

PH0104787 DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED JUL 22 1976

DATE ENTERED AUG 27 1976

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Capitol Hill Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER roughly bounded by Va. Ave SE, S. Capitol, F St. NE, and 14th Sts SE & NE

(See No. 7 for Boundary description)

CITY, TOWN Washington

STATE District of Columbia

VICINITY OF

CODE 11

COUNTY District of Columbia

CODE 001

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT Walter E. Fauntroy

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
☒ DISTRICT	☐ PUBLIC	☒ OCCUPIED	☐ AGRICULTURE ☒ MUSEUM
☐ BUILDING(S)	☐ PRIVATE	☐ UNOCCUPIED	☒ COMMERCIAL ☒ PARK
☐ STRUCTURE	☒ BOTH	☐ WORK IN PROGRESS	☒ EDUCATIONAL ☒ PRIVATE RESIDENCE
☐ SITE	PUBLIC ACQUISITION	ACCESSIBLE	☒ ENTERTAINMENT ☒ RELIGIOUS
☐ OBJECT	☐ IN PROCESS	☐ YES: RESTRICTED	☐ GOVERNMENT ☐ SCIENTIFIC
	☐ BEING CONSIDERED	☒ YES: UNRESTRICTED	☐ INDUSTRIAL ☐ TRANSPORTATION
		☐ NO	☒ MILITARY ☐ OTHER:

4 OWNER OF PROPERTY

NAME Multiple public and private ownership

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Recorder of Deeds

STREET & NUMBER Sixth and D Streets, N.W.

CITY, TOWN Washington

STATE District of Columbia

6 REPRESENTATION IN EXISTING SURVEYS

TITLE District of Columbia Inventory of Historic Sites

DATE January 26, 1976

☒ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR SURVEY RECORDS Joint District of Columbia/National Capital Planning Commission
Historic Preservation Office

CITY, TOWN Washington

STATE District of Columbia

7 DESCRIPTION

CONDITION

☒ EXCELLENT

☐ GOOD

☐ FAIR

☐ DETERIORATED

☐ RUINS

☐ UNEXPOSED

CHECK ONE

☐ UNALTERED

☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE

☐ MOVED

DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The large residential area located on the hill directly east of the United States Capitol and grounds is known as the Capitol Hill Historic District. This area, one of the oldest residential communities in Washington, has grown from a small, boarding house community for members of Congress to an area of more than 150 squares embracing a number of separate neighborhoods which in the twentieth century have come to be known as Capitol Hill.

Capitol Hill is the largest residential historic district in the District of Columbia. Almost every street is composed of rowhouses of different varieties and periods forming a continuous wall broken only by street intersections. Side by side exist early nineteenth century manor houses, Federal townhouses, small frame dwellings, ornate Italianate bracketed houses, and the late 19th century press brick rowhouses with their often whimsical decorative elements combining Richardsonian Romanesque, Queen Anne and Eastlake motifs. These houses are mostly two or three bays wide and two or three stories tall, although a feeling of verticality arises from the mansarded and gabled roofs topped by finials and from the conical patterned slate roofs on the towers rounding many of the corners.

The street pattern in the Historic District has remained faithful to the original 1791 L'Enfant Plan for the Federal City, a plan which called for grand diagonal avenues superimposed over a standard grid pattern. These avenues were described by L'Enfant as follows: "Every grand transverse Avenue, and every principle divergent one,...are 160 feet in breadth, and thus divided: 10 feet of pavement on each side...20'; 30 feet of gravel walk, planted with trees on each side...60'; 80 feet in the middle for carriageway...80'." Today, through a series of ordinances passed in the nineteenth century, the 160 foot width of the Avenues and the approximately 90 foot width of the grid streets have been achieved by 'parking,' the open space on either side of an approximately 50 foot roadway. Thus, the tree-shaded front yards along East Capitol and other major avenues are actually publicly owned but privately maintained open space. There are more grand 160 foot wide avenues in the Capitol Hill area than elsewhere in the city, and these avenues lend a stately and monumental dignity to the Historic District. The juxtaposition of these avenues with their wide setbacks and frequently imposing architecture effects a subtle contrast to the narrower but tree-lined grid streets.

The Historic District is characterized by its many uninterrupted rows of townhouses containing excellent examples of architectural styles fashionable throughout the nineteenth century. The sympathetic contrast in scale and style from the simple, unadorned frame structures to elaborate ornamental press brick facades creates both a neighborhood and a Historic District unique to Washington. The predominate character of the Historic District is exemplified in the Queen Anne and Richardsonian Romanesque styles popular in the late nineteenth century. During this period, small contractors and developers both filled in open space in existing rows and subdivided new squares. This new development frequently consisted of the construction of five or six houses at one time, allowing the slight disparity of cornice line and facade which contributes to the charm of the Capitol Hill area.

Although Capitol Hill is one of the oldest continuous residential communities of the Federal City, the area which today comprises the Historic District is a composite of neighborhoods, not necessarily sequential, which have experienced a twentieth century renaissance in the form of restoration activity and have come to be known collectively as Capitol Hill.

(Continued on Form No. 10-300a)

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☒ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION	
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE	
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE	
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☒ MILITARY	☐ SOCIAL/HUMANITARIAN	
☒ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☒ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☒ OTHER (SPECIFY) local neighborhood history	
		☐ INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Joint Committee on Landmarks has designated the Capitol Hill Historic District a Category II Landmark of importance which contributes significantly to the cultural heritage and visual beauty of the District of Columbia.

The Capitol Hill Historic District is significant for both its architectural and its historical contributions to the District of Columbia. An examination of the history and development of this particular Historic District shows that the historical nature and the architectural character of Capitol Hill are mutually interdependent.

The Capitol Hill Historic District takes its name from the hill which rises in the center of the Federal City and extends eastward. This hill, which in 1790 was called Jenkins Hill or Jenkins Heights, was the site chosen by Pierre L'Enfant for the placement of the "Congress House" a site which L'Enfant characterized as "a pedestal waiting for a super-structure." In accordance with the 1791 L'Enfant Plan for the Federal City, the United States Capitol Building was situated upon the crest of the hill facing the city. Stretching easterly behind the Capitol building along the wide avenues and around the squares of the L'Enfant Plan lies the residential area which is today called "Capitol Hill."

The Capitol Hill area developed along the streets and wide 160 foot avenues punctuated at intervals by squares and parks much as L'Enfant intended. East Capitol Street, a monumental avenue running east from the Capitol to the banks of the Eastern Branch or Anacostia River, still provides a major focus for the area and serves as the division between the northeast and southeast sectors of the city. L'Enfant, in a notation on his 1791 plan, envisioned the development of this avenue as follows: "Avenue from the two bridges to the Federal House, the pavements on each side will pass under an arched way, under whose cover, Shops will be conveniently and agreeably situated. This Street is about 160 feet in breadth and a mile long." East Capitol Street, however, did not develop in a commercial manner, but rather became a prominent residential street. Other non-residential areas which L'Enfant proposed for Capitol Hill did not develop either. To the east and south of the Capitol was to be located a commercial area, a large plaza in the area now known as Garfield Park. It has been speculated that the area presently occupied by the Capitol Powerhouse was planned by L'Enfant as a city hall or civic center.

(Continued on Form No. 10-300a)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See attached

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx 710 acres

UTM REFERENCES

D-	A	1, 8	3, 2, 5	7, 4, 0	4, 3, 0, 7	0, 8, 0	C-B	1, 8	3, 2, 5	6, 8, 0	4, 3, 0, 4	8, 5, 0
		ZONE	EASTING	NORTHING				ZONE	EASTING	NORTHING		
B	C	1, 8	3, 2, 7	7, 5, 0	4, 3, 0, 4	7, 6, 0	A-D	1, 8	3, 2, 7	7, 9, 0	4, 3, 0, 7	0, 1, 5
		ZONE	EASTING	NORTHING				ZONE	EASTING	NORTHING		

VERBAL BOUNDARY DESCRIPTION

NE

See attached

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
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11 FORM PREPARED BY

NAME / TITLE

Suzanne Ganschinietz, Architectural Historian

February 14, 1976

ORGANIZATION Joint District of Columbia/National Capital

DATE

Planning Commission Historic Preservation Office

March 1, 1976

STREET & NUMBER

1325 G Street, N.W.

TELEPHONE

382-6358

CITY OR TOWN

Washington

STATE

District of Columbia

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ☐

STATE ☒

LOCAL ☐

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

7-20-76

TITLE

State Historic Preservation Officer for
the District of Columbia

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

8/21/76

ATTEST:

DATE

8.23.76

Acting KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
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The two earliest Capitol Hill communities were the Capitol Hill boarding house community which served as home for members of Congress and the Navy Yard which served as home for military personnel, local politicians, and Navy Yard workers. Nodes of development subsequently formed along the squares of the L'Enfant Plan such as Stanton Park, Lincoln Park and Folger Square. As Capitol Hill developed and increased in size in the last half of the nineteenth century, it became more and more the bastion of the middle class governmental bureaucracy. The stable, conservative and modest nature of the inhabitants is mirrored in the size of the houses, and in commercial and supportive institutions. Despite a number of twentieth century intrusions, Capitol Hill retains today much of the character which it possessed around the turn-of-the-century.

With the advent of the United States' entry into the First World War, the undeveloped area east of the Historic District underwent a radical change. A great many people moved into the area to work in the enlarged Navy Yard and speculators rushed to provide inexpensive housing for them. Large scale subdivision resulted in an intensive development of the southeast area into homogeneous, undistinguished row houses, providing a strong contrast to the already established Capitol Hill area. Continued on Form 10-300a-item number 7 page 4.

10. Verbal boundary description

Beginning at the intersection of the center line of New Jersey Avenue, S.E. and the center line of E Street, S.E., thence west along the center line of E Street, S.E. to its intersection with the center line of Canal Street, S.E., thence northwest along the center line of Canal Street, S.E. to its intersection with the center line of South Capitol Street, S.E., thence north along the center line of South Capitol Street, S.E. to its intersection with the south line of D Street, S.E., thence east along the south line of D Street, S.E. to its intersection with the east line of First Street, S.E., thence north along the east line of First Street, S.E. to its intersection with the center line of C Street, S.E., thence east along the center line of C Street, S.E. to its intersection with the center line of Second Street, S.E., thence north along the center line of Second Street, S.E. to its intersection with the center line of Independence Avenue, S.E., thence east along the center line of Independence Avenue, S.E. to its intersection with the center line of Third Street, S.E., thence north along the center line of Third Street, S.E. to its intersection with the south property line of Lot 803 in Square 760 extended to its intersection with the center line of Third Street, S.E., thence west along the south property line of said Lot 803 extended to its intersection with the center line of Second Street, S.E., thence north along the center line of Second Street, S.E. to its intersection with the center line of Maryland Avenue, N.E., thence southwest along the center line of Maryland Avenue, N.E. to its intersection with the east line of First Street, N.E., thence north along the east line of First Street, N.E. to its intersection with the center line of Constitution Avenue, N.E., thence east along the center line of Constitution Avenue, N.E. to its intersection with the west property line of lot 885 in Square 723 extended to the center line of Constitution Avenue, N.E., thence north along the west property line of said lot 885 to its intersection with the north property line of said lot 885, thence east

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The Following is a list of individually designated Landmarks of the National Capital located in the Capitol Hill Historic District.

Category I

Structure and location

Architect

Date

The Squares, Circles
Vistas, and Major Elements
created by the Plan
of the Federal City

1791-1901

Category II

Marine Corps Commandant's
House * Marine Barracks
801 G Street, S.E.

Hadfield

enlarged
altered
addition

1801-1805
1840
1891
1934

U.S. Marine Barracks Buildings*

Hornblower &
Marshall

1902-1906

Temporary Home for Veterans
of All Wars (Old Naval Hospital)*
9th Street and Pennsylvania
Avenue, S.E.

1865-1866

Folger Shakespeare Library*
E. Capitol Street and 2nd Sts, S.E.

Cret; Trowbridge

1929-1932

Christ Church Washington
Parish (Christ Church,
Navy Yard)*
620 G Street, S.E.

Latrobe Attributed
enlarged
altered
Smith enlarged
Peaslee remodeled

1806-07
1824&1849
1877&1891
1921
1953-1954

Friendship House (The
Maples; Maple Square)*
619 D Street, S.E.

Lovering

enlarged

1795-96

1936

* Listed in the National Register of Historic Places

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Category II continued
Structure and location

Architect

Date

Chaplains Memorial
Building-(Mountjoy-
Bayly House; Hiram Johnson
House)*
122 Maryland Avenue, N.E.

1817-1822
enlarged 1873
altered 1903

St. Mark's Church*
3rd and A Sts. S.E.

Chequier

1888-1894

Ebenezer United Methodist
Church, 400 D St., S.E.

Crump & Palmer

1897

Eastern Market*
7th St. and N. Carolina
Avenue, S.E.

Cluss

1873
addition 1908

East Capitol Street Car
Barn,* 1400 East Capitol
Street, N.E.

Wood

1896

Sewall-Belmont House
(National Woman's Party)*
144 Constitution Ave., N.E.

1800
burned 1814
rebuilt 1820

Watterston House
224 2nd St., S.E.

King; Hedges

c.1802-1819

U.S. Marine Barracks
Historic District*

est.1801

* Listed in the National Register of Historic Places

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East Capitol Street
Bet. 2nd and 19th Streets

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The Capitol Hill Community Prior to the Civil War

The first neighborhood called "Capitol Hill" was the small cluster of residential buildings located on First and Second Streets and New Jersey Avenue, Southeast. In the early years of the Republic, few Congressmen wished to establish permanent residence in the city. Instead, most preferred to live in boarding houses within walking distance of the Capitol. In 1801, the majority of legislators lived on Capitol Hill¹, a concentration which continued for at least three decades. The professional and social lives of the Congressmen revolved around this community which has been described as follows:

The knolltop settlement of legislators was a more complete and self-contained village community from beginning to end of the Jeffersonian era... In twenty years' time the settlement had increased to more than two thousand people and the Capitol was nearly surrounded by brick houses "three stories high and decent without being in the least elegant."²

The earliest area of settlement was located around First, Second and East Capitol Streets and New Jersey Avenue as can be seen from plotting residences listed in the City directories of 1822 and 1834. Although few buildings of this period survive, the brick structures at 20 and 22 Third Streets, S.E. date from the 1820's and may well have been Congressional boarding houses. An early and typical rowhouse of the Federal period is the Watterston House* built by one of the early librarians of Congress. Although the facade now contains Greek Revival elements and the house has been raised one story, it still retains the scale and character of a Federal townhouse. Three notable townhouses which remain from this Federal period are the Maples (now known as Friendship House*), the Sewall-Belmont House*, and the Mountjoy Bayly House*. These houses all survive with a mixture of Georgian and nineteenth and twentieth century elements. Scattered throughout this area are also found frame houses of this early period, unfortunately greatly altered.

Albert Gallatin, Secretary of the Treasury under Presidents Jefferson and Madison, rented the Sewall-Belmont House from 1801 until 1813. Gallatin, one of the few members of the Executive branch to reside on the Hill, described the area in a letter written in 1801: "Around the Capitol are seven or eight boarding houses, one tailor, one shoemaker, one

¹James Sterling Young, The Washington Community (New York: Harcourt, Brace and World, 1966) p. 71.

²Ibid., p. 71.

*Individually designated landmark.

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printer, a washing woman, a grocery shop, a pamphlets and stationery shop, a small dry-goods shop and an oyster house. This makes the whole of the Federal City as connected with the Capitol."³

At the same time the Congressional boarding house community was developing around the Capitol, the Navy Yard and nearby Marine Barracks were being constructed in the southeast area near the Eastern Branch or Anacostia River. Both these military establishments attracted commercial development and skilled and unskilled workers. This was especially true of the Navy Yard which was one of the few industries in the Federal City. The residential and commercial settlement associated with the U.S. Navy Yard extended as far north as E Street, S.E., and this community was called "Navy Yard" until the twentieth century. Contemporary accounts attest to the seamy side of the very early development of the Navy Yard:

It was described in 1800 as comprising "half a dozen houses"--exclusive of shacks--"a very large but perfectly empty warehouse, and a wharf graced by not a single vessel." In 1806, "tippling shops, and houses of rendezvous for sailors and their doxies, with a number of lowest order of traders constitute what is called the navy yard"; and ten or fifteen years later an observer reported that "there are not many good houses in the Navy Yard, and...a great portion of its inhabitants are people dependent on the establishment for support...Seamen, there are none...for the simple reason that there is no commerce."...The settlement was generally shunned by civilian members of the government as a place to live, and high-ranking military and naval officers also forsook it eventually to take up residence in the executive sector.⁴

This area grew at a faster rate than the boarding house community around the Capitol, however, and a number of substantial citizens did reside in the Navy Yard area, especially businessmen and merchants. Madison Davis in an article published in the Records of the Columbia Historical Society⁵ states that a number of notable residents such as William Prout, Sam Smallwood, Thomas Carbery and others lived in the area. Davis tends to idealize the area somewhat in his description: "It had, indeed, in old times, many of the characteristics of an English village--its extensive common, and its churches among the trees... the skating ponds and river coves, the distant woods and fields for hunting and nutting, were all among the finest in the world."

³Henry James, The Life of Albert Gallatin. (N.Y.: Smith, 1943), p. 252.

⁴Young, loc. cit., p. 70.

⁵Madison, Davis, "The Navy Yard Section during the Life of the Reverend William Ryland", Records of the Columbia Historical Society, 4, (1901), pp. 220-221.

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Unfortunately, the Navy Yard itself (a Category II Landmark and registered Historic District) is not included within the boundaries of the Capitol Hill Historic District because it has been physically isolated by the construction of the Southeast Freeway. However, the remaining "Navy Yard" area around G, 8th, I and K Streets, S.E., still lies within the bounds of the Historic District, as does the Marine Barracks*, located in a quadrangle between 8th and 9th and G and I Streets, S.E. The Marine Barracks was established in 1801 on a site selected by Thomas Jefferson to accommodate both the Commandant's House and Marine Corps. Entirely surrounded by a residential community, this quadrangle* retains much of the quality of a 19th century military post. The Marine Commandant's House* located on G Street on the north side of the complex is the most imposing residential building in the area. Designed by Hadfield and constructed in 1801-1805, it provides a strong contrast to the small, modest houses constructed for Navy Yard workers which surround it. Another structure with historic ties to the Navy Yard neighborhood is Christ Church* located at 620 G Street, S.E. This small, Gothic Revival Church was allegedly designed by Benjamin Latrobe in 1806-7.

Construction in southeast Washington was slow during the first half of the nineteenth century. The main nodes of development remained clustered around the Navy Yard neighborhood and Capitol Building. Increased development in the Navy Yard area centered around Folger Square and in the Eighth Street commercial corridor as Navy Yard workers, Marine Band personnel, and merchants continued to establish residences in the area. The Capitol boarding house community spread slowly to the northeast sector along Maryland Avenue (the old Post Road) to Stanton Square. By the end of the 1850's, the Boschke Maps⁶ show that development extended only as far as Sixth Street.

Most of the small houses which were constructed in the Navy Yard community during the first half of the nineteenth century have either been destroyed or greatly altered. This is also true for the 1850's, although several houses which date from this period with historical associations remain. One such house is purportedly the birthplace of John Philip Sousa. This house, built c. 1854, is located at 636 G Street, S.E. in the area near Christ Church. The Capitol Hill community located in the area of the Capitol Building also retains few unaltered structures from this period, although the Brumidi House still stands at 326 A Street, S.E. This house, built around 1850, is known as the home of Constantino Brumidi, an Italian artist who was responsible for much of the decoration of the U.S. Capitol, especially the Rotunda Frescoes.

⁶The Boschke maps are based on surveys made from 1856-59; the reference here is made to that published in 1857.

*Individually designated landmark.

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A small proportion of the early population of Capitol Hill in this period was made up of free Blacks. Letitia W. Brown in an article published in the Records of the Columbia Historical Society⁷ examines Black settlement in the southeast between 1800 and 1860. In 1806 she locates Moses Liverpool living in Square 825, and by 1824, she notes Blacks living in Squares 797, 734, and 843. Prior to the Civil War, Blacks had established residences in several Southeast blocks.

By 1860, Negroes were scattered throughout the Southeast quarter from South Capitol to 11th Street East. The greatest concentration occurred along 4th Street. On 4th Street, of the 24 blocks between the Navy Yard on the Anacostia River to East Capitol Street, Negroes owned property in 17 blocks. In a 3-block wide strip from 3rd to 6th, S.E., from the Navy Yard to East Capitol, Negroes owned property in 21 of 36 blocks. The heaviest concentration of home owners appeared to be in a four block area between East Capitol and Independence Avenue, just east of the Folger Library and the Library of Congress Annex--between 3rd and 5th Streets, S.E. Another block with an especially heavy concentration of Negroes was the Square 734 (Pennsylvania and North Carolina between 3rd and 4th S.E.) on which Nicholas Franklin had originally purchased land.⁸

One of the earliest Black congregations on Capitol Hill to establish a separate church constructed the Little Ebenezer Church at 4th and D Streets, S.E. in 1838. In 1862, the Ebenezer Church housed the first public school for black students in the District of Columbia. (Although the congregation has continually occupied this site, the name of the church has been changed to Ebenezer United Methodist Church* and the present structure was constructed in 1897.)

The Capitol Hill Community--Civil War to 1900

Construction was sluggish on Capitol Hill during the Civil War years. Existing buildings were utilized as emergency hospitals on the Hill as well as elsewhere in the city, and, after the cessation of hostilities, construction costs were still very inflated. The Old Naval Hospital (The Temporary Home for Veterans of All Wars),* a modest structure measuring approximately 90 by 45 feet, was constructed in 1865-66 at a cost of approximately \$98,000. The hospital is located on a triangular site on Pennsylvania Avenue between Ninth and Tenth Streets, S.E., a site which has been associated with a Naval hospital since the 1800's. One of the few free-standing buildings on the Hill, the hospital is of brick construction with decorative elements derivative of Italianate and Greek Revival styles.

⁷Letitia Brown, "Residence Patterns of Negroes in the District of Columbia, 1800-1860," Records of the Columbia Historical Society, 69-70, (1971), pp. 66-79.

⁸Ibid., p. 75.

*Individually designated landmark.

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An early speculative venture from the post-war period is Philadelphia Row,* a row of attached houses in the 100 block of 11th Street, S.E. These houses which have Federal period stylistic elements were built by Capitol Hill developer James Gessford in 1866. This development predates by several decades much of the construction around Lincoln Park.

An attempt was made in 1870 to create a residential section on Capitol Hill which would make it among the most fashionable in the city. This elaborate real estate venture was Grant's Capitol Block or Grant's Folly as it came to be known after the financial failure of its architect Captain Alfred Grant. In 1870-71, Grant constructed a row of sixteen houses on A Street and fourteen houses on East Capitol Street which were intended to sell at \$75,000 apiece. The project was not successful, and the debts incurred ruined the Milwaukee architect. (Henry C. Folger acquired the row in 1928 as a site for the Folger Shakespeare Library.) The remainder of the nineteenth century saw more modest real estate ventures on the Hill.

The decade of the 1870's marks the beginning of accelerated construction in the District of Columbia. The building programs of Alexander Robey Shepard, who became vice-president of the Board of Public works in 1871 and who one month later proposed a civic improvement program in excess of six million dollars, stimulated new construction not only in the District as a whole, but especially on Capitol Hill. Shepard's new program encouraged a fashionable migration to the northwest sector, leaving Capitol Hill the bastion of the Middle Class.

In addition to the stimulation for construction provided by Shepard's building programs, there are several factors to account for the late nineteenth century development on Capitol Hill. One was the large amount of undeveloped land that was available east of the Capitol. This land was attractive to modest contractors and builders who constructed small groups of rowhouses on both vacant squares and open spaces within existing development. (As the 1880's and 1890's progressed, much of the land contained within the historic district boundaries was densely built up with rowhouses, providing the Historic District with the character it has today.)

This modest housing was purchased by middle class governmental workers who increased in number as the size of the federal government grew and who under the Civil Service Act of 1883⁹ gained both regular monthly income and employment security. This sense of security and stability led to an increased number of people buying the modest houses on the Hill and establishing a solid community which in turn supported a growing number of small commercial establishments.

⁹The importance of both the Civil Service Act and the Organic Act is explored in detail in a paper by Susan Myers, "Capitol Hill Community," an unpublished manuscript soon to be published by the Columbia Historical Society.

*Individually designated landmark.

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The housing constructed in the 1870's is among the finest on Capitol Hill. The Second Empire style, typical of the 1870's, is evident throughout the Historic District. Two good examples of this style typified by mansard roofs and bracketed cornices are found in the rowhouses at 421 and 415 New Jersey Avenue, S.E. and 16 Third Street, N.E. Another popular style of the seventies is the flat front townhouse with an elaborate cornice and decorative lintels and portico such as is found at 512 and 514 East Capitol Street and the house at 120 Fourth Street, S.E. A more modest example of construction in the mid-seventies is found on Park Street, N.E. Park Street was developed as a complete subdivision of small, two story frame rowhouses two bays wide with moulded cornice and wooden porches. This construction predated much of the later construction around Lincoln Square. A commercial institution which still thrives is Eastern Market* designed by Adolf Cluss, and constructed in 1873. Located at 7th and C Streets, S.E., this neighborhood market has served the Capitol Hill community for more than a century. One house from the seventies of historic interest is the Frederick Douglass townhouse at 316 A Street, N.E.

Despite the middle-class ambience, a number of Congressmen continued to live on Capitol Hill during the second half of the nineteenth century as did a segment of Washington "Society." As an index to the social nature of Capitol Hill in the 1880's and 1890's, Michael Franch¹⁰ plotted the addresses of residents listed in the Elite Lists for the years 1888, 1889, 1909, and 1918. The Elite Lists were the equivalent of a Washington Social Register and an index to where fashionable Washingtonians resided. This plotting indicates a concentration of socially acceptable areas which became more compact by 1918. Franch defines these areas as follows:

The plotting reveals a definite geographic pattern. The general area of elite residence was a diamond-shaped district between the Capitol and Lincoln Park, Stanton Park, and Seward Square, although B Street S.E. more accurately describes the southern boundary, and First Street between B Streets N.E. and S.E. the western boundary. Outside this area, there were definite clusters in the now demolished block south of Pennsylvania Avenue and north of C Street S.E. between New Jersey Avenue and 2nd Street S.E., composed of local residents but heavily flavored with members of Congress. There was also a concentration, again heavily congressional, on North Capitol Street and adjacent Delaware Avenue, areas cleared for McMillan Commission improvements in the first decade of the twentieth century. Indeed, the entire area from Delaware Avenue, S.E. along the northern side of C Street S.E. to 2nd Street, and up 2nd Street (on the west side, but also including the whole Library of Congress Annex block) to C Street N.E. has been demolished, and need not concern us here. As might be

¹⁰Michael Franch, "Capitol Hill Social History--A Survey and Some Proposals," a Report prepared for the NCPH and the Capitol Hill Restoration Society, March 7, 1974. (type-written). In this paper Franch analyzes such community institutions as financial institutions and churches, "society" on the Hill, members of Congress who resided on the Hill and racial and ethnic groups.

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expected from architectural evidence, East Capitol Street contained the heaviest concentration of elite residences.¹¹

Many of the houses on Capitol Hill were constructed by small contractors and developers. The descendents of some of the builders have been interviewed and their recollections help to reconstruct just how the Hill developed in the last decade of the nineteenth century. One subject was Mrs. Florine Walker Walther¹² whose grandfather, Jonathan T. Walker, founded the firm of J. T. Walker and Sons and was active during the Civil War as a contractor and builder. Her father, Major Samuel T. Walker, was a realtor, who after a stint as Major and Superintendent of Metropolitan Police Force retired to real estate. Mrs. Walker was born in 1888 and married architect Henry Jacob Walther in 1913. The following is an excerpt from an interview with her concerning her father's business:

My father built all the houses on the north side of B Street between 5th and 6th, also one more around on 6th Street. There was one lot left. On the south side of B Street between 5th and 6th, he built quite a number of houses, up to the corner. I don't remember the numbers. He didn't build the corner. Now on B Street on the side of our old family house (a reference to the north side of the 400 block), he built all the houses down to about three-quarters of the block...And on Fifth Street, he built all the houses from B Street, N.E. because that was the house where my sister, Mrs. Hardy, lived...The rest of the houses on Fifth Street up to the corner, I think, Dr. Hazen built...¹³

The rowhouse architecture of the 1880's and 1890's is distinctly different from that of the 1870's. The Act which in 1871 allowed bay windows, projecting towers, show windows and other projections over the building or front lot line was carried out to its fullest extent in the '80's and '90's as exemplified in the large three story bays and towers protruding out from the building line. This proliferation of projections contributed to the rhythm and variance of the rowhouse facades within the Historic District. The flat fronts of the seventies and the delicate wood and moulded metal cornices were replaced by corbeled brick, often elaborate in design. The frame houses of the seventies also disappeared after an 1877 Ordinance prohibited the construction of wooden dwellings within the fire limits

¹¹Ibid, pp. 26-27.

¹²Interview with Mrs. Florine Walker Walther by Hazel Kreinheder and Ruth Ann Perez, November 11, 1974.

¹³Ibid.

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of the District of Columbia.¹⁴ In the last two decades of the nineteenth century there was a strong emphasis on press brick facades decorated with terra cotta ornamentation and intricate brickwork with elements derivative of Queen Anne, Richardsonian Romanesque, and Eastlake styles. Many townhouses, especially those on major axes, combine such stylistic elements as heavy Romanesque rusticated stone bases and round arched lintels on the lower floors with Queen Anne articulation of the cornice, coursing, bays and roofline of the upper stories. Many of the rowhouses of this period were designed by prominent local architects such as Appleton P. Clark, Jr., T. F. Schneider, and C. A. Didden. Although the larger and more articulated facades are located on major avenues and around the major squares, many finely articulated houses are scattered around the District.

Capitol Hill did not attract the rich who came to Washington in the 1880's and '90's and built large palaces to establish social prominence. Capitol Hill attracted a stable, unpretentious, middle class citizenry whose modest yet imaginative housing typifies the Historic District and gives it character and identity. Capitol Hill has retained to a large degree its nineteenth century essence, a quality rapidly disappearing in many cities, and a quality very deserving of preservation.

¹⁴In the Report of the Commissioners of the District of Columbia for November, 1877, the Fire-limits are defined as follows: "All that portion of the District of Columbia known as the City of Washington;...and on the east by the City of Washington, within which it shall not be lawful to erect, construct, enlarge, alter, repair or remove any wooden building, except as hereinafter prescribed."

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A list of bibliographic and other sources used to prepare the application

BIBLIOGRAPHICAL NOTE

The research for documenting this Historic District was prepared by the staff of the Historic Preservation Office in conjunction with the Capitol Hill Restoration Society, especially the following members: Mrs. Robert Kreinheder provided a large amount of documentation and research; Michael Franch prepared a well-documented paper entitled "Capitol Hill Social History," and Ruth Ann Perez assisted with mapping and research. Dorothy Provine of the National Archives provided assistance in documenting individual structures.

In addition to standard methods of historical research, a large amount of documentation has been prepared which relates to the history of development of the near southeast area. Maps (which are available for inspection in the Historic Preservation Office) have been prepared which show the approximate dates of each building in every square--this large mapping project using real estate atlases and tax records was prepared by the Restoration Society under the direction of the staff. In squares or blocks where more documentation was desired, each individual structure has been as accurately dated as possible using building permit records, tax assessment records, and visual data. A map plotted from addresses listed in City Directories for the years 1822, 1834, 1843, and 1850 has been prepared for the southeast area to establish early residence patterns. This map, in combination with the Boschke map for 1857, the 1873 Enthoffer Map, and the Hopkins and Baist real estate atlases provide development information for much of the 19th century. Michael Franch, in addition to documenting the social history of the southeast area, plotted addresses of churches, financial institutions and officers, members of Congress, and residences of persons cited in the Elite Lists. A series of taped oral history interviews has been conducted with persons born in 1890's who grew up in the Southeast area. These transcripts and tapes are on file at the Historic Preservation Office. The Historic Preservation Office is conducting a block by block photographic survey of the Historic District. The Restoration Society has also encouraged all members to document their residences, and the Society has archived this information.

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*Sources which can be found at the Historic Preservation Office, National Capital Planning Commission, 1325 G Street N.W., are indicated as (HPO). Sources which can be found at the Martin Luther King Library are indicated as (MLK)

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along the north property line of said lot 885 extended to its intersection with the center line of Second Street, N.E., thence north along the center line of Second Street, N.E. to its intersection with the center line of F Street, N.E., thence east along the center line of F Street, N.E. to its intersection with the center line of 11th Street, N.E., thence south along the center line of 11th Street, N.E. to its intersection with the center line of E Street, N.E., thence east along the center line of E Street, N.E. to its intersection with the center line of 12th Street, N.E., thence south along the center line of 12th Street, N.E. to its intersection with the center line of C Street, N.E., thence east along the center line of C Street, N.E., to its intersection with the center line of 12th Place, N.E., thence south along the center line of 12th Place, N.E. to its intersection with the center line of Constitution Avenue, N.E., thence east along the center line of Constitution Avenue, N.E., to its intersection with the centerline of 14th Street, N.E., thence south along the center line of 14th Street, N.E. to its intersection with the center line of South Carolina Avenue, S.E., thence southwest along the center line of South Carolina Avenue, S.E. to its intersection with the center line of 13th Street, S.E., thence south along the center line of 13th Street, S.E. to its intersection with the northern right-of-way line of the Southeast Freeway, thence northwest along said northern right-of-way line to its intersection with the center line of New Jersey Avenue, S.E., thence northwest along the center line of New Jersey Avenue, S.E. to the point of beginning, excluding therefrom Square 764.

Boundary Justification

South Boundary. The south boundary of the Historic District is the north right-of-way line of the Southeast Freeway. This large interstate freeway isolates the Historic District from the area to the south which includes the United States Navy Yard.

West Boundary. The United States Capitol and its related buildings and grounds generally form the west boundary of the Historic District. The monumental quality of the United States Capitol and other free-standing governmental buildings set amid large open spaces of landscaped grounds provide a sharp contrast to the low scale, densely built up residential area of Capitol Hill.

North Boundary. The north boundary is determined by two factors, the bottom of Capitol Hill and the boundary of the H Street Urban Renewal Area. The termination of the Historic District at F Street, N.E., between 2nd and 7th Streets, N.E., reflects a topographic definition since this is the bottom of the Hill. At 8th Street, N.E., however, the bottom of the Hill occurs at approximately the middle of Square 913, which is within the boundaries of the H Street Urban Renewal Area. Since the creation of the H Street Urban Renewal Area there has been a conscious effort toward establishing this area as a separate and distinct neighborhood. Because of this, no properties within the H Street Urban Renewal Area are included in the Capitol Hill Historic District.

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East Boundary. The architecture within the Capitol Hill Historic District at the eastern boundary is consistent with the late 19th century construction which typifies the Historic District. Much of the area immediately to the east of the Historic District was developed around the time of the First World War to provide housing for people moving into Washington to work in the war effort, especially at the Navy Yard. The result was large scale subdivision typified by small, single family, brick rowhouses, inexpensively constructed, and all very similar. This type of development contrasts strongly with the consistently high quality and variety of the rowhouse architecture which characterizes the Historic District.

Square 764. Square 764 is included within the boundaries of the Category II Capitol Hill Historic District as listed in the District of Columbia's Inventory of Historic Sites but is excluded from nomination to the National Register of Historic Places because it is under the jurisdiction of the Architect of the Capitol and is apparently subject to Section 107 of the National Historic Preservation Act of 1966 (Public Law 89-665) which states: "Nothing in this Act shall be construed to be applicable to the White House and its grounds, the Supreme Court building and its grounds, or the U.S. Capitol and its related buildings and grounds."

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CAPITOL HILL HISTORIC DISTRICT "SKETCH MAP"

This folder contains the "sketch map" for the Capitol Hill Historic District. The Capitol Hill Historic District contains over 200 blocks and approximately 8,000 individual structures. Thus, because of its large size we are submitting the map in four sections. Each section is an 8x10 colored photograph of a District of Columbia base map prepared by the D.C. Department of Highways and Traffic. Each section contains a key which refers to an accurate depiction of the boundary and a color key to the approximate date of each structure. The color key is based on the Boschke map of 1857 and Hopkins and Baist real estate atlases. Because of the large number of buildings within the District, it is impossible to assign an architectural style to each building. The maps submitted also include street and place names. Again, because of the large size of the Historic District, it is impossible to show inclusive street numbers on the map, and thus a separate list is attached giving the inclusive numbers for all streets in the Historic District. Parks and Squares are shown on the maps. The maps do not show residential areas as distinct from commercial. However, the Historic District is primarily a residential district with two main commercial corridors on Eighth Street, S.E. and Pennsylvania Avenue. Major intrusions such as Rogers Hospital and public housing construction are indicated on the maps. A north arrow has been added to each map. The scale for each map is approximately 1"=600'.

Inclusive street addresses for all streets within district
The Capitol Hill Historic District
Source: Baist Real Estate Atlas



East-West Streets and diagonal Streets

201-1007 F Street, N.E.	south side
200-810 E Street, N.E.	north side
201-1021 E Street, N.E.	south side
300-1116 D Street, N.E.	north side
201-1131 D Street, N.E.	south side
600-664 Acker Place, N.E.	north side
603-655 Acker Place, N.E.	south side
208 N.E.- 1350 S.E. Massachusetts Avenue	north side
225 N.E.-1377 S.E. Massachusetts Avenue	south side
220-1022 C Street, N.E.	north side
201-1011 C Street, N.E.	south side
115-1130 Constitution Avenue, N.E.	north side
119-1358 Constitution Avenue, N.E.	south side
200-814 A Street, N.E.	north side
207-1377 A Street, N.E.	south side
200-1382 East Capitol Street	north side
201-1353 East Capitol Street	south side

1100-1134 Park Street, N.E.	north side
1101-1135 Park Street, N.E.	south side
300-1350 A Street, S.E.	north side
315-812 A Street, S.E.	south side
110-1022 Maryland Avenue, N.E.	north side
301-1017 Maryland Avenue, N.E.	south side
108-164 Tennessee Avenue, N.E.	west side
111-147 Tennessee Avenue, N.E.	east side
100-1368 North Carolina Avenue, S.E.	west side
101-1387 North Carolina, S.E.	east side
300-1246 Pennsylvania Avenue, S.E.	north side
201-1241 Pennsylvania Avenue, S.E.	south side
413-451 New Jersey Avenue, S.E.	west side
400-458 New Jersey Avenue, S.E.	east side
214-1126 S.E. S. Carolina Avenue, S.E.	north side
301-1251 S.E. S. Carolina Avenue, S.E.	south side
1200-1216 Potomac Avenue, S.E.	north side
1207-1241 Potomac Avenue, S.E.	south side
300-1368 Independence Avenue, S.E.	north side
323-1377 Independence Avenue, S.E.	south side
200-1242 C Street, S.E.	north side
101-1225 C Street, S.E.	south side



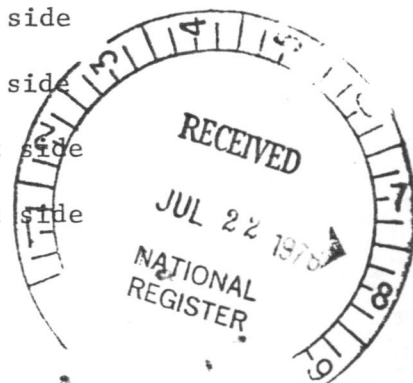
322-1250 D Street, S.E.	north side
17-1121 D Street, S.E.	south side
38-40 Ivy Street, S.E.	north side
41-47 Ivy Street, S.E.	south side
416-438 Canal Street, S.E.	east side
2-1122 E Street, S.E.	north side
101-1247 E Street, S.E.	south side
110-160 F Street, S.E.	north side
110-162 Duddington Place, S.E.	north side
111-163 Duddington Place, S.E.	south side
300-1230 G Street, S.E.	north side
301-1211 G Street, S.E.	south side
900-1126 I Street, S.E.	north side
1001-1127 I Street, S.E.	south side
1234-1242 K Street, S.E.	south side
1227-1259 K Street, S.E.	north side
103-233 S.E. Kentucky Avenue	west side
112-242 S.E. Kentucky Avenue	east side

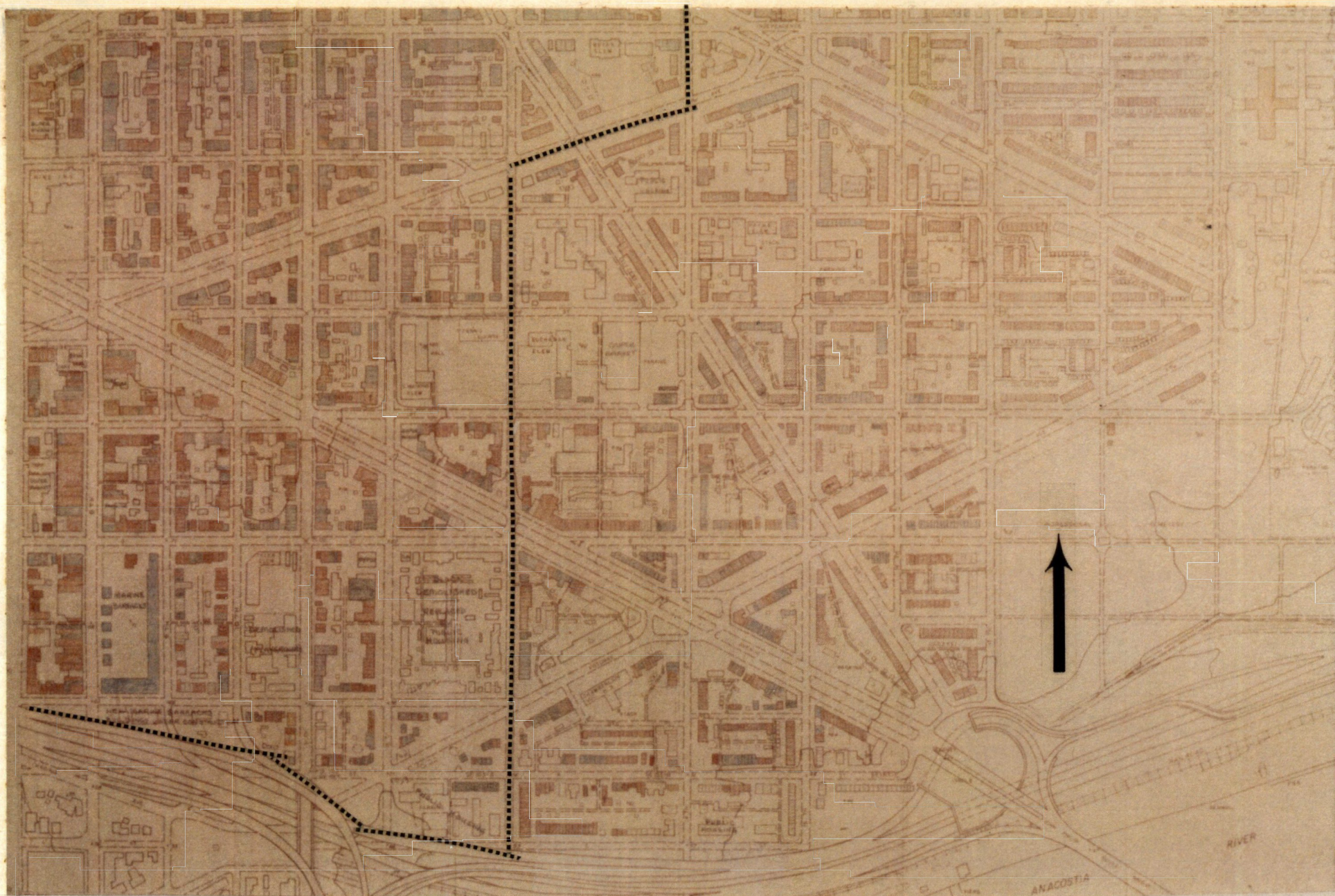
North-South Streets

313SE-539SE 2nd Street	west side
103-109 NE 1st Street	east side
400-420 S.E. South Capitol Street	east side
300 SE-455 SE 1st Street	west side



407 SE-538 SE 1st Street	east side
527 NE-520 SE 2nd Street NE thru SE	east side
538 NE-517 SE 3rd Street NE thru SE	west side
539 NE-708 SE 3rd Street NE thru SE	east side
536 NE-549 SE 4th Street NE thru SE	west side
445 NE-722 SE 4th Street NE thru SE	east side
428 NE-537 SE 5th Street NE thru SE	west side
447 NE-732 SE 5th Street NE thru SE	east side
438 NE-737 SE 6th Street NE thru SE	west side
519 NE-732 SE 6th Street NE thru SE	east side
528 NE-777 SE 7th Street NE thru SE	west side
525 NE-760 SE 7th Street NE thru SE	east side
530 NE-755 SE 8th Street NE thru SE	west side
539 NE-536 SE 8th Street NE thru SE	east side
532 NE-547 SE 9th Street NE thru SE	west side
535 NE-760 SE 9th Street NE thru SE	east side
590 NE-773 SE 10th Street NE thru SE	west side
517 NE-750 SE 10th Street NE thru SE	east side
508 NE-759 SE 11th Street NE thru SE	west side
445 NE-772 SE 11th Street NE thru SE	east side
322 NE-925 SE 12th Street NE thru SE	west side
333 NE-910 SE 12th Street NE thru SE	east side
242-272 12th Place, NE thru SE	west side
237-239 12th Place NE thru SE	east side
1025 SE 13th Street NE thru SE	west side
1219 SE 14th Street NE thru SE	west side





color key

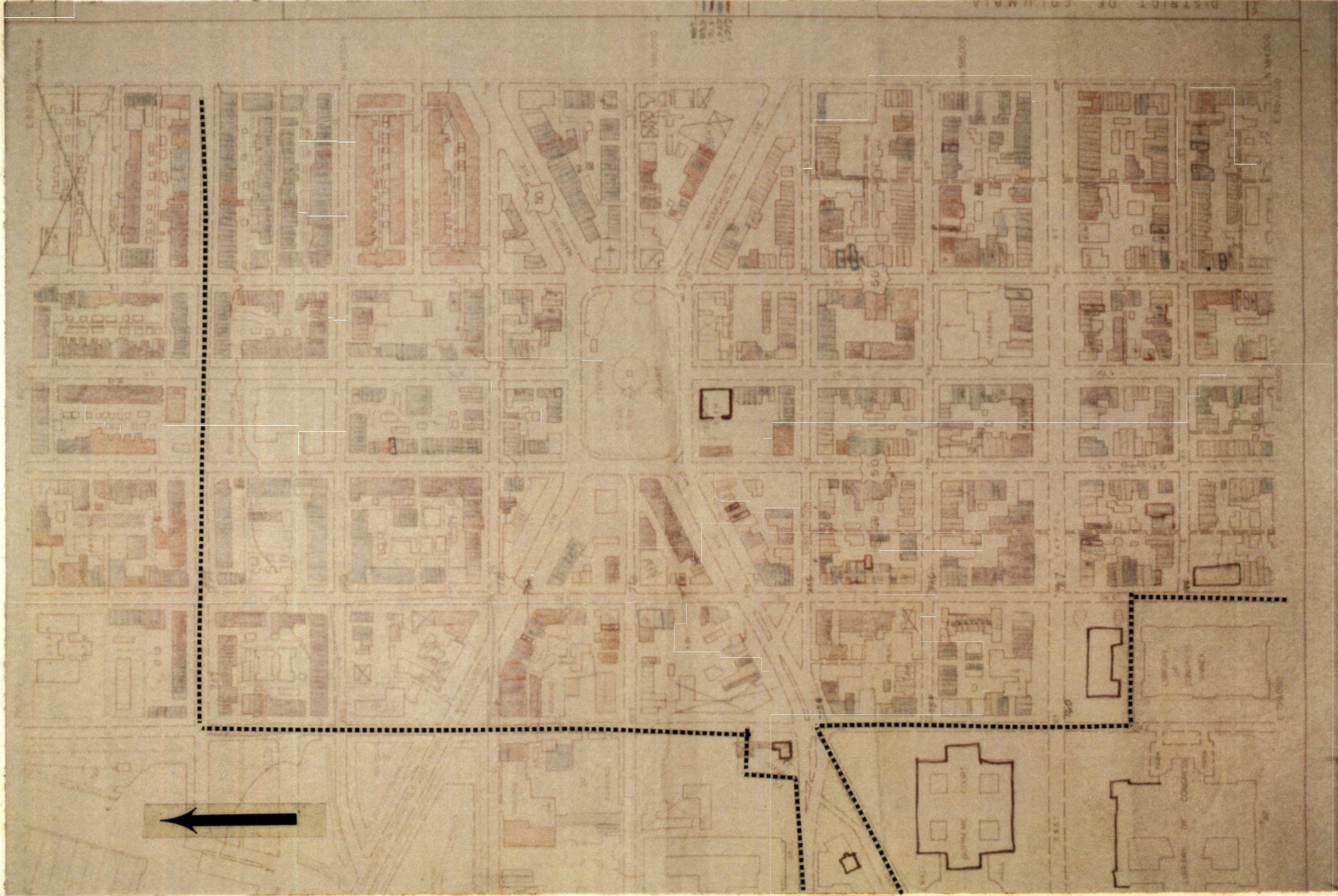
	1857 Boschke		1909 Baist
	1887 Hopkins		1919 Baist
	1893 Hopkins		
	1903 Baist		

CAPITOL HILL HISTORIC DISTRICT MAP

Historic District Boundary

JUL 22 1976

1"=600'



color key

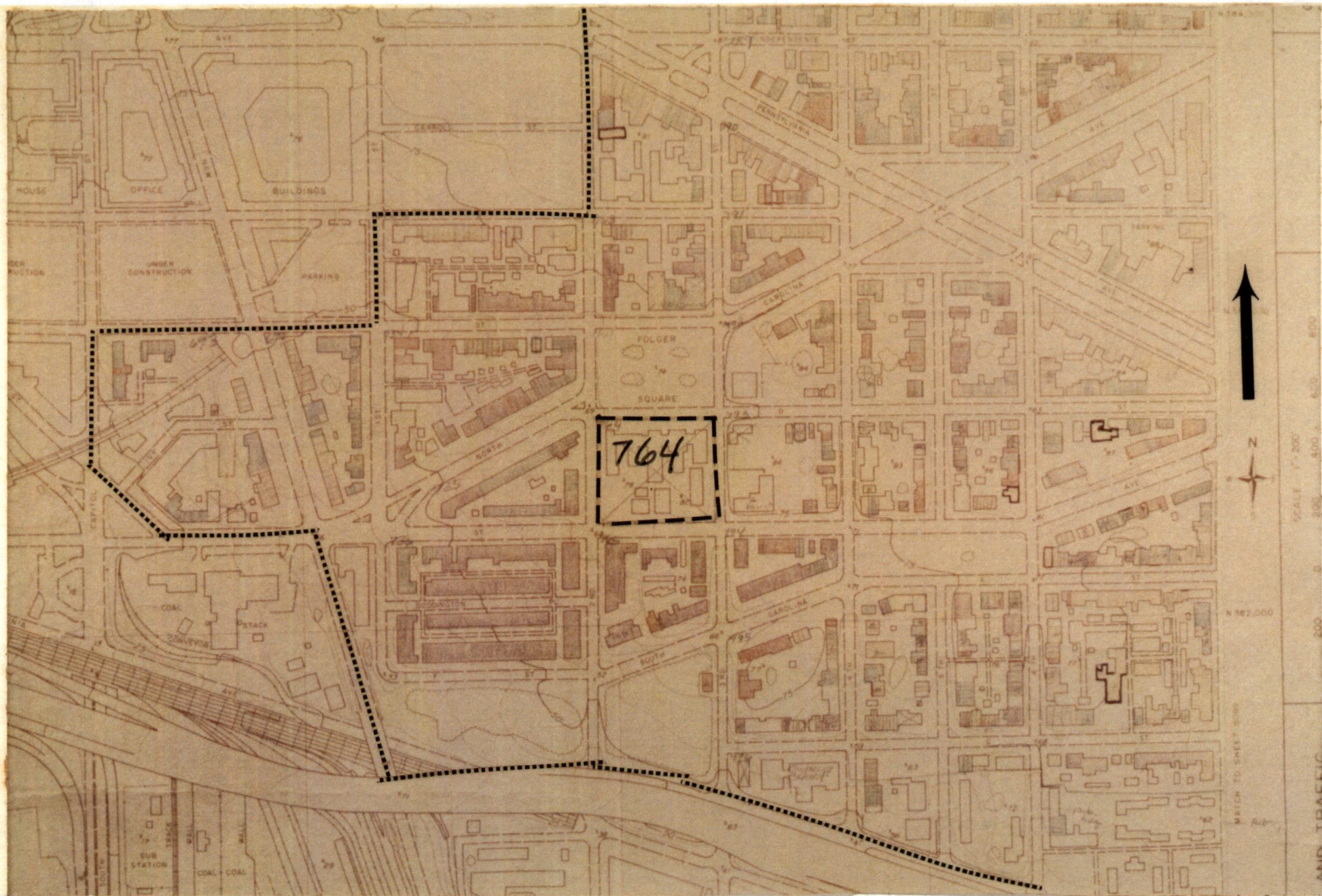
- | | | | |
|---|--------------|---|------------|
|  | 1857 Boschke |  | 1909 Baist |
|  | 1887 Hopkins |  | 1919 Baist |
|  | 1893 Hopkins | | |
|  | 1903 Baist | | |

CAPITOL HILL HISTORIC DISTRICT MAP

Historic District Boundary

JUL 22 1976

1" = 600'



color key

- | | | | |
|---|--------------|---|------------|
|  | 1857 Boschke |  | 1909 Baist |
|  | 1887 Hopkins |  | 1919 Baist |
|  | 1893 Hopkins | | |
|  | 1903 Baist | | |

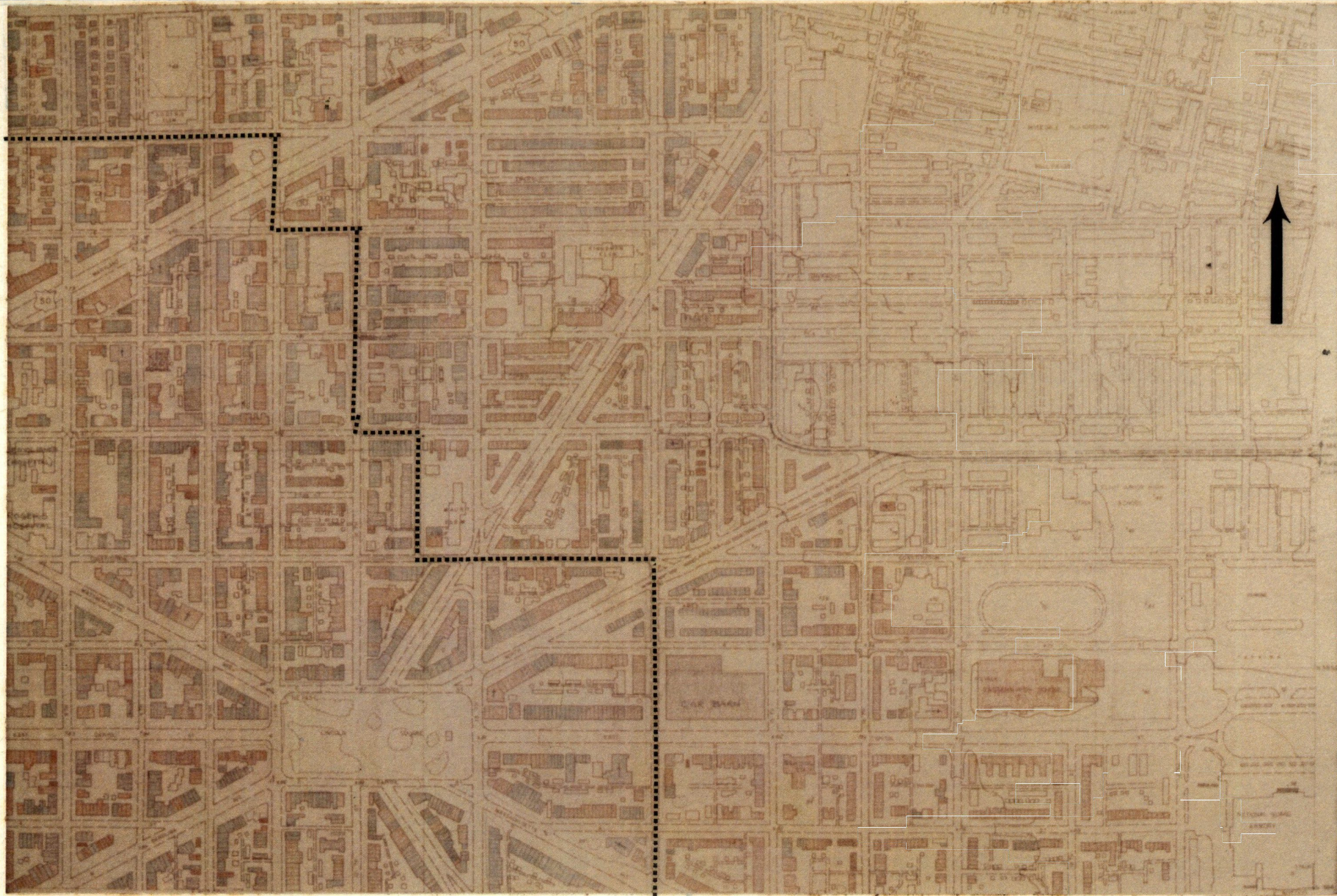
JUL 22 1976

1" = 600'

CAPITOL HILL HISTORIC DISTRICT MAP

----- Historic District boundary

Excluded from nomination to
the National Register



color key

- | | | | |
|---|--------------|---|------------|
|  | 1857 Boschke |  | 1909 Baist |
|  | 1887 Hopkins |  | 1919 Baist |
|  | 1893 Hopkins | | |
|  | 1903 Baist | | |

CAPITOL HILL HISTORIC DISTRICT MAP

----- Historic District Boundary

JUL 22 1976

1" = 600'

Property Capital Hill Historic District
State Wash., D.C. Working Number 7,22,76,3786

76002127

TECHNICAL

Photos 8

Maps 1 USGS, 5 sketch maps

HTM (Many Orders)

CONTROL

OK-pl
7.23.76

HISTORIAN

Accept
E. Smith
7-26-76

ARCHITECTURAL HISTORIAN

Accept
S. Oelham
7/27/76

ARCHEOLOGIST

#8 p. 4 para. 2 Houses selling in 1370 for \$75,000 apiece? I doubt it. A rather disjointed nomination.

OTHER
Livengood
27 J 76

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

Accept
Cole
8-1-76

KEEPER

Hunt
in Hunt
8.23.76

National Register Write-up _____

Federal Register Entry 10-5-76

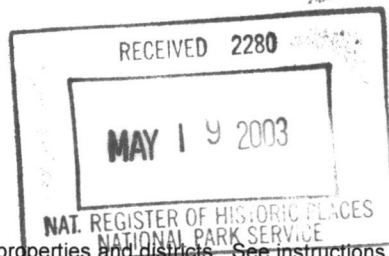
Send-back _____

Re-submit _____

Entered _____

INT:2106-74

United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Capitol Hill Historic District (amended)
other names _____

2. Location

street & number _____ ☐ not for publication
city or town Washington, D.C. ☐ vicinity
state _____ code _____ county _____ code _____ zip code _____

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☒ statewide ☐ locally. (☐ See continuation sheet for additional comments).

Shirley Buchanan / DC SHPD 5/13/03
Signature of certifying official/Title Date

DC Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments).

Shirley Buchanan DC SHPD 5/13/03
Signature of certifying official/Title Date

DC Historic Preservation Office
State or Federal agency and bureau

4. National Park Service Certification

I hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register.
☐ See continuation sheet.
☐ Determined not eligible for the National Register.
☐ removed from the National Register.
☒ other (explain): _____

Signature of the Keeper

Date of Action

Edson R Beall 7/13/03

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5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
Over 200		buildings
		sites
		structures
		objects
Over 200		Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)
N/A

**number of contributing resources previously
listed in the National Register
Approximately 8,000**

6. Function or Use

Historic Functions

(Enter categories from instructions)

N/A

Current Functions

(Enter categories from instructions)

N/A

7. Description

Architectural Classification

(Enter categories from instructions)

N/A

Materials

(Enter categories from instructions)

foundation

walls

roof

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

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Description Summary:

See original nomination form. +

General Description:

See original nomination form. +

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- ☐ **B** Property associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☒ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

Area of Significance

(Enter categories from instructions)

Period of Significance

Pre-1791 to 1945

Significant Dates

1799; 1800; 1812-1814; 1861-1865; 1901; 1914-1918; 1945

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation**Architect/Builder****9. Major Bibliographical References****Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☒ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering Record

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

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AMENDMENT

The nomination form for the Capitol Hill Historic District, listed on the National Register on August 27, 1976, does not specify an exact period of significance for the historic district. The application describes the “19th century essence” of Capitol Hill and its predominantly residential character, but stops short in its discussion of its 20th-century building stock. Though not as numerous as the rows of intact brick row houses of the 19th century, the later buildings are also important in defining Capitol Hill’s architectural growth and development and together with their predecessor buildings, contribute to the historic district’s architectural and historical character.

This amendment to the Capitol Hill Historic District nomination proposes a period of significance extending from 1791 to 1945, as discussed below. Any prehistoric or historic archaeological resources falling within or outside the period of significance would also be considered contributing to the historic district.

Capitol Hill Period of Significance

The period of significance for the Capitol Hill Historic District extends from 1791 and the selection of Washington as the site for the seat of the federal government to 1945 and the end of World War II. During the 18th century, the area to become the Capitol Hill Historic District was transformed from a rural and wooded region of Prince George’s County, Maryland to part of the new federal city that was envisioned in L’Enfant’s plan. Following the move of the federal government to Washington in 1800, Capitol Hill grew from the small “boarding house” community clustered around the Capitol building and the vibrant “Navy Yard Hill” area to the extensive and intact community of 19th-and 20th-century row houses and commercial buildings, and larger, 20th century institutional and residential buildings that define the historic district today.

The expansion of the federal government and the continued presence of the Navy Yard—long the most important industrial concern in the city and one of its largest employers—ensured the livelihood of Capitol Hill as a residential neighborhood throughout the first half of the 20th century. During this period, the community continued to develop its character defining row houses rooted in the late 19th century Victorian and local vernacular traditions, but also saw the rise of new building types and a change in taste to the Georgian and Colonial Revival styles. Apartment buildings, institutional buildings, and a wide array of new commercial uses and building forms were added to the collection of 19th century building types.

Following World War II, however, Capitol Hill suffered both a physical and socio-economic decline. Technological changes in ordnance manufacture and production led to a significant reduction of the

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Navy Yard workforce as ordnance manufacture was contracted out to private industry. At the same time, suburban flight, exacerbated by the end of the war, and urban renewal efforts transformed the pattern of development from a solidly middle-class, owner-occupied neighborhood to a lower-income neighborhood with a more transient population. While the 1950s began to see some of the area's first major preservation efforts, especially in the renovation of 19th century row houses closest to the Capitol building, social reform efforts and urban renewal eliminated large segments of the historic landscape to make way for public housing, while transportation improvements such as the Southeast-Southwest Freeway visually bisected the neighborhood.

The significance of the district's 18th and 19th-century building fabric is clearly addressed in the Capitol Hill Historic District nomination, as amended (1976) and is well recognized by the preservation community. The 20th century history of Capitol Hill and its built environment, however, has not been systematically addressed. Below is a discussion of the 20th-century development of the historic district and a justification for a 1945 (inclusive) end-date to the Period of Significance.

Forces of 20th Century Development

At the turn of the 20th century, the extensive Capitol Hill area consisted of a collection of well-established and vibrant residential neighborhoods, forming a larger Capitol Hill community that was composed of solidly middle-class government workers. The principal growth of Capitol Hill occurred during the post-Civil War decades as the population in Washington continued to expand, along with the growth of the federal government. In response to city improvements (including street paving; the laying of water, gas and sewer mains, etc.) that had favored other sections of the city, speculative developers in the 1880s and 1890s built row after row of brick residences in undeveloped sections east of the Capitol and on vacant lots found between existing concentrations of buildings. Coincident to this speculative development came the passage of the *Civil Service Act of 1883* that gave government workers both income and employment security. The combination of new and modest housing stock, its proximity to government offices, along with the security of a regular pay check, opened Capitol Hill to widespread settlement of a federal government workforce, their families, and the commercial and service community it engendered.

The principal forces behind the 19th century development of Capitol Hill—namely the presence and expansion of the federal government, city improvement efforts, and private enterprise (in this case real estate development)—continued to exercise influence, both directly and indirectly, on the Hill's development throughout the first half of the twentieth century.

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The Federal Presence, 1900-1918

During this period, the federal government's presence on Capitol Hill expanded substantially. The Senate Park Commission Plan of 1902, the master plan that called for circumscribing the Capitol Grounds with classically inspired buildings to serve the needs of the legislative and judicial branches of government, began to be implemented. In 1904, the New York firm of Carrere & Hastings designed the Russell Senate Office Building and the Cannon House Office Building, both of which were completed in 1909. The construction of these buildings coincided with the construction of Daniel Burnham's Union Station and followed the 1897 completion of the Library of Congress building, designed by Smithmeyer and Pelz. These new buildings on Capitol Hill successfully transformed it from its small town origins to a monumental federal center.

Following a two-decade, post-Civil War reduction in military spending that included a decreased workload for the Navy Yard, the Navy began to progressively rebuild. In 1886, the Naval Gun Factory—where all Navy ordnance and manufacturing was carried out—was established at the Washington Navy Yard. Existing buildings were enlarged and fitted with heavy equipment, and railroad tracks were laid to connect the facilities to the Baltimore & Ohio Railroad. By 1892, the Navy Yard employed 1,000 workers to manufacture 4-inch, 6-inch, 8-inch, 10-inch and 13-inch guns, along with the shells that they fired. In 1897, Congress authorized construction of a hull-testing basin—the Experimental Model Basin—where the Navy could test the hull designs of new steel battleships, cruisers, and other warships entering the fleet.¹

Beginning in 1901, production at the Naval Gun Factory intensified because of President Theodore Roosevelt. Convinced that the new international stature of the United States demanded a powerful Navy, President Roosevelt successfully secured Congressional appropriations for the construction of a fleet of warships. For the first time since the Civil War, the Navy Yard operated on around-the-clock shifts to produce the guns for this new fleet. In December 1907, “The Great White Fleet” as it came to be called, conducted a 14-month, around-the-world cruise to highlight America's new international prominence.²

America's entry into World War I significantly increased ordnance production at the Navy Yard. The *Naval Act of 1916* provided nearly \$500 million for the construction of a “Navy Second to None.”³ The Naval Gun Factory, which was responsible for the production of guns to be mounted on a series of battle cruisers, expanded to increase its industrial capacity. Over the next two years, the Navy bought land on the east and west sides of the Yard, filled in land on the

¹ Edward J. Marolda, *The Washington Navy Yard: An Illustrated History*. Washington, D.C.: Naval Historical Center, 1999, p.41.

² Marolda, p.46.

³ Marolda, p.53.

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waterfront and hired thousands of workers. In 1917, 6,000 workers operated in three shifts. By the end of 1918, the number had reached 10,000.

Beginning in 1901, the Marine Barracks between E and I and 8th and 9th Streets, S.E. (established one hundred years earlier), also underwent a major and ambitious rebuilding program that was implemented over several years. The Marine Corps headquarters were transferred from the Marine Barracks to offices in downtown Washington, and the original Marine Barracks, save for the Commandant's House, were replaced by an entirely new complex, designed by the prominent Washington architecture firm of Hornblower & Marshall. The new, buff brick buildings, constructed around a central courtyard and parade grounds, form a walled enclosure around the grounds. During this major re-building effort, the Commandant's House facing G Street was renovated and enlarged, and its grounds designed by noted landscape architect Rose Greeley.

Private Enterprise, 1900-1918

During this period, the government induced growth of the Navy Yard and the re-building of the Marine Barracks sparked a private development boom along the 8th Street SE corridor, the commercial spine of Capitol Hill. The increased population of both military personnel and civilians, along with the general prosperity of the times, was a boon to area businesses. At the end of each Navy Yard shift, thousands of workers flooded through the main gate and into the neighborhood in search of food, personal necessities and social diversions.⁴ Local businessmen and entrepreneurs were quick to accommodate their needs.

In addition to several new brick stores and restaurants that were built on vacant lots or that replaced older, early 19th century frame structures, the neighborhood and future historic district gained a wide range of new, 20th century building types, including apartment buildings, banks, movie theaters and specialty stores. Directly across from the Marine Barracks, the building at 701 8th Street, SE was built in 1902 as a combination store/dwelling, just as the building at 541-545 8th Street, built in 1912, consisted of stores at street level and apartments above. The elegant, classically inspired East Washington Savings Bank at 312 Pennsylvania Avenue, S.E. was constructed in 1905 to serve the wider Capitol Hill community, while the Washington Mechanics and Savings Bank, built in 1908, catered to the Navy Yard community, including military personnel, merchants and residents of 8th Street. The surviving Academy Theater at 535 8th Street, SE was one of four theaters that arose along 8th Street between the Navy Yard and Pennsylvania Avenue during the first two decades of the 20th century.

Beyond the immediate Navy Yard Hill area, the development on Capitol Hill similarly responded to the increasing numbers of residents moving into the city. Multi-story apartment buildings, more efficiently able to house the growing population and increasingly accepted by middle-class residents, became the

⁴ Elizabeth Hannold and Donna Hanousek, "Barracks Row Mainstreet Survey Report." July 2002, p.69.

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building of choice for developers. Between 1900 and 1910, 37 apartment buildings were constructed within the historic district. The "John Jay" constructed in 1901 at 314-316 East Capitol Street, one of the first multi-story apartment buildings erected on Capitol Hill is compatible with its 19th century neighbors, despite its five-story height. Designed by B. Stanley Simmons, the Italian Renaissance-style building contains 22 apartments and originally offered a *café* at ground level.

Other notable apartment building architects, including Albert Beers, C.A. Didden, Appleton P. Clark, Julius Germuiller, A.B. Mullett and Company, and George T. Santmyers, contributed designs for the dozens of apartment buildings that were constructed on Capitol Hill. While much of the private building in the city came to a halt during World War I, several apartment buildings were constructed on the Hill during the War, including the 1914 "Linville," located at 116 6th Street, N.E. and the 1915 "Arundel" at 516 A Street, N.E., both Mediterranean Revival-style buildings that contribute to the residential streetscape. Residents of the "Linville" included salesmen, secretaries for the federal government, Navy Yard workers, a Marine officer, a teacher and a musician.⁵ Despite the growing acceptance of the multi-story apartment building, smaller-scale apartments giving the appearance of a single-family dwelling and row house forms remained popular. In 1904, Frederick B. Pyle designed a group of five row house "flats" in the 400 block of 10th Street, N.E. that are indistinguishable from single-family row houses, just as A.B. Mullett and Co. gave the ten-unit apartment building at 221 Constitution Avenue the appearance of a large, single-family dwelling, defined by its five-bay, center-passage plan.

The development of apartment buildings did not, however, eliminate the long-standing single-family row house. The construction of row houses on Capitol Hill persisted well into the 20th century. In 1910, Kennedy Bros. Builders, in association with architect A.H. Sonneman, developed the entire Square 862, bounded by 6th and 7th Streets and D and E Streets, including Lexington Place with continuous rows of 2-1/2-story row houses. These groups of row houses feature front porches and Mediterranean Revival-style details such as wide and overhanging red tile roofs and bracketed eaves. At the end of World War I, in the undeveloped blocks east of Lincoln Park and stretching toward the Anacostia River beyond the historic district, developers constructed blocks and blocks of these brick "porchfront" row houses.

The influx of new residents inspired the construction of a number of new churches on Capitol Hill, while also contributing to the vibrancy of the already existing ones. Stylistically, these new buildings provide a range of design treatments. The red brick Metropolitan Baptist Church (1911) at 6th and A Streets, N.E., designed by Appleton P. Clark is architecturally compatible with the 20th century residential design found on Capitol Hill, just as the red brick Annunciation Chapel of Nativity Church (1908) at 1340 Massachusetts Avenue, N.E., designed by the firm of Hill & Kendall, fits into the surrounding fabric. In contrast, although architecturally notable, the stark white, neo-classical, Roman-bath inspired Ingram Memorial Congregational Church (1907-1910) at 10th Street and Massachusetts Avenue, N.E.

⁵ William DeCosta, "Capitol Hill, 1922," Washington, D.C.: Friends of the Southeast Library, 1996.

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has more in common with the architecture of the monumental federal buildings than that of the immediate neighborhood.

City Improvements, 1900-1918

As the population of Capitol Hill increased, the need for city services, such as schools, firehouses, post offices, hospitals and other public amenities also grew. Several of the historic district's extant public buildings were constructed during this period, while others were expanded. Five elementary schools were built including, Lovejoy School at 12th and D Streets, N.E. (1901); Dent School at 2nd Street and South Carolina Avenue, S.E. (1901); Edmonds School at 9th and D Streets, N.E. (1903); the French School at 7th and G Street, S.E. (1904); and Bryan Elementary School at 13th and Independence Avenue, S.E., (1909). All of these "red brick school houses" fit into the context of public school architecture of Washington, D.C. and survive as important historical and architectural contributions to the historic district.

Eastern Market, originally built in 1872, lacked adequate space for the demands of the growing population by the turn of the 20th century. In 1908, after several years of pressure from the community, the city's Office of Public Works designed and built an addition to the north of the original building, containing the Center and North Halls. By 1914, there were 51 merchants in the market—37 in the original building and 14 in the Center and North Halls, all catering to the food needs of the Capitol Hill community.

None of the area's early fire stations survive, though the present firehouse on 8th Street, S.E. is located on the site of an earlier firehouse constructed in 1904. A post office in the 700 block of 8th Street, S.E. (demolished) was one of four post offices to serve the Capitol Hill area during this period. Other public buildings that arose to serve the growing needs of the community include the 5th Precinct Police Station at 5th and E Streets, S.E. (ca. 1900), the 9th Precinct Station House at 523-525 9th Street, N.E., and the Chesapeake & Potomac Telephone Exchange at 629 Constitution Avenue, N.E. (1905). The Washington Navy Yard Car Barn, built in 1892, was expanded in 1909 to accommodate a larger fleet of streetcars.

The Eastern Dispensary of Washington, D.C., originally established in 1888 under District of Columbia law, was altered and enlarged in 1905. Re-named the Eastern Dispensary and Casualty Hospital (re-named again in 1969 as the Rogers Memorial Hospital), the institution fronting Massachusetts Avenue, N.E., continued to expand throughout the 20th century in response to the growing community it served. In 1929, a new building intended as the beginning of a larger hospital complex was constructed and survives as the oldest section of the complex.

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Providence Hospital, established on Capitol Hill in 1861, saw the construction of its first permanent home five years later in 1866 at 2nd and D Streets, S.E. In 1904, the grand Italianate/Second Empire style building was remodeled and significantly enlarged, designed by Washington architect Waddy B. Wood. This massive institution served as Providence Hospital until 1956, when a new, more up-to-date complex was completed in the Brookland neighborhood. Although temporarily used as offices by the U.S. Commerce Department, the Capitol Hill hospital building was demolished in 1964.

Between the Wars, 1918-1940

During and after World War I, the Capitol Hill community, among other Washington neighborhoods, was transformed by an influx of government workers. As the city's population soared from 48,313 in 1917 to 106,000 in 1919, the existing housing stock proved inadequate. Many middle-class homeowners on Capitol Hill, both black and white, took the opportunity to move to the burgeoning suburbs and convert their Victorian-era residences into rental apartments and boarding houses. Private developers, seeking to house the expanding population, continued to construct multi-story apartment buildings. During the 1920s, the number of apartment buildings constructed on Capitol Hill doubled from the previous decade.⁶

During the Depression, Washington residents fared well in relation to the rest of the country, due principally to the relative stability provided by the federal government and the jobs it provided. Salary reductions in other cities averaged fifty percent, while federal pay-cuts amounted to a comparatively slight 15%. As cash from government paychecks circulated throughout the city, retail sales actually increased in the District between 1929 and 1933, as did the number of retail establishments.⁷ During the 1930s, as Washington became the planning and control center for the New Deal, the city's population once again ballooned, as newcomers were drawn to the city for government jobs. Throughout the 1930s, new federal agencies emerged, including the Social Security Board, the National Labor Relations Board, and the Public Works Administration. The public works program, curtailed in 1933, expanded to embrace the completion of the many monumental federal buildings just west of the historic district boundaries, including the Supreme Court, Longworth House Office Building and the Library of Congress annex.

The Navy Yard remained one of the city's largest employers during the Depression. Despite drastic cuts in ship construction, the Navy Yard continued to produce guns for existing battleships. Then, in an effort to stimulate national recovery from the Depression and strengthen the Navy in the face of growing

⁶ Department of the Interior, Multiple Property Documentation, "Apartment Buildings in Washington, D.C. 1880-1945," July 1993.

⁷ Walter F. McArdle, "The Development of the Business Sector in Washington, D.C. 1800-1973," *Records of the Columbia Historical Society* (1973-74), 587-88.

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European threats, President Franklin Delano Roosevelt began a program of ordnance production and ship replacement that substantially augmented the number of workers employed at the Navy Yard.⁸

Beginning in 1920, apartment building construction rebounded following a slow-down during the World War I era. More than 34 apartment buildings were constructed between 1920 and 1930 within the Capitol Hill Historic District. This new wave of apartment building design ranged from low-lying "garden apartments" to large five and six-story apartments. Generally, the garden apartments are designed with Georgian and Colonial Revival-style influences, while the larger complexes reflect both traditional and avant-garde styles. Although more imposing than its surrounding building stock, the Tudor Revival-style "Stanton Manor" at 644 Massachusetts Avenue, N.E., follows the historic building line and respects an overall sense of design symmetry in keeping with the area. The "Wiltshire" at 819 East Capitol Street, N.E. built by 1935 is a good example of Art Deco influence on Capitol Hill, as does the "Congressional," a 1939 apartment building at 215 Constitution Avenue, N.E.

Other than the construction of apartment buildings and a limited number of single-family dwellings, private development on Capitol Hill during this period consisted of small commercial buildings and automobile-related resources, including garages, gas stations and service facilities. Many of these mid-20th century commercial buildings are one and two-story buildings and replaced older, two and three-story 19th century buildings. For instance, in 1932, a one-story barbershop at 1110 8th Street, S.E. was built on the site of a two-story 19th century brick store, just as a gas station built at 9th and Pennsylvania Avenue had in the previous year replaced Capitol Hill's earliest tavern known as Tunnicliff's Tavern, built in 1791. The barbershop is one of several commercial buildings that were constructed around the 8th Street commercial district between World Wars. Others from the period are found along the 200 block of Pennsylvania Avenue, S.E., at 509-513 11th Street, S.E. and along the 700 block of F Street (odd). Designed by architect William Lamar and built in 1921, this group features flat show windows and single entries. An earlier pair of one-story commercial buildings is located just one block south at 711 and 713 E Street, N.E. Designed by A.H. Beers, this pair of commercial buildings is similarly defined by large show windows and single entry doors.

Notable exceptions to the relatively utilitarian commercial building forms from this period exist in isolation. Stylistically, these buildings have been primarily influenced by the Georgian and Colonial Revival style that greatly shaped the public buildings of the period, as well as the more *avant-garde* Art Deco and *Art Moderne* movements. Penn Theater at 650 Pennsylvania Avenue, S.E. is probably the most conspicuous Art Deco commercial building constructed during this period. The 1935 theater, incorporated into a 1980s post-Modern office complex, still retains its distinctive marquee and limestone façade. The Funeral Parlor at 517 11th Street, S.E. (1928) with its original Art Deco *bas-reliefs*, aluminum marquee and light fixtures, remains an architectural gem. The former drugstore at the corner

⁸ Marolda, p. 66.

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of 7th and Pennsylvania Avenue, though less decorative, also exhibits Art Deco influences. The Lee Funeral Home at 300 4th Street, S.E. built circa 1932, is a large Georgian Revival-style brick building defined by its giant order, limestone portico that typically characterizes the city's public institutions.

In terms of public building between the World Wars, Capitol Hill gained two libraries and several schools. The Georgian Revival-style Southeast Branch Library at 7th and D Streets was completed in 1922 with funds provided by the Carnegie Foundation. The Northeast Branch Library at 8th and Pennsylvania Avenue, constructed in 1932 during the lean years of the Depression, was built with funds appropriated by Congress. Designed in a stately Georgian Revival style, the library was the first library building to be designed by the office of the Municipal Architect, under the direction of architect Albert Harris. Located on a prominent site, the library quickly became a community center and remains an important community landmark.

Eastern High School and Stuart Junior High School were both built in the 1920s to serve the expanding population. Eastern High School, built in 1921-23 and located well outside the historic district boundaries, survives as an architecturally significant landmark. Despite the growing popularity of the Georgian/Colonial Revival style in public buildings, Municipal Architect, Snowden Ashford designed Eastern High School—his last public building—in a flamboyant Collegiate Gothic style, characterized by two turreted towers and Gothic arch openings. The Stuart Junior High School, built several years later in 1927, followed the then standard Colonial Revival style for public buildings. Designed by Municipal Architect Albert L. Harris for a large student body drawn from across the northeastern quadrant, Stuart Junior High is a three-story red brick building with limestone trim. In 1934, the Giddings School at 3rd and G Streets, S.E. originally built in 1887 to serve an African-American population, was substantially enlarged by a major addition, having twelve classrooms and an auditorium. Although the addition necessitated the demolition of 19th century row houses extending along G Street, the red brick, Colonial Revival-style building retains a massing compatible to the residential scale and character of the area.

Around the Capitol, the Federal government continued to implement construction of the complex of buildings to serve the legislative and judicial branches of government, namely the Supreme Court Building, just outside the historic district boundaries. The project at 1st and East Capitol Streets began with the purchase of land in 1928 and ended with the dedication of the Cass Gilbert designed Supreme Court building in 1935. The Folger Shakespeare Library, located along East Capitol, just east of the Capitol and visually associated with Monumental Capitol Hill but located within the historic district, was built as a private venture by Henry C. Folger. Completed in 1932, the library and theater building, designed by nationally noted architect Paul Philippe Cret, in a stripped classicism, used state-of-the-art building technology and materials.

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Religious architecture of this period generally responded to the forces of the Colonial Revival movement that strongly influenced the design of the city's schools and library buildings. Epworth Methodist Church at 13th Street and North Carolina Avenue (1920-21) and the First Brethren Church at 442 12th Street, S.E. (1934) are both red brick Georgian Revival style, temple-form buildings with limestone trim. The design of the more modern, stripped classical Lutheran Church of the Reformation was supposedly inspired by the archaeological discoveries in Egypt at the time.

During World War II, as private industry took over much of the weapons production, the Naval Gun Factory continued as the "nerve center" of the Navy's ordnance design and testing program. The Navy Yard's mission became the production of replacement equipment and spare parts and coordination of ordnance production at plants throughout the country. The Navy Yard acquired additional property to the west and constructed new buildings. (At the end of the War, the Washington Navy Yard had expanded to include 127 acres, up from its original 16-acre site.) At the height of World War II there were 25,000 workers employed at the Navy Yard. The Navy Yard was flooded with military personnel, civilian workers, government officials, and visitors. The 8th Street corridor, responding to the growing clientele, teemed with stores, banks, restaurants, bars, and various service establishments. According to one long-time resident, 8th Street was a "complete community".

You had Miller's Furniture Store, funeral parlors, movie theaters... There wasn't any kind of service shop that you couldn't find. It also serviced a lot of Marines over there. Later on when World War II came along, that's when it became the nightspot. They had the Farmhouse, Brinckleys, Jack Rowe's [on 11th Street]. People would come from all over Washington because of the entertainment...⁹

Post War Change:

After enjoying more than a century of relative prosperity, the Navy Yard and Capitol Hill in general suffered a serious setback following World War II. In the post-World War II era, the Navy Yard cut back production and changed its mission. Missiles, torpedoes, mines and other modern military ordnance were rapidly replacing heavy ordnance that had been developed and tested at the Navy Yard since the mid-to-late 19th century. Weapon production was contracted out to private firms, as the Yard's older facilities were unable to accommodate the new weapons. In 1945, the name of the Washington Navy Yard was officially and belatedly changed to the United States Naval Gun Factory, which more accurately described its function since 1886. However, during this period of technological advances, the Navy Yard became an obsolete facility.

⁹ Boswell, Capt. William, Interview #3 with Nancy Metzger, August 2000.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Capitol Hill Historic District (amended)

Name of Property

Washington, D.C.

County and State

Section 8 Page 11

The drastic reduction in ordnance production converted the bustling Navy Yard from an employment center of tens of thousands to that of just a few thousand. As the number of military and civilian personnel diminished at the Navy Yard, the vitality of the neighborhood also declined. At the same time that the Navy Yard ceased to be a draw for newcomers, the trend for the already established middle-class residents to flee the historic neighborhood for the suburbs intensified. The formerly owner-occupied, Victorian-era row houses were left vacant or divided up as individual rented rooms, or floor-by-floor apartments, attracting lower-income and more transient residents.

As the growth of the suburbs drew middle-class residents away from Capitol Hill, public housing, urban renewal and social reform efforts of the mid-20th century brought in greater numbers of lower income residents. At the same time that these mid-20th-century developments altered the socio-economic character of the historic district, they also favored the elimination of historic building fabric, particularly in that area around the Navy Yard. Public housing such as the Arthur Capper dwellings at 7th and M Streets (outside historic district boundaries) built to house low-income residents who were displaced by the Southwest Urban Renewal project of 1946, necessitated the demolition of 19th century residential and commercial buildings, albeit in deteriorating condition, and replaced them with modern apartment blocks and town houses. At the same time, social reform efforts, such as those sponsored by the Alley Dwelling Authority, caused the eradication of Navy Place, S.E., an alley near the Navy Yard crowded with poor African Americans. The Alley Dwelling Authority replaced the alley dwellings and alley itself in 1941 with garden apartments known as the Ellen Wilson Dwellings, named for the late First Lady Ellen Wilson, a major and active proponent of housing reform. (The Ellen Wilson dwellings, located within the historic district, have since been replaced with the Ellen Wilson Town homes.) Finally, in the 1960s, the Southeast-Southwest Freeway, built along the line of what was Virginia Avenue, obliterated an array of dwellings many of which were distinguished Federal and Greek Revival-style residences that had once attracted members of the political and professional elite.

Post World War II Restoration:

At the same time that large segments of historic fabric were being eradicated in the name of urban renewal in the post-World War II era, there began a movement towards the "restoration" of the Hill's neglected 19th century building stock.¹⁰ In 1949, Justice William O. Douglas bought a row house on Capitol Hill, renovated it, and breaking with the norm of other justices/lawmakers/politicians who resided in Northwest D.C., moved into it. Douglas' move inspired others to follow, and directly encouraged the renovation, restoration and rebuilding of many of the Hill's 19th century buildings found within a roughly eight-block radius of the Capitol building. The first recognized "restoration" project in Southeast Capitol Hill, sponsored by *McCall's Magazine* in the summer of 1949, involved the a group of

¹⁰ The term "restoration" is used here to signify various levels of renovation, restoration, reconstruction, rehabilitation and re-building that took place at that time and dubbed "restoration." The word is not used as defined by the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Capitol Hill Historic District (amended)

Name of Property

Washington, D.C.

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Section 8 Page 12

row houses on G Street, S.E. between 6th and 7th Streets.¹¹ According to a report on the project, two model houses were “restored” and others were “improved.”

In 1950, a group of Eastern High School students undertook the painting of 150 historic houses. The project, which was followed by wide publicity, attracted the attention of several Georgetown realtors who then sought out houses on Capitol Hill in need of renovation. The realtors marketed and “flipped” the properties, or undertook the renovations in-house, then turned around and sold them for a profit. During that year, several houses on C Street and along the 400 block of New Jersey Avenue were purchased and restored. In 1951, the Capitol Hill Southeast Citizens Association reported that the restoration of 43 houses was complete. By April 1952, that number had reached 189. In 1953, the alley dwellings of Schott’s Alley—once targeted for demolition by social reformers—were renovated and touted in magazine and newspaper articles of the period as a “homeowners dream come true.”¹² While these restoration efforts encouraged the preservation of historic buildings, they were also greatly responsible for the “gentrification” of Capitol Hill. Along with renovation came increased property values, which in turn forced many of the long-time and predominantly African-American residents out of their homes.

In 1955, the Capitol Hill Restoration Society (CHRS) was organized with the purpose of preserving historic sites. Since its founding, the CHRS has organized house tours. The CHRS is a civic association with a large and active membership whose efforts have successfully fought the destruction of historic fabric and new development, and sponsored many preservation projects.

Beyond urban renewal and privately financed restoration projects, private development on Capitol Hill appears to have slowed in the post-World War II and Cold War eras. The ever expanding federal government, desirous of constructing new buildings, continued to put pressure on existing fabric as new buildings including the Rayburn House Office Building, Dirksen and Hart Senate Office Buildings, and the Library of Congress’ James Madison Building caused the federal taking of property. Several public schools were built including Goding Elementary School at 9th and F Streets in 1959; Watkins Elementary School at 12th and E Streets in 1962; and Hine Junior High School at 7th and C Streets in 1965. In addition, two D.C. firehouses (Engine Company No. 8 at 1520 C Street in 1963 and Engine Company No. 18 at 414 8th Street in 1965) were built. Only a handful of private buildings were

¹¹ Elizabeth Kohl Draper, “Progress Report on the Restoration of Capitol Hill, S.E.,” *Records of the Columbia Historical Society* (51-53), 134-137.

¹² “Residents of Schott’s Alley Among Proudest on Capitol Hill.” *Roll Call*, December 15, 1953.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Capitol Hill Historic District (amended)

Name of Property

Washington, D.C.

County and State

Section 8 Page 13

constructed, including apartment buildings, churches, banks, as well as several light industrial/automobile-related buildings.

Since the establishment of the Capitol Hill Historic District, the threat of demolition has been primarily limited to the historic district's 20th century buildings. This amendment recognizes the continuing evolution of the historic district's development and formally acknowledges the contributing status of those 20th century resources located within the Capitol Hill Historic District.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

Section 9 Page 1

County and State

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National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

Section 9 Page 2

County and State

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U.S. Department of the Interior. National Park Service, "United States Marine Barracks," National Register Nomination, 1968.

U.S. Department of the Interior. National Park Service, "Washington Navy Yard," National Register Nomination, 1968; 1973.

Capitol Hill Historic District
Name of Property

Washington, D.C.
County and State

10. Geographical Data

Acreage of Property _____

UTM References

(Place additional UTM references on a continuation sheet)

1	Zone	Easting	Northings	3	Zone	Easting	Northings
2	Zone	Easting	Northings	4	Zone	Easting	Northings

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

N/A

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

N/A

11. Form Prepared By

name/title Kimberly Prothro Williams
Organization D.C. Historic Preservation Office date January 2003
street & number 841 North Capitol Street telephone 202-442-8800
city or town Washington, D.C. state _____ zip code _____

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

X Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et. seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

Section 10 Page 1

County and State

Verbal Boundary Description:

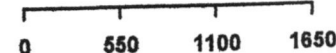
N/A

Boundary Justification:

N/A



Feet



★ ★ ★

**Government of the
 District of Columbia
 Anthony A. Williams, Mayor**

Office of Planning ~ January 24, 2003

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Capitol Hill Historic District

Name of Property

Washington, D.C.

County and State

PHOTOGRAPHS

- 1) Lexington Place, NE
Capitol Hill Historic District
Washington, DC
Kimberly Prothro Williams
March 2003
DCHPO
View looking west down Lexington Place from 7th Street, NE
1/14
- 2) Linville Apartments, 116 6th Street, NE
Capitol Hill Historic District
Washington, DC
Kimberly Prothro Williams
March 2003
DCHPO
View looking west
2/14
- 3) The John Jay Apartments, 314-316 East Capitol Street
Capitol Hill Historic District
Washington, DC
Kimberly Prothro Williams
March 2003
DCHPO
View looking north
3/14
- 4) Stanton Manor Apartments, 644 Massachusetts Avenue, NE
Capitol Hill Historic District
Washington, DC
Kimberly Prothro Williams
March 2003
DCHPO
View looking northwest
4/14

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Georgetown Historic District

Name of Property

Washington, D.C.

County and State

PHOTOGRAPHS

- 5) The Congressional Apartments, 215 Constitution Avenue, NE
Capitol Hill Historic District
Washington, DC
Kimberly Prothro Williams
March 2003
DCHPO
View looking north
5/14
- 6) Washington Mechanics and Savings Bank, 536 8th Street, SE
Capitol Hill Historic District
Washington, DC
Kimberly Prothro Williams
March 2003
DCHPO
View looking northeast at corner of 8th and G Streets, SE
6/14
- 7) East Washington Savings Bank, 312 Pennsylvania Avenue, SE
Capitol Hill Historic District
Washington, DC
Kimberly Prothro Williams
March 2003
DCHPO
View looking northeast
7/14
- 8) American Building Association, 300 Pennsylvania Avenue, SE
Capitol Hill Historic District
Washington, DC
Kimberly Prothro Williams
March 2003
DCHPO
View looking northeast
8/14

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Capitol Hill Historic District

Name of Property

Washington, D.C.

County and State

PHOTOGRAPHS

- 9) Nally Funeral Parlor, 517 11th Street, SE
Capitol Hill Historic District
Washington, DC
Kimberly Prothro Williams
March 2003
DCHPO
View looking northwest from center of 11th Street
9/14
- 10) 711-713 E Street, NE
Capitol Hill Historic District
Washington, DC
Kimberly Prothro Williams
March 2003
DCHPO
View looking south
10/14
- 11) Edmonds School, 9th and D Streets, NE
Capitol Hill Historic District
Washington, DC
Kimberly Prothro Williams
March 2003
DCHPO
View looking southeast from intersection of 9th and D Streets
11/14
- 12) Northeast Branch Library, 330 7th Street, NE
Capitol Hill Historic District
Washington, DC
Kimberly Prothro Williams
March 2003
DCHPO
View looking southwest from intersection of Maryland Avenue and 7th Street, SE
12/14

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Capitol Hill Historic District

Name of Property

Washington, D.C.

County and State

PHOTOGRAPHS

- 13) Metropolitan Baptist Church, 6th and A Streets, NE
Capitol Hill Historic District
Washington, DC
Kimberly Prothro Williams
March 2003
DCHPO
View looking south from intersection of 6th and A Streets
13/14

- 14) First Brethren Church, 1126 E Street, SE
Capitol Hill Historic District
Washington, DC
Kimberly Prothro Williams
March 2003
DCHPO
View looking northwest
14/14

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Capitol Hill Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: Washington, DC

DATE RECEIVED: 05/19/03
DATE OF 16TH DAY:
DATE OF WEEKLY LIST:

DATE OF PENDING LIST:
DATE OF 45TH DAY: 7/03/03

REFERENCE NUMBER: 76002127

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	Y	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

☐ ACCEPT ☐ RETURN ☐ REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA

REVIEWER

DISCIPLINE

TELEPHONE

DATE

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



PROPERTY OF THE NATIONAL REGISTER

District of Columbia

CAPITOL HILL HISTORIC DISTRICT

500, 600 BLOCK EAST CAPITOL ST, N.E.
(WEST SIDE)

8/78

PHOTOGRAPH BY WALTER SMALLING, JR.
FOR OFFICE OF THE NATIONAL REGISTER



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D. C. Department of Housing and Community
Development, 1325 G Street, N.W.
Washington, D.C. 20005

PHOTOGRAPH NO. FOUR

JUL 22 1976

26-30 Seventh Street, N.E.

Capitol Hill Historic District, Washington, D.C.

Susan Weil, photographer, Department of
Housing and Community Development

photograph date: 1975

negative: D.C. Department of Housing and
Community Development

1325 G Street, N.W.

Washington, D.C. 20005

AUG 27 1976

Streetscape, rowhouses facing east

Photographer across street, shooting west



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PHOTOGRAPH NO. SEVEN

JUL 22 1976

24-26 7th Street, S.E.

Capitol Hill Historic District

Washington, D.C.

Susan Weil, photographer, D.C. Department of
Housing and Community Development

photograph date: 1975

negative: D.C. Department of Housing and
Community Development

1325 G Street, N.W.

Washington, D.C. 20005

Streetscape, rowhouses facing west

photographer across street, shooting east

AUG 27 1976



PROPERTY OF THE NATIONAL REGISTER

DISTRICT OF COLUMBIA
CAPITOL HILL HISTORIC DISTRICT
600 BLOCK NORTH CAROLINA AVE, SE.
(WEST SIDE)

PHOTOGRAPH BY WALTER SMALLING, JR.
FOR OFFICE OF THE NATIONAL REGISTER

8/78



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PHOTOGRAPH NO. EIGHT

131-123 6th Street, S.E.

Capitol Hill Historic District

Washington, D.C.

Susan Weil, photographer, D.C. Department of
Housing and Community Development

photograph date: 1975

negative: D.C. Department of Housing and
Community Development

1325 G Street, N.W.

Washington, D.C. 20005

Streetscape, rowhouses facing east

photographer across street, shooting west

AUG 27 1976



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Washington, D.C. 20005

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PHOTOGRAPH NO. SIX
637-629 A Street, N.E.
Capitol Hill Historic District
Washington, D.C.

Susan Weil, photographer, D.C. Department of
Housing and Community Development
photograph date: 1975
negative: D.C. Department of Housing and
Community Development
1325 G Street, N.W.

Washington, D.C. 20005
Streetscape, rowhouses facing north
photographer across street, shooting south

AUG 27 1976



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D. C. Department of Housing and Community
Development, 1325 G Street, N.W.
Washington, D.C. 20005

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PHOTOGRAPH NO. FIVE
15 Seventh Street, N.E.
Capitol Hill Historic District
Washington, D.C.
Susan Weil, photographer, D.C. Department of
Housing and Community Development
photograph date: 1975
negative: D.C. Department of Housing and
Community Development
1325 G Street, N.W.
Washington, D.C. 20005

House facing west
Photographer across street, shooting east

AUG 27 1976



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D. C. Department of Housing and Community
Development, 1325 G Street, N.W.
Washington, D.C. 20005

JUL 22 1976

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ment. The reproduction must be credited to the D.C.
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PHOTOGRAPH NO. THREE

The 500 Block of Constitution Avenue, N.E.,
north side
Capitol Hill Historic District, Washington, D.C.
Susan Weil, photographer, Department of
Housing and Community Development
photograph date: 1975
negative: D.C. Department of Housing and
Community Development
1325 G Street, N.W.

Washington, D.C. 20005
Streetscape, rowhouses facing south
Photographer across street, shooting north

AUG 27 1976



Lexington Place, NE
Capitol Hill Historic District
Washington, DC
Kim Williams
DC HPO

3/2003

View looking west down Lexington Place

1/14



The Linville, 116-6th Street, NE 1 Street
Capitol Hill Historic District

WDC

Kim Williams

3/2003

DCHPO

View looking west

2/14



314-16 East Capitol Street
Capitol Hill Historic District
Washington, DC
Kim Williams

3/2003

DC HPO

View looking north

3/14



Stanton Manor, 644 Massachusetts Ave., NE
Capitol Hill Historic District

WDC

Kim Williams

3/2003

DCHPO

View looking northwest

4/14



The Congressional, 215 Constitution Ave, NE
Capitol Hill Historic District
WDC

Kim Williams

3/2003

DC HPO

View looking north

5/14



Washington Mechanics & Savings Bank

536 8th St., SE

Capitol Hill Historic District

WDC

Rin Williams

3/2003

DC HPO

View looking northeast at corner of

8th & G Streets, SE

6/14



East Washington Savings Bank
312 Pennsylvania Ave., SE
Capitol Hill Historic District
Washington, DC
Kim Williams

3/2003

DC HPO

View looking northeast

7/14



300 Pennsylvania Ave, SE
Capitol Hill Historic District
Washington, DC
Kim Williams

3/2003

DC HPO

View looking northeast

8/14



Nally Funeral Parlor, 517 11th St., SE
Capital Hill Historic District
WDC

Rin Williams

3/2003

DC HPO

View looking northwest from center of 11th Street

9/14



711-713 E Street, NE
Capitol Hill Historic District
Washington, DC
Kim Williams

3/2003

DC HPO

View looking south

10/14



Edmonds School, 9th & D Streets, NE
Capitol Hill Historic District

Washington, DC

Kirin Williams

3/2003

DC HPO

View looking southeast

11/14



Northeast Branch Library, 330 7th St., N.E.
Capitol Hill Historic District

WDC

Kim Williams

3/2003

DC HPO

View looking southwest

12/14



Metropolitan Baptist Church, 6th & A Streets, NE
Capitol Hill Historic District

WDC

Kim Williams

3/2003

DC HPO

View looking south

13/14



First Brethren Church, 1126 E Street, SE
Capitol Hill Historic District

Washington, DC

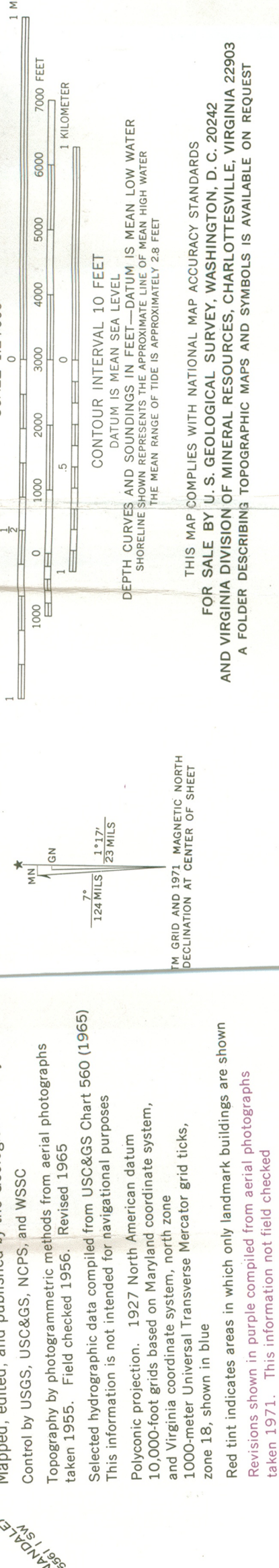
Kim Williams

3/2003

DC HPO

View looking northwest

14/14



WASHINGTON WEST, D. C.—MD.—VA
N3852.5—W7700/7.5
1965
PHOTOREVISED 1971

C	18/327, 750/4, 304, 760
D	18/327, 790/4, 307, 015

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
 DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST
 NATIONAL REGISTERED
 JUL 22 1978
 151 18
 QUADANGLE LOCATION



PHR 75-1
RECEIVED
12/9/75

Dupont Circle Citizens Association

Washington, D. C.

December 4, 1975



1975 DEC 9 AM 8 42

RECEIVED

Mr. Henry Brylawski, Chairman
Joint Committee on Landmarks
1325 G Street, N. W.
Washington, D. C.

Dear Mr. Brylawski:

The Dupont Circle Citizens Association enthusiastically supports the creation of the Capital Hill National Historic District and its inclusion in the National Register of Historic Places.

Over the years much of the great legacy of nineteenth century Washington has been lost, depriving future generations of a valuable part of their national heritage. In neighborhoods such as Capital Hill and Dupont Circle the city of Washington has living museums of everyday life in other times. To lose these assets, which produce tax revenue and provide visual interest, would be inexcusable. The creation of the historic district upon which you are about to act is a progressive and encouraging step in municipal planning.

This Association plans to be represented at the hearing dealing with the Capital Hill Historic District and to lend its fullest support to the request. We urge you to act favorably and quickly.

Sincerely yours,

Ronald A. F. Alvarez, Chairman
Committee on Historic Preservation

Old Castle Row
1612 S Street, N. W.
Washington, D. C. 20009

AFFIDAVIT OF PUBLICATION

District of Columbia, ss.

Personally appeared before me, PEGGY A. TRIMBLE, a Notary Public in and for the District of Columbia aforesaid, J. P. BROWN who being duly sworn according to law, on oath says that he is an AUTHORIZED AGENT of The Evening Star Newspaper Company, publisher of

The Washington Star

published

daily and Sunday in the City of Washington, District of Columbia, and that the advertisement, of which the annexed is a true copy, was published in said newspaper times on the following dates:

Feb. 3, 1976

at a cost of,

\$75.97

Dollars,

J. P. Brown

Subscribed and sworn to before me

FEB 9 1976

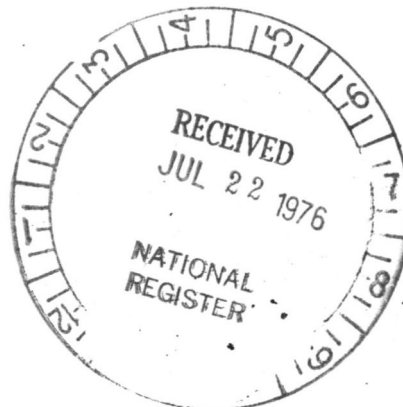
19

Peggy A. Trimble
Notary Public.

(Seal)

My commission expires SEPTEMBER 30, 1978

ACCT. NO. 44



JOINT COMMITTEE ON LANDMARKS OF THE NATIONAL CAPITAL — Washington, D.C. 20576. NOTICE OF DESIGNATION. — Notice is hereby given that the Joint Committee on Landmarks of the National Capital on January 26, 1976, amended the boundaries of, and redesignated the Capitol Hill Historic District a HISTORIC DISTRICT, placed it in Category II in the Inventory of Historic Sites, and recommended the Historic District, with the exception of Square 764,

which is under the jurisdiction of the Architect of the Capitol, for nomination to the National Register for Historic Places. The amended boundaries of the District are generally as follows: SOUTH: the northern right-of-way line of the Southeast Freeway between 13th St., S.E. and New Jersey Ave., S.E. WEST: northwest along New Jersey Ave., S.E., to its intersection with E St., S.E., then west along E St., S.E., to its intersection with Canal St., S.E., then northwest along Canal St., S.E., to its intersection with South Capitol Street, then generally north along the grounds under the jurisdiction of the Architect of the Capitol to F St., N.E. NORTH: F St., N.E. between 2nd and 11th Sts., N.E. EAST: south on 11th St., N.E. to its intersection with E St., N.E., then east on E St., N.E., to its intersection with 12th St., N.E., then south on 12th St., N.E., to its intersection with C St., N.E., then east on C St., N.E. to its intersection with 12th Place, N.E., then south on 12th Place, N.E., to its intersection with Constitution Ave., N.E. to its intersection with 14th St., N.E., then south on 14th St., N.E., to its intersection with South Carolina Ave., S.E., then southwest on South Carolina Ave., S.E., to its intersection with 13th St., S.E., then south on 13th St., S.E. to its intersection with the northern right-of-way line of the Southeast Freeway. Robert L. Plavnick, a member of the Joint Committee, was present at the public hearing on the application but did not participate in the decision. The decision may be examined and copies obtained at the Office of the Secretary of the Joint Committee, 10th Floor, 1325 G Street, N.W., Washington, D.C., 20576. EDWARD H. RICKELS, Secretary.

Washington Star
2/3/76

222—OFFICIAL NOTICES

JOINT COMMITTEE ON LANDMARKS OF THE NATIONAL CAPITAL — Washington, D.C. 20576. NOTICE OF DESIGNATION. — Notice is hereby given that the Joint Committee on Landmarks of the National Capital on January 26, 1976, amended the boundaries of, and redesignated the Capitol Hill Historic District a HISTORIC DISTRICT, placed it in Category II in the Inventory of Historic Sites, and recommended the Historic District, with the exception of Square 764,

Continued in next column.

222—OFFICIAL NOTICES

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fe3

CAPITOL HILL RESTORATION SOCIETY INC.

75-1
RECEIVED

CHR

12-9-75

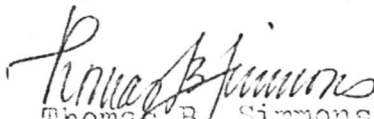
9 December, 1975

Chairman

The Joint Committee on Landmarks
of the National Capitol



Mr. Chairman, I am Thomas B. Simmons, AIA, AIP, current president of the Capitol Hill Restoration Society. We were founded a little more than twenty years ago with the general purpose of preserving and restoring Capitol Hill. Since that time the Society has enlarged its membership to nearly 1200 dues paying members and its scope of activities to a wide range of civic activities. At its regular meeting of June 1975, the Society voted unanimously to support the boundaries and the recommendation that the district be nominated to the National Register of Historic Places contained in the application before you.


Thomas B. Simmons
President

Several months ago I was approached by an eager young developer with the proposal that if only I would sign an already prepared letter in support of several zoning variances, the community would shortly be the beneficiary of a shiny new 'Williamsburg Colonial' office building. As it turned out the variances were denied by the Board of Zoning Adjustment and the 'architecture' would have been more aptly described as 'Rockville Pike Commercial Expedient' in styling.

What the ploy signifies however is symptomatic of much of what is currently happening on the Hill. Buzz-words like 'Williamsburg Colonial' and 'Flat Front Federal' are and have been, used as a sort of *raison d'etre* for new construction, much as economic expediency is used to justify plainly poor architecture, ill-considered urban design and ad-hoc incrementalist city planning.¹

The Society has consistently encouraged the raising of standards rather than the imposition of superficial styling criteria. While it might be argued that the dominant and unifying building form on Capitol Hill is the bay or turret-fronted pressed brick facade of the 1880's or 90's, it would be equally frustrating to ask for a re-creation of that style in new construction in the 20th century.

Restoration (or more aptly, rehabilitation) has been keeping up with new construction on the Hill. There has been a slow but steady rise in the quality of such efforts. With the 'acceptability' of Victorian architecture from the spectrum

¹ A serious and developed theory of operational city planning discussed in an article by Charles Lindblom entitled; "The Science of Muddling Through", Public Administration Review, 1957

of real estate parlance to the serious and scholarly attention being paid it by the Victorian Society, a growing understanding and heightened perception of how to deal with it in restoration is noticeable.

In fact laymen and architectural scholars alike are experiencing a new sensitivity to the quality of individual structures as well as the unity of Capitol Hill as an architectural ensemble. There is a decrease in the painting of pressed brick houses which were often naively 'Federalized' into respectability. Serious attempts are now being made both to understand the use or non-use of color, as well as the reconstruction of stained glass, correctly proportioning windows and shaping related interior form and detail in keeping with original intent. The exuberant talents of late 19th century architects such as Adolph Cluss are increasingly apparent. Although there are serious problems yet to be settled with respect to the future of Eastern Market enormous new focus on just how to handle interior renovation has been demonstrated in the superb restoration of the Model Room at the National Collection of Fine Arts.

During the several years of cooperative research between the able staff of the Joint Committee and community historians there has been a growing realization of the unity and extent of what constitutes an historic district. The process has yielded a heightened sensibility to both the carefully considered and well known structures already classified landmarks but whole ranges of lesser known building, ensemble groupings and special streets. The Masonic Naval Lodge Building, completed in 1895, as a joint commercial, office and meeting hall has remained in a remarkable state of preservation. While it defies stylistic description (the architect, Brother William J. Palmer mentions Byzantine and Egyptian influence) the overall appearance and use remains today as it was, with unutilated projecting cast iron store windows and what may be one of the few -- perhaps the only example of Art Nouveau influenced carved stone porticos and calligraphy inscriptions to be found in the city.

Park Street, at the extreme north east of Capitol Hill, remains also in a relatively good state of preservation. As a matched row of facing wooden houses, the block contains a remarkable degree of articulated building form with simple but appropriate detailing. And though humble in pretensions it is one of the few examples in the city where two sides of a small intermediate street are treated as a carefully considered unit.

We offer to the Committee a portfolio of snapshots assembled by our members of such examples in the hope that it will further the realization of a community -- concerned with the scholarly understanding of the past -- attempting a creative and subtle response to preservation and striving to achieve a truly enlightened attitude to the dynamics of community building.

Thankyou.

Landmark
Case 75-1

C. Dudley Brown, A. I. D.

RECEIVED
120 FOURTH STREET, SOUTHEAST • CAPITOL HILL • WASHINGTON, D. C. 20003 • (202) 543-8411

1975 DEC 4 AM 10 07

NCPC

December 2, 1975

RECEIVED
CHR
12-4-75

Mr. Henry H. Brylawski, Chairman
Joint Committee on Landmarks
of the National Capital
c/o National Capital Planning Commission
1325 G Street, N.W. - 10th Floor
Washington, D.C. 20005

Dear Mr. Chairman:

The Victorian Society in America is a national organization having an active chapter in the District of Columbia and is dedicated to the preservation of 19th century historical landmarks and artifacts and to furthering community understanding and awareness of the 19th century within the community.

Our membership recently discussed the application submitted to the Joint Committee by the Capitol Hill Historic District to amend its boundaries and to redesignate it as a Historic District in order that it can be recommended for nomination to the National Register of Historic Places. We would like to formally notify you that the Greater Washington Area Chapter of the Victorian Society in America endorses the changes as proposed. We shall be happy to support your Committee's efforts in this regard in any way possible.

If we may provide any additional information, please do not hesitate to contact me at the above telephone.



FILE NO. _____
PRIMARY STA. Hist. Pres.
DUE DATE _____

COPIES TO:

EX. DIR. _____
FED. BUREAU OF INVESTIGATION _____
FED. RES. _____
GOV. _____
ASSOC. S. C. _____
FED. RES. _____
ALB. _____
ZON. _____
RES. _____

OTHER _____

Very truly yours,

C. Dudley Brown
President



Washington, D.C. 20515

December 9, 1975

75-1
RECEIVED

EAR

12-9-75

Mr. Henry H. Brylawski
Chairman
Joint Committee on Landmarks of the National Capitol
Washington, D. C.

Dear Mr. Chairman:

I note that the Joint Committee on Landmarks of the National Capital is scheduled to consider at its meeting on December 9, 1975, an application of the Joint Committee to amend the boundaries of, and redesignate, the Capitol Hill Historic District, as well as the recommendation for nomination of the Historic District to the National Register of Historic Places.

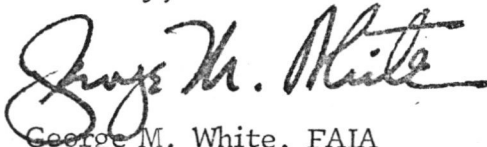
I believe it is pertinent and important that the hearing record include, and that you consider, the recently begun Master Plan for Future Development of the Capitol Grounds and Related Areas that was authorized and funded by Public Law 94-59, approved July 25, 1975. I enclose the pertinent portion of this law, which appropriates \$350,000 for the master planning effort, which as you will note, is directed to encompass "areas in the vicinity" of the Capitol. It is intended that the planning effort will include a study in considerable depth of the historic characteristics of the area. It is further my intention that the planning study shall analyze a very broad spectrum of planning and land-use alternatives so that there will be a much firmer foundation for future judgments with regard to the appropriate designations of the entire area. We are in the process of final selection of a team of planning consultants that I believe includes the finest talent available in the nation.

The Master Plan is expected to be completed in approximately 18 months to two years. It would seem unfortunate for the results of this expenditure of the taxpayers funds not to be available before final judgments are made regarding the area.

Accordingly, I recommend that the Joint Commission defer action on the Capitol Hill Historic District until this imminent massive planning effort is completed.

I shall, of course, be happy to furnish you any additional information that you may deem desirable.

Cordially,

A handwritten signature in dark ink, appearing to read "George M. White". The signature is fluid and cursive, with a large initial "G" and a long, sweeping underline.

George M. White, FAIA
Architect of the Capitol

MASTER PLAN FOR FUTURE DEVELOPMENT OF THE CAPITOL GROUNDS AND
RELATED AREAS

Notwithstanding any other provision of law, to enable the Architect of the Capitol to prepare studies and develop a Master Plan for future developments within the United States Capitol Grounds, for the future enlargement of such grounds through the acquisition and development of areas in the vicinity thereof, and for the future acquisition and development of other areas deemed appropriate by him to include in and incorporate as a part of such Plan, in order to provide within such areas for future expansion, growth, and requirements of the legislative branch and such parts of the judiciary branch as deemed appropriate to include in such Plan, after consultation with the leaders of the House and the Senate, and the Legislative Branch Appropriations Subcommittees of the House and Senate, and the Chief Justice of the United States, and in order to project other anticipated growth in and adjacent to such areas. \$350,000, to be expended without regard to section 3709 of the Revised Statutes of the United States, as amended, and to remain available until expended: *Provided*, That the Architect of the Capitol is authorized to enter into personal service and other contracts, employ personnel, confer with and accept services and assistance from the National Capital Planning Commission and other Government agencies and other interested parties to insure coordinated planning, and incur obligations and make expenditures for these and other items deemed necessary to carry out

89 STAT. 288

July 25, 1975

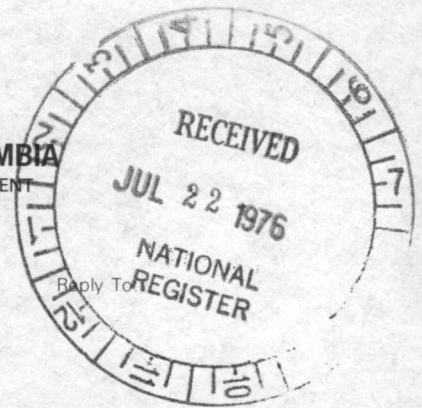
- 21 -

Pub. Law 94-59

the purposes of this paragraph: *Provided further*, That upon completion of such Plan, the Architect of the Capitol shall transmit to the Congress a report describing such Plan, with illustrated drawings and other pertinent material. Report, transmittal to Congress.



GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
WASHINGTON, D.C.



20 JUL 1976

Dr. William J. Murtagh
Keeper of the National Register
Office of Archeology and Historic
Preservation
National Park Service
Department of the Interior
Washington, D. C. 20240

Dear Dr. Murtagh:

The District of Columbia is in the process of adopting general notification procedures for National Register nominations which are consistent with new regulations issued by the National Park Service (41 F.R. 1509) on January 9, 1976. Because of the lengthy process dictated by the District of Columbia Administrative Procedures Act, which requires publication for comment, thirty day notice, and republication, we believe that final adoption of the new procedures may be several months away.

In order to permit the District of Columbia to continue nominating properties and districts to the National Register during the interim period, at the suggestion of Ms. Cole of your staff and after informal consultation with Mr. Raynor of the Solicitor's office, we propose to submit individual nomination forms with detailed evidence of the notification procedures which have been followed for each property or district nominated.

Accordingly, I am enclosing a National Register nomination form for the Capitol Hill Historic District, together with copies of all relevant documents which led to such nomination. We believe that these documents show that the procedures followed in the nomination process for this large historic district provide more than adequate notification and opportunity to comment prior to review board consideration, as required by the January 9, 1976, regulations.

Following is a brief description of the enclosures to this nomination form:

1. Application Form for the Capitol Hill Historic District prepared by Suzanne Ganschinietz, architectural historian, of the District's professional staff, on behalf of the Joint Committee, and filed with the Committee on September 23, 1975.
2. Notarized copy of Official Notice of Public Hearing to be held by the Joint Committee to consider the application and to make a recommendation for nomination to the National Register, published in The Washington Star, October 26, 1975.
3. Copy of D.C. Register Notice of Public Hearing to be held by Joint Committee to consider the application and to make a recommendation for nomination to the National Register, published October 20, 1975.
4. Copy of Transcript of the Public Hearing held by the Committee on December 9, 1975. This transcript includes oral testimony and written submissions made by all persons who wished to present evidence.
5. Copy of the Joint Committee's Decision on Capitol Hill Historic District of January 26, 1976, including its recommendation that the District be nominated to the National Register.
6. Notarized copy of Official Notice of the Joint Committee's Designation of the Capitol Hill Historic District and recommendation for nomination to the National Register published in The Washington Star, February 3, 1976.
7. Copy of D.C. Register Notice of the Joint Committee's Designation of the Capitol Hill Historic District and recommendation for nomination to the National Register published in the D.C. Register, February 5, 1976.

The enclosed National Register nomination form on the Capitol Hill Historic District, which was prepared by Ms. Ganschinietz following the Joint Committee's recommendation, contains the documentation which the Joint Committee had at its disposal when it reviewed the application and recommended the Historic District for nomination to the Register. I believe that the Capitol Hill Historic District is worthy of listing in the National Register of Historic Places and I trust that your review confirms this opinion.

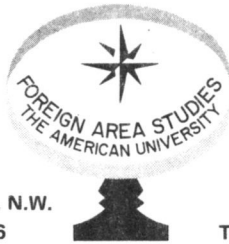
In the event the interim process for individual nominations presents any procedural problems, we would appreciate being advised as early as possible.

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'L. Jacobs, Jr.', with a large, loopy initial 'L'.

LORENZO W. JACOBS, JR.
State Historic Preservation Officer
for the District of Columbia

Enclosures



5010 Wisconsin Avenue, N.W.
Washington, D.C. 20016

Area Code 202
Telephone 686-2769

August 13, 1976

Keeper of the National Registry
National Park Service
U.S. Department of Interior
Washington, D.C. 20240

Dear Sir:

I am writing concerning the nomination of the Capitol Hill Historic District. I wish to express my support for the extension of this designation for the area. I have been a resident of this area of over nine years and have come to see a major change in attitudes toward the area as an historic area. Recent development in the area has brought a rapid inflow of new residents which have both aided and threatened historic properties.

I cannot provide a more detailed account of the significance of the area than has already been presented to the National Registry by various groups interested in receipt of the designation for the area. You are well aware of the early settlement along Virginia Avenue near the Marine Barrack and the river. The fact that some of the land now occupied by homes was estate land means that there were a limited number of eighteenth century structures.

Early settlement close to the capitol after the 1820s has left its mark in neighborhoods such as the one in which I live. Each block was a unit. Cobble stone and brick alleyways and court yards provided locations for small structures in which families offering various services such as cleaning, gardening, and laundrying to the larger homes were housed. The larger homes were decorated with wrought-iron and carved stone; the small homes were simple, sometimes reflecting earlier Federal lines, and are equally treasured by their present owners.

The temptations of speculation, increasing costs of land, and government offices have already begun to erode the area. People have returned to the area in search of the past but mindful of the needs of the present. Designation would help the area retain the unique character that makes it what it is, and it would also preserve a living example of how early, mid, and late nineteenth century life blended and evolved in a single area.

There is a rich history to this area. The names of men and women who lived in the area have been documented for you by many groups, I am sure. But there is more. I know who built my house, how much he paid for it, from what sources the materials came, and why the plans used had been drafted 25 years before actual construction. I can provide the first names of servants at the time of the Civil War and a Christmas list from the same period. This is the substance of history.

Respectfull requesting designation,

Philip W. Moeller

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D

AUG 18 1976

____ INDIVIDUAL RESPONSE (ATTACHED)

____ INFORMATIVE MATERIAL SENT

____ TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN _____

INITIALS _____

Green

AUG 19 1976

Mr. Philip W. Moeller
The American University
5010 Wisconsin Avenue NW
Washington, D.C. 20016

Subject: Nomination of the Capitol Hill Historic District

Date of publication for comment in the "Federal Register": Date pending

Dear Mr. Moeller:

Thank you for your letter concerning the proposed listing of the above property in the National Register of Historic Places.

Pursuant to Section 60.13(a) of 36 CFR Part 60, the National Register will review your comments concerning the significance of the property during the review process and will provide a copy of your comments to the State Historic Preservation Officer or the appropriate Federal agency. A list of these officials is enclosed for your information.

If the property is accepted for listing in the National Register, notice will be placed in the "Federal Register." If additional information is needed to complete the evaluation, or if it is determined that the property does not meet the National Register criteria for evaluation (Section 60.6 of 36 CFR Part 60), the nomination will be returned to the State with explanatory material.

We appreciate your participation in the National Register commenting process.

Sincerely yours,

William J. Murtagh
William J. Murtagh
Keeper of the National Register

Enclosure

cc: Mr. Lorenzo W. Jacobs, Jr.
Director
Department of Housing and Community
Development
1325 G Street NW., Washington, D.C. 20005 - w/cy inc.
Regional Director - National Capital Parks - w/cy inc.

BASIC FILE RETAINED IN PR

8/19/76

FNP: WMcCrea:bp1

bcc: Director's Reading File
PR - w/cy inc.

ENTRIES IN THE NATIONAL REGISTER

STATE DISTRICT OF COLUMBIA

Date Entered AUG 27 1976

Name

Location

Capitol Hill Historic District

Also Notified

Hon. Walter E. Fauntroy
Regional Director, Mid
Atlantic Region

State Historic Preservation Officer
Mr. Lorenzo W. Jacobs, Jr.
Director, Department of Housing
and Community Development
1325 G Street NW
Washington, D.C. 20005

PR MMott:djb 8/30/76

U.S. DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

TELEPHONE REPORT

DATE

TIME OF CALL

AM
PM

1. CALL ☐ TO: ☒ FROM (Name)

Tom Walsh

2. ADDRESS (Tel. No. if needed)

3. SUBJECT, PROJECT NO., ETC.

Capital Hill / Dish

4. DETAILS OF DISCUSSION

Call him
with boundaries

7/7/81 - He wants a paper copy

DONE - 7/8/81

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

APPLICATION FORM
HISTORIC DISTRICT

RECEIVED

9/23/75 EAR

APPLICATION TO:

- ☐ designate
☒ amend

summary of amendments Add Squares 754, 779, 811, 835, 861, 892, 914, 936, 961, 962, 963, 985, 986, 987, and part of Square 1010.
Delete Squares 692, 761, and part of Square 760.

- ☐ rescind

GENERAL INFORMATION

Name or proposed name of Historic District Capitol Hill Historic District

Errata

410.22 & 410.23

Page 6 line 16 read James for Charles
 Page 6 line 24 read East Capitol for Fourth
 Page 10 line 4 read C.A. for George

410.25

Photo #6 read 1300 for 1400

410.28

For 1890 read 1890's

410.28

Page 2 line 6 add: (MLK)

Address of Applicant 1325 G Street, N.W. Washington, D.C. 20576

Telephone 202-382-1049



[Signature]
 Signature of Applicant or authorized representative

9/23/75
 Date

Chairman
 Title of authorized representative

JOINT COMMITTEE ON LANDMARKS OF THE NATIONAL CAPITAL

APPLICATION FORM
HISTORIC DISTRICT

RECEIVED

9/23/75 EAR

APPLICATION TO:

- ☐ designate
☒ amend

summary of amendments Add Squares 754, 779, 811, 835, 861, 892, 914, 936, 961, 962, 963, 985, 986, 987, and part of Square 1010.
Delete Squares 692, 761, and part of Square 760.

- ☐ rescind

GENERAL INFORMATION

Name or proposed name of Historic District Capitol Hill Historic District

Summary description of proposed or proposed amended boundaries The Joint Committee on Landmarks designated the Capitol Hill Historic District as a Category II Landmark of the National Capital on November 8, 1964 and recommended its nomination to the National Register of Historic Places on March 7, 1968. On June 19, 1973, the Joint Committee adopted amended boundaries. This application proposes to further amend those boundaries generally to the following: SOUTH-the right of way of the Southeast Freeway between 13th Street, S.E. and New Jersey Avenue, S.E.; WEST-the grounds under the jurisdiction of the Architect of the Capitol to F Street, N.E.; NORTH-F Street N.E. between 2nd and 11th Streets, N.E.; and EAST-11th and 12th Streets N.E. projecting out to 14th Street to encompass the Lincoln Park neighborhood and then 13th Street, S.E. to the Freeway.

Name of Applicant Joint Committee on Landmarks

(If applicant is a community or neighborhood association, it must submit evidence that a substantial number of its members reside or own property in the proposed Historic District; if applicant is an organization, it must submit evidence that among its purposes is the promotion of historic preservation in the District of Columbia. A copy of its charter, articles of incorporation, or by-laws, setting forth such purpose, will satisfy this requirement.)

Address of Applicant 1325 G Street, N.W. Washington, D.C. 20576

Telephone 202-382-1049

[Signature]
Signature of Applicant or authorized representative

9/23/75
Date

Chairman
Title of authorized representative

410.21 A statement of the prehistoric, historic, architectural and/or cultural significance of the proposed or proposed amended Historic District, and a general description of those qualities which make it significant.

The large residential area located on the hill directly east of the United States Capitol and grounds is known as the Capitol Hill Historic District. This area, one of the oldest residential communities in Washington, has grown from a small, boarding house community for members of Congress to an area of more than 150 squares embracing a number of separate neighborhoods which in the twentieth century have come to be known as Capitol Hill.

Capitol Hill is the largest residential historic district in the District of Columbia. Almost every street is composed of rowhouses of different varieties and periods forming a continuous wall broken only by street intersections. Side by side exist early nineteenth century manor houses, Federal townhouses, small frame dwellings, ornate Italianate bracketed houses, and the late 19th century press brick rowhouses with their often whimsical decorative elements combining Richardsonian Romanesque, Queen Anne and Eastlarkian motifs. These houses are mostly two or three bays wide and two or three stories tall although a feeling of verticality arises from the mansarded and gabled roofs topped by finials and from the conical patterned slate roofs on the towers rounding many of the corners.

The street pattern in the Historic District has remained faithful to the original 1791 L'Enfant Plan for the Federal City, a plan which called for grand diagonal avenues superimposed over a standard grid pattern. These avenues were described by L'Enfant as follows: "Every grand transverse Avenue, and every principle divergent one,...are 160 feet in breadth, and thus divided: 10 feet of pavement on each side...20'; 30 feet of gravel walk, planted with trees on each side...60'; 80 feet in the middle for carriageway...80'." Today, through a series of ordinances passed in the nineteenth century, the 160 foot width of the Avenues and the approximately 90 foot width of the grid streets have been achieved by 'parking,' the open space on either side of an approximately 50 foot roadway. Thus, the tree-shaded front yards along East Capitol and other major avenues are actually publicly owned but privately maintained open space. There are more grand 160 foot wide avenues in the Capitol Hill area than elsewhere in the city, and these avenues lend a stately and monumental dignity to the Historic District. The juxtaposition of these avenues with their wide setbacks and frequently imposing architecture effects a subtle contrast to the narrower but tree-lined grid streets.

(continued)



The Historic District is characterized by its many uninterrupted rows of townhouses containing excellent examples of architectural styles fashionable throughout the nineteenth century. The sympathetic contrast in scale and style from the simple, unadorned frame structures to elaborate ornamental press brick facades creates both a neighborhood and a Historic District unique to Washington. The predominate character of the Historic District is exemplified in the Queen Anne and Richardsonian Romanesque styles popular in the late nineteenth century. During this period, small contractors and developers both filled in open space in existing rows and subdivided new squares. This new development frequently consisted of the construction of five or six houses at one time, allowing the slight disparity of cornice line and facade which contributes to the charm of the Capitol Hill area.

Although Capitol Hill is one of the oldest continuous residential communities of the Federal City, the area which today comprises the Historic District is a composite of neighborhoods, not necessarily sequential, which have experienced a twentieth century renaissance in the form of restoration activity and have come to be known collectively as Capitol Hill.

The two earliest Capitol Hill communities were the Capitol Hill boarding house community which served as home for members of Congress and the Navy Yard which served as home for military personnel, local politicians, and Navy Yard workers. Nodes of development subsequently formed along the squares of the L'Enfant Plan such as Stanton Park, Lincoln Park and Folger Square. As Capitol Hill developed and increased in size in the last half of the nineteenth century, it became more and more the bastion of the middle class governmental bureaucracy. The stable, conservative and modest nature of the inhabitants is mirrored in the size of the houses, and in commercial and supportive institutions. Despite a number of twentieth century intrusions, Capitol Hill retains today much of the character which it possessed around the turn-of-the-century.

With the advent of the United States' entry into the First World War, the undeveloped area east of the Historic District underwent a radical change. A great many people moved into the area to work in the enlarged Navy Yard and speculators rushed to provide inexpensive housing for them. Large scale subdivision resulted in an intensive development of the southeast area into homogeneous, undistinguished row houses, providing a strong contrast to the already established Capitol Hill area.

(continued)

410.22 If district is proposed for designation principally for its architectural significance, a description of the style or styles of architecture representative of the district and a statement of the extent of which such architectural style or styles has been maintained. (If district is proposed both for architectural and prehistoric, historic and/or cultural significance, this section may be combined with Section 410.23).

410.23 If district is proposed for designation principally for its prehistoric, historic and/or cultural significance, a description of the existing physical condition of the district and its relation to the prehistoric, historic, and/or cultural significance of the district.

The Capitol Hill Historic District is significant for both its architectural and its historical contributions to the District of Columbia. An examination of the history and development of this particular Historic District shows that the historical nature and the architectural character of Capitol Hill are mutually interdependent.

The Capitol Hill Historic District takes its name from the hill which rises in the center of the Federal City and extends eastward. This hill, which in 1790 was called Jenkins Hill or Jenkins Heights, was the site chosen by Pierre L'Enfant for the placement of the "Congress House"--a site which L'Enfant characterized as "a pedestal waiting for a superstructure." In accordance with the 1791 L'Enfant Plan for the Federal City, the United States Capitol Building was situated upon the crest of the hill facing the city. Stretching easterly behind the Capitol building along the wide avenues and around the squares of the L'Enfant Plan lies the residential area which is today called "Capitol Hill."

The Capitol Hill area developed along the streets and wide 160 foot avenues punctuated at intervals by squares and parks much as L'Enfant intended. East Capitol Street, a monumental avenue running east from the Capitol to the banks of the Eastern Branch or Anacostia River, still provides a major focus for the area and serves as the division between the northeast and southeast sectors of the city. L'Enfant, in a notation on his 1791 plan, envisioned the development of this avenue as follows: "Avenue from the two bridges to the Federal House, the pavements on each side will pass under an arched way, under whose cover, Shops will be conveniently and agreeably situated. This Street is about 160 feet in breadth and a mile long." East Capitol Street, however, did not develop in a commercial manner, but rather became a prominent residential street. Other non-residential areas which L'Enfant proposed for Capitol Hill did not develop either. To the east and south of the Capitol was to be located a commercial area, a large plaza in the area now known as Garfield Park. It has been speculated that the area presently occupied by the Capitol Powerhouse was planned by L'Enfant as a city hall or civic center.

(continued)

The Capitol Hill Community Prior to the Civil War

The first neighborhood called "Capitol Hill" was the small cluster of residential buildings located on First and Second Streets and New Jersey Avenue, Southeast. In the early years of the Republic, few Congressmen wished to establish permanent residence in the city. Instead, most preferred to live in boarding houses within walking distance of the Capitol. ¹ In 1801, the majority of legislators lived on Capitol Hill, a concentration which continued for at least three decades. The professional and social lives of the Congressmen revolved around this community which has been described as follows:

The knolltop settlement of legislators was a more complete and self-contained village community from beginning to end of the Jeffersonian era... In twenty years' time the settlement had increased to more than two thousand people and the Capitol was nearly surrounded by brick houses "three stories high and decent without being in the least elegant." ²

The earliest area of settlement was located around First, Second and East Capitol Streets and New Jersey Avenue as can be seen from plotting residences listed in the City Directories of 1822 and 1834. Although few buildings of this period survive, the brick structures at 20 and 22 Third Streets, S.E. date from the 1820's and may well have been Congressional boarding houses. An early and typical townhouse of the Federal period is the Watterston House* built by one of the early librarians of Congress. Although the facade now contains Greek Revival elements and the house has been raised one story, it still retains the scale and character of a Federal townhouse. Three notable townhouses which remain from this Federal period are the Maples (now known as Friendship House*), the Sewall-Belmont House*, and the Mountjoy Bayly House*. These houses all survive with a mixture of Georgian and nineteenth and twentieth century elements. Scattered throughout this area are also found frame houses of this early period, unfortunately greatly altered.

Albert Gallatin, Secretary of the Treasury under Presidents Jefferson and Madison, rented the Sewall-Belmont House from 1801 until 1813. Gallatin, one of the few members of the Executive branch to reside on the Hill, described the area in a letter written in 1801: "Around the Capitol are seven or eight boarding

¹James Sterling Young, The Washington Community (New York: Harcourt, Brace and World, 1966) p.71.

²ibid., p.71.

* refer to section 410.26

houses, one tailor, one shoemaker, one printer, a washing woman, a grocery shop, a pamphlets and stationery shop, a small dry-goods shop and an oyster house. This makes the whole of the Federal City as connected with the Capitol."³

At the same time the Congressional boarding house community was developing around the Capitol, the Navy Yard and nearby Marine Barracks were being constructed in the southeast area near the Eastern Branch or Anacostia River. Both these military establishments attracted commercial development and skilled and unskilled workers. This was especially true of the Navy Yard which was one of the few industries in the Federal City. The residential and commercial settlement associated with the U.S. Navy Yard extended as far north as E Street, S.E., and this community was called "Navy Yard" until the twentieth century. Contemporary accounts attest to the seamy side of the very early development of the Navy Yard:

It was described in 1800 as comprising "half a dozen houses"--exclusive of shacks--"a very large but perfectly empty warehouse, and a wharf graced by not a single vessel." In 1806, "tippling shops, and houses of rendezvous for sailors and their doxies, with a number of lowest order of traders constitute what is called the navy yard"; and ten or fifteen years later an observer reported that "there are not many good houses in the Navy Yard, and...a great portion of its inhabitants are people dependent on the establishment for support...Seamen, there are none...for the simple reason that there is no commerce."...The settlement was generally shunned by civilian members of the government as a place to live, and high-ranking military and naval officers also forsook it eventually to take up residence in the executive sector.⁴

This area grew at a faster rate than the boarding house community around the Capitol, however, and a number of substantial citizens did reside in the Navy Yard area, especially businessmen and merchants. Madison Davis in an article published in the Records of the Columbia Historical Society⁵ states that a number of notable residents such as William Prout, Sam Smallwood, Thomas Carbery and others lived in the area. Davis tends to idealize the area somewhat in his description: "It had, indeed, in old times, many of the characteristics of an English village--its extensive common, and its churches among the trees...the skating

³Henry James, The Life of Albert Gallatin. (N.Y.: Smith, 1943), p.252.

⁴Young, loc. cit., p.70.

⁵Madison, Davis, "The Navy Yard Section during the Life of the Reverend William Ryland", Records of the Columbia Historical Society, 4, (1901), pp.220-221.

ponds and river coves, the distant woods and fields for hunting and nutting, were all among the finest in the world."

Unfortunately, the Navy Yard itself (a Category II Landmark and registered Historic District) is not included within the boundaries of the Capitol Hill Historic District because it has been physically isolated by the construction of the Southeast Freeway. However, the remaining "Navy Yard" area around G, 8th, I and K Streets, S.E., still lies within the bounds of the Historic District, as does the Marine Barracks*, located in a quadrangle between 8th and 9th and G and I Streets, S.E. The Marine Barracks was established in 1801 on a site selected by Thomas Jefferson to accomodate both the Commandant's House and Marine Corps. Entirely surrounded by a residential community, this quadrangle* retains much of the quality of a 19th century military post. The Marine Commandant's House* located on G Street on the north side of the complex is the most imposing residential building in the area. Designed by Hadfield and constructed in 1801-1805, it provides a strong contrast to the small, modest houses constructed for Navy Yard workers which surround it. Another structure with historic ties to the Navy Yard neighborhood is Christ Church* located at 620 G Street, S.E. This small, Gothic Revival Church was allegedly designed by Benjamin Latrobe in 1806-7.

Construction in southeast Washington was slow during the first half of the nineteenth century. The main nodes of development remained clustered around the Navy Yard neighborhood and Capitol Building. Increased development in the Navy Yard area centered around Folger Square and in the Eighth Street commercial corridor as Navy Yard workers, Marine Band personnel, and merchants continued to establish residences in the area. The Capitol boarding house community spread slowly to the northeast sector along Maryland Avenue (the old Post Road) to Stanton Square. By the end of the 1850's, the Boschke Maps⁶ show that development extended only as far as Sixth Street.

Most of the small houses which were constructed in the Navy Yard community during the first half of the nineteenth century have either been destroyed or greatly altered. This is also true for the 1850's, although several houses which date from this period with historical associations remain. One such

⁶The Boschke maps are based on surveys made from 1856-59; the reference here is made to that published in 1857.

* Refer to Section 410.26

house is purportedly the birthplace of John Philip Sousa. This house, built c. 1854, is located at 636 G Street, S.E. in the area near Christ Church. The Capitol Hill community located in the area of the Capitol Building also retains few unaltered structures from this period, although the Brumidi House still stands at 326 A Street, S.E. This house, built around 1850, is known as the home of Constantino Brumidi, an Italian artist who was responsible for much of the decoration of the U.S. Capitol, especially the Rotunda Frescoes.

A small proportion of the early population of Capitol Hill in this period was made up of free Blacks. Letitia W. Brown in an article published in the Records of the Columbia Historical Society⁷ examines Black settlement in the southeast between 1800 and 1860. In 1806 she locates Moses Liverpool living in Square 825, and by 1824, she notes Blacks living in Squares 797, 734, and 843. Prior to the Civil War, Blacks had established residences in several Southeast blocks.

By 1860, Negroes were scattered throughout the Southeast quarter from South Capitol to 11th Street East. The greatest concentration occurred along 4th Street. On 4th Street, of the 24 blocks between the Navy Yard on the Anacostia River to East Capitol Street, Negroes owned property in 17 blocks. In a 3-block wide strip from 3rd to 6th, S.E., from the Navy Yard to East Capitol, Negroes owned property in 21 of 36 blocks. The heaviest concentration of home owners appeared to be in a four block area between East Capitol and Independence Avenue, just east of the Folger Library and the Library of Congress Annex-- between 3rd and 5th Streets, S.E. Another block with an especially heavy concentration of Negroes was the Square 734 (Pennsylvania and North Carolina between 3rd and 4th S.E.) on which Nicholas Franklin had originally purchased land.⁸

One of the earliest Black congregations on Capitol Hill to establish a separate church constructed the Little Ebenezer Church at 4th and D Streets, S.E. in 1838. In 1862, the Ebenezer Church housed the first public school for black students in the District of Columbia. (Although the congregation has continually occupied this site, the name of the church has been changed to Ebenezer United Methodist Church* and the present structure was constructed in 1897.)

⁷Letitia Brown, "Residence Patterns of Negroes in the District of Columbia, 1800-1860," Records of the Columbia Historical Society, 69-70, (1971), pp.66-79.

⁸Ibid., p.75.

*Refer to Section 410.26

The Capitol Hill Community--Civil War to 1900

Construction was sluggish on Capitol Hill during the Civil War years. Existing buildings were utilized as emergency hospitals on the Hill as well as elsewhere in the city, and, after the cessation of hostilities, construction costs were still very inflated. The Old Naval Hospital (The Temporary Home for Veterans of All Wars),* a modest structure measuring approximately 90 by 45 feet, was constructed in 1865-66 at a cost of approximately \$98,000. The hospital is located on a triangular site on Pennsylvania Avenue between Ninth and Tenth Streets, S.E., a site which has been associated with a Naval hospital since the 1800's. One of the few free-standing buildings on the Hill, the hospital is of brick construction with decorative elements derivative of Italianate and Greek Revival styles.

An early speculative venture from the post-war period is Philadelphia Row,* a row of attached houses in the 100 block of 11th Street, S.E. These houses which have Federal period stylistic elements were built by Capitol Hill developer Charles Gessford in 1866. This development predates by several decades much of the construction around Lincoln Park.

An attempt was made in 1870 to create a residential section on Capitol Hill which would make it among the most fashionable in the city. This elaborate real estate venture was Grant's Capitol Block or Grant's Folly as it came to be known after the financial failure of its architect Captain Alfred Grant. In 1870-71, Grant constructed a row of sixteen houses on A Street and fourteen houses on Fourth Street which were intended to sell at \$75,000 apiece. The project was not successful, and the debts incurred ruined the Milwaukee architect. (Henry C. Folger acquired the row in 1928 as a site for the Folger Shakespeare Library.) The remainder of the nineteenth century saw more modest real estate ventures on the Hill.

The decade of the 1870's marks the beginning of accelerated construction in the District of Columbia. The building programs of Alexander Robey Shepard, who became vice-president of the Board of Public works in 1871 and who one month later proposed a civic improvement program in excess of six million dollars, stimulated new construction not only in the District as a whole, but especially on Capitol Hill. Shepard's new program encouraged a fashionable migration to the northwest sector, leaving Capitol Hill the bastion of the Middle Class.

In addition to the stimulation for construction provided by Shepard's building programs, there are several factors to account for the late nineteenth century development on Capitol Hill. One was the large amount of undeveloped land that was available east of the Capitol. This land was attractive to modest contractors and builders who constructed small groups

*Refer to Section 410.26

of rowhouses on both vacant squares and open spaces within existing development. (As the 1880's and 1890's progressed, much of the land contained within the historic district boundaries was densely built up with rowhouses, providing the Historic District with the character it has today.)

This modest housing was purchased by middle class governmental workers who increased in number as the size of the federal government grew and who under the Civil Service Act of 1883⁹ gained both regular monthly income and employment security. This sense of security and stability led to an increased number of people buying the modest houses on the Hill and establishing a solid community which in turn supported a growing number of small commercial establishments.

The housing constructed in the 1870's is among the finest on Capitol Hill. The Second Empire style, typical of the 1870's, is evident throughout the Historic District. Two good examples of this style typified by mansard roofs and bracketed cornices are found in the rowhouses at 421 and 415 New Jersey Avenue, S.E. and 16 Third Street, N.E. Another popular style of the seventies is the flat front townhouse with an elaborate cornice and decorative lintels and portico such as is found at 512 and 514 East Capitol Street and the house at 120 Fourth Street, S.E. A more modest example of construction in the mid-seventies is found on Park Street, N.E. Park Street was developed as a complete subdivision of small, two story frame rowhouses two bays wide with moulded cornice and wooden porches. This construction predated much of the later construction around Lincoln Square. A commercial institution which still thrives is Eastern Market* designed by Adolf Cluss, and constructed in 1873. Located at 7th and C Streets, S.E., this neighborhood market has served the Capitol Hill community for more than a century. One house from the seventies of historic interest is the Frederick Douglass townhouse at 316 A Street, N.E.

Despite the middle-class ambience, a number of Congressmen continued to live on Capitol Hill during the second half of the nineteenth century as did a segment of Washington "Society." As an index to the social nature of Capitol Hill in the 1880's

⁹Both the importance of the Civil Service Act and the Organic Act are explored in detail in a paper by Susan Myers, "Capitol Hill Community," an unpublished manuscript soon to be published by the Columbia Historical Society.

*Refer to Section 410.26.

and 1890's, Michael Franch¹⁰ plotted the addresses of residents listed in the Elite Lists for the years 1888, 1889, 1909, and 1918. The Elite Lists were the equivalent of a Washington Social Register and an index to where fashionable Washingtonians resided. This plotting indicates a concentration of socially-acceptable areas which became more compact by 1918. Franch defines these areas as follows:

The plotting reveals a definite geographic pattern. The general area of elite residence was a diamond-shaped district between the Capitol and Lincoln Park, Stanton Park, and Seward Square, although B Street S.E. more accurately describes the southern boundary, and First Street between B Streets N.E. and S.E. the western boundary. Outside this area, there were definite clusters in the now demolished blocks south of Pennsylvania Avenue and north of C Street S.E. between New Jersey Avenue and 2nd Street S.E., composed of local residents but heavily flavored with members of Congress. There was also a concentration, again heavily congressional, on North Capitol Street and adjacent Delaware Avenue, areas cleared for McMillan Commission improvements in the first decade of the twentieth century. Indeed, the entire area from Delaware Avenue, S.E. along the northern side of C Street S.E. to 2nd Street, and up 2nd Street (on the west side, but also including the whole Library of Congress Annex block) to C Street N.E. has been demolished, and need not concern us here. As might be expected from architectural evidence, East Capitol Street contained the heaviest concentration of elite residences.¹¹

Many of the houses on Capitol Hill were constructed by small contractors and developers. The descendants of some of the builders have been interviewed and their recollections help to reconstruct just how the Hill developed in the last decade of the nineteenth century. One subject was Mrs. Florine Walker Walther¹² whose grandfather, Jonathan T. Walker, founded the firm of J. T. Walker and Sons and was active during the Civil War as a contractor and builder. Her father, Major Samuel T. Walker, was a realtor, who after a stint as Major and Super-

¹⁰Michael Franch, "Capitol Hill Social History--A Survey and Some Proposals," a Report prepared for the NCPC and the Capitol Hill Restoration Society, March 7, 1974. (typewritten). In this paper Franch analyzes such community institutions as financial institutions and churches, "society" on the Hill, members of Congress who resided on the Hill and racial and ethnic groups.

¹¹Ibid., pp.26-27.

¹²Interview with Mrs. Florine Walker Walther by Hazel Kreinheder and Ruth Ann Perez, November 11, 1974.

intendent of Metropolitan Police Force retired to real estate. Mrs. Walther was born in 1888 and married architect Henry Jacob Walther in 1913. The following is an excerpt from an interview with her concerning her father's business:

My father built all the houses on the north side of B Street between 5th and 6th, also one more around on 6th Street. There was one lot left. On the south side of B Street between 5th and 6th, he built quite a number of houses, up to the corner. I don't remember the numbers. He didn't build the corner. Now on B Street on the side of our old family house (a reference to the north side of the 400 block), he built all the houses down to about three-quarters of the block...And on Fifth Street, he built all the houses from B Street, N.E. because that was the house where my sister, Mrs. Hardy, lived...The rest of the houses on Fifth Street up to the corner, I think, Dr. Hazen built...¹³

The rowhouse architecture of the 1880's and 1890's is distinctly different from that of the 1870's. The Act which in 1871 allowed bay windows, projecting towers, show windows and other projections over the building or front lot line was carried out to its fullest extent in the '80's and '90's as exemplified in the large three story bays and towers protruding out from the building line. This proliferation of projections contributed to the rhythm and variance of the rowhouse facades within the Historic District. The flat fronts of the seventies and the delicate wood and moulded metal cornices were replaced by corbeled brick, often elaborate in design. The frame houses of the seventies also disappeared after an 1877 Ordinance prohibited the construction of wooden dwellings within the fire limits of the District of Columbia.¹⁴ In the last two decades of the nineteenth century there was a strong emphasis on press brick facades decorated with terra cotta ornamentation and intricate brickwork with elements derivative of Queen Anne, Richardsonian Romanesque, and Eastlake styles. Many townhouses, especially those on major axes, combine such stylistic elements as heavy Romanesque rusticated stone bases and round arched lintels on the lower floors with Queen Anne articulation of

¹³ibid.

¹⁴ In the Report of the Commissioners of the District of Columbia for November, 1877, the Fire-limits are defined as follows: "All that portion of the District of Columbia known as the City of Washington;...and on the east by the City of Washington, within which it shall not be lawful to erect, construct, enlarge, alter, repair or remove any wooden building, except as hereinafter prescribed.

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- Franch, Michael S. "Capitol Hill Social History--A Survey and Some Proposals." Prepared for the National Capital Planning Commission and the Capitol Hill Restoration Society, March 7, 1974. (Typewritten) (HPO)

*Sources which can be found at the Historic Preservation Office, National Capital Planning Commission, 1325 G Street N.W., are indicated as (HPO). Sources which can be found at the Martin Luther King Library are indicated as (MLK)

(continued)

410.28 A list of bibliographic and other sources used to prepare the application; indicate where the sources are archived.

BIBLIOGRAPHICAL NOTE

The research for documenting this Historic District was prepared by the staff of the Historic Preservation Office in conjunction with the Capitol Hill Restoration Society, especially the following members: Mrs. Robert Kreinheder provided a large amount of documentation and research; Michael Franch prepared a well-documented paper entitled "Capitol Hill Social History," and Ruth Ann Perez assisted with mapping and research. Dorothy Provine of the National Archives provided assistance in documenting individual structures.

In addition to standard methods of historical research, a large amount of documentation has been prepared which relates to the history of development of the near southeast area. Maps (which are available for inspection in the Historic Preservation Office) have been prepared which show the approximate dates of each building in every square--this large mapping project using real estate atlases and tax records was prepared by the Restoration Society under the direction of the staff. In squares or blocks where more documentation was desired, each individual structure has been as accurately dated as possible using building permit records, tax assessment records, and visual data. A map plotted from addresses listed in City Directories for the years 1822, 1834, 1843, and 1850 has been prepared for the southeast area to establish early residence patterns. This map, in combination with the Boschke map for 1857, the 1873 Enthoffer Map, and the Hopkins and Baist real estate atlases provide development information for much of the 19th century. Michael Franch, in addition to documenting the social history of the southeast area, plotted addresses of churches, financial institutions and officers, members of Congress, and residences of persons cited in the Elite Lists. A series of taped oral history interviews has been conducted with persons born in 1890 who grew up in the Southeast area. These transcripts and tapes are on file at the Historic Preservation Office. The Historic Preservation Office is conducting a block by block photographic survey of the Historic District. The Restoration Society has also encouraged all members to document their residences, and the Society has archived this information.

(continued)

410.27 General dates of construction or of significance of important elements in the proposed or proposed amended Historic District.

The general dates of construction which began in the 1790's and continue into the twentieth century as well as the significance of important elements in the proposed amended Capitol Hill Historic District are discussed in full in Sections 410.22--410.23.

Category II continued
Structure and location

<u>Structure and location</u>	<u>Architect</u>	<u>Date</u>
Chaplains Memorial Building-(Montjoy- Bayly House; Hiram Johnson House)* 122 Maryland Avenue, N.E.		1817-1822 enlarged 1873 altered 1903

St. Mark's Church* 3rd and A Sts. S.E.	Chequier	1888-1894
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Ebenezer United Methodist Church, 400 D St., S.E.	Crump & Palmer	1897
--	----------------	------

Eastern Market* 7th St. and N. Carolina Ave., S.E.	Cluss	1873 addition 1908
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Sewall-Belmont House (National Woman's Party)* 144 Constitution Ave., N.E.		1800 burned 1814 rebuilt 1820
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Watterston House 224 2nd St., S.E.	King; Hedges	c.1802-1819
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U.S. Marine Barracks Historic District*		est. 1801
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Category III

Carbery House 423 6th St., S.E.		c. 1813
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Peabody School Stanton Square 4th, 5th, and C Sts., N.E.		1879
--	--	------

Special Street Facades Philadelphia Row 120-154 11th St., S.E.		c. 1865
--	--	---------

East Capitol Street Bet. 2nd and 19th Streets		
--	--	--

410.26 A listing of properties of particular prehistoric, historic, cultural, and/or architectural significance; indicate whether they are listed in local inventory list and/or listed in the National Register of Historic Places

The following is a list of individually designated Landmarks of the National Capital located in the Capitol Hill Historic District.

Category I

Structure and location

Architect

Date

The Squares, Circles,
Vistas, and Major Elements
created by the Plan
of the Federal City

1791-1901

Category II

Marine Corps Commandant's
House * Marine Barracks
801 G Street, S.E.

Hadfield

1801-1805

enlarged 1840

altered 1891

addition 1934

U.S. Marine Barracks Buildings*

Hornblower &
Marshall

1902-1906

Temporary Home for Veterans
of All Wars (Old Naval Hospital)*
9th Street and Pennsylvania
Avenue, S.E.

1865-1866

Folger Shakespeare Library*
E. Capitol Street and 2nd Sts., S.E.

Cret; Trowbridge

1929-1932

Christ Church Washington
Parish (Christ Church,
Navy Yard)*
620 G Street, S.E.

Latrobe Attributed

1806-07

enlarged 1824&1849

altered 1877&1891

Smith enlarged 1921

Peaslee remodeled 1953-1954

Friendship House (The
Maples; Maple Square)*
619 D Street, S.E.

Lovering

1795-96

enlarged 1936

* Listed in the National Register of Historic Places

(continued)

410.25 Include three or more contemporary photographs which show buildings, street scenes, or other views representative of the Historic District; indicate view, date of photograph and list credits, if any. 8" x 10" glossy photographs are preferred. Applicant may also supply slides. (Applicant shall submit two copies of each photograph or slide.

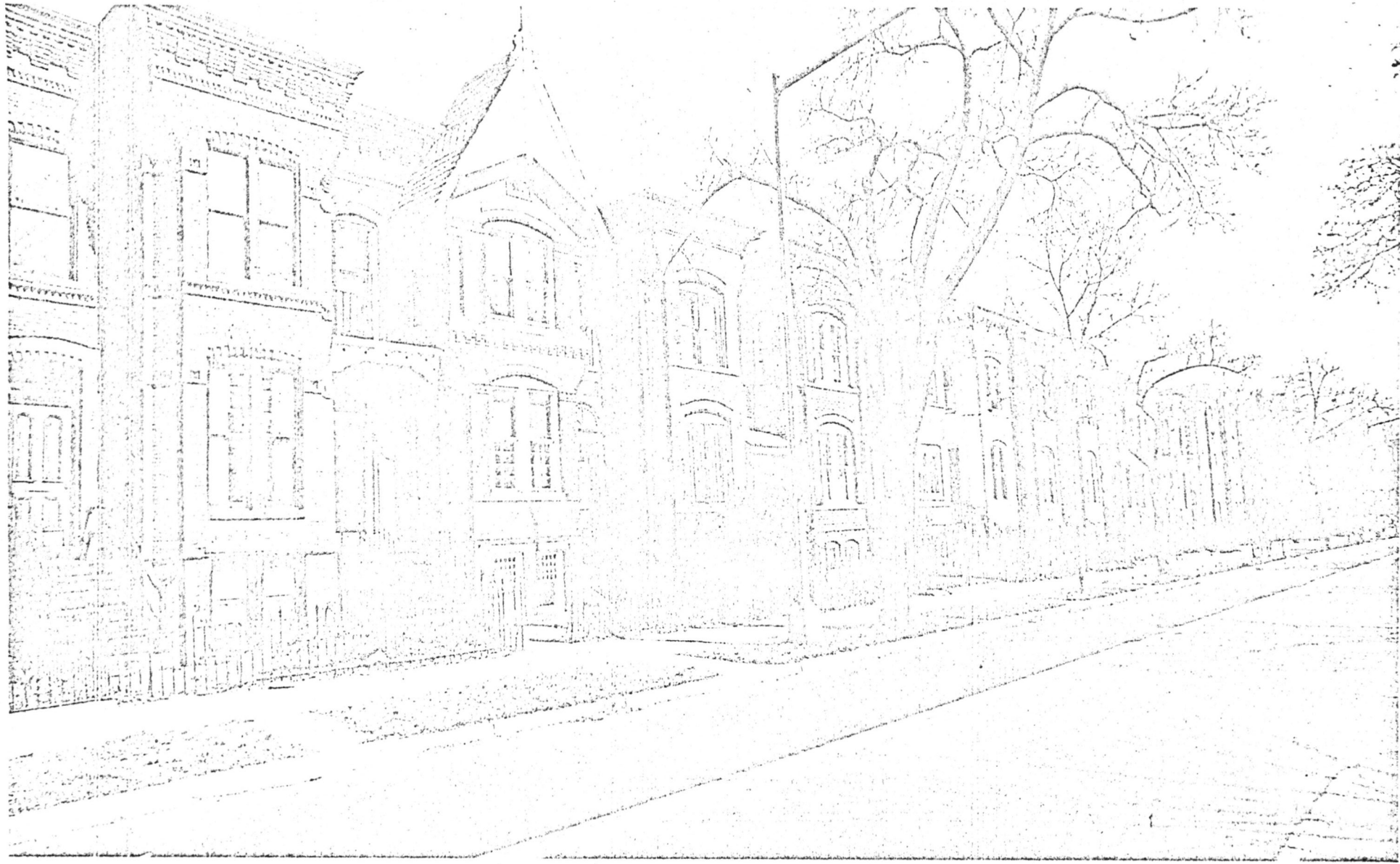
The photographs submitted with this application were taken in the summer of 1975 by Susan Weil, Photographer, Department of Housing and Community Development, D.C. Government.

- Photo # 1 - Rowhouses on the north side of the 1000 block of East Capitol Street.
- 2 - Rowhouses on the west side of 7th Street, N.E. between East Capitol and A Street, N.E.
- 3 - Rowhouses on the north side of the 500 block of Constitution Avenue, N.E.
- 4 - Rowhouses on the north side of the 500 block of East Capitol Street.
- 5 - Rowhouses on the east side of 7th Street, S.E. between East Capitol and A Street, S.E.
- 6 - Rowhouses on the north side of the 1400 block of East Capitol Street.



Photograph No. 6





Photograph No. 3



Photograph No. 4



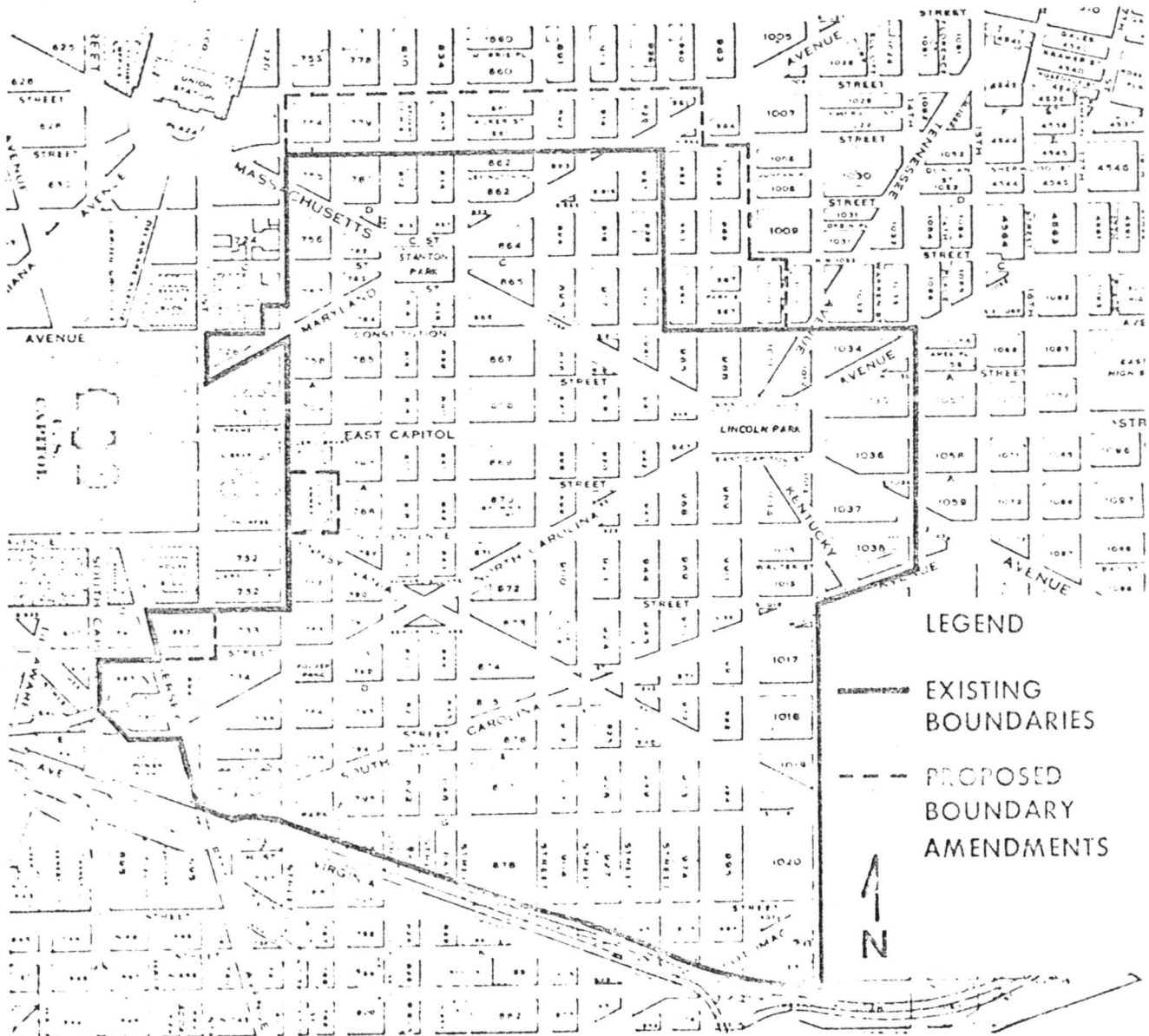
Photograph No. 2



Photograph No. 1

MAP

CAPITOL HILL HISTORIC DISTRICT



North Boundary. The existing north boundary of the Historic District is the south side of E Street, S.E. After extensive research, the Joint Committee believes that the north boundary cannot be justified in terms of architectural criteria since the north side of E Street, N.E., and indeed a number of blocks in the immediate area to the north contain equally distinguished buildings constructed in the late 19th century.

However, the Committee believes that the north boundary can be determined by two other factors, the bottom of Capitol Hill and the boundary of the H Street Urban Renewal Area. Therefore, the Joint Committee proposes to extend the north boundary one block to F Street, N.E., including thereby Squares 754, 779, 811, 835, 861, 892, 914, 936, and 961. This proposed extension of the Historic District to F Street, N.E., between 2nd and 7th Streets, N.E., reflects a topographic definition since this is the bottom of the Hill. At 8th Street, N.E., however, the bottom of the Hill occurs at approximately the middle of Square 913, which is within the boundaries of the H Street Urban Renewal Area. Since the creation of the H Street Urban Renewal Area there has been a conscious effort toward establishing this area as a separate and distinct neighborhood. Because of this, the Joint Committee does not believe that it should include any properties within the boundaries of the H Street Urban Renewal Area within the proposed boundaries of the Capitol Hill Historic District. Therefore, the Joint Committee proposes that F Street, N.E., continue as the north boundary of the District until its intersection with 11th Street, N.E.

East Boundary. The Joint Committee proposes to amend the east boundary by adding Squares 962, 963, 964, 985, 986, 987 and part of Square 1010 to the Historic District. These Squares are located between 10th Street, N.E., the existing boundary, and 12th Place, N.E. They contain architecture consistent with the late nineteenth century construction which typifies the Capitol Hill Historic District. These proposed amendments respect the boundaries of the H Street Urban Renewal Area on 12th and D Streets, N.E.

No other additions to the east boundary between Constitution Avenue, N.E. and the Southeast Freeway are proposed. Much of this area immediately to the east of the Historic District was developed around the time of the First World War to provide housing for people moving into Washington to work in the war effort, especially at the Navy Yard. The result was large scale subdivision typified by small single family brick rowhouses, inexpensively constructed, and all very similar. This type of development contrasts strongly with the consistently high quality and variety of the rowhouse architecture which characterizes the Historic District.

with the center line of 12th Street, N.E., thence south along the center line of 12th Street, N.E. to its intersection with the center line of C Street, N.E., thence east along the center line of C Street, N.E., to its intersection with the center line of 12th Place, N.E., thence south along the center line of 12th Place, N.E. to its intersection with the center line of Constitution Avenue, N.E., thence east along the center line of Constitution Avenue, N.E., to its intersection with the center line of 14th Street, N.E., thence south along the center line of 14th Street, N.E. to its intersection with the center line of South Carolina Avenue, S.E., thence southwest along the center line of South Carolina Avenue, S.E. to its intersection with the center line of 13th Street, S.E., thence south along the center line of 13th Street, S.E. to its intersection with the northern right-of-way line of the Southeast Freeway, thence northwest along said northern right-of-way line to its intersection with the center line of New Jersey Avenue, S.E., thence northwest along the center line of New Jersey Avenue, S.E. to the point of beginning,

Boundary Justification

South Boundary. The south boundary of the Historic District is the north right-of-way line of the Southeast Freeway. This large interstate freeway isolates the Historic District from the area to the south which includes the United States Navy Yard. The Joint Committee does not propose to amend the south boundary.

West Boundary. The United States Capitol and its related buildings and grounds generally form the west boundary of the Historic District. The monumental quality of the United States Capitol and other free-standing governmental buildings set amid large open spaces of landscaped grounds provide a sharp contrast to the low scale, densely built up residential area of Capitol Hill. The Joint Committee therefore proposes to delete from the Historic District the following two areas which are owned by the U.S. Government and which do not relate visually or historically to the Capitol Hill residential area:

1. Square 692 which contains no residential structures and is vacant except for the Congressional Hotel building which has been converted to office space.
2. Square 761 and part of Square 760 which contain the Jefferson Annex to the Library of Congress.

- 410.24 Attach a map showing the boundaries of the proposed or proposed amended Historic District (indicate a north arrow) together with an accurate description of those boundaries and a statement of justification for the boundaries

Description of the Proposed Amended Boundaries for the Capitol Hill Historic District.

Beginning at the intersection of the center line of New Jersey Avenue, S.E. and the center line of E Street, S.E., thence west along the center line of E Street, S.E. to its intersection with the center line of Canal Street, S.E., thence northwest along the center line of Canal Street, S.E. to its intersection with the center line of South Capitol Street, S.E., thence north along the center line of South Capitol Street, S.E. to its intersection with the south line of D Street, S.E., thence east along the south line of D Street, S.E. to its intersection with the east line of First Street, S.E., thence north along the east line of First Street, S.E. to its intersection with the center line of C Street, S.E., thence east along the center line of C Street, S.E. to its intersection with the center line of Second Street, S.E., thence north along the center line of Second Street, S.E. to its intersection with the center line of Independence Avenue, S.E., thence east along the center line of Independence Avenue, S.E. to its intersection with the center line of Third Street, S.E., thence north along the center line of Third Street, S.E. to its intersection with the south property line of Lot 803 in Square 760 extended to its intersection with the center line of Third Street, S.E., thence west along the south property line of said Lot 803 extended to its intersection with the center line of Second Street, S.E., thence north along the center line of Second Street, S.E. to its intersection with the center line of Maryland Avenue, N.E., thence southwest along the center line of Maryland Avenue, N.E. to its intersection with the east line of First Street, N.E., thence north along the east line of First Street, N.E. to its intersection with the center line of Constitution Avenue, N.E., thence east along the center line of Constitution Avenue, N.E. to its intersection with the west property line of lot 885 in Square 723 extended to the center line of Constitution Avenue, N.E., thence north along the west property line of said lot 885 to its intersection with the north property line of said lot 885, thence east along the north property line of said lot 885 extended to its intersection with the center line of Second Street, N.E., thence north along the center line of Second Street, N.E. to its intersection with the center line of F Street, N.E., thence east along the center line of F Street, N.E. to its intersection with the center line of 11th Street, N.E., thence south along the center line of 11th Street, N.E. to its intersection with the center line of E Street, N.E., thence east along the center line of E Street, N.E. to its intersection

(continued)

the cornice, coursing, bays and roofline of the upper stories. Many of the rowhouses of this period were designed by prominent local architects such as Appleton P. Clark, Jr., T.-F. Schneider, and George Didden. Although the larger and more articulated facades are located on major avenues and around the major squares, many finely articulated houses are scattered around the District.

Capitol Hill did not attract the rich who came to Washington in the 1880's and '90's and built large palaces to establish social prominence. Capitol Hill attracted a stable, unpretentious, middle class citizenry whose modest yet imaginative housing typifies the Historic District and gives it character and identity. Capitol Hill has retained to a large degree its nineteenth century essence, a quality rapidly disappearing in many cities, and a quality very deserving of preservation.

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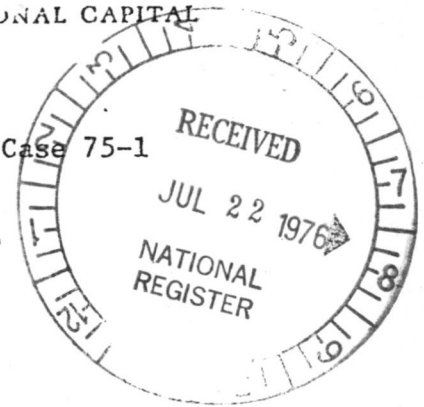
JOINT COMMITTEE ON LANDMARKS OF THE NATIONAL CAPITAL

WASHINGTON, D.C. 20576

Designation Case 75-1

CAPITOL HILL HISTORIC DISTRICT

D E C I S I O N



The Joint Committee on Landmarks of the National Capital, having held a hearing on December 9, 1975, on the application to amend the boundaries of, and redesignate, the Capitol Hill Historic District, hereby amends the boundaries, as set forth herein, of and redesignates such district a HISTORIC DISTRICT, places it in CATEGORY II in the Inventory of Historic Sites, and recommends the Historic District, with the exception of Square 764, which is under the jurisdiction of the Architect of the Capitol, for nomination to the National Register of Historic Places.

Boundaries of District

Beginning at the intersection of the center line of New Jersey Avenue, S.E. and the center line of E Street, S.E., thence west along the center line of E Street, S.E. to its intersection with the center line of Canal Street, S.E., thence northwest along the center line of Canal Street, S.E. to its intersection with the center line of South Capitol Street, S.E., thence north along the center line of South Capitol Street, S.E. to its intersection with the south line of D Street, S.E., thence east along the south line of D Street, S.E. to its intersection with the east line of First Street, S.E., thence north along the east line of First Street, S.E. to its intersection with the center line of C Street, S.E., thence east along the center line of C Street, S.E. to its intersection with the center line of Second Street, S.E., thence north along the center line of Second Street, S.E. to its intersection with the center line of Independence Avenue, S.E., thence east along the center line of Independence Avenue, S.E. to its intersection with the center line of Third Street, S.E., thence north along the center line of Third Street, S.E. to its intersection with the south property line of Lot 803 in Square 760 extended to its intersection with the center line of Third Street, S.E., thence west along the south property line of said Lot 803 extended

to its intersection with the center line of Second Street, S.E., thence north along the center line of Second Street, S.E. to its intersection with the center line of Maryland Avenue, N.E., thence southwest along the center line of Maryland Avenue, N.E. to its intersection with the east line of First Street, N.E., thence north along the east line of First Street, N.E. to its intersection with the center line of Constitution Avenue, N.E., thence east along the center line of Constitution Avenue, N.E. to its intersection with the west property line of lot 885 in Square 723 extended to the center line of Constitution Avenue, N.E., thence north along the west property line of said lot 885 to its intersection with the north property line of said lot 885, thence east along the north property line of said lot 885 extended to its intersection with the center line of Second Street, N.E., thence north along the center line of Second Street, N.E. to its intersection with the center line of F Street, N.E., thence east along the center line of F Street, N.E. to its intersection with the center line of 11th Street, N.E., thence south along the center line of 11th Street, N.E. to its intersection with the center line of E Street, N.E., thence east along the center line of E Street, N.E. to its intersection with the center line of 12th Street, N.E., thence south along the center line of 12th Street, N.E. to its intersection with the center line of C Street, N.E., thence east along the center line of C Street, N.E., to its intersection with the center line of 12th Place, N.E., thence south along the center line of 12th Place, N.E. to its intersection with the center line of Constitution Avenue, N.E., thence east along the center line of Constitution Avenue, N.E., to its intersection with the center line of 14th Street, N.E., thence south along the center line of 14th Street, N.E. to its intersection with the center line of South Carolina Avenue, S.E., thence southwest along the center line of South Carolina Avenue, S.E. to its intersection with the center line of 13th Street, S.E., thence south along the center line of 13th Street, S.E. to its intersection with the northern right-of-way line of the Southeast Freeway, thence northwest along said northern right-of-way line to its intersection with the center line of New Jersey Avenue, S.E., thence northwest along the center line of New Jersey Avenue, S.E. to the point of beginning.

Location of District

The Historic District is an area of more than 150 squares in the northeast and southeast quadrants of the District of Columbia extending generally east and southeast from the United States Capitol and grounds.

General Characteristics

The area comprising the Historic District, one of the oldest residential communities in Washington, has grown from a small, boarding house community for members of Congress to a number of separate neighborhoods which in the twentieth century have come to be known as Capitol Hill.

Capitol Hill is the largest residential historic district in the District of Columbia. Almost every street is composed of rowhouses of different varieties and periods forming a continuous wall broken only by street intersections. Side by side exist early nineteenth century manor houses, Federal townhouses, small frame dwellings, ornate Italianate bracketed houses, and the late 19th century press brick rowhouses with their often whimsical decorative elements combining Richardsonian Romanesque, Queen Anne and Eastlarkian motifs. These houses are mostly two or three bays wide and two or three stories tall although a feeling of verticality arises from the mansarded and gabled roofs topped by finials and from the conical patterned slate roofs on the towers rounding many of the corners.

The street pattern in the Historic District has remained faithful to the original 1791 L'Enfant Plan for the Federal City, a plan which called for grand diagonal avenues superimposed over a standard grid pattern. These avenues were described by L'Enfant as follows: "Every grand transverse Avenue, and every principle divergent one,...are 160 feet in breadth, and thus divided: 10 feet of pavement on each side...20'; 30 feet of gravel walk, planted with trees on each side...60'; 80 feet in the middle for carriageway...80'." Today, through a series of ordinances passed in the nineteenth century, the 160 foot width of the Avenues and the approximately 90 foot width of the grid streets have been achieved by 'parking,' the open space on either side of an approximately 50 foot roadway. Thus, the tree-shaded front yards along East Capitol and other major avenues are actually publicly owned but privately maintained open space. There are more grand 160 foot wide avenues in the Capitol Hill area than elsewhere in the city, and these avenues lend a stately and monumental dignity to the Historic District. The juxtaposition of these avenues with their wide setbacks and frequently imposing architecture effects a subtle contrast to the narrower but tree-lined grid streets.

The Historic District is characterized by its many uninterrupted rows of townhouses containing excellent examples of architectural styles fashionable throughout the nineteenth century. The sympathetic contrast in scale and style from the simple, unadorned frame structures to elaborate ornamental press brick facades creates both a neighborhood and a Historic District unique to Washington. The predominate character of the Historic District is exemplified in the Queen Anne and Richardsonian Romanesque styles popular in the late nineteenth century. During this period, small contractors and developers both filled in open space in existing rows and subdivided new squares. This new development frequently consisted of the construction of five or six houses at one time, allowing the slight disparity of cornice line and facade which contributes to the charm of the Capitol Hill area.

Although Capitol Hill is one of the oldest continuous residential communities of the Federal City, the area which today comprises the Historic District is a composite of neighborhoods, not necessarily sequential, which have experienced a twentieth century renaissance in the form of restoration activity and have come to be known collectively as Capitol Hill.

The two earliest Capitol Hill communities were the Capitol Hill boarding house community which served as home for members of Congress and the Navy Yard which served as home for military personnel, local politicians, and Navy Yard workers. Nodes of development subsequently formed along the squares of the L'Enfant Plan such as Stanton Park, Lincoln Park and Folger Square. As Capitol Hill developed and increased in size in the last half of the nineteenth century, it became more and more the bastion of the middle class governmental bureaucracy. The stable, conservative and modest nature of the inhabitants is mirrored in the size of the houses, and in commercial and supportive institutions. Despite a number of twentieth century intrusions, Capitol Hill retains today much of the character which it possessed around the turn-of-the-century.

With the advent of the United States' entry into the First World War, the undeveloped area east of the Historic District underwent a radical change. A great many people moved into the area to work in the enlarged Navy Yard and speculators rushed to provide inexpensive housing for them. Large scale subdivision resulted in an intensive development of the southeast area into homogeneous, undistinguished row houses, providing a strong contrast to the already established Capitol Hill area.

Reasons for Designation as a Category II Historic District

The Capitol Hill Historic District qualifies as a Category II Historic District of importance which contributes significantly to the cultural heritage or visual beauty of the District of Columbia for the following reasons:

A. The Capitol Hill Historic District has several distinguishing residential qualities:

1. It is one of the oldest continuously occupied residential communities in the District of Columbia.

2. It has more grand 160 foot wide avenues original to the L'Enfant Plan than elsewhere in the city, and the juxtaposition of these avenues with their wide setbacks, their squares, and their frequently imposing architecture and the narrower grid streets with their smaller scale structures creates an urban quality unique to this area.

3. Although characterized by its predominately middle class population, Capitol Hill has, throughout its history, served as home for members of Congress, military personnel, persons of local political importance, and literary figures.

4. It retains its pervasive late 19th century middle class row house character with relatively few intrusions and thus has today the same general scale and density it had at the turn of the century.

B. The Capitol Hill Historic District contains excellent examples of architectural styles typical of nineteenth century residential structures and supportive neighborhood institutions.

1. Although the predominate character of the historic district is that of the Queen Anne and Richardsonian Romanesque row houses of the 1880's and 1890's, the district also has fine examples of early 19th century Georgian and Federal houses, modest Greek Revival frame houses, and Second Empire rowhouses of the 1870's.

2. The modest scale and late 19th century rowhouse style of this district contrast with the more elegant and monumental architecture found in other Washington historic districts such as Georgetown, Logan Circle, or Massachusetts Avenue.

Reasons for Recommendation for Nomination to National Register

The Capitol Hill Historic District meets the criteria (39 Federal Register 6407) for nomination and possesses the quality of significance present in other properties nominated to the National Register of Historic Places for the following reasons:

1. It contains excellent examples of architecture which are distinctive and representative of styles popular throughout the 19th century, and it retains today, despite some intrusions, a predominately 19th century residential character.

2. It has, throughout its existence, served as home for members of the Congress, the Marine Corps Commandant, distinguished military personnel, people of local political importance and prominent literary figures.

Letitia W. Brown
Letitia W. Brown

Henry H. Brylawski
Henry H. Brylawski

Francis D. Lethbridge
Francis D. Lethbridge

Eric F. Menke
Eric F. Menke

Harold K. Skramstad
Harold K. Skramstad

Laurence H. Turner
Laurence H. Turner

January 26, 1976



Suite 402
1906 Sunderland Place, N.W.
Washington, D.C. 20036

JUL 22 1976

December 9, 1975

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12-9-75

Joint Committee on Landmarks of the National Capital

Application to Ammend the Boundaries of, and Redistrict,
The Capitol Hill Historic District

My name is Nancy Schwartz. I am a resident of Capitol Hill and I am here today to speak on behalf of Don't Tear It Down, a citywide citizen's action group concerned with the protection and enhancement of the physical environment. Don't Tear It Down supports the nomination of the Capitol Hill Historic District to the National Register of Historic Places. Perhaps longer than any other section of the city except Georgetown, Capitol Hill has been generally recognized as a residential area possessing a unique combination of historical, architectural, planning, and landscape amenities. Capitol Hill was never an area of great wealth and high style architecture. Instead it evolved gradually as a series of neighborhoods comprised of comfortable and well-built homes of the middle and working class. The convenient location and pleasant arrangement of housing on Capitol Hill originally attracted , and continues to attract, people to live there.

Within the parameters of the modest row house, Capitol Hill exhibits a remarkable variety of architectural details. As stated in the carefully researched historic district application, this charming variety is due to the small-scale development which characterized the growth of Capitol Hill-- one or a few houses built at a time by individuals or small contractors. Not only do decorative features vary within a single architectural period, but many periods are represented on the Hill. Proximity to the Capitol, Navy Yard, and Marine Barracks made Capitol Hill one of the earliest residential settlements in the city. Frame gables and massive chimneys of the early

nineteenth century can still be found side by side with the bay fronts and patterned brick of the late nineteenth century. Because development occurred over such a long period, Capitol Hill architecture illustrates the full array of styles which flourished in Washington during much of its history. This variety of styles and details exists within an overall compatibility of scale and building materials.

As important as the area's architectural interest is the way in which the individual physical elements of the Capitol Hill community relate to one another. Capitol Hill is the only residential area in the city in which the relationship of buildings, streets, and open space is defined by the original L'Enfant plan. Although we generally think of this plan in connection with the monumental heart of Washington, it was eminently successful in producing the attractive combination of buildings, parks, and vistas which mark Capitol Hill as a unique area of the city. The long front yards of the avenues and the small, irregular parks which occur whenever an avenue meets a grid street also contribute to the abundance of open space and greenery which characterize the area.

Capitol Hill maintains this historic residential quality remarkably intact. There have been few serious intrusions for such a large area. Recent construction has often taken the form of mundane copies of inappropriate historical styles--unexciting as architecture, but consistent in scale and materials.

This combination of architectural variety, ambitious city planning, and integrity deserves to be recognized and protected through nomination to the National Register. Up to this point, the failure of serious encroachments has been largely due to vigilance of citizens. Their interest is evident in the number of community organizations of long standing which exist on

Capitol Hill, as well as in the spontaneous formation of citizen's groups which have arisen during crises such as the destruction of Mary's Blue Room and the recent threat of land acquisition for a new House Office Building. Listing on the Federally-maintained National Register of Historic Places will give additional weight to the efforts of the citizens, will provide protection from Federal or Federally-funded undertakings, and will make Federal money available for projects within the historic district.

Perhaps the most constant threat to the residential area is the expansion of the legislative offices surrounding the Capitol. This is ironic since it would be hard to imagine a more compatible setting for the buildings and grounds of the legislative and judicial complex than the well-treed streets of Capitol Hill. The unattractiveness of paved parking lots and undeveloped open space is evident on the Senate side of the complex.. Although the protection of the National Register is not binding on the buildings and grounds related to the Capitol, abuse of a registered area would put Congress in the awkward position of violating the spirit of its own legislation.

As the Legislative Branch continues to grow there will inevitably be conflict over building and parking space on Capitol Hill. Listing on the National Register will reinforce the position of citizen's groups and the city and assure that no decisions are made which do not take into account the recognized importance of the historic district. Hopefully, it will also encourage expansion into the less productively used lands adjacent to South Capitol Street.

Clearly one reason National Register nomination has not been undertaken previously is the difficulty of determining defensible boundaries for the historic district. Unlike LeDroit Park and Georgetown, which had discreet historical boundaries, Capitol Hill is a collection of neighborhoods, evolved

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over a long period of time, which share a proximity to the Capitol building and which occupy the high ground historically known as Jenkin's Hill.

Certainly the freeway to the south and the Federal buildings and parking lots on the west form logical boundaries. On the East, the architectural character of the area does undergo a definite change beyond the line of 13th and 14th streets. Although some scattered groups of architecturally related buildings exist beyond this point and will be omitted by drawing the eastern boundary as recommended, we feel that the boundary does enclose the areas of greatest architectural interest. We do question the usefulness of including the modern and handsome, but historically unrelated, housing project at G Street, S.E. between 12th and 13th Streets. We also wonder if it would not be well to include the square between East Capitol, A, 14th, and 15th Streets, N.E. containing the East Capitol Street Car Barn, a transportation nexus of the area and a site already on the National Register. The northern boundary of the district is by far the most difficult to define. Certainly the architectural continuity continues several blocks beyond the suggested boundary to the H Street commercial corridor. The application recommends a practical compromise to this problem by drawing the boundary contiguous with that of the H Street Urban Renewal Area. This expands the previous limits of the historic district by about one block all along the northern boundary, and expansion which would seem to be very defensible on physical and architectural grounds. The decision to draw the boundary at this point acknowledges ongoing efforts by the H Street Urban Renewal Project to organize community support and city and Federal resources to achieve area revitalization. An enlightened urban renewal policy should serve to protect and rehabilitate the housing stock within the area contiguous to the historic district.

Although we basically agree with the recommended boundaries, we feel that the

Joint Committee should carefully watch for incompatible development on the northern and eastern boundaries which might have an adverse effect on the district, and should not rule out the possibility of future expansion of district boundaries to include an effective buffer area.

We appreciate that valid differences of opinion exist as to the value of the restoration process which has been a major and ever-growing phenomenon on Capitol Hill for nearly fifteen years now. The process has recycled decaying housing, beautified the area, and raised the tax base, both through heightened property values and the return of professionals and white collar workers to the city. The process has also contributed to displacement of lower income families in rental housing and has brought an increasing homogeneity to an area which was once economically mixed. We do not believe the issue here--the registration of Capitol Hill as a historic district, will effect this process greatly one way or another. It is to the benefit of both those who favor and who oppose the restoration movement that the area maintain its physical amenities and that unwarranted intrusions or destruction of the housing stock be prevented. The pleasures of living in a historic area are not reserved for the well-to-do, as rehabilitation projects in other parts of the city have demonstrated. In fact placement of the historic district on the National Register could bring to bear some Federal funds which would not otherwise be available. If a commitment from the city can be gained, funds from the National Park Service grants program can be used to match Community Development Block Grants for the rehabilitation of housing within the historic district for lower income families. Certainly judging from the clientele of the Eastern Market, the funding made available for that rehabilitation project through listing on the National Register has been of benefit to the entire Capitol Hill community.

The problems which exist on Capitol Hill and in other restoration areas of the city deserve the attention of community organizations and the city government and the creative use of local and Federal resources. These problems should not, however, prevent the recognition and protection of the unique areas of the city which are of value to all residents. We conclude by reiterating our support for inclusion of the Capitol Hill Historic District with revised boundaries in the National Register of Historic Places.



5 FEB 1976

District of Columbia Register

JOINT COMMITTEE ON LANDMARKS OF THE NATIONAL CAPITAL

WASHINGTON, D.C. 20576

NOTICE OF DESIGNATION



Notice is hereby given that the Joint Committee on Landmarks of the National Capital on January 26, 1976, amended the boundaries of, and redesignated the Capitol Hill Historic District a HISTORIC DISTRICT, placed it in Category II in the Inventory of Historic Sites, and recommended the Historic District, with the exception of Square 764, which is under the jurisdiction of the Architect of the Capitol, for nomination to the National Register for Historic Places.

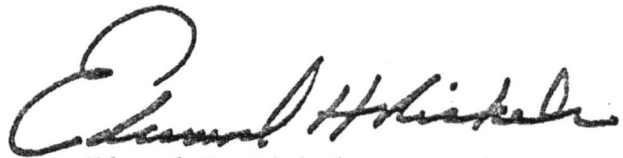
The amended boundaries of the District are generally as follows:

- SOUTH: the northern right-of-way line of the Southeast Freeway between 13th St., S.E. and New Jersey Ave., S.E.
- WEST: northwest along New Jersey Ave., S.E. to its intersection with E St., S.E., then west along E St., S.E. to its intersection with Canal St., S.E., then northwest along Canal St., S.E. to its intersection with South Capitol Street, then generally north along the grounds under the jurisdiction of the Architect of the Capitol to F St., N.E.
- NORTH: F St., N.E. between 2nd and 11th Sts., N.E.
- EAST: south on 11th St., N.E. to its intersection with E St., N.E., then east on E St., N.E. to its intersection with 12th St., N.E., then south on 12th St., N.E. to its intersection with C St., N.E., then east on C St., N.E. to its intersection with 12th Place, N.E., then south on 12th Place, N.E. to its intersection with Constitution Ave., N.E. to its intersection with 14th St., N.E. then south on 14th St., N.E. to its intersection with South Carolina Ave., S.E., then southwest on South Carolina Ave., S.E. to its intersection with 13th St., S.E., then south on 13th St., S.E. to its intersection with the northern right-of-way line of the Southeast Freeway.

5 FEB 1976

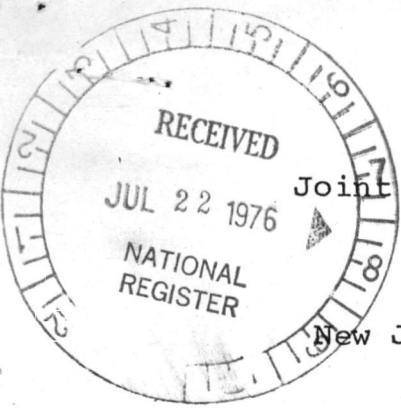
Robert L. Plavnick, a member of the Joint Committee, was present at the public hearing on the application but did not participate in the decision.

The decision may be examined and copies obtained at the Office of the Secretary of the Joint Committee, 10th Floor, 1325 G Street, N.W., Washington, D.C., 20576.

A handwritten signature in dark ink, appearing to read "Edward H. Rickels". The signature is fluid and cursive, with a large initial "E" and a long, sweeping underline.

Edward H. Rickels
Secretary

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Before the
Joint Committee on Landmarks of the National Capital

Statement of
Matthew B. Coffey, President
New Jersey Avenue Southeast Neighborhood Association
December 9, 1975

Mr Chairman:

I am Matthew B. Coffey and am appearing here today as President of the New Jersey Ave. Southeast Neighborhood Association, a nonprofit Corporation in the District of Columbia. The Association is made up of homeowners and renters in a two block area from South Capitol Street to First Street between D and E Sts. S.E.

We are here to support the proposed boundaries and designation of the Capitol Hill Historic District. Others who have appeared today have discussed the Hill area as a whole, but we have a special feeling and knowledge concerning a small - and very early - part of the Hill which may help illuminate the issues before you.

Most of the Association members live on one of the oldest streets of the National Capital. Georgetown was an established town first, but when Congress first convened in the District of Columbia, the only true street in this part of town was New Jersey Avenue. Major Pierre L'Enfant had designated New Jersey Avenue as one of the broad avenues of his plan - and indeed his clash with

Daniel Carroll's unauthorized building of a house across it led to Major L'Enfant's dismissal. But whatever L'Enfant had planned, when Congress arrived, Representative John Cotton Smith of Connecticut noted: "... Instead of recognizing the avenues and streets portrayed on the plan of the city, not one was visible, except a road, with two buildings on each side of it, called the New Jersey Avenue. The Pennsylvania Avenue leading, as laid down on paper, from Capitol Hill to the Presidential mansion was nearly the whole distance a deep morass, covered with alder bushes which where cut through the width of the intended avenue during the winter." Also during that period the first major newspaper of the capital, the National Intelligencer, set up shop on New Jersey Avenue.

The history of the area is rich but not in every case glorious. The British marched down the Avenue to the Anacostia river after burning the Capitol building during the war of 1812. And the railroad tracks and industrial development to the south have left the avenue somewhat less than L'Enfant's dream. None of those Federal period buildings remain having given way to the expansion of the House of Representatives office buildings.

But what we have to hold for future generations is an area of almost entirely late 19th century architecture, of varying design and scale, from the grand to the modest. Most of it has been painstakingly and carefully restored and improved. Bill Boswell, who lives in the unit block of D street, lives in an 1860 house which he contends is the first example of the restoration movement in

Washington - from the time it was fixed up and expanded in 1885.

These were the homes of government clerks, of artisans, boarding houses for congressmen, especially those who came during the second world war during a housing crisis.

Architecturally, they are good houses, solid, yet airy. The elms arch the street, and it is a cool, peaceful place in the summer. The architecture of our neighborhood is cohesive but not stereotyped, showing a pattern of continuing development - a pattern worth preserving. Especially in this bicentennial period Capitol Hill, and our part of it, is an inspiring example of people living close by government, showing America on a scale and in a setting that is a worthwhile reminder.

We urge you to adopt the boundaries you are considering, and designate the Capitol Hill Historic District.

DISTRICT OF COLUMBIA

JOINT COMMITTEE ON LANDMARKS OF THE NATIONAL CAPITAL

The meeting of the Committee was convened,
pursuant to notice, 10:00 o'clock, p.m., December 9, 1975.

COMMITTEE MEMBERS:

HENRY H. BRYLAWSKI, CHAIRMAN

FRANCIS D. LETHBRIDGE

LAURENCE H. TURNER

ROBERT L. PLAVNICK

ERIC F. MENKE

LETITIA BROWN

HAROLD K. SKRAMSTAD

COMMITTEE STAFF:

D. H. SHEAR, COUNSEL

EDWARD H. RICKELS, SECRETARY



C O N T E N T SI T E MP A G E

Capitol Hill Historic District

3

P R O C E E D I N G S

CHAIRMAN BRYLAWSKI: Good morning, ladies and gentlemen. I'm Henry Brylawski, Chairman of the Joint Committee on Landmarks of the National Capital. Before we proceed with the hearing this morning, I feel it is my duty to note with sorrow the passing of our former member, Constance Green, who passed away suddenly last week. We all knew her, we all loved her, there's nothing I need to say about what a wonderful woman she was. She was a member of this Committee since its inception in 1964, her contributions to the Committee really were absolutely invaluable. Those of you who know Capitol Hill probably knew Mrs. Green. She lived on Capitol Hill and loved Capitol Hill. She was the author, as we all know, of the Pulitzer Prize winning Monumental History of Washington.

I'm glad to say that up until the day of her death she was in comparatively good health. I received a letter from her which I'm going to read in part, it is dated October 30, she had left Washington, D.C., she had left her beloved home on Second Street, opposite the Supreme Court.

She says, "I'm feeling sadder every day at the prospect of leaving Second Street, just as the neighborhood is gathering steam. I liked it shabby and half-baked and on the up-and-up and now feel almost aggrieved at leaving just as and just because I'm sliding downhill all the way. Remember

1 me warmly to all the landmark people and neighbors.

2 Affectionately, Connie M. Green."

3 I do want to take this opportunity, I overlooked it
4 last time, to give her warm affections to you. If the
5 Committee so permits me, I will write an appropriate letter,
6 I will write a personal letter to the heirs, but I will also
7 write it, if you will permit me, to do so in my semi-official
8 capacity as Chairman of the Committee.

9 Now, to get to the hearing, this hearing is to
10 consider pursuant to Part 400 of the "Procedures for
11 Designation of Historic Landmarks and Historic Districts
12 adopted by the Joint Committee on November 26, '74, an
13 application of the Joint Committee to amend the boundaries
14 of, and redesignate, the Capitol Hill Historic District.

15 The Joint Committee designated the Capitol Hill
16 Historic District as a Category II landmark of the National
17 Capital on November 8, 1964, and recommended its nomination
18 to the National Register of Historic Places on March 7, 1968.

19 On June 19, 1973, the Joint Committee adopted amended
20 boundaries. This application proposes to further amend those
21 boundaries generally to the following; south, the right of way
22 of the Southeast Freeway between 13th Street, S.E. and
23 New Jersey Avenue, S.E.; west, the grounds under the jurisdiction
24 of the Architect of the Capitol to F Street, N.E.; north,
25 F Street, N.E. between 2nd and 11th Streets, N.E.; and east,

1 11th and 12th Streets, N.E., projecting out to 14th Street to
2 encompass the Lincoln Park neighborhood and then
3 13th Street, S.E. to the Freeway.

4 The application was filed with the Secretary of the
5 Joint Committee on September 23, 1975.

6 Notice of this hearing was published by the
7 Committee in the Washington Star, October 26, 1975, and in
8 the District of Columbia Register, October 20, 1975. The
9 notice of hearing in the D.C. Register is hereby incorporated
10 into the record of this hearing as is the Affidavit of
11 Publication from The Star.

12 In accordance with Paragraph 423.00 of the Joint
13 Committee procedures, the order of proceeding shall be as
14 follows; one, statement by the applicant. There will be no
15 Committee staff report because the Joint Committee procedures,
16 Paragraph 422.10, do not require one for applications filed by
17 the Joint Committee.

18 Two, statements by public agencies, governmental
19 units, or departments. Three, persons in support of the
20 application. Four, persons in opposition of the application.

21 The statement by the applicant will be made by
22 Suzanne Ganschinietz, Architectural Historian for the Joint
23 District of Columbia, National Capital Planning Commission
24 Historic Preservation Office. Ms. Ganschinietz will present
25 a slide show which summarizes the application.

1 MS. GANSCHINIETZ: I'm both going to summarize and
2 supplement the application that you have before you. Before
3 I start the slides, I'd like to point out the area that we're
4 concerned with, the Capitol Hill Designated Historic District
5 within the boundaries. This area of Capitol Hill was
6 originally called Jenkins Hill in the 1790's and this Hill was
7 the area that L'Enfant described as a pedestal waiting for a
8 super-structure. Indeed, the Capitol was placed at the front
9 of this Hill and we are concerned with the residential
10 district behind it.

11 Also, I would just like to point out in looking at
12 the L'Enfant plan for the city, Capitol Hill, more than any
13 other historic district, contains more of the wide avenues,
14 diagonal avenues, superimposed over a grid pattern which
15 contributed to the special feeling of the Capitol Hill Historic
16 District.

17 (A slide presentation was given.)

18 Capitol Hill, as you know, is really a construct of
19 the 20th century. It was a result of many different
20 neighborhoods coming together in one area which we now call
21 Capitol Hill. Some of the earliest houses, from the 1790's
22 such as the May House which is located between North Carolina
23 and C Streets and which is a registered landmark now, was
24 built in the 1790's and has been altered by
25 Horace Pezingly in the 1930's.

Another large free standing house is the Mount Joy-Bayley House which has also undergone many restorations throughout the mid-19th and 20th centuries. This also is a designated historic landmark.

The Sewall-Belmont House, another free standing large manor house which is one of the few houses that was ever lived in by a member of the Executive Branch, lived in by Albert Gallatin who was an early Secretary of the Treasury. This house originally built in 1800 was burned in the War of 1812 and rebuilt around 1820. As you can see from the peacock fanlight, alterations; it's been altered throughout the years. Another designated registered landmark.

Two areas grew up in what we now call Capitol Hill during the early 1800's. One is the Congressional Boarding House area which is very close-in to the Capitol and the other is the Navy Yard area. This house, which was built about 1813, and as you can see has had a story added, has greek revival decorative elements is the Waterston House, home of one of the earliest Libraries of Congress.

This house around Stanton Square is another early house dating from the 1820's and has burned subsequent to the taking of this slide.

This house on East Capitol Street also has a configuration of being a double house built in the early decades of the 20th century.

1 We have few houses that survived unaltered. These
2 two houses are perhaps the only two surviving, Capitol Hill,
3 Congressional Boarding Houses and, as you can see, they have
4 also undergone many alterations.

5 This house on Sixth Street has many elements of the
6 early building period, it's located next to the Carbery House
7 which is a Category III landmark and which has undergone many
8 alterations since the early decades of the 19th century.

9 The Navy Yard area which was called Navy Yard even
10 into the 20th century is an area which not only includes the
11 Navy Yard which has unfortunately been severed from the
12 Historic District by construction of the Southeast Freeway,
13 but also the area around the Marine Barracks going west to
14 about Sixth and G, perhaps as far north as Ninth and
15 Pennsylvania Avenues. A Street was the commercial corridor
16 for the Navy Yard area, this area grew much quicker, had a
17 greater increase in population than did the Capitol Hill
18 Boarding House area.

19 This is the Ryland House located on A Street which,
20 as you can see, has undergone alteration.

21 This is the Marine Commandant's House. This and
22 the Marine Barracks are separate historic districts. The
23 Commandant's House which was built around 1800 has also under-
24 gone a number of alterations.

25 These are some of the small frame houses built in

1 the early decades of the 19th century located around the area
2 of the Marine Barracks. These houses are directly across the
3 street, and you can see again very few pristine examples of
4 architecture from this period on Capitol Hill. Almost every-
5 thing has been somehow re-sided or what have you.

6 Though the Latrobe Church was built around 1800 has
7 been attributed to Latrobe, has undergone alterations in the
8 1930's, this is an individually designated landmark on
9 G Street.

10 A nice example of the 1850's is this house on
11 East Capitol Street. It's in fairly good condition. Another
12 1850's building which has gone through alterations is the
13 Odd Fellows Hall. This building on the A Street commercial
14 corridor served as a hospital during the Civil War.

15 The Waugh Church, 1855, is a very fine example of
16 church architecture, historic district.

17 The Brumidi House is supposedly the home of
18 Constantino Brumidi who painted the Rotunda of the Capitol.

19 We took city directories and by taking addresses,
20 tried to locate where people lived in the 1820's, 30's, 40's
21 and 50's. As you can see from this map, it is a composite of
22 the residential pattern for those areas and the Navy Yard, the
23 heavy concentration is around Eighth Street. You can also see
24 areas to the east is really very little development up into
25 the mid-1850's.

1 Again, we did the same process for the area around
2 Capitol Hill, the early Capitol Hill Boarding House community
3 where you can see great concentrations near the Capitol, as you
4 go east down East Capitol, both north and south, there is very
5 little development during the first part of the 19th century.

6 During the 1860's, after the Civil War, there was an
7 influx of people pouring into Washington and you have the
8 beginning of more development. This is the Old Naval Hospital
9 which was a home for the veterans of all wars and this is from
10 a side where supposedly there was a wooden Naval Hospital,
11 this is at Ninth and Pennsylvania and this is a registered
12 designated landmark.

13 Philadelphia Row is an interesting example in the
14 1860's of speculation. It's designed in the Philadelphia
15 Federal style and is located on 12th Street near the area of
16 Lincoln Park. This is quite far out to be developing in the
17 1860's, there is relatively little development in this area.

18 Two other examples on East Capitol Street of the
19 1860's architecture are these two small houses.

20 In the 1870's, 80's and 90's, Capitol Hill acquires
21 the residential character, the very densely built up
22 character that we now describe as a house on Capitol Hill and
23 what we're talking about, historic district.

24 In the 1870's several things happened, one,
25 Boss Shephard becomes Director of Public Works, there was

1 \$6,000,000 in city improvements. This causes one group of
2 people, the more lucrative people, to move not to Capitol Hill
3 but to northwest sectors of the city, Dupont Circle and
4 Logan Circle.

5 One attempt early in 1870 by a grant to develop
6 exclusive residential housing is a financial disaster. In the
7 early 1880's, around 1883, the Civil Service Act is passed, so
8 the District now has a governmental bureaucracy which is a very
9 stable moderate income. These moderate governmental workers
10 now settle on Capitol Hill.

11 This is a 1870's commercial structure which exists
12 today. Eastern Market was designed by a very prominent
13 Washington architect.

14 Another interesting aspect of Capitol Hill is the
15 contrast between the flat fronts and what we later see as
16 architecture of the rounded base towers. In 1870 an ordinance
17 was passed which allows developers or architects to build over
18 the building line.

19 One reason that Capitol Hill has such a feeling of
20 vast open spaces along the wide diagonals is this area which is
21 not taken up by a roadway, it's actually privately owned,
22 privately maintained open space, so that the front yards of
23 people living on Capitol Hill are actually public space and
24 the flat front architecture, you had people building right to
25 the building line. As you will see from some of the

1 architecture throughout the 1870's and 1880's, more and more
2 advantage is taken from the passing of this ordinance.

3 This is a very fine example on North Carolina Avenue
4 of 1870's architecture with metal cornice. Another example
5 of the same type of cornice, and also an example of 20th
6 century restoration. Another fine cornice, and now you see
7 the same type of development after the passage of the
8 ordinance in the middle of the block, just one bay, it has a
9 rounded base, and then, by the end of the block, in the
10 back ground you have an 1890's where they are taking distance.

11 Frederick Douglass in the 1870's and the type of
12 architecture in the late 1870's. One unusual development of
13 1870 is one block entirely developed on both sides by one
14 developer on Park Street. This is very modest, it's been
15 restored today, it's been proposed in the boundaries area.
16 It's been speculated that perhaps it was called Park Street
17 because it looked out on Lincoln Park. Lincoln Park was
18 mostly of the 1880's and 1890's as far as the buildings.

19 This is a church structure of the 1880's and the
20 1890's, it was in our last hearing, the Ebenezer Church.

21 This house is a combination of buildings. I put it
22 in here because it visually bothered me when I first saw it.
23 It was only explained through oral history, a program which we
24 initiated. I worked very closely with the Capitol Hill
25 Restoration Society interviewing people who were around the

1 earlier part of the century and grew up on Capitol Hill.

2 These are many descendants of builders, architects, as could
3 be found to interview.

4 The woman that lived in this house was
5 Mrs. Florine Walker-Walker. She died subsequent to the
6 interview. Her father was a very small builder on
7 Capitol Hill. This is the row which her father built.

8 This is the Omega Lodge which is on the second
9 commercial corridor, the two main commercial areas were
10 Pennsylvania and Eighth. This Omega Lodge was built in the
11 1890's by an architect named Palmer and this slide doesn't do
12 it justice. It's a very interesting building, it has a lot
13 of Byzantine elements on it. You can see some detail on the
14 entrance.

15 This is a stable or carriage house from the 1890's,
16 it's now the Mattingly Funeral Home which is near the
17 Lincoln Park area.

18 St Mark's Church which is also a designated
19 landmark.

20 Another interesting thing about this densely built
21 up period in the '80's and '90's is that you have very
22 modest builders or architects. Since you only have two, three,
23 five houses built at one time, then you will have another
24 contractor build a few more. So, you continually have a very
25 varied group and you also have a rather modest building and

1 have a lot of imagination and a lot of variations and
2 combinations. With what was then a modest clientele, I think
3 a lot of very fine architecture in the '80's and '90's,
4 pressed brick such as in this house, nice styling, this home
5 in the 600 block of Maryland Avenue, is very, very, fine
6 brickwork. There are just many example throughout.

7 You can also just see houses next to each other,
8 houses from different periods, all fitting very well with two,
9 three story scale and creating a very nice residential
10 character. Again, you can just see how the finials, small
11 finials, we have a lot of prolific and component architects
12 for residential structures on Capitol Hill, one of them was
13 Schneider.

14 This is an example of a small 20th century house.
15 It is rather innocuous but pleasant. These are just street-
16 scapes showing a very nice residential quality of large yards
17 in the Capitol Hill area.

18 Also, you have many builders which you can recognize
19 by a particular motif and it's funny how this man uses a
20 cross motif, we found examples throughout the District, not a
21 lot, but in houses designed by him.

22 I'm now just going to talk very briefly about the
23 boundaries. The southern boundary is described by the
24 Southeast Freeway which creates a very large visual barrier,
25 this is on Seventh Street looking towards the District. The

1 west boundary is described, more or less, by the monumental
2 grounds, the open space of the monumental grounds, under the
3 jurisdiction of the Architect of the Capitol.

4 This is the Capitol Building. The north and east
5 boundaries are a little more complex. I'd like to state at
6 this time how very helpful the Capitol Hill Restoration
7 Society was in documentation of Capitol Hill.

8 The Historic District, this is just one example of
9 some of the work they did. I'll be showing you four maps
10 prepared by Mrs. Hazel Kreinheder and Joann Overbeck which
11 attempts to show building dates for every house in the
12 District and we're talking around 8,000 houses. This is a lot
13 of work.

14 These maps were very helpful because they show
15 approximate development dates in areas which we could also
16 visually and precisely prove such buildings, as current
17 research could verify.

18 On the north, we found that the existing
19 E Street boundary was essentially no different in
20 architectural development than that going on in the city. So,
21 we now have new reasons or justifications for the northern
22 boundary.

23 We took a topographical feature, we took the bottom
24 of Capitol Hill, and carried that between Second and 11th,
25 Second and Seventh Streets. At that point, the Hill begins

1 to slide down and we find ourselves putting up another
2 neighborhood, the Eighth Street renewal area. At that point,
3 we continued our boundary along F street to 11th Street.

4 These houses on F Street show you that the same type
5 of 1880's, 1890's turn of the century architecture is found.
6 We also found in the Northeast corridor, the architecture was
7 very similar and we extended our boundaries over to two and
8 one-half blocks to incorporate this type of architecture. We
9 found in Northeast that building dropped off and another type
10 of speculation began just before World War I. The houses were
11 built very quickly to house workers for the expanding
12 Navy Yard. So, you find that parts, as you go south on the
13 eastern boundary, you find a visual difference. These houses
14 are within the proposed boundary area and represent the same
15 visual type of architecture, solid row house that we have in
16 the District.

17 This concludes the slide presentation.

18 CHAIRMAN BRYLAWSKI: Thank you very much for a very
19 fine presentation, Suzanne. Does anyone have any questions
20 or inquiries of Ms. Ganschinietz?

21 Is there anyone here that represents a public agency?
22 A government unit or department, anyone here in an official
23 government capacity?

24 (No response)

25 CHAIRMAN BRYLAWSKI: I will call on all persons

1 then in support of the application. I believe this is just
2 at random, is it not?

3 MR. SHEAR: These, Mr. Chairman, I believe are in
4 the order in which they are registered.

5 MR. RICKELS: Pretty much so.

6 CHAIRMAN BRYLAWSKI: All right; number one,
7 Mr. James R. Adams, who is Rector of St. Mark's Church.

8 MR. RICKELS: Mr. Chairman, I would like to point
9 out that those who are testifying, they either use the
10 level-ear microphone or the hand microphone which is here.
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1 MR. ADAMS: Ladies and gentlemen, I have been a
2 resident of Capitol Hill and Rector of St. Mark's Church for
3 nearly ten years.

4 Because of the nature of my profession, I find
5 myself forced to set a good example and confess my sins.
6 St. Mark's Church, as such, never took a formal vote in
7 support of this proposition. I think, however, it is without
8 question, that the entire congregation is in favor of the
9 proposition because of the fact that we accepted gladly the
10 designation of our church to be placed on the National
11 Register of Historic Landmarks.

12 I believe that all of us consider the church,
13 architecturally, a part of the neighborhood rather than an
14 isolated building. The neighborhood with its conglomerate of
15 architecture which we have just witnessed, is complete only
16 when it has churches as well as dwelling places. Churches
17 separated from people are no longer living institutions and
18 would be better designated simply as museums.

19 Our church is a part of the community and the
20 community is a living one. We believe strongly in the
21 aesthetic appeal of our church and the neighborhood and as a
22 conserving institution as most religious bodies are, we would
23 like to conserve the appeal that it has visually.

24 More important to us is to conserve the neighborhood
25 as a viable place for people in the Nation's Capital to dwell.

1 to raise families, and to grow old gracefully. The church
2 itself has grown up with the neighborhood. It was established
3 in that period of the 1860's when new residents were moving
4 on to the Hill and it flourished with them.

5 It also experienced a period of decline when the
6 neighborhood itself was suffering from economic deprivation.
7 As the neighborhood once more has found the means to restore
8 itself, so has the church discovered a way of finding a new
9 way of life with new people.

10 As time has gone on, we have found that the very
11 mixture of people in the neighborhood has been possible
12 because of its integrity which it has until now, been able to
13 preserve.

14 We are fearful, because of the proximity to the
15 Capitol and widely expanding business interests, that the
16 neighborhood will soon come under pressure to change and be
17 "modernized." The designation as a historic district, we
18 believe, would help to retard that process and leave it a more
19 viable place for people to live and take up their residences.

20 I think I speak for all of us in saying that we
21 firmly support both the designation of the neighborhood as a
22 historic landmark and the proposed amendments.

23 . CHAIRMAN BRYLAWSKI: Thank you, very much. Does
24 anybody have any questions to Reverend Adams?

25 I do want to say that I'm not a resident of

1 Capitol Hill, but my office is on Capitol Hill, that I
2 certainly have observed your church as being part and, I might
3 say, a leader of the community activities on the Hill. It is
4 very commendable, I think.

5 MR. ADAMS: Thank you.

6 MR. MENKE: I'd like to ask, is the physical outline
7 of your parish, is it in the District or is it included in
8 this historic district; what are the outlines?

9 MR. ADAMS: There is a technical designation of a
10 parish, which in practice, makes little difference. Actually
11 the eastern boundary of our parish is designated as Sixth
12 Street, and the northern boundary according to the ancient
13 title, the end of the city which I am told must be about
14 Florida Avenue. The southern boundary is North Carolina
15 Avenue and it goes to the west to include all of the government
16 buildings.

17 MR. MENKE: I see. Do your parishoners as you have
18 them now, I suppose most of them come from outside of that
19 area?

20 MR. ADAMS: About half of our congregation lives
21 within the designated historic area and the other half are
22 scattered.

23 MR. MENKE: I see, thank you.

24 CHAIRMAN BRYLAWSKI: Again, thank you very much.
25 Before calling on the next witness, I do want to comment on,

1 and call your attention to the fact, that the reason for this
2 hearing is to consider redefining the boundaries of the
3 district and also to consider whether we should recommend the
4 district for inclusion on the National Register which you
5 comment on very succinctly.

6 I would like to ask any other witnesses to bear in
7 mind those are the objectives of the hearing today.

8 Mr. Peter G. Powers, I don't have any title for
9 you, but if you have one, you might tell us.

10 MR. POWERS: I have so many, that's why I didn't
11 fill it in.

12 CHAIRMAN BRYLAWSKI: Please do.
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1 MR. POWERS: I would like, if possible, as I'm an
2 attorney, to reserve any time I have for later, if it is
3 necessary to add anything in keeping with the remarks the
4 Chairman just made.

5 I'm a resident of Capitol Hill, right next door
6 practically to St. Mark's. I'm a member of St. Mark's. I'm
7 a member of the Capitol Hill Restoration Society and a past
8 president of that Society. Indeed, we started this effort
9 some time ago in support of this designation. I'm very pleased
10 it has finally come to this hearing.

11 I'd rather defer, at this point, I don't know if
12 he's next on the list, Mr. Chairman, but I think
13 Mr. Simmonds, the President of the Restoration Society and
14 Mrs. Kreinheder are the ones who have really done the work and
15 they should be heard from now. I'm totally in support,
16 obviously, of the effort which we're here to do.

17 CHAIRMAN BRYLAWSKI: Do you want to ask that they
18 speak in any particular order?

19 MR. POWERS: Mr. Simmonds would like to speak first,
20 I think and Mrs. Kreinheder next.

21 CHAIRMAN BRYLAWSKI: Mr. Powers, if you want to be
22 heard later, just ask the Chair to recognize you.

23 MR. POWERS: I appreciate that, Mr. Chairman.

24 CHAIRMAN BRYLAWSKI: Mr. Simmonds, then. He is the
25 President of the Capitol Hill Restoration Society.

1 MR. SIMMONDS: Mr. Chairman, I am
2 Thomas B. Simmonds, current President of the Capitol Hill
3 Restoration Society. We were founded a little more than
4 20 years ago with the general purpose of preserving and
5 restoring Capitol Hill. Since that time, the Society has
6 enlarged its membership to nearly 1,200 dues paying members
7 and its scope of activities to a wide range of civic activity.

8 At its regular meeting of June, '75, the Society
9 voted unanimously to support the boundaries and recommendation
10 of the district to be nominated to the National Register of
11 Historic Places, that is contained in the application before
12 you.

13 Several months ago, I was approached by an eager
14 young developer with a proposal that if I would only sign an
15 already prepared letter in support of several zoning variances,
16 the community would shortly be the beneficiary of a shiny new
17 Williamsburg colonial office building. As it turned out, the
18 variances were denied by the Board of Zoning Adjustment, and
19 the architecture would have been more aptly described as
20 Rockville Pike, commercial expedient in styling.

21 What the ploy signifies however, is symptomatic of
22 much of what is currently happening on the Hill. Buzz words
23 like Williamsburg colonial and flat front Federal, are and
24 have been used to sort of be a *raison d'etre* in reconstruction
25 much as economic expediency is used to justify plainly poor

1 architecture, ill-considered urban design, and ad hoc
2 incremental city planning.

3 The Society has consistently encouraged the raising
4 of standards rather than the imposition of superficial styling
5 criteria. While it might be argued that the dominant and
6 unifying building form on Capitol Hill is the bay or turret
7 fronted pressed brick facade of the 1880's or 1890's, it
8 would be equally frustrating to ask for a recreation of that
9 style in new construction of the 20th century.

10 Restoration, or more aptly, rehabilitation, has been
11 keeping up with new construction on the Hill. There has been
12 a slow but steady rise in the quality of such efforts with
13 the acceptability of Victorian architecture from the spectrum
14 of real estate parlance to the serious and scholarly attention
15 being paid by the Victorian Society, a growing understanding
16 and heightened perception of how to deal with it in
17 restoration is noticeable. In fact, laymen and architectural
18 scholars alike are experiencing a new sensitivity to the
19 quality of individual structures as well as the unity of
20 Capitol Hill as an architectural ensemble.

21 There is a decrease in the painting of pressed brick
22 house which were often naively Federalized into respectability.
23 Serious attempts are now being made, both to understand the
24 use or non-use of color, as well as the reconstruction of
25 stained glass, correctly proportioning windows and shaping

1 related interior form and detail in keeping with the original
2 intent. The exuberant talents of late 19th century
3 architects such as Adolph Kloos are increasingly apparent,
4 although there are serious problems yet to be settled with
5 respect to the future of Eastern Market, enormous new focus
6 on just how to handle interior renovation has been
7 demonstrated in the superb restoration of the model room at
8 the National Collection of Fine Arts.

9 During the several years of cooperative research
10 between the able staff of the Joint Committee and community
11 historians, there has been a growing realization of the unity
12 and extent of what constitutes a historic district. The
13 process has yielded a heightened sensibility of both the
14 carefully considered and well-known structures already
15 classified as landmarks, but a whole range of lesser known
16 buildings, ensemble groupings, and groupings on special
17 streets.

18 The Masonic Naval Lodge Building, completed in 1895,
19 is a joint commercial office and meeting hall, has remained in
20 a remarkable state of preservation. While it defies stylistic
21 description, the architect, Brother William J. Palmer
22 mentions Byzantine and Egyptian influence. The overall
23 appearance and use remains today as it was, with unmutilated
24 projecting cast iron store windows and what may be one of the
25 few, perhaps the only example of Art Nouveau influenced carved

1 stone porticos and calligraphic inscriptions to be found in
2 the city.

3 Park Street, at the extreme northeast of Capitol Hill
4 remains also in a relatively good state of preservation as a
5 matched row of facing wooden houses, the block contains a
6 remarkable degree of articulated building form with simple but
7 appropriate detailing; though humble in pretensions, it is one
8 of the few examples in the city where two sides of a small
9 intermediate street are treated as a carefully considered unit.

10 We offer to the Committee a portfolio of snapshots
11 assembled by our members of such examples in the hope that it
12 will further the realization of community concern with a
13 scholarly understanding of the past, attempting a creative and
14 subtle response to preservation and striving to achieve a
15 truly enlightened attitude to the dynamics of community
16 building. Thank you.

17 CHAIRMAN BRYLAWSKI: Mr. Simmonds, I take it from
18 your testimony that you are in favor of both the inclusion of
19 the district on the National Register and of the amended
20 boundaries that we propose?

21 MR. SIMMONDS: Yes, sir.

22 CHAIRMAN BRYLAWSKI: Any questions or comments to
23 Mr. Simmonds?

24 MR. SIMMONDS: I would like at this time to introduce
25 Mrs. Hazel Kreinheder who has been chairman and historian for

1 us in a three year stint and has done an amazing amount of
2 work and she will now present her testimony.

3 CHAIRMAN BRYLAWSKI: We will be glad to hear from
4 her.

1 MRS. KREINHEDER: Mr. Chairman and members of the
2 Joint Committee, my name is Mrs. Hazel Kreinheder. I'm
3 speaking on behalf of the Capitol Hill Restoration Society,
4 as the Chairman of the Committee on Historic Research, and
5 myself as a resident of Capitol Hill, in support of the
6 amendments to the boundaries of the Capitol Hill Historic
7 District and the nomination of the district to the National
8 Register of Historic Places. I have lived at 113 Kentucky
9 Avenue, since 1963.

10 Capitol Hill was among the first areas to be developed
11 in the city of Washington. As Suzanne has already said, the
12 community grew up originally around the Capitol and near the
13 Navy Yard and Marine Barracks. Evidence of the earliest
14 period of development still remains; for example,
15 Friendship House, the Marine Commandant's House, Mount Joy-
16 Bayley House, Belmont House, Carbery House, Watterson House
17 and some buildings on Third, Eighth and Eleventh Streets,
18 Southeast, were all built in the late 18th and early 19th
19 centuries.

20 A study of the earliest available city directories
21 for the years 1822 to 1853 and the Boschke maps of 1857 and
22 1861 indicates that building gradually spread to the east,
23 up along Maryland Avenue, and B Street, now Constitution Ave-
24 nue, Northeast, on East Capitol Street, south on Fourth and
25 Fifth Streets, and eastward out along K and I, down east to

1 the Navy Yard, Marine Barracks.

2 The greatest building boom occurred after the
3 Civil War. By that time, construction reaches as far east as
4 Lincoln Park, where the Emancipation Statue was erected in
5 1876. Philadelphia Row was built about 1866 and was one of
6 the first large-scale developments in the area. Park Street
7 to the north of Lincoln Park, and that's in the area considered
8 for amendment, was built in 1876 and was the first complete
9 block on Capitol Hill to be constructed as a unit. It has
10 balanced rows of small frame buildings on both sides.

11 On the northern boundary of the Capitol Hill area,
12 an unusual development of 16 houses was built in the
13 500 block of Seventh and Eighth Streets, Northeast, this is
14 in the area considered for amendment too, between E and F,
15 about 1873. The houses were built in pairs, separated by pairs
16 of vacant lots. Fifteen of those houses still stand.

17 Scattered housing was being built in the entire
18 area east along Maryland Avenue, north toward H Street and
19 in the southeast, building continued eastward, out along
20 E and G, out to about 13th Street.

21 Fine houses were built along East Capitol Street in
22 the 1870's and also in the 100 block of New Jersey Avenue,
23 Southeast. Two impressive houses of the 1870's are located
24 at 315 C Street, Southeast, and 120 Fourth Street, Southeast.

25 Constructed about 1873, 401 11th Street, Northeast,

1 again we're in the area being considered to be amended, is an
2 especially good example of an early house built in that area.
3 It is on the same square as the original 1872 Lovejoy School,
4 unfortunately, that school was re-erected on the same site
5 in 1901.

6 At this point, I would like to submit a partial copy
7 of a map which I located in the Library of Congress Map Divi-
8 sion. It was prepared by J. Enthoffer, and it's dated 1873.
9 The map shows structures, and therefore, it is possible to
10 determine the extent of building on Capitol Hill.

11 In addition, I would like to submit two photographs.
12 The first one, labeled A and I'll bring them up closer in a
13 minute, was probably taken about 1880; and the other, B, was
14 probably taken in the mid-1880's. I was able to determine the
15 dates of the photographs by dating structures built along
16 Fourth and Fifth Streets, Southeast, which either did or did
17 not appear in them.

18 Large scale building, the bay fronted brick row
19 houses, as shown in the Hopkins and Baist Real Estate Atlases,
20 began in the late 1870's and continued until World War I when
21 row houses with front porches became popular.

22 Investors, most of them local residents, began
23 building whole rows of houses. Diller Groff had started as
24 early as the late 1870's in the 100 block of Seventh Street,
25 Northeast. One of his finer groups of houses was built on

1 the south side of the 600 block of Maryland Avenue, Northeast,
2 in the late 1880's and early 1890's.

3 In the late 1870's and early 1880's, John Herrell
4 built the entire north side of the 900 block of Pennsylvania
5 Avenue, Southeast. In the mid-1880's, S. H. Walker undertook
6 the building of the greater portion of the blocks surrounding
7 his residence at Fifth and B Streets, Northeast; that is,
8 the 100 block of Fifth and the 400 and 500 blocks of
9 B Street, Northeast now known as Constitution Avenue.

10 In the 1890's, John Waggaman built long rows in the
11 100 blocks of North Carolina Avenue, Southeast, and
12 E Street, Southeast. Also in the 1890's, Charles Gessford
13 used virtually the same architectural designs featuring a
14 corner octagonal tower in rows of buildings in several
15 separate locations, such as the 200 block of 11th Street,
16 Southeast, the 200 and 300 blocks of Ninth Street, Northeast,
17 and the 100 block of Fourth Street, Southeast. A number of
18 larger brick and stone homes were built near Lincoln Park in
19 the 1890's.

20 A good portion of the neighborhood immediately
21 surrounding Garfield Park, was constructed around the turn of
22 the century and up to the First World War on the site of
23 Duddington Manor which was demolished late in the 19th century.

24 One of the last large scale developments was built
25 just before World War I by the Kennedy Brothers, who

1 constructed the entire square bounded by Sixth, Seventh,
2 D and E Streets, Northeast, all in a style then called
3 colonial.

4 In the major period of building on Capitol Hill,
5 many of the city's well-known architects are represented.
6 Among them are Appleton Clark, Edwin Fowler, C.A. Didden,
7 N.T. Haller, T.F. Schneider, B.S. Simmons, and George Cooper.
8 Most of the construction was carried out by builders who
9 actually lived on Capitol Hill, such as John and William Yost,
10 and I would like to state here that Mr. William Yost's
11 daughter is here today and she has very nicely agreed to say
12 a few words, Mrs. Elsie Luckhart. Her father built a great
13 deal of Capitol Hill and I'm sure she is going to be too
14 modest to point that out herself.

15 George Keithley, August and Henry Getz,
16 Charles Gessford, R.C. Mangum, Richard Rothwell, James Parsons,
17 William Thompson, F.S. Obald, and Owen Donnelly.

18 Virtually all of the area bounded by 15th Street
19 on the east, H Street on the north, the Eastern Branch on the
20 south, and North and South Capitol Streets on the west was all
21 built before World War I. By 1920, almost this entire area
22 east of 15th Street, below C Street, Northeast, had been
23 completed.

24 Architecturally, Capitol Hill is now unique. It is
25 the only area of the original City of Washington which continues

1 to reflect in its buildings the entire span of the city's
2 history and which retains the pre-World War I scale of the
3 city without major intrusions. Residences, churches and
4 commercial structures of all building periods exist compatibly
5 together.

6 I have already discussed the periods of residential
7 building, and architectural style has certainly been well
8 covered in Suzanne's slide show and in the Joint Committee's
9 application. However, I will note an interesting fact that
10 has come to light. In many instances, new facades were
11 added to old houses. Examples can be found throughout the
12 entire area of earlier houses which face the street with
13 Late Victorian facades.

14 The churches, beginning with Christ Episcopal built
15 in 1807; Mount Joy Baptist, the original Ebenezer, built in
16 1858; St. James Episcopal, 1883; St. Mark's Episcopal, 1884;
17 St. Joseph's Roman Catholic, 1888; Cole Baptist, originally
18 Epworth Methodist, Episcopal South, 1895; Way of the Cross
19 Church of Christ, originally Ninth Street Christian, 1897;
20 Montello Ingram Baptist, 1909, originally Ingram Memorial;
21 Reformation Lutheran, 1934, right up to Capitol Hill Methodist
22 built in the 1960's, that, by no means, is a complete list of
23 all the churches on the Hill, all reflect their own period of
24 building yet are compatible with the surrounding residential
25 areas.

1 The same is true of commercial buildings. Along
2 the 700 block of Eighth Street, Southeast, may be found
3 buildings of the 1820's, such as the Ryland House at 715,
4 mingled with structures of all date periods up to those
5 currently under construction.

6 Pennsylvania Avenue, Southeast, between Second and
7 Seventh Streets, has pre-Civil War buildings, especially in the
8 200 and 300 blocks, along side of which have been built later
9 commercial buildings, all within the same scale.

10 The Eastern Market at Seventh and C Streets, South-
11 east, designed by Adolph Cluss and built in 1873, has for a
12 century now served as the hub of the Capitol Hill community
13 where residents shop, meet, and socialize.

14 Susan Meyers, in a paper entitled Capitol Hill
15 Community, 1875-1900, to be published in the forthcoming
16 volume of the Columbia Historical Society Records, has
17 included a fine study of the brick architecture of Capitol Hill.

18 The Capitol Hill community in 1975 is very much
19 like that of earlier years. The population is composed of many
20 different types of people; among them have been cabinet
21 members, congressmen, senators, military leaders, writers,
22 artists, and musicians. Most have been professional people,
23 businessmen, tradesmen, and working class people.

24 One of our most famous citizen's was
25 John Philip Sousa. Constantino Brumidi has many associations

1 on Capitol Hill. Filippo Costaggini, who painted a major
2 portion of the frieze in the Capitol Rotunda, built his home
3 and had his studio at 323 Second Street, Southeast. One of
4 Frederick Douglass' early residences is now the Museum of
5 African Art in the 300 block of A Street, Northeast.
6 Charles Lindbergh lived at 115 Fourth Street, Southeast, while
7 his father served in Congress.

8 Michael Franch has already prepared a survey for
9 the National Capital Planning Commission and the Capitol Hill
10 Restoration Society which covers the major aspects of social
11 growth on Capitol Hill and therefore, I shall not discuss
12 that subject in greater detail but I would like to submit for
13 the record a copy of Mr. Franch's paper.

14 In conclusion, I support the Joint Committee's
15 amendments to the boundaries of the Capitol Hill Historic
16 District and strongly recommend that the district be
17 nominated to the National Register. Thank you.

18 CHAIRMAN BRYLAWSKI: Thank you very much.
19 Mrs. Kreinheder, you mentioned an area which is really outside
20 of the district, when you mention 15th Street to the east,
21 and I was wondering whether you have any comments on that.

22 MRS. KREINHEDER: I agree that the boundaries are
23 reasonable, that have been chosen, partially because there
24 are intrusions and things. I was just basically trying to
25 give a chronology of how the area generally developed; but,

1 I think, taking the architectural considerations and the
2 period of development, the boundaries are certainly reasonable.

3 MR. MENKE: I'd like to ask you two questions; one,
4 briefly, what is the history of the zoning in that whole
5 area. For instance, how much of it was commercial, how much
6 of it is commercial, and what is the trend and pressure,
7 zoning-wise, because it must be reflected in the development.

8 The other questions is, the large open areas, park
9 areas, which are significant focal points in the whole
10 district and nothing has been said or mentioned that they have
11 undergone any changes, have there been any changes or not;
12 what happened there? I do know that some changes did take
13 place with monuments being added or changed and so on.

14 MRS. KREINHEDER: Stanton Park and Lincoln Park have
15 both, within I would say the last 10 years, been restored by
16 the National Park Service, renovated, whatever words you want
17 to use. Stanton Park was mostly changed in terms of the
18 plantings that were added, that sort of thing.

19 Lincoln Park underwent a major restoration and I
20 happen to live about five houses below that so we lived
21 through all of it, and a monument to Mrs. Mary Bethune was
22 erected a year ago this past July and the Lincoln statue was
23 placed nearer the center of the park and turned to face the
24 east so that the two statues face each other. That park was
25 considerably changed.

1 There have not been any other changes in recent
2 years as far as parkland. I'm not sure if maybe there is
3 somebody here who lives in the area, might tell me whether or
4 not, what effect the Southeast Freeway had on Garfield Park.
5 I can't remember whether they took part of that off or not
6 when they built the Freeway.

7 Those are the large parks. Marion Park, again, has
8 had some work done and it was a children's tot-lot put in in
9 the 1960's.

10 MR. MENKE: Is it still used as largely a residential
11 area?

12 MRS. KREINHEDER: Oh, yes. They are all used pretty
13 much as neighborhood kind of parks for informal recreation.
14 They are not used, for the most part, as football fields and
15 that sort of thing, children's play, a lot of joggers, dog
16 walking which is very controversial. I don't think I've left
17 out any of the major areas.

18 As far as the zoning question, I think there are a
19 couple of people in the room who are probably better qualified
20 to speak to this subject of zoning than I am. I would rather
21 that Mr. Powers or Mr. Simmonds, who are really experts on
22 zoning answer that question.

23 MR. LETHBRIDGE: Have you uncovered any evidence as
24 to whether Seward Square was at any point in its history, a
25 full square around which Pennsylvania Avenue and the other

1 streets flowed, similar to Stanton Square or has it always
2 been bisected?

3 MRS. KREINHEDER: I have not, maybe Mrs. Luckhart
4 may remember.

5 MRS. LUCKHART: As long as I remember, it is the
6 way it is now and that's since 1894.

7 MRS. KREINHEDER: Maybe you can ask her officially
8 when she speaks.

9 CHAIRMAN BRYLAWSKI: Our Counsel would request that
10 we don't recognize anyone from the audience at this point in
11 time, until they testify, it makes it a little more formal.

12 MRS. KREINHEDER: As I say, I don't, but she may.
13 When she testifies, she may be able to answer as she has been
14 there for such a long time.

15 CHAIRMAN BRYLAWSKI: I think this photograph that
16 you have shown to us shows Pennsylvania Avenue going straight.
17 What did you say that was, 18 --

18 MRS. KREINHEDER: Those are 1880's, right.

19 MR. LETHBRIDGE: Before the Hopkins maps in the '80's,
20 they show the present configuration. I wondered whether
21 earlier --

22 MRS. KREINHEDER: Somewhere there is the 1873 map
23 which, I believe -- I have just never seen anything.

24 CHAIRMAN BRYLAWSKI: Anyone else have any questions?
25 Thank you very much.

1 MRS. KREINHEDER: As far as the zoning question, I
2 guess we'll have to call on another witness, however, you
3 want to handle that.

4 CHAIRMAN BRYLAWSKI: Thank you very much,
5 Mrs. Kreinheder.

6 I want to call attention to anyone who came in a
7 little late and wants to testify, that we have these buff cards
8 which we ask you to fill out and they are here on the table
9 next to our secretary where I'm pointing. Anyone that hasn't
10 turned in one of these cards and wants to be heard, please do
11 so.

12 The next card I have then is Mr. Paul Zeisset.
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1 MR. ZEISSET: My specialty is census statistics
2 from 1940 to 1970. I am a resident of Capitol Hill, I am
3 definitely both in favor of the amendment and the submission
4 of the historic district to the National Register.

5 I have not prepared any specific testimony. As I
6 said, my specialty is in the area of census statistics, by
7 census tract, and by blocks since 1940 through 1970. I am
8 prepared to answer any questions that might come up in the
9 course of this hearing, having to do particularly with
10 racial distribution and owner, occupancy. If they are not
11 particularly germane at this time, I can comment later.

12 CHAIRMAN BRYLAWSKI: Am I correct in saying that you
13 have studied the 1940 census on, or have you gone before that
14 too in your study?

15 MR. ZEISSET: Essentially, small areas of statistics
16 from the census do not go any further back than 1940 and so
17 I am able to study only the current areas.

18 CHAIRMAN BRYLAWSKI: Does anybody have any questions
19 of Mr. Zeisset that involves those questions, or perhaps
20 subsidiary ones?

21 MR. MENKE: You are not addressing yourself to
22 zoning?

23 MR. ZEISSET: No, I'm not.

24 CHAIRMAN BRYLAWSKI: Thank you very much then.
25 Ms. Nancy Schwartz.

1 MS. SCHWARTZ: I'm Nancy Schwartz, I'm a resident
2 of Capitol Hill and I'm here today to speak on behalf of
3 Don't Tear It Down, a city-wide citizens action group concerned
4 with the protection and enhancement of the physical environ-
5 ment.

6 Don't Tear It Down supports the nomination of the
7 Capitol Hill Historic District to the National Register of
8 Historic Places. Perhaps longer than any other section of
9 the city, except Georgetown, Capitol Hill has been
10 generally recognized as the residential area possessing an
11 unique combination of historical, architectural planning and
12 landscape amenities.

13 Capitol Hill was never an area of great wealth or
14 high style architecture. Instead, it evolved gradually as a
15 series of neighborhoods comprised of comfortable and well-
16 built homes of the middle and working class.

17 The convenient location and pleasant arrangement of
18 housing on Capitol Hill, originally attracted and continues
19 to attract people to live there. Within the parameters of
20 the modest row house, Capitol Hill exhibits a remarkable
21 variety of architectural details.

22 As stated in the carefully researched Historic
23 District Application, the charming variety is due to the small
24 scale development which characterized the growth of
25 Capitol Hill. Not only do decorative features vary within a

single architectural period, but many periods are represented on the Hill. Proximity to the Capitol, Navy Yard, Marine Barracks, make Capitol Hill one of the earliest residential settlements in the city.

Frame gables and massive chimney's of the early 19th century can still be found side-by-side with the bay fronts and patterned bricks of the late 19th century.

Because development occurred over such a long period, Capitol Hill architecture illustrates the full array of styles that flourished in Washington during much of its history. This variety of styles and details exist within an overall compatibility of scale and building material.

As important as the area's architectural interest, is the way in which the individual physical elements of the Capitol Hill community relate to one another.

Capitol Hill is the only residential area in the city in which the relationship of buildings, streets, and open space is defined by the original L'Enfant plan. Although we generally think of this plan in connection with the monumental heart of Washington, it was eminently successful in producing the attractive combination of buildings, parks, and vistas which mark Capitol Hill as an unique area of the city.

The long front yards of the avenues, and the small irregular parks which occur whenever an avenue meets a grid

1 street, also contribute to the abundance of open space and
2 greenery which characterize the area. Capitol Hill maintains
3 this historic residential quality remarkably intact. There
4 have been few serious intrusions for such a large area.

5 Recent construction has often taken the form of
6 mundane copies of inappropriate historical styles, unexciting
7 as architecture but consistent in scale and material. This
8 combination of architectural variety, ambitious city planning,
9 and integrity deserves to be recognized and protected through
10 nomination to the National Register.

11 Up to this point, the failure of serious
12 encroachment has been largely due to the vigilance of citizens.
13 Their interest is evident in a number of community organiza-
14 tions of long standing which exist on Capitol Hill as well as
15 in the spontaneous formation of citizen groups which have
16 arisen during such crises as the destruction of Mary's Blue
17 Room and the recent threat of land acquisition for a new
18 House, Office Building.

19 Listing on the federally maintained National
20 Register of Historic places will give additional weight to
21 the efforts of the citizens who will provide protection from
22 federal and federally funded undertaking and will make federal
23 money available for projects within the Historic District.

24 Perhaps the most constant threat to the residential
25 area is the expansion of the legislative offices surrounding

1 the Capitol. This is ironic since it would be hard to imagine
2 a more compatible setting for the buildings and grounds of
3 the legislative and judicial complex than the tree-lined
4 streets of Capitol Hill. The unattractiveness of paved
5 parking lots and undeveloped open spaces is evident now on
6 the Senate side of the complex.

7 Although the protection of the National Register
8 is not binding on the buildings and grounds related to the
9 Capitol, abuse of the registered area by Congress would put
10 Congress in the awkward position of violating the spirit of
11 its own legislation. As the Executive Branch continues to
12 grow, there will inevitably be conflict over building and
13 parking space on Capitol Hill.

14 Listing in the National Register would re-enforce
15 the position of citizens groups and the city and assure that
16 no decisions are made which do not take into account the
17 recognized importance of the Historic District.

18 Hopefully, it will also encourage expansion into
19 the less productively used lands adjacent to South Capitol
20 Street.

21 Clearly, one reason National Register nomination
22 has not been undertaken previously is the difficulty of
23 determining defensible boundaries for the Historic District.
24 Unlike L'edroit Park or Georgetown, which had discreet
25 historical boundaries, Capitol Hill is a collection of

1 neighborhoods evolved over a long period which share a
2 proximity to the Capitol building and which occupied a high
3 ground historically known as Jenkins Hill.

4 Certainly the Freeway to the south and the federal
5 buildings and parking lots on the west form logical boundaries.
6 On the east, the architectural character of the area does
7 undergo a definite change beyond the line of 13th and 14th
8 Streets. Although some scattered groups of architecturally
9 related buildings exist beyond this point and will be
10 omitted by drawing eastern boundaries recommended, we feel
11 that the boundary does enclose the areas of greatest
12 architectural interest.

13 We do question the usefulness of including the
14 modern enhancement but historically unrelated housing project
15 at G Street, Southeast, between 12th and 13th Streets. We
16 also wonder if it would not be well to include the square
17 between East Capitol Street, 14th and 15th Streets, Northeast
18 containing the East Capitol Street Car Barn, a transportation
19 nexus of the area and a site already on the National Register.

20 The northern boundary of the district is by far the
21 most difficult to define. Certainly, the architectural
22 continuity continues several blocks beyond the suggested
23 boundary to the H Street commercial corridor. The application
24 recommends a practical compromise to this problem by drawing
25 the boundary contiguous with that of the H Street Urban

1 Renewal area. This expands the previous limits of the
2 historic district by a block more along the northern boundary,
3 an expansion which would seem to be very defensible on
4 physical and architectural grounds. The decision to draw
5 the boundary at this point acknowledges ongoing efforts by the
6 H Street Urban Renewal Project to organize community support
7 and city and federal resources to achieve area revitalization.
8 An enlightened urban renewal policy should serve to protect
9 and rehabilitate the housing stock within the area contiguous
10 to the Historic District.

11 Although we basically agree with the recommended
12 boundaries, we feel that the Joint Committee should carefully
13 watch for any incompatible development on the northern and
14 eastern boundaries which might have an adverse effect on the
15 district and should not rule out the possibility of future
16 expansion of district boundaries to include an effective
17 buffer area.

18 We appreciate the valid differences of opinion which
19 exist as to the value of the restoration process which has
20 been a major and ever-growing phenomena on Capitol Hill for
21 nearly 15 years now. The process has recycled decaying
22 housing, beautified the area and raised the tax base both
23 through heightened property values and the return of
24 professional and white-collar workers to the city. The
25 process has also contributed to the displacement of lower

1 income families and rental housing and has brought an
2 increasing homogeneity to an area which was once economically
3 mixed.

4 We do not believe the issue here, registration of
5 Capitol Hill as a Historic District, will affect this process
6 greatly one way or another. It is to the benefit of both
7 those who favor and who oppose the restoration, that the area
8 maintain its physical amenity and that unwarranted intrusion
9 or destruction of the housing stock be prevented.

10 The pleasure of living in a Historic District are
11 not reserved for the well-to-do, as rehabilitation projects
12 in other parts of the city have demonstrated. In fact,
13 placement of the Historic District on the National Register
14 could bring to bear some federal funds which would not be
15 otherwise available.

16 If a commitment from the city can be gained, funds
17 from the National Park Service Grant Program, can be used to
18 match community development block grants for the rehabilitation
19 of housing within the Historic District for lower income
20 families.

21 Certainly judging from the clientele of the
22 Eastern Market, the funding made available for that
23 rehabilitation project through listing on the National Register
24 has been of benefit to the entire Capitol Hill community.

25 The problems which exist on Capitol Hill and in

1 other restoration areas of the city deserve the attention of
2 community organizations and the city government and the
3 creative use of local and federal resources. These problems
4 should not, however, prevent the recognition and protection
5 of the unique areas of the city which are of value to all
6 residents.

7 We conclude by reiterating our support for
8 inclusion of the Capitol Hill Historic District with revised
9 boundaries in the National Register for Historic Places.

10 CHAIRMAN BRYLAWSKI: Thank you very much,
11 Ms. Schwartz. Just commenting somewhat, not asking a
12 question, but commenting a little bit on a point that you
13 made with respect to the Car Barn and also a housing
14 development on page 4.

15 Of course, we haven't made any decision, but we did
16 consider both those amendments that you're suggesting, and
17 I'm not foregoing the fact that we could even change it to
18 include them. The Car Barn is on the Register as you point
19 out and therefore, has a certain security of its own and there
20 was some feeling that perhaps it wouldn't be necessary to
21 project the boundary to include the Car Barn since it did
22 have --

23 MS. SCHWARTZ: We appreciate that, it just seemed as
24 though there was a logical association there that might want
25 to be drawn.

1 CHAIRMAN BRYLAWSKI: With respect to the housing
2 project, here again we haven't made a decision, but there is
3 a feeling that that area is in the historic district, where
4 the housing project could be considered a historical project;
5 it is in the district. So, that was one point with respect
6 to that area.

7 We did consider both of those in proposing these
8 boundaries.

9 MS. SCHWARTZ: We were presenting no major objection,
10 these were just questions that we were raising.

11 CHAIRMAN BRYLAWSKI: Any other questions for
12 Ms. Schwartz? I want to thank you for a very well stated
13 presentation.

14 Mr. Matthew B. Coffey.
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1 MR. COFFEY: Members of the Joint Committee, I am
2 Matthew B. Coffey and I'm here today as President of the
3 New Jersey Avenue, Southeast Neighborhood Association. This
4 Association is a nonprofit Corporation in the District which
5 was created three years ago with two purposes, really; one,
6 to try to stop the commercial development that had been going
7 on in our neighborhood, and to encourage the restoration and
8 preservation of what we consider a very important and unique
9 block in the District of Columbia.

10 The Association is made up of homeowners and renters
11 who live in a two block area from South Capitol Street to
12 First between D and E Streets, Southeast.

13 We are here to support the proposed boundaries and
14 the designation of the Capitol Hill Historic District to the
15 National Register.

16 Others who have appeared today have discussed the
17 Capitol Hill as a whole, but we have a special feeling and
18 knowledge concerning a small and very early part of the Hill
19 which may help illuminate the issues before you.

20 Most of the Association members live on one of the
21 oldest streets of the National Capital. Georgetown was an
22 established town first, but when Congress first convened in
23 the District, the only true street in this part of town was
24 New Jersey Avenue, Southeast.

25 Major Pierre L'Enfant had designated

1 New Jersey Avenue as one of the broad avenues of his plan, and
2 indeed, his clash with Daniel Carroll who intended and tried
3 on several occasions to build a house across the right of
4 way across New Jersey Avenue, led to his dismissal as the
5 architect.

6 Whatever L'Enfant had planned, when Congress
7 arrived, Representative John Cotton Smith of Connecticut in
8 a letter home noted and I quote, "instead of recognizing the
9 avenues and streets portrayed on the plan of the City, not
10 one was visible, except a road with two buildings on each
11 side of it called the New Jersey Avenue. The Pennsylvania
12 Avenue leading, as laid down on paper, from Capitol Hill to
13 the Presidential mansion was nearly the whole distance a
14 deep morass, covered with alder bushes which were cut through
15 the width of the intended avenue during the winter."

16 Also, during that period the first major newspaper
17 of the Capital, the National Intelligencer, set up shop on
18 New Jersey Avenue.

19 The history of the area is rich, but not in every
20 case glorious. The British, it has been noted, marched down
21 the Avenue to the Anacostia River after burning the Capitol
22 during the War of 1812; and the railroad tracks and
23 industrial development to the south have left the Avenue
24 somewhat less than L'Enfant's dream. None of those Federal
25 period buildings remain, having given way to the expansion

1 of the House of Representatives office buildings.

2 What we have to hold for future generations is an
3 area of almost entirely late 19th century architecture, of
4 varying design and scale, from the grand to the modest. Most
5 of it has been painstakingly and carefully restored and
6 improved. Bill Boswell who lives in the unit block of
7 D Street, lives in an 1860 house which he contends is the
8 first example of the restoration movement in Washington,
9 from the time it was fixed-up and expanded in 1885.

10 These were not the homes of the mighty and the
11 famous, they were the homes of government clerks, of artisans,
12 boarding houses for Congressmen as noted by Mrs. Green in her
13 history of Washington, especially those who came here during
14 the Second World War, an awful lot of them lived on
15 New Jersey Avenue in rooming houses. That was during another
16 housing crisis. Architecturally, they're good houses, they
17 are solid yet airy, the elms arch the street, and it's a cool
18 peaceful place in the summer.

19 The architecture of our neighborhood is cohesive,
20 not stereotyped, showing a pattern of continuing development,
21 a pattern we feel is worth preserving. Especially in this
22 bicentennial period, Capitol Hill and our part of it, is an
23 inspiring example of people living close by government,
24 showing America on a scale and in a setting that is a worth-
25 while reminder.

1 We urge you to adopt the boundaries you are
2 considering, and designate the Capitol Hill Historic District
3 to the National Register. Thank you.

4 CHAIRMAN BRYLAWSKI: Thank you, Mr. Coffey. Any
5 questions of Mr. Coffey?

6 MR. MENKE: You and the preceding speaker both
7 mentioned it as a solidly residential area.

8 MR. COFFEY: Yes, it has been for a long period.

9 CHAIRMAN BRYLAWSKI: Were you speaking of your
10 particular Avenue?

11 MR. COFFEY: Our particular area, yes.

12 CHAIRMAN BRYLAWSKI: Thank you again, Mr. Coffey.

13 C. Dudley Brown.

1 MR. BROWN: Mr. Chairman and members of the Committee,
2 I don't have a number of titles as Mr. Powers, but I sure have
3 a variety of hats and I come to you first of all this morning
4 representing the Victorian Society of America. I serve on the
5 National Board of Governors and I am President of the
6 Greater Washington Chapter. I'm a resident of Capitol Hill,
7 my house at 120 Fourth Street was mentioned earlier in
8 previous testimony and I am also President of the Board of
9 Trustees to the Capitol Hill Presbyterian Church which is
10 located at the corner of Second and Independence Avenue, South-
11 east, where we have a distinction of 107 years in the same
12 building. We are the oldest Presbyterian church building in
13 constant use in the District of Columbia.

14 The testimony that has been prepared by other
15 organizations has, in my judgment, been most comprehensive and
16 it would be excessively wordy for me as an architectural
17 historian and restoration designer, my profession is that I
18 am an independent designer and restorer of period buildings,
19 not necessarily in the Capitol Hill area, but throughout the
20 District of Columbia. I care very much about what things
21 look like and I care very much about the quality and the
22 fabric of our urban life.

23 I am going to extract just one paragraph so that
24 I'll not be excessively wordy for the record. When I say that
25 buildings represent all periods of styles of development,

1 from Federal, Greek Revival, Second Empire Victorian,
2 Bracketed Italianate, Queen Anne, Romanesque, and there are
3 other vestiges of the 19th century with the carriage houses,
4 our surviving alley system, our stain glass, what we have of
5 our street furniture such as hitching posts, railings, fences.
6 It is the largest and, I think, singularly important potpurri
7 stylistically of the fabric and the quality of life of the
8 19th and 20th century.

9 The Victorian Society in America and quite obviously
10 the church of which is a part, enthusiastically endorse the
11 amendment of the boundaries as presented herein. Thank you.

12 CHAIRMAN BRYLAWSKI: Thank you. Does anyone have
13 any questions of Mr. Brown before he leaves? Thank you so much
14 again.

1 MRS. LEUKHARDT: I am Elsie Yost Leukhardt and I
2 have lived here all my life on Capitol Hill in a house my
3 father built in 1894. Naturally, I am deeply interested in
4 this matter and very desirous that we may get the actio n
5 that we've been asking for. As far as the boundaries go, I
6 consider them appropriate and I very much hope that we will be
7 put on the National Register for Preservation.

8 CHAIRMAN BRYLAWSKI: Thank you very much, I want to
9 ask you a question before you leave, but does anyone else
10 have any questions?

11 This is sort of a personal question. Your father
12 was a builder in the area, is that correct?

13 MRS. LEUKHARDT: Yes.

14 CHAIRMAN BRYLAWSKI: Did he build the Washington
15 Hebrew Congregation building on Eighth Street, do you know?

16 MRS. LEUKHARDT: I think so, I can't be positive,
17 but I think so.

18 CHAIRMAN BRYLAWSKI: It was noted that the builder
19 was named Yost, I wondered who it was.

20 MRS. LEUKHARDT: Then it was my father. I knew that
21 he built a synagogue, but I didn't know the exact location.

22 CHAIRMAN BRYLAWSKI: That's a Category III landmark,
23 it's on Eighth Street.

24 MRS. LEUKHARDT: I know where that one is and I
25 thought that probably is the one.

1 CHAIRMAN BRYLAWSKI: Were you related to
2 Guy Yost?

3 MRS. LEUKHARDT: Yes, he's my cousin. His father
4 lived right next door. My father and his father built that
5 row of houses, there are five of them, three on Pennsylvania,
6 four on Pennsylvania Avenue and one on 10th Street and we
7 lived side by side all our lives.

8 CHAIRMAN BRYLAWSKI: Thank you again.

9 MR. POWERS: Mr. Chairman, maybe it would be better
10 for me to say something about zoning now and round out the
11 testimony.

12 MR. SHEAR: Fine, I was merely going to advise the
13 members of the Joint Committee and enter into the record a
14 letter from Ronald A. F. Alvarez, Chairman of the Committee
15 on Historic Preservation of the Dupont Circle Citizens
16 Association.

17 CHAIRMAN BRYLAWSKI: I think we all have copies of
18 this.

19 MR. SHEAR: Copies of which are before you, copies
20 which the reporter has, which you may want to read and,
21 Mr. Chairman, if you would, enter into the record.

22 CHAIRMAN BRYLAWSKI: Without objection, this letter
23 which we all have in front which I won't read since we all
24 have copies, will be entered on the record.

25 MR. SHEAR: Mr. Chairman, before Mr. Powers, for

1 the statement he desires to make and addresses himself to the
2 zoning question previously raised; subsequent to your call
3 for statements from public agencies, governmental units or
4 departments, the Committee received by riding messenger or
5 whatever the appropriate Congressional terminology is, a
6 communication from the Architect of the Capitol which
7 Mr. Rickels is distributing and which, perhaps, Mr. Chairman,
8 you would like to have read aloud.

9 CHAIRMAN BRYLAWSKI: I think so, yes.

10 MR. SHEAR: Which Mr. Powers may desire to address
11 himself in his comments before he testifies.

12 CHAIRMAN BRYLAWSKI: Will you read it then?

13 MR. SHEAR: Yes, sir.

14 This is a letter dated December 9, 1975, addressed
15 to Henry H. Brylawski, Chairman, Joint Committee on Landmarks
16 of the National Capitol, Dear Mr. Chairman; "I note that the
17 Joint Committee on Landmarks of the National Capital is
18 scheduled to consider at its meeting on December 9, 1975, an
19 application of the Joint Committee to amend the boundaries of,
20 and redesignate the Capitol Hill Historic District, as well
21 as the recommendation for nomination of the Historic District
22 to the National Register of Historic Places.

23 I believe it is pertinent and important that the
24 hearing record include, and that you consider, the recently
25 begun Master Plan for Future Development of the Capitol

1 Grounds and Related Areas that was authorized and funded by
2 Public Law 94-59, approved July 25, 1975.

3 I enclose the pertinent portion of this law, which
4 appropriates \$350,000 for the master planning effort which,
5 as you will note, is directed to encompass "areas in the
6 vicinity" of the Capitol. It is intended that the planning
7 effort will include a study in considerable depth of the historic
8 characteristics of the area.

9 It is further my intention that the planning study
10 shall analyze a very broad spectrum of planning and land-use
11 alternatives so that there will be a much firmer foundation
12 for future judgments with regard to the appropriate
13 designations of the entire area.

14 We are in the process of final selection of a team
15 of planning consultants that, I believe, includes the finest
16 talent available in the nation.

17 The Master Plan is expected to be completed in
18 approximately 18 months to two years. It would seem unfortunate
19 for the results of this expenditure of the taxpayers funds not
20 to be available before final judgments are made regarding the
21 area.

22 Accordingly, I recommend that the Joint Commission
23 defer action on the Capitol Hill Historic District until this
24 imminent massive planning effort is completed. I shall, of
25 course, be happy to furnish you any additional information

1 that you may deem desirable. Cordially, George M. White,
2 FAIA, Architect of the Capitol." There is an excerpt from
3 Public Law 94-59 approved July 25, 1975, entitled Master Plan
4 For Future Development of the Capitol Grounds and Related
5 Areas, attached to the letter which, unless you desire me to
6 do so, Mr. Chairman, I will not read but which will be --

7 CHAIRMAN BRYLAWSKI: I wish you would read it
8 because I'd like to hear its language.

9 MR. SHEAR: The excerpt from the Act reads as
10 follows; "Notwithstanding any other provision of law, to
11 enable the Architect of the Capitol to prepare studies and
12 develop a Master Plan for future developments within the
13 United States Capitol Grounds, for the future enlargement of
14 such grounds through the acquisition and development of areas
15 in the vicinity thereof, and for the future acquisition and
16 development of other areas deemed appropriate by him to
17 include in and incorporate as a part of such Plan, in order to
18 provide within such areas for future expansion, growth, and
19 requirements of the legislative branch and such parts of the
20 judiciary branch as deemed appropriate to include in such Plan,
21 after consultation with the leaders of the House and the
22 Senate, and the Legislative Branch Appropriations Subcommittees
23 of the House and Senate, and the Chief Justice of the
24 United States, and in order to project other anticipated growth
25 in and adjacent to such areas, \$350,000 to be expended without

1 regard to section 3709 of the Revised Statutes of the
2 United States, as amended, and to remain available until
3 expended; provided, that the Architect of the Capitol is
4 authorized to enter into personal service and other contracts,
5 employ personnel, confer with and accept services and assist-
6 ance from the National Capital Planning Commission and other
7 Government agencies and other interested parties to insure
8 coordinated planning, and incur obligations and make
9 expenditures for these and other items deemed necessary to
10 carry out the purposes of this paragraph.

11 Provided further, that upon completion of such
12 Plan, the Architect of the Capitol shall transmit to the
13 Congress a report describing such Plan, with illustrated
14 drawings and other pertinent material."

15 Mr. Chairman, Mr. Elliot Carroll, the Assistant
16 Architect of the Capitol who delivered Mr. White's letter was
17 unable to remain. He indicated that he had a Rules Committee
18 Hearing on the Hill to which he was obligated to return, but
19 he did, of course, want Mr. White's communication to be
20 received by the Joint Committee and entered into the record.

21 CHAIRMAN BRYLAWSKI: Without objection, it will be
22 received and entered; do you have an objection on that?

23 MR. SKRAMSTAD: No, I just have a comment.

24 CHAIRMAN BRYLAWSKI: I think a comment would be
25 appropriate.

1 MR. SKRAMSTAD: Not so much in relationship to what
2 the Architect has recommended but, I notice in his letter,
3 it says it is intended that the planning effort will include
4 a study of considerable depth of the historic characteristics
5 of the area.

6 One of the things I'm struck with this morning, is
7 the genuinely staggering amount of information and historical
8 data that has been assembled both by the Staff of the Land-
9 marks Committee and by interested parties represented by these
10 incredible maps which I fear are already getting dog-eared
11 from constant use. It seems to me that, should the Committee
12 decide to designate this area, or should not, that the
13 information here shouldn't be allowed to be put back into a
14 file, but should come together in some sort of a published
15 form.

16 It seems to me that this is really a point in time
17 in which an awful lot of information is together and I sure
18 would hate to see it dispersed. Who knows, it may be of
19 value to the Architect of the Capitol and his plans.

20 CHAIRMAN BRYLAWSKI: Without objection, this letter
21 and its accompanying excerpt will be put in the record.

22 I do want to express my personal disappointment that
23 no one stayed to perhaps explain to us further what the
24 reasons, why our action couldn't be taken now, and in what way
25 it would violate any Master Plan that they may have for the

1 Capitol Grounds and Adjacent Areas, but we won't be able to
2 know the answer to that.

3 Now, is there anyone who has not been recognized,
4 who desires to be recognized?

5 All right, sir, then I'll call you again, we'll be
6 glad to hear from you.

1 MR. POWERS: I'd like first to pick up that last
2 comment from Dr. Skramstad.

3 As you know, Mr. Chairman, there is no legal effect
4 of any action that this Committee will take on the planning
5 for the National Capital; but, it would seem to me that the
6 key words in that Bill are coordinated planning and historic
7 characteristics, that it would really be helpful, although
8 the Architect may not see it that way, but it would really be
9 helpful for the planners to have the benefit of the views of
10 this Joint Committee.

11 You have a great record that's been built, but you
12 really need the judgment of the Committee itself as to these
13 values, and it is not in any way inconsistent with the Plan,
14 nor is it in any way binding on the Capitol and I genuinely,
15 without sarcasm, think it would be helpful to them, for you
16 to take what action is appropriate now.

17 It's not exactly a new question, the district has
18 been on the District list for a long time. The boundaries
19 are not that different and I think the sort of people that the
20 Architect is going to appoint, which will be planners, often
21 from other jurisdictions, certainly not from Capitol Hill
22 itself, will be very helpful to them to have both the record
23 and the judgment, informed judgment, of the members of this
24 Joint Committee. Of course, there is no delay in that regard.

25 I'm a little disappointed, as I think it would be

1 helpful to him, the suggestion is that this will somehow
2 prevent them from doing something that they would otherwise
3 do, I mean, the values and proper planning consideration.
4 It suggests that their announced goals are other than specified
5 in the legislation.

6 However, be that as it may, he did not stay, and
7 I think we'd urge very strongly that you take action.

8 In response to Mr. Menke's question about zoning,
9 I think it's fair to say that, in general, we're rather
10 fortunate in the District zoning and particularly as it
11 applies to Capitol Hill that, on the whole, it is consistent
12 with the residential character and related needs of that
13 area.

14 Virtually all of the dominant zoning is R-4, if
15 you're familiar with what that is, that's row houses with a
16 very low FAR density, 40 feet is the limit and I would say,
17 just walking around the Hill, there are more two story houses
18 than there are three story houses on the Hill.

19 The other zoning along Pennsylvania Avenue and
20 Eighth Street, for instance, the small commercial centers is
21 C2-A. That has a sixty foot limit and a very low, what they
22 call floor area ratio limit and that, on the whole,
23 appropriate to neighborhood commercial needs. In other words,
24 the kinds of commercial buildings that we have and the kinds
25 of industry that we have, are generally consistent with the

1 residential neighborhood, not in all cases, but generally.

2 One of the major activities since the beginning of
3 the Restoration Society has been simply to protect the
4 zoning, to defend it. Ever since the so-called Restoration
5 Movement began and interest on Capitol Hill picked up,
6 immediately the pressures increased for people to, as they
7 say, buy it residential zoning and get it changed and sell
8 it commercial. That, in a nutshell, is the problem.

9 So far, we've been moderately successful and I
10 think that the designation will, from the whole, help that
11 effort.

12 One thing that I wanted to say out of my own
13 personal experience, I have lived on Beacon Hill in Boston,
14 the French Quarter in New Orleans, and when I first came to
15 Washington, in Georgetown, all of which are presently historic
16 districts that are compared with Capitol Hill. Before that,
17 when I was a student, I lived in Chelsea in London and I've
18 lived several years in Paris. What I wanted to say about it
19 is that having lived for some time in each of those areas,
20 there is nothing in the country, and possibly not in the
21 world, but certainly in this country comparable to
22 Capitol Hill in terms of its low density, its residential
23 quality, its small scale but grand design in terms of the
24 original plan. There isn't anything like that.

25 Georgetown is larger in height and density. I moved

1 to Capitol Hill from Georgetown because I thought Capitol Hill
2 had even more of those qualities of a neighborhood and a
3 community that actually worked. If any of you have ever been
4 there, you will know that Saturday morning at the Market is
5 a unique experience, if you live there. It's really a wonder-
6 ful place and it really works.

7 Beacon Hill is much more houses, very few gardens,
8 and so forth and the French Quarter is just an entirely
9 different character in any event, it has very little in the
10 way of parks.

11 I think, really, the evidence of the last several
12 years, what makes this hearing particularly appropriate,
13 because those of us who live there are beginning to realize
14 what we have and also the word has gone out around the City
15 and the country. We receive every year, the Restoration
16 Society, inquiries from all over the country about what is
17 Capitol Hill, how does it work, why is it the way it is and
18 so forth. We can't respond to too much except to send a
19 little explanation and an urge to come and see it. We run a
20 house tour now for 18 years or something.

21 Our problem at the moment is to limit the numbers
22 of people who we sell tickets to on the house tour, the
23 interest is so great around the city and truly, I think there
24 is nothing remotely like it, in its particular characteristics
25 anywhere in the country. It may be one of the largest historic

1 districts perhaps on the map, but it has got a quality that
2 no other area has.

3 The last thing that I would like to do in this
4 connection, I'm not sure whether it is quite within the
5 jurisdiction of the Joint Committee, but it is certainly within
6 its interests. In connection with some work that we're doing
7 at St. Mark's, we have a very large bill to fix the stained
8 glass window, the largest of which is a Tiffany window, it's
9 strange but wonderful and it is going to be very expensive.

10 We've been exploring the possibility of getting hold
11 of some of the matching funds from the Park Service through
12 the Historic Preservation office and so forth, through the
13 District.

14 As I understand it, the policy at the moment is that
15 only public buildings will be considered by the District for
16 this matching fund program. However, I have checked with the
17 keeper of the National Register end of this, and this is not
18 a requirement of the Federal Law, this is simply a matter of
19 policy and perhaps, I don't know, administrative simplicity.

20 I would urge the Joint Committee to study or to
21 have a study made of this policy to see whether it wouldn't be
22 possible for the District to include in its warrant for
23 matching funds, non-public buildings, non-District buildings,
24 and non-Federal buildings, I think it's terribly important.

25 These funds are available and the District has

1 never gotten anything like its sort of share of the funds
2 that are available. The only way you can get your share is
3 by putting a lot of properties that people are willing to
4 put up the matching funds for on the warrant. They never
5 appropriate all the funds every year, but the District gets
6 something in proportion to the projects it asks for in
7 competition with the rest of the country.

8 I think we're missing something and also there are
9 many projects, but someone raised the question of whether a
10 church would qualify under the Constitution, I sense that is
11 probably a narrow issue and it will, but still, there are
12 many non-Federal, or non-District buildings, which need help,
13 and which under the prevailing Federal law could receive help,
14 if they were prepared to make certain commitments and so forth
15 and certain covenants.

16 The law exists, the covenants exist, the procedures
17 exist, it's simply a question of putting pressure on the
18 District to allow this to happen. I would urge the
19 Joint Committee very strongly to see what they could do about
20 this. That's all I have, Mr. Chairman.

21 CHAIRMAN BRYLAWSKI: Thank you very much, Mr. Powers.

22 MR. SKRAMSTAD: You mentioned, Peter, that this
23 existing land use, residential vis-a-vis commercial, that the
24 Restoration Society personally ever looked into how that has
25 changed, let's say, over 100 years, or is it maintained

1 roughly, the same mix of use?

2 MR. POWERS: It's much the same. Now, one thing
3 that has changed only slightly, one of the things you find
4 applications for all the time, are renewals or changes of
5 non-conforming uses.

6 Capitol Hill has this characteristic of little,
7 so-called Mom and Pop grocery stores, some professional,
8 doctors offices, dentists and so on, scattered in and around.
9 We always have that.

10 It had more businesses in the alley -- every week
11 and there is one this week, there is a petition for a change
12 from a grocery store to an art gallery or something like
13 that. Most of those still exist, those non-conforming uses
14 and normally, if they are neighborhood related, the Society
15 has supported such changes. If they are just for office use,
16 sometimes we oppose.

17 If anything, the number, simply because grocery
18 stores have been overwhelmed by Safeway, I would say the
19 number of non-conforming uses has gone down slightly since
20 the turn of the century.

21 The basic characteristics remain the same. We were
22 aware of that anyway, in addition to the work that was
23 described by Hazel Kreinheder, we also have a project on
24 people doing research sheets on their own houses and so forth
25 and we have a great deal of information about how the blocks

1 have been, like the blocks on East Capitol that are
2 commercial, we know how long they have been there and so on.

3 MR. MENKE: Have you any appreciable amount of
4 former commercial use that has lapsed or reverted to
5 residential use. Is that reflected in any way on
6 East Capitol Street.

7 MR. POWERS: I think what's happened there more has
8 been, if you call a rooming house a commercial use, during
9 the Second War, particularly, there was a tremendous growth
10 in the rooming house activity to accomodate the growth of
11 the Federal effort and I think quite a few of those rooming
12 houses have been returned to single family or several family
13 dwellings.

14 I know there is one Congressman Jones on
15 East Capitol, bought what was a rooming house and completely
16 did it over, that eggshell building you saw. There has been
17 a bit of that and there was an organ factory somewhere in
18 Southeast and it went back to being a house. If anything,
19 the movement is slightly in that direction.

20 CHAIRMAN BRYLAWSKI: Thank you, Mr. Powers.

21 Is there anyone who has not testified that desires
22 to do so?

23 MR. COFFEY: May I be recognized to make an
24 additional comment?

25 I think it is important to place the Architect's

1 letter in the planning study in context. The public law which
2 created this study was the public law in which the
3 Architect asked for funds to tear down the neighborhood in
4 which I live.

5 The reason he was given a study instead is because
6 the citizens of that area and the Restoration Society requested
7 those funds so that rational planning for the development of
8 the Legislative Branch could take place on Capitol Hill.

9 For him to now use what we gave him to defeat this
10 proposal is, to me, an abandonment of any trust that we had
11 in his professionalism and in his seriousness about
12 preserving the historic area of Capitol Hill.

13 That's my comment. Thank you.

14 CHAIRMAN BRYLAWSKI: Thank you.

15 If there's no further testimony, I would like to
16 thank everyone for their testimony and their interest in the
17 historic preservation. The Joint Committee will meet shortly
18 to consider the decision on the application. The Committee
19 will issue a written decision with respect to the Proposed
20 Re-designation with reasons therefor, and will file the
21 decision with the Secretary of the Committee and publish
22 notice of the re-designation, if any, in a newspaper of
23 general circulation in the District of Columbia and in the
24 D. C. Register.

25 The decision will indicate if the District is to be

1 recommended for nomination to the National Register for
2 Historic Places. Without objection, we will adjourn the
3 meeting.

4 (Whereupon, at 11:50 o'clock a.m., the hearing
5 was concluded.)
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Joint Committee on Landmarks of the National Capital

Time and Place: TUESDAY, DECEMBER 9, 1975, 10:00 A.M.
Conference Room, National Capital
Planning Commission
1325 G Street, N.W., 10th Floor

To consider, pursuant to Part 400 of the "Procedures for the Designation of Historic Landmarks and Historic Districts" adopted by the Joint Committee on November 26, 1974, an application of the Joint Committee to amend the boundaries of, and redesignate, the Capitol Hill Historic District. Paragraph 430.20 of the Procedures provides that any decision to designate a Historic District shall indicate whether such District is also recommended for nomination to the National Register of Historic Places.

The proposed amended boundaries of the District are as follows:

SOUTH: the northern right-of-way line of the Southeast Freeway between 13th St., S.E. and New Jersey Ave., S.E.

WEST: northwest along New Jersey Ave., S.E. to its intersection with E St., S.E., then west along

E St., S.E. to its intersection with Canal St., S.E., then northwest along Canal St., S.E. to its intersection with South Capitol Street, then generally north along the grounds under the jurisdiction of the Architect of the Capitol to F St., N.E.

NORTH: F St., N.E. between 2nd and 11th Sts., N.E.

EAST: south on 11th St., N.E. to its intersection with E St., N.E., then east on E St., N.E. to its intersection with 12th St., N.E., then south on 12th St., N.E. to its intersection with C St., N.E., then east on C St., N.E. to its intersection with 12th Place, N.E., then south on 12th Place, N.E. to its intersection with Constitution Ave., N.E., then east on Constitution Ave., N.E. to its intersection with 14th St., N.E., then south on 14th St., N.E. to its intersection with South Carolina Ave., S.E., then southwest on South Carolina Ave., S.E. to its intersection with 13th St., S.E., then south on 13th St., S.E. to its intersection with the northern right-of-way line of the Southeast Freeway.

The hearing will be conducted in accordance with Section 420.00 of the Procedures. Copies of the application may be examined and copies of the Procedures may be obtained at the Office of the Secretary of the Joint Committee, 10th Floor, 1325 G Street, N.W., Washington, D.C.

Edward H. Rickels



AFFIDAVIT OF PUBLICATION

District of Columbia, ss.

Personally appeared before me, PEGGY A. TRIMBLE, a Notary Public in and for the District of Columbia aforesaid, JOHN J. ANGEL who being duly sworn according to law, on oath says that he is an AUTHORIZED AGENT of The Evening Star Newspaper Company, publisher of

The Washington Star

published

daily and Sunday in the City of Washington, District of Columbia, and that the advertisement, of which the annexed is a true copy, was published in said newspaper 1 times on the following dates:

Oct. 26, 1975

at a cost of,

\$78.11

Dollars,

John J. Angel

Subscribed and sworn to before me

OCT 30 1975

19

Peggy A. Trimble
Notary Public.

(Seal)

My commission expires SEPTEMBER 30, 1978

ACCT. NO. 44-A

NOTICE OF PUBLIC HEARING. —
Time and Place: TUESDAY,
DECEMBER 9, 1975, 10:00 A.M.
Conference Room, National Capital
Planning Commission, 1325 G
Street, N.W., 10th Floor. To consid-
er, pursuant to Part 400 of the
"Procedures for the Designation of
Historic Landmarks and Historic
Districts" adopted by the Joint
Committee on November 26, 1974,
an application of the Joint Commit-
tee to amend the boundaries of, and
redesignate, the Capitol Hill Histor-
ic District. Paragraph 430.20 of the
Procedures provides that any deci-
sion to designate a Historic District
shall indicate whether such District
is also recommended for nomination
to the National Register of Historic
Places. The proposed amended
boundaries of the District are as fol-
lows: SOUTH: the northern right-of-
way line of the Southeast Freeway
between 13th St., SE and New Jer-
sey Ave., SE, WEST: northwest
along New Jersey Ave., SE to its
intersection with E St., SE, then
west along E St., SE to its intersec-
tion with Canal St., SE, then north-
west along Canal St., SE to its inter-
section with South Capitol Street,
then generally north along the
grounds under the jurisdiction of the
Architect of the Capitol to F St., NE.
NORTH: F St., NE between 2nd and
11th Sts., NE, EAST: south on 11th
St., NE to its intersection with E St.,
NE, then east on E St., NE to its
intersection with 12th St., NE, then
south on 12th St., NE to its intersec-
tion with C St., NE, then east on C
St., NE to its intersection with 12th
Place, NE, then south on 12th Place,
NE to its intersection with Constitu-
tion Ave., NE, then east on Constitu-
tion Ave., NE to its intersection with
14th St., NE, then south on 14th St.,
NE to its intersection with South
Carolina Ave., SE, then southwest
on South Carolina Ave., SE to its
intersection with 13th St., SE, then
south on 13th St., SE to its intersec-
tion with the northern right-of-way
line of the Southeast Freeway. The
hearing will be conducted in accord-
ance with Section 420.00 of the
Procedures. Copies of the applica-
tion may be examined and copies of
the Procedures may be obtained at
the Office of the Secretary of the
Joint Committee, 10th Floor, 1325 G
Street, N.W., Washington, D.C. ED-
WARD H. RICKELS, Secretary.
cc26



322-1250 D Street, S.E.	north side
17-1121 D Street, S.E.	south side
38-40 Ivy Street, S.E.	north side
41-47 Ivy Street, S.E.	south side
416-438 Canal Street, S.E.	east side
2-1122 E Street, S.E.	north side
101-1247 E Street, S.E.	south side
110-160 F Street, S.E.	north side
110-162 Duddington Place, S.E.	north side
111-163 Duddington Place, S.E.	south side
300-1230 G Street, S.E.	north side
301-1211 G Street, S.E.	south side
900-1126 I Street, S.E.	north side
1001-1127 I Street, S.E.	south side
1234-1242 K Street, S.E.	south side
1227-1259 K Street, S.E.	north side
103-233 S.E. Kentucky Avenue	west side
112-242 S.E. Kentucky Avenue	east side

North-South Streets

313SE-539SE 2nd Street	west side
103-109 NE 1st Street	east side
400-420 S.E. South Capitol Street	east side
300 SE-455 SE 1st Street	west side



FEDERAL ASSISTANT		2. APPLICANT'S APPLICATION	4. NUMBER HPG 78- 11	STATE APPLICATION IDENTIFIER	4. NUMBER DB 782840
1. TYPE OF ACTION ☐ PREAPPLICATION ☒ APPLICATION ☐ NOTIFICATION OF INTENT (Out.) ☐ REPORT OF FEDERAL ACTION		3. DATE Year month day 1978 7 21	5. DATE Year month day 1978 10 20		
4. LEGAL APPLICANT/RECIPIENT			5. FEDERAL EMPLOYER IDENTIFICATION NO. 536-001131		
a. Applicant Name: District of Columbia			6. PRO. GRAM (From Federal Catalog)		
b. Organization Unit: Dept. of Housing & Comm. Development			a. NUMBER 115104111		
c. Street/P.O. Box: 1325 G Street, N.W.			b. TITLE Historic Preservation		
d. City: Washington, D.C.					
e. State: D.C.					
f. Contact Person (Name & Telephone No.): Charity V. Davidson (202) 724-0181					
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT Capitol Hill Historic District; 516 C Street, N.E., Rehabilitation: Phase I: This small frame house built in the 1830's is one of the few frame houses from this period in the Capitol Hill Historic District. It has been severely damaged by fire and its rehabilitation will serve as a prototype for others in similar condition. The preservation objective is to rehabilitate the building and add an addition to the rear (cont. over)			8. TYPE OF APPLICANT/RECIPIENT A-State B-Intermediate C-Substate D-County E-City F-School District G-Local Person H-Community Action Agency I-Higher Education Institution J-Indian Tribe K-Other (Specify): Enter appropriate letter A		
9. TYPE OF ASSISTANCE A-Grants B-Subsistence Grant C-Loan D-Insurance E-Other Enter appropriate letter(s) AI					
10. AREA OF PROJECT IMPACT (Name of cities, counties, States, etc.) District of Columbia			11. ESTIMATED NUMBER OF PERSONS BENEFITING 707,900		
12. TYPE OF APPLICATION A-New B-Continuation C-Renewal Enter appropriate letter A					
13. PROPOSED FUNDING			14. CONGRESSIONAL DISTRICTS OF:		
a. FEDERAL \$ 14,603.00			b. APPLICANT D.C. Delegate		
c. APPLICANT 20,534.00			d. PROJECT Statewide		
e. STATE .00			15. PROJECT START DATE Year month day 1978 9 1		
f. LOCAL .00			16. PROJECT DURATION 25 Months		
g. OTHER .00			17. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY Year month day 1978 12 29		
h. TOTAL \$ 35,137.00			18. EXISTING FEDERAL IDENTIFICATION NUMBER		
19. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code) Dept. of the Interior Heritage Conservation & Recreation Service, Washington, D.C. 20240			20. REMARKS ADDED ☐ Yes ☒ No		
21. THE APPLICANT CERTIFIES THAT: a. To the best of my knowledge and belief, this is the true and correct information and that the information has been duly authorized by the governing body of the applicant and the applicant will comply with the attached requirements if the assistance is approved. b. If required by OMB Circular 4-75 this application was submitted pursuant to instructions received, to appropriate clearinghouses and all responses are included. c) Metro. Wash. Council of Governments d) D.C. Ofc. of Budget & Management Systems (3)			22. SIGNATURE 23. DATE SIGNED Year month day 1978 12 28		
24. AGENCY NAME Department of the Interior			25. APPLICANT RECEIVED Year month day 1978 12 28		
26. ORGANIZATIONAL UNIT HCRS			27. ADMINISTRATIVE OFFICE Grants Admin. Div.		
28. ADDRESS Washington, D.C. 20243			29. FEDERAL APPLICATION IDENTIFICATION		
30. ACTION TAKEN			31. FUNDING		
☐ 1. AWARDED			a. FEDERAL \$ 14,603.00		
☐ 2. REQUESTED			b. APPLICANT 20,534.00		
☐ 3. RETURNED FOR AMENDMENT			c. STATE .00		
☐ 4. DEFERRED			d. LOCAL .00		
☐ 5. WITHDRAWN			e. OTHER .00		
			f. TOTAL \$ 35,137.00		
32. ACTION DATE Year month day 1979 01 17			33. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number) Stephen D. Newman 202-343-4941		
34. STARTING DATE Year month day 1979 01 01			35. ENDING DATE Year month day 1980 09 30		
36. REMARKS ADDED ☐ Yes ☒ No			37. FEDERAL AGENCY ACTION a. Is using above action, any comments received from clearinghouses were considered, if agency response is due under provisions of Part 1, OMB Circular 4-75, it has been or is being made. b. FEDERAL AGENCY ACTION (Name and telephone no.) same as #35		

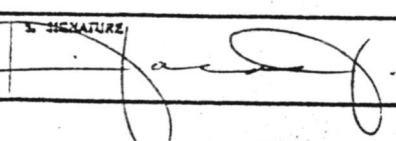
Section IV--Remarks

Section I, item 7

for eventual use, following a second Phase of development, as professional offices. The proposed rear addition is not part of this grant application and its design, as shown on the enclosed drawings, is preliminary. The applicant is willing to change the design of this addition to accommodate the requirements of HCRS as well as of this office. Review of the addition by the District of Columbia Professional Review Board has already been initiated.

APPROVED

6L-6-1
7/95
D.D.

FEDERAL ASSISTANCE		1. APPLICANT'S APPLICATION	4. NUMBER HPG 78- 22	5. STATE LOCATION IDENTIFIER	6. NUMBER DB 782840
1. TYPE OF ACTION ☐ PREAPPLICATION ☒ APPLICATION ☐ NOTIFICATION OF INTENT (OGL) ☐ REPORT OF FEDERAL ACTION		2. DATE Year month day 1978 7 21		3. DATE Year month day ASSIGNED 1978 10 20	
4. LEGAL APPLICANT/RECIPIENT a. Applicant Name : District of Columbia b. Organization Unit : Dept. of Housing & Comm. Development c. Street/P.O. Box : 1325 G Street, N.W. d. City : Washington, e. State : D.C. f. Contact Person (Name & telephone No.) : Charity V. Davidson (202) 724-0181			5. FEDERAL EMPLOYER IDENTIFICATION NO. 536-001131 6. PRO-GRAM (From Federal Catalog) a. NUMBER 11514111 b. TITLE Historic Preservation		
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT Capitol Hill Historic District, 1361-63 Constitution Avenue, N.E.: Rehabilitation of two facades to be incorporated into new building for Brown Memorial AME Church. Erected in 1892, these two townhouses are significant as the end units of an important ten house row designed by B. Stanley Simmons, a prominent local architect. The project objective is the rehabilitation and retention of the facades of these two (cont. over)			8. TYPE OF APPLICANT/RECIPIENT a-State b-Interstate c-Local d-City e-School District f-Special Purpose District g-Community Action Agency h-Higher Educational Institution i-Indian Tribe j-Other (Specify): Enter appropriate letter ☒ A		
12. AREA OF PROJECT IMPACT (Name of place, location, street, etc.) District of Columbia			11. ESTIMATED NUMBER OF PERSONS BENEFITING 707,900 12. TYPE OF APPLICATION a-New b-Continued c-Extension d-Modification Enter appropriate letter ☒ A		
13. PROPOSED FUNDING a. FEDERAL : 41,190.00 b. APPLICANT : 41,190.00 c. STATE : d. LOCAL : e. OTHER : f. TOTAL : 82,380.00			14. CONGRESSIONAL DISTRICTS OF: a. APPLICANT : D.C. Delegate b. PROJECT : Statewide 15. PROJECT START DATE Year month day 1978 9 1 16. PROJECT DURATION Months 25 17. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY Year month day 1978 12 29		
19. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code) Heritage Conservation & Recreation Service, Washington, D.C. 20240			18. TYPE OF CHANGE (For use of 15a) a-Increase Dollars b-Decrease Dollars c-Increase Duration d-Decrease Duration e-Extension f-Other (Specify): N.A. Enter appropriate letter ☐		
21. THE APPLICANT CERTIFIES THAT: a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the recipient will comply with the attached conditions if the assistance is approved. b. If required by OMB Circular 4-75 this application was submitted, pursuant to the instructions thereof, to appropriate departments and all responses are attached: ☐ None ☒ Attached			20. REMARKS ADDED ☐ Yes ☒ No c. Metro. Wash. Council of Governments ☐ d. D.C. Ofc. of Budget & Management Systems ☐		
22. CERTIFYING REPRESENTATIVE Lorenzo W. Jacobs, Jr., State Historic Preservation Officer			23. SIGNATURE  e. DATE SIGNED Year month day 1978 12 28		
24. AGENCY NAME Department of the Interior			25. APPLICATION RECEIVED 1978 12 28		
26. ORGANIZATIONAL UNIT HCRS			27. ADMINISTRATIVE OFFICE Grants Admin. Div.		
28. ADDRESS Washington, D.C. 20243			29. FEDERAL APPLICATION IDENTIFICATION 11-09534		
31. ACTION TAKEN ☒ a. AWARDED ☐ b. REJECTED ☐ c. RETURNED FOR AMENDMENT ☐ d. DEFERRED ☐ e. WITHDRAWN			32. FUNDING a. FEDERAL : 41,190.00 b. APPLICANT : 41,190.00 c. STATE : d. LOCAL : e. OTHER : f. TOTAL : 82,380.00		
33. FEDERAL AGENCY ACTION a. Is there some action, by agreement, between the departments that is required, if the project proceeds to the final stage of the OMB Circular 4-75, if the law or is being made.			34. ACTION DATE Year month day 1979 01 31 35. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number) Stephen D. Newman 202-343-4941		
36. FEDERAL AGENCY OFFICIAL (Name and telephone number) same as #35			37. REMARKS ADDED ☐ Yes ☒ No		

 DEC 28 1978
 ACTION

Section IV --Remarks

Section I, item 7.

buildings to be incorporated into a new church facility immediately behind the Brown Memorial AME Church, an important social institution in the Capitol Hill Historic District. The project, arrived at after exhaustive investigation into retaining the entire buildings, while still carrying out the Church's desired social programs, has the enthusiastic support of the Washington preservation community.

62-22-79

APPROVED

APR 25 1979

FEDERAL ASSISTANCE			2. APPLICANT'S APPLICATION	4. NUMBER HPG 78- 14	1. STATE APPLICATION IDENTIFIER	4. NUMBER DB 782840
1. TYPE OF ACTION ☐ PREAPPLICATION ☒ APPLICATION (Mark appropriate box) ☐ NOTIFICATION OF INTENT (Out.) ☐ REPORT OF FEDERAL ACTION			3. DATE Year month day 19 78 7 21		5. DATE Year month day ASSIGNED 1978 10 20	
4. LEGAL APPLICANT/RECIPIENT a. Applicant Name : District of Columbia b. Organization Unit : Dept. of Housing & Comm. Development c. Street/P.O. Box : 1325 G Street, N.W. d. City : Washington, D.C. e. State : D.C. f. Contact Person (Name & telephone No.) : Charity V. Davidson (202) 724-0181					5. FEDERAL EMPLOYER IDENTIFICATION NO. 536-001131	
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT Capitol Hill Historic District; Yost-Leukhardt House; 1002 Pennsylvania Ave., S.E. Project objective is acquisition of this 19th century rowhouse by the Capitol Hill Restoration Society for use as a headquarters for its 1700-member organization. This three-story brick house is an exceptionally well-preserved example of an 1890's Capitol Hill rowhouse. (continued on back)					6. PRO-GRAM (From Federal Catalog) a. NUMBER 11514111 b. TITLE Historic Preservation	
10. AREA OF PROJECT IMPACT (Names of cities, counties, States, etc.) District of Columbia					8. TYPE OF APPLICANT/RECIPIENT A-State B-Intermediate C-Substate D-County E-City F-School District G-Special Purpose District H-Community Action Agency I-Higher Educational Institution J-Indian Tribe K-Other (Specify): Enter appropriate letter A	
11. ESTIMATED NUMBER OF PERSONS BENEFITING 707,900					9. TYPE OF ASSISTANCE A-Basic Grant B-Supplemental Grant C-Loan D-Insurance E-Other Enter appropriate letter(s) A	
12. TYPE OF APPLICATION A-New B-Renewal C-Revision D-Continuation E-Augmentation Enter appropriate letter A					13. PROPOSED FUNDING a. FEDERAL \$ 85,000.00 b. APPLICANT 85,500.00 c. STATE --.00 d. LOCAL --.00 e. OTHER --.00 f. TOTAL \$ 170,500.00	
14. CONGRESSIONAL DISTRICTS OF: a. APPLICANT D.C. Delegate b. PROJECT Statewide					15. TYPE OF CHANGE (For 12a or 12b) A-Increase Dollars B-Decrease Dollars C-Increase Duration D-Decrease Duration E-Cancellation F-Other (Specify): N.A.	
16. PROJECT START DATE Year month day 1978 4 1					17. PROJECT DURATION 30 Months	
18. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY Year month day 19 78 12 29					19. EXISTING FEDERAL IDENTIFICATION NUMBER	
20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code) Dept. of the Interior Heritage Conservation & Recreation Service, Washington, D.C. 20240						
21. REMARKS ADDED ☐ Yes ☒ No						
22. THE APPLICANT CERTIFIES THAT: a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is approved. b. If required by OMB Circular A-15 this application was submitted, pursuant to instructions therein, to appropriate clearinghouses and all responses are attached: response allocated						
23. CERTIFYING REPRESENTATIVE Lorenzo W. Jacobs, Jr., State Historic Preservation Officer						
24. AGENCY NAME Department of the Interior						
25. ORGANIZATIONAL UNIT HCERS						
26. ADDRESS Washington, D.C. 20243						
27. ADMINISTRATIVE OFFICE Grants Admin. Div.						
28. FEDERAL APPLICATION IDENTIFICATION						
29. FEDERAL GRANT IDENTIFICATION 11-09480						
30. ACTION TAKEN ☐ 1. AWARDED ☐ 2. REJECTED ☐ 3. RETURNED FOR AMENDMENT ☐ 4. DEFERRED ☐ 5. WITHDRAWN						
31. FUNDING a. FEDERAL \$ 85,000.00 b. APPLICANT 85,000.00 c. STATE --.00 d. LOCAL --.00 e. OTHER --.00 f. TOTAL \$ 170,000.00						
32. ACTION DATE Year month day 19 79 01 17						
33. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number) Stephen D. Newman 202-343-4941						
34. STARTING DATE Year month day 19 79 01 01						
35. ENDING DATE Year month day 19 80 09 30						
36. REMARKS ADDED ☐ Yes ☒ No						
37. FEDERAL AGENCY A-15 ACTION a. In taking above action, say comments received from clearinghouses were considered, if agency response is due under provisions of Part 1, OMB Circular A-15, if has been or is being made. b. FEDERAL AGENCY A-15 OFFICIAL (Name and telephone no.) same as #35						

DEC 26 1978

7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT: (cont'd.)

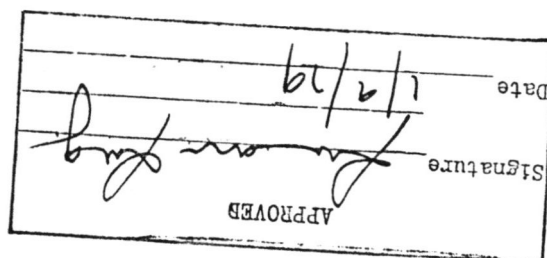
It is currently owned by the daughter of the builder, who has left both the interior and exterior unaltered. The house is located in a C-2-A zone, and its use as a headquarters by the Restoration Society will help to insure the preservation of other houses in the row as well as of this property despite the commercial zoning.

bc. 9.1
muyrb
APPROVED

FEDERAL ASSISTANCE			1. APPLICANT'S APPLICATION	2. NUMBER HPG 78-26	3. STATE APPLICATION IDENTIFIER	4. NUMBER DB 782840
1. TYPE OF ACTION ☐ PREAPPLICATION ☒ APPLICATION ☐ NOTIFICATION OF INTENT (Opt.) ☐ REPORT OF FEDERAL ACTION			2. DATE Year month day 19 78 7 21		3. DATE ASSIGNED Year month day 1978 10 20	
4. LEGAL APPLICANT/RECIPIENT a. Applicant Name : District of Columbia b. Organization Unit : Dept. of Housing & Comm. Development c. Street/P.O. Box : 1325 G Street, N.W. d. City : Washington, e. County : f. State : D.C. g. ZIP Code : 20005 h. Contact Person (Name & telephone No.) : Charity V. Davidson (202) 724-0181					5. FEDERAL EMPLOYER IDENTIFICATION NO. 536-001131	
6. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT Capitol Hill Historic District; B.B. French Manual Training School; 545 7th Street, S.E. Built around the turn of the century, the B.B. French School is the only unaltered manual training school in the District of Columbia. Vacant for many years, this brick Georgian style school is a key building on Capitol Hill. The site has been occupied by a school (continued on back)					7. TYPE OF APPLICANT/RECIPIENT A-State B-Interstate C-Substate D-District E-City F-School District G-Local Person H-Other (Specify): Enter appropriate letter ☒ A	
8. TYPE OF ASSISTANCE A-Grants B-Supplemental Grant C-Loan D-Insurance E-Other Enter appropriate letter(s) ☒ A					9. TYPE OF APPLICATION A-New B-Renewal C-Continuation D-Amendment Enter appropriate letter ☒ A	
10. AREA OF PROJECT IMPACT (Names of cities, counties, States, etc.) District of Columbia			11. ESTIMATED NUMBER OF PERSONS BENEFITING 707,900		12. TYPE OF CHANGE (For 12a or 12b) A-Increase Dollars B-Decrease Dollars C-Increase Duration D-Decrease Duration E-Continuation F-Other (Specify): N.A.	
13. PROPOSED FUNDING a. FEDERAL \$ 50,000.00 b. APPLICANT 74,570.00 c. STATE -- -- d. LOCAL -- -- e. OTHER -- -- f. TOTAL \$ 124,570.00			14. CONGRESSIONAL DISTRICTS OF: a. APPLICANT D.C. Delegate b. PROJECT Statewide 15. PROJECT START DATE Year month day See #34 16. PROJECT DURATION 21 Months 17. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY Year month day 19 78 12 29		18. EXISTING FEDERAL IDENTIFICATION NUMBER	
19. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code) Dept. of the Interior Heritage Conservation & Recreation Service, Washington, D.C. 20240						
20. REMARKS ADDED ☐ Yes ☒ No						
21. THE APPLICANT CERTIFIES THAT: a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the applicant has been duly authorized by the governing body of the institution and the institution will comply with the required assurances if the assistance is approved. b. If required by OMB Circular A-15 this application was submitted pursuant to instructions. Where, in appropriate circumstances, the instructions are followed: response c. Metro. Wash. Council of Governments ☐ ☒ d. D.C. Ofc. of Budget & Management Systems ☐ ☒ ()						
22. CERTIFYING REPRESENTATIVE Lorenzo W. Jacobs, Jr., State Historic Preservation Officer			23. SIGNED 		24. DATE SIGNED Year month day 1978 12 26	
25. AGENCY NAME Department of the Interior			26. ORGANIZATIONAL UNIT HCRS		27. ADMINISTRATIVE OFFICE Grants Admin. Div.	
28. ADDRESS Washington, D.C. 20243			29. FEDERAL APPLICATION IDENTIFICATION		30. FEDERAL GRANT IDENTIFICATION 11-09484	
31. ACTION TAKEN ☒ A. AWARDED ☐ B. REFUSED ☐ C. RETURNED FOR AMENDMENT ☐ D. DEFERRED ☐ E. WITHDRAWN			32. FUNDING a. FEDERAL \$ 50,000.00 b. APPLICANT 74,570.00 c. STATE -- -- d. LOCAL -- -- e. OTHER -- -- f. TOTAL \$ 124,570.00		33. ACTION DATE Year month day 19 79 1 17 34. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number) Stephen D. Newman 202-343-4941	
35. STARTING DATE Year month day 19 79 01 01			36. ENDING DATE Year month day 19 80 09 30		37. REMARKS ADDED ☐ Yes ☒ No	
38. FEDERAL AGENCY ACTION a. Is using above action, any comments received from beneficiaries were considered. If agency response is due under provisions of Part I, OMB Circular A-15, it has been or is being made. b. FEDERAL AGENCY A-15 OFFICIAL (Name and telephone no.) same as #35						

7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT: (cont'd.)

since 1844. Project objectives are exterior and interior stabilization, and rehabilitation. Owned by the District of Columbia, the B.B. French School has been leased to the Capitol Hill Arts Workshop, Inc. for classes in dance, drama, and visual and language arts.



NATIONAL REGISTER DATA SHEET

1 NAME as it appears on federal register: **CAPITOL HILL HISTORIC DISTRICT** 2 OTHER NAMES: 3 date of entry: **8-27-76** 4 county code: **001**

5 LOCATION street & number ***see reverse** city / town **WASHINGTON** vicinity of **D.C.** state **D.C.** county **Mid-Atlantic** 6 NPS REGION:

7 OWNER ☐ PRIVATE ☐ STATE ☐ MUNICIPAL ☐ COUNTY ☒ MULTIPLE ☐ FEDERAL (agency name) **public/private.** 8 ADMINISTRATOR: 9 EXISTING SURVEYS ☐ HABS ☐ HAER ☐ NHL 10 FUNDED? ☐ YES ☐ NO 11 CONGRESS. DISTRICT **D.C.** 12 SOURCE of NOMINATION ☒ STATE ☐ FEDERAL if state who prepared form?

13 WITHIN NATIONAL REGISTER HISTORIC DISTRICT? ☒ YES, NAME ***NO** 14 WITHIN NATIONAL HISTORIC LANDMARK? ☒ YES, NAME ***NO** 15 ACREAGE **710 acres** ☐ LOCAL ☐ PRIVATE ORGANIZATION

16 CONDITION ☐ deteriorated ☒ altered ☒ original site ☐ excellent ☐ ruins ☐ unaltered ☐ moved ☒ good ☐ unexposed ☐ reconstructed ☐ unknown ☐ fair ☐ unexcavated ☐ excavated 17 features: ☐ SUBSTANTIALLY INTACT-1 ☒ SUBSTANTIALLY INTACT-2 ☒ SUBSTANTIALLY INTACT-3 ☐ NOT INTACT-0 ☐ NOT INTACT-0 ☐ NOT INTACT-0 ☐ UNKNOWN-4 ☐ UNKNOWN-5 ☐ UNKNOWN-6 ☒ NOT APPLICABLE-7 ☐ NOT APPLICABLE-8 ☐ NOT APPLICABLE-9

18 ACCESS ☐ YES - Restricted ☒ YES - Unrestricted ☐ No Access ☐ Unknown 19 ADAPTIVE USE ☐ YES ☒ NO 20 SAVED? ☐ YES ☐ NO 21 IS PROPERTY A HISTORIC DISTRICT? ☒ yes ☐ no

21 AREAS OF SIGNIFICANCE: ☐ ARCHEOLOGY - prehistoric-2 ☐ COMMERCE-6 ☐ ENGINEERING-11 ☐ LANDSCAPE ARCH.-15 ☒ POLITICS / GOVT.-21 ☐ RECREATION-28 ☐ ARCHEOLOGY - historic-1 ☐ COMMUNICATIONS-7 ☐ ENTERTAINMENT-26 ☐ LAW-16 ☐ RELIGION-22 ☒ SETTLEMENT-29 ☐ AGRICULTURE-3 ☐ CONSERVATION-8 ☐ EXPLORATION-12 ☐ LITERATURE-17 ☐ SCIENCE-23 ☒ URBAN PLANNING-31 ☒ ARCHITECTURE-4 ☐ ECONOMICS-9 ☐ HEALTH-27 ☐ MILITARY-18 ☐ SOCIAL / HUMANITARIAN-24 ☐ OTHER (SPECIFY) ☐ ART-5 ☐ EDUCATION-10 ☐ INDUSTRY-13 ☐ MUSIC-19 ☐ SOCIAL / CULTURAL-30 ☐ TRANSPORTATION-25 ☐ INVENTION-14 ☐ PHILOSOPHY-20 22 CLAIMS: explain 'first' ☐ 'oldest' ☐ 'only' ☐

23 functions WHEN HISTORICALLY SIGNIFICANT: **multiuse district** 24 dates of initial construction: **1790 - 1900** 25 ETHNIC GROUP ASSOCIATION **Black associations** CURRENTLY: **ditto** major alterations: historic events:

26 architectural style(s): **Federal, Greek Revival, Italianate, Romanesque Revival, Queen Anne, Second Empire, Richardsonian Romanesque** 27 architect: ***see reverse** 28 master builder: 29 engineer: 30 landscape architect / garden designer: 31 interior decorator: 32 artist: 33 artisan: 34 builder/contractor:

35 NAMES give role & date PERSONAL: **Pierre L'Enfant - did original plan for district which included expansive diagonal avenues overlaying grid pattern** EVENTS: INSTITUTIONAL:

36 NATIONAL REGISTER WRITE-UP **Primarily residential district of some 8,000 masonry or frame, 2--3 story rowhouses; notable are the Eclectic/Second Empire Mountjoy Bayly House (1817), the Federal Friendship House (1795-1796), and Eclectic Sewall-Belmont House (1800). Extensive examples of Italianate, Federal, Greek Revival, Queen Anne, Romanesque Revival, Second Empire and Richardsonian Romanesque. Developed late 18th C. as boarding house community for members of Congress; bulk of dwellings built 1870s--1900 as district became solid middle-class residential-commercial area; retains much 19th C. character.**

(5)* roughly bounded by Virginia Ave., S.E., S. CAPITOL ST., F ST. N.E., and 14th Sts. SE & NE.

(27)* architects in district include Appleton P. Clark / T.F. Schneider / C.A. Didden / George Hadfield / Paul Cret & Trowbridge