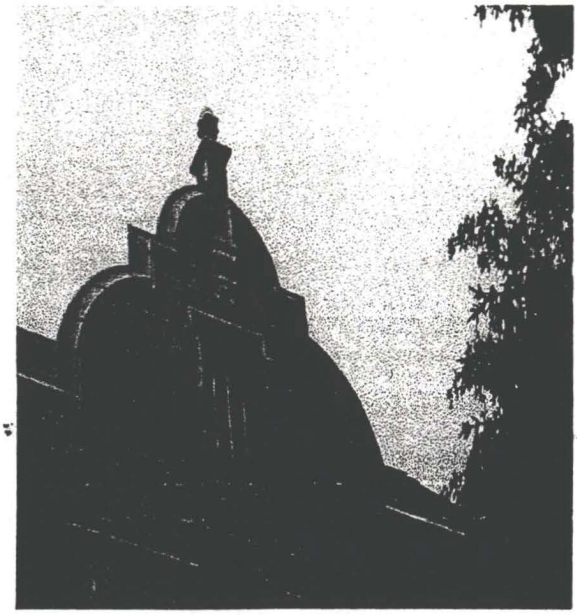
June 23, 2002
Tour 1:00—4:30
Reception 3:00—5:00
at 1326 Girard Street, NW

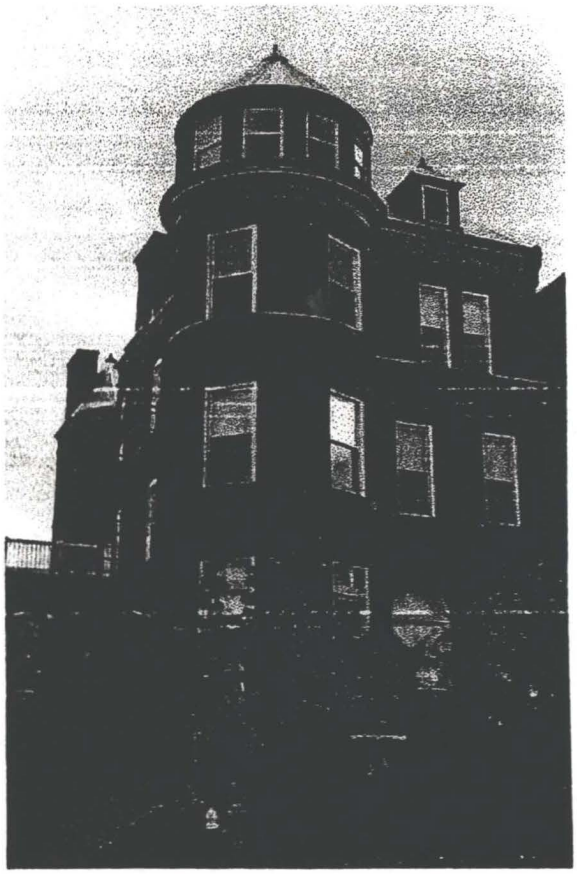


Thank you
For
Joining Us

COLUMBIA
HEIGHTS

*Tour of Homes*
*2002*

BZA
Case No. 17026
Exhibit No. 6



COLUMBIA HEIGHTS

*Tour of Homes*
**2002**

Board of Zoning Adjustment
District of Columbia
CASE NO. 17026
EXHIBIT NO. 6
Case# 17026

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Graham

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Paid for by Re-elect Jim Graham, Co-Treasurers: Mrs. Janis Boyd and Felix Nelson Ayala, CPA



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# WELCOME

Welcome to the 7th Annual Columbia Heights Tour of Homes. This year's tour features a varied collection of town homes and condominium residences. An ever increasing number of people are rediscovering the neighborhood's rich mosaic of residents, wonderful architecture, beautiful streetscapes and elevated views of the city. The residents of Columbia Heights thank you for taking the time to visit the community that we are proud to call home. Please join us at our reception today at 1326 Girard anytime between 3:00 p.m. and 5:00 p.m.

# HISTORY

Columbia Heights is rich in history. Initially developed as Pleasant Plains in 1867, the area soon became known as Columbia Heights due both in part to the neighborhood's high elevation and the presence of Columbian College (now George Washington University), which had considerable land holdings west of 14th Street and North of Irving Street until 1885. It is likely that the presence of Columbian College and the proximity of Howard University to the east, heavily influenced the naming of several streets in the neighborhood after institutions of higher learning. Yale (now Fairmont), Princeton (now Girard), Harvard and Columbia. Also located in Columbia Heights were Fairmont Seminary, Army and Navy Preparatory School and Washington Christian College.

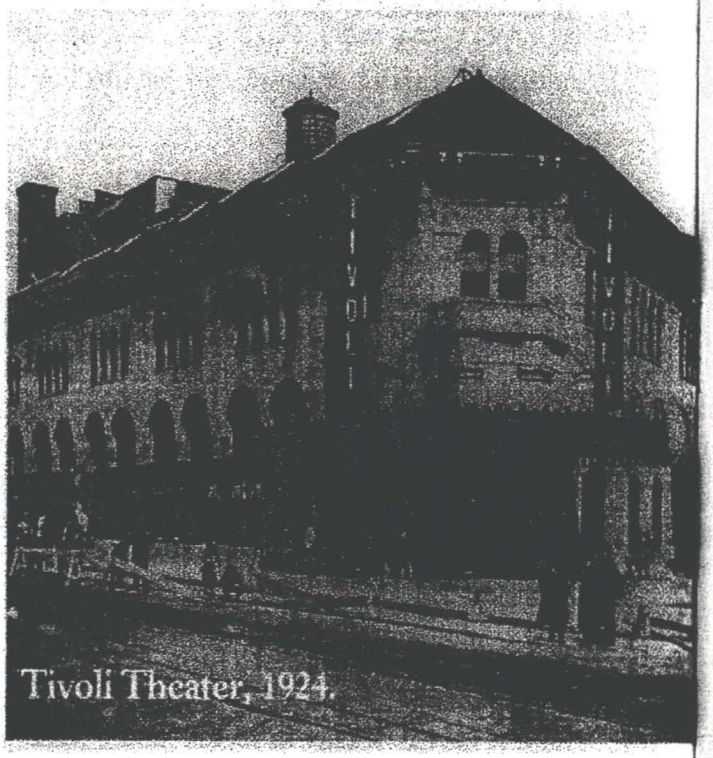
In 1880, most of the area bordered by 11th Street (east), Florida Avenue (south), 14th Street (west) and Euclid (north), contained only one home, an imposing mansion, on ten acres, belonging to the developer of LeDroit Park. The estate was named Belmont for the owner's hometown in New York. Beyond Belmont, small parcels of land were sold to developers, usually in clusters of three to five lots. Advertisements for the homes built on these lots extolled that the high elevation of the Heights serv[illegible]as a natural retreat. In pursuit of ideal residential sites a covenant was recorded in the Surveyor's office "that the front of all lots north of Clifton Street is fixed at not less than 30 feet from the street line on which the lots front", resulting in a more pastoral and healthy environment.

Up until the 1960's, Washington's street-car line had its terminal at 14th Street and Park Road, and 11th Street had three nearly parallel lines of street railways. Columbia Heights' unrivaled street railway facilities spurred its growth into a commercial center. Many shops and businesses developed along the 11th & 14th street corridors. By the late 1960's, however, many of these businesses ceased operation as a result of the devastating 1968 riots. This resulted in the deterioration of a once-proud neighborhood with a rich history.

Spurred by the continuing enthusiasm for urban living, Columbia Heights has seen a dramatic influx of new residents in recent years. The great variety of available housing stock — ranging from apartments to condos to huge single-family townhouses and from shells to fixer-uppers to pristine restorations — ensures that the community remains economically diverse as well.

Knowledgeable and passionate long-time residents are working hand in hand with newcomers to ensure that Columbia Heights is ready to take back its rightful place as a jewel in the city's crown.

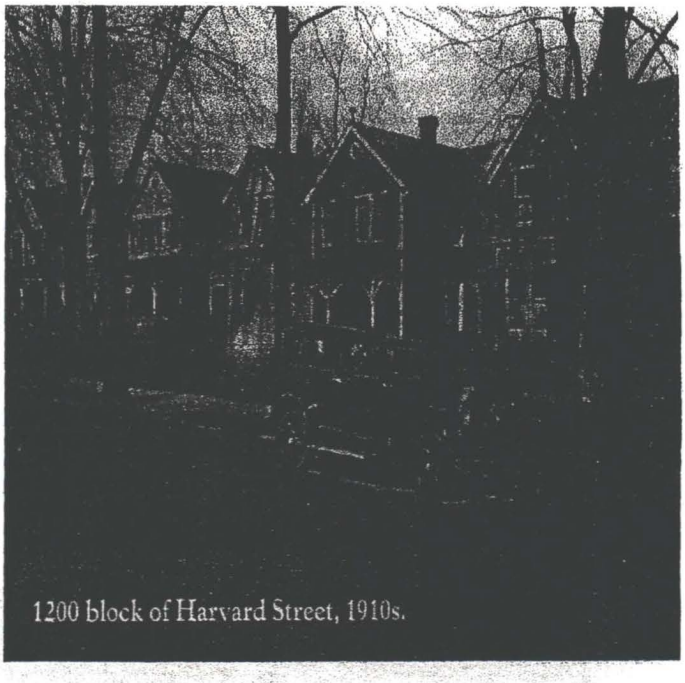




Tivoli Theater, 1924.

Tivoli Theatre in 1924 (Above)

1200 Block of Harvard Street, 1910s (Below)



1200 block of Harvard Street, 1910s.


**JIM GRAHAM**
**COUNCILMEMBER, WARD ONE**
**COUNCIL OF THE DISTRICT OF COLUMBIA**
**WASHINGTON, D.C. 20004**


June 23, 2002

Dear Friends:

Welcome to the Columbia Heights House Tour! This is a very special day for a very special neighborhood. Today, Columbia Heights represents a true melding, celebrating and respecting the various diversities we treasure in Ward One.

Many of the homes in Columbia Heights, built in the early years of the 20th century, are made of solid brick with plaster walls and wood flooring – major drawing points for house hunters that have added to high selling prices. Yet to maintain the neighborhood's economic diversity, we must maintain quality affordable housing. I have worked hard toward this goal. In Council action this year, I sponsored a ten percent set-aside for affordable housing for Columbia Heights. Affordability was defined as incomes as low as $24,000 per year for a family of four.

The Tivoli Theater is an example of the neighborhood's rich architectural history. It was once the site of a military hospital during the Civil War. We will all certainly benefit from the upcoming revitalization of this historic treasure. I am sure it will be included on the tour in the near future. When some were arguing that we must choose between a new major grocery and the Tivoli, I worked to have *both* on one parcel. I identified $1.6 million to preserve significant interior elements. And so we are about to have the Tivoli site ground-breaking.

We have just dedicated a new stained glass artwork for the Columbia Heights Metro station. It is entitled "Sankofa", which means an appreciation for the past while moving confidently into the future.

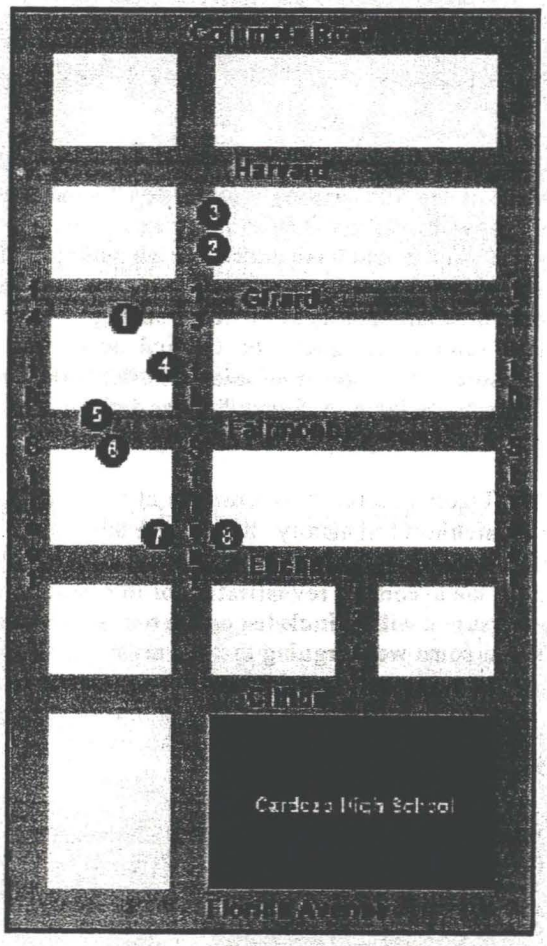
Columbia Heights is Sankofa!

Bests,

J. Graham

# COLUMBIA HEIGHTS

# *2002 House Tour Walking Guide*




# COLUMBIA HEIGHTS

# *List of Homes*

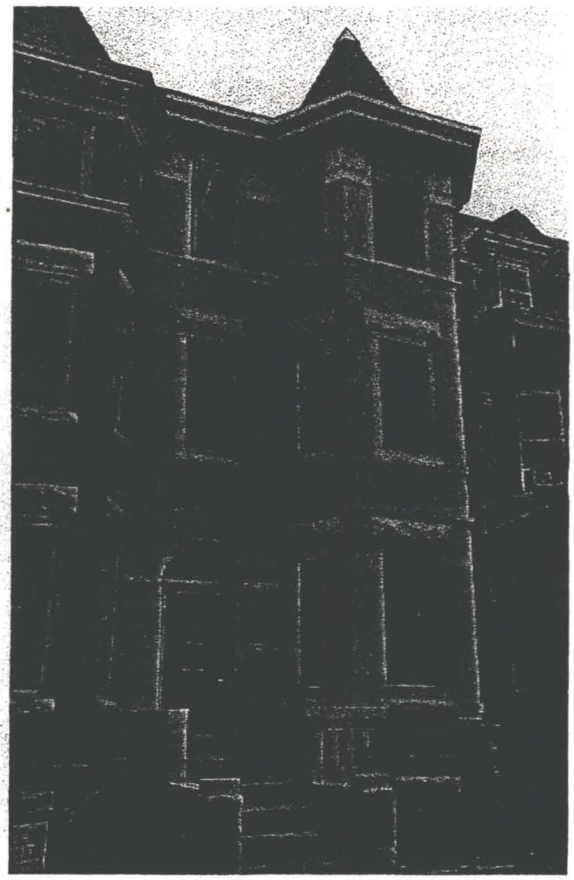
**Please present this program to the host at each home**

1. **1326 Girard ***
2. **2817 13th**
3. **2823 13th**
4. **2718 13th**
5. **1337 Fairmont**
6. **1336 Fairmont**
7. **1301 Euclid**
8. **1241 Euclid**

*** Tour Start & Reception Site**

## Home 2 2817 13th

*Manuel Gaffney*



I am a native Washingtonian and have always admired the homes in Columbia Heights. As a child I grew up in the 1900 block of 11th Streets, northwest which is similar to the home I have know with the exception of a third level. When I left the U street area, I purchased a home in the 1300 block of Underwood Streets, northwest; leaving a neighborhood that meant so much to me.

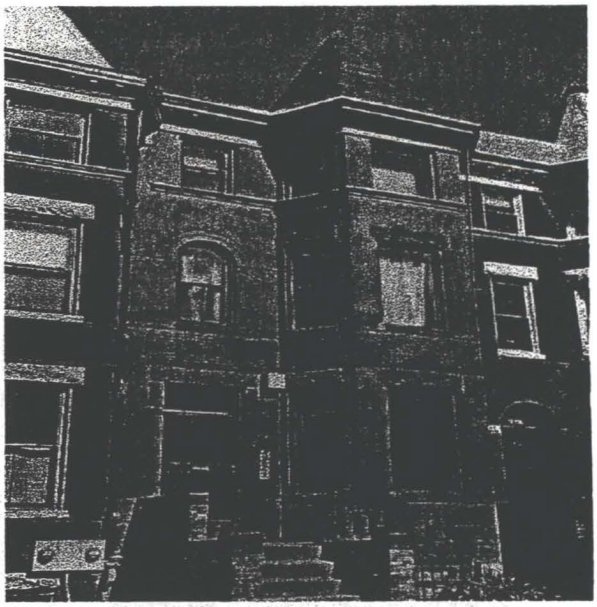
As a Detective on the Metropolitan Police Department, I have had the opportunity to go inside many of the houses in Columbia Heights and I instantly fell in love with them. I dreamed of finding a shell and creating my home, my dream castle. My dreams finally came true when I was driving up 13th Streets, and I saw a for sale sign on 2817. I could not let this opportunity pass me by.

2817 13th Streets, northwest was a complete shell. The roof had caved in and the floors were completely demolished. Once I had the house gutted out I had a vision of creating a home with a lot of open space and light. I sat down with a architect and made that vision into a reality.

From my roof top deck to the two bedroom apartment in the basement, you would find that the house is filled with a lot of light and open space. I particularly like the idea of having the entertainment room with wet bar on the second level and a loft overlooking the living room. Work is still in progress. I hope you will enjoy your visit.

## Home 3 2823 13th

*Robin McBride and Bob "Rozi" Rosier*



Initially approaching the house at 2823 13th Street in March of 1999, I was skeptical. The yard was overrun with weeds, the paint on the house chipped and peeling, and a menacing, rusty old awning sagged above the front porch. But once we stepped inside, I fell in love. Built in 1905, the house still retained many of its original details. The three glorious ornate mantels on the first floor, the unpainted woodwork throughout, the charming pocket doors, the swinging kitchen door, the exposed brick walls, and ten transoms just waiting to be filled with stained glass… I knew this house was meant for me!

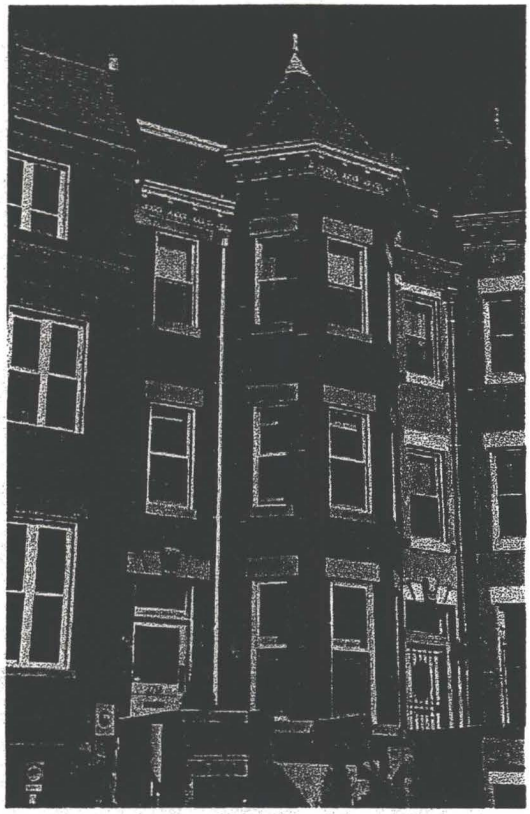
Before moving in, I had the awning and the rotting back deck removed, a railing installed on the back patio and on the third floor, and a few other minor things done. The house needed a major cleaning, but otherwise was in pretty good shape. Rozi moved in with me in 2000 and has been the driving force behind most of our recent renovations. We have painted most of the rooms in the house, and this summer we will have all the floors repaired and refinished.

As for the exterior, we broke up the concrete in the back yard and transformed it into an herb garden. Last fall, we erected scaffolding in front of the house and painstakingly removed the paint, then re-pointed the bricks. It took an entire month, but we think it was well worth the effort. We recently repeated the process on the front porch. This summer we will rebuild the front steps and once all the work on the front is complete, we will landscape the front yard.

Our next big interior projects include renovations of the kitchen and the downstairs bathroom. Also, I intend to have tin ceilings installed throughout the first floor. My personal ongoing project is to complete a stained glass piece for each of the ten transoms in the house. The transom for the front door, which contains our address, has just been completed. One down, nine to go!

*Home 4 2718 13th*

*Brett O'Connor & Omar Vidal*



This Victorian Row House was built approximately in 1902, according to city records. Originally, this "Palazetto" ("Little Palace", Italian term, or 'Palacete'-Spanish version, used by some of our guests) was a three story structure with an unfinished basement used as boiler room. The astonishing spiral-like staircase, with most of its original woodwork, going from the main level to the third floor and a skylight directly above is one of the most attractive features in the house.

Most of the original woodwork present in the house at the time it was built has been preserved. There were six bedrooms and two full baths with claw foot tubs typical of the period. There are five fireplaces, three in the main level and two in the front bedrooms on the second and third floor. Three have their original wooden mantels.

As you will see through your tour, the floor plan was modified during renovation, adding a two bedroom/two bath apartment in the basement, after excavating 2 feet deep, underpinning 60% of the foundation and installing a French drain system. In addition, one and one/half bathrooms were added to the main house, the kitchen was expanded and a roof deck was built.

Now, as it stands this house has five levels. We hope you enjoy your tour through our home.


MIDDLE C

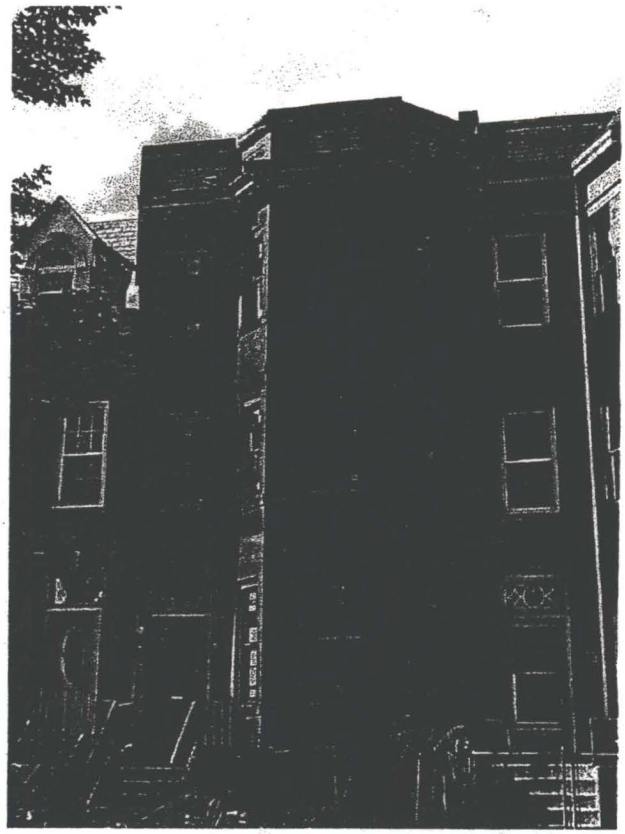
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## Home 5 1337 Fairmont
## Ted Goldman

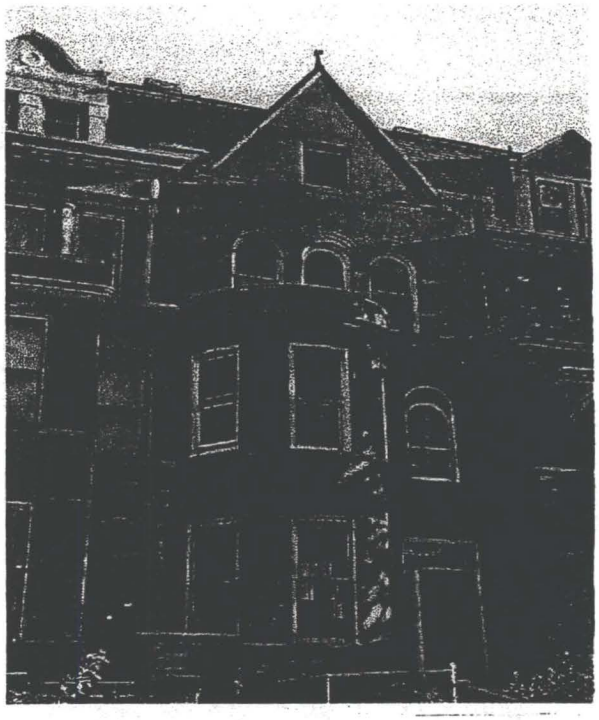


1337 Fairmont Street was built sometime in the early 20th century, perhaps around 1910. From 1976 to about 1999 it was part of the city's scattered public site housing.

The idea behind the building's design by Washington D.C.'s Inscape Architects, is simple: remove the previous warren-like layout of many rooms and narrow hallways and open the house up so that it is a series of larger spaces. Expose enough of the original building materials (brick and original wood joists, which are a bit larger than usual) so that the there is a visual connection between the building's original structural elements and its new interior shape.

Since there was no original detail left, the design did not have to follow any pre-conceived notions. The layout is equally straightforward: From front to back: first floor, more formal living room; stairs and storage, dining room, kitchen. 2nd floor: open area overlooking the living room, study, bathroom, guest room. 3rd floor: two bedrooms.

## Home 6 1336 Fairmont
## Gus Ventura & John Malone



Built in 1900 by Columbia Heights builders, Barr & Sanner, at the cost of $5,000, this grand row home provided a summer escape from the humid summers of the swamps of Washington, DC.

The home has only hosted four families including the most recent owners Gus Ventura and John Malone. From 1988 until it's recent purchase, the home was unoccupied and suffered structural damage from water penetration and general exposure to the elements. However, the original woodwork (doors, mantles, stairwell, etc.) in the home survived damage by its location near the middle of the home. Our renovation effort is focusing on the significant structural projects to reinforce the integrity of the house while preserving the unique architectural concept of its original designer. Some changes and additions will magnify the home's appeal for its more modern occupants, but always compliment the exceptional craftsmanship of the builder.

The home is designed with a master bedroom suite on the second floor complete with walk in closet and master bathroom. A future deck will be built over the kitchen and the rear second floor room will be converted into a game room. When completed this home will have 7 bedrooms and 3.5 bathrooms in the main residence, and 1 bedroom plus a Den and 1 bath in the basement rental unit.

The general contractors for this project are Rami Badawy, Earl Dewalt, and Gary Gibbs of E&R Contracting. This group has worked on many fine homes throughout the DC area is very proud of their work on this Columbia Heights jewel.

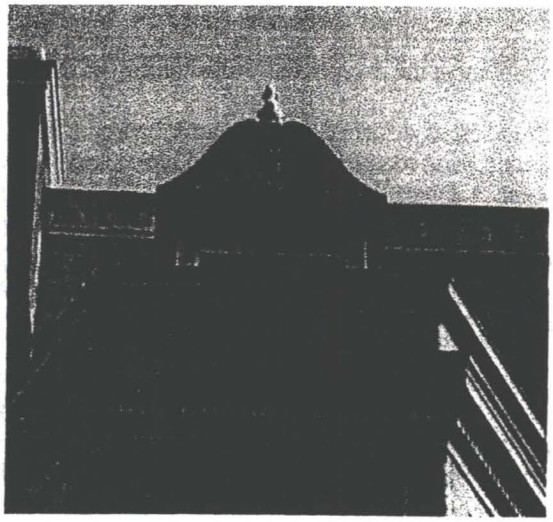
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| | **Fri - Sat** | **: 11am - 4am** |
| | **Sun** | **: 12noon - 8pm** |

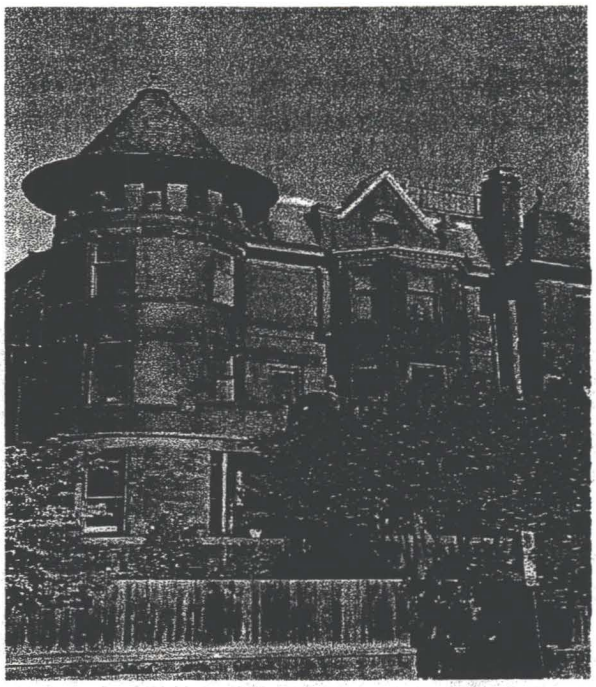
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# *Home 7 1301 Euclid*

*Alex Stein*

*Darrell Love*

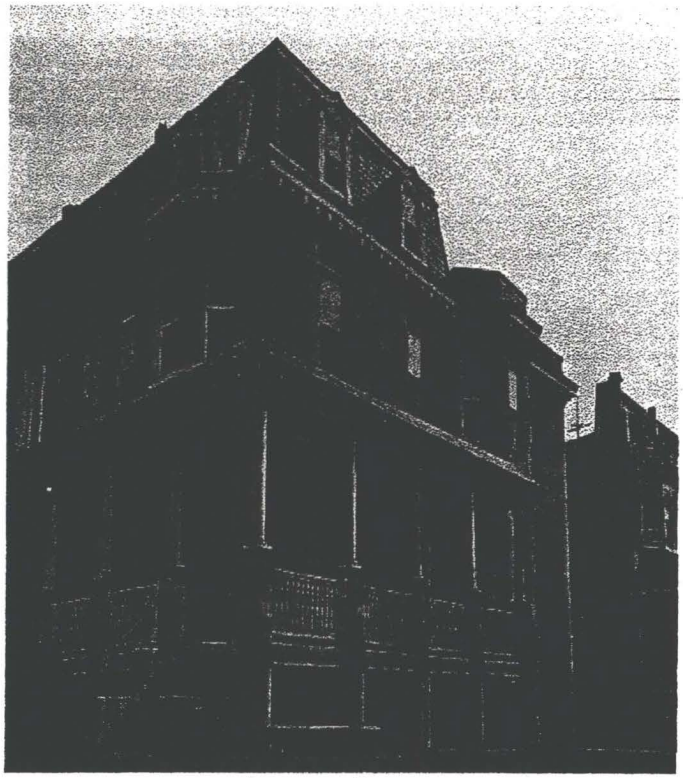


This house was built in 1896 by developer D. Kennedy. A small 2-story addition was added to the house in 1911 with a garage on the ground floor and kitchen on the 1st floor. The structure of the house and most of the interior is in the exact condition it was when built in 1896 and 1911. All walls remain plaster and all floors are original. The house has over 5000 sq ft of finished space, 6 bedrooms, 7 fireplaces, over 50 windows and a 3000 sq ft garden.

Among the many architecturally interesting features of the house is a unique porch & 150 sq ft balcony. The interior of the house is full of Victorian grandeur and originality of layouts. For example, the first floor has a rare butler's pantry adjacent to the kitchen. Two fireplaces on the upper floors have rare mantels that include 6 ft vertical mirrors – perhaps to be used for dressing up. Two bedrooms have beautiful arched alcoves. The house has had only 4 owners in its 106-year history who all had one thing in common: they preserved its originality. To introduce more modern amenities a renovation took place in the late 1980s that resulted in the addition of a central air conditioning system, a new boiler and the replacement of all windows.

The current owners purchased in April of 2001. The home improvements made by the current owners have been relatively minor: addition of exterior illumination lights, repainting the foyer, kitchen, hallways, and wallpapering the master bathroom.

# *Home 8  1241 Euclid*
## *Eric Piersma*



This corner beauty was constructed in 1911 using both Victorian and Craftsman styles. One of the outstanding features is the Chestnut woodwork used extensively throughout the home. From the beamed ceiling to the curving staircase, this home truly exemplifies superb craftsmanship of a bygone era.

This 'diamond in-the-rough' was suffering from severe neglect when purchased by its current owner in 1997. Immediate major repairs included replication of the cornice, which was missing from the eastern half of the house. The owner occupied the house in early 2000 and began a full scale restoration - the largest and most difficult task being to restore the tremendous amount of woodwork and wainscoting; which took two years to complete. Among other improvements is the creation of a master suite with a slate shower and the recent reconstruction of the hallmark wrap-around porch. An off street parking area, terracing & landscaping will complete the project.


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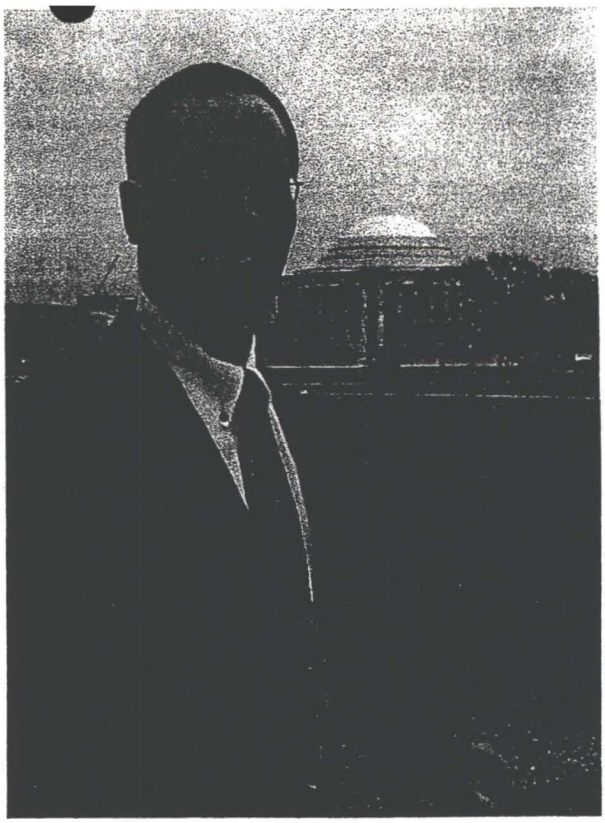
We work with each homeowner to create a beautiful home which suits the homeowners personality and is consistent with the historical nature of the home and the community. We can make your dreams and fantasy's turn into reality.

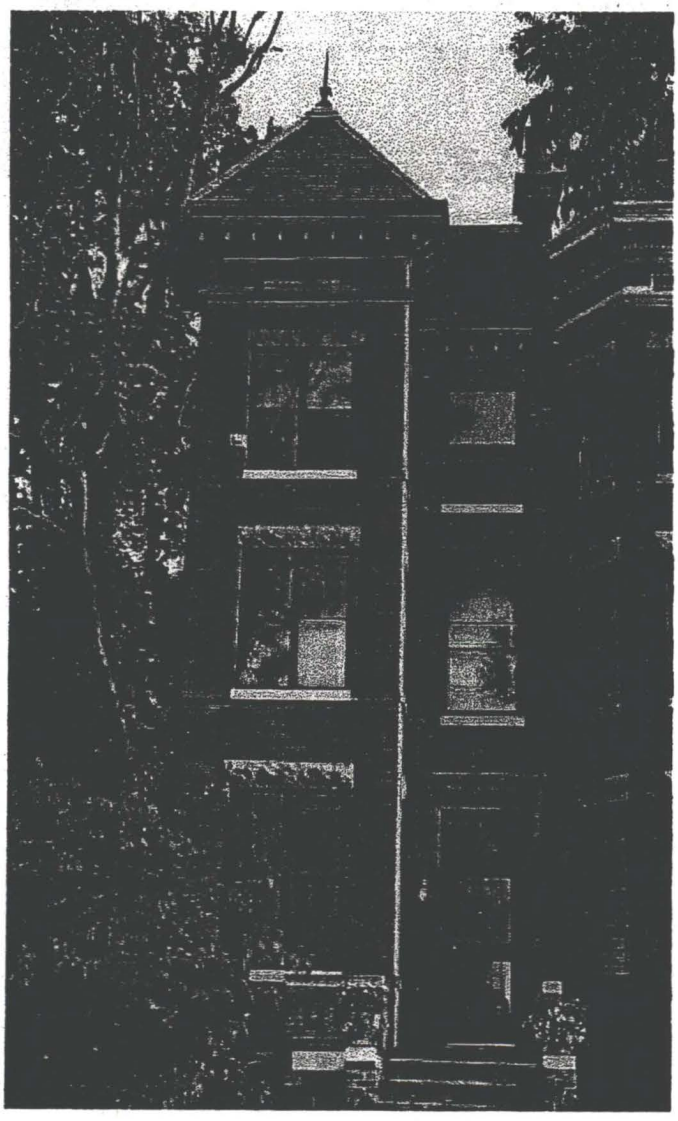
**Improvements we have completed for Mr. Eric Piersma on his condominium conversion project at 1336 Harvard Street, NW include:**

Repair of slate roofing including underlying damaged wood; repair of clay barrel tiles; replacement of entire flat roof with 15 year roofing system including underlying damaged wood and

We have completed projects on over 25 homes in Columbia Heights and have been asked to commence work on many more. For a few other examples of completed projects this area see:

1326, 1302, 1250, 1239, 1238 & 1236 Girard Street
1336 Harvard Street & 1311 Irving Street
2728, 2721, 2720, 2715, 2713 & 2702 13th Street
1241 Euclid





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