Cleveland Park Voices


Come to the
Wisconsin Avenue Rezoning
Hearing of the
D.C. Zoning Commission
Monday, April 25, 7 p.m.
District Building, Room 9
13th and Pennsylvania, N.W.

At this April 25th hearing, the D.C. Zoning Commission takes up the Wisconsin Avenue Task Force (WATF) petition to rezone the commercial strip on the west side of Wisconsin between Lowell and Idaho. This is the Wisconsin Avenue parallel to the Connecticut Avenue rezoning drive, now well on the way to victory (see opposite). To protect this “small-town” shopping strip from potential massive redevelopment, the petition seeks rezoning from the current C-2-A (30-foot, or 3-story, and 1.5 FAR maximum) to C-1 (40-foot, or 3-story, and 1.0 FAR maximum). Overlays proposed for this area by the D.C. Office of Planning and WATF to further limit large-scale, inappropriate office and commercial development will also be discussed.

Your presence at the hearing will demonstrate the strong community support for preserving what the city’s Comprehensive Plan says should remain a “low-density, local neighborhood” shopping center.

WATF petitioning groups are CPHS, Tenley & Cleveland Park Emergency Committee, Wisconsin Ave. Corridor Committee, Washington Cathedral, and ANC-3. Also supporting the petition are the McLean Gardens and Cathedral Heights.Cleveland Park Citizens Associations, as sponsors, and most tenant businesses in the area.

CPhS Rezoning Victory
On Connecticut Avenue

By Tersh Boasberg
President
Cleveland Park Historical Society

On March 14th CPHS won a dramatic and far-reaching rezoning victory. The D.C. Zoning Commission voted 4 to 0 to lower the height limit on both sides of Connecticut Avenue between Maconb and Porter Streets (including the Park & Shop site) from 50 to 40 feet! Still pending before the Commission is our request to reduce the F.A.R. (density) from 2.5 to 2.0 and to place reasonable limits on Planned Unit Development (PUD) zoning exceptions.

Basically, the Commission bought our thoroughly documented argument, aired at its January 25th hearing, that the current zoning had to be reduced to protect the existing low-scale commercial buildings in our new Cleveland Park Historic District. After all, with the 60 commercial buildings along Connecticut, 70% are one story, 20% are two stories, and 10% are three stories. And of the six residential apartments, three are four stories or less and none is over 50 feet. Sounds logical, anyway.

The new “overlay” zone approved for Connecticut Avenue, in addition to the 40-foot height limit, contains four other important and helpful provisions. (1) It limits bare shoulders and restaurants in the commercial area to only 25% of the ground-floor frontage in the zone. (This will help prevent “Georgetownization.”) (2) The overlay encourages ground-floor retail shops in any new building, which will benefit all the Connecticut merchants. (3) The overlay prohibits conversion of existing upper-story housing to commercial use, which reinforces the residential nature of the area. (4) It prohibits curb cuts on Connecticut, which will, practically speaking, prohibit drive-in banks and fast food parlors.

Make no mistake about it. This is a tremendous victory for CPHS and our co-petitioners, ANC-3C (Peggy Robin), Wisconsin Avenue Corridor Committee, and the Tenley & Cleveland Park Emergency Committee (TACPEC). Our thanks must start with Jim Nathanson, CPHS Board Member, D.C. Councilman, and tireless worker on behalf of good city planning (see page 3). Also, thanks to Fred Greene of the D.C. Office of Planning (and to Carol Thompson and Mayor Marion Barry) for recommending our downzoning package to the Zoning Commission. John Bonfaz of the Mayor’s staff also was most helpful. And kudos to all of you who helped prepare our case (10 volunteer lawyers), who wrote letters and appeared in person at the hearings, and who distributed material door-to-door and at the METRO stop on frigid January mornings. Congratulations on a job well done. You have made a tremendous difference in the future of Cleveland Park.
Brookville Hustles To Please Customers

By Margaret Hare

Cleveland Park's new supermarket, Brookville, is rapidly becoming as popular as our longtime Safeway friends were. New owners Mike, Jake, and Yashi Shirazi are making every effort to serve the community's needs. Longtime community leader Tillord Dudley spoke for many when he commented recently while shopping there: "It's just great, everything we could ask for. It was worth the fight."

The Shirazis' opened their store at 3427 Connecticut Avenue on December 16, 1987, a scant ten days after Safeway vacated. In that short period, they had scrubbed the building and fixtures, painted, and installed new checkout stands. Mayor Marion Barry and D.C. Council Member Jim Nathanson celebrated the opening with many of those who had worked to keep a grocery store in the neighborhood. While they were admiring the store's facade and the variety of fresh produce and meats available, laden customers were already streaming through the checkout stands.

Mike Shirazi emphasized at the ribbon-cutting ceremony that they were opening before being fully stocked in order to maintain the grocery service the community needed during the holiday season. Quite a change has taken place since then. After basic stocking, they began adding variety and specialty items. A typical suburban "superstore" stocks about 17,000 items in 35,000 square feet or more of space. The Shirazis are now packing over 10,000 items into their 7,500 square feet and adding new items every week, often in response to customer requests. Mike has reiterated: "Whatever customers want, we will get. We are here to serve the community."

The Shirazis are already providing specialty cut or prepared meats, like flank steaks or pork chops, and have plans for a deli. They have begun to upgrade equipment and replace refrigeration units, starting with the ice cream freezers. The latest improvement is the result of an unexpected impact of upgrading the quality and quantity of available items: shopping! One exciting day, a "customer" walked out with a jacketful of steaks that was chased by employees. He lost much of his loot as he fled to a pickup car waiting at the corner.

The pickup car backed into another car and got a flat tire, but the shoplifters still made a clean getaway. The Shirazis have now installed a new closed-circuit security system. The Shirazis are committed to providing full-service grocery shopping to the community. Operating hours, at first limited until new employees could be hired and trained, are now from 8 a.m. to 9 p.m., except Sunday, when closing is at 6 p.m. Brookville has the same check-cashing policy as other area stores and has distributed applications for check-cashing cards. Flyers announced their first sale week, a "Pre Grand Opening" sale in March. A "Grand Opening" extravaganza is planned to take place after the property purchase is finalized, hopefully in early April.

If you do not already do your shopping at Brookville, give them a try. Let them know if your favorite items are not available; next time they will be. Remember, we need to support our community services if we want to keep them.

Margaret Hare chaired the "Save our Supermarket" campaign which resulted in the Brookville Market's prompt arrival at the site vacated by the Cleveland Park Safeway.

Mark this date!

CLEVELAND PARK
HISTORICAL SOCIETY BENEFIT
AND
CENTENNIAL CELEBRATION of
TWIN OAKS
3225 Woodley Road
June 18, 1988
4:30-6:30

Chinese refreshments
Chinese entertainment
courtesy of
Dr. and Mrs. Fredrick F. Chien

Watch for your invitation.

Park & Shop:
A Temporary Withdrawal

On January 29, 1988, the D.C. Office of Planning (OP) strongly recommended against the 11-story, 210,000-square-foot Planned Unit Development (PUD) requested by developer Patricia Daniels, her attorney, Whayne Quin, and her architect, Skidmore, Owings and Merrill, for the Park & Shop site at Connecticut and Ordway. The sharply worded OP rejection said that "the scale of this project is completely at odds with the City's policy direction for this area." OP noted, "A much lower-scale mixed-use project should be prepared for consideration." After receiving the OP opinion, Daniels withdrew her PUD request and her attorney has not said what their next step will be.

CPHS President Tosh Bassberg commented, "We hope that Pat Daniels and Whayne Quin will not take us seriously. The community wants to negotiate a sensible design and scale for the Park & Shop site. But, to date, our every effort has been rebuffed." Bassberg added, "We would like to think that a three-four story, 80,000-90,000-square-foot, sensitively designed, adaptive-use project is now possible."

NOTICE: The Cleveland Park Congregational Church has offered space to CPHS. Needed: a small desk and filing cabinets. Please call Kathy Wood (244-1276).
Cleveland Park Personalities

Jim Nathanson

By Jean van der Tak

“Someone has said that one of the heights of morality is to be very selfish; you do good things for others because it makes you feel very good yourself.”

He may be short on stature, but this mile-high spirit radiates from Jim Nathanson, D.C. Council Member for Ward 3 since January 1987, Cleveland Park resident since 1974, CPHS Board Member, and tireless worker for people and Washington’s quality of life.

Born in Boston, raised in nearby Quincy, Mass., and educated at Harvard, Jim came to Washington in 1956 after a two-year army stint when “some famous Harvard alumni, New Dealer Tommy Corcoran and Jim Rowe, husband of Libby Rowe [see Cleveland Park Voices, Fall 1987], offered me a job in their law firm while I went to George Washington law school.” After graduation, admission to the D.C. Bar, and a few years with Corcoran, Youngman and Rowe and the Civil Aeronautics Board’s General Counsel, Jim found that “the practice of law didn’t excite me very much. What I wanted to do was work with young people in a school setting.”

Surprisingly, this decision grew out of Jim’s love of and expertise in sailing. Two years the national collegiate sailing champion while at Harvard, Jim spent 20 summers after he came to Washington coaching aspiring young sailors and tennis players in Cape Cod and Marblehead, Mass. “I found I enjoyed working with young people, and coaching a team that won the national junior sailing championship, twice, was more satisfying than winning myself.”

A timely job offer from Bennetta Washington, then principal at Cardozo, led to 24 years of teaching social studies and coaching in D.C. high schools—Cardozo, Western, and its successor, Duke Ellington School of the Arts. “That began my involvement with the grassroots and real population of Washington, D.C.,” says Jim. “I loved every minute of it.”

At Cardozo, Jim helped organize students to lobby on the Hill for funds to replace the “horrendously outdated” textbooks then available in D.C. schools. With Sen. Hubert Humphrey’s help, they got $200,000 added to the D.C. budget for this purpose. “It wasn’t enough,” says Jim, “but it was a marvelous experience for these young kids in learning that democracy only works if citizens get involved.” He takes great satisfaction in former students who date their voting “from the time you got us to register to vote when we were in class” and the “friendly network” of former students he found working “in many capacities” when he arrived at “city hall.”

He claims not to have had boyhood ambitions to enter politics, though he majored in government at Harvard, his father was a longtime member of the Massachusetts state legislature, and Tip O’Neill, while majority leader there, gave him his first summer job. “But if I was preaching involvement to my students, I had to get involved too.” His involvement in local elective politics was “a natural progression,” he says, from the campaign for the first elected D.C. school board back in the 1960s, community issues like land use, to Ward 3’s Democratic Committee, local and national work on the Mondale campaign of 1984, Polly Shackleton’s last campaign as D.C. Council Member for Ward 3, and then the decision to seek Shackleton’s seat on her retirement in 1986.

Jim’s involvement in D.C. land-use issues was also a natural progression. In Washington he has always lived where I could walk or bike to work or school”—Riggs Place, Kalorama Triangle, Glover Park, and then Cleveland Park—“the furthest I’ve lived from downtown,” but where he and his wife Minna, a D.C. native, had said from the day they were married they wanted to live. “I became convinced that the high quality of living within its limits helps make this city unique. If that is lost, the ‘monument’ side of the city as the nation’s capital will be badly affected.” His commitment to averting that loss deepened with his move to Cleveland Park in 1974. Since then, he has been active in Friends of Tregaron, Citizens for City Living, CPHS, and other preservation associations, and a staunch supporter of CPHS’s campaign for Cleveland Park historic status and star witness for this year’s Connecticut and Wisconsin Avenues rezoning hearings. “I pulled the Ward 3 Democratic Committee into these land-use issues,” he says proudly.

He is bothered by some developers’ drive to maximize economic gain at the expense of the quality of surrounding residential areas. Hence, he is pushing the city’s Comprehensive Plan and ward plans, still to be finalized by the Council, to put in place “a structure that will guarantee the integrity of residential areas,” whether maintaining their quality in Ward 3 or upgrading it in other wards.

To that end, Jim works hard to bridge the gap between the community and developers. “Developers know they can come talk with me anytime, even if we agree to disagree.”

He also works hard, as did Polly Shackleton, to bridge the “perceived” gap between Ward 3 and the rest of the city. His heavy schedule (“two meetings and three dinners last Saturday night”) includes many extra functions because “I think it important to show that Ward 3 is interested in other parts of the city.” He also packs in countless Ward 3 meetings and functions, “not merely sending members of my staff,” and welcomes a stream of constituent calls, because “it’s important for the Continued on next page
Jim Nathanson
Continued from preceding page
ward to feel they have a Council member they can touch easily.
Being able to help people is one of the most satisfying aspects of his Council job, he says. "Through the legislative process, you can help large numbers." He is pleased that in his one year on the Council, "without being a committee chair," he has pushed through three significant bills: one requiring certain private clubs to admit women members; another mandating coverage of open track loads; and one preventing banks from charging extra fees to customers paying utility bills. For an individual constituent, he can, for example, make a phone call that speeds Tenant Assistance Program certification for help with a rental bill for a low-income family threatened with eviction. "Even some Ward 3 people need this help."

His reaching out to people includes keeping up his longtime involvement with the young and the old. "I'm teaching a class at Wilson High tomorrow and going to Lafayette's job fair next week," he said when we met in his District Building office. As a continuing volunteer with AARP's Social Security Representative Payee Program, he had just settled affairs after the death of an elderly "client on Connecticut Avenue" whom he'd been helping weekly with financial matters.

Jim's wife Minna, to whom he's been "happily married for 27 years," grew up in D.C., attending Murch Elementary, Deal Junior High, and Wilson High Schools. She taught 20 years in D.C. nursery schools, including Cleveland Park's National Child Research Center, and now directs publications for the Candlelighters Childhood Cancer Foundation. (Minna says at Swarthmore with Presidential candidate Gov. Michael Dukakis, Jim—"a lifelong Democrat"—heads Dukakis's D.C. delegate slate.) Their daughter Molly, a recent Pratt Institute graduate, lives in Brooklyn and is readying a photography show for May.

Jim and Minna concentrate their vacations "on one beautiful region at a time"—most recently, Normandy and Brittany. "But when I get back to Washington," Jim says, "I know it's the most beautiful place of all, and we want to keep it that way."

Architectural Corner

By Kathy Wood

Twin Oaks: 1888-1988

Twin Oaks, Cleveland Park's only extant summer house, is a significant historic landmark nationally as well as locally. It is a very early example of the Colonial Revival Style of architecture.

Built a century ago in 1888, the house was designed by Boston architect Francis R. Allen in the latest summer-house style introduced by the noted architectural firm of McKim, Mead and White in the 1885 H.A.C. Taylor House, Newport, Rhode Island. With the demolition of the Taylor house in 1952, Twin Oaks became one of the oldest extant published examples of this style.

The Colonial (Georgian) Revival Style grew out of interest generated by the 1876 Centennial Exposition in Philadelphia. Architects began to explore their American roots by revisiting 17th and 18th century domestic architectural styles. They were initially inspired by 17th century New England houses to create the Shingle Style (see Cleveland Park Voices, Fall 1987). Subsequently they rediscovered 18th century Colonial Georgian houses and returned to symmetry, balance, and classical details. Prevailing characteristics are centrally located front porches with classical columns and balustrades, often combined with Palladian windows above the doors.

The Colonial (Georgian) Revival Style has been one of the most popular house styles in American architectural history. First introduced in New England summer-resort architecture, it was later popularized as a style suitable for the burgeoning streetcar suburbs at the turn of the century. Its popularity was reinforced in the late 1920s by the highly publicized restoration project in Williamsburg, the original birthplace of Colonial Georgian architecture. Developers recognized its potential as a popular, inexpensive, quickly buildable, easily repeatable house type/style and have continued to this day to capitalize on these features. W.C. and A.N. Miller first used this style in Cleveland Park in 1915, and subsequently employed it in Wesley Heights and Spring Valley.

Twin Oaks was designed for Mr. and Mrs. Gardiner Greene Hubbard who lived at Dupont Circle and wanted a cooler place to spend their summers. They had moved to Washington from Boston and perhaps selected Allen to design their summer house to recall their New England heritage.

Frank R. Allen, when he opened his Boston office in 1879, had received the most prestigious architectural education then available. He had attended M.I.T., the first U.S. university to offer architectural classes, and had spent a year at the Ecole des Beaux Arts in Paris. During his early career, Allen established a reputation as a designer of college buildings (Williams, Vassar, Middlebury, Bowdoin, Columbia, and Ohio State). In 1903 he joined with Charles Collins (Allen and Collins) and their firm achieved a national reputation for Gothic as well as Colonial Revival Style architecture. They designed churches, colleges, institutional buildings, and private residences. American Architect and Building News carried numerous reproductions of Allen's designs throughout his career from 1883 to 1931, including two of Twin Oaks.

Gardiner Greene Hubbard, original owner of Twin Oaks, is remembered in Washington as the founder of the National Geographic Society, which also celebrates its centennial this year. But Hubbard is perhaps even more significant for his foresight in providing financial backing to Alexander Graham Bell, which led to the invention of the telephone and its widespread distribution through the forerunner of the American Telephone and Telegraph Company, established under Hubbard's leadership. Twin Oaks was the summer gathering spot for the entire Hubbard family, including Alexander Graham Bell, who married Hubbard's daughter Mabel, and Charles Bell, president of American Security and Trust, who married another daughter, Grace.

Kathy Wood is an architectural historian and CPSIS Executive Director.
Our Neighborhood Shopkeepers

George Andracek and John Ring
By Eleanor Granger

George Andracek and John Ring, co-owners of the University Pastry Shop, are baking and chunking for our confection-centered spring season: hot cross buns, bunny and chick cookies, wedding and graduation cakes, and lots and lots of ice cream. Four huge ovens are hot. This is the Pastry Shop’s biggest season of the year for cookies. The electric ice cream churn is humming. It makes about two gallons at a time, but it must keep humming because the shop’s customers sometimes buy 200 gallons in one spring week.

The Andracek family has owned the University Pastry Shop at 3234 Wisconsin Avenue, just south of Macomb Street, since 1927, the year an uncle, Henry Niki, opened it in a new building on that corner. The shop still occupies the same building today, 61 years later. The wonderful old “Homemade Ice Cream” sign hanging above the shop has lured several generations of devoted neighborhood and city-wide customers. George Andracek says that “in the last few years, we have started baking the third generation of wedding cakes for some of our customer families.”

George is the son of Julius Andracek—“Pop” to his longtime customers and employees—who died three years ago. John Ring is an adopted family member who was raised by “Pop’s” daughter Ellen.

“Pop” Andracek’s career at the University Pastry Shop spanned almost 60 years. He came to the United States from Hungary in 1920 when he was 13 years old, his passage paid by an uncle who was in the construction business here. That uncle got him a job right away as a water boy for cement workers at the construction site of the Lincoln Memorial. When the Memorial was completed in 1922, “Pop” was apprenticed to a French pastry chef at a caterer’s near the Mayflower Hotel.

Then “Pop” started baking for the uncle who had just opened the University Pastry Shop. He remembered that the trolleys were operating on Wisconsin Avenue then and that from the bakery, he could see up the avenue through the trees to the McLean mansion. Sometimes he would deliver ice cream packed in salt and ice in big barrels to parties downtown.

As his uncle’s business grew, “Pop” developed his own following among individual customers, an aspect of the business which he found he particularly enjoyed. One of his steady customers was Supreme Court Justice Oliver Wendell Holmes, Jr., who came in every week for his special order of brioche, which he insisted should be baked for him only by “Pop” Andracek. “Pop” was most proud of his ice cream—a confection which is still made at the bakery according to his recipe and which has earned a place on both local and national “best” lists.

The Pastry Shop walls are decorated with appreciative art created by elementary school classes that have enjoyed handfuls of goodies from this neighborhood institution. Bigger by far than a handful was the cake the Andraceks made in 1977 for the 70th birthday of the Washington Cathedral. The cake, which was a 300-pound replica of the Cathedral itself and took a week to make, was so large that the Andraceks could barely maneuver it out the shop door. They bore it themselves up the long Cathedral aisle during the birthday service. In 1983 they made two 3-by-20-foot sheet cakes for the centennial of Sidwell Friends School. Needless to say, those cakes were assembled and feed at Friends.

George Andracek started learning the business from his father when he was a boy. He became full-time at the Pastry Shop in 1956. John Ring began apprenticing to “Pop” in 1978. He remembers “Pop” as a man who took fierce pride in his work and was intent upon instilling that quality in his apprentices, rather than trying to make their time with him in the kitchen a “fun experience.”

George and John still make the same treats that “Pop” did during his nearly 60 years of 12-to-18-hour days at University Pastry. They still provide family-style employment for neighborhood kids. George and John say that what they like best about their business is their relationship with their customers. They feel that they are a part of our community and our families and, most of all, that we appreciate the quality of their work. We surely do.

Eleanor Granger lives a stone’s throw from the University Pastry Shop. All four of her children have worked there.

Join the Cleveland Park Historical Society

and the 500 members who are supporting CPHS’s efforts to promote public interest in the history and architectural heritage of Cleveland Park and to protect the character of its friendly neighborhood from inappropriate commercial development. If you are not a member, please join today.

Send checks for $25, or more, payable to Cleveland Park Historical Society, to:
Cleveland Park Historical Society
Danny Ince, Membership Chair
3224 Highland Place N.W.
Washington, D.C. 20008
From the Executive Director

The Cleveland Park Historical Society will hold its first benefit on June 18th from 4:30 to 6:30. Dr. and Mrs. Fredrick F. Chien have graciously invited CPHS, its friends, neighbors, and preservationists to celebrate the centennial of Twin Oaks (see “Architectural Corner,” page 4).

Since 1937 Twin Oaks has served as the home of nine ambassadors of the Republic of China. Presently it is used by the Coordination Council for North American Affairs (CCNAA) of the Republic of China on Taiwan for private entertainment and social functions. Dr. Fredrick F. Chien is the Representative of CCNAA.

Dr. and Mrs. Chien have demonstrated a strong commitment to the preservation of their historic property. They recently completed a major renovation project in the house, which will be open for all to see on June 18th. During the celebration, we will honor them with the presentation of a plaque to mark Twin Oak’s listing on the National Register of Historic Places. June 18th is also the date of the Dragon Boat Festival, which in China signifies the start of the hottest summer season, appropriate also for Washington at this time of year. The Chiens will offer Chinese refreshments and entertainment. Mark the date on your calendar, watch for your invitation, and encourage your friends and neighbors to attend.

We have good news on the preservation front. CPHS’s accomplishments in obtaining the Cleveland Park Historic District and new Connecticut Avenue overlay zone are already having an effect. The Washington Post of March 26 quoted the proposed developer of the Park & Shop site at Connecticut and Ordway: “Now the whole project is in limbo.” Roger Clark, secretary of the Cafritz Foundation which owns the property, told the Post, “They’ve got us checkmated. There’s no doubt about it.” At the historic Tregaron estate, following discussions with the ANC and Friends of Tregaron, the Saddlebrook Development Corp. has withdrawn plans for 34 single-family houses ringing the mansion.

We are busy preparing for our next zoning hearing on Wisconsin Avenue. Under the capable leadership of Diane Olsson, with the help of Natalie Black, Eleanor Granger, Margaret Lenzner, David Marlin, and Phil Mendelson, preparatory meetings are under way for what is sure to be an interesting presentation at the hearing on April 25th. I urge you all to attend. It is vital for the continuing livability of Cleveland Park that we get a limit on the potential development of our commercial area on Wisconsin.

The Cleveland Park House Tour has had to be called off for this year, after the National Child Research Center withdrew from sponsorship and organizers could not be found for a CPHS tour potentially co-sponsored with the Washington International School.

Signs announcing entrance to the Cleveland Park Historic District will shortly be erected by the city on Wisconsin, Connecticut, and 34th Street. The sign was designed by Lou Stovall, using a drawing created by Margie Buks of a composite Cleveland Park house.

The Architectural Review Committee (ARC) continues to have a busy monthly agenda of renovation projects to review. Many residents are unaware of D.C. building permit requirements for such items as fences, walls, replacement doors or windows, awnings, and advertising devices and signs. (These requirements pertain to all neighborhoods, not solely historic districts.) As a result, the ARC is being faced with illegal fences throughout Cleveland Park and illegal signs on Connecticut Avenue.

In an effort to inform all residents and shopkeepers about the building permit process, the ARC plans to distribute its instruction sheet door-to-door. The ARC will be looking for new members beginning in June. We need some people with flexible schedules or who work in the neighborhood so they can occasionally meet with building inspectors and staff persons during working hours. For most ARC members, the required commitment is to attend a monthly meeting, usually the second Monday of the month, 7:30 to 9:30 p.m., to review proposed projects. Please call Kathy Wood (244-1276) if you are interested in serving on the ARC.

Kathy Wood
Executive Director

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