



HOT SHEET

HOME OWNERS' TIPS

The newest listings from
The Von Schlegel Realty Team



411 11th St., SE
Capitol Hill
\$750,000

You can have it all!! Don't miss this fabulous 3 BR, 3 BA Victorian with its large 2-story addition. Lovingly cared for and updated by the current owners.

Features include a great room/family room with 2 sets of French doors leading to a lovely garden, LR with bay window, separate DR, chef's kitchen, master bedroom addition has cathedral ceilings, casement windows + a small loft, 4 fireplaces, wood flrs throughout, high ceilings, unfinished basement + off-street parking!



151 DUDINGTON PLACE, SE
CAPITOL HILL
\$475,000

BEAUTIFUL, DELIGHTFUL DUDINGTON PLACE!! Walk to metro and all things dear to the Hill from this picture perfect 2 Bedroom, 1.5 Bath rowhouse! Hardwood floors throughout, built-ins, cozy fireplace, fully equipped sunny kitchen leads to a small patio.....spacious rooms including a separate dining room + a partially finished basement!

The #1 Re/MAX sales team in Washington, DC for 2002 with over \$36,000,000 in sales and listings



This month's answer provided by Cheryl Corson

PLANNING THE PLANTING

It's finally spring and you want to run to the nursery and buy plants for your garden. When everything's blooming it's hard to resist the urge! But a little planning before you plant can save time and money later on. Here are some things you can do to make the most of your gardening time:

LEARN & BE INSPIRED

Find inspiration in nationally known gardens right next door: the **US Botanic Garden** (USBG) <http://usbg.gov/>, the **US National Arboretum** <http://www.usna.usda.gov/>, plus wonderful ornamental plantings at the **Library of Congress** and the **Folger Shakespeare Library** garden are all close by. The USBG gives free tours of **Bartholdi Park** at Constitution Ave. behind the conservatory (reservations required).

DC's Historic Preservation Design Guidelines are great online illustrated publications including *Landscaping, Landscape Features and Secondary Buildings in Historic Districts*. You'll learn how our neighborhood developed and what design features distinguish it to this day. <http://www.planning.dc.gov/preservation/design.shtm>

The **Capitol Hill Restoration Society** helped designate the Hill as one of the nation's largest historic districts. CHRS publications, including *Yours, Mine, and Ours: Front Yards and Other Public Space on Capitol Hill*, and *The How, When, and Why of Getting a Building Permit* are available for a nominal fee. <http://www.chrs.org/guidelines.htm>

PLANT FOR SUCCESS

- Prune overgrown trees and shrubs to be in scale with your home. Overgrown hollies, azaleas, yews, quince, forsythia, photinia, and pyracantha will respond nicely. Prune soon after plants flower for full bloom next year.
- Select plants that don't get too big in the first place! There are many small trees well suited to our narrow lots and others that have dwarf cultivars. Consult a designer, landscape architect or nursery for recommendations.
- If you're "from away," find mid-Atlantic substitutes for home town favorites that may not grow well here. Enjoy our long growing season. Experiment with the many broad-leaved evergreens that thrive here. Try other plants that may do well in the Capitol Hill micro-climate, which is noticeably warmer than Chevy Chase!
- Prepare your soil before you shop, and only buy plants that you've got time to get in the ground. We've all lost plants because they sat in pots for weeks after our trip to the nursery. Relax! You don't have to do it all at once.
- Consider growing some herbs and even vegetables mixed in with your other perennials and roses. Have you ever seen eggplant flowers, or chili peppers mixed with marigolds and autumn blooming asters and chrysanthemums? Gorgeous! You don't have to grow enough to feed your family to enjoy growing veggies. They're fun and quite ornamental.

KEEP IT LEGAL

Consult the **DC Department of Consumer & Regulatory Affairs** regarding the difference between public space, other building permit requirements, and exemptions. If you're planning to change or add fences, walkways, or retaining walls in front of your house, obtain a public space permit from DCRA. <http://dcra.dc.gov/services/permits/about.shtm>

To remove, prune, or replace street trees, or remove a mature tree on your property, check with the **DC Urban Forestry Administration** for services and permit requirements. <http://www.ddot.dc.gov/ufo/index.shtm>

Before you dig, call **Miss Utility** at 1-800-257-7777, a free service to mark underground utilities on your site so your project can be safely built. <http://www.missutility.net/faq.asp>

GARDENS BUILD COMMUNITY

Most important of all, get out and enjoy your garden after the work is done! Participate in the Capitol Hill House & Garden Tour, held every Mother's Day, and the Capitol Hill Annual Garden Walk on May 13th. Pass along plants to friends and neighbors, and keep this ancient gardening tradition alive.

Cheryl Corson (cheryl@cherylcorsion.com) is a landscape architect on the Hill.



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Matt Mills' Memo for May

Reasons to Rethink Your Mortgage

- If your property value has increased significantly
- If your interest rate is 6.5% or over
- If you want a greater tax deduction
- Washington D.C. does not charge recordation on refinances

The magic of 5%

- With interest rates at a 40 year low, some interesting things are possible with a mortgage loan.
- At a \$320,000 loan amount, a 5% interest rate saves \$411. per month over 7% rate
- Renovation loans over \$50,000 are offered, with rates from 4.25%.
- Home equity loans are available at First Horizon with rates from Prime +0%.

As a Senior Mortgage Consultant and Relationship Manager, Matt Mills works hard to be your lender for life. Matt is a seasoned veteran with fourteen years experience in the mortgage and home building industries, and has a Master's Degree in Business Administration (MBA).

APRs available upon request.



Matt Mills
Senior Mortgage Consultant

This page is brought to you each month by
The Von Schlegel Realty Team 202.547.5088
and **First Horizon Home Home Loans 301.493.8066**