

NAME OF APPLICANT(S) District of Columbia Preservation League
Historic Anacostia Block Association
Historic Anacostia Preservation Society

If the 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.

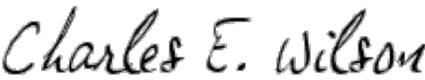
District of Columbia Preservation League
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Signature of representative  Date March 30, 2021

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Signature of representative  Date March 30, 2021

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Address/Contact of applicant(s) https://www.hapsdc.org/ email: info@hapsdc.org

Name and title of authorized representative Greta Fuller, President

Signature of representative  Date March 30, 2021

Name and telephone of author of application EHT Tracerics, Inc. (202) 393-1199

Date received _____
H.P.O. staff _____

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name: Anacostia Historic District (Boundary Increase)

Other names/site number: N/A

Name of related multiple property listing: N/A

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

2. Location

Street & number: 2200-2500 block Martin Luther King Jr. Avenue SE; 1300-1900 blocks Good Hope Road SE, 2200-2400 blocks Shannon Place SE, 1100 block Chicago Street SE, 1200 block Talbert Street SE, 2300 block Mount View Place SE, 1300 block Morris Road SE, 2256 High Street SE, 1600 block V Street SE, 1500-1600 blocks W Street SE, 1700 block U Street SE, 1900 and 2300 blocks Fendall Street SE, 1408 Minnesota Avenue SE, 1919 15th Street SE, 1900 and 2200 blocks of 16th Street SE

City or town: Washington State: District of Columbia County: _____

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

<p>_____ Signature of certifying official/Title:</p> <p>_____ State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
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In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____	_____
Signature of commenting official:	Date
_____	_____
Title :	State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>129</u>	<u>45</u>	buildings
<u>1</u>	<u>18</u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>130</u>	<u>63</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- DOMESTIC/Single Dwelling
- DOMESTIC/ Multiple Dwellings
- COMMERCE/TRADE/Business
- COMMERCE/TRADE/Specialty Store
- COMMERCE/TRADE/Financial Institution
- EDUCATION/School
- LANDSCAPE/Plaza
- RELIGIOUS/Church

Current Functions

(Enter categories from instructions.)

- DOMESTIC/Single Dwelling
- DOMESTIC/ Multiple Dwellings
- COMMERCE/TRADE/Business
- COMMERCE/TRADE/Specialty Store
- COMMERCE/TRADE/Financial Institution
- COMMERCE/TRADE/Restaurant
- EDUCATION/School
- LANDSCAPE/Plaza
- LANDSCAPE/Parking Lot
- RELIGIOUS/Church

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN

LATE 19TH AND 20TH CENTURY REVIVALS

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS

MODERN MOVEMENT

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Slate, Wood, Concrete, Concrete Block, Others

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The original Anacostia Historic District contains approximately 550 properties. Most of the properties consist of single family and row houses set on urban gridiron residential lots of equal proportions. A notable exception is the commercial district along Martin Luther King Jr. Avenue and Good Hope Road, which contains mixed-use commercial/residential development largely dating to the early to mid-twentieth century. The core areas of the district were developed with Cottage style, Italianate, and other Victorian era single-family housing and row houses built in the Washington Row House style. The homogenous nature of the district is enhanced through similar massing elements that includes projecting porches and proportionate but varied rooflines, creating “ a strong sense of rhythm up and down the streets.”¹ This rhythm is enhanced through standard setbacks and notable landscape features such as brick sidewalks, fenced front yards, and tree-lined streets that enhance the suburban quality of Washington’s first suburb. The commercial areas along Martin Luther King Jr. Avenue SE and Good Hope Road SE, located within the district, contain commercial buildings mostly dating from the 1920s. Most represent vernacular mix-use two-story buildings with storefront commercial areas in the ground floor with residential space on the second story. Notable examples identified in the nomination include the commercial block at 1918-1922 Martin Luther King Jr. Avenue (1936). Later commercial buildings identified in the nomination include the two-story Art Deco commercial building at 2022 Martin Luther King Jr. Avenue (1948). Although the nomination notes there being several large-scale mid-twentieth century commercial and apartment buildings of differing architectural styles constructed since World War

¹ National Register of Historic Places, Anacostia Historic District (Washington, D.C.), 7-1.

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II, these were deemed to be compatible with the buildings from earlier eras in terms of scale and materials.²

The Anacostia Historic District boundary increase expands the northern, southern, and eastern boundaries of the original historic district. The architecture in these areas contributes to the development patterns and themes identified in the original nomination. North of the original district, the expanded boundaries includes properties on both sides of Good Hope Road SE that encapsulate more of the area that developed into the commercial core of the Anacostia community during the twentieth century. Expanded boundaries south of the original district includes additional portions of the area that developed into the community's Martin Luther King Jr Avenue commercial corridor. The expanded southern boundaries also include additional subdivisions on both sides of Martin Luther King Jr. Avenue to include properties along Morris Road, SE, Talbert Street, SE, Shannon Place SE, Mount View Place SE, and Howard Road SE. Expanded boundaries to the east included portions of W, V, U, 16th and Fendall Streets SE. These residential areas include a combination of single-family houses, row houses, and garden apartment buildings that complement the domestic building stock in the original district while also illustrating the further growth of the community during the early and mid-twentieth century.

Narrative Description

Introduction

The Anacostia Historic District boundary increase includes portions of Squares 5601, 5602, 5605, 5606, 5611, 5755, 5760, 5761, 5764, 5765, 5766, 5767, 5768, 5777, 5778, 5779, 5786, 5785, 5787, 5788, 5789, 5790, 5795, 5799, 5800, 5803, 5805, 5806, 5869. The expanded boundaries include residential properties along Talbert Street SE, High Street SE Shannon Place SE, Morris Road SE, Mount View Place SE, U Street SE, W Street SE, V Street SE, 16th Street SE, High Street SE, and Fendall Street SE. Properties in these areas include single-family working-class housing similar to the Victorian-era houses found in the original portions of the district. As housing designed for the working class, these dwellings are more vernacular in nature, lacking details and features of "high style" examples. However, they remain comparable in terms of size, scale and massing with the property types found in the existing district. The expanded area also includes working-class housing in styles from later periods of the early twentieth century that include examples of Craftsman Bungalow and Colonial Revival architecture. The expanded area also includes classic examples of the Washington Row House, a property type constructed throughout the city during the early twentieth century. Built by developers on speculation, the Washington Row House consists of identical rows of attached two-story, two-or-three-bay units featuring one-story porches and were constructed in rows that extended the entire length of the block. The variety of roof shapes was also a character defining feature of the Washington Row House. Roofs were generally flat or slightly pitched behind false-mansards or parapets of multiple forms. Expanding the district boundaries to portions of these squares will capture sections of Martin Luther King Jr. Avenue, SE and Good Hope Road, SE that served as part of the commercial core of Anacostia during the twentieth century and continues as such today.

Southwestern Boundary Expansion

² National Register of Historic Places, Anacostia Historic District (Washington D.C.), 7-6

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Expanding the southwestern boundary of the existing district encapsulates properties located along Chicago Street SE, Shannon Place SE, Talbert Street SE, Howard Road SE, Martin Luther King Jr. Avenue SE, Maple View Place SE, Mt. View Place SE, and Morris Road SE. These streets were part of several subdivisions platted in the late nineteenth and early twentieth centuries that expanded the original Uniontown settlement southward before ending at the Barry Farm/Hillsboro settlement. Residential development along Chicago Street, Shannon Place and Talbert Street consists of single-family houses and row houses that followed development trends found in other parts of Anacostia. The early houses represent frame and brick vernacular Victorian-style dwellings constructed on urban lots. Construction between 1920 and 1940 included a few examples of Colonial Revival and Bungalow/Craftsman working class housing along Talbert Street. But most of the construction during this era transitioned to row house development and later apartment buildings. The houses along these neighborhood streets are set back approximately 20-40 feet from the sidewalks. Some of the front yards are above grade and are fronted by brick and stone retaining walls, which line the sidewalk. Other properties are fronted by wood picket and metal chain link fences.

Development along Martin Luther King Jr. Avenue includes a mix of residential, commercial, and municipal property types. As with portions of Martin Luther King Jr. Avenue within the existing district, early row houses constructed along the avenue have been converted to professional and commercial buildings, and are represented by two-story, mixed-use commercial blocks that have second-story residential apartments. Later development includes automobile fueling and repair stations. Several large-scale residential properties are included along the streetscape that were built from 1920 to the present day.

Chicago Street, SE

Urban row houses built along Chicago Street represent one of the finest collections of Washington Row Houses built in Anacostia during the early twentieth century, with most being designed by architect Julius Wenig. The largest collection of row houses consists of two groupings of seven attached dwellings at 1110-1122 and 1101-1121 Chicago Street SE (Photo 1). Similar row houses are located at 1123-1127, 1129-1131, and 1130-1134 Chicago Street SE, and 2244-2250 Shannon Place SE. The row houses at 1129-1131 Chicago Street SE were constructed in 1906 and the unit at 1133-1137 Chicago Street SE was constructed in 1950. The remaining units were built between 1924 and 1928 with the exception of 1101 Chicago Street which was built in 1942. All are typical of row house construction that began to appear in the District of Columbia during the early-to-mid twentieth century. The masonry dwellings exhibit simple two-story, three-bay massing and feature shed or pent roofs. Some have exposed rafter ends that cover the cornice. Porches are typically one story and are covered by flat roofs supported by brick or wood columns. Some of the original porch supports have been replaced with wrought iron. The notable lack of ornamentation, especially the modest window surrounds and cornice details, was more typical of twentieth-century row houses than with examples from the nineteenth century, which consisted of more ornate Victorian and Colonial/Classical Revival examples. A few of the individual units have one-story rear additions which are not visible from Chicago Street.

Shannon Place, SE

Shannon Place SE contains a mix of both row and single-family homes constructed between 1909-1941. The dwellings are set back at regular intervals from the street along level lots, with some of the front yards enclosed by chain link fences. The row houses and detached single-family houses all are similarly designed as simple rectangular two-story urban dwellings located on narrow lots. The row houses represent good examples of the Washington Row typology.

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Most of the dwellings are modest two-story, two-and-three bay structures with one-story porches and brick or stucco exteriors and gabled, flat, and shed roofs (Photo 2). There are more stylized Colonial Revival-style houses with dentiled cornices and classical porch detailing that includes Ionic column supports (Photo 3). For some houses, the original porch supports have been replaced with wrought iron. Some of the porches have also been enclosed. The three-story house at 2322 Shannon Place SE, located on the corner of Talbert Street SE, is a recent addition that does not conform to same size or scale of neighboring row houses.

Shannon Place also contains the Revival Temple Church (Photo 4) and the Savoy Elementary School. Constructed in 1937 as the Chapel of St. Philip the Evangelist, the Revival Temple Church originally served an African American congregation. The original brick one-story gothic chapel contains lancet windows and a two-story bell tower. A 1950 Colonial Revival addition enlarged the sanctuary, with another two-story classroom building added in 1975.³ Constructed in 1968, the A. Kiger Savoy Elementary School is a three-story modern masonry school with ribbon windows and a flat roof.⁴

Martin Luther King Jr. Avenue

Portions of Martin Luther King, Jr. Avenue, from its intersection at Chicago Street SE to Howard Road SE, are encapsulated within the southern boundary expansion. What is today Martin Luther King Jr. Avenue was originally platted as Nichols Avenue during the nineteenth century which extended north-south through the original Uniontown settlement linking it with the Barry Farm settlement and St. Elizabeth's Hospital to the south. As a main thoroughfare it became part of the commercial core of the community of Anacostia. The section of Martin Luther King Jr. within the expanded boundaries extends roughly two blocks south of Chicago Street SE. This area consists of an array of residential, commercial, mixed-use, and municipal resources constructed from the 1900s to 2018.

Some of the oldest buildings located within the corridor are row houses converted to professional and commercial use. The 11th Precinct station, located at 2301 Martin Luther King Avenue SE (Photo 5), was originally constructed in 1909, and the two-story Italian Renaissance-style building was designed by the noted Washington architectural firm of Wood, Donn & Deming. Clad in stucco, the building features a hipped roof with overhanging eaves. Its main entrance on the north elevation features a classical entablature. The building served as the local police headquarters until 1972 and later functioned as a funeral home and health clinic, which still occupies the building.⁵ Adjacent to this building are the row houses at 2303-2309 Martin Luther King Jr. Avenue that were constructed in 1928 as two-story, brick, three-bay row houses. The two center units at 2305 and 2307 Martin Luther King Jr. Avenue have side-gabled roofs, while the end units at 2303 and 2309 Martin Luther King Jr. Avenue have flat roofs behind parapets. The original windows for all four units have been replaced with one-over-one, vinyl sash windows. Immediately south of these row houses is a two-and-a-half story Queen Anne house at 2311 Martin Luther King Jr. Avenue (Photo 6). The two-bay house features a cross-gabled roof, flat-roofed porch, and a turret with a conical roof. This building was originally constructed as a frame building on Lot 812 in 1905. The dwelling was clad in form stone veneer sometime after 1959. Its original porch has been reconstructed and now features wrought-iron supports and the windows are vinyl replacement units.

³DC State Historic Preservation Office Determination of Eligibility Form. *Expansion of the Anacostia Historic District*. Washington, District of Columbia, 2019, 13

⁴ Savoy Elementary School History, Accessed 18 November 2019 at <https://savory.web.sd62.bc.ca/about/history/>

⁵ DC State Historic Preservation Office Determination of Eligibility Form., *Eleventh Precinct/Washington Metropolitan Police Station No. 11*, 2011.

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Another group of row houses are located at 2406-2412 Martin Luther King Jr. Avenue. These four units were constructed circa 1925 as two-story, three-bay brick row houses. The end unit at 2406 Martin Luther King Jr. Avenue was significantly altered when it became the Bethuel Temple Church and now features a stucco-clad exterior, fixed windows, and double-leaf glass doors. The three other dwellings (2408-2412) retain much of their original appearance and feature side-gabled roofs separated by firewalls. Dormers line their roofs. First floor storefronts were added to these dwellings as this section of Martin Luther King Jr. Avenue became increasingly commercial during the mid-twentieth century.

Several buildings within the corridor represent one or two-story commercial blocks that illustrate the growth of the commercial corridor along Martin Luther King Jr. Avenue between 1910 and 1950 (Photo 7). These buildings are examples of austere, functional, commercial/industrial architecture. All are masonry construction buildings with simple rectangular massing capped with flat roofs and lack architectural ornamentation. A commercial row, located at 2401-2405 Martin Luther King Jr. Avenue consists of three brick commercial units constructed from 1910-1947 (Photo 8). All three buildings are three-bay's wide and have flat-roofs located behind parapets and feature rear one and two-story additions that are not visible from Martin Luther King Jr. Avenue. The units at 2401-2403 feature storefronts. The building at 2405 originally housed the Carver Theater. The building was designed in the Moderne style by noted theater architect John Zink, who also designed the Uptown Theater. The theater opened in 1948 and closed in the 1960s, after which time it housed the Anacostia Neighborhood Museum until 1987. The building's fenestration has been changed with the addition of a large picture window and pilasters added in the center of the east (front) elevation.⁶

The buildings at 2418 and 2420 Martin Luther King Jr. Avenue originally served as three individual stores and were erected in 1910.⁷ The one-story brick building is a simple rectangular commercial block capped with a flat roof. Each of the stores contained a store-front window on the west (front) elevation. A telescoped addition has been constructed onto the east (rear) elevation.

The substation of the Potomac Electric Power Company was constructed at 2415 Martin Luther King, Jr. Avenue, SE in 1927 for the Washington Railway and Electric Company to power the streetcar line that once extended down Martin Luther King, Jr. Avenue, SE (Photo 9). The one-story, three-bay brick utilitarian building is capped by a flat roof with metal coping. The symmetrical front (east) elevation features a single-leaf metal door in the center of the elevation flanked by multiple light steel pivot windows. Above the door and windows is a paneled brick frieze. The building was enlarged in 1942 with the telescoped one-story, concrete-block addition on the rear (west) elevation. The property continues to function as a power substation.⁸

Several buildings were constructed to serve the automobile industry during the early to mid-twentieth century. The building at 2313-2315 Martin Luther King Avenue, which is now the Clara Muhammad School was constructed in 1924 to house an automotive garage and paint shop.⁹ The automotive repair shop located at 2320 Martin Luther King Jr. Avenue is a concrete block building constructed in 1965. A paved parking lot fronts this building, which is set further back (approximately 50 feet) from the streetscape. What was originally a filling station built in 1967 is the one-story brick masonry-constructed building at 2323 Martin Luther King Jr. Avenue, which features a mansard roof.

⁶ "Carver Theater," Cinema Treasures, Acquired Online at <http://cinematreasures.org/theaters/8146> on 11 December 2019.

⁷ DCSHPO Determination of Eligibility Form, *Expansion of the Anacostia Historic District*, 8

⁸ DCSHPO Determination of Eligibility Form, *Expansion of the Anacostia Historic District*, 14.

⁹ DCSHPO Determination of Eligibility Form, *Expansion of the Anacostia Historic District*, 7.

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Apartment buildings began to be built along the corridor as early as 1925, the year that the example at 2400 Martin Luther King Jr. Avenue was constructed.¹⁰ This two-story brick rectangular building, capped with a flat roof, is located at the south end of the intersection of Talbert Street, SE, and compliments the austere commercial blocks found in the neighborhood. The building features a corbelled brick cornice. It is an example of the Commercial/Residential Apartment Building, as defined in the Multi-Property Documentation Form *Apartment Buildings in Washington, D.C. 1880-1945*.¹¹ The first story has been converted into a liquor store. An apartment building located at 1204 Talbert Avenue fronts Martin Luther King Jr. Avenue (Photo 10). Designed by noted local Architect George Santmyers and constructed in 1927, this three-story brick Classical Revival building is capped by a flat roof. An example of the Conventional Low-Rise type, the building has more architectural ornamentation than the other apartment buildings along the corridor. Stone quoins accent the end bays along the west (front) elevation. Sculpted stone panels are installed in the brickwork above the first story windows and above the stone cornice in the end bays. Several apartment buildings were constructed throughout Anacostia during the 1950s and 1960s. Two units located at 1210 and 1212 Mount View Place, SE, were built in 1965. Both are identical two-story brick garden apartment complexes.

Other than Cedar Hill, the nineteenth-century home of Frederick Douglass, the most recognizable historic building in Anacostia is the Birney School (Photo 11). Known today as the Thurgood Marshall Academy, the school is located at the south terminus of the corridor at 2427 Martin Luther King Jr. Avenue. Constructed in the Italian Renaissance style in 1901, the two-story brick school features a molded stone cornice with dentils, an Ionic columned portico, and second story Palladian and oval windows. A three-story wing constructed in 2006 is located behind or west of the original school.

Non-contributing resources within the corridor constructed after 2000 include a rear wing of the Savoy School that houses Anacostia Yesterday and Today and fronts Martin Luther King Jr. Avenue. Constructed in 2010, the commercial building at 2345 Martin Luther King Jr. Avenue, located at its intersection with Talbert Street SE, is a two-story, rectangular-plan building with a flat roof. On both sides of the Morris Road intersection are multi-story buildings constructed after 2000. The building at 2300 Martin Luther King Jr. Avenue houses a unit of the Salvation Army, and was constructed circa 2008. To the north is a large, four-story condominium complex, Maple View Flats, located at 2228 Martin Luther King Jr. Avenue and constructed circa 2018.

Talbert Street, SE

No buildings front Talbert Street to the west of Martin Luther King Jr. Avenue. To the east of Martin Luther King Jr. Avenue, the street extends up a steep hill and is lined by houses constructed from 1890 to 1936. The lots closer to Martin Luther King Jr. Avenue tend to be smaller narrow urban lots which were developed with many of the same house types found along Shannon Place, SE. These dwellings, set back 10 to 15 feet from the sidewalk, are two-story row houses (1205-1207, 1213-1217) and single family houses (1222 and 1224) that have simple box-shaped rectangular massing with flat roofs (Photo 12). All but one is brick or covered with stucco. The house at 1224 Talbert Street, SE is a frame dwelling clad with vinyl siding. All have front porches with flat roofs mostly supported by masonry piers or wood columns. The house at 1213 Talbert Street, SE has wrought-iron supports that replaced the original masonry supports. The row houses have simple cornices and masonry lintels. The single-family houses

¹⁰ DCSHPO Determination of Eligibility Form, *Expansion of the Anacostia Historic District*, 7

¹¹ National Register of Historic Places, Multiple Property Documentation Form, *Apartment Buildings in Washington, D.C. 1880-1945*, Washington, District of Columbia, National Register #64500083.

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at 1222 and 1224 Talbert Street, SE are more ornate examples of Colonial Revival design. Both have wood cornices decorated with brackets and modillions and the second story window hoods also feature modillions and scroll work.

Further to the east the lots become larger in size. The houses appear more suburban in character and are set back at greater distances, approximately 25-30 feet from the sidewalks. All are single-family homes constructed from 1891 to 1931 that represent a mix of the Colonial Revival and Craftsman styles (Photo 13). These houses are mostly wood-frame dwellings clad with a mixture of materials that include vinyl siding, brick, stone veneer, stucco, and wood clapboard. Some of these houses have more complex massing as compared to the more urban dwellings to the west. The house at 1231 Talbert Street is a two-and-a-half story Colonial Revival dwelling featuring a side gabled wing. Most have gabled roofs (front, side, and cross gabled) some of which are pierced by dormers (most notably on the Craftsman bungalows). The houses all have one-story porches. The Craftsman-style bungalow dwellings feature tapered piers. Most of the Colonial Revival-style houses retain their character defining features, which typically consist of main entrances accompanied by surrounds that include transoms, sidelights, and simple entablatures. A notable example of the Colonial Revival style is located at 1249 Talbert Street SE (Photo 14).

Morris Road, SE

Morris Road extends east from Martin Luther King Jr. Avenue, SE. Multistory mixed-use buildings constructed within the past five years line both sides of the road at its intersection with Martin Luther King Jr. Avenue, SE. To the east, the north side of the road exhibits level topography, while the topography south of Morris Road rises above street grade. Concrete and stone retaining walls line the sidewalk along the south side of the roadway. The duplex at 1213-1215 Morris Road, SE is a two-story, wood-frame duplex designed in the Washington Row style with a flat roof and cornice lined with modillions and brackets (Photo 15). The duplex is clad with vinyl siding and has a flat-roofed porch with wrought-iron replacement supports. East of the intersection with Mount View Place, the garden apartment at 1300-1302 Morris Road, SE is located on the north side of the street. The two-story brick unit has a raised basement with recessed entry bays and was constructed after 1965.¹² The opposite side of the street contains a heavily wooded lot.

The expanded district boundary includes only properties lining the north side of Morris Road, SE east of Mount View Place. Constructed in 1904, the row of single-family dwellings at 1322 to 1328 Morris Road are all similarly scaled two-and-a-half story dwellings with modest vernacular Victorian details (Photo 16). These dwellings are slightly setback, approximately five to eight feet, from the sidewalks and are rectangular-plan houses with front porches that are capped with front-gabled roofs. The dwelling at 1322 Morris Road, SE contains a hipped roof porch while the other houses have inset porches. These buildings all have diminished integrity of materials, with vinyl siding and vinyl replacement windows. East of these dwellings, the contemporary house at 1332 Morris Road is a two-story, square-plan house set on a raised foundation that is set back further from the road. This house is clad in vinyl siding, features vinyl replacement windows, and was likely constructed in 1992. The duplex at 1338-1340 represents another vernacular urban property type. The frame dwelling is a two-story dwelling capped by a shed roof. The duplex has a pent-roofed porch. The duplex has diminished integrity of materials, as it is clad in vinyl siding and has vinyl replacement windows. Half of the porch supports have been replaced with wrought-iron. An empty lot and parking lot is located between 1338-1340 Morris Road, SE and the apartment

¹² HistoricAerials.com.

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building located 1360-1362 Morris Road SE. This apartment building, constructed c. 1970, is of brick construction, stands four-stories in height, and features a flat roof. Three recessed entry bays divide the building into four sections. . An undeveloped wooded lot separates the apartment building from another group of four, two-story, single-family dwellings at 1384-1390 Morris Road, SE. These houses are similar in size, scale, and massing to the dwellings at 1338-1340 Morris Road, SE. All are two-story frame dwellings with one-story porches. The house at 1384 Morris Road, SE is capped with a front-gabled roof, while the other dwellings have shed roofs. These houses are set back approximately 15-25 feet from the sidewalk and their front yards are enclosed by chain link fences.

Mount View Place SE

One block of Mount View Place, SE links Morris Road, SE with Talbert Street, SE and is located within the expanded historic district boundaries. The street cuts through the raised topography that rises to the south. Properties along both sides of this block are raised above street grade with concrete and stone retaining walls. The east side of the street contains an undeveloped wooded lot. Along the west side of the street are two apartment buildings located at 2301 and 2305 Mount View Place, SE that were constructed in 1935. Both apartment buildings (examples of the House Type as defined by the MPD) are identical two-story Colonial Revival buildings faced with brick and capped with a side-gabled roof with two-story rear wings (Photo 17). The dwellings each have gabled, centered projecting bays in their east (front) elevations that contain their main entrances. The dwelling at 2305 Mount View Place has a flat-roofed replacement entry porch with square wood column supports. The entrance to the dwelling at 2301 Mount View Place is covered by an original front-gabled hood.

Boundary Increase (2256 High Street)

One property excluded from the original district boundaries was 2256 High Street, which is located on Lot 850 of Square 5799. This property contains a two-story brick Colonial Revival-style house constructed in 1937. An adjacent outbuilding dates to the same period.

Boundary Increase (Donut Hole Extraction)

The original district boundaries were drawn around three properties near the intersection of Martin Luther King Jr. Avenue SE and Maple View Place SE. The odd shaped “donut hole” includes three properties that include two rectangular-plan apartment buildings at 1210 and 1212 Maple View Place SE and an irregular-plan commercial building at 1208 Maple View Place SE that fronts Martin Luther King Jr. Avenue. Although all three buildings are non-contributing resources built during the 1960s, including this area removes that “donut hole” and makes the district boundaries more even.

Eastern Boundary Expansion

The eastern boundary expansion includes portions of W, V, and U Streets, SE, 16th Street SE, and Fendall Street SE, which were parts of the original Uniontown and Green and Pitts subdivisions, which were platted during the late nineteenth and early twentieth centuries. These areas represent several decades of subsequent residential development that occurred between 1890 and 1969 that mostly followed similar patterns found in the core areas of Anacostia. Development occurred along a grid-pattern consistent with the original district, with houses constructed along standard sized rectangular lots with regular setbacks. Several properties have short stone or brick retaining walls and chain link fences fronting the sidewalks.

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The development pattern is broken only along the south side of V Street west of Sixteenth Street, where development is set back at a greater distance due to the inclined topography.

The earliest development from the late nineteenth century consisted of a few single-family houses constructed within these squares. These dwellings were often modest examples of Victorian-era housing. The architecture during the early twentieth century followed national trends and included Craftsman-style bungalows and Colonial Revival designs. Most of the squares within the eastern boundary expansion were developed during the 1920s and 1930s. During this later period, developers began constructing more row houses and small garden apartment buildings. Noted local architect George Santmyers designed several of the row houses and apartment buildings within this area during the 1930s and early 1940s.

W Street SE

Some of the earliest houses within the western boundary expansion are located within Square 5755 and front W and 16th Streets. One of the earliest houses in this area is the house at 1617 W Street, a two-and-a-half-story, frame, Queen Anne-style house constructed in 1894 (Photo 18). Notable Queen Anne features include a wrap-around porch with spindled supports, second-story balcony, and turret at the corner of the house. Two other Queen Anne dwellings are located at 1627 and 1633 W Street SE. Both are identically designed and feature corner turrets and one-story flat-roofed porches. Although permit records suggest these buildings were constructed in 1905 and 1907, the 1894 Hopkins Map shows two buildings on the same lot that match the current footprint of these houses. Both houses have been altered. The house at 1627 has been clad in stucco and has vinyl replacement windows. The house at 1633 is clad in vinyl siding and has vinyl replacement windows. All original porch details have been removed from these two buildings.

The south side of the 1500 block of W Street, SE contains four single-family homes and a single garden apartment building (Photo 19). Square 5795 was subdivided between 1913 and 1919. The buildings are regularly set back at 15-20 feet from the sidewalk on lots elevated above street grade. Brick, concrete, and concrete block retaining walls extend along the sidewalk fronting a few of these properties. The single-family dwellings at 1501, 1503, and 1515 W Street, SE were all built between 1914 and 1916. All three are similarly designed as two-and-a-half-story, front-gabled, vernacular Victorian dwellings similar to earlier dwellings constructed within the Uniontown subdivision during the late nineteenth century. The three houses feature one-story porches. The house at 1501 W Street is capped with a front-gable roof and has a hipped porch with wood posts set on masonry piers that features a spindled bannister. The house at 1503 is a two-story masonry structure with a flat roof and a cornice lined with modillions. The house at 1515 is capped with a front-gabled roof with overhanging eaves containing exposed rafters. Located at 1519 W Street is a one-and-a-half story masonry cottage constructed in 1933 that features a front-gabled roof. In the center of the block is a two-story brick apartment building (1505-1511 W Street) of the Conventional Low-Rise type that was designed in 1936 by George Santmyers (Photo 20). The building is capped by a flat roof and has a dentiled brick cornice. Three two-story front-gabled projecting entry bays line the north (front) elevation facing W Street. Another garden apartment building at the southeast corner of W Street and 16th at 2201-2205 16th Street constructed in 1935 is a two-story vernacular building with brick veneer and vinyl siding and flat roof, bay windows, and raised basement.

The north side of the 1600 Block of W Street contains four single-family dwellings and a row house (Photo 21). The single-family dwellings are set back approximately 30-40 feet from sidewalk. The houses at 1610-1616 are all two to two-and-a-half story front and side-gabled frame vernacular dwellings

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constructed between 1897 and 1903 (Photo 22). These buildings have been altered with the application of form stone and brick veneer and vinyl siding, and all have vinyl replacement windows. The houses at 1612 – 1616 W Street SE all feature one story, shed-roofed porches. The front porch of 1612 W Street has been enclosed. The house at 1610 W Street, SE has a front-gabled projecting bay which is likely an enclosed porch. The houses at 1614 and 1616 have one story frame sheds or garages at the rear of these properties. Both also have driveways. A group of six attached row houses, located at 1620 to 1630 W Street SE, was constructed in 1938 (Photo 23). These two-story dwellings all feature the shed roofs typical of row houses, but with varying configurations at their facades. The houses at 1622 and 1628 have slate-clad, false-gambrel front roofs, while the end units feature front-gables. All but 1620 have one story porches and all units with the exception of 1622 have replacement wrought iron porch supports.

16th Street SE and Galen Street SE

Several buildings along 16th Street and Galen Street within Square 5722 date to the late nineteenth century. The most prominent building, located at the corner of W and 16th Street, is the brick two-story mixed-use building that houses “DC Market” (2200 16th Street). It was constructed in 1897 (Photo 24). The building has a flat roof with a brick corbelled cornice that features dentils; segmental-arched window openings with soldier-coursed brick lintels; and one-over-one, double-hung, wood-sash windows. The first story is clad in concrete block and features a mural of Frederick Douglass on the east elevation. The building has housed a neighborhood market since the early twentieth century.

Along 16th Street, to the south of the D.C. Market, are three vernacular Victorian houses located at 2206-2210 built in 1894 by W. A. Hardesty for the same developer, A. M. Green. The two-story frame dwellings are all two-bay structures with simple rectangular massing, and feature one-story porches and front-gabled roofs. The two houses further to the south at 2212 and 2216 16th Street SE are one-story, frame, shotgun houses constructed in 1925. The house at 2212 16th Street SE retains its original front-gabled porch with wood post supports set on brick piers. At 2216 16th Street SE, the dwelling has been altered with the enclosure of its front porch.

V Street SE

In Square 5777, several houses constructed along the 1600 block of V Street SE date to the early twentieth century, and are representative of development in Anacostia during this period. The north side of the 1600 block of V Street SE contains three single-family dwellings, a duplex, and a row house block. The house at 1620 V Street SE is a good example of a two-story brick Colonial Revival dwelling, which was designed by architect A.S.J. Atkinson in 1935 (Photo 25). It has a slate-clad side-gabled roof and a symmetrical front elevation with a centrally located entrance under a hipped-roof porch with brick pier supports. The entrance is surrounded by sidelights and a transom. A shotgun house, built in 1916, and a bungalow, built in 1921, are located at 1624 and 1626 V Street SE. Both have one-story porches with wood column supports set on masonry pedestals.

The houses at 1628-1630 V Street SE, constructed in 1927, are a pair of attached, two-story, brick Colonial Revival dwellings (Photo 26). Both have side-gabled roofs with dormers and adjoined one-story porches with the front doors containing entrance surrounds consisting of sidelights and a transom. A group of four attached row houses, constructed between 1936 and 1941 and designed in the Colonial Revival style, is located at 1632-1640. All four row houses are two-stories and of brick construction. The dwellings at 1632-1634 V Street SE were constructed in 1936 and have their main single-leaf entrances accented with pilasters and triangular pediments. The dwellings at 1638-1640 V Street SE were

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built in 1941. The dwelling at 1638 has a one-story gabled entry porch, while the end unit at 1640 has a one-story hipped roof enclosed porch addition. On the south side of V Street, George Santmyers designed the Colonial Revival row houses located at 1641-1647 V Street SE, which were built in 1935 (Photo 27).

Fendall Street

Several row houses and apartments buildings are located along Fendall Street, SE which were constructed in the 1930s and early 1940s. Three row house groupings designed by architect J.G. Herbert (1972-1976, 1964-1968, 1956-1960 Fendall Street SE) line the east side of the street between Good Hope Road and U Street (Photo 28). Constructed in 1936, all three row houses are identically designed two-story brick units with flat roofs. All the individual houses have shed-roofed porches. A front-gabled bay separates the house at the southern end of the row from the house in the middle of the row. Two Conventional Low-Rise apartment buildings (as defined by the MPD), line the east side of Fendall Street SE between U and V Streets SE. The buildings, designed by George Santmyers and built in 1937, are similar to other Santmyers-designed apartment buildings in Anacostia. The two buildings are two-story, brick, Colonial Revival-style buildings with flat roofs and simple block-shaped massing. The entrances are accented with pilasters and broken and flat pediments. Santmyers also designed the Art Deco-style Fendall Heights Apartment building, constructed in 1941 and located on the west side of Fendall Street SE between V and U Streets SE (Photo 29). The three-story, brick, U-plan apartment building has a flat roof, and it represents one of two large apartment buildings in the district's expanded boundaries (the other being the apartment building facing Martin Luther King Jr. Avenue SE at 1204 Talbert Avenue SE).

Northern Boundary Expansion

Expanding the northern boundary of the district encapsulates all the properties along Good Hope Road, SE from 13th Street, SE to 17th Street, SE, and the properties on the south side of Good Hope Road between 17th and 18th Street, SE. Good Hope Road, along with Martin Luther King Jr. Avenue, formerly Nichols Road, has served as Anacostia's central business district since the late nineteenth century. Like Martin Luther King Jr. Avenue, the business district has constantly evolved throughout the twentieth century. Development along Good Hope Road represents a mix of property types that includes single-family houses and row houses built prior to 1930 and commercial rows and utilitarian buildings largely constructed after 1920. Until 1920, most of the development along this road consisted of frame single-family homes with a few brick row houses that follow similar development patterns found within the existing historic district. Extant late nineteenth-century residences include examples of frame vernacular urban dwellings that have Italianate details. Development within the area during the early twentieth century consisted of a few examples of Four-Square and Colonial Revival-style single-family houses. However, the majority of residential construction consists of row houses built on the Washington Row model and one apartment building that represents an early development trend of apartment building construction that proliferated throughout the 1950s and 1960s. Significant commercial redevelopment occurred along this portion of Good Hope Road east of Thirteenth Street SE between 1921 and 1931. In this ten-year period, masonry-constructed commercial buildings replaced many of the frame houses or were constructed on vacant lots. Redevelopment after 1940 included several buildings constructed on open lots between earlier commercial and residential buildings.

Municipal Properties

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Two municipally-owned resources are located within the northern expansion. The Ketcham Elementary School located at 1919 Fifteenth Street SE is located within the expanded boundaries (Photo 30). The Classical Revival brick two-story school was constructed in 1908 and is located at the corner of Fifteenth Street and Good Hope Road. Two north and south wings and a large rear addition were constructed onto the building in 1973.¹³ Triangle Park (Photo 31), located at the intersection of Good Hope Road and Minnesota Avenue SW, is a triangular shaped open space managed by the D.C. Department of Recreation, which is identified on Baist atlases dating from the 1930s. The park is grass covered with a few small trees. A circular planting bed located in the center of the park is accessed by brick walkways.

Residential Properties

The earliest surviving resources within the expanded portion of the district along Good Hope Road are vernacular, frame houses that follow similar development patterns found in the existing district. The duplex at 1515-1517 and single-family houses at 1525 and 1529 Good Hope Road are two-story, urban dwellings with flat, sloping roofs constructed between 1886 and 1887 (Photo 33).¹⁴ These houses exhibit Italianate details rendered in wood, with cornices adorned with modillions and brackets. The window openings contain their original beveled wood lintels and sills. The duplex has projecting two-story bays opposite the main entrances consisting of single-leaf doors on concrete stoops.

Other houses lining Good Hope Road constructed during the first decade of the twentieth century also exhibit cornice and window details. The two-story duplex at 1506-1508 is a brick building constructed in 1909. The building has a sloping roof with dentiled cornice and a symmetrical front elevation with single-leaf entrances located on concrete stoops. To the east the frame single dwelling at 1512 Good Hope Road (1907) also has a decorative cornice adorned with modillions and brackets.

Two examples of four-square houses are located at 1435 and 1815 Good Hope Road. Both are typical of four-square construction, with simple rectangular massing with front porches and hipped roofs with overhanging eaves. Constructed in 1911, the house at 1815 Good Hope Road is a frame dwelling with a front porch supported by column supports. The house at 1435 Good Hope Road was built in 1921 and is clad in brick veneer and has a front porch supported by brick columns (Photo 33).

Several examples of Washington Row property types were constructed along Good Hope Road during the first three decades of the twentieth century. The attached, two-story, brick row houses at 1520-1522 Good Hope Road SE were constructed in 1907, and feature flat roofs, corbelled brick cornices, and joined one-story porches with brick piers. The porch for the house at 1520 Good Hope Road SE has been enclosed. Adjoined to the east end of the duplex is a one-story, brick, linear-plan, flat-roofed building that was constructed in 1968. It currently functions as a church. To the east end of this building is a Conventional Low-Rise apartment building designed by George Santmyers that was constructed in 1927. This building is set back further from Good Hope Road (approximately 50 feet) and has a simple block-shaped massing with a molded cornice and rosettes.

Two blocks of Washington row houses are located within the expanded northern boundaries. One block of row houses located at 1915-1927 Sixteenth Street SE are located on the corner of Sixteenth Street SE and Good Hope Road SE. The other block is located at 1614-1628 Good Hope Road (Photo 34). These houses are two-story, three-bay brick dwellings with adjoining first-story porches with brick piers. The

¹³ History Quest DC, Accessed 15 December 2019 at <https://planning.dc.gov/page/historyquest-dc>

¹⁴ HistoryQuest DC. Accessed 15 December 2019 at <https://planning.dc.gov/page/historyquest-dc>.

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houses along Sixteenth Street SE were constructed in 1919. Most have hipped and gabled roofs with hipped dormers. Some have frame and brick two-story rear additions. The row houses at 1618-1628 were all designed by architect L.T. Williams. Built in 1925, these buildings feature flat roofs fronted by different shaped parapets. George Santmyers designed the two end units at 1614-1616 Good Hope Road, which were constructed in 1933. These houses have pent roofs, covered in Spanish tiles, that extend along their front (south) elevations.

Santmyers also designed one of the two brick, Colonial Revival-style, single-family dwellings located at 1655 and 1653 Good Hope Road SE. Both houses were constructed in the 1930s. The house at 1653 Good Hope Road SE originally had a shed-roof porch which has been enclosed. Designed by Santmyers, the dwelling at 1655 Good Hope Road has a symmetrical front façade with a flat-roof portico with square wood column supports.

The Kuehner House (1667 Good Hope Road SE), located on the corner of Good Hope Road and Fendall Street SE, is a three-story, brick, Conventional Low-Rise apartment building that was constructed in 1936 (Photo 35). Designed by architect Sam Novak, the Classical Revival-style building has a recessed main entrance accented with stone quoins. The window openings have concrete sills. Between the windows on the first and second, and second and third stories, are spandrels that consist of a combination of patterned brick work and corner stones. The building is capped by a flat roof with a crenelated parapet.

Adjacent to the west side of the Kuehner House is the Mason Funeral Home, located in a two-story Colonial Revival-style brick building with a flat roof that was constructed in 1954. The building's north (front) elevation features a semicircular portico supported by Ionic columns. The portico's cornice has both dentils and modillions. A wrought-iron balustrade is located atop the portico. The window openings have jack arch lintels and soldier course sills. A second entrance on the north elevation has a semicircular sunburst pediment set atop two pilasters. A one-story rear addition extends from the south or rear of the building. A parking lot is located west of the funeral home. At the south end of the parking lot are two frame garages.

Commercial Properties

Concentrated commercial development characterizes the streetscape along the 1300-1500 blocks of Good Hope Road. Similar to other blocks within the existing historic district, development patterns for these areas consist of two-story commercial rows with storefronts and upper story apartments, intermixed with commercial resources from later periods. The building at 1301 Good Hope Road was constructed in 1927 as a vehicle service station. In 1947, an extensive addition was constructed onto the building creating the present commercial block 1301-1305 Good Hope Road. Designed by George Santmyers, the commercial row at 1306-1308 was constructed in the 1920s and has storefronts and flat roofs with parapets (Photo 36). Joined to the east end of the two-story commercial row is a one-story, brick utilitarian commercial building at 1320 Good Hope Road that currently houses the Good Hope Institute. The eastern portion of this flat-roofed building was constructed in 1929 while the western portion, set back farther from Good Hope Road, was built after 1964 as an automotive service station or warehouse building. The original 1929 portion of the building was heavily altered, likely when the contemporary addition was constructed. Several garage bays along the south elevation have been infilled with concrete block.

The commercial row at 1340-1348 Good Hope Road varies in height from one to two stories. The building at 1340 Good Hope Road is a two-story concrete block commercial building constructed circa

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1950. The south (front) elevation of the building has been clad in polished granite panels. The first story of the adjoining building at 1346 Good Hope Road SE, constructed in 1935, has also been clad with a granite veneer. The one-story brick building at 1348 Good Hope Road SE has an aluminum and glass storefront and is capped with a flat roof. The building at 1350 Good Hope Road that currently houses Good Hope Carry Out is another one-story utilitarian brick building that was originally an automotive filling station constructed in 1937 but has since been extensively renovated to currently house a restaurant. The building is set back further from Good Hope Road providing space for a parking lot.

The commercial row at 1400-1412 Good Hope Road SE was constructed between 1925 and 1954 and consists of one-and-two story brick utilitarian commercial buildings with flat roofs (Photo 37). The building at 1400 Good Hope Road SE is a two-story mixed-use commercial building constructed in 1925 and has a storefront and is capped by a flat roof. The one-story brick commercial building at 1406 Good Hope Road was constructed in 1954. The building at 1410 Good Hope Road is another two-story mixed-use brick commercial building with a flat roof. A concrete block addition has been constructed onto the front (south) end of this building facing Good Hope Road. The one-story, brick, commercial building at 1412 Good Hope Road features an aluminum and glass storefront and flat roof. An inlaid terra cotta frieze, in the form of a Greek fret, runs across the façade above the storefront. At the east end of the block is a two-story brick building at 1418 that was constructed in 1939 located at the intersection of Good Hope Road and Minnesota Avenue SE.¹⁵ This building has a trapezoid-shaped footprint that fronts both Good Hope Road and Minnesota Avenue SE. Brick quoins separate the bays and two stone belt courses separate the first and second stories. Just north of this building along Minnesota Avenue SE is a two-and-a-half story, wood-frame, vernacular, single-family dwelling constructed in 1912.

The commercial row at 1421-1429 Good Hope Road SE consists of three, two-story, brick buildings with flat roofs concealed behind shaped front parapets. All feature storefronts with plate-glass display windows. The adjacent, one-story, brick, vernacular commercial building at 1431-1433 Good Hope SE was constructed in 1946 and features a flat roof.

A two-story mixed-use building located at 1533-1537 Good Hope Road was constructed in 1938. The building has a brick exterior, flat roof, and belt course lined with dentils between the first and second stories. The entrance to the store at 1537 is located in a canted bay at the northwest corner of the building.

An automotive garage complex consisting of two buildings located at 1708 and 1710 Good Hope Road SE were constructed in 1946 and 1953. Both are one-story, brick, vernacular buildings with flat roofs. The building at 1708 Good Hope Road SE has a concrete block veneer and rounded end bay. The brick building at 1710 Good Hope Road has a rectangular main block with a one-story rectangular wing, slightly shorter than the main block, extending from the north end of the building. This wing contains several vehicle bays.

Vacant Lots/Parking Lots

Several lots located within the district remained either undeveloped or have been developed only as parking lots. Table 1 lists all of these resources within the expanded district boundaries.

¹⁵ HistoryQuest Accessed 15 December 2019 at <https://planning.dc.gov/page/historyquest-dc>

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Table 1: List of Vacant and Parking Lots

ADDRESS	LOT TYPE
2442-2452 MLK Ave	VACANT
1313-1315 Morris Rd	VACANT
1235 Talbert St	VACANT
2310 Shannon Pl	VACANT
2413 Shannon Pl	VACANT
1234 Good Hope Rd	VACANT
1338 Good Hope Rd	PARKING
1353 Good Hope Rd	PARKING
1600 Good Hope Rd	PARKING
1607 Good Hope Rd	PARKING
2352 High St	VACANT
1339-1345 Maple View Place	PARKING
1321-1325 Maple View Place	VACANT
1320 Morris Rd	VACANT
1374-1382 Morris Rd	VACANT
1625 W St	VACANT
1615-1619 V St	WOODED
2008 Fendall St	WOODED

Integrity

The area recommended for the boundary expansion exhibits similar levels of integrity as resources within the existing district. Many of the residences have experienced material changes with the application of synthetic siding and vinyl replacement windows. In some cases, original porch supports have been replaced with wrought iron and other non-historic materials. While these changes diminish individual integrity for domestic resources, the residential areas retain sufficient integrity of design, materials, feeling, association, setting, and location to convey significance as an evolving neighborhood during the period of significance from 1854-1940. Most of the houses retain original massing, with additions limited to the rear elevations (where they are not noticeable from the streetscape). Residences with the historic district expansion largely retain their standard setbacks, which communicates a rhythmic balance to the streetscape. The apartment buildings and row houses constructed within the increased western boundary during the 1930s maintain the scale and setbacks established by the earlier single-family dwellings from the late nineteenth century.

As the downtown hub of the Anacostia community, areas associated with the expanded boundaries along Martin Luther King Jr. Avenue and Good Hope Road have experienced significantly more redevelopment. With the exception of recent high rise condominium development within the 2200 block of Martin Luther King Jr. Avenue and the 1500 block of Good Hope Road and the Salvation Army building at 2300 Martin Luther King Jr. Avenue, modern infill development in these areas constructed after the period of significance is of a similar size as the contributing resources. Several notable early residences and automotive fueling stations have been adaptively reused. The first stories of many residences have been converted to commercial use. While the reuse of buildings has resulted in the

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application of non-historic materials, alterations to most of these buildings have not changed scale, massing, and character-defining details. Several of the older Italianate residences retain cornice details and window surrounds. In addition, several blocks along Good Hope Road and Martin Luther King Jr. Avenue, despite the construction of modern infill, still contain concentrations of the early twentieth-century commercial development. These commercial rows have similarly-designed storefronts and second-story residential spaces that are comparable in design to the commercial blocks within the existing district. Although changes have occurred in the commercial areas, taken as a whole, these areas contain concentrations of resources to communicate the evolution and changing nature of the commercial core of Anacostia during the early to mid-twentieth century, and retain integrity of feeling, association, setting, location, design, and workmanship.

Table 2: Contributing/Non-Contributing Resources

ADDRESS	DATE	ARCHITECT	STYLE	ELIGIBILITY STATUS
1101 Chicago St	1942	William E. Barrington	Washington Row	Contributing
1103-1121 Chicago St	1925	Julius Wenig	Washington Row	Contributing
1110-1118 Chicago St	1925	Julius Wenig	Washington Row	Contributing
1120-1128 Chicago St	1925	Julius Wenig	Washington Row	Contributing
1123-1127 Chicago St	1928	Julius Wenig	Washington Row	Contributing
1129-1131 Chicago St	1906	E. Volland	Washington Row	Contributing
1133-1137 Chicago St	1950	Unknown	Washington Row	Contributing
1130-1132 Chicago St	1927	Julius Wenig	Washington Row	Contributing
1134 Chicago St	1927	Julius Wenig	Washington Row	Contributing
2301 MLK Ave	1909	Wood, Donn, & Deming	Italian Renaissance	Contributing
2228 MLK Ave	2018	Unknown	Condominium	Non-Contributing
2300 MLK Ave	c. 2007	Unknown	Post Modern	Non-Contributing
2303-2309 MLK Ave	1928	George T. Santmyers	Vernacular	Contributing
2311 MLK Ave	1905	George Webster	Queen Anne	Contributing
2313 MLK Ave	1924	Unknown	Utilitarian	Contributing
2320 MLK Ave	1965	Unknown	Utilitarian	Non-Contributing
2323 MLK Ave	1967	Unknown	Utilitarian	Non-Contributing
2345 MLK Ave	2010	Unknown	Post Modern	Non-Contributing
2400 MLK Ave	1925	W. B. Honey	Commercial	Contributing
2401 MLK Ave	1931	John A. Melby	Commercial	Contributing
2403 MLK Ave	1910	Unknown	Commercial	Contributing
2405 MLK Ave	1947	John Zink	Art Moderne	Non-Contributing*
2406-2412 MLK Ave	1925	Mahoney	Vernacular	Contributing
2415 MLK Ave	1927	Unknown	Utilitarian	Contributing
2418-2420 MLK Ave	1910	Miller & Miller	Utilitarian	Contributing
2427 MLK Ave	1901	Unknown	Italian Renaissance	Contributing
2423 MLK Ave	2009	Unknown	Post Modern	Non-Contributing
2228 MLK Ave	2015	Unknown	Commercial Block	Non-Contributing

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ADDRESS	DATE	ARCHITECT	STYLE	ELIGIBILITY STATUS
2442-2452 MLK Ave	VACANT LOT	N/A	N/A	Non-Contributing
2458 MLK Ave.	1954	Clyde Drayton	Church	Non-Contributing
2500 MLK Ave	1897	J.W. Robinson	Commercial	Contributing
1208 Maple View Pl	1960	Unknown	Commercial	Non-Contributing
1210 Maple View Pl	1966	Unknown	Garden Apartment	Non-Contributing
1212 Maple View Pl	1966	Unknown	Garden Apartment	Non-Contributing
1321-1325 Maple View Place	VACANT LOT	N/A	N/A	Non-Contributing
1339-1345 Maple View Place	PARKING LOT	N/A	N/A	Non-Contributing
1213 – 1215 Morris Rd	1901	Unknown	Washington Row	Contributing
1300-1302 Morris Rd	1965	Unknown	Garden Apartment	Non-Contributing
1320 Morris Road	VACANT LOT	N/A	N/A	Non-Contributing
1322 Morris Rd	1904	Alfred A. Ray	Vernacular Victorian	Contributing
1324-1328 Morris Rd	1904	J. W. Tolson	Vernacular Victorian	Contributing
1332 Morris Rd	1992	Unknown	Colonial Revival	Non-Contributing
1338-1340 Morris Rd	1905	Unknown	Washington Row	Contributing
1360-1362 Morris Road	1970	Unknown	Garden Apartment	Non-Contributing
1374-1382 Morris Road	VACANT LOT	N/A	N/A	Non-Contributing
1384 Morris Road	1895	Unknown	Vernacular Victorian	Contributing
1386 Morris Rd	1895	Unknown	Colonial Revival	Contributing
1388 Morris Rd	1896	Unknown	Italianate	Contributing
1390 Morris Rd	1896	Unknown	Vernacular	Contributing
1313-1315 Morris Rd	VACANT LOT	N/A	N/A	Non-Contributing
2256 High St	1937	John R. Cadle	Colonial Revival	Contributing
1956-1960 Fendall St	1936	Joseph G. Herbert	Washington Row	Contributing
1964-1968 Fendall St.	1936	Joseph G. Herbert	Washington Row	Contributing
1972-1976 Fendall St.	1936	Joseph G. Herbert	Washington Row	Contributing
2008 Fendall St.	WOODED LOT	N/A	N/A	Non-Contributing
2010-2012 Fendall St.	1937	George T. Santmyers	Colonial Revival	Contributing
2016-2020 Fendall St.	1937	George T. Santmyers	Colonial Revival	Contributing
2025 Fendall St	1941	George T. Santmyers	Vernacular	Non-Contributing
2301 Mount View Pl.	1935	Joseph G. Herbert	Colonial Revival	Contributing
2305 Mount View Pl.	1935	Joseph G. Herbert	Colonial Revival	Contributing
1204 Talbert St	1927	George T. Santmyers	Classical Revival	Contributing

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ADDRESS	DATE	ARCHITECT	STYLE	ELIGIBILITY STATUS
1205-1207 Talbert St	1917	S. Boyer	Washington Row	Contributing
1212 Talbert St	c. 2017	Unknown	Post Modern	Non-Contributing
1213-1215 Talbert St	1917	S. Boyer	Colonial Revival	Contributing
1217 Talbert St	1936	Frank E. Blinn	Colonial Revival	Contributing
1222 Talbert St	1890	Unknown	Italianate	Contributing
1224 Talbert St	1890	Unknown	Italianate	Contributing
1225 Talbert St	c. 1920	Unknown	Colonial Revival	Contributing
1227 Talbert St	1924	John R. Cadle	Craftsman/Bungalow	Contributing
1231 Talbert St	1906	Unknown	Colonial Revival	Contributing
1232 Talbert St	1891	Unknown	Colonial Revival	Contributing
1235 Talbert St	VACANT LOT	N/A	N/A	Non-Contributing
1241 Talbert St	c.1915	Unknown	Queen Anne	Contributing
1245 Talbert St	1909	Charles M. Putnam	Vernacular Victorian	Contributing
1249 Talbert St	1931	Maurice Joyce	Colonial Revival	Contributing
1252 Talbert St		Unknown	Craftsman/Bungalow	Contributing
1258 Talbert St	1907	Hunter & Bell	Colonial Revival	Contributing
2243-2251 Shannon Pl	1924	Julius Wenig	Washington Row	Non-Contributing*
2308 Shannon Pl	1917	Charles C. Roy	Colonial Revival	Contributing
2309 Shannon Pl	1917	W. A. Pyles	Colonial Revival	Contributing
2310 Shannon Pl	VACANT LOT	N/A	N/A	Non-Contributing
2309-2311 Shannon Pl	1917-1941	Lewis W. Giles	Washington Row (Duplex)	Contributing
2312 Shannon Pl	1916	Matthew G. Lepley	Colonial Revival	Contributing
2314-2320 Shannon Pl	1915	William C. McGowan	Washington Row	Contributing
2317 Shannon Pl	1910	Gilbert J. Osterman	Colonial Revival	Contributing
2321 Shannon Pl	1913	S. H. Lucas	Colonial Revival	Contributing
2322 Shannon Pl	2018	Unknown	Vernacular	Non-Contributing
2400 Shannon Pl	1968	Unknown	Modern	Non-Contributing
2401 Shannon Pl	1913	S. H. Lucas	Colonial Revival	Contributing
2405 Shannon Pl	1936	Ulysses J. Banks	Colonial Revival	Contributing
2407 Shannon Pl	1927	Lewis W. Giles	Colonial Revival	Contributing
2409 Shannon Pl	1924	Robbins Randall Co. Inc.	Vernacular	Contributing
2411 Shannon Pl	1910	Unknown	Colonial Revival	Contributing
2413 Shannon Pl	VACANT LOT	N/A	N/A	Non-Contributing
2415 Shannon Pl	1912	Samuel H. Lucas	Colonial Revival	Contributing
2417 Shannon Pl	1936	John A. Melby	Colonial Revival	Contributing
2419 Shannon Pl	1936	R. I. Vaughn	Colonial Revival	Contributing
2421 Shannon Pl	1909	Samuel H. Lucas	Colonial Revival	Contributing
2423 Shannon Pl	1909	Samuel H. Lucas	Colonial Revival	Contributing
2431 Shannon Pl	1937	Dana B. Johannes, Jr.	Gothic Revival	Contributing
1610 W St	1897	Fuss & Butler	Vernacular Victorian	Contributing
1612 W St	1903	S Winters	Vernacular Victorian	Non-Contributing
1614 W St	1903	S Winters	Colonial Revival	Contributing
1616 W St	1897	Fuss & Butler	Colonial Revival	Contributing

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1617 W St	1894	J. S. Bowen	Queen Anne	Contributing
1620-1630 W Street	1938	Dillon & Abel	Colonial Revival	Contributing
1625 W St	VACANT LOT	N/A	N/A	Non-Contributing
1627 W St	1905	Unknown	Queen Anne	Contributing
1633 W St	1907	F.C. Bache	Queen Anne	Contributing
1615-1619 V Street	WOODED LOT	N/A	N\A	Non-Contributing
1620 V St	1935	A.S.J. Atkinson	Colonial Revival	Contributing
1624 V St	1916	Unknown	Craftsman/Bungalow	Contributing
1626 V St	1921	George Webster	Colonial Revival	Contributing
1625 V St	1940	George H. Guerdrum	Vernacular	Contributing
1628-1630 V St	1927	William B. Caton	Washington Row	Contributing
1632-1634 V St	1936	Lewis W. Giles	Colonial Revival	Contributing
1638 V St	1941	Earl Von Reichenbach	Colonial Revival	Non-Contributing
1640 V St	1941	Earl Von Reichenbach	Colonial Revival	Non-Contributing
1642-1648 V St	1950	Unknown	Vernacular	Non-Contributing
1641-1647 V St	1935	George T. Santmyers	Colonial Revival	Contributing
1650 V St	2015	Unknown	Colonial Revival	Non-Contributing
1703-1711 V Street	1936	George T. Santmyers	Colonial Revival	Contributing
2200 16th Street	1897	Unknown	Vernacular Victorian	Contributing
2202-2204 16th Street	1942	Lewis W. Giles	Vernacular	Contributing
2201-2205 16th St	1935	George T. Santmyers	Garden Apartment	Non-Contributing*
2206 16th St	1894	Unknown	Vernacular Victorian	Contributing
2208 16th St	1894	Unknown	Vernacular	Contributing
2210 16th St	1894	Unknown	Vernacular Victorian	Contributing
2212-2216 16th St	1925	Joseph P. Roberts	Vernacular	Contributing
1501 W St	1914	J.A. Cook	Colonial Revival	Contributing
1503 W St	1916	John R. Cadle	Colonial Revival	Contributing
1505-1511 W St	1936	George T. Santmyers	Colonial Revival	Contributing
1515 W St	1914	H.P. Butler	Colonial Revival	Contributing
1519 W St	1933	Johnson McFetridge	Colonial Revival	Contributing
1710-1712 U St	1938	George T. Santmyers	Colonial Revival	Contributing
1919 15th St	1908	Unknown	Classical Revival	Contributing
1234 Good Hope Rd	VACANT LOT	N/A	N/A	Non-Contributing
1300 Good Hope Rd	1927	Unknown	Commercial	Contributing
1301-1305 Good Hope Rd	1928	Unknown	Commercial	Non-Contributing*
1306-1308 Good Hope Rd	1925	George T. Santmyers	Commercial	Contributing
1318 Good Hope Road	C. 1960	Unknown	Utilitarian	Non-Contributing
1319 Good Hope Rd	1934	W. L. Koontz	Commercial	Contributing
1320 Good Hope Rd	1929, c. 1970	Unknown	Utilitarian	Non-Contributing*
1325 Good Hope Rd	1929	George N. Bell	Utilitarian	Non-Contributing*
1337 Good Hope Rd	1984	Unknown	Post Modern	Non-Contributing

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ADDRESS	DATE	ARCHITECT	STYLE	ELIGIBILITY STATUS
1338 Good Hope Rd.	PARKING LOT	N/A	N/A	Non-Contributing
1340 Good Hope Rd	1950	Unknown	Utilitarian	Non-Contributing
1345 Good Hope Rd	1946	Unknown	Commercial	Contributing
1346 Good Hope Rd	1935	Lewis W. Giles	Commercial	Contributing
1348 Good Hope Rd	1930	George T. Santmyers	Commercial	Contributing
1350 Good Hope Rd	1937	P. R. L. Hogner	Gas Station	Non-Contributing*
1353 Good Hope Rd	PARKING LOT	N/A	N/A	Non-Contributing
1357 Good Hope Rd	1906	S. C. Yates	Italianate	Contributing
1400 Good Hope Rd	1925	George T Santmyers	Commercial	Contributing
1406 Good Hope Rd	1954	Unknown	Commercial	Contributing
1410 Good Hope Rd	1921	George T. Santmyers	Commercial	Non-Contributing*
1412 Good Hope Rd	1932	Lewis W. Giles	Commercial	Contributing
1418 Good Hope Rd	1939	Marcus Hallett	Classical Revival	Contributing
1421-1427 Good Hope Rd	1931	Marcus Hallett	Commercial Row	Contributing
1429 Good Hope Rd	1928	W. B. Honey	Commercial Row	Contributing
1431-1433 Good Hope Rd	1946	W. Ellis Groben	Utilitarian	Non-Contributing
1435 Good Hope Rd	1921	S. E. Snyder	Four Square	Contributing
1505-1509 Good Hope Rd	1908	A. P. Starr	Commercial Row	Contributing
1506-1508 Good Hope Rd	1909	Unknown	Colonial Revival	Contributing
1511 Good Hope Rd	1947	Earl Von Reichensbach	Commercial	Non-Contributing
1512 Good Hope Rd	1907 (Baist)	Unknown	Vernacular	Contributing
1515-1517 Good Hope Rd	1886	Unknown	Italianate	Contributing
1516 Good Hope Rd	2019	Unknown	Post Modern	Non-Contributing
1520-1522 Good Hope Rd	1907	J. Germuiller	Washington Row	Contributing
1521 Good Hope Rd	1955	Unknown	Utilitarian	Non-Contributing
1524 Good Hope Rd	1968	Unknown	Utilitarian	Non-Contributing
1525 Good Hope Rd	1887	Unknown	Italianate	Contributing
1526-1528 Good Hope Rd	1927	George T. Santmyers	Vernacular Duplex	Contributing
1529 Good Hope Rd	1887	Unknown	Italianate	Non-Contributing*
1533-1537 Good Hope Rd	1938	Samuel Marvin Smith	Commercial Block	Contributing
1600 Good Hope Road	PARKING LOT	N/A	N/A	Non-Contributing
1603 Good Hope Rd	1965	Unknown	Utilitarian	Non-Contributing
1607 Good Hope Rd	PARKING LOT	N/A	N/A	Non-Contributing
1614-1616 Good Hope Rd	1933	George T. Santmyers	Washington Row	Contributing
1618-1628 Good Hope Rd	1925	L. T. Williams	Washington Row	Contributing

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ADDRESS	DATE	ARCHITECT	STYLE	ELIGIBILITY STATUS
1640 Good Hope Rd	2002	Unknown	Utilitarian	Non-Contributing
1649 Good Hope Rd	2003	Unknown	Utilitarian	Non-Contributing
1653 Good Hope Rd	1932	J.A. Herbert	Colonial Revival	Contributing
1655 Good Hope Rd	1935	George T. Santmyers	Colonial Revival	Contributing
1667 Good Hope Rd	1936	Sam Novak	Classical Revival	Contributing
1708 Good Hope Rd	1946	O.R. Scholz	Vernacular	Non-Contributing
1720 Good Hope Rd	1953	Unknown	Vernacular	Non-Contributing
1801-1809 Good Hope Rd	1936	Joseph G. Herbert	Colonial Revival	Contributing
1815 Good Hope Rd	1911	A. Davidson	Four Square	Contributing
1915-1927 16 th St	1919	J. Hoffman	Washington Row	Contributing
Triangular Park Good Hope Rd. and Minnesota Ave.	PUBLIC PARK	N/A	Landscape	Contributing
1408 Minnesota Ave.	1912	W. S. Plager	Vernacular Victorian	Contributing
2352 High Street	VACANT LOT	N/A	N/A	Non-Contributing

*Significant Integrity loss

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 patterns of our history.
- B. Property is 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.

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Criteria Considerations

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

- 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 old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Ethnic Heritage

Architecture

Period of Significance

1854-1940

Significant Dates

1854 (Uniontown Establishment)

1886 (Griswold Subdivision)

1902 (Talbert's Subdivision)

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

African American

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Architect/Builder

George Santmyers (Architect)

Julius Wenig (Architect)

Dillon & Abel (Architect)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Anacostia Historic District was listed on the National Register in 1973 and expanded in 1978. The district consists of a 20-block area that contains approximately 550 properties of the original Uniontown plat (1854). Also within this area is a portion of the Griswold Subdivision (1886) that contains a cohesive collection of late nineteenth and early twentieth-century houses, along with a commercial corridor that formed the core of Uniontown (later renamed Anacostia), Washington's first suburban community. The district was determined to possess local significance in the areas of settlement patterns and community development under Criterion A and architecture under Criterion C that illustrate the development of Washington's first suburban community from its founding in 1854 into the early twentieth century. The period of significance for the district is 1854-1940.¹⁶

The proposed historic district expansion consists of three areas to the north, east, and south of the original district boundaries, containing property types that contribute to an understanding of the growth and development of Anacostia during the original period of significance. The expansion includes portions of the original Uniontown and Griswold subdivisions, as well as other subdivisions platted during the late nineteenth and early twentieth centuries. In addition to residential properties, these areas encapsulate portions of the commercial core of Anacostia along Good Hope Road and Martin Luther King Jr. Avenue. The expanded areas convey significance under **Criterion A**, illustrating the growth and development of Anacostia under the areas of **Community Planning and Development** and **Ethnic History**. These areas also convey significance under **Criterion C** in the area of **Architecture**. The building stock in the historic district expansion represent property types commonly found in the original district, most notably Victorian-era single family homes and Washington Row-style row houses. Later architecture includes Craftsman-style bungalows and Colonial Revival-style single-family dwellings. Examples of early and mid-twentieth-century apartment buildings are included within the residential and commercial core of the expanded district, and include good examples of Colonial and Classical Revival-style architecture. Several of the apartment buildings were designed by notable local architect, George Santmyers.

. The years within the period of significance established for the boundary increase – 1854-1940 – encompass all of the significant events, themes, and development associated with the areas of significance of Community Planning and Development, Ethnic History, and Architecture justified for the boundary increase. The development pattern for the boundary increase is largely consistent with that of

¹⁶ District of Columbia Office of Planning, Anacostia Historic District Map, 2012, Acquired online at https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/AHD_Contributing.pdf; Email communication from Timothy Dennee to Eric Griffiths, 7 July 2020.

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the original district. Early development consisted of single-family houses which were mostly Victorian era houses. Row house construction became more frequent after 1920, and apartment buildings began to become more frequent after 1930. During this time, the areas along Good Hope Road and Martin Luther King Jr. Avenue (formerly Nichols Avenue) transitioned to the commercial downtown for the Anacostia Community. While racial lines remained stratified during the nineteenth century, early ethnic diversification occurred along areas north of Howard Road during the 1920s and 1930s. The architecture that makes up most of the expanded areas includes examples of Victorian-era construction, Classical Revival, Colonial Revival, Craftsman, and Washington Row-styles as well as vernacular examples, mostly constructed prior to 1940. Noted local architect George Santmyers designed several of the apartment buildings found within the increased boundaries between 1920 and 1940.

Significant development patterns associated with Community planning and Development and Ethic History continued to shape Anacostia after 1950. However, development patterns associated with this era are noticeably different than the earlier eras, representing large scale development of apartment complexes constructed on large suburban lots.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Events and trends associated with **Community Planning and Development** played a significant role in the historical development of Anacostia, from its founding in 1854 into the mid twentieth century. The Union Land Association developed the Uniontown subdivision in 1854 as Washington's first suburb due to its location near the Navy Yard and St. Elizabeth's hospital. Lot sales during the first two decades failed to meet expectations, resulting in sparse settlement of the community. Transportation developments, beginning with the establishment of the streetcar in 1875, and later the electrified streetcar in the 1890s, provided the means for further growth during the last two decades of the nineteenth century and first decades of the twentieth century. Several other subdivisions were platted during this time and incorporated into the renamed community of Anacostia. By 1920, most of the lots within the original district were developed with single family homes, the suburban trend up to that time. While development after 1920 continued to include single-family house construction, developers increasingly constructed more row houses, and later apartment buildings, in the neighborhoods south, east, and west of the original Uniontown subdivision. The construction of apartment buildings proliferated after 1930 to meet the need for low-income housing. The federal government encouraged investment in low-income housing during the height of the Great Depression through the National Housing Act (NHA) of 1934. This act established the Federal Housing Administration (FHA) and invested authority in this agency to provide mortgage insurance which made it less risky for developers to invest in apartment building construction at this time. FHA policies encouraged the construction of much needed low-income housing. These policies were in place when the housing boom associated with World War II began in the early 1940s.

The expanded boundaries south, east, and north of the original district encapsulates concentrated collections of property types that exemplify the development of the Anacostia community from 1880 to 1945. Development within the core areas of Uniontown and its early subdivisions occurred gradually overtime during the course of the nineteenth and early twentieth centuries. Construction in the expanded areas initially followed development patterns found in the original district. The expanded western boundary includes a portion of the original Uniontown subdivision, as well as peripheral portions of the Green, Chichester, and Pitts subdivisions. Within this area, early development patterns followed the trend of Victorian-era residential construction patterns found in the original district. Unlike the original district,

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this area includes examples of small Conventional Low-Rise apartment buildings that were constructed on undeveloped lots during the 1930s and early 1940s. These apartment buildings provided solid, well-build, affordable housing to meet the needs of the expanding government workforce during and after the war. The apartment buildings within these areas represent the beginning of a significant trend of apartment construction which would dominate development within Anacostia after World War II.

The expanded eastern boundaries of the district include portions of Chicago Street, Shannon Place, Talbert Street, and Morris Road that also exhibit a similar development pattern. As with the western expanded boundaries, early property types followed mid-to-late-nineteenth century trends found in the original district. However, beginning in the 1920s more significant collections of row houses were constructed in these areas. Extended portions of Martin Luther King Jr. Avenue and Good Hope Road are included within the expanded boundaries. Their prominence as major regional thoroughfares dating to the nineteenth century, and the establishment of the streetcar lines along these roads, led to the development of both streets as Anacostia's commercial downtown. Several commercial property types, intermixed with apartment buildings and row houses all dating from the late nineteenth century through the mid twentieth century, defined the development of these two streets as the central hub of the Anacostia community.

Portions of the expanded district demonstrate significance in the area of **Ethnic Heritage**, specifically the theme of African American racial integration in Anacostia during the early twentieth century. The original vision for Uniontown from its initial settlement was to be a white working-class community. Within the original Uniontown subdivision, racial covenants prohibited the sale of property to African Americans, many of whom settled in the Hillsdale community to the south. The racial stratification between the two communities continued during the nineteenth century. The fracture of the racial divide began in the 1920s, when portions of areas within the eastern boundary expansion became among the first Anacostia subdivisions north of Hillsdale to become increasingly integrated. Census records from the 1930s indicate that over 50 percent of the households living along Shannon Place were African American families. This significantly outpaced the percentage for greater Anacostia, which remained 85 percent white until the 1950s. The construction of the Chapel of St. Philip the Evangelist, built in 1937 at 2438 Shannon Place, SE to serve an African American congregation, is a testament to the racial diversification north of Howard Road. Within the expanded eastern portions of the district is perhaps the best-known surviving example of local African American heritage, the Birney School. The school was constructed in 1901 along Howard Road in part of the original Barry Farm settlement to serve the segregated community of Hillsdale. As the racial divide between Anacostia and Hillsdale diminished, the Birney School would also serve the African American families who increasingly settled in the subdivisions north of Hillsdale during the era of segregation.

The expanded areas of the district contain a diverse collection of **Architecture** that contributes to the architectural heritage of Anacostia. The existing district has been noted as containing a representative collection of late-nineteenth and early-twentieth century working-class housing, best illustrated through modest examples of Victorian-era single-family houses and Washington Row-style row houses from the early twentieth century. These same property types are found within the expanded boundaries. The earliest houses in the expanded boundaries are modest vernacular, Victorian-era, single-family houses built on urban lots. As in the core area of Anacostia, these houses provided a rhythmic balance and scale to the streetscape. These houses generally are two-story rectangular-plan structures set back at equal distance from the streets with proportionate massing elements, most notably front porches that are uniform in nature. The row houses that were more commonly built throughout Anacostia during the early twentieth century are best exemplified by the Washington Row type. This unique type of row house was

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commonly built throughout the city and is best exemplified through its two-story appearance with interconnected front porches. A unique characteristic of these type of row houses in Anacostia was that they were constructed as two-bay buildings, instead of the three-bay presentation that is found in other parts of the city. Examples of these two-bay Washington Row dwellings are found within the northern boundary expansion along Good Hope Road and along Chicago Street within the eastern boundary expansion. The Chicago Street row houses represent some of the best examples of the Washington Row house type within Anacostia. Noted local architect Julius Weing designed most of these row houses. Weing was a German-born architect who maintained a thriving practice in Washington D.C. from 1898 until his death in 1940. He designed a variety of building types, including row houses and apartment buildings throughout the city, and was best known for his Classical Revival-style designs with simplified detailing.¹⁷

Several other residential property types located within the expanded boundaries break from the typology of previous decades but represent development trends for working-class housing during the period of significance. Several houses along Talbert Street east of Martin Luther King Jr. Avenue represent examples of Craftsman-style bungalows and Colonial Revival-style houses. These houses, which occupy more spacious lots than the single-family dwelling constructed before 1910, were commonly built for working-class families across the county between 1910 and 1940.

After 1930, developers began constructing row houses and apartment buildings throughout Anacostia, including several designed by notable local architect George Santmyers. Santmyers was one of the most prolific and influential architects working in the District of Columbia during the early twentieth century and is best known for his apartment building designs. Santmyers practiced architecture in Washington D.C. for more than 50 years, from 1909 until his death in 1960. He began his career designing predominately row houses. Through the 1920s, Santmyers designed hundreds of apartment buildings and row houses in the Colonial and Classical Revival styles. Santmyers' Colonial Revival designs featured centrally located doorways accented by porticos, pediments, and pilasters. He used regular fenestration patterns with molded lintels. Santmyers' influence on Anacostia's architecture can be found within the east, west, and northern expanded boundaries, ranging from Colonial Revival-style row houses and small apartment buildings to larger multi-story apartment buildings. Santmyers designed several row houses and apartment buildings along W and V Streets within the eastern expanded boundaries that exhibit Colonial Revival influences. His Classical Revival-style design for the apartment building at 1204 Talbert Avenue represents one of the few "high style" architectural examples along Martin Luther King Jr. Avenue.

Historic Context

Colonial Era Settlement

The name Anacostia derives from the Native American tribe known as the Nacotchtank (also called the Nacostines and Anacostines by early settlers) who were the area's original settlers. Captain John Smith recorded in his journals that he sailed up the Eastern Branch in 1608 in his search for the main branch of the Potomac River. Smith landed on the south bank in the approximate area of present-day Anacostia and was received by the Nacotchtank people. Another explorer, Henry Fleet, recorded in 1632 that the area

¹⁷ EHT Tracerics, Inc. Julius Weing, DC Architects Directory. Accessed 15 December 2019 at <https://planning.dc.gov/page/dc-history>

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was referred to as Nacostine. The name was Latinized by Jesuit missionaries to Anacostines, which eventually developed into Anacostia.¹⁸

Warfare with settlers and other Native groups, as well as the introduction of European diseases, decimated the indigenous population and eliminated many of their villages and forts located throughout the area. As more settlers arrived, the European system of private land ownership became the ultimate factor in driving the Native Americans from their lands, and the Nacotchank were forced from the shores of the Anacostia River.¹⁹ The first land patents along the Eastern Branch, issued in the early 1660s, included a large piece of land called the Chichester tract (later Uniontown and parts of Good Hope) that was awarded to Dr. John Meeks, an English surgeon, by Lord Baltimore in 1663 for escorting six colonists to the new colony of Maryland. Thomas Addison, a merchant and son of Colonel John Addison, purchased the Chichester tract from descendants of Dr. Meekes in 1700. From the seventeenth century to the mid-nineteenth century, the land that became Anacostia was composed of large plantations and small farms that grew tobacco as a cash crop. Despite the agricultural prosperity in the region, Anacostia remained sparsely settled throughout the colonial period.²⁰

Early Transportation and Settlement

Signed into law by President George Washington in 1790, the Residence Act provided for the settlement of the District of Columbia as the permanent national capital at the confluence of the Potomac and Anacostia rivers. Land was taken from the states of Virginia and Maryland to create the District of Columbia, with Anacostia located in the Southeast Quadrant. By 1795, a bridge, known as “lower bridge,” was constructed linking the City of Washington with the Anacostia area, thus replacing the ferry system. In 1798, President Adams approved the development of the Navy Yard on twelve acres of land on the north side of the Eastern Branch directly across from Anacostia. The federal government hired dozens of workers, as efforts got underway to build a navy for the fledgling nation. Although “lower bridge” provided accessibility to the Navy Yard, few workers decided to make that journey. Little development occurred in Anacostia as the majority of Navy Yard workers found housing on Capitol Hill and in Southwest D.C. rather than across the river.²¹

A small settlement did occur along the east bank of the Eastern Branch (Anacostia River) around the location of a second bridge constructed in 1818. This settlement occurred around the intersection of present-day Good Hope Road and Naylor’s Road, located east of the Uniontown settlement. These two roads became an established corridor that connected the District of Columbia to southern Maryland. Duvall’s Tavern was one of the first operating businesses in what became known as Good Hope Village. Several other residents and small businesses soon established around the tavern.²²

Uniontown

¹⁸ National Register of Historic Places, *Anacostia Historic District*, DC Historic Preservation Office, 1978, National Register #78003050; DC State Historic Preservation Office Determination of Eligibility Form, *Expansion of the Anacostia Historic District*, (Washington, District of Columbia, 2019), 15 (Hutchinson, xix).

¹⁹ Lowe, ed., *East of the River: Continuity and Change*, 18-21.

²⁰ National Register of Historic Places, *Anacostia Historic District*, DC Historic Preservation Office, 1978; Lowe, ed., *East of the River: Continuity and Change*, 22; Hutchinson, *The Anacostia Story*, xxi; DCSHPO Determination of Eligibility Form, *Expansion of the Anacostia Historic District*, 15.

²¹ DCSHPO Determination of Eligibility Form, *Expansion of the Anacostia Historic District*, 15.; Lowe, ed., *East of the River: Continuity and Change*, 23-24.

²² DCSHPO Determination of Eligibility Form, *Expansion of the Anacostia Historic District*, 15.; Lowe, ed., *East of the River: Continuity and Change*, 27; Hutchinson, *The Anacostia Story*, 46.

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The 1850s marked the start of the development of Anacostia into the community that it is today. The site of what would become Anacostia was an attractive area for growth and suburban development because of its location near the bridge across the Eastern Branch. Land in the area was still readily available and affordable for blue collar workers and the laboring class. The Chichester tract was officially designated by the U.S. Postal service under the name Anacostia by the mid-nineteenth century. Part of the tract was then owned by Enoch Tucker, who sold a 100-acre portion of his farm in 1854 to John Fox, John W. Van Hook, and John Dobler for \$19,000. The three men formed the Union Land Association, subdivided the tract into building lots, and proceeded to establish Uniontown.²³

While most of the land in Anacostia is relatively hilly as it moves away from the river, the land purchased for Uniontown was relatively flat and prime for development. The men subdivided the land into a grid with 700 lots, each of which was 24 feet wide and 130 feet deep. Uniontown originally consisted of fifteen square blocks bounded by Harrison Street (Good Hope Road) to the north, Jefferson Street (W Street) on the south, Taylor Street (Sixteenth Street) on the east, and Monroe Street (MLK Jr. Avenue) on the west. In 1908, the presidential street names were replaced with letter or number names, and the presidential names were relocated within Washington's National Mall area. At the center of the community was a wide, tree-lined avenue, now Old Market House Square, that was designed to serve as the center of community activity.²⁴

Like many early subdivisions in the nineteenth and early twentieth centuries, the Union Land Association limited home ownership exclusively to whites by excluding African Americans. Deeds to property in the subdivision included restrictive racial covenants which denied the sale, rent, lease, or in any way conveyance or transfer "to any Negro or mulatto or anyone of African descent." These restrictive covenants appealed to many of the mechanics and laborers employed at the Navy Yard who complained of the encroachment of blacks in neighborhoods in Southwest D.C. and Capitol Hill directly adjacent to the Yard. A majority of the inhabitants who moved into Uniontown were consequently Navy Yard workers such as carpenters, blacksmiths, boilermakers, printers, plumbers, chain makers, and ship builders, as well as both enlisted and commissioned Navy personnel.²⁵

Civil War and Emancipation

The Civil War brought an influx of troops to the nation's capital, where forces were mobilized prior to moving to the front. By the summer of 1861, there were over 50,000 Union troops camped around and within the Federal District, including in Anacostia near Uniontown. Active-duty federal troops weren't the only ones traveling to the nation's capital during the war. St. Elizabeths Hospital, established during the 1850s, became a crucial facility for the treatment and recovery of wounded Union soldiers. St. Elizabeths opened in 1855 as the first federally-funded mental institution in the country. During the Civil War, the U.S. Army decided to expand the services of the hospital to care for soldiers injured in battle. It proved not only important to those convalescing there, but also to the Anacostia community as a source of employment for residents, as many of those who worked at St. Elizabeths moved into the communities developing there.²⁶

Throughout the Civil War, African Americans fleeing slavery came to Washington in search of freedom. In 1860, Washington's black population was 18,000, but by the end of the war in 1865, it had grown to

²³ National Register of Historic Places, *Anacostia Historic District*; Hutchinson, *The Anacostia Story*, 49-51.

²⁴ Hutchinson, *The Anacostia Story*, 53; National Register of Historic Places, *Anacostia Historic District*; DCSHPO Determination of Eligibility Form, *Expansion of the Anacostia Historic District*, 15 (Havenner 1950; Kennedy 1948).

²⁵ Hutchinson, *The Anacostia Story*, 53; National Register of Historic Places, *Anacostia Historic District*; DCSHPO Determination of Eligibility Form, *Expansion of the Anacostia Historic District*, 15.

²⁶ Cantwell, "Anacostia: Strength in Diversity," 337; Lowe, ed., *East of the River*, 29.

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31,500.²⁷ On April 16, 1862, President Lincoln signed a bill into law which outlawed slavery within the District of Columbia and provided monetary compensation to slave owners. Passage of the law and its reception by the public acted as a test for the Emancipation Proclamation, which was passed eight months later on January 1, 1863, freeing all slaves in states in rebellion against the Union.²⁸

In March 1865, the Bureau of Refugees, Freedmen, and Abandoned Lands – commonly known as the Freedmen’s Bureau – was established. General Oliver Howard, who served during the Civil War, was appointed Commissioner of the Bureau. Many slaves who were forced to work on farms and plantations near the Eastern Branch settled in the area around Good Hope and throughout the southeast after the war ended. In 1865, not long after its inception, the Freedmen’s Bureau opened Good Hope School to serve the developing African American community in Good Hope.²⁹

Two years later, in 1867, the Freedmen’s Bureau purchased the 375-acre Barry’s farm in Southeast from Juliana and David Barry, heirs of James D. Barry. The site, located south of Uniontown, served as a resettlement area for African Americans, notably former slaves, who moved in and around the nation’s capital following the end of the Civil War. Divided into one-acre plots, the land was sold to African American families, with prices ranging from \$125 to \$300 an acre. Trustees of the Freedmen’s Bureau also provided each new property owner with \$76 worth of lumber for the purpose of constructing a house on the property. The majority of homes built were modest A-frames, but those who had greater monetary means could purchase additional lots and lumber to build larger houses. Within two years, approximately 265 families had moved to the site. Following its initial development, Barry Farm was known by several different names including Barry’s Farm, Barry Farms, Potomac City, and Hillsboro. In 1874, residents had the District of Columbia rename the community to Hillsdale.³⁰

Slow Growth: 1854-1880

Land sales in Uniontown were slower than anticipated throughout the 1850s, 1860s, and 1870s. Financial difficulties resulting from the slow growth of Uniontown forced the Union Land Association into bankruptcy during the 1870s. Consequently, with the company in bankruptcy, John Van Hook’s fortunes dwindled, and he was forced to sell his house, Cedar Hill, in 1877.

Situated on a hill overlooking Uniontown with vistas across the Anacostia River to Washington, the house stood on an expansive nine acres. After the Union Land Company went bankrupt, Van Hook’s home was foreclosed before it was purchased in 1877 by Frederick Douglass. Although Douglass had recently suffered some financial losses after loaning money to the Freedmen’s Savings and Trust Company before it failed, he was able to borrow the necessary mortgage money from Charles Purvis, an abolitionist friend, to purchase Cedar Hill. The nine-acre estate, with a large house, gardens, and barn, was expanded to fifteen acres the following year when Douglass purchased an adjoining lot from the heirs of George Washington Talbert. Douglass made several alterations to the house and resided there until he died eighteen years later.³¹

The Streetcar in Anacostia

²⁷ Lowe, ed., *East of the River*, 30; Cantwell, “Anacostia: Strength in Diversity,” 338.

²⁸ Lowe, ed., *East of the River*, 31; Hutchinson, *The Anacostia Story*, 71.

²⁹ Lowe, ed., *East of the River*, 31; Hutchinson, *The Anacostia Story*, 76.

³⁰ Lowe, ed., *East of the River*, 34; Barry Farms NR Nom, 8-11; Cantwell, “Anacostia: Strength in Diversity,” 341; Hutchinson, *The Anacostia Story*, 81-82.

³¹ Thomas J. Cantwell, “Anacostia: Strength in Diversity,” *Records of the Columbia Historical Society, Washington, D.C.*, Vol. 49, pp. 330-370, (Washington, DC: Historical Society of Washington, DC, 1973), 335; Hutchinson, *The Anacostia Story*, 111.

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Around the time the Union Land Company dissolved, the Anacostia and Potomac River Railroad Company (APRRC) established the first streetcar line in Anacostia. The horse-drawn car route began operating in 1875, and extended from the Navy Yard Bridge in Anacostia into the District. The line extended along Nichols Avenue (now Martin Luther King, Jr. Avenue, SE) and V Street, before crossing the Navy Yard Bridge and continuing into downtown D.C. In 1878, the APRRC extended the line south along Nichols Avenue to St. Elizabeths hospital, providing Anacostia residence with both access to jobs at the Navy Yard and St. Elizabeths. As in other urban locations, the streetcar provided opportunities for working-class families to relocate to Anacostia rather than needing to remain near their places of work. Anacostia was a growing community when the APRRC converted their line to an overhead electric system in 1900. In 1935, bus lines replaced the Anacostia streetcar line, ending the streetcar era.³²

Suburban Development and Community Growth: 1880-1930

Following the Civil War, the name Uniontown became increasingly popular throughout the country, leading in part to an Act of Congress in 1886 that officially changed the name of Uniontown to Anacostia. By that time, the name Anacostia referred to the original Uniontown development as well as several surrounding subdivisions.³³

Until the 1870s, Uniontown was one of the only subdivisions in the area, but by the 1880s, landowners and land speculators started to subdivide their land, and several developments were established around the original Uniontown plat. By 1886, H.A. Griswold subdivided a large portion of his estate located southwest of Uniontown but retained a portion of the property that contained his house. Griswold originally purchased the property from George W. Talbert (also spelled Talburtt), whose house, Mont View, now belonged to Griswold. Possibly to spur interest in his subdivision, or for personal convenience, Griswold established the horse-drawn streetcar company that ran from the District over Navy Yard Bridge and down today's Martin Luther King, Jr., Avenue.³⁴

With the establishment of Shannon's and Griswold's subdivisions, other landowners quickly followed suit with developments of their own. These new subdivisions included Chichester (1891) which created additional lots for working-class housing in the community.³⁵ By 1890, one of the most active and successful partnerships of land speculators in the Washington area had begun operations in Anacostia. The Bliss-Havemeyer syndicate purchased its first tract of land along the Eastern Branch on April 9, 1890. Known as Danforth's farm, the land, originally purchased in 1807 from Anthony Addison by William Marbury, was owned by Marbury's descendants. The syndicate frequently purchased and sold land along the Eastern Branch as it sought to make a profit. One of the syndicate partners was former New York Congressman Archibald Bliss, who resided in Anacostia until the turn of the century.³⁶ Meanwhile, the subdivisions of Congress Heights and Randle Heights were developed by Colonel Arthur Randle who connected his developments to downtown Washington by establishing a streetcar line to Anacostia. With service starting in 1898, the streetcar line provided Anacostia residents with another means of transportation.³⁷

During the early twentieth century, residential and commercial development continued to spread outward from the original Uniontown Plat, largely south along Nichols Avenue and its adjacent streets. Under

³² DCSHPO Determination of Eligibility Form, Expansion of the Anacostia Historic District, 15

³³ Lowe, ed., *East of the River*, 33-34.

³⁴ Anatole Senkevitch, Jr., editor, *Old Anacostia: A Study of Community Preservation Resources*, (College Park, MD: University of Maryland, School of Architecture, 1975), 10.

³⁵ DCSHPO Determination of Eligibility Form, *Expansion of the Anacostia Historic District*, 16-17; Hutchinson, *The Anacostia Story*, 103.

³⁶ Hutchinson, *The Anacostia Story*, 103-104.

³⁷ Cantwell, "Anacostia: Strength in Diversity," 345.

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pressure from development, many of the farms and estates that remained in the area were surveyed and subdivided into developments such as George W. Talbert's Subdivision established in 1902 (not to be confused with Talbert's Subdivision, located one block north, which dates to at least 1892).³⁸ Earliest reference to Talbert's Subdivision in an auction notice for property identified in "Talbert's Subdivision" in the April 12, 1899 edition of the *Evening Star*.³⁹ The land that formed G.W. Talbert's Subdivision, which was bound by Nichols Ave (MLK, Jr., Ave) to the east, Birney School (now Thurgood Marshall Academy) to the south, the Alexandria Branch of the B&O Railroad to the west, and a public alley to the north, was listed as belonging to Catherine Talbert on the 1894 Hopkins Map.⁴⁰ While lots sold throughout the first decades of the twentieth century, G.W. Talbert's Subdivision wasn't fully developed until the 1930s.⁴¹

Other early twentieth century subdivisions in Anacostia included the development laid out by Floyd Davis in 1906. "Floyd E. Davis' Subdivision of Part of Chichester," was platted and subdivided directly north of G.W. Talbert's Subdivision.⁴² Centered around Chicago Street, Davis' Subdivision remained largely undeveloped until the late 1920s when a series of brick row houses were constructed. By 1913, developer Oscar C. Brothers Jr. purchased Fairlawn, the old plantation estate of Dr. Arthur Christie, located on the north side of Good Hope Road between Railroad and Minnesota Avenues. In 1911, Brothers subdivided the 120-acre farm into lots averaging between 1400 and 3500 square feet. Advertising for Fairlawn boasted that it was only "fifteen minutes by electric car from the Capitol Building."⁴³ Only a few lots had been developed by 1920, mainly along Good Hope Road and Minnesota Avenue. Residential development of Fairlawn accelerated throughout the rest of the 1920s, as houses and commercial buildings stood on nearly every lot by 1930.⁴⁴

The growing population brought additional stores and businesses to meet the needs and demands of the community. Distinct business corridors developed along Nichols Avenue (MLK, Jr. Ave) and Good Hope Road, which converged south of the foot of the Navy Yard Bridge. These two roads were home to inns, grocery stores, drug stores, bakeries, laundries, liveries, furniture stores, cobblers, warehouses, and banks.⁴⁵ As the area continued to develop, these businesses grew to serve the residents of Anacostia, Barry Farms, Garfield, Good Hope, and other nearby communities. Civil works also improved within the growing community, due in part to its active citizens. The Anacostia Citizens Association was formed c. 1882 by H.A. Linger to lobby public officials for improvements that would benefit the Anacostia community. By the 1920s, the organization boasted that it helped bring a fire station, bank, police station, public park, and public water, sewer, and lights to Anacostia.⁴⁶

Although the core of Anacostia, centered around the old Uniontown subdivision, was historically a largely white neighborhood, the Hillsdale community south of Howard Road was largely comprised of black residents. The civic and public improvements that came to Anacostia did not extend to Hillsdale and other

³⁸ G.W. Talbert Subdivision, Plat, County Book 15, Recorded 1886, (DCRA Office of the Surveyor, Accessed online through SurDocs, 2019).

³⁹ "Auction Sales," *Evening Star*, 12 April 1899:

⁴⁰ Griffith M Hopkins, Jr., *Map of the District of Columbia*, (Philadelphia: Griffith M. Hopkins, C.E., 1891), Map; G.W. Baist, *Baist's Real Estate Atlas of Surveys of Washington, District of Columbia*, Vol 3, Plate 33 (Philadelphia: G.W. Baist, 1903).

⁴¹ G.W. Baist, *Baist's Real Estate Atlas*, 1903-1931.

⁴² Floyd E. Davis' Subdivision, Plat, County Book 21, Recorded 1906, (DCRA Office of the Surveyor, Accessed online through SurDocs, 2019); DCSHPO Determination of Eligibility Form, *Expansion of the Anacostia Historic District*, 19.

⁴³ Lowe, ed., *East of the River*, 38.

⁴⁴ G.W. Baist, *Baist's Real Estate Atlas*, 1921 and 1931.

⁴⁵ DCSHPO Determination of Eligibility Form, *Expansion of the Anacostia Historic District*, 17; Helwig 1978.

⁴⁶ Lowe, ed., *East of the River*, 38-39.

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traditionally black communities like Stantontown, Garfield, and areas located south and east of Anacostia and its surrounding developments. Living conditions in these areas were still substandard for the time, as many residents still had no public sewer or water, electricity, nor direct access to public transportation by the 1920s. Outdoor privies and open sewers were still a public health concern as they contributed to high rates of infant mortality. The Hillsdale Civic Association advocated for improved public services but met with less success.⁴⁷

One notable civic improvement in Hillsdale was the construction of an African American public school. The first school was a four-room frame building erected in 1889 on Nichols Avenue between Talbert Street and Howard Road. The school was named for James Gillespie Birney, a former Kentucky slaveholder who became an abolitionist. Due to overcrowding, a new school was constructed on the site in 1901. The new Birney School was significantly more elaborate than the frame four-room schoolhouse. The eight-room schoolhouse was a brick building designed as a “high style” example of Italian Renaissance Revival architecture. It was one of two African American schools constructed in the District of Columbia in 1901. The Birney School continued to serve the greater Anacostia African American community during the first half of the twentieth century. During this time, the racial stratification between Anacostia and Hillsdale declined as African Americans increasingly began settling in areas north of Hillsdale.⁴⁸ However segregation remained the law of the land until the Supreme Court’s landmark *Brown vs. Board of Education of Topeka* decision in 1954.

Early Racial Diversification and Apartment Housing 1930-1950

The 1920 Census records indicate that many of the residents in old Anacostia, and those living west of Nichols Avenue were white, and many of them worked for the railroad in a variety of positions. On the other hand, residents who lived in the smaller wood-frame houses (no longer extant) that stood along Railroad Avenue – a peripheral road adjacent to the B&O tracks along the west side of the community – as well as residents of Barry Farm and the hilltop developments east of Nichols Avenue were almost exclusively African Americans. A large portion of the African American residents at the start of the 1920s were employed by the Navy Yard, but due to the end of World War I and the start of the Great Depression in 1929, far fewer residents were working at the Navy Yard by 1930.⁴⁹

By 1930, Anacostia neighborhoods were becoming more racially diversified long before other areas of the District. The old Talbert’s Subdivision, which consisted of Shannon Place and Chicago Avenue, became an area that bridged the racial divide between the two communities. In the 1930 US Census, 23 of the 40 families living on Shannon Place were African American and 17 were white. Shannon Place was a working-class street with the majority of residents employed by the federal government, primarily at the Navy Yard and St. Elizabeths Hospital. Residents often worked in the same types of jobs under the same employers in an increasingly mixed-race area, but a variety of factors following World War II changed the demographics.⁵⁰

During the 1930s and 1940s, more developers increasingly constructed apartment buildings throughout Anacostia. While the construction of single-family homes continued, there was a growing need to provide lower-cost housing for residents. With the onset of the Great Depression, providing low cost housing in the 1930s was a risky venture for many developers. To stimulate construction, the federal government passed the National Housing Act (NHA) of 1934, which established the Federal Housing Administration

⁴⁷ Lowe, ed., *East of the River*, 39-40; Hutchinson, *The Anacostia Story*, 135-136.

⁴⁸ DC SHPO Determination of Eligibility Form, Old Birney School/James G. Birney School/Nichols Avenue Elementary School/ Thurgood Marshal Academy, District of Columbia Historic Preservation, 2011.

⁴⁹ U.S. Census, 1920; DCSHPO Determination of Eligibility Form, *Expansion of the Anacostia Historic District*, 20.

⁵⁰ DCSHPO Determination of Eligibility Form, *Expansion of the Anacostia Historic District*, 20-21.

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(FHA). The NHA was part of New Deal legislation aimed to stimulate the construction industry during the Great Depression. Part of the FHA's mission was to improve the amount and quality of housing for low income families. To stimulate construction, the FHA provided housing insurance for up to 90 percent of the value of the home. The FHA insurance program stimulated the construction of low-income housing, freeing developers from the financial risks, with the assurance that the construction met federal housing standards established by the FHA to ensure quality construction for affordable housing.⁵¹

Apartment building construction increased during the 1940s, as thousands of people moved into the area to fill new military and federal positions to serve the war efforts and expanding Federal government. In response to the local housing crisis created by World War II, large housing projects were developed throughout the district, including the redevelopment of Barry Farms and the building of Naylor Gardens in Southeast. The government also converted existing public housing units into housing for wartime workers. Anacostia was ideal for development at the time due to the large amount of vacant land that was still available.⁵²

Mid-to-Late Twentieth Century: 1950-1999

Following the end of the war, increasing numbers of white families left District neighborhoods, including Anacostia, in favor of new suburban developments. This initiated a shift in housing patterns and created additional incentive for owners to abandon their properties. During the early 1950s, the demographic shift and abandonment of apartment housing was further exacerbated by the Southwest Urban Renewal Project. Between 1954 and 1964, approximately twenty thousand people were displaced from their homes in Southwest Washington, D.C., and many of them moved east of the river to Anacostia where affordable housing was readily available. In conjunction with the Southwest Urban Renewal Project, approximately 80 percent of the area east of the Anacostia River was up-zoned, and the area surrounding Barry Farm rapidly transformed into a low to moderate income, majority black section of the city.⁵³ The ongoing speculative construction of public housing complexes by developers with no ties to the community resulted in more abandoned housing projects and additional damage to the Anacostia community.⁵⁴

The onset of urban renewal was followed several years later by the desegregation of D.C. public schools in 1954-55. Integration of the school system increased the rate at which white families moved away from Anacostia to suburban developments outside of the district which still retained strictly segregated housing restrictions. In 1946, 55.3 percent of public-school students were white, but twenty years later, only 9.2 percent were white.⁵⁵ Overall, Anacostia's white population dropped from 82.4 percent in 1950 to 67.7 percent in 1960. By the 1970s, the population of Anacostia had shifted to become 86 percent black. As a result of this demographic change, privately-owned apartment complexes that were previously closed to black tenants quickly became available to them as property owners were forced to accommodate the demographic changes. The shift also coincided, however, with a decline in maintenance of apartment properties, and it was during the late 1960s that most mortgages on FHA 608 complexes went into default.⁵⁶ The high concentration of low-income apartment housing in an area that remained isolated from the rest of the city, and from basic amenities such as grocery stores, combined with the disinterest of the D.C.

⁵¹ National Register of Historic Places, Kensington Garden Apartment Complex (#10000989), Buffalo, New York.

⁵² Lowe, ed., *East of the River*, 40.

⁵³ Prologue DC, LLC, DC Landmark Nomination, *Barry Farm Dwellings*, (Washington, District of Columbia, 2019), 14.

⁵⁴ Cantwell, "Anacostia: Strength in Diversity," 347.

⁵⁵ Lowe, ed., *East of the River*, 44.

⁵⁶ Cantwell, "Anacostia: Strength in Diversity," 348-349.

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government in the Anacostia community, and the legal desegregation of suburban housing, were all factors that contributed to the abandonment of the area by people who could afford to move elsewhere.⁵⁷

Changes to the built environment during the postwar period also altered the community. The construction of Suitland Parkway demolished homes and businesses in greater Anacostia, dividing the community and interrupting movement through several neighborhoods, including Barry Farms. The construction of the Anacostia Freeway/Interstate-295 during the late 1950s and early 1960s impacted the community, as did the use of eminent domain by the government for land acquisition as old roads were redirected. The commercial corridors of Good Hope Road and Nichols Avenue—renamed in 1971 in honor of Martin Luther King, Jr.—experienced a decline in the 1960s and 1970s as the average income of the community decreased with the shifting demographics.⁵⁸

Zoning in Anacostia at the time tended to favor private interests over those of the public. Overdevelopment of the area with its poorly built and maintained apartment buildings provided little space or incentive for any additional commercial development. By 1970, city zoning laws designated almost 75 percent of the land in Anacostia for apartment buildings; 85 percent of the total housing supply consisted of multi-family apartment buildings. These new zoning laws served to promote the interests of private investors by encouraging land speculation at the expense of community and public interests. One of the most harmful results of poor zoning in Anacostia was to discourage home ownership in the area. This led to the demolition and decrease in single-family home construction in favor of high and low-rise apartment buildings.⁵⁹

By the late twentieth century, the Anacostia community struggled with poverty and crime due to the decline of the commercial corridor and exploitation of the community by private developers in the preceding decades. In recent years, however, Anacostia has seen new investment from within the community as well as from outside investors. Vacant properties have been purchased and are under redevelopment while many existing historic structures are being restored. A historic housing grant program invested over \$1 million for Anacostia residents to repair and restore their homes. The development of new single-family housing, condominiums, apartments, and mixed-use development is bringing new residents, businesses, and opportunities to the Anacostia community today.⁶⁰

⁵⁷ Prologue DC, LLC, DC Landmark Nomination, *Barry Farm Dwellings*, 14.

⁵⁸ DCSHPO Determination of Eligibility Form, *Expansion of the Anacostia Historic District*, 21.

⁵⁹ Lowe, ed., *East of the River*, 46.

⁶⁰ DCSHPO Determination of Eligibility Form, *Expansion of the Anacostia Historic District*, 21-22.

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Previous documentation on file (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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

9. Geographical Data

Acreage of Property _____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Southwest Boundary Increase

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- | | |
|-----------------------------|---------------------------|
| 1. Latitude: 38.515059N | Longitude: -76.592914W |
| 2. Latitude: 38°51'51.25"N | Longitude: -76°59'30.13"W |
| 3. Latitude: 38°51'52.14"N | Longitude: -76°59'29.69"W |
| 4. Latitude: 38°51'53.36"N | Longitude: -76°59'31.42"W |
| 5. Latitude: 38°51'46.51"N | Longitude: -76°59'44.35"W |
| 6. Latitude: 38°51'42.38"N | Longitude: -76°59'37.66"W |
| 7. Latitude: 38°51'40.71"N | Longitude: -76°59'36.37"W |
| 8. Latitude: 38°51'42.83"N | Longitude: -76°59'33.45"W |
| 9. Latitude: 38°51'39.38"N | Longitude: -76°59'28.74"W |
| 10. Latitude: 38°51'41.44"N | Longitude: -76°59'26.68"W |
| 11. Latitude: 38°51'42.08"N | Longitude: -76°59'27.42"W |
| 12. Latitude: 38°51'43.68"N | Longitude: -76°59'24.49"W |
| 13. Latitude: 38°51'36.78"N | Longitude: -76°59'17.31"W |
| 14. Latitude: 38°51'39.78"N | Longitude: -76°59'14.12"W |
| 15. Latitude: 38°51'42.08"N | Longitude: -76°59'27.42"W |

Boundary Increase to Include 2256 High Street

- | | |
|----------------------------|---------------------------|
| 1. Latitude: 38°51'45.37"N | Longitude: -76°59'10.84"W |
| 2. Latitude: 38°51'44.36"N | Longitude: -76°59'9.00"W |
| 3. Latitude: 38°51'43.49"N | Longitude: -76°59'9.67"W |

Donut Hole Enclosure Boundary Increase

- | | |
|----------------------------|---------------------------|
| 1. Latitude: 38°51'49.38"N | Longitude: -76°59'25.34"W |
| 2. Latitude: 38°51'49.89"N | Longitude: -76°59'24.74"W |

Eastern Boundary Increase

- | | |
|-----------------------------|---------------------------|
| 1. Latitude: 38°51'48.58"N | Longitude: -76°59'2.47"W |
| 2. Latitude: 38°51'47.63"N | Longitude: -76°58'57.35"W |
| 3. Latitude: 38°51'46.18"N | Longitude: -76°58'57.26"W |
| 4. Latitude: 38°51'45.76"N | Longitude: -76°58'54.85"W |
| 5. Latitude: 38°51'46.92"N | Longitude: -76°58'54.46"W |
| 6. Latitude: 38°51'46.97"N | Longitude: -76°58'53.57"W |
| 7. Latitude: 38°51'49.70"N | Longitude: -76°58'52.11"W |
| 8. Latitude: 38°51'49.54"N | Longitude: -76°58'48.88"W |
| 9. Latitude: 38°51'50.76"N | Longitude: -76°58'46.61"W |
| 10. Latitude: 38°51'56.05"N | Longitude: -76°58'44.02"W |
| 11. Latitude: 38°51'56.60"N | Longitude: -76°58'46.66"W |

Northern Boundary Increase

- | | |
|---------------------------|---------------------------|
| 1. Latitude: 38°52'2.31"N | Longitude: -76°59'15.70"W |
|---------------------------|---------------------------|

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2. Latitude: 38°52'3.42"N	Longitude: - 76°59'15.32"W
3. Latitude: 38°52'2.66"N	Longitude: - 76°59'12.88"W
4. Latitude: 38°52'2.10"N	Longitude: - 76°59'6.67"W
5. Latitude: 38°52'1.49"N	Longitude: - 76°59'6.05"W
6. Latitude: 38°52'1.47"N	Longitude: - 76°59'3.92"W
7. Latitude: 38°52'0.73"N	Longitude: - 76°59'1.76"W
8. Latitude: 38°52'0.31"N	Longitude: - 76°59'1.30"W
9. Latitude: 38°52'0.36"N	Longitude: - 76°58'56.28"W
10. Latitude: 38°51'59.36"N	Longitude: - 76°58'55.58"W
11. Latitude: 38°51'59.34"N	Longitude: - 76°58'51.01"W
12. Latitude: 38°51'57.46"N	Longitude: - 76°58'51.15"W
13. Latitude: 38°51'56.61"N	Longitude: - 76°58'46.62"W
14. Latitude: 38°51'55.16"N	Longitude: - 76°58'47.09"W

Verbal Boundary Description (Describe the boundaries of the property.)

The Anacostia boundary increase expands the district boundaries southwest, southeast, and north of the boundaries established in 1978. The southwestern expansion includes properties fronting both sides of Chicago Street SE, Shannon Place SE, and Martin Luther King Jr. Avenue south of existing boundaries to Howard Road SE. Boundaries extend east of Martin Luther King Jr. Avenue to incorporate properties along both sides of Talbert Street SE to where the street ends at Talbert Terrace SE. From this point the expanded boundary extends north to Morris Road where it extends further to the southeast capturing only the properties on the north side of Morris Road until ending at Bangor Street SE. At this point, the boundaries extend at a right angle to the northeast ending at the existing district line. Two small non-contiguous pockets just outside the original district boundaries are also included as part of expanded boundaries. These include a small area between Pleasant Street SE and Morris Road SE east of Martin Luther King Jr. Avenue SE and the property containing 2256 High Street SE located on lot 850 of Square 5799.

The southeastern expansion extends the existing boundaries east of the existing historic district to include additional portions of Sixteenth Street SE, Galen Street SE, W Street SE and V Street SE. Boundaries east from the existing line along the east side of the Frederick Douglas National Landmark property to include properties along the south side of W Street. At Sixteenth Street, the boundary extends further to the south to Galen Street SE to include additional portions of Square 5755, before extending to the north/northeast direction to include properties along both sides of W Street and V Street and the west side of Fendall Street before ending at the existing district line.

The northern boundaries include properties along both sides of Good Hope Road SE. Extending east from the existing district boundaries, the expanded boundaries include Parcel 54 of Square 5601, located on the north Side of Good Hope Road. Extending east of Thirteenth Street, the expanded boundaries include properties on the both side of Martin

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Luther King Jr. Avenue and one property at lot 816 of Square 5605 fronting Minnesota Avenue SE. At Seventeenth Street SE, boundaries extend further east to include only properties on the south side of Martin Luther King Jr. Avenue before ending at the intersection with Fendall Street.

Boundaries were also expanded to include two areas with adjacent properties that were excluded from the original boundaries. These areas include properties located on lots 810, 904, and 903 on Square 5800 which includes the properties at 1208, 1210, and 1212 Maple View Place SE and lot 850 of Square 5799 to include the property at 2256 High Street SE.

Boundary Justification (Explain why the boundaries were selected.)

The boundary increase for the Anacostia Historic District includes portions of the original Uniontown and adjacent subdivisions that were not considered part of the original district boundaries, but exhibit development patterns similar to those within the existing district. The southwestern boundary expansion includes portions of the Talbert Subdivision developed during the twentieth century. Properties along Chicago Street and Shannon Place include Washington Row style row houses and vernacular Late Victorian-era and Colonial Revival-style houses similar to property types found within the existing boundaries of the district. This area also has historic significance related to African American ethnic heritage, as one of the first areas north of Howard Road that began to be more integrated beginning in the 1920s.

The Southwestern expanded boundaries include properties along Martin Luther King Jr. not included within the original district boundaries. As part of the core business district for Anacostia, this portion of Martin Luther King Jr. Avenue includes several commercial and residential rows that illustrate the changing nature of downtown Anacostia from the late nineteenth to the late twentieth century. Several individual properties along this portion of the corridor relate to the themes of transportation, community planning and development, architecture, and ethnic history, all significant to the development of the Anacostia community during the late nineteenth and early twentieth centuries. These properties include the Washington Railway and Electric Company Building (Transportation), the apartment building at 1204 Talbert Avenue (Architecture), and the Birney School, and Birney School (Ethnic History/Architecture) and the Revival Temple Full Gospel Church (Ethnic History). Expanded district boundaries end at Howard Road to include the Birney School on the west side of the Martin Luther King Jr. Avenue and the building at 2500 Martin Luther King Jr. Avenue SE. The open undeveloped area to the north of this building is one of the few undeveloped locations that remain along Martin Luther King Jr. Avenue within Anacostia. Portions of Talbert Street, Mount View Place and Morris Road east of Martin Luther King Jr. Avenue retain several Victorian-era structures and later early twentieth-century Craftsman-style bungalow and Colonial Revival-style dwellings that represent the growth of Anacostia during the district's period of significance.

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The southeastern boundary increase includes portions of the Uniontown, Pitts, and Green's Subdivisions which were platted during the late nineteenth century that retain a development pattern similar to the core residential areas of the existing district. Portions of W, V, Sixteenth, and Galen streets platted through Pitts and Green's subdivisions represent a continuation of the original Uniontown grid that retained the same lot sizes as the original Uniontown plat. Much of the development along these lots are similar to the existing district, representing late nineteenth and early twentieth-century single-family houses with a few examples of shotgun/bungalow houses from the early twentieth century. As in the original district, portions of this area were developed after 1930 by row houses and apartment buildings, which represent the beginning of an important development trend that would continue in Anacostia after 1950. Most of these apartment buildings represent the work and influence of notable local architect George Santmyers on the development of Anacostia prior to World War II. The later period row houses and apartment buildings were built with similar setbacks to earlier buildings on neighboring lots and were of the same size and scale, representing two story buildings with two-or-three bay facades.

The northern boundary includes additional open spaces and buildings along Good Hope Road, that like Martin Luther King Jr. Avenue, reflect the evolution of the downtown business district of Anacostia from the late nineteenth through the mid twentieth century. Architecture in this area includes several late nineteenth and early twentieth-century houses, and early and mid twentieth-century commercial blocks, similar to other portions of Martin Luther King Jr. Avenue and Good Hope Road within the existing district. The Ketcham Elementary School, built in 1909, is also included within the expanded boundaries.

The boundaries expand around 810, 904, and 903 Maple View Place SE on Square 5800 eliminates a small depression (almost a donut hole) in the original district line along Martin Luther King Jr. Avenue, making boundaries more even. The boundaries were expanded to the property at 2256 High Street SE because it was the only property along this section of High Street constructed within the period of significance not included within the original boundaries.

10. Form Prepared By

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organization: EHT Tracerics, Inc.
street & number: 440 Massachusetts Avenue, N.W.
city or town: Washington state: DC zip code: 20001
e-mail eric.griffitts@tracerics.com
telephone: (202) 393-1199
date: October 15, 2019

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Additional Documentation

Submit the following items with the completed form:

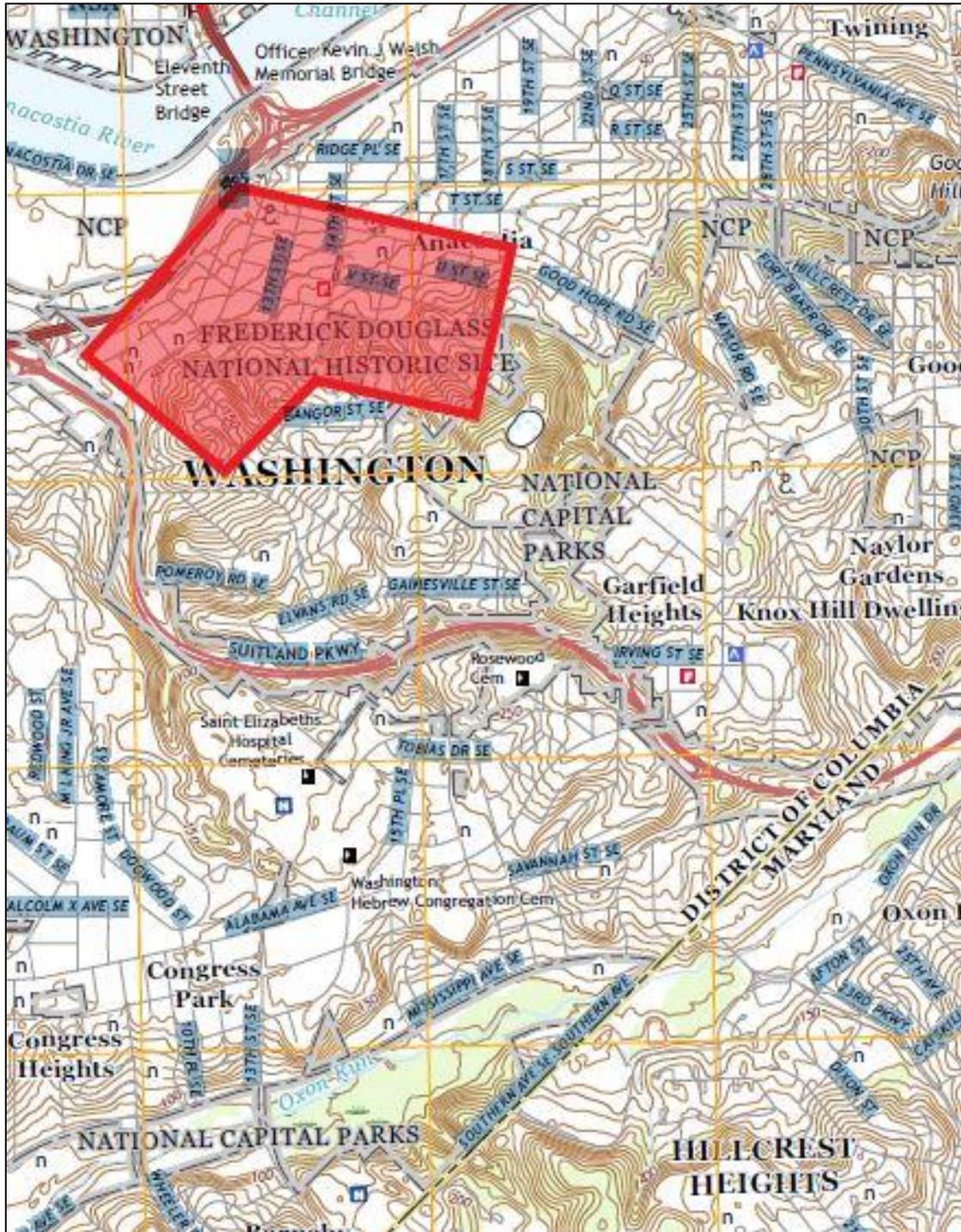
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Paperwork Reduction Act 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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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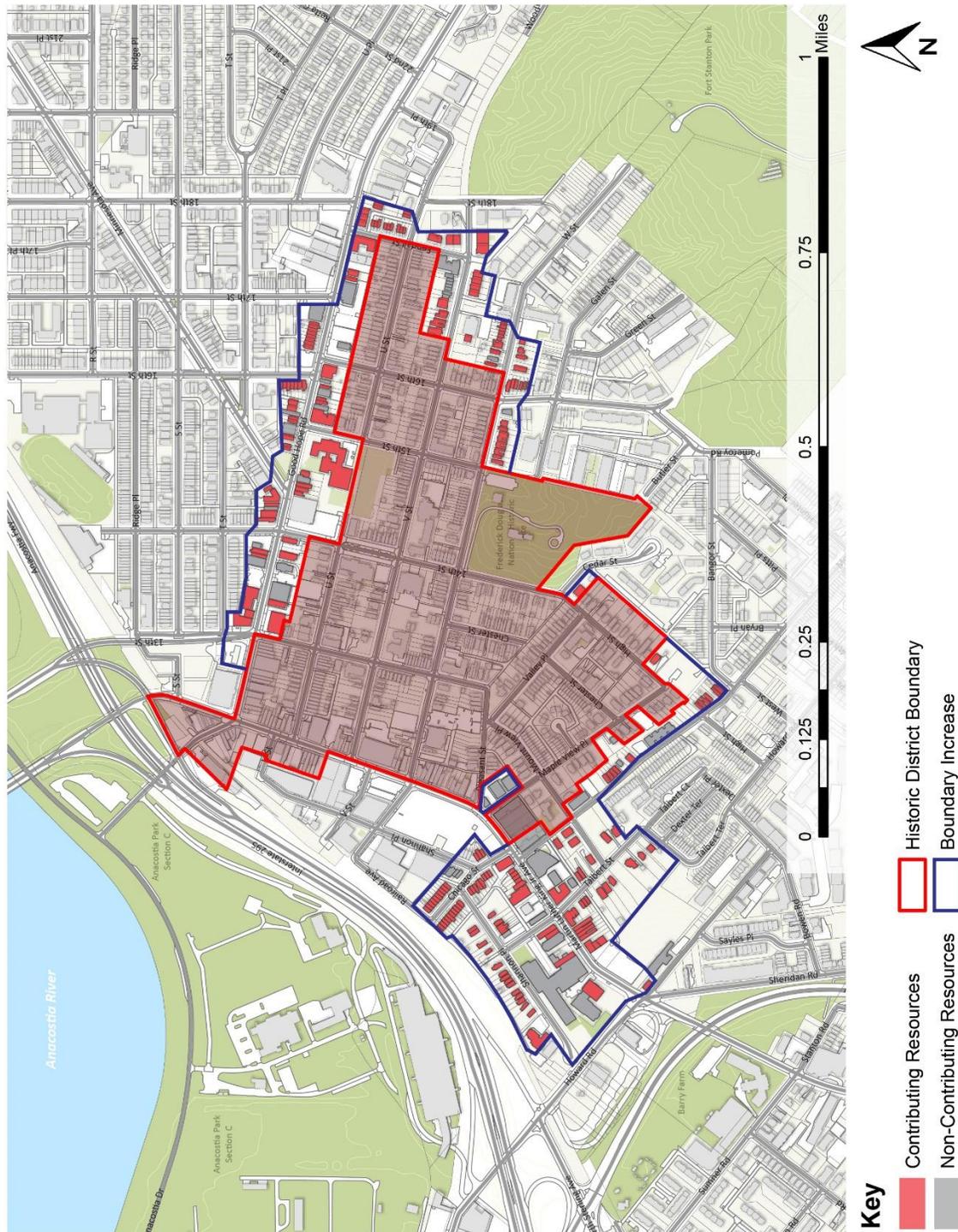
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USGS Map, Anacostia DC-MD, 2016 (General location of District in Red)

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Historic District Boundary Map

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Photographs

Name of Property:	Anacostia Historic District (Boundary Increase)
City or Vicinity:	Washington, D.C.
Photographer:	Eric Griffiths EHT Tracerics, Inc. (Photographs 2,5-11,15-17,21-27,29,31,34-36)
Photographer:	Benjamin Walker, EHT Tracerics, Inc. (Photographs 1,3,4,12-14,18-20,28,30,32,33,37)
Date of Photographs	June 2019
Location of Original Digital Files:	DC Historic Preservation Office
Number of Photographs	37

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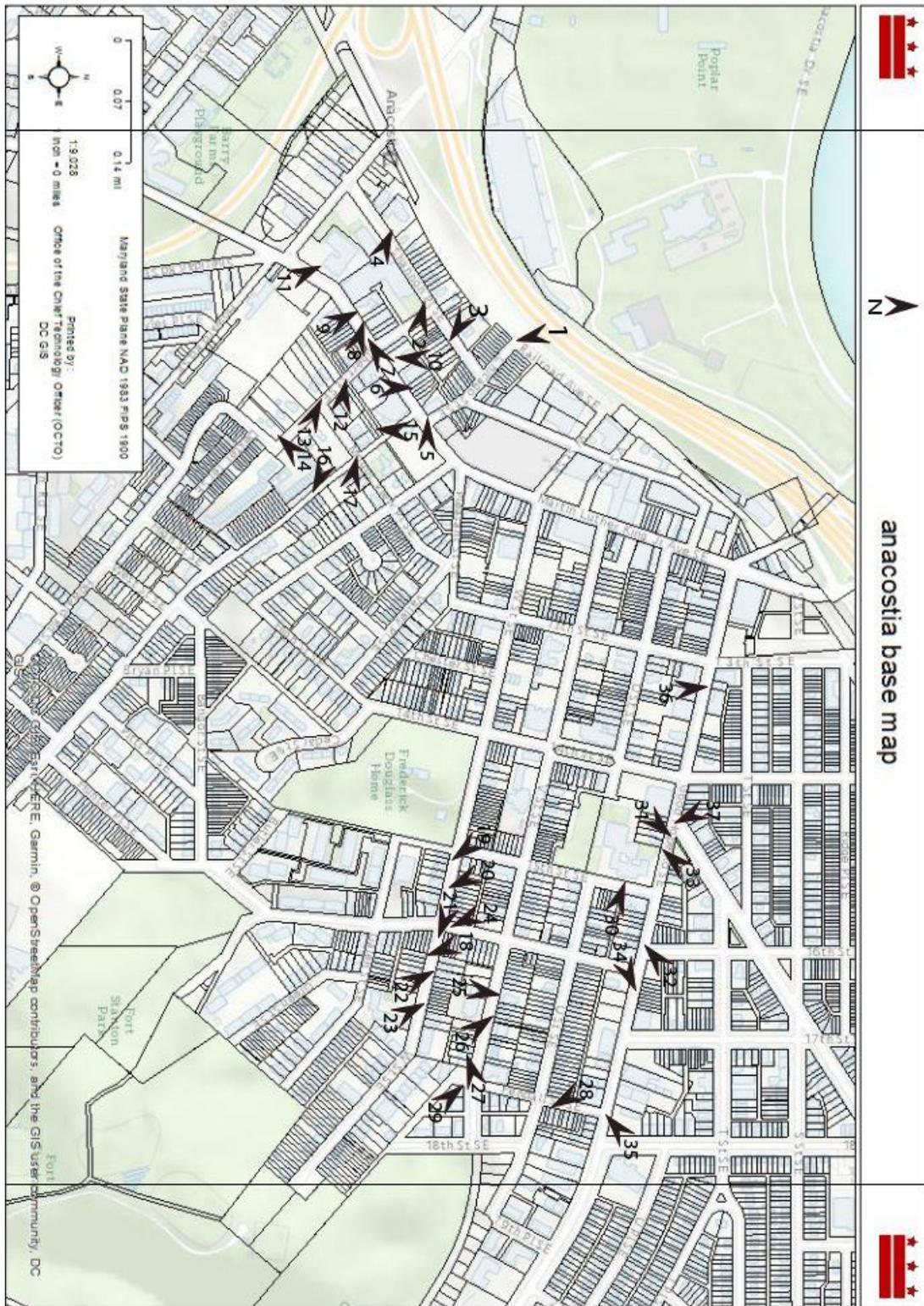


Photo Key

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Photo 1 of 37: DC_Anacostia Historic District (Boundary Increase)_001.tif
1101-1121 Chicago Street, facing southeast



Photo 2 of 37: DC Anacostia Historic District (Boundary Increase)_002.tif
West side of Shannon Place, facing southwest

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Photo 3 of 37: DC_ Anacostia Historic District (Boundary Increase)_003.tif
2308 Shannon Place, facing southwest

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Photo 4 of 37: DC_ Anacostia Historic District (Boundary Increase)_004.tif
Revival Temple Church, facing southwest



Photo 5 of 37: DC_ Anacostia Historic District (Boundary Increase)_005.tif
2301 Martin Luther King Jr. Avenue, facing southwest

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Photo 6 of 37: DC_ Anacostia Historic District (Boundary Increase)_006.tif
2311 Martin Luther King Jr. Avenue, facing north

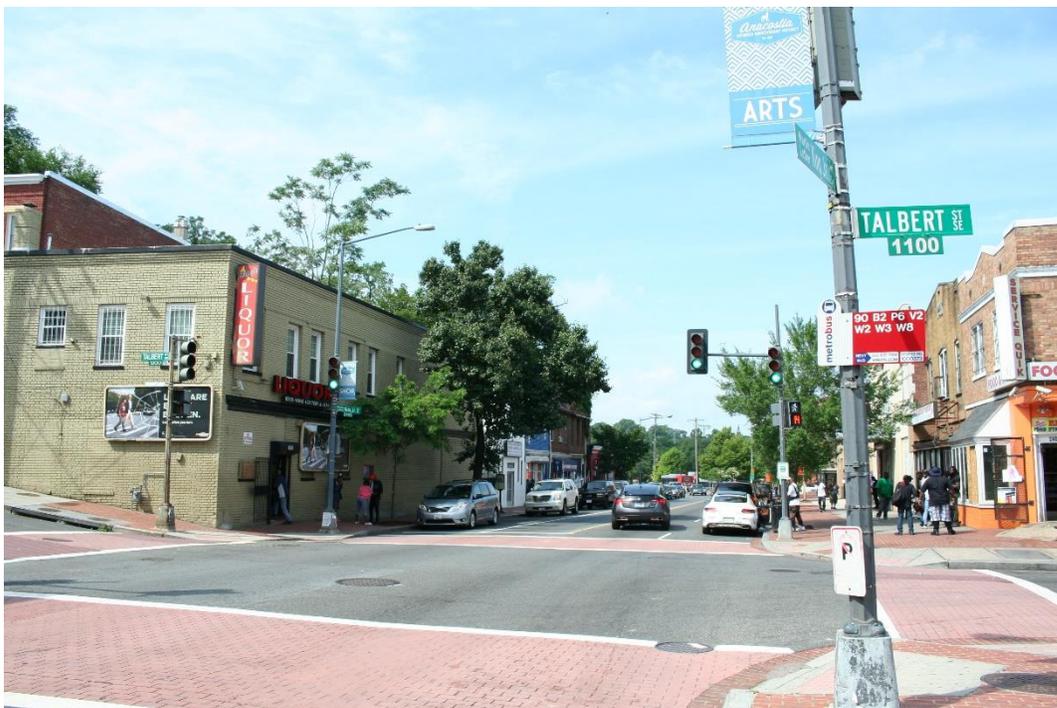


Photo 7 of 37: DC_ Anacostia Historic District (Boundary Increase)_007.tif
Martin Luther King Jr. Avenue, south of Talbert Street, facing southwest

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Photo 8 of 37: DC_ Anacostia Historic District (Boundary Increase)_008.tif
2401-2405 Martin Luther King Jr. Avenue, facing northwest

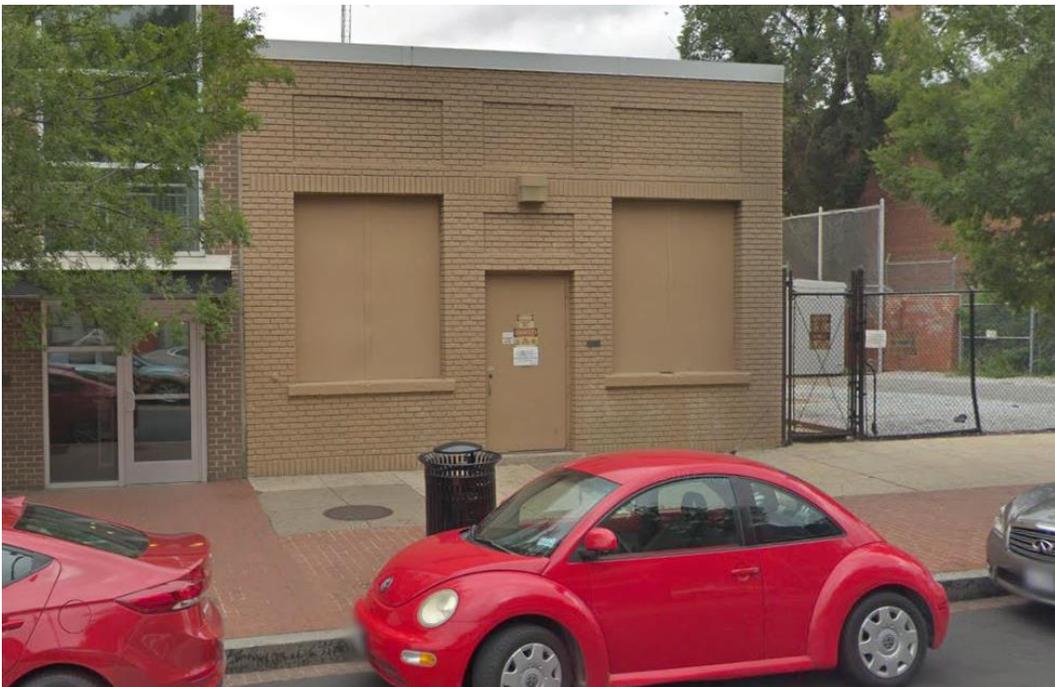


Photo 9 of 37: DC_ Anacostia Historic District (Boundary Increase)_009.tif
Washington Railway and Electric Company (2315 MLK Jr. Avenue), facing northwest

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Photo 10 of 37: DC_ Anacostia Historic District (Boundary Increase)_009.tif
1204 Talbert Avenue, facing southwest



Photo 11 of 37: DC_ Anacostia Historic District (Boundary Increase)_011.tif
Birny School (2427 Martin Luther King Jr. Avenue), facing northwest

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Photo 12 of 37: DC_ Anacostia Historic District (Boundary Increase)_012.tif
1205-1207 Talbert Street SE, facing west



Photo 13 of 37: DC_ Anacostia Historic District (Boundary Increase)_013.tif
South Side of Talbert Street SE, facing west

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Photo 14 of 37: Anacostia Historic District (Boundary Increase)_014.tif
1249 Talbert Street SE, Forty-Fifth Street, facing southwest



Photo 15 of 37: DC_ Anacostia Historic District (Boundary Increase)_013.tif
1213-1215 Morris Road SE, facing southeast

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Photo 16 of 37: DC_ Anacostia Historic District (Boundary Increase)_016.tif
1322-1328 Morris Road SE, facing northeast



Photo 17 of 37: DC_ Anacostia Historic District (Boundary Increase)_017.tif
2305 Mount View Place SE, facing east

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Photo 18 of 37: DC_ Anacostia Historic District (Boundary Increase)_018.tif
1617 W Street SE, facing southeast



Photo 19 of 37: DC_ Anacostia Historic District (Boundary Increase)_019.tif
1501-1503 W Street, facing southeast

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Photo 20 of 37: DC_ Anacostia Historic District (Boundary Increase)_020.tif
1505-1511 W Street SE, facing southeast



Photo 21 of 37: DC_ Anacostia Historic District (Boundary Increase)_021.tif
North side of 1600 Block of W Street, facing northeast

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Photo 22 of 37: DC_ Anacostia Historic District (Boundary Increase)_022.tif
1610-1614 W Street SE, facing northwest



Photo 23 of 37: DC_ Anacostia Historic District (Boundary Increase)_023.tif
1620-1630 W Street SE, facing northwest

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Photo 24 of 37: DC_ Anacostia Historic District (Boundary Increase)_024.tif
1717 Foxhall Road, facing east



Photo 25 of 37: DC_ Anacostia Historic District (Boundary Increase)_024.tif
1620 V Street SE, facing north

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Photo 26 of 37: DC_ Anacostia Historic District (Boundary Increase)_024.tif
1628-1630 V Street SE, facing northwest



Photo 27 of 37: DC_ Anacostia Historic District (Boundary Increase)_024.tif
1641-1647 V Street SE, facing southwest

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Photo 28 of 37: DC_ Anacostia Historic District (Boundary Increase)_024.tif
1972-1976 Fendall Street SE, facing southeast



Photo 29 of 37: DC_ Anacostia Historic District (Boundary Increase)_024.tif
Fendall Heights Apartments, facing northwest

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Photo 30 of 37: DC_ Anacostia Historic District (Boundary Increase)_024.tif
Ketchum Elementary School, facing northwest



Photo 31 of 37: DC_ Anacostia Historic District (Boundary Increase)_024.tif
Triangular Park, facing north

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Photo 32 of 37: DC_ Anacostia Historic District (Boundary Increase)_024.tif
1525 and 1529 Good Hope Road SE, facing southeast



Photo 33 of 37: DC_ Anacostia Historic District (Boundary Increase)_024.tif
1435 Good Hope Road SE, facing south

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Photo 34 of 37: DC_ Anacostia Historic District (Boundary Increase)_024.tif
1915-1927 Good Hope Road, facing northeast



Photo 35 of 37: DC_ Anacostia Historic District (Boundary Increase)_024.tif
1667 Good Hope Road

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Photo 36 of 37: DC_ Anacostia Historic District (Boundary Increase)_024.tif
1306-1308 Good Hope Road SE, facing 1641-1647 V Street SE, facing northeast



Photo 37 of 37: DC_ Anacostia Historic District (Boundary Increase)_024.tif
1421-1429 Good Hope Road SE, facing southeast