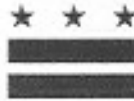


GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



HISTORIC PRESERVATION REVIEW BOARD
APPLICATION FOR HISTORIC LANDMARK OR HISTORIC DISTRICT DESIGNATION

New Designation X
Amendment of a previous designation
Please summarize any amendment(s) _____

Property name Colony Hill Historic District

If any part of the interior is being nominated, it must be specifically identified and described in the narrative statements.

Address 1700-1731 Hoban Road, N.W., 1800-1821 Hoban Road, N.W., 4501-4520 Hoban Road, N.W., 1801-1820 Forty-Fifth Street, N.W., 4407-4444 Hadfield Road, N.W., 1701-1717 Foxhall Road, NW.

Square and lot number(s) All of Squares 1347, 1348, and 1349; Square 1328, Lots 1-7, 12; Square 1346, Lots 1-3, 805, 875-879, 890-892

Affected Advisory Neighborhood Commission 3D

Date of construction 1931-2018 Date of major alteration(s) 1960-2018

Architect(s) Horace Peaslee, Rose Greeley, Harvey P. Baxter
Architectural style(s) Colonial Revival, Tudor Revival

Original use Residential/Single-Family Dwellings Present use Same

Property owner Multiple

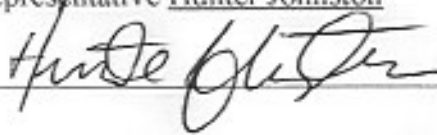
Legal address of property owner See above list of addresses

NAME OF APPLICANT(S) Colony Hill Neighborhood Association

If the applicant is an organization, it must submit evidence that among its purposes is the promotion of historic preservation in the District of Columbia. A copy of its charter, articles of incorporation, or by-laws, setting forth such purpose, will satisfy this requirement.

Address/Telephone of applicant(s) 1821 Hoban Road, N.W. Washington, DC 20007

Name and title of authorized representative Hunter Johnston

Signature of representative  Date 7-15-20

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

Date received _____
H.P.O. staff _____

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Colony Hill Historic District

Other names/site number: N/A

Name of related multiple property listing: N/A

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

2. Location

Street & number: 1700-1731 Hoban Road, N.W., 1800-1821 Hoban Road, N.W., 4501-4520 Hoban Road, N.W., 1801-1820 Forty-Fifth Street, N.W., 4407-4444 Hadfield Road, N.W., 1701-1717 Foxhall Road, NW.

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

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

Colony Hill Historic District
Name of Property

Washington, DC
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District

Colony Hill Historic District
Name of Property

Washington, DC
County and State

Site

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>37</u>	<u>13</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>37</u>	<u>13</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling/

Colony Hill Historic District
Name of Property

Washington, DC
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

20TH CENTURY REVIVALS/Colonial Revival

Materials: (enter categories from instructions.)

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

Narrative Description

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

Summary Paragraph

The Colony Hill Historic District is located in the Foxhall Village neighborhood, set within the northwest quadrant of Washington, D.C. The district encompasses the lower portion of Square 1328, the western half of Square 1346, and all of Squares 1347, 1348, and 1349. It is bounded on the west by Foxhall Road, N.W., on the south by Reservoir Road, N.W., and on the north and east by the lots lining Hoban Road N.W. Two streets, Forty-Fifth Street, N.W. and Hadfield Lane, N.W., extend through the interior of the subdivision. Colony Hill is an early twentieth century planned subdivision that incorporates Colonial Revival-style single-family dwellings within a designed landscape. Begun in 1931, Colony Hill was developed by the real estate firm Boss & Phelps, who initially worked with architect Horace Peaslee and landscape architect Rose Greely in designing the subdivision. Beginning in 1934, Harvey P. Baxter assumed the role of lead architect and Rock Creek Nurseries took over as chief landscape consultant for the development. The district includes a total of 50 single family houses (37 contributing and 13 noncontributing), most of which were constructed between 1931 and 1941. Notable Colonial Revival details include accented main entrance surrounds, cornice detailing, and rhythmic fenestration. Many of the houses exhibit simple massing, usually consisting of a rectangular main block with attached wings. Additions are largely confined to the rear of the houses and are generally not visible from the street. The houses are set back at regular intervals of approximately 15-40 feet, and the district's streets are lined by large mature trees, providing a natural canopy that contributes to its suburban feel. The five curvilinear streets follow the contours of the natural topography, which varies across the subdivision. As a result, some houses are set at-grade while others are elevated above street level and feature brick retaining walls. The district retains integrity of location, setting, design, materials, workmanship, feeling, and association.

Site and Landscape

Colony Hill is a pre-World War II planned suburban community that, like other developments of the era, sought to artfully integrate revivalist architecture with naturalistic landscape design. As landscape architect for the Colony Hill development, Rose Greely prepared detailed drawings of gardens for the first

Colony Hill Historic District
Name of Property

Washington, DC
County and State

eleven houses developed along Hoban Road between 1931 and 1932.¹ She also oversaw the general landscaping of these lots, including plantings, walkways, steps, and retaining walls, much of which are extant. Beginning in 1934, Boss & Phelps, and their subsidiary the Madison Building Company, contracted with Rock Creek Nurseries for the landscaping of the remaining lots in Colony Hill. Unfortunately, none of Greely's garden and landscape plans for the homes initially developed in Colony Hill have survived. Sketches and descriptions of some of these houses, published in area newspapers soon after their completion, as well as historic photographs, reveal that Greely's work is still evident in the community. While plantings have changed over time, the overall layout of the original landscape designs for each house are still reflected in the interplay of lawns, terraces, and trees framed and organized through the use of paths, gates, retaining walls, fences, ornamental lamp posts, and winding steps. Streetscapes within the subdivision feature mature trees planted along the sidewalks at regular intervals. Some of the trees date to the time that the subdivision was laid out during the 1930s. These trees provide a natural canopy and, combined with the subdivision's curvilinear interior streets, they impart a natural, wooded, suburban ambiance to Colony Hill that contextualizes with nearby Glover-Archbold Park, located just to the east.

The topography within the district is varied, with the elevation rising from east to west, and the streets and lots follow the natural contours of the landscape. For example, Hoban Road was laid out at the base of a landform that rises to the west. The lots along the east side of the road remain at-grade with the street, while the lots on the west side are at a higher elevation. Hadfield Lane also follows this sharp incline, as it curves from Hoban Road to Forty-Fifth Street. Elevation within the district also rises from south to north, and Hoban Road extends uphill following the rising topography as it curves towards its intersection with Forty-Fifth Street. Forty-Fifth Street also corresponds to this natural change in grade.

Retaining walls front some of the properties, forming part of the streetscape. The largest walls mark the southern border of the district along Reservoir Road. A stepped cut-stone wall standing 10-15 feet in height, extends east for a short distance along Reservoir Road, terminating at its intersection with Foxhall Road. Further to the east, a shorter, three-foot brick wall lines Reservoir Road, ending at Hoban Road. The entrance to Colony Hill from Reservoir Road marks the formal entrance into the community, which the *Washington Post* described in 1933 as a "gateway of distinction."² It is unknown whether the entrance was designed by Horace Peaslee (who was also trained as a landscape architect, as demonstrated masterfully in Washington's Meridian Hill Park) or Rose Greely, but based on early descriptions and renderings, it has remained virtually unchanged. The entrance is marked on both sides by five-foot tall, curved brick walls. The walls end at brick piers with concrete caps. The words "Colony Hill" are rendered in copper lettering on the front of the piers, and small original bronze and glass lamps are mounted atop the piers. Some properties within the interior of the district also feature retaining walls of brick or stone. These walls are primarily located along the west side of Hoban Road, and most are three feet in height and are constructed of brick. An exception is 1800 Hoban Road, which has a shorter stone retaining wall. Retaining walls of the same proportions and materials line the driveways of the houses on the west side of the street.

The houses in Colony Hill are set back at even intervals along the streetscape. Most exhibit a setback of approximately 25 to 40 feet from the street and 15 to 25 feet from the sidewalk. Some of the houses are set back as much as 45 to 60 feet from the roadway. Front yards are often landscaped with trees, shrubs, and other small plantings. Smaller plantings tend to be located in beds along the front elevations of

¹ "Colony Hill Plans to Build 75 Houses," *Washington Post*, April 12, 1931, R1.

² "Gateway Draws Host of Visitors to Colony Hill," *Washington Post*, August 13, 1933, R1.

Colony Hill Historic District

Name of Property

Washington, DC

County and State

dwellings and along the brick and stone walkways leading from the sidewalk to their main entrances. Where properties are situated above grade, these walkways typically feature steps.

Architecture

Colony Hill contains single-family dwellings that were constructed primarily between 1931 and 1941. The first houses in the subdivision were built along the east side of Hoban Road between 1931 and 1932. The dwelling at 1700 Hoban Road, located on the west side of the street between Reservoir Road and Hadfield Lane, also dates to this initial period. Most of the remaining houses in Colony Hill were constructed between 1934-1941. Four houses at the southwest corner of the district (1801 Forty-Fifth Street, 1699 Foxhall Road, 4430 and 4444 Hadfield Lane) were built between 1960 and 1962. In addition, nine dwellings located on the north side of Hoban Road were built between 2009 and 2018.

The houses in Colony Hill were mostly designed in the Colonial Revival style, and exhibit a consistency of material treatment, resulting in an aesthetic cohesiveness that characterizes the subdivision. The houses in Colony Hill feature simple rectangular two or two-and-one-half-story main blocks. In some cases, the houses have attached wings. Larger, more substantial, later additions are typically confined to the rear elevations and are largely hidden from the street. For most of the houses, the wings are often subordinate in scale relative to the main block, and stand from one to one-and-one-half stories. The majority of the houses (31) have side-gabled roofs. Other variations include front-gabled, cross-gabled, and hipped-roof dwellings. One property, 4430 Hadfield Lane, is an example of the Dutch Colonial Revival style and has a gambrel roof. Most of the roofs have dormers, and some are pierced by central chimneys. In addition, many of the houses feature end chimneys of varying designs.

There are no standardized, or repetitive, designs within the neighborhood, but rather, each house is an original composition, reflecting Peaslee and Baxter's knowledge of early American architecture. Colonial Revival elements most commonly found in Colony Hill include regular fenestration across the front elevation with accented main entrances. Fenestration primarily consists of double-hung, wood-sash windows, usually with six-over-six, or eight-over-eight configurations. Multi-pane wood casement windows are present but are less commonly found throughout the district. More than half of the dwellings were designed to ensure symmetry and balance. Thirty-three (33) of the houses have symmetrical front elevations with centered main entrances. The main entrances often are accented with sidelights and transoms and/or have classical entablatures adorned with pilasters and pediments. More ornate examples have high-style classical elements, such as molded wood cornices with modillions and dentils, limestone belt and sill courses, quoining, Palladian windows, and entrance porticos with classical columns.

Material treatment also remains consistent throughout the district. Most of the houses have masonry-constructed exteriors of bonded brick. The two exceptions are 1705 and 1727 Hoban Road N.W., which are frame houses with clapboard siding. Brickwork is most commonly six-course common bond, less frequent are examples of Flemish, running, and English bond. Most of the roofs of the contributing houses remain clad with slate shingles. The more recently constructed non-contributing houses have asphalt-shingle-clad roofs. In addition, most of the contributing dwellings have retained their original single-leaf, paneled wood doors and wood-sash windows.

Many of the houses were constructed with garages to accommodate automobiles. During the early twentieth century, the general public became increasingly reliant on vehicular travel with the automobile becoming affordable to the middle and even working-class families. The designers of Colony Hill

Colony Hill Historic District
Name of Property

Washington, DC
County and State

understood the need to incorporate garage spaces for vehicles. The architects added garages in two ways. For houses set at-grade, garages were generally incorporated into a side or rear wing. For houses set above-grade, the architects adapted house designs using the existing topography. For these houses, garages were incorporated into the main blocks, often in the exposed basement along the side elevations. Driveways lined by retaining walls cut through the existing elevated topography to access these garages.

Inventory

Colony Hill contains a total of 50 single-family dwellings. The earliest houses were constructed between 1931 and 1932 along Hoban Road. The majority of houses were constructed between 1934 and 1941 along Hadfield Lane, Forty-Fifth Street, and Hoban Road. Additional building campaigns occurred during the early 1960s and recently between 2009 and 2018.

#	Address	Square	Lot/Parcel	Resource Type	Year of Development	Contributing/ Non-Contributing
1	1700 Hoban Road, N.W.	1349	1	Single Dwelling	1931	Contributing
2	1701 Hoban Road, N.W.	1328	1	Single Dwelling	1931	Contributing
3	1705 Hoban Road, N.W.	1328	2	Single Dwelling	1931	Contributing
4	1709 Hoban Road, N.W.	1328	3	Single Dwelling	1931	Contributing
5	1710 Hoban Road, N.W.	1347	1	Single Dwelling	1937	Contributing
6	1714 Hoban Road, N.W.	1347	13	Single Dwelling	1937	Contributing
7	1715 Hoban Road, N.W.	1328	4	Single Dwelling	1932	Contributing
8	1718 Hoban Road, N.W.	1347	12	Single Dwelling	1936	Contributing
9	1719 Hoban Road, N.W.	1328	5	Single Dwelling	1932	Contributing
10	1722 Hoban Road, N.W.	1347	11	Single Dwelling	1935	Contributing
11	1723 Hoban Road, N.W.	1328	6	Single Dwelling	1931	Contributing
12	1726 Hoban Road, N.W.	1347	10	Single Dwelling	1935	Contributing
13	1727 Hoban Road, N.W.	1328	7	Single Dwelling	1931	Contributing
14	1731 Hoban Road, N.W.	1328	12	Single Dwelling	1931	Contributing
15	1800 Hoban Road, N.W.	1347	9	Single Dwelling	1934	Contributing

Colony Hill Historic District

Washington, DC

Name of Property

County and State

#	Address	Square	Lot/Parcel	Resource Type	Year of Development	Contributing/ Non-Contributing
16	1801 Hoban Road, N.W.	1346	1	Single Dwelling	1932	Contributing
17	1804 Hoban Road, N.W.	1347	8	Single Dwelling	1934	Contributing
18	1805 Hoban Road, N.W.	1346	2	Single Dwelling	1932	Contributing
19	1808 Hoban Road, N.W.	1347	7	Single Dwelling	1935	Contributing
20	1809 Hoban Road, N.W.	1346	3	Single Dwelling	c. 2015	Non-Contributing
21	1813 Hoban Road, N.W.	1346	892	Single Dwelling	2015	Non-Contributing
22	1817 Hoban Road, N.W.	1346	891	Single Dwelling	2014	Non-Contributing
23	1821 Hoban Road, N.W.	1346	890	Single Dwelling	2009	Non-Contributing
24	4501 Hoban Road, N.W.	1346	879	Single Dwelling	2013	Non-Contributing
25	4505 Hoban Road, N.W.	1346	878	Single Dwelling	2015	Non-Contributing
26	4508 Hoban Road, N.W.	1348	15	Single Dwelling	1936	Contributing
27	4509 Hoban Road 11 NW	1346	877	Single Dwelling	2014	Non-Contributing
28	4512 Hoban Road, N.W.	1348	14	Single Dwelling	1936	Contributing
29	4513 Hoban Road, N.W.	1346	876	Single Dwelling	2018	Non-Contributing
30	4517 Hoban Road, N.W.	1346	875	Single Dwelling	2018	Non-Contributing
31	4520 Hoban Road, N.W.	1348	5	Single Dwelling	1939	Contributing
32	1801 45 th Street, N.W.	1349	8	Single Dwelling	1960	Non-Contributing
33	1804 45 th Street, N.W.	1348	11	Single Dwelling	1936	Contributing
34	1805 45 th Street, N.W.	1347	4	Single Dwelling	1939	Contributing
35	1808 45 th Street, N.W.	1348	10	Single Dwelling	1936	Contributing
36	1809 45 th Street, N.W.	1347	5	Single Dwelling	1941	Contributing

Colony Hill Historic District

Washington, DC

Name of Property

County and State

#	Address	Square	Lot/Parcel	Resource Type	Year of Development	Contributing/ Non-Contributing
37	1815 45 th Street, N.W.	1347	801	Single Dwelling	1935	Contributing
38	1816 45 th Street, N.W.	1348	12	Single Dwelling	1935	Contributing
39	1820 45 th Street, N.W.	1348	16	Single Dwelling	1934	Contributing
40	1699 Foxhall Road, N.W.	1349	804	Single Dwelling	1962	Non-Contributing
41	1701 Foxhall Road, N.W.	1348	2	Single Dwelling	1939	Contributing
42	1709 Foxhall Road, N.W.	1348	3	Single Dwelling	1939	Contributing
43	1717 Foxhall Road, N.W.	1348	4	Single Dwelling	1939	Contributing
44	4407 Hadfield Lane, N.W.	1347	2	Single Dwelling	1937	Contributing
45	4411 Hadfield Lane, N.W.	1347	3	Single Dwelling	1935	Contributing
46	4414 Hadfield Lane, N.W.	1349	2	Single Dwelling	1941	Contributing
47	4420 Hadfield Lane	1349	3	Single Dwelling	1941	Contributing
48	4426 Hadfield Lane, N.W.	1349	4	Single Dwelling	1941	Contributing
49	4430 Hadfield Lane, N.W.	1349	9	Single Dwelling	1960	Non-Contributing
50	4444 Hadfield Lane, N.W.	1346	805	Single Dwelling	1960	Non-Contributing

1. 1700 Hoban Road, N.W.

Constructed by Boss & Phelps in 1931, 1700 Hoban Road, N.W. is a two-story dwelling with a brick exterior laid in six-course common bond and a slate-clad, cross-gabled roof. Architect Horace W. Peaslee designed the building in the Colonial Revival style.³ The dwelling features a two-story, L-plan, five-bay main block with one-story rear addition. Brick interior end chimneys rise from the north and south elevations. Windows consist of three-over-three and six-over-six double-hung wood-sash windows and

³ D.C. Building Permit 141199, April 1, 1931, microfilm, National Archives, Washington, D.C.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

both single and paired three-light wood casement windows. All of the windows have louvered wood shutters with S-shaped wrought-iron shutter guards (sometimes referred to as “shutter dogs”). The main entrance is located in the east (front) elevation and is a single-leaf wood paneled door enclosed by sidelights with diamond-shaped panes and a Federal-style elliptical sunburst fanlight. The entrance is sheltered by a shed-roofed hood on wood posts. The gable of the main block’s east wing is clad in wood clapboard siding and is pierced by a wood-sash Palladian window featuring pilasters and a central keystone. A one-bay garage with a paneled overhead garage door is located in the north elevation of the main block. Above the garage is a gabled wall dormer.

2. 1701 Hoban Road, N.W.

Constructed by Boss & Phelps in 1931, 1701 Hoban Road, N.W. is a two-story rectangular-plan dwelling that was designed by architect Horace W. Peaslee in the Colonial Revival style.⁴ The dwelling consists of a two-and-a-half-story, rectangular-plan, three-bay main block with a one-story gabled wing extending to the north and a gabled side porch to the south. The north wing contains the garage. A brick chimney rises at the junction of the main block and gabled side porch. The brick exterior is laid in common bond and the roof is covered in slate shingles. The dwelling has regular fenestration consisting of eight-over-eight, double-hung, wood-sash windows. The windows feature paneled wood shutters with S-shaped wrought-iron guards. The north gable is clad in wood clapboard siding and is pierced by a semicircular lunette window. The south gable contains two oval windows that are situated to either side of the chimney. In addition, gabled dormers with four-over-four, double-hung wood windows extend from the roof at regular intervals. The main entrance is centrally placed within the symmetrical front (west) elevation. The single-leaf, six-paneled wood door features side and transom lights, and the entrance is sheltered by a copper hood supported by decorative wrought-iron filigree posts. The north wing contains an overhead-rolling, paneled metal garage door that appears to be the same one pictured in a 1931 *Washington Post* feature story on the house.⁵ The gabled side porch features an arched opening supported by square brick columns on the south elevation, above which are six square vent holes intended to resemble those found on eighteenth-century masonry smokehouses.

3. 1705 Hoban Road, N.W.

The house at 1705 Hoban Road, N.W. was one of the first houses constructed in Colony Hill by Boss & Phelps in 1931.⁶ Architect Horace W. Peaslee designed the house in the Colonial Revival style and the distinctive design incorporates Georgian elements. The rectangular-plan dwelling consists of a two-story, two-bay main block and a one-and-a-half-story, two-bay wing to the north. The dwelling is capped by an asphalt shingle-clad side-gabled roof containing gabled dormers. The north wing originally contained a garage that has since been converted into a living space with a segmental wall dormer located on the upper story. Fenestration primarily consists of six-over-six, double-hung wood-sash windows. The first-story windows have paneled solid wood shutters while the second story windows have louvered wood shutters. All of the shutters feature S-shaped wrought-iron shutter guards. The first story is clad in masonry block, while the second story clad in vinyl siding. The asymmetrical front (west) elevation has a single-leaf door surrounded by an entablature consisting of fluted wood pilasters and a beaded, Georgian-style, segmental pediment. Above the door is a rectangular four-light transom.

⁴ D.C. Building Permit 141200, April 1, 1931, microfilm, National Archives, Washington, D.C.

⁵ “Colony Hill Area Attracts Interest,” *Washington Post*, December 6, 1931, R1.

⁶ D.C. Building Permit 141202, April 1, 1931, microfilm, National Archives, Washington, D.C.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

4. 1709 Hoban Road, N.W.

The house at 1709 Hoban Road, N.W. was among the first eleven dwellings constructed in Colony Hill by Boss & Phelps in 1931.⁷ Architect Horace W. Peaslee designed the house in the Colonial Revival style. The two-story rectangular-plan dwelling is composed of a three-bay main block with a two-bay wing to the south. A portion of the wing contains a one-bay garage, accessed through a broad arched opening. The house has a brick exterior laid in Flemish bond and is capped by a slate-clad, side-gabled roof with gabled dormers. A brick exterior end chimney stands at the north elevation. Fenestration consists of six-over-six, double-hung, wood-sash windows. Like the house at 1705 Hoban Road, N.W., the first-story windows have paneled solid wood shutters while the second story windows have louvered wood shutters - all with S-shaped wrought-iron guards. The wing has regular fenestration of six-light casement and three-over-three, double-hung, wood-sash windows. The main entrance is asymmetrically placed within the front elevation, and is a single-leaf, six-paneled wood door. The entrance is sheltered under a gabled portico supported by two square wood columns.

5. 1710 Hoban Road, N.W.

Constructed by the Madison Building Company in 1937, the house at 1710 Hoban Road, N.W. was designed in the Colonial Revival style by Architect Harvey P. Baxter.⁸ The two-story dwelling exhibits a T-shaped plan, formed by the main block and a rear addition. Exterior brick end chimneys, shouldered in form with brick buttress caps, rise from the north and south elevations. The house has a brick exterior laid in six-course common bond and is covered by a slate shingle-clad, side-gabled roof. Fenestration consists of mostly six-over-six and eight-over-eight, double-hung, wood-sash windows (all with louvered wood shutters). The symmetrical front (east) elevation has a centrally located entrance consisting of a single-leaf, six-paneled wood door surmounted by an arched fanlight. The arched entrance surround includes deep paneled jambs, wood pilasters, and a central keystone. A set of slate steps with original wrought-iron railing leads from the sidewalk to the entrance. In addition to the dwelling, the Madison Building Company also constructed a brick garage at the rear of the property in 1937.⁹

6. 1714 Hoban Road, N.W.

Constructed by the Madison Building Company in 1937, the house at 1714 Hoban Road, N.W. was designed by architect Harvey P. Baxter in the Colonial Revival style.¹⁰ The dwelling is one of the most visually distinctive in Colony Hill, and Baxter drew on high-style Federal design elements in its design. The two-story, rectangular-plan, three-bay house sits above street grade on a small knoll. A two-story, one-bay wing extends from the south elevation and connects with a one-story, four-bay garage, also built in 1937, that sits at street level.¹¹ The dwelling has a brick exterior laid in six-course common bond and a slate-clad, side-gabled roof. Brick exterior double chimneys are located at the side elevations, and feature narrow chimney pents with concrete coping. A Federal-style brick parapet with concrete coping and balusters extends across the front elevation at the roofline, below which is a molded wood cornice with

⁷ D.C. Building Permit 141201, April 1, 1931, microfilm, National Archives, Washington, D.C.

⁸ D.C. Building Permit 200796, March 30, 1937, microfilm, National Archives, Washington, D.C.

⁹ D.C. Building Permit 200797, March 30, 1937, microfilm, National Archives, Washington, D.C.

¹⁰ D.C. Building Permit 200796, March 30, 1937, microfilm, National Archives, Washington, D.C.

¹¹ D.C. Building Permit 200797, March 30, 1937, microfilm, National Archives, Washington, D.C.

Colony Hill Historic District

Name of Property

Washington, DC

County and State

modillions. The house exhibits symmetrically-arranged fenestration of eight-over-eight, double-hung, wood-sash windows with louvered shutters. The second-story windows rest on stone sills that feature bull's eye blocks and Federal-style gouge work. These sills are linked by a limestone beltcourse that divides the first and second stories. The centrally-located main entrance consists of a single-leaf, eight-paneled wood door that is slightly recessed into the elevation. The paneled, arched wood surround includes flanking Corinthian columns, a frieze band with Federal-style swags, an arched fanlight, impost blocks, and a central keystone. The entrance is reached by a set of concrete steps with decorative wrought-iron railing.

7. 1715 Hoban Road, N.W.

Constructed by Boss & Phelps in 1932, the dwelling at 1715 Hoban Road, N.W. is a Colonial Revival-style house designed by architect Horace W. Peaslee.¹² It was one of the first eleven houses constructed in Colony Hill. The dwelling consists of a two-and-a-half-story, three-bay main block and a one-story wing to the north. The first story of the wing originally contained a garage which has been renovated into living space. The brick exterior is laid in common bond and the house is capped by a slate shingle-clad side-gabled roof. A slate pent roof shelters the garage entrance. The house has regular fenestration consisting of a mix of eight-over-eight, double-hung, wood-sash windows, six-light paired casement windows, and three-light casement windows. These windows feature original paneled wood shutters with S-shaped wrought-iron guards. Three gabled dormers pierce the front elevation roof, and have six-over-six, double-hung, wood-sash windows. In addition, a gabled wall dormer is situated above the garage. The centered main entrance is a single-leaf, six-paneled wood door sheltered by a gabled hood supported by wood brackets. In the front elevation of the wing is the original double-leaf battened wood garage doors, flanked by two single-leaf, six-light wood doors that serve as secondary entrances.

8. 1718 Hoban Road, N.W.

Constructed in 1936, the house at 1718 Hoban Road, N.W. was built by Boss & Phelps and designed by architect Harvey P. Baxter.¹³ The Colonial Revival-style house exhibits a mix of high-style Georgian and Federal design elements, and is set above street grade atop a small knoll. The house consists of a two-and-a-half story, four-bay, rectangular-plan main block and a two-story rear wing and garage that are original to the design. It has a brick exterior laid in six-course common bond and a slate-clad side-gabled roof containing gabled dormers. An exterior brick shouldered end chimney with glazed brick buttress caps rises from the south elevation. The house has regular fenestration with six-over-six, double-hung, wood-sash windows with limestone jack-arched keystone lintels and wood sills. In addition, the first-story windows all feature solid paneled wood shutters, while the second-story windows have louvered wood shutters. All feature S-shaped wrought-iron guards. The dormers contain six-over-six, double-hung, wood-sash windows with decorative arched window heads, pilasters, and keystones. The asymmetrically-placed main entrance is recessed and consists of a single-leaf, six-paneled wood door with deep-paneled jambs and a fanlight transom. A round-arched hood above the entrance bears a scrolled keystone. A brick wall, constructed by the Madison Building Company in 1936, extends along the north lot boundary before turning south and enclosing the rear driveway to the garage.¹⁴

¹² D.C. Building Permit 150912, February 29, 1932, microfilm, National Archives, Washington, D.C.

¹³ D.C. Building Permit 188265, February 19, 1936, microfilm, National Archives, Washington, D.C.

¹⁴ D.C. Building Permit 190514, April 28, 1936, microfilm, National Archives, Washington, D.C.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

9. 1719 Hoban Road, N.W.

Constructed by Boss & Phelps in 1932, the dwelling at 1719 Hoban Road, N.W. was one of the first eleven houses constructed in Colony Hill.¹⁵ Designed by Architect Horace W. Peaslee in the Colonial Revival style, the L-plan dwelling has a brick exterior laid in English Bond and is capped by a slate-clad, hipped roof. The house features a single brick interior chimney. The elevations have regular fenestration consisting of six-over-six, double-hung, wood-sash windows with louvered wood shutters and S-shaped wrought-iron guards. The dwelling is not orientated to the street, making it unique from other houses in Colony Hill. Rather, the main entrance is located in the south (side) elevation, and is a single-leaf door surrounded by an entablature with pilasters and a triangular pediment with dentils. A single bull's eye window is located to either side of the entrance. The entrance opens onto a side garden designed by Rose Greely. From the street, the entrance and garden are accessed from a pathway clad in slate pavers that leads to a wood fence and gate designed by Greely. The gate posts feature turned wood finials. Beyond the gate, in the side garden, is an original metal and glass lamp set atop a wood post. The garage is located in the north wing and is accessed by original double-leaf, paneled wood garage doors.

10. 1722 Hoban Road, N.W.

Constructed by Boss & Phelps in 1935, the dwelling at 1722 Hoban Road, N.W. is set atop a small knoll above street grade.¹⁶ Designed by architect Harvey P. Baxter, the Colonial Revival-style house is composed of a two-story, rectangular-plan, three-bay main block and a one-story, two-bay garage wing to the north. The house has a brick exterior laid in six-course common bond and is capped by a slate-clad hipped roof. A brick exterior end chimney is positioned in the south elevation. Fenestration consists of eight-over-eight, double-hung, wood-sash windows with louvered shutters. The second-story windows rest on a sill course that extends around all elevations. The symmetrical front (east) elevation has a centrally located main entrance consisting of a single-leaf door with rectangular transom. The entrance is located under a one-story flat-roof portico supported by round wood Doric columns. An iron balustrade lines the top of the portico. The east elevation of the garage wing contains two original, paneled, wood garage doors.

11. 1723 Hoban Road, N.W.

The dwelling at 1723 Hoban Road, N.W. was one of the first eleven houses constructed by Boss & Phelps in Colony Hill in 1931.¹⁷ Architect Horace W. Peaslee designed the building in the Colonial Revival style, and the dwelling, with its steeply-pitched hipped roof and massive interior chimney, recalls similar Georgian examples constructed in the middle and northern colonies.¹⁸ The house consists of a two-story, rectangular-plan main block and a one-and-a-half-story garage wing to the north. A gabled wall dormer is located above the garage door. The brick exterior is laid in Flemish bond and the house is covered by a slate-clad hipped roof that is pierced by a single brick interior chimney. The windows are all paired three-light casement units with brick sills and louvered shutters. The shutters feature decorative S-shaped wrought-iron guards. The symmetrical front (west) elevation has a centrally-placed entrance with a

¹⁵ D.C. Building Permit 150913, February 29, 1932, microfilm, National Archives, Washington, D.C.

¹⁶ D.C. Building Permit 181169, June 6, 1935, microfilm, National Archives, Washington, D.C.

¹⁷ D.C. Building Permit 144412, July 3, 1931, microfilm, National Archives, Washington, D.C.

¹⁸ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 139.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

single-leaf, six-paneled wood door surmounted by an elliptical fanlight transom. The surround features Doric pilasters and a triangular pediment.

12. 1726 Hoban Road, N.W.

Constructed by Boss & Phelps in 1935, the dwelling at 1726 Hoban Road, N.W. is set atop a small knoll overlooking above street grade.¹⁹ The house was designed by Architect Harvey P. Baxter in the Colonial Revival style. The two-story house consists of a two-story, L-plan, four-bay main block with a two-story, two-bay garage wing to the north. In 1941, owner Elaine Youngman built a one-story frame rear addition, also designed by Baxter, to the south of the garage.²⁰ At this time, Youngman also constructed a second story onto the garage wing and enlarged the dwelling's kitchen.²¹ The dwelling has a brick exterior laid in six-course common bond and is capped by a slate-clad, cross-gabled gambrel roof that is pierced by a single interior brick chimney. The house has regular fenestration of eight-over-eight, double-hung, wood-sash windows with beveled wood sills and solid, paneled wood shutters. The shutters feature S-shaped wrought-iron guards. The main entrance is asymmetrically placed in the front (east) elevation, and is a single-leaf, six-paneled wood door sheltered by a gabled portico. The portico features Doric columns which support an entablature with dentils and a triangular pediment. A set of brick and slate steps leads from the sidewalk to the entrance. The garage wing contains two original paneled wood garage doors that are sheltered by a pent roof, an element associated with colonial Georgian architecture that is found in the design of other homes in the district.

13. 1727 Hoban Road, N.W.

The house at 1727 Hoban Road, N.W. was constructed in 1931 by Boss & Phelps.²² Designed by architect Horace W. Peaslee, the house is one of the most architecturally distinctive within the district and exhibits classic Federal-style design elements. It was one of the first eleven houses constructed in the Colony Hill subdivision. In terms of form and massing, the L-plan house consists of a two-story, front-gabled, three-bay main block, with a two-story, side-gabled, one-bay garage wing to the north. A rear porch extends from the east elevation. The dwelling is clad in vinyl siding and the roof is covered in slate shingles. As seen in select, high-style Federal houses of the early nineteenth century, the bays of the front (west) elevation are divided by Doric pilasters that support decorative wood arches (see Lorenzo House, Cazenovia, New York, 1807). Above the arches, the enclosed gable is embellished by a Federal-style oval window. The house has regular fenestration consisting of six-over-six, double-hung, wood-sash windows with flat molded wood lintels, sills, and louvered wood shutters with S-shaped wrought-iron guards. The main entrance is asymmetrically placed to the north, and consists of a single-leaf, six-paneled, wood door surmounted by a fanlight transom. The door and transom are located within an entablature consisting of pilasters surmounted by a semicircular pediment with keystone. The first story of the wing contains an original overhead-rolling, paneled, wood garage door. In 1942, owner F. M. Trapnell applied for a permit to build a roof over the existing rear porch.²³

14. 1731 Hoban Road, N.W.

¹⁹ D.C. Building Permit 181170, June 6, 1935, microfilm, National Archives, Washington, D.C.

²⁰ D.C. Building Permit 244362, June 5, 1941, microfilm, National Archives, Washington, D.C.

²¹ D.C. Building Permit 244363, June 5, 1941, microfilm, National Archives, Washington, D.C.

²² D.C. Building Permit 144411, July 3, 1931, microfilm, National Archives, Washington, D.C.

²³ D.C. Building Permit 252181, April 21, 1942, microfilm, National Archives, Washington, D.C.

Colony Hill Historic District

Name of Property

Washington, DC

County and State

Constructed by Boss & Phelps in 1931, the house at 1731 Hoban Road, N.W. was one of the first eleven houses constructed within the Colony Hill subdivision.²⁴ It was designed by Architect Horace W. Peaslee in the Colonial Revival style. The dwelling is composed of a two-story, rectangular-plan, five-bay main block with a one-story sun room that partially wraps around the north and west elevations. A one-story addition, constructed c. 1954, and an uncovered veranda extend from the rear of the house.²⁵ The brick exterior is laid in six-course common bond and the house is capped by a slate-clad side-gabled roof. Brick exterior end chimneys rise from the north and south elevations. To either side of the chimneys, the gables of the main block are pierced by wood-sash quarter-round windows, an element seen in high-style Federal houses of the early nineteenth century. Fenestration consists of mostly six-over-six, double-hung, wood-sash windows with flat lintels and sills and wood louvered shutters. Decorative S-shaped wrought-iron guards are attached to the bottoms of the shutters. Three gabled dormers pierce the front-elevation roof and also contain six-over-six, double-hung, wood-sash windows. The centrally located main entrance is set within a projecting gabled bay, and is sheltered by a flat-roofed portico supported by Doric columns. The single-leaf, six-paneled wood door is surmounted by a five-light wood transom and flanked by pilasters. The sun room has a ribbon arrangement of four 15-light casement-sash wood windows. A one-bay garage is situated in the north elevation at the basement level and features an overhead-rolling, paneled wood door. A set of brick steps ascends to the east of the garage entrance, providing access to the rear addition and veranda.

15. 1800 Hoban Road, N.W.

Constructed by Boss & Phelps in 1934, the house at 1800 Hoban Road, N.W. was designed in the Colonial Revival style by Architect Harvey P. Baxter.²⁶ The house, set on a small knoll overlooking Hoban Road, is a two-story, three-bay dwelling with a simple rectangular massing. It has a brick exterior laid in six-course common bond and a slate-clad, side-gabled roof. A single brick exterior end chimney is located in the north elevation, and is flanked by quarter-round wood-sash gable windows. The remaining windows are six-over-six, double-hung, wood-sash with stone sills and louvered wood shutters with S-shaped wrought-iron guards. A wood cornice with dentils extends across the front elevation. The centrally-located main entrance consists of a single-leaf, six-paneled wood door with four-pane sidelights and a Federal-style elliptical fanlight transom. The entrance is located beneath a gabled portico supported by wood Doric columns. The house features a basement-level garage in the north elevation with an original overhead-rolling, wood-paneled garage door with seven lights.

16. 1801 Hoban Road, N.W.

The house at 1801 Hoban Road, N.W. was one of the first eleven houses constructed in Colony Hill. Built in 1932 by Boss & Phelps, it was designed by architect Horace W. Peaslee.²⁷ It is a two-and-one-half-story, rectangular-plan, three-bay, Colonial Revival-style dwelling with brick walls laid in six-course common bond. The house is capped by a slate-clad, side-gabled roof and a brick exterior end chimney stands at the south elevation. The north gable is pierced by a semicircular lunette window. Three front-elevation gabled dormers contain paired, four-light casement windows. The first-story windows are six-over-six, double-hung, wood-sash with brick sills and louvered shutters. The shutters feature the S-shaped wrought-iron guards, or "shutter dogs," seen throughout Colony Hill. At the second story, the

²⁴ D.C. Building Permit 144410, July 3, 1931, microfilm, National Archives, Washington, D.C.

²⁵ D.C. Building Permit A-56724, June 9, 1954, microfilm, National Archives, Washington, D.C. Note: this permit was not available for review at the time of writing.

²⁶ D.C. Building Permit 171737, May 28, 1934, microfilm, National Archives, Washington, D.C.

²⁷ D.C. Building Permit 150911, February 29, 1932, microfilm, National Archives, Washington, D.C.

Colony Hill Historic District

Name of Property

Washington, DC

County and State

west (front) elevation features three frieze band windows set within a narrow zone of masonry block rather than brick. These paired, four-light, wood casement windows have louvered wood shutters and rest on a brick sillcourse. Historically, such windows are associated with the late Federal and Greek Revival styles, and represent a creative blending of revivalist elements by Peaslee. Three-light wood casement windows flank the centrally-located main entrance, which consists of a single-leaf, four-paneled wood door with a metal and glass storm door. The entrance surround includes fluted wood pilasters which support an unpedimented molded wood entablature. A driveway extends to a one-bay garage located in the exposed basement on the south elevation of the house. The driveway is flanked by brick retaining walls.

17. 1804 Hoban Road, N.W.

The house at 1804 Hoban Road, N.W. is a one-and-a-half story Colonial Revival-style dwelling that is set atop a small knoll that overlooks Hoban Road to the northeast. Stone stairs extend from the sidewalk along Hoban Road to the main entrance. Designed by architect Harvey P. Baxter, the house was constructed by Boss & Phelps in 1934.²⁸ The overall form and massing are suggestive of a simple brick Tidewater house of the Georgian period, and consists of a one-and-a-half-story, rectangular-plan, five-bay main block and a one-story, frame rear wing. The slate-clad, side-gabled roof features three gabled dormers containing six-over-six, double-hung, wood-sash windows. The brick walls are laid in three-course bond and a dentiled wood cornice extends across the front elevation at the roofline. Fenestration consists of eight-over-eight, double-hung, wood-sash windows with louvered wood shutters. The main entrance is asymmetrically placed within the front elevation, and is a single-leaf, six-paneled, wood door flanked by tall louvered wood shutters. A concrete paved driveway extends from Hoban Road to a single-bay garage located in the exposed basement on the northwest elevation. A brick retaining wall lines the driveway.

18. 1805 Hoban Road, N.W.

Constructed in 1932 by Boss & Phelps, the house at 1805 Hoban Road, N.W. was one of the first eleven houses constructed in Colony Hill.²⁹ Designed by architect Horace W. Peaslee, it is a two-and-a-half story Colonial Revival house that consists of a rectangular-plan, three-bay, side-gabled main block, a side-gabled rear addition of the same scale and proportions, and a one-and-a-half-story garage wing to the northwest. It is unclear when the rear addition was constructed (see footnote).³⁰ All sections have brick walls laid in Flemish bond and are capped by slate-clad, side-gabled roofs with gabled dormers containing six-over-six, double-hung, wood-sash windows. Exterior brick shouldered end chimneys with buttress caps stand at the side elevations of the main block. To either side of the chimneys, the gable is pierced by Federal-style quarter-round, wood-sash windows. A single semicircular, multi-light window is located in both gables of the rear block. The house has regular fenestration of eight-over-eight, double-hung, wood-sash windows with brick sills and paneled solid wood shutters. The shutters feature S-shaped wrought-iron guards. The symmetrical front (southwest) elevation has a centrally-located main entrance sheltered by a one-story front-gabled portico supported by fluted Doric columns. The main entrance consists of a single-leaf, six-paneled, wood door flanked by Federal-style sidelights with star-shaped panes and

²⁸ D.C. Building Permit 173660, August 14, 1934, microfilm, National Archives, Washington, D.C.

²⁹ D.C. Building Permit 151651, March 24, 1932, microfilm, National Archives, Washington, D.C.

³⁰ Note: The original 1932 build permit lists the dimensions of the main block as 44 x 26 feet, which indicates that the rear section was built later as an addition. It does not appear in a 1932 drawing of the dwelling that appeared in the *Washington Post*. There is not a permit on file for this addition in the D.C. building permit records through 1958. It may be that the addition was constructed sometime after that date.

Colony Hill Historic District

Name of Property

Washington, DC

County and State

surmounted by an elliptical fanlight. The northwest wing has a one-bay garage with a metal, paneled, overhead-rolling, replacement garage door. The garage is accessible via a concrete driveway that extends from Hoban Road.

19. 1808 Hoban Road, N.W.

The house at 1808 Hoban Road, N.W. is set atop a small knoll east of the intersection of Hoban Road, N.W. and Forty-Fifth Street, N.W. Designed by architect Harvey P. Baxter, Boss & Phelps constructed the house in 1935.³¹ It is a two-story Colonial Revival-style dwelling with a brick exterior laid in six-course common bond. The dwelling is capped by a slate-clad, side-gabled roof and a brick exterior end chimney rises from the east elevation. A single rectangular, wood-sash casement window pierces the east gable to either side of the chimney. A wood cornice with triglyphs extends across the front elevation at the roofline. The symmetrical front (north) elevation has even fenestration consisting of eight-over-eight and eight-over-twelve, double-hung, wood-sash windows with brick sills. The side elevations contain six-over-six, double-hung, wood-sash windows, also with brick sills. All of the windows have louvered wood shutters and S-shaped wrought-iron guards. A curved stone walkway extends to the centrally located main entrance. The entrance is recessed, and is a single-leaf, six-paneled wood door with an elliptical fanlight. The entrance surround features deep-paneled jambs, Doric pilasters, capitals with diamond-shaped panels, and a triangular pediment with dentils. Below the pediment, the fanlight is framed by an elliptical arched molding set with stylized stars and a molded keystone.

20. 1809 Hoban Road, N.W.

The house at 1809 Hoban Road, N.W. was constructed after 2014. It is a two-story Colonial Revival dwelling with brick walls laid in running bond. The house has an asphalt-shingle-clad side-gabled roof with gabled dormers containing nine-light wood windows. Fenestration on the first and second stories consists of mostly regular sets of eight-over-eight, double-hung windows with brick sills, jack-arch lintels, and sold-paneled shutters. The symmetrical front (southwest) elevation has a recessed main entrance containing single-leaf wood paneled door flanked by sidelights and surmounted by a rectangular transom. The property contains a one-story garage located behind or north of the house.

21. 1813 Hoban Road, N.W.

Constructed after 2014, the house at 1813 Hoban Road, N.W. is a two-story Colonial Revival dwelling. The house has brick walls laid in six-course common bond and is capped by asphalt-shingle-clad hipped roof. The roof has overhanging eaves lined with modillions and gabled dormers with paired nine-light windows. The regular fenestration consists primarily of six-over-six, double-hung windows with brick sills and louvered shutters. The front (south) elevation has a one-story flat-roof porch supported by Doric columns. The main entrance is central-located on the elevation under the porch. It consists of a single-leaf wood paneled door flanked by four-light sidelights.

22. 1817 Hoban Road, N.W.

Constructed in 2014, the house at 1817 Hoban Road, N.W. is a two-and-a-half-story Colonial Revival dwelling with brick walls laid in running bond. The massing consists of a central side-gabled main block

³¹ D.C. Building Permit 177168, January 21, 1935, microfilm, National Archives, Washington, D.C.

Colony Hill Historic District

Name of Property

Washington, DC

County and State

with hipped-roof projecting bays on the front (south) elevation. The hipped bays have eyelid, semicircular, dormers with multi-light windows. The regular fenestration consists of mostly six-over-six, double-hung wood windows with brick sill and jack-arch lintels and solid paneled shutters. The symmetrical front elevation has a single-leaf wood paneled door flanked by sidelights and a semicircular transom. The entrance is sheltered under a flat-roof portico supported by Doric columns.

23. 1821 Hoban Road, N.W.

The house at 1821 Hoban Road, N.W. was constructed in 2009. It is a Colonial Revival Dwelling with brick walls laid in running bond and an asphalt-shingle-clad, side-gabled roof. The massing consists of a two-story main block with a two-and-a-half story front-gabled projecting bay extending from the center of the front (south) elevation. The regular fenestration consists mostly of six-over-six, double-hung and nine-over-nine, double-hung windows with brick sills, jack arch lintels, and solid panel shutters. The symmetrical front elevation has a centrally located recessed main entrance sheltered by an arched portico with square column supports. The main entrance consists of a single-leaf wood paneled door with sidelights and a rectangular transom.

24. 4501 Hoban Road, N.W.

The house at 4501 Hoban Road, N.W. is a Colonial Revival dwelling constructed in 2012. The house has a stone-clad exterior and is capped by an asphalt-shingle-clad side-gabled roof with gabled dormers. The house has regular fenestration consisting mostly of six-over-six and nine-over-nine, double-hung windows with wood paneled shutters. The symmetrical front (south) elevation has a centrally located main entrance consisting of a single-leaf wood-paneled door with sidelights and a rectangular transom. The entrance is set within an entablature consisting of Doric columns surmounted by a unpedimented entablature decorated with dentils. A Palladian window is located above the entrance. The windows on the first story have circular hoods.

25. 4505 Hoban Road, N.W.

Constructed after 2018, the house at 4505 Hoban Road, N.W. is a two-and-one-half story Colonial Revival house with brick walls laid in running bond. The house has an asphalt-shingle-clad hipped roof with hipped dormers containing six-over-six double-hung windows. The wood cornice under the roof has dentils. The house has regular fenestration consisting primarily of six-over-six and nine-over-nine, double-hung windows with brick sill and lintels and solid paneled shutters. The symmetrical south (front) elevation has a centrally-located main entrance consisting of a single-leaf wood-paneled door flanked by six-light wood sidelights and surmounted by a sunburst transom. The entrance is sheltered under a shed-roof porch with square column supports. A circular window is located in the second story above the entrance

26. 4508 Hoban Road, N.W.

Constructed by the Madison Building Company in 1936, the house at 4508 Hoban Road, N.W. exhibits a T-shaped plan, and consists of a two-and-a-half-story, three-bay, side-gabled main block and a two-story rear ell.³² The Colonial Revival-style house was designed by architect Harvey P. Baxter and communicates strong Georgian influences. The house has a brick exterior laid in six-course common

³² D.C. Building Permit 191423, May 20, 1936, microfilm, National Archives, Washington, D.C.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

bond and is capped by a slate-clad, side-gabled roof with gabled dormers. A shouldered brick exterior end chimney with brick buttress caps rises from the west elevation. Brick quoins accent the corners of the front elevation. Fenestration consists of six-over-six, double-hung, wood-sash windows with stone sills, jack-arched brick lintels with stone keystones, and solid paneled wood shutters. The two front-elevation dormers feature four-over-four, double-hung, wood-sash windows. The entrance to the house is located in the east (side elevation). The fenced side yard and entrance are reached by a pathway covered in slate pavers. The side yard is enclosed by a wood fence that is very similar to examples designed for clients by Rose Greely during this period, which suggests that Baxter and Rock Creek Nurseries may have been using plans for accessory elements such as fences that were prepared earlier by Greely.³³ The gate features wood posts with wrought-iron strap hinges and turned wood finials. On the west side of the lot, a driveway extends from Hoban Road to a one-story, two-bay brick garage that is original to the house.³⁴ The garage, which has a hipped roof with a cupola, extends into the adjacent lot of 4512 Hoban Road, N.W. and both addresses are listed on the building permit, suggesting that it was shared by both owners.

27. 4509 Hoban Road, N.W.

Constructed after 2014, the house at 4509 Hoban Road, N.W. is a two-story Colonial Revival Dwelling with brick walls laid in running bond. The house has a slate-clad, side-gabled roof with a wood cornice located under the roof. The massing consists of a main block with a two-bay wing on the west end of the front (south) elevation. The regular fenestration consists of both six-over-six and nine-over-nine, double-hung windows with brick sills, brick jack-arch lintels containing stone keystones, and solid paneled shutters. The front (south) elevation has a centrally-located main entrance consisting of a single-leaf wood-paneled door flanked by sidelights and surmounted by a rectangular transom. The entrance is sheltered under a flat-roof portico supported by square columns. An arched window is located above the main entrance.

28. 4512 Hoban Road, N.W.

Constructed by the Madison Building Company in 1936, the house at 4512 Hoban Road, N.W. was designed by architect Harvey P. Baxter in the Colonial Revival style.³⁵ The L-plan house exhibits atypical form and massing, and consists of a two-and-one-half-story, two-bay, side-gabled main block and a two-story, one-bay, hipped roof wing that projects from the front elevation. A small, one-story, frame, shed-roofed sun room extends from the rear of the dwelling, and the east elevation features a first-story oriel window with casement sashes containing diamond-shaped panes. The house has brick walls laid in six-course common bond and the roof is covered in slate shingles. The roof has a single gabled dormer with a four-over-four, double-hung window. The irregular fenestration consists primarily of six-over-six, double-hung, wood-sash windows with brick sills and louvered wood shutters. Six-over-six windows with blind-arched transoms pierce the east and west gables. The main entrance is located in the west half of the elevation. It consists of a single-leaf wood paneled door with an eight-light wood storm door and fanlight transom with keystone. The entrance is recessed and the surround features deep-paneled jambs and an entablature consisting of wood Ionic pilasters surmounted by a flat, molded, wood lintel. A metal and wood fence extends between brick constructed posts encloses the western portion of the property.

³³ The fence is similar in design to one prepared for the Georgetown garden of Ruth McCormick in 1932. See Joanne Seale Lawson, "Remarkable Foundations: Rose Ishbel Greely, Landscape Architect," *Washington History* 10, no. 1 (Spring/Summer 1998): 55.

³⁴ D.C. Building Permit 191424, May 20, 1936, microfilm, National Archives, Washington, D.C.

³⁵ D.C. Building Permit 191423, May 20, 1936, microfilm, National Archives, Washington, D.C.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

29. 4513 Hoban Road, N.W.

Constructed in 2018, the house at 4513 Hoban Road, N.W. is a two-story Colonial Revival house with brick walls laid in running bond. The massing consists of a side-gabled main block with a front-gabled central bay, accented by brick quoins, extending from the south elevation. A wood cornice located below the roof is adorned with modillions. The house has regular fenestration that consists of mostly six-over-six and nine-over-nine, double-hung windows with brick sills and lintels. The symmetrical front (south) elevation has a centrally-located main entrance consisting of a single-leaf wood-paneled door flanked by sidelights and surmounted by a rectangular transom.

30. 4517 Hoban Road, N.W.

Constructed in 2018, the house at 4517 Hoban Road, N.W. is two-story Colonial Revival dwelling. It has brick exterior walls laid in running board and is capped by an asphalt-shingle-clad, side-gabled roof. Fenestration consists of regular eight-over-eight and nine-over-nine, double-hung synthetic windows with brick sills and lintels and solid paneled shutters. The front (south) elevation features a symmetrical façade with two hipped-roof projecting bays flanking the main entrance in the center of the elevation. The entrance consists of a single-leaf door flanked by six-light sidelights. A shed-roof porch covers the entrance.

31. 4520 Hoban Road, N.W.

The house at 4520 Hoban Road, N.W. is a two-story Colonial Revival house constructed in 1939.³⁶ Designed by architect Harvey P. Baxter and built by Boss & Phelps, the house's massing consists of a central two-story, rectangular-plan, three-bay, side-gabled main block that is bookended by two-story, one-bay, side-gabled east and west wings. In 1940, Boss & Phelps constructed a one-story, L-plan, hipped-roof addition onto the end of the west wing. It was also designed by Baxter.³⁷ The house has a brick exterior laid in six-course common bond and the roof is covered in slate shingles (all sections). Brick interior chimneys rise at the junction of the main block and side wings. A molded wood cornice with pendants extends across the front elevation of the main block. Fenestration consists of regularly arranged six-over-six, and six-over-eight, double-hung, wood-sash windows on wood sills. Louvered wood shutters feature S-shaped wrought-iron guards. The main entrance is asymmetrically-placed within the front (north) elevation. It is a single-leaf, paneled wood door set behind an outer storm door and featuring a single pane rectangular transom. The entrance surround consists of fluted wood Ionic pilasters surmounted by a flat molded wood pediment with pendants. The two wings have gabled wall dormers. An attached one-bay garage is located at the end of the east wing. A paved driveway extending from Hoban Road to the garage is lined by a brick retaining wall. In 1940, Boss & Phelps applied for a permit to enclose the two-story rear porch.³⁸ The following year, in 1941, owner Jessie Thom replaced a south-elevation bay window with a French Door that opened onto a new uncovered rear terrace.³⁹

32. 1801 Forty-Fifth Street, N.W.

Constructed 1960, the house at 1801 Forty-Fifth Street, N.W. is a one-and-a-half story Colonial Revival dwelling. The house has brick walls laid in six-course common bond and a slate-clad, side-gabled roof

³⁶ D.C. Building Permit 222443, May 4, 1939, microfilm, National Archives, Washington, D.C.

³⁷ D.C. Building Permit 238169, October 31, 1940, microfilm, National Archives, Washington, D.C.

³⁸ D.C. Building Permit 238170, October 31, 1940, microfilm, National Archives, Washington, D.C.

³⁹ D.C. Building Permit 244317, June 4, 1941, microfilm, National Archives, Washington, D.C.

Colony Hill Historic District

Name of Property

Washington, DC

County and State

with gabled dormers containing six-over-six, double-hung windows. A simple wood cornice is located beneath the roof. The main entrance on the front (northwest) elevation has a single-leaf wood paneled door with sidelights. Flanking the main entrance is a bay window consisting of a multi-pane fixed window between eight-over-twelve, double-hung windows and a triple window consisting of a six-over-six, double-hung units between four-over-four windows. A one-and-a-half story, front-gabled wing extending from the southwest end of the front elevation contains a garage with a wood paneled garage door. Fenestration on the side elevations is irregular and consists of six-over-six, double-hung windows. A rear ell extends from the southeast end of the house.

33. 1804 Forty-Fifth Street, N.W.

Constructed by the Madison Building Company in 1936, the house at 1804 Forty-Fifth Street, N.W. was designed by architect Harvey P. Baxter in the Colonial Revival-style.⁴⁰ The house exhibits atypical form and massing, and it consists of a two-story, rectangular-plan, three-bay, side-gabled central block; a one-and-a-half-story, side-gabled garage wing to the north; and a two story, flat-roofed south wing with a second-story side porch. The central block is laid in six-course common bond and two raised brick belt courses run between the first and second stories. The roof is covered in slate shingles. The dwelling presents regular fenestration of six-over-six, double-hung, wood-sash windows with brick sills and louvered shutters. The main entrance is located in the east elevation of the flat-roofed south wing. The entrance consists of a single-leaf, six-paneled wood door with a rectangular, four-light transom. The surround features Doric pilasters supporting an unpedimented entablature with dentils. Above, the second-story side porch has simple wood railing and posts and is accessed from the interior by a single-leaf paneled wood door with lights. The north garage wing contains two overhead-rolling, paneled wood doors and its roof is pierced by a shed-roofed dormer with a six-over-six, double-hung, wood-sash window.

34. 1805 Forty-Fifth Street, N.W.

The house at 1805 Forty-Fifth Street, N.W. was designed by architect Harvey P Baxter and constructed by Boss & Phelps in 1939.⁴¹ The Colonial Revival-style dwelling consists of a two-and-a-half story, rectangular-plan, side-gabled, three-bay main block with a one-and-a-half-story, side-gabled garage wing to the north and a two-story gabled wing to the south. The dwelling, which communicates strong Georgian influences, is laid in Flemish bond and brick quoins accent the corners of the main block. The roof is clad in slate shingles and the main block has hipped dormers with six-over-six, double-hung, wood-sash windows. Below the roof is a wood cornice with block modillions. Fenestration mostly consists of six-over-six and eight-over-eight double-hung, wood-sash windows with wood sills, jack-arched brick lintels, and louvered wood shutters. The symmetrical front (west) elevation has a centrally-located entrance containing a single-leaf, six-paneled wood door with an elliptical transom fanlight. The door is recessed within deep-paneled jambs and the surround contains high-style Georgian design elements. Fluted Corinthian pilasters support an entablature that features dentils and a broken ogee pediment with a stylized pineapple finial. In 1939, Boss & Phelps constructed a brick retaining wall across the full width of the rear lot line and a portion of the north lot line.⁴² Boss and Phelps also constructed a concrete terrace wall at the rear of the property at this time.⁴³

⁴⁰ D.C. Building Permit 194089, August 5, 1936, microfilm, National Archives, Washington, D.C.

⁴¹ D.C. Building Permit 227021, October 10, 1939, microfilm, National Archives, Washington, D.C.

⁴² D.C. Building Permit 226724, September 21, 1939, microfilm, National Archives, Washington, D.C.

⁴³ D.C. Building Permit 227818, March 6, 1939, microfilm, National Archives, Washington, D.C.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

35. 1808 Forty-Fifth Street, N.W.

The house at 1808 Forty-Fifth Street, N.W. was constructed in 1936 by the Madison Building Company and was designed in the Colonial Revival style by architect Harvey P. Baxter.⁴⁴ The house consists of a two-story, rectangular-plan, three-bay, side-gabled main block and a one-story, two-bay, side-gabled north garage wing. A brick exterior end chimney stands at the south elevation of the main block. In addition, a one-story gabled frame wing extends from the rear of the garage and a second wing or porch is attached to the rear of the main block. Neither is visible from the street, and no addition or repair permits are on file for either through 1958 (it could be possible that they were added after that date). The dwelling's brick is laid in six-course common bond and the roof is covered in slate shingles. The main block is primarily fenestrated with eight-over-eight, double-hung, wood-sash windows with stone sills and louvered shutters. The first-story windows of the main block feature stone lintels with bull's eye blocks. A single six-over-six, double-hung, wood-sash window is located in the central second-story bay of the main block's front elevation and a small four-over-four window is positioned to the north of the main entrance. The entrance is centrally placed within the front (east) elevation, and consists of a single-leaf, six-paneled wood door behind a glazed storm door. The surround features Doric pilasters surmounted by a flat lintel ornamented with dentils. Tall louvered wooden shutters are attached to the entrance surround, an element seen in other Baxter-designed houses within Colony Hill. Brick stairs lead up to the entrance from the sidewalk along Forty-Fifth Street, N.W. In the north wing are two original, overhead-rolling, paneled wood garage doors within segmental arched openings, each with keystones.

36. 1809 Forty-Fifth Street, N.W.

Constructed by Boss & Phelps in 1941 and designed by architect Harvey P. Baxter, the house at 1809 Forty-Fifth Street, N.W. is a Colonial Revival-style dwelling that exhibits high-style Federal attributes.⁴⁵ The dwelling is composed of a two-and-a-half story, rectangular-plan, four-bay, hipped-roof main block and a recently constructed one-story addition that extends from the rear elevation (only partially visible from the street). The house is constructed atop a small knoll that extends downhill to the east. It has brick walls laid in six-course common bond and its roof is covered in slate shingles. A brick exterior end chimney rises at the north elevation. The house features a simple brick cornice that wraps around all elevations. Two pedimented dormers with pilasters and keystones pierce the front elevation roof and contain eight-over-six, double-hung windows with decorative round-arched window heads. Fenestration consists mostly of eight-over-eight, double-hung, wood-sash windows with stone sills, stone jack-arch lintels, and keystones. The first-story windows have paneled wood shutters while the second story windows have louvered wood shutters. The symmetrical front (west) elevation has a centrally-located main entrance is accessed by brick and concrete double steps with delicate, Federal-style, curved wrought-iron railing. The front steps extend to a walkway of stone pavers leading to the sidewalk along Forty-Fifth Street, N.W. The entrance consists of a single-leaf, paneled wood door behind a glazed storm door. Deep paneled jambs, four-light wood sidelights, Doric pilasters, and a Federal-style elliptical fanlight transom surround the door. An arched hood with a scrolled keystone extends over the transom. A single six-over-six, double-hung, wood-sash window is located to either side of the entrance. A paved driveway, located between brick retaining walls extends downhill north of the house and provides access to a two-bay garage located in the exposed basement on the north elevation. The garage openings have wood paneled overhead doors.

⁴⁴ D.C. Building Permit 193348, July 14, 1936, microfilm, National Archives, Washington, D.C.

⁴⁵ D.C. Building Permit 241386, March 12, 1941, microfilm, National Archives, Washington, D.C.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

37. 1815 Forty-Fifth Street, N.W.

The house at 1815 Forty-Fifth Street, N.W. was constructed by Boss & Phelps in 1935 and was designed by architect Harvey P. Baxter in the Colonial Revival style.⁴⁶ In terms of its form, massing, and steeply-pitched roof, the house is suggestive of the simple Cape Cod cottages that became popular during this period, but elevated architecturally by Baxter through the application of high-style revivalist elements. The one-and-a-half story, rectangular-plan, five-bay house has brick walls laid in running bond and is capped by a slate-clad, side-gabled roof. A one-story kitchen wing extends from the rear of the house but is not clearly visible from the street. Three gabled dormers containing six-over-six, double-hung, wood-sash windows pierce the roof. A single brick exterior end chimney is positioned against the south elevation. The house has regular fenestration consisting mostly of six-over-six, double-hung, wood-sash windows with brick sills and louvered wood shutters with wrought-iron S-shaped fasteners. A bay window is located on the north elevation. The main entrance is located in the center bay of the symmetrical front (west) elevation, and is a single-leaf, paneled wood door set behind a glazed storm door. Above the door is a multi-light rectangular transom with geometrically-shaped panes (Baxter may have based this on a Georgian or Federal period design). The entrance is set within an entablature consisting of fluted pilasters, diamond-shaped panels, and a flat molded wood pediment. In 1939, owner Ethel Dunham undertook a number of repairs and alterations to the house. Dunham enclosed the first story of the existing rear porch, repaired the areaway around the cellar windows, and repaired and rebuilt the back terrace walls.⁴⁷

38. 1816 Forty-Fifth Street, N.W.

Constructed by Boss & Phelps in 1935, the house at 1816 Forty-Fifth Street, N.W. was designed by architect Harvey P. Baxter in the Colonial Revival style.⁴⁸ It is set atop a small knoll above street grade. The House exhibits an irregular plan and is composed of a two-story main block with two-story front and rear wings. An uncovered veranda extends from the south elevation of the rear wing (neither the wing nor the veranda are visible from the street). The house has brick walls laid in six-course common bond and a cross-gabled, slate-clad roof. Brick exterior end chimneys rise from the side elevations. Windows are eight-over-eight and six-over-six, double-hung, wood-sash with wood sills and louvered wood shutters with wrought-iron S-shaped fasteners. A stone, stepped walkway extends to the main entrance on the east (front) elevation. The entrance consists of a single-leaf, paneled wood door with a simple molded wood surround. More elaborate, however, is the shed-roofed entry porch, which features two Doric columns, and two pilasters, supporting a wood entablature with an unornamented frieze band. The south wall of the porch features a wood clapboard gable, below which is a single six-over-six, double-hung, wood-sash window set within a tall, slightly recessed blind arch. A recessed semicircular fanlight pierces the gable of the east (front) wing.

39. 1820 Forty-Fifth Street, N.W.

Constructed by Boss & Phelps in 1934, the house at 1820 Forty-Fifth Street, N.W. was designed by architect Harvey P. Baxter.⁴⁹ The house is one of the few examples in Colony Hill of the Tudor Revival

⁴⁶ D.C. Building Permit 184067, September 4, 1935, microfilm, National Archives, Washington, D.C.

⁴⁷ D.C. Building Permit 226497, September 20, 1939, microfilm, National Archives, Washington, D.C.

⁴⁸ D.C. Building Permit 180135, May 8, 1935, microfilm, National Archives, Washington, D.C.

⁴⁹ D.C. Building Permit 176270, November 28, 1934, microfilm, National Archives, Washington, D.C.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

style, communicated through its trademark front facing gable and steeply-pitched wall dormers. The massing consists of a one-and-a-half story, L-plan, cross-gabled main block, a one-story, gabled south wing, and a one-and-a-half story north wing (screened by a tall hedge and only partially visible from the street). The walls are brick laid in running bond and the roofs are clad with slate shingles. A brick chimney rises at the junction of the main block and south wing, and a second exterior brick chimney is located at the rear of the north wing. The main block exhibits regular fenestration consisting of eight-over-eight, double-hung, wood-sash windows with brick sills and louvered wood shutters on the first story. Sunken rectangular masonry panels, or aprons, extend below these first-story windows. Three wall dormers, with six-over-six, double-hung, wood-sash windows with brick sills, pierce the roof at the front elevation. Each dormer is framed at the roofline by a set of narrow, hook-shaped decorative wood brackets. The main entrance is set within a Tudor-style front facing gable with a molded wood raking cornice that terminates at the south end in a hook-shaped wood bracket. The entrance is a single-leaf, paneled wood door behind a glazed storm door. It features a restrained molded wood surround and is flanked by iron and glass wall lanterns.

40. 1699 Foxhall Road, N.W.

The house at 1699 Foxhall Road, N.W. was constructed in 1962 by William Morrison and is located at the end of a private driveway. The house is screened by thick shrubs and trees, and only the north (side) elevation is visible from Forty-Fifth Street, N.W. The house consists of a two-and-a-half story brick main block with a two-and-a-half story and one-and-a-half story side-gabled wings extending from the west elevation. A one-bay garage is located in the ground-level of the one-and-a-half story wing.

41. 1701 Foxhall Road, N.W.

Constructed by Boss & Phelps in 1939, the house at 1701 Foxhall Road, N.W. is a Colonial Revival-style dwelling designed by architect Harvey P. Baxter.⁵⁰ The house's massing consists of a two-story, brick, rectangular-plan, three-bay, side-gabled main block; a one-and-a-half story, brick, two-bay, gabled north wing; and a two-and-a-half story, frame, one-bay, gabled south addition. The brick of the main block and north wing are laid in eight-course common bond and the south addition is clad in wood clapboard siding. The roof is covered in slate shingles (all sections), and the wing and addition feature front-elevation gabled dormers. A single brick chimney is located at the junction of the main block and south addition. Fenestration of the main block consists of mostly eight-over-eight, double-hung, wood-sash windows with stone sills and louvered wood shutters. The front elevation of the north wing contains a small four-over-four, double-hung, wood-sash window and a large bay window. The south addition is largely obscured from view by trees and shrubs, but it appears to contain a French door at the first story and a double-hung, wood-sash window at the second. In addition, the south wing features wood corner pilasters and a series of rectangular panels that run between the first and second stories. The main entrance is symmetrically placed in the center bay of the front elevation. It is a single-leaf, six-paneled wood door with a four-light rectangular wood transom flanked by fluted pilasters with bull's eye block capitals. The entrance is sheltered by a front-gabled portico supported by slender turned wood columns. A brick wall, installed by Boss & Phelps in 1939, encloses the front yard west of the house.⁵¹ A sidewalk extending to the main entrance passes through a metal gate within the wall.

⁵⁰ D.C. Building Permit 222443, May 4, 1939, microfilm, National Archives, Washington, D.C.

⁵¹ D.C. Building Permit 226723, September 28, 1939, microfilm, National Archives, Washington, D.C.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

42. 1709 Foxhall Road, N.W.

The house at 1709 Foxhall Road, N.W. was constructed by Boss & Phelps in 1939.⁵² Architect Harvey P. Baxter designed the house, which has Colonial Revival details. The house is a brick, one-and-a-half-story, L-plan, three-bay, cross-gabled dwelling with a one-and-a-half-story, one-bay, side-gabled wing to the north. The house has brick walls laid in six-course common bond and the roof is covered in slate shingles, pierced by two brick interior chimneys. The irregular fenestration consists of mostly six-over-six, double-hung, wood-sash windows with stone sills and louvered wood shutters. The main block features two gabled wall dormers with six-over-six, double-hung, wood-sash windows. The main entrance is recessed within deep-paneled jambs, and consists of a single-leaf, paneled wood door with a rectangular one-light transom. The entrance is sheltered by a flat-roofed portico supported by Doric columns, and the entablature is embellished by two wood rosettes. A two-bay garage is located in the main block and is accessed from overhead-rolling, paneled, wood garage doors that are set within the front-gabled bay. A wrought-iron fence encloses the front yard west of the house.

43. 1717 Foxhall Road, N.W.

Constructed in 1939 by Boss & Phelps, the house at 1717 Foxhall Road, N.W. was designed in the Colonial Revival style by architect Harvey P. Baxter.⁵³ The house exhibits an irregular plan composed of a two-story, brick, rectangular-plan, five-bay, side-gabled main block; a one-and-a-half-story, two-bay, side-gabled garage wing that extends from the north end of the front elevation; and a two-story gabled rear wing (not visible from the street). The brick is laid in six-course common bond and the roof is covered in slate shingles. Brick interior chimneys rise from each end of the main block, and an exterior brick chimney with buttress caps stands at the north elevation of the garage wing. Fenestration consists mostly of six-over-six, double-hung, wood-sash windows with stone sills. The front-elevation windows feature louvered wood shutters at the second story and solid paneled wood shutters at the first. Baxter varied the rhythm of fenestration by adding a tall round-arched window in the northernmost second-story bay of the main block's front elevation. The main entrance is recessed within deep-paneled jambs and consists of a 12-light, paneled wood door. The surround includes pilasters which support an unpedimented entablature. The garage wing contains two overhead-rolling metal replacement garage doors.

44. 4407 Hadfield Lane, N.W.

Built by the Madison Building Company in 1937, the house at 4407 Hadfield Lane, N.W. was designed by architect Harvey Baxter.⁵⁴ The house, a distinctive example of the twentieth-century Neoclassical style, is a departure from the Colonial Revival aesthetic of Colony Hill. The house is set slightly above street-grade and is accessible via a brick walkway extending from the sidewalk lining Hadfield Lane. The two-and-one-half story, square-plan house has a masonry block exterior and is capped by a front-gabled roof (roofing material not visible from street level). The house exhibits regular fenestration of eight-over-eight (first story) and eight-over-one (second story), double-hung, wood-sash windows with stone sills and solid paneled wood shutters. The front (south) elevation has a symmetrical façade and features a two-story tetrastyle Doric portico with fluted wood columns. The columns support an entablature with a wide unadorned frieze band and a pediment with a molded wood raking cornice. The pediment is clad in wood

⁵² D.C. Building Permit 222443, May 4, 1939, microfilm, National Archives, Washington, D.C.

⁵³ D.C. Building Permit 222443, May 4, 1939, microfilm, National Archives, Washington, D.C.

⁵⁴ D.C. Building Permit 200796, March 30, 1937, microfilm, National Archives, Washington, D.C.

Colony Hill Historic District

Name of Property

Washington, DC

County and State

weatherboard siding and is pierced by a semicircular lunette window. In addition, the front elevation features corner pilasters. The main entrance is symmetrically placed in the center bay and consists of a single-leaf, six-paneled wood door with sidelights and a rectangular transom. Both the side lights and transom feature diamond-shaped panes. The surround incorporates Doric pilasters which support an unpedimented entablature with triglyphs and regulae. East of the house, a concrete driveway cuts through the elevated landscape ending at a one-story front-gabled garage. A brick retaining wall capped by a wrought-iron fence extends along the west side of the driveway. What was originally the garage has been converted into a living space. It has a masonry block exterior with single-leaf fifteen-light doors flanked by ten-light sidelights. In addition to the dwelling, the Madison Building Company also constructed a brick garage at the rear of the property in 1937.⁵⁵

45. 4411 Hadfield Lane

Designed by architect Harvey Baxter, the Colonial Revival-style house at 4411 Hadfield Lane, N.W. was built by Boss & Phelps in 1935.⁵⁶ The house consists of a two-story, brick, L-plan, four-bay, cross-gabled main block and a two-story, brick, two-bay, side-gabled north wing. An addition, constructed in 1958, extends from the north end of the east (rear) elevation of the dwelling, and is not visible from the street.⁵⁷ The dwelling has a brick exterior laid in six-course common bond and the roof is covered in slate shingles. The house has irregular fenestration consisting of mostly eight-over-eight and six-over-six, double-hung, wood-sash windows with brick sills and louvered wood shutters. A shed-roofed wall dormer pierces the front elevation of the north wing and contains an eight-over-eight, double-hung, wood-sash window. The front (west) elevation is asymmetrical and features a recessed, single-leaf, six-paneled wood door with deep-paneled jambs and a simple molded wood surround. To either side of the entrance is a single wood casement window with brick sill and diamond-shaped panes. In 1936, owner Frederick Shelton applied for a permit to construct a brick garden wall and steps at the rear of the terraced back yard.⁵⁸

46. 4414 Hadfield Lane, N.W.

The house at 4414 Hadfield Lane, N.W. was constructed in 1941 by Boss & Phelps and was designed by architect Harvey Baxter.⁵⁹ Stylistically, the Colonial Revival house incorporates classic Georgian elements. The two-story, brick, three-bay house has brick walls laid in six-course common bond and the side-gabled roof is covered in slate shingles. Brick exterior end chimneys stand at the side elevations. In addition, a one-story, shed-roofed, bay extends from the west elevation and contains a secondary, side entrance. Fenestration primarily consists of eight-over-eight, double-hung, wood-sash windows with louvered wood shutters. The first-story, front-elevation windows feature limestone jack-arched lintels. The main entrance is centrally placed and is recessed within deep-paneled jambs. The entrance is a single-leaf, six-paneled wood door with fanlight transom. The surround features Doric pilasters, a triangular pediment, and wood impost blocks from which the fanlight arch springs. A set of four-over-four, double-hung, wood-sash windows flank the entrance. At the east end of the elevation is a tall wood French door with a stone jack-arched lintel and louvered wood shutters. This door, and the main entrance, open onto a broad uncovered porch with decorative wrought-iron railing that is accessed from

⁵⁵ D.C. Building Permit 200797, March 30, 1937, microfilm, National Archives, Washington, D.C.

⁵⁶ D.C. Building Permit 177858, March 1, 1935, microfilm, National Archives, Washington, D.C.

⁵⁷ D.C. Building Permit B36816, June 24, 1958, microfilm, National Archives, Washington, D.C. Note: this permit was not available for review at the time of writing. The addition does not appear on the 1954 Baist map.

⁵⁸ D.C. Building Permits, Permit 190441, April 27, 1936, microfilm, National Archives, Washington, D.C.

⁵⁹ D.C. Building Permit 245096, June 27, 1941, microfilm, National Archives, Washington, D.C.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

the west by a set of brick steps. The porch is located above a one-bay garage extending from an exposed portion of the basement. The garage is accessed from a driveway cut within the landscape and flanked by brick retaining walls.

47. 4420 Hadfield Lane, N.W.

Constructed by Boss & Phelps in 1941, the house at 4420 Hadfield Lane, N.W. is a Colonial Revival dwelling designed by architect Harvey Baxter.⁶⁰ The house sits above street grade and the lot slopes uphill to the west. The two-story, rectangular-plan, five-bay house has brick walls laid in six-course common bond and is capped by a slate shingle-clad, side-gabled roof. Brick exterior end chimneys with buttress caps rise at the side elevations. A simple molded wood cornice extends across the façade at the roofline. Fenestration is regular and mostly consists of six-over-six and eight-over-eight, double-hung, wood-sash windows with brick sills and louvered wood shutters. The central second-story front-elevation bay contains a tall Georgian-style round arched window. The main entrance is asymmetrically placed within the front elevation and is recessed within deep-paneled jambs. The single-leaf, six-paneled wood door is surmounted by a rectangular four-light transom. Baxter drew on high-style Georgian design elements for the entrance surround, which features Corinthian pilasters, triglyphs with regulae, a central keystone, and a segmental pediment. A two-bay garage is located in the exposed basement at the east end of the front elevation. The paved driveway extends from Hadfield Lane and is bounded on its west side by a brick retaining wall.

48. 4426 Hadfield Lane, N.W.

The house at 4426 Hadfield Lane, N.W. is a Colonial Revival-style dwelling designed by architect Harvey Baxter and constructed in 1941 by Boss & Phelps.⁶¹ The house sits above grade and the lot slopes uphill to the west. It is a two-story, rectangular-plan, side-gabled, three-bay dwelling with brick walls laid in six-course common bond. The roof is covered in slate shingles and brick exterior end chimneys stand at the side elevations. At the roofline, the front elevation is accented by a molded wood cornice with dentils. Fenestration primarily consists of regularly arranged eight-over-eight and six-over-six, double-hung, wood-sash windows with wood sills, stone lintels with bull's eye blocks, and louvered wood shutters. The centrally-placed main entrance consists of a single-leaf, six-paneled wood door with a rectangular multi-light transom. The distinctive, star-shaped transom lights are a documented Georgian motif that dates to the early eighteenth century.⁶² The entrance is surrounded by simple wood trim and is surmounted by an unpedimented entablature with dentils. A set of oval windows flank the entrance. Like the house at 4414 Hadfield Lane, the easternmost first-story bay contains a tall wood French door with louvered wood shutters that opens onto an uncovered porch with wrought-iron railing. The porch is accessed from the west by a set of brick steps and is located above a one-bay garage extending from an exposed portion of the basement. The paneled metal overhead-rolling garage door is a contemporary replacement of the original. A driveway cut within the landscape and flanked by brick retaining walls leads to the garage.

⁶⁰ D.C. Building Permit 245096, June 27, 1941, microfilm, National Archives, Washington, D.C.

⁶¹ D.C. Building Permit 245096, June 27, 1941, microfilm, National Archives, Washington, D.C.

⁶² Stephen Calloway, "Early Georgian," in *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present*, ed. Stephen Calloway and Elizabeth Cromley (New York: Simon and Schuster, 1991), 77.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

49. 4430 Hadfield Lane, N.W.

The house at 4430 Hadfield Lane, N.W. is a two-and-one-half story Dutch Colonial Revival House constructed in 1960. The house's massing consists of a two-and-one-half story main block with a two-story east wing. The main block has brick walls laid in six-course common bond and an asphalt-shingle clad gambrel roof with gabled dormers containing six-over-six, double-hung wood windows. Below the roof is a wood cornice lined with dentils. The house has regular fenestration consisting mostly of eight-over-eight, double-hung windows with louvered shutters. The asymmetrical northeast (front) elevation has a single-leaf wood paneled door with a metal and glass storm door located under a one-story portico with Doric columns supporting a gabled roof. A two-bay garage is located on the west side of the front elevation. One bay is located in the main block and the second bay is in the west wing.

50. 4444 Hadfield Lane, N.W.

The house at 4444 Hadfield Lane, N.W. is a Colonial Revival dwelling constructed 1961. The house is located at the end of a long driveway that extends from Hadfield Lane, N.W. to a lot fronting Reservoir Road, N.W. It is a one-and-a-half story brick dwelling capped with a slate-clad, side-gabled roof. Fenestration consists of regular six-over-six, double-hung wood windows. The main entrance consists of a double-leaf door.

Integrity

The Colony Hill Historic District retains integrity of setting, location, design, workmanship, materials, feeling, and association. The community remains at its original location within the Foxhall Village neighborhood. The natural contoured landscape with tree lined streets that provided Colony Hill its picturesque setting when initially developed remains intact, imbuing the pre-war subdivision with the allure of communal living within a natural environment. Landscape design elements used to enhance the setting remain intact. Many of the original trees planted in the 1930s along the streetscape remain, providing a natural canopy. The original brick and stone retaining walls still line terraces and driveways. The architectural components that gave the community its distinctive, cohesive Colonial Revival aesthetic remain. Houses retain their scale and massing and are set back from the street at regular intervals. Most of the additions to the houses have been carefully scaled and sequestered from view at the rear of the houses, limiting their visual impact. The houses still retain their essential Colonial Revival character-defining elements, which include highly developed entrance surrounds, cornice details, stepped chimneys with buttress caps, balanced façade treatments, and regular fenestration. Most of the houses retain their original materials to a remarkable degree, which include brick facades, slate roofs, decorative wrought iron, porch details, original wood doors and shutters, and original wood-sash windows. Workmanship qualities remain exhibited in the dentiled/modillioned cornices, and main entrances accented with sidelights, transoms, pilasters, columns, and pediments. With all of these elements intact, Colony Hill still retains the feeling of, and association with, a self-contained early twentieth-century planned community in Washington, D.C.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

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

Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Colony Hill Historic District
Name of Property

Washington, DC
County and State

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Architecture

Landscape Architecture

Period of Significance

1931-1941

Significant Dates

1931 (Subdivision)

1931-1941 (Initial Development)

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Boss & Phelps (Builder) _____

Horace Peaslee (Architect) _____

Harvey Baxter (Architect) _____

Rose Greely (Landscape Architect) _____

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

The Colony Hill Historic District is locally significant under National Register **Criterion A** in the area of **Community Planning and Development** for its role in the early twentieth-century residential expansion of Washington, D.C., and **Criterion C** for its integration of Colonial Revival domestic architecture and landscape design. The period of significance extends from 1931 to 1941. These dates cover the two building programs under developer Boss & Phelps, the driving force behind the community's development and subsequent success. Thirty-seven (37) of the 50 houses currently located in the district were constructed during this time. Importantly, subsequent building programs in the 1960s and 2000s have been consistent with the original design patterns.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

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

The Colony Hill Historic District is locally significant under National Register **Criterion A** in the area of **Community Planning and Development**. Colony Hill is emblematic of the pre-war planned suburban community and reflects the evolution that occurred in residential development in Washington, D.C. during the twentieth century. Beginning with the Subdivision Act of 1888, suburban expansion to support the city's growing population extended the pattern of the L'Enfant Plan for the City of Washington beyond the city's original limits. During the late nineteenth and early twentieth centuries, subdivisions outside the city limits were laid with broad avenues, gridiron streets, and circles across the rural Washington County countryside, along expanding streetcar lines. Rowhouses continued to be the prevalent housing constructed in these areas. Like other planned communities of the 1920s and 30s, Colony Hill represented a departure from this approach, with single-family houses set on spacious lots. Reflecting changing attitudes regarding subdivision design, streets were laid out on curvilinear alignments in harmony with the existing topography, breaking away from the grid pattern. Many of the houses in Colony Hill were designed with attached garage wings, indicating the degree to which the automobile had become integrated into American life by this period. In addition, landscape planning extended beyond individual lots to include tree-lined streetscapes, and the neighborhood served as a showcase for the talents of Washington landscape architect Rose Greely. These characteristics all speak to the growing trend within suburban planning during this period that sought to harmonize suburban development with the natural environment.

The Colony Hill Historic District is locally significant under National Register **Criterion C** in the area of **Architecture and Landscape Architecture**. The district represents one of the best examples in Washington, D.C. of a twentieth-century planned community, and features outstanding examples of the Colonial Revival style set within a landscape designed by one of the region's pre-eminent landscape architects. Between 1880 and 1940, the Colonial Revival style became one of the most popular forms of domestic architecture throughout the country. Colony Hill's developer, Boss & Phelps, worked with nationally-celebrated architect and AIA vice president Horace Peaslee, well-regarded local architect Harvey Baxter, and respected landscape architect Rose Greely, to develop a picturesque community in the revivalist aesthetic. The houses possess many Colonial Revival character-defining features, in many cases based on historic examples and applied academically. These include classically derived main entrance surrounds, balanced massing and symmetry, and regular fenestration of double-hung, wood-sash windows. Architectural cohesion is also achieved through material treatment. Most of the houses were constructed with bonded brick exteriors and slate roofs with architectural details executed in limestone, wood, and wrought iron. Landscape design was also an important component in achieving Boss & Phelps vision of creating a picturesque suburban setting. The original natural topography was maintained and enhanced with tree lined streets. Many of the original trees planted in the 1930s remain. Greely was an expert on early American gardens and landscapes, and her work in Colony Hill incorporates elements such as English Colonial-inspired fences, gates, and lamp posts that complement the neighborhood's architecture. Houses were carefully set back at regular intervals creating open front lawns often landscaped by Greely with small trees, shrubs, and other plantings. Greely also included retaining walls for properties on elevated lots, which merge with walls facing driveways and stone and brick walkways, matching the materials found in the construction of the houses.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

HISTORIC CONTEXT

Colony Hill emerged during the 1930s as a planned community in Washington D.C. Architects, landscape architects, and developers worked together to create a community that celebrated the Georgian and Federal architecture associated with America's founding, set within a natural picturesque environment that took advantage of the natural topography. Like other suburban developments of the 1930s, Colony Hill represented a departure from the urban character of much of Washington's past, exemplified in rowhouse development along gridiron planned streets. Between 1931 and 1941, prominent real estate firm Boss & Phelps worked with local architects Horace W. Peaslee and Harvey Baxter and landscape architect Rose Greely in developing the first residences at Colony Hill.

National and Local Trends in the Development of Suburban Housing

During the late nineteenth century and the first decades of the twentieth century, subdivisions typically followed the "streetcar suburb" model. Development tracts were largely limited to locations along streetcar lines. These subdivisions most often incorporated gridded street plans that allowed for the most economical subdivision of the land. To maximize their profits, developers provided few amenities in terms of landscaping and park land.⁶³ During this period, rowhouses defined much of the residential development in the District of Columbia. Rowhouses became the most prevalent property type built during this time in neighborhoods such as Capitol Hill, Cleveland Park, Mount Pleasant, Woodley Park, and Dupont Circle.

Subdivisions began evolving after World War I. The advent of the automobile age no longer required confinement to streetcar lines. The increased affordability of automobile ownership allowed developers to build more spacious communities. The 1920s brought about a dramatic increase in residential construction in the United States, particularly the development of planned residential communities of detached, single-family houses. By 1930, the population of America had reached 123 million people, 17 million of whom were residing in suburban areas at a rapidly growing rate.⁶⁴ During the 1920s and 1930s, new approaches to developing suburban housing combined the desire for individual, personalized home design with the uniformity of planned communities. Future President Herbert Hoover, then Secretary of Commerce, regarded housing as the foundation of the nation's economic and social health and urged the federal government to promote improved housing. Under the guidance of Hoover, the Department of Labor launched the "Own Your Own Home" initiative in 1921 to relieve the housing shortage in America and promote individual homeownership. Additionally, groups like the Bureau of Standards, Bureau of Home Economics, and the Advisory Committee on Building Codes were all founded to establish and promote uniform construction practices in the United States.⁶⁵

Within the District of Columbia, the 1920s was a period of population growth and middle-class expansion following a shortage of housing during World War I. With the advent of automobiles, greater expanses of Washington, D.C. were opened for suburban development. By 1925, automobile usage had been widely adopted in the District, and the automobile made development of areas not served by streetcar lines, such as Colony Hill, possible. The automobile afforded personal freedoms and mobility that had not been

⁶³ KCI Technologies, *Suburbanization Historic Context and Survey Methodology, I-495/I-95 Capital Beltway Corridor Transportation Study, Montgomery and Prince George's Counties, Maryland*, Vol. I, Prepared for the Maryland Department of Transportation, State Highway Administration, 1999:C-4.

⁶⁴ Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge, MA: MIT Press, 1988), 195.

⁶⁵ *Ibid.* 193-97.

Colony Hill Historic District

Name of Property

Washington, DC

County and State

previously possible for middle class populations. As a result, new neighborhoods of single-family houses with more spacious exterior spaces and garages emerged.⁶⁶

The 1920s also brought the first examples of “community design,” in which architects employed a continuity of architectural expression for entire neighborhoods. Wesley Heights was one of the first examples of “community design” in Washington D.C. Washington developers William C. and Allison N. Miller created the neighborhood of Wesley Heights as an aesthetically cohesive and racially homogenous upper middle-class suburban community that retained the topography and feel of the natural landscape. Their vision for Wesley Heights was in accord with similar projects taking place around the country at the time and was the first attempt at a planned community of this scale in the Washington area. The Millers sought not only to design a neighborhood, but also to create a landscape in which residential architecture was integrated with natural features, and they drew on the concept of the purity of nature as the appropriate setting for suburban housing, an idea formulated during the Picturesque and Garden City movements of the nineteenth century, and adapted to the automobile age at Wesley Heights.⁶⁷

Working with architect Gordon E. McNeil and landscape architect John Small, the Millers developed a Colonial-themed residential landscape at Wesley Heights, a practice that was being repeated around the country during the 1920s.⁶⁸ At Wesley Heights, MacNeil worked in the Colonial, Dutch Colonial, Spanish Colonial, and Tudor Revival styles. Most of the dwellings are two-story, five-bay, brick or stone-faced buildings with gabled roofs. MacNeil varied the materials and building styles within each block to create a sense of harmony within the community. Not all of his designs were original, however, and he sometimes used published plans as the foundation for his own work. The Millers were the most active in Wesley Heights during the 1920s, but they continued to develop houses in the subdivision into the 1940s.⁶⁹

Other developers, notably Boss & Phelps, also began following the same community design principals. Between 1925 and 1930, Boss & Phelps developed Foxhall Village. Into this landscape, Boss & Phelps integrated Tudor Revival-style row housing inspired by the rich tradition of English architecture.⁷⁰ Foxhall Village was conceived in a stylistically cohesive manner that focused on merging urban planning principles of the twentieth century with revivalist interpretations of historic architectural styles.⁷¹

Boss & Phelps Foxhall Village, and the adjacent “Foxall Village” subdivision developed by Waverly Taylor at around the same time, introduced progressive planning principles into their street layouts. Rather than conforming to the traditional grid pattern, these street plans followed the rolling grade of the topography. Forty-Fourth Street curves gently, while Greenwich Parkway, Q Street, Volta Place, P Street, and Reservoir Road follow the rolling terrain of the neighborhood, which resulted in uneven street patterns that often curved to afford picturesque streetscape views. Homogenous brick retaining walls fronting terraced properties were also incorporated into the landscape design.⁷²

⁶⁶ Diane Shaw Wasch, “Models of Beauty and Predictability: The Creation of Wesley Heights and Spring Valley,” *Washington History* 1, no. 2 (Fall 1989): 59-63.

⁶⁷ Wasch, 59.

⁶⁸ Wright, 202-03.

⁶⁹ Wasch, 59.

⁷⁰ In 2007, Foxhall Village was designated as a D.C. historic district for its high-quality English Tudor Revival-style architecture and successful large-scale community planning and development.

⁷¹ National Register of Historic Places, Foxhall Village Historic District, Washington, District of Columbia, National Register #07001221.

⁷² *Ibid.*

Colony Hill Historic District
Name of Property

Washington, DC
County and State

By 1931, when the first houses in Colony Hill were constructed, new approaches to community planning had transformed suburban development in the United States. In Washington, and other cities across the nation, population growth, the automobile, and a national campaign to promote home ownership led to the development of planned residential communities that paired revivalist architecture with naturalistic landscape design. It was within this context that Boss & Phelps would develop the residential subdivision of Colony Hill.

Boss & Phelps

Henry K. Boss and Herbert G. Phelps were two of Washington's most prominent residential developers during the first half of the twentieth century, and were among the early developers of planned residential communities in the Washington area. Henry K. Boss began his career at the age of seventeen working as a real estate agent. Phelps attended school at Wood's Commercial College and graduated with a business degree in 1896. Following his graduation, Phelps worked for Arms & Dury real estate, loans, and insurance company, and later for the Columbia Title Insurance Co. In 1904, Phelps began working as a settlement clerk for Moore & Hill, where he eventually met Harry K. Boss. They left the firm together in 1907 to pursue a partnership in real estate and development, specializing in both residential and commercial real estate in the Washington area.⁷³ On September 1, 1907, *The Washington Post* announced the opening of the firm, inaugurating its general real estate and sales services. By 1914, Boss & Phelps had begun purchasing lots with the intent of developing land themselves, typically in the Northwest quadrant of the city. While most famously known for their work in Foxhall Village, Boss & Phelps had begun transitioning away from row-house developments to planned neighborhoods of detached, single-family houses by the 1930s.⁷⁴ Boss & Phelps remained a leader in Washington area real estate development even after World War II. The success of the firm was in part due to the offering of mortgage financing and insurance for middle-class homebuyers that spurred the growth of its speculative real estate practice.⁷⁵

Creation of Colony Hill

During the nineteenth century, the property that would become Colony Hill formed part of a tract called Whitehaven located in Washington County.⁷⁶ In 1843, Lazarus Wetzel bought sixteen acres of Whitehaven east of Ridge Road (now Foxhall Road) from his relative, William David Clark Murdock. Lazarus Wetzel, employed by the well-known Washingtonian John Mason at the Columbian Foundry for part of his life, also farmed his land. After his death in 1893, his estate passed to his children, and Lewis Kengla was appointed as executor. Wetzel's descendants owned the small farm until 1931 when twelve acres of it was subdivided for the creation of Colony Hill.⁷⁷ The farmhouse and remaining acreage remained undeveloped.⁷⁸

⁷³ EHT Traceries, *D.C. Architects Directory: Herbert Glenn Phelps*, August 2012.

⁷⁴ EHT Traceries, *D.C. Architects Directory: Henry Kersey Boss*, August 2012.

⁷⁵ EHT Traceries, Inc., *Foxhall Village Historic District*, Brochure prepared for the DC Historic Preservation Office, 2012:8-9).

⁷⁶ "New Architectural Methods Seen in Colony Hill," *The Evening Star*, October 10, 1931, B3.

⁷⁷ Carlton Fletcher, Glover Park History, "Lazarus Wetzel," <https://gloverparkhistory.com/cemeteries/buried-in-holy-rood/lazarus-wetzel/> (Accessed March 21, 2018).

⁷⁸ The log Wetzel-Archbold cabin survives as an excellent example of a pre-Civil War farmhouse and is listed in the DC Inventory and National Register.

Colony Hill Historic District

Name of Property

Washington, DC

County and State

After the success of Boss & Phelps's neighboring Foxhall Village, competing developers began to encroach on the surrounding area including the section of land that would later become Colony Hill. To prevent rival developers from acquiring the acreage, Boss & Phelps quickly purchased the tract of land owned by Wetzel's descendants in 1931.⁷⁹ Perched high above the Potomac River, the land was both accessible to the city of Washington, while still maintaining a level of privacy.

Boss & Phelps' vision for Colony Hill integrated design aspects represented at both Wesley Heights and Foxhall Village into a harmonious and visually distinctive planned community. Colony Hill would include a collection of detached houses located on spacious lots designed in the Colonial Revival tradition, as exemplified at Wesley Heights. These houses would be regularly set back along curvilinear streets laid out to conform with the existing topography, like the rowhouses of Foxhall Village. The entrance of Colony Hill stood at the intersection of Reservoir and Hoban Roads. In typical Boss & Phelps fashion, Forty-Fifth Street and Hadfield Lane curve into one another to create picturesque street views, while Hoban, Foxhall, and Reservoir Roads followed the natural grade of the landscape.

Boss & Phelps subdivided the property in phases between 1931 and 1941. In 1931, the developers created Lots 1-8 in Square 1328 (east side of Hoban Road) and Lot 1 in Square 1349 (west side of Hoban Road at Hadfield Lane).⁸⁰ The following year, four more lots on the east side of Hoban Road were subdivided, as well as the area in Square 1347 bounded by Hoban Road, Forty-Fifth Street, and Hadfield Lane, containing Lots 1-13.⁸¹ In 1935, Boss & Phelps subdivided the portion of Square 1348 located between Foxhall Road, Forty-Fifth Street, and Hoban Road into new Lots 2-11.⁸² Boss & Phelps created new Lots 12-15 in Square 1348 in 1936.⁸³ Lots 2-7 in Square 1349, located on the south side of Hadfield Lane, were created in 1941.⁸⁴

Within the subdivision, Boss & Phelps created new streets named to honor those who made considerable contributions to the architectural legacy of early America. Those included were Irishman James Hoban, who was appointed by George Washington to be the architect and builder of the White House. In addition to Hoban Road, Hadfield Lane was created in the memory of the designer of the District of Columbia City Hall, George Hadfield.⁸⁵ Both of these architects produced extraordinary examples of Federal and Classical Revival architecture throughout their careers.

Beginning in the late nineteenth century, planners had grown concerned over the disorganized nature of suburban development, leading to the Highway Act of 1893 (revised, 1898), which authorized the planning and mapping of a system of roads beyond the L'Enfant City. The resulting highway plan developed for the District of Columbia by Olmsted and Associates proposed an extension of the L'Enfant Streets from the city's core, while also incorporating existing subdivisions and certain old roads into the plan and recognizing the complications posed by some topographical features. In 1914, Congress transferred responsibility for implementing the Highway Plan to the District government, and the National Capital Park and Planning Commission, created in 1926, played an important role. By 1931, when Colony Hill was being planned, well-known developer and Planning Commission member J. C. Nichols

⁷⁹ EHT Tracerics *DC Architects Directory*, Henry K. Boss, August 2012.

⁸⁰ D.C. Office of the Surveyor, Subdivision Book 92, Folio 150, Plat recorded February 11, 1931.

⁸¹ D.C. Office of the Surveyor, Subdivision Book 96, Folio 104, Plat recorded March 17, 1932.

⁸² D.C. Office of the Surveyor, Subdivision Book 100, Folio 157, Plat recorded April 20, 1935.

⁸³ D.C. Office of the Surveyor, Subdivision Book 100, Folio 103, Plat recorded February 29, 1936; Subdivision Book 103, Folio 140, Plat recorded March 28, 1936; Subdivision Book 103, Folio 181, Plat recorded April 27, 1936.

⁸⁴ D.C. Office of the Surveyor, Subdivision Book 116, Folio 37, Plat recorded April 24, 1941.

⁸⁵ "Colony Hill Meets Better Homes Urge," *The Washington Post*, October 18, 1931, R1.

Colony Hill Historic District

Name of Property

Washington, DC

County and State

was a proponent of adapting new suburban street plans to the contours of the natural landscape, rather than superimposing a street grid onto these areas that was more appropriate for Washington's urban core. In addition, Nichols viewed highways developed to accommodate automobile traffic as detrimental to suburban property values and aesthetics.⁸⁶ These shifting attitudes regarding suburban street layouts are reflected in Colony Hill's street plan, which was dedicated in June of 1930.⁸⁷ As shown on the 1914 Highway Plan map, the 12-acre site of the future Colony Hill consisted of a straight-forward grid plan of orthogonally arranged streets sandwiched between today's Foxhall and Reservoir roads. As re-designed by Boss & Phelps for Colony Hill, the plan instead included new streets (Forty-Fifth Street, Hoban Road, and Hadfield Lane) whose curving paths responded to the natural topography. Along Foxhall and Reservoir Roads, retaining walls and trees were planned to serve as a screen to shield the community from the automobile corridors.

During the beginning phases of development, Boss & Phelps decided to treat the tract of land as an entire entity while laying out the development program. Following the initial subdivision of lots, Boss & Phelps studied the land over the course of twelve months. Their goal was to construct seventy homes in the neighborhood, although this number was never realized. Initially, plans for twenty-two homes were worked out on a small scale and then fully developed by the architects later on. At this time, a growing demand for better designed homes was sweeping through American cities.⁸⁸

On April 11, 1931, Harry K. Boss announced his choice of the early American and Georgian styles of architecture.⁸⁹ One of the most popular architectural styles during the first half of the twentieth century, the Colonial Revival was inspired by the 1876 Philadelphia Centennial, which celebrated America's colonial roots and featured extensive examples of colonial architecture and decorative arts. By the 1930s, interest in the Colonial Revival style had increased significantly following the restoration of Williamsburg, Virginia, which began in 1926. Thousands visited Williamsburg and articles on the city's historic houses appeared in a variety of publications.⁹⁰ In addition, publications such as the *White Pine Series of Architectural Monographs* also contributed to the popularity of Colonial Revival. The *White Pine Series*, issued from 1915 to 1940, documented early American structures through photographs and measured drawings and, at the peak of publication, had over 9,800 architects and designers as subscribers.⁹¹ In 1937, three Williamsburg-inspired house designs, prepared by Colonial Williamsburg Foundation architects Perry, Shaw & Hepburn, were published in *House & Garden* as part of a series of home designs intended to be made available for purchase to the public.⁹² The government programs of the Depression Era also generated interest in the Colonial Revival aesthetic. By 1942, the Works Progress Administration's American Guide series had produced guides to all of the eastern states, and placed emphasis on the region's early architecture through their texts and photographic illustrations.⁹³ Reflecting this broad interest in the Colonial Revival that existed during the 1930s, Harry Boss was

⁸⁶ Frederick Gutheim, *Worthy of the Nation: The History of Planning for the National Capital* (Washington: Smithsonian Institution Press, 1977), 187-88.

⁸⁷ D.C. Office of the Surveyor, Subdivision Book 95, Folio 10, Plat recorded June 21, 1930.

⁸⁸ "New 'Colony Hill' Area Work Begun," *Washington Post*, April 11, 1931, B3.

⁸⁹ *Ibid.*

⁹⁰ David Gebhard, "The American Colonial Revival in the 1930s," *Winterthur Portfolio* Vol 22, No 2/3 (Summer-Autumn, 1987): 117.

⁹¹ Northeastern Lumber Manufacturers Association, "The White Pine Monographs," <http://www.nelma.org/library/the-white-pine-monographs/> (accessed March 31, 2020).

⁹² Taylor, 269-272.

⁹³ Gebhard, 112.

Colony Hill Historic District

Name of Property

Washington, DC

County and State

reportedly an admirer of early American architecture, and traveled throughout New England, the northeast, and the Mid-Atlantic photographing examples.⁹⁴

Colonial Revival-style homes enjoyed popularity during a prolonged period between 1880 and 1945. The style was particularly adaptable to a variety of house sizes, with examples ranging from one to three stories. Symmetrical facades proved most common but were often flanked by garages, porches, or sun rooms to either side of the central block of the house.⁹⁵ The Georgian Revival subtype features robustly executed elements including molded cornices, classical entry porticos, and highly stylized door surrounds.⁹⁶ The houses in Colony Hill incorporate these and other Colonial Revival characteristics, while still maintaining a sense of variety within the individual house designs.

Construction of the first four houses began on April 6, 1931 along Hoban Road.⁹⁷ Seeking to bring in regional experts on colonial design, Boss & Phelps worked in tandem with architect and AIA national vice president Horace W. Peaslee and knowledgeable landscape architect Rose Greely to develop an historically-inspired, harmonious residential landscape. At Colony Hill, Peaslee served as the lead architect in the initial design phase. In 1933, Boss & Phelps created a subsidiary, the Madison Building Company, to handle simpler and less detailed projects. Local architect Harvey P. Baxter served as the principle architect for the new subsidiary and played a large role in the creation of Colony Hill beginning in 1934. In total, Baxter designed twenty-six houses in Colony Hill between 1934 and 1941, with seven of these houses constructed by the Madison Building Company.

Horace W. Peaslee

Over the course of his career, Horace Peaslee emerged as a nationally known architect and designer of parks, cemeteries, residences, public and commercial buildings, and churches. Born in Malden Bridge, New York in 1884, Peaslee initially studied at the Cooper Union in New York City, followed by Cornell University, where he graduated with a bachelor's degree in architecture and landscape architecture in 1910. Following his graduation, Peaslee moved to Washington, D.C. in 1911 and secured a position as landscape designer in the Office of Public Buildings and Grounds. In 1914, after extensive studies in Italy, France, and Switzerland, Peaslee began work on architectural features and landscape design for Washington's Meridian Hill Park (NRHP). He also developed new forms of aggregate concrete for the Lincoln Memorial Center (1922, NRHP). Peaslee was a noted restoration architect as well, and projects included the restorations of Dumbarton House (c. 1800, NRHP), the Cosmos Club and gardens (1898, NRHP), Christ Church (begun c. 1806, NRHP), St. John's Episcopal Church (1809), and Belle Grove (1797, NHL), a late-eighteenth-century manor house in Frederick County, Virginia. In addition, Peaslee worked in the area of landscape architecture, and designed gardens for the Peruvian and Korean embassies, the landscape design for the Marine Corps Memorial at Arlington National Cemetery, and the layout of President Eisenhower's farm near Gettysburg, Pennsylvania. Peaslee organized an architect's advisory council in Washington in 1922 and served on the American Institute of Architects' (AIA) Committee on the National Capital in 1923-1924. Peaslee was a fellow of the AIA, serving as chairman of the Washington chapter and vice president of the national organization. Peaslee was vice chairman of the Committee of 100 on the Federal City and was instrumental in the establishment of the National Capital Park and Planning Commission in 1926. In his later years, he continued his work for various

⁹⁴ "Gateway Draws Host of Visitors," *Washington Post*, August 13, 1933, R1.

⁹⁵ McAlester, 326.

⁹⁶ McAlester, 138.

⁹⁷ "Colony Hill Plans to Build 75 Houses," *Washington Post*, April 12, 1931, R1.

Colony Hill Historic District

Name of Property

Washington, DC

County and State

government agencies, including the Public Buildings Administration during 1938-1942. Peaslee died in Washington in 1959.⁹⁸

Harvey P. Baxter

Harvey P. Baxter was born in Petersburg, Virginia in 1892. After graduating from a local high school in 1912, Baxter began his career in Petersburg, working in the office of R.A. Munden from 1913-1916. He subsequently moved to Washington and worked as a draftsman for several years in the U.S. Navy's Bureau of Yards and Docks. In 1922, Baxter began practicing in partnership with architect Granville H. Parks, specializing in apartment construction projects. Baxter submitted his application to register as an architect in the District of Columbia in 1926. The following year, Parks, Baxter, and associate architect Harry L. Edwards designed the Tilden Gardens apartments for developers Monroe and R. Bates Warren. The six-building complex is a contributing resource in the Cleveland Park Historic District. Other noteworthy apartment projects included Hampshire Gardens (1929, NRHP). Along with Tilden Gardens, the Tudor Revival-style apartment complex was featured by author James Goode in his book *Best Addresses*. Following the dissolution of his partnership with Parks in 1930, Baxter continued to work on projects with Monroe Warren. In 1932, Warren commissioned Baxter to design over fifty single-family homes in Chevy Chase, Maryland, south of the Columbia Country Club. The Colonial Revival-style houses, which featured three bedrooms and two bathrooms, occupy large lots and were designed for an upper middle-class clientele. Baxter was also the architect for Warren's Grasslands project at Forty-Fourth and Yuma Streets, N.W., which was begun in 1932. In 1933, the *Washington Post* selected an attractive Tudor Revival-style house designed by Baxter in Washington's Forrest Hills neighborhood as a model home, describing it as an "architectural masterpiece." In addition to Warren, Baxter worked for a variety of major developers during the 1930s, including L.E. Breuninger & Sons, Frank S. Phillips, Boss & Phelps, and the Madison Building Company. During the postwar years of the 1940s and 1950s, Baxter designed houses for upper-class clients in northwest Washington and Bethesda. Harvey P. Baxter died in 1950.⁹⁹

The houses designed in Colony Hill by Peaslee and Baxter all reflect a studied approach to the Colonial Revival and demonstrate an understanding of original Federal and Georgian architectural precedents. Peaslee designed the first group of eleven houses in Colony Hill at 1700-1805 Hoban Road, developed in 1931-1932. Peaslee's designs range from more straightforward examples with basic massing and restrained detailing, such as 1701 and 1709 Hoban Road, to examples with atypical, inventive massing and a creative blending of high-style decorative elements. For example, 1700 Hoban Road features an unusual L-plan with wings and incorporates details such as a Federal-style elliptical fanlight and large Palladian gable window. For 1727 Hoban Road, Peaslee applied a suite of high-style Federal elements that include Doric pilasters, decorative wood arches, and an oval gable window with spiderweb glazing. The house at 1801 Hoban Road features unusual frieze band casement windows, while its steep roof angle and massive end chimney are suggestive of the Post Medieval and early Georgian periods.

Baxter's designs, executed between 1934 and 1941, are no less inventive, and also incorporate a range of high-style elements based on Georgian and Federal-period precedents. At 1714 Hoban Road, one of the most visually engaging houses in Colony Hill, Baxter applied sophisticated Federal elements that include its balustrade parapet, limestone sill course, double chimneys, and highly developed main entrance surround. 4512 Hoban Road, a narrow, two-bay, side-gabled dwelling with an original hipped-roof front

⁹⁸ James T. White & Company, *The National Cyclopedia of American Biography* (New York: James T. White, 1962).

⁹⁹ EHT Tracerics, Inc., *D.C. Architects Directory*, Prepared for the D.C. Historic Preservation Office, August 2012.

Colony Hill Historic District

Name of Property

Washington, DC

County and State

wing, demonstrates unusual massing and form. At 1805 Forty-Fifth Street, Baxter employed high-style Georgian elements, seen in the ornate main entrance surround with its broken ogee pediment. 1809 Forty-Fifth Street is another standout example by Baxter that incorporates an elegant Federal-style elliptical fanlight and molded hood over the main entrance. Both Peaslee and Baxter applied decorative wrought-iron elements, such as the front-step railing at 1809 Forty-Fifth Street, limestone belt and sill courses, and paneled wood shutters, which recall similar period examples seen in Philadelphia's Society Hill Historic District and elsewhere.

Rose Greely

Working alongside Peaslee and Baxter, Rose Greely specialized in the integration of home and garden. Greely was born in Washington in 1887, and was the daughter of Gen. Adolphus W. Greely, an Arctic explorer, co-founder of the National Geographic Society and Cosmos Club, and recipient of the Congressional Medal of Honor. Encouraged by her father, Rose Greely pursued a career in art and design. In 1916, she enrolled in the newly opened Cambridge School of Domestic and Landscape Architecture for Women, founded by Henry Atherton Frost, a professor of architecture at Harvard University. The school's curriculum covered the planning of estates, subdivisions, and parks. Greely completed the landscape architecture course in 1919 and the architecture course in 1920. After graduating, she initially worked for a private firm in Boston for two years before returning to her native Washington in 1923 to work as a draftsman for Horace Peaslee. It was while working with Peaslee that she contributed to the design of the Cosmos Club garden. She maintained a professional relationship with Peaslee throughout her career. In 1925, Greely became the first licensed female architect to practice in the District of Columbia and she established her own practice the following year, in 1926.¹⁰⁰ In her work, Greely was influenced by the landscape planning principles of the L'Ecole des Beaux-Arts as well as the Arts and Crafts Movement. Her design for the William Taylor Grounds at Georgetown University (1926) reflects the axial planning and formality of the European Renaissance tradition. The Arts and Crafts influence is more evident in a small residential garden in Georgetown that Greely and Peaslee designed for Frances A. Sortwell in 1933, which features a more natural, and less formal, transition between the dwelling and the surrounding garden.¹⁰¹

In her residential work, Greely specialized in blurring the lines between home and garden with the creation of picturesque terrace gardens located directly off of the living room.¹⁰² According to landscape architect and architectural historian Joanne Seale Wilson, Greely's city gardens "are outdoor rooms reflecting the scale and lines of the house." Greely was a scholar of colonial English gardens, and served as one of three advisors during the restoration of Colonial Williamsburg. In her residential work, Greely tailored the garden and landscape design to the architectural style of the dwelling.¹⁰³ For example, at 1719 Hoban Road, the main entrance is located in the side elevation, and rather than being oriented to the street, it opens onto a landscaped side yard. A Colonial-inspired wood fence and gate, pictured in the *Washington Post* in 1931, survives intact and spatially separates the public front yard from the more private domestic sphere.¹⁰⁴

¹⁰⁰ Joanne Seale Lawson, "Remarkable Foundations: Rose Ishbel Greely, Landscape Architect," *Washington History* 10, no. 1 (Spring/Summer 1998): 47-53.

¹⁰¹ Joanne Seale Wilson, "The Philosophy of Rose Greely, Landscape Architect," *APT Bulletin* 32, no. 2/3 (2001): 41-43.

¹⁰² Lawson, "Remarkable Foundations, 47-53.

¹⁰³ Wilson, "The Philosophy of Rose Greely," 40.

¹⁰⁴ "Colony Hill Home Wins Award of Merit," *Washington Post*, April 30, 1933, R3.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

Press Coverage of Colony Hill and Accolades

Throughout the years of its development, Colony Hill received a great amount of recognition in both the local press and in national architectural journals, in addition to winning numerous awards. During the early stages of development, Colony Hill was awarded the commended rating by the Architects' Advisory Council, which is one of the highest ratings given to private building projects before completion. The council was comprised of a voluntary jury of registered architects sponsored by the Washington Chapter of the American Institute of Architects.¹⁰⁵ In 1931, the *Evening Star* newspaper sponsored the construction of a model home in Colony Hill. Located at 1705 Hoban Road, the early American-inspired design, featuring a Connecticut influence, was selected for a month of exhibitions as part of the Silver Star Homes program.¹⁰⁶ In 1932, *American Architect* highlighted Peaslee's designs at 1701, 1705, and 1709 Hoban Road, N.W., publishing plans and photographs of the houses.¹⁰⁷ The following year, 1719 Hoban Road, designed by Peaslee, received an Award of Merit by the Washington Board of Trade.¹⁰⁸ In 1935, the *Evening Star* sponsored another home in Colony Hill located at 1722 Hoban Road. The house, designed by Harvey Baxter, contained nine rooms in total, three baths, a club room, and a finished attic. Both the front and back yards were well landscaped and were made to be both livable and usable. Members of the Silver Star Homes Committee believed that this particular home represented one of the best constructed houses that they had seen in several years.¹⁰⁹

In August of 1933, the *Washington Post* published an article on the new development. The article was particularly complimentary of the front entrance into the community, stating that:

A gateway of distinction is that which invites to Colony Hill, the beautiful 'in-town development' of Boss & Phelps. It is a portal to a residential operation nationally famous for its beauty and distinguished architecture... This admirable home project is now radiant in its summer beauty. Its shrubbery and vines have grown to that stage of magnificence envisioned by its planners. Its charming expanse is carpeted with fine lawns. They are interwoven with the floral beauty of many gardens. They manifest immaculate maintenance and community pride... Superior architecture, substantial construction of these latest homes, the beauty of landscapes, bespeak a personal touch in their creation.¹¹⁰

On their interiors, the houses at Colony Hill offered charming amenities such as broad fireplaces, study rooms, wide verandas, drying yards, and winding staircases as well as modern amenities like electrical appliances. Spacious rooms supported a pleasing combination of formality and comfort for the residents. The built environment of Colony Hill also reflected the changing form of suburban housing during the 1930s. With automobile use on the rise, a built-in garage was deemed a necessary addition to the houses. Additionally, the side and rear yards were programmed for private domestic activities, reflecting the moral and social attributes ascribed to a naturalistic setting for suburban life during this period.¹¹¹

¹⁰⁵ "Community Plan Improves Housing," *Evening Star*, October 10, 1931.

¹⁰⁶ "Silver Star Home Opens Tomorrow for Visitors," *Evening Star*, October 31, 1931, B1.

¹⁰⁷ Richard Carlyle Ball, "Three Houses in Colony Hill, Washington, D.C.," *American Architect* (November 1932), 59-65.

¹⁰⁸ "Colony Hill Home Wins Award of Merit," *Washington Post*, April 30, 1933, 3.

¹⁰⁹ "Silver Star Home in Colony Hill Open to Public," *Evening Star*, October 19, 1935, B1.

¹¹⁰ "Gateway Draws Host of Visitors to Colony Hill," *Washington Post*, August 13, 1933, R1.

¹¹¹ Sections of this documentation have been excerpted from pages 3 and 4 of *Wesley Heights Historical Overview*, 2015.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

Early Residents of Colony Hill

The early residents of Colony Hill were representative of Washington's upper middle-class, and included business executives, government officials, physicians, military officers and other occupations. Typical of the period, and common throughout the greater Washington area at this time, Colony Hill was a racially homogenous community, and deed covenants restricted African Americans from owning or leasing property in the neighborhood. Harry K. Boss was one of the first to purchase a home in Colony Hill, and he bought the dwelling at 1701 Hoban Road in 1932.¹¹² Boss later purchased the home at 1808 Forty-Fifth Street in 1936, and he is listed at that address with his family in the 1940 federal census.¹¹³ In 1940, Charles G. Cooper lived at 1705 Hoban Road with his family. A graduate of Yale University, Cooper was the president of the Cooper Bessemer Corporation, manufacturer of industrial engines and compressors.¹¹⁴ James LeCron lived at 1701 Hoban Road, and was an assistant to the Secretary of Agriculture.¹¹⁵ John Schley, who lived at 1714 Hoban Road with his wife, was Chief of Engineers, U. S. Army.¹¹⁶ Other residents of Colony Hill in 1940 included surgeon Don Knowlton and his wife (1805 Hoban), publicist Frederick Shelton and his family (4411 Hadfield), mining engineer Adam Gordon and his family (1710 Hoban), U. S. Army officer George P. Tyner and his family (1718 Hoban). Edna Fawcett, a plant pathologist with the Department of Agriculture, lived at 1808 Hoban Road with her sister.¹¹⁷

Subsequent Development

While the majority of Colony Hill's development took place between 1931 and 1941, there was subsequent development in later years as previously undeveloped parcels within the bounds of the original subdivision were constructed upon. Of the seventy proposed houses, only forty-three originally came to fruition.¹¹⁸ In the early 1960s, four houses were constructed; they are located at 4430 Hadfield Lane, 1801 Forty-Fifth Street, 1699 Foxhall Road, and 4444 Hadfield Lane. To this day, residents of Colony Hill endeavor to preserve the continuity of the Colonial Revival style within the context of their neighborhood. On September 6, 1997, *The Washington Post* reported that residents of the neighborhood limited incompatible alterations to their properties even without the need of written policy.¹¹⁹ As a result, residents of the neighborhood continue to support the original design intentions that Boss & Phelps envisioned. The neighborhood continues to expand, with nine houses built along the north curve of Hoban Road between 2014 and 2018.¹²⁰

¹¹² "Colony Hill Home is Sold," *Washington Post*, February 14, 1932, R3.

¹¹³ D.C. Land Records, Liber 7011, Folio 269, deed recorded July 11, 1936; U. S. Bureau of the Census, *Sixteenth Census of the United States* (1940), District of Columbia, ED 1-254, sheet 16A, microfilm, National Archives, Washington, D.C.

¹¹⁴ "Charles G. Cooper Takes Bride in Columbus, Ohio," *Washington Post*, December 11, 1950, B4.

¹¹⁵ Jerry Klutz, "Federal Diary," *Washington Post*, January 10, 1941, 17.

¹¹⁶ U. S. Bureau of the Census, *Sixteenth Census of the United States* (1940), District of Columbia, ED 1-254, sheet 16A, microfilm, National Archives, Washington, D.C.

¹¹⁷ *Ibid.*, ED 1-254, sheets 15B, 16A

¹¹⁸ "Where We Live: Historic Touches Help Colony Hill Hold Fast to Past," *The Washington Post*, September 6, 1997.

¹¹⁹ *Ibid.*

¹²⁰ D.C. Office of Tax and Revenue, <https://otr.cfo.dc.gov> (Accessed March 2018).

Colony Hill Historic District
Name of Property

Washington, DC
County and State

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Colony Hill Historic District
Name of Property

Washington, DC
County and State

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

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

10. Geographical Data

Acreage of Property _____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

Colony Hill Historic District
Name of Property

Washington, DC
County and State

- | | |
|-------------------------|------------------------|
| 1. Latitude: 38.544509° | Longitude: -77.005569° |
| 2. Latitude: 38.544587° | Longitude: -77.045648° |
| 3. Latitude: 38.545486° | Longitude: -77.005177° |
| 4. Latitude: 38.545121° | Longitude: -77.005106° |

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

The Colony Hill Historic District is bounded by Reservoir Road, N.W. to the south and Foxhall Road, N.W. to the west. The east and north boundaries are formed from the property boundaries of the lots fronting Hoban Road, N.W., which extends north from Reservoir Road before curving west ending at Foxhall Road. These boundaries include all of Squares 1349, 1348, 1347, and a portion of Square 1326.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries include all of the original 1931 Colony Hill subdivision with the Colonial and Neoclassical-style houses erected as part of the period of significance from (1931-1941). Boss & Phelps, who is primarily responsible for the creation of the subdivision and most prolific period of development, is most closely associated with this initial period of development. The boundaries also include all the landscape features that were part of the original subdivision. This includes all of the original designed streets, streetscape vegetation, sidewalks, and retaining walls. Together, the Colonial Revival houses with the curvilinear streets and their associated landscape features convey Colony Hill's significance as early twentieth century planned community.

Colony Hill Historic District
Name of Property

Washington, DC
County and State

11. Form Prepared By

name/title: Eric Griffitts and Carleigh Hessian
organization: EHT Traceries, Inc.
street & number: 440 Massachusetts Avenue, N.W.
city or town: Washington state: DC zip code: 20001
e-mail eric.griffitts@traceries.com
telephone: (202) 393-1199
date: May 10, 2019

Additional Documentation

Submit the following items with the completed form:

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

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.