

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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DATE ENTERED AUG 27 1976

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

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

1 NAME

HISTORIC

Capitol Hill Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

(See No. 7 for Boundary description)

\_\_\_ NOT FOR PUBLICATION

CITY, TOWN

Washington

\_\_\_ VICINITY OF

CONGRESSIONAL DISTRICT

Walter E. Fauntroy

STATE

District of Columbia

CODE

11

COUNTY

District of Columbia

CODE

001

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
  - PRIVATE
  - BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
  - BEING CONSIDERED

STATUS

- OCCUPIED
  - UNOCCUPIED
  - WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
  - YES: UNRESTRICTED
  - NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Multiple public and private ownership

STREET & NUMBER

CITY, TOWN

\_\_\_ VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Recorder of Deeds

STREET & NUMBER

Sixth and D Streets, N.W.

CITY, TOWN

Washington

STATE

District of Columbia

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

District of Columbia Inventory of Historic Sites

DATE

January 26, 1976

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Joint District of Columbia/National Capital Planning Commission  
Historic Preservation Office

CITY, TOWN

Washington

STATE

District of Columbia

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

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

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

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

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

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

# 8 SIGNIFICANCE

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

SPECIFIC DATES

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

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

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

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

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

(Continued on Form No. 10-300a)

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

See attached

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx 710 acres

UTM REFERENCES

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

VERBAL BOUNDARY DESCRIPTION

NE

See attached

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Suzanne Ganschietz, Architectural Historian

February 14, 1976

ORGANIZATION Joint District of Columbia/National Capital

DATE

Planning Commission Historic Preservation Office

March 1, 1976

STREET & NUMBER

1325 G Street, N.W.

TELEPHONE

382-6858

CITY OR TOWN

Washington

STATE

District of Columbia

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

7-20-76

TITLE State Historic Preservation Officer for  
the District of Columbia

DATE

FOR NPS USE ONLY

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

ATTEST: *Charles W. ...*  
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE 8/23/76

CLERK, NATIONAL REGISTER

DATE 8.23.76

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

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

10. Verbal boundary description

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

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

Category I

<u>Structure and location</u>	<u>Architect</u>	<u>Date</u>
The Squares, Circles Vistas, and Major Elements created by the Plan of the Federal City		1791-1901

Category II

Marine Corps Commandant's House * Marine Barracks 801 G Street, S.E.	Hadfield enlarged altered addition	1801-1805 1840 1891 1934
U.S. Marine Barracks Buildings*	Hornblower & Marshall	1902-1906
Temporary Home for Veterans of All Wars (Old Naval Hospital)* 9th Street and Pennsylvania Avenue, S.E.		1865-1866
Folger Shakespeare Library* E. Capitol Street and 2nd Sts, S.E.	Cret; Trowbridge	1929-1932
Christ Church Washington Parish (Christ Church, Navy Yard)* 620 G Street, S.E.	Latrobe Attributed enlarged altered Smith enlarged Peaslee remodeled	1806-07 1824&1849 1877&1891 1921 1953-1954
Friendship House (The Maples; Maple Square)* 619 D Street, S.E.	Lovering enlarged	1795-96 1936

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Category II continued  
Structure and location

Architect

Date

Chaplains Memorial Building-(Mountjoy- Bayly House; Hiram Johnson House)* 122 Maryland Avenue, N.E.	enlarged altered	1817-1822 1873 1903
St. Mark's Church* 3rd and A Sts. S.E.	Chequier	1888-1894
Ebenezer United Methodist Church, 400 D St., S.E.	Crump & Palmer	1897
Eastern Market* 7th St. and N. Carolina Avenue, S.E.	Cluss addition	1873 1908
East Capitol Street Car Barn,* 1400 East Capitol Street, N.E.	Wood	1896
Sewall-Belmont House (National Woman's Party)* 144 Constitution Ave., N.E.	burned rebuilt	1800 1814 1820
Watterston House 224 2nd St., S.E.	King; Hedges	c.1802-1819
U.S. Marine Barracks Historic District*		est.1801

\* Listed in the National Register of Historic Places

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Category III

Structure and location

Architect

Date

Carbery House  
423 6th St., S.E.

c.1813

Peabody School  
Stanton Square  
4th, 5th, and C Sts., N.E.

1879

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

c.1865

East Capitol Street  
Bet. 2nd and 19th Streets

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The Capitol Hill Community Prior to the Civil War

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

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

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

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

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

<sup>2</sup>Ibid., p. 71.

\*Individually designated landmark.

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

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

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

This area grew at a faster rate than the boarding house community around the Capitol, however, and a number of substantial citizens did reside in the Navy Yard area, especially businessmen and merchants. Madison Davis in an article published in the Records of the Columbia Historical Society<sup>5</sup> states that a number of notable residents such as William Prout, Sam Smallwood, Thomas Carbery and others lived in the area. Davis tends to idealize the area somewhat in his description: "It had, indeed, in old times, many of the characteristics of an English village--its extensive common, and its churches among the trees... the skating ponds and river coves, the distant woods and fields for hunting and nutting, were all among the finest in the world."

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

<sup>4</sup>Young, loc. cit., p. 70.

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



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A small proportion of the early population of Capitol Hill in this period was made up of free Blacks. Letitia W. Brown in an article published in the Records of the Columbia Historical Society<sup>7</sup> examines Black settlement in the southeast between 1800 and 1860. In 1806 she locates Moses Liverpool living in Square 825, and by 1824, she notes Blacks living in Squares 797, 734, and 843. Prior to the Civil War, Blacks had established residences in several Southeast blocks.

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

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

The Capitol Hill Community--Civil War to 1900

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

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

<sup>8</sup>Ibid., p. 75.

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

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

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

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

This modest housing was purchased by middle class governmental workers who increased in number as the size of the federal government grew and who under the Civil Service Act of 1883<sup>9</sup> gained both regular monthly income and employment security. This sense of security and stability led to an increased number of people buying the modest houses on the Hill and establishing a solid community which in turn supported a growing number of small commercial establishments.

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

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

Despite the middle-class ambience, a number of Congressmen continued to live on Capitol Hill during the second half of the nineteenth century as did a segment of Washington "Society." As an index to the social nature of Capitol Hill in the 1880's and 1890's, Michael Franch<sup>10</sup> plotted the addresses of residents listed in the Elite Lists for the years 1888, 1889, 1909, and 1918. The Elite Lists were the equivalent of a Washington Social Register and an index to where fashionable Washingtonians resided. This plotting indicates a concentration of socially acceptable areas which became more compact by 1918. Franch defines these areas as follows:

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

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

\* Individually designated landmark.

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

Many of the houses on Capitol Hill were constructed by small contractors and developers. The descendants of some of the builders have been interviewed and their recollections help to reconstruct just how the Hill developed in the last decade of the nineteenth century. One subject was Mrs. Florine Walker Walther<sup>12</sup> whose grandfather, Jonathan T. Walker, founded the firm of J. T. Walker and Sons and was active during the Civil War as a contractor and builder. Her father, Major Samuel T. Walker, was a realtor, who after a stint as Major and Superintendent of Metropolitan Police Force retired to real estate. Mrs. Walker was born in 1888 and married architect Henry Jacob Walther in 1913. The following is an excerpt from an interview with her concerning her father's business:

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

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

<sup>11</sup>Ibid, pp. 26-27.

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

<sup>13</sup>Ibid.

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

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

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

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

BIBLIOGRAPHICAL NOTE

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

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

(Continued on Form No. 10-300a)

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

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

Boundary Justification

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

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

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

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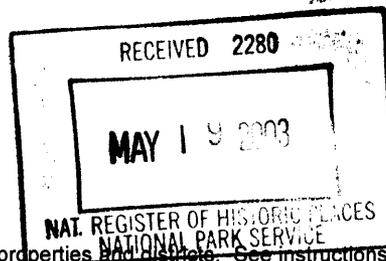
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East Boundary. The architecture within the Capitol Hill Historic District at the eastern boundary is consistent with the late 19th century construction which typifies the Historic District. Much of the area immediately to the east of the Historic District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

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

United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

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

1. Name of Property

historic name Capitol Hill Historic District (amended)  
other names \_\_\_\_\_

2. Location

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

3. State/Federal Agency Certification

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

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

DC Historic Preservation Office  
State or Federal agency and bureau

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

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

DC Historic Preservation Office  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:  
 entered in the National Register.  
 See continuation sheet.  
 determined eligible for the National Register.  
 See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other (explain): \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

Edson R Beall 7/3/03

Capitol Hill Historic District (amended)  
Name of Property

Washington, D.C.  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

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

- private
- public-local
- public-State
- public-Federal

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

Contributing	Noncontributing	
Over 200		buildings
_____		sites
_____		structures
_____		objects
Over 200		Total
_____		

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

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

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

foundation \_\_\_\_\_  
walls \_\_\_\_\_  
\_\_\_\_\_

roof \_\_\_\_\_  
other \_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Narrative Statement of Significance**

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

**Area of Significance**

(Enter categories from instructions)

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**Period of Significance**

Pre-1791 to 1945

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**Significant Dates**

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

---

---

---

**Significant Person**

(Complete if Criterion B is marked above)

---

**Cultural Affiliation**

---

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---

**Architect/Builder**

---

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**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on files (NPS):**

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

**Primary location of additional data:**

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

Name of repository:

---

Capitol Hill Historic District  
Name of Property

Washington, D.C.  
County and State

## 10. Geographical Data

Acreage of Property \_\_\_\_\_

### UTM References

(Place additional UTM references on a continuation sheet)

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See continuation sheet

### Verbal Boundary Description

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

N/A

### Boundary Justification

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

N/A

## 11. Form Prepared By

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

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

### Maps

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

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

### Photographs

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

### Additional Items

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

## Property Owner

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

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

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

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Capitol Hill Historic District (amended)

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Name of Property

Washington, D.C.

---

County and State

Section 7 Page 1

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## Description Summary:

See original nomination form.+

## General Description:

See original nomination form. +

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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## AMENDMENT

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

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

### Capitol Hill Period of Significance

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

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

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

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

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

## Forces of 20<sup>th</sup> Century Development

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

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

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## The Federal Presence, 1900-1918

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

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

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

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

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

<sup>2</sup> Marolda, p.46.

<sup>3</sup> Marolda, p.53.

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

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

### Private Enterprise, 1900-1918

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

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

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

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

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

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

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

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

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

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

## City Improvements, 1900-1918

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

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

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

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

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

### Between the Wars, 1918-1940

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

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

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

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

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

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

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

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

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

<sup>8</sup> Marolda, p. 66.

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

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

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

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

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

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

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

### Post War Change:

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

<sup>9</sup> Boswell, Capt. William, Interview #3 with Nancy Metzger, August 2000.

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

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

### Post World War II Restoration:

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

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

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

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

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

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

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

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

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

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

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## Verbal Boundary Description:

N/A

## Boundary Justification:

N/A

