and published it on the Cleveland Park Listserv.

CPHS testified at the December 1 hearing on the rezoning effort to express its concerns about the proposed zoning changes. We are grateful to the many members who submitted testimony expressing their opposition to the changes.

CPHS will continue to monitor these proposals closely and advocate for policies that support thoughtful growth while preserving the unique character of our Historic District.

It's All in the Details, continued from page 2

The technique involves creating a mix of crushed pebbles, limestone, and Portland cement, then adding water to the dry mix a little at a time. Then the mix is chopped and literally thrown onto the house's wall. Bullard is particular about the stones he uses, opting for River Jacks because of their many color combinations. River Jacks are found in abundance in the riverbeds of Pennsylvania and Delaware and are used often in landscaping. Ranging from one to eight inches in diameter, the stones are small enough to provide a unique texture without appearing too rough.

When repairing a stucco finish, Bullard's main goal is to "take off what's loose and put on what's good." Some color examples in the neighborhood include brown, blue, and grayish green, which you can see on CPHS board member MaryAnn Nash's Newark Street house.

His advice for stucco homeowners is to be wary of leaks. "This style is very fragile and can be destroyed by water damage," he warns. "The plaster used in the process can rot easily. Otherwise, there is nothing special required for maintenance," he adds. To protect the walls from this happening, he advises adding a coat of waterproof sealant.

Bullard is passionate about the craft, which he shares in his newsletter, "StuccoNews," which can be found on his website <https://www.stucconews.net/>. In the newsletter, he shares tips about stucco repair and maintenance, as well as additional interesting details about pebble dash. This specialty has won him a global readership. Each artisan has their own signature way of stucco repairing, and Bullard can tell almost immediately which artisan worked on a certain house from the minor differences between each one.

With so few artisans still practicing this centuries-old craft, Cleveland Park residents are fortunate to have Bullard's expertise locally available, ensuring our neighborhood's historic stucco homes can be maintained with authentic techniques rather than modern substitutes. You can find Bullard's work on houses along Macomb, Newark, and Ordway streets, as well as on Highland Place.

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 LINKS

CPHS Website: clevelandparkhistoricalsociety.org and/or cphsdc.org

Staff Email: staff@clevelandparkhistoricalsociety.org

Membership: <https://www.clevelandparkhistoricalsociety.org/membership/>

Voices Archive: <https://www.clevelandparkhistoricalsociety.org/about-cphs/voices/>

Historic Preservation: <https://www.clevelandparkhistoricalsociety.org/historic-district/>

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Voices

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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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Voices 2025

Issue 2

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