**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: _Emerald Street Historic District
Other names/site number: _Emerson Street, NE
Name of related multiple property listing**:**
__N/A_____
(Enter "N/A" if property is not part of a multiple property listing

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**2. Location**

Street & number: _1307-1377, 1306-1368 Emerald Street, NE; 517-519 13th Street, NE; 518-520 14th Street, NE
City or town: Washington__ State: _DC_____ County: _____
Not For Publication: ☐ Vicinity: ☐

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**3. State/Federal Agency Certification**

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

I hereby certify that this **X** 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 _X_ 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 _X_local**

Applicable National Register Criteria:

**_X_A ___B __X C ___D**

| | |
|---|---|
| **Signature of certifying official/Title:** | **Date** |
| **State or Federal agency/bureau or Tribal Government** | |
| 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: [X]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

**Category of Property**

(Check only **one** box.)

| | |
|---|---|
| Building(s) | |
| District | X |
| Site | |
| Structure | |
| Object | |

**Number of Resources within Property**

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|---|---|---|
| 75 | 10 | buildings |
| | | sites |
| | | structures |
| | | objects |
| 75 | 10 | 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

COMMERCE/TRADE/specialty store

**Current Functions**
(Enter categories from instructions.)
DOMESTIC/single dwelling

## 7. Description

**Architectural Classification**
(Enter categories from instructions.)
LATE VICTORIAN/Queen Anne
LATE 19TH AND 20TH CENTURY REVIVAL/Classical Revival

**Materials:** (enter categories from instructions.)
Principal exterior materials of the property: _Brick_____

**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 Emerald Street Historic District is a one-block minor street located at the eastern end of Capitol Hill in Square 1029. The square is bounded by F Street, NE on the north, 14th Street, NE on the east, E Street, NE on the south, and 13th Street, NE on the west. Emerald Street, a 60-foot-wide street, bisects Square 1029 and runs east to west intersecting 13th Street, NE on the west and 14th Street, NE on the east. Two narrow, ten-foot-wide alleys are located parallel to Emerald Street, and behind those lots fronting the minor street.

Emerald Street is lined with several groupings of intact and attached Queen Anne-style rowhouses on both the north and south sides of the street. Principally built within a four-year period between 1892 and 1896 by the same developer/builder, the rowhouses are all two-story, brick dwelling forms with full-height projecting bays and Victorian-era brick detailing. Of the 75 rowhouses, 72 were built between 1892 and 1896, one was built in 1898, one in 1901, and one in 1923. All 75 rowhouses in the historic district are contributing buildings. Ten sheds, located in the rear lots, erected c. 1990, are non-contributing buildings. The Period of Significance for the Historic District is from 1892 to 1923.

The rowhouses of Emerald Street are set back from and raised slightly from the street level with small yards and a sidewalk between them. Some of the dwellings have been altered by replacement windows and two have replacement materials over the original brick. However, they all retain their original massing, are generally in good condition, and have integrity of setting, location, design, materials, craftsmanship, feeling and association.

## Narrative Description

Site

Emerald Street is a 60-foot wide street that runs east-west through its block. It is laid in asphalt and is bordered on the north and south sides by sidewalks that separate the private yards of the rowhouses and the street. The sidewalks, laid in concrete, extend the length of the street on either side, and are lined with street trees planted in rectangular tree boxes. The small raised front yards are set back approximately 10 feet from the sidewalk and are supported by continuous retaining walls lining the sidewalk, interrupted by steps leading to lead walks to the front door. The retaining walls, steps and lead walks, are almost all of concrete, but exceptions include a few retaining walls and lead walks laid in brick, tile or stone. The yards are planted with shrubs or small trees and many are bordered by iron fences atop the retaining walls. The concrete sidewalks and retaining walls date to the 1960s, a period of urban renewal in the area that post-dates the Period of Significance for the historic district.

The rowhouses of Emerald Street are all two-story brick rowhouses with Queen Anne detailing. They were constructed in several groups ranging from groups of four to 20 rowhouses. The different groups of rowhouses are described below and arranged in chronological order by date of construction.

1300-1338 Emerald Street, NE (lots 131-150) (1892)

The first rowhouses constructed on Emerald Street are the 20 rowhouses on the north side of the street ranging from 1300 to 1338 Emerald Street. These rowhouses were owned, designed, and built on a single permit by George P. Newton.[1] These are two-story, two-bay brick Queen Anne style rowhouses with a rectangular main block, full-height projecting front bay and rear ell. The rowhouses are faced with stretcher-bond brick, are capped by a sloped roof with a molded-metal cornice with integrated decorative brickwork below. The 20 rowhouses are not identical, but represent three different models, arranged in an ABC rhythm along the row. Model A: (1300, 1306, 1312, 1318, 1324, 1330 and 1336) has chamfered corners in the projecting bay with paired windows within a single opening framed by a brick segmental arch articulated by two-course rowlock bricks with pearl molding. Incised wood detailing fills the space between the rectangular window opening and the segmental arch above it. A pair of 1/1 windows with a fluted stile between them historically filled these types of openings. Model B: (1302, 1308,1314, 1320, 1326, 1332, 1338) has square-edged bays and the window openings are surmounted by rusticated stone lintels. Again, pairs of windows filled these openings with a stile separating the windows. None of the existing stiles are fluted, though they may have been originally. Model C: (1304,

[1] DC Building permit # 43 (7 July 1892).

1310, 1316, 1322, 1328, 1334) has chamfered corners in the projecting bay, and single windows grouped in pairs, but individually surmounted by rowlock brick segmental arches with nailhead moldings. The windows are separated by brick, flush with the main wall.

Generally, the windows in this grouping retain their historic 1/1 configuration, though many are vinyl or other replacement materials. Some more significant alterations exist such as at 1308 Emerald Street where three casements have replaced paired windows within the historic opening, and at 1318 Emerald Street where the first story paired windows have been replaced by a 30-light window. In all cases, single entrance doors occupy the original openings with single-light transoms above, capped by segmental brick arches or rusticated stone lintels. Most of the doors themselves are replacements in a variety of styles.

1309-1331 Emerald Street, NE (lots 73-84) (1893)

These 12 rowhouses were owned, designed, and built on a single permit by George P. Newton.[2] They are two-story, two-bay brick Queen Anne-style rowhouses with a rectangular main block, shallow projecting front bay and rear ell. The rowhouses are faced with stretcher-bond brick, with decorative brickwork at the cornice line including brick corbelling with dentils capped by a projecting metal cornice. There are two models in this row of 12 following an AAABBBAAABBB rhythm. Model A: (1309, 1311, 1313, 1321, 1323, 1325) has on the first story, a pair of two single windows with transom lights above set within a single opening framed by a rusticated stone sill and lintel. Historically, the two windows were separated by a fluted wooden stile which still survives in some cases. On the second story, a pair of windows, also historically separated by a fluted wood stile, is set within a broad arched opening formed with three courses of rowlock bricks. Quarter-arched transoms surmount the two single windows forming the pair. Several replacement windows have altered the original window configuration in this grouping, particularly in the second-story arched opening, though the rowhouse at 1313 Emerald Street retains its original window configuration on both the first and second stories. The first story opening has a pair of 1/1 windows separated by a central wood stile. The stile sits on a raised plinth, is fluted, and capped by a wood block at the top. Single-light transoms are located above the paired windows, and separated by the wood block of the stile. The second-story window features a pair of 1/1 replacement windows surmounted by large, quarter-round, single-light transoms above. Fluted wood stiles separate the pairs of windows at both the lower sash and transom levels. Within this model, several alterations have occurred such as at 1323 Emerald Street where the paired second-story windows have been replaced with single-light windows, and at 1325 Emerald Street where the two, quarter-arch transoms have been replaced with a single, half-round vinyl fanlight.

Model B: (1315, 1317, 1319, 1327, 1329, 1331) historically consisted of a single window and door on the first story, capped by rusticated stone lintels and, on the second story, three arched window openings formed by two-course rowlock bricks. The rowhouse at 1315 Emerald is the only one that it retains its original first-story opening. This opening features a single 1/1 replacement window in the center of the opening, with flanking, narrow sidelights separated by wooden stiles. A Queen Anne-style three-part transom surmounts the central window and

[2] DC Building permit # 2145 (21 Apr. 1893).

sidelights. This historic configuration has been replaced in the other rowhouses of this model by two windows, paired and abutting and set within the original opening.

In this model, single doors are surmounted by single-light transoms with rusticated lintels above. As in the previous models, there are many replacement windows and doors.

1340-1346 Emerald Street, NE (lots 128-130) (1894)

These four rowhouses were owned, designed, and built on single permit by George P. Newton.[3] They are two-story, two-bay brick Queen Anne-style rowhouses with a rectangular main block, a full-height shallow projecting front bay with chamfered corners, and rear ell, set on a solid brick foundation. The rowhouses are faced with stretcher bond brick, capped by a sloped roof with brick dentils at the cornice line. These rowhouses have two models in an ABAB pattern: Model A: (1340, 1344) has chamfered corners in the bays and historically had two single windows set within a large opening capped by a two-course brick segmental arched opening with pearl molding on both the first and second stories of the bay. This Model A is similar to that of the Model A pattern at 1300-1338 Emerald Street. The historic window configuration has been altered at 1340 Emerald Street where there is a 30-light fixed window in the first story and a 20-light fixed window in the second story. The rowhouse at 1344 Emerald Street has been clad in vinyl siding, though the details are most likely fully intact under it. Model B: (1342, 1346) has square-edged bays with two single windows in the first and second stories of the bay, each one capped by segmental arched rowlock brick lintel. The rowhouse at 1346 Emerald Street is intact, while that at 1342 Emerald Street has been clad in Formstone, though the historic brick detailing is probably intact behind it. The single door entrances are capped by single-light transoms with a segmental arch, like those of the windows, above.

1307 Emerald Street, NE (lot 201) and 517 13th Street, NE (lot 200) (1895)

The rowhouses at 1307 Emerald Street and 517 13th Street are two of five houses in a group designed by R. S. Smith for Francis S. Carmody, owner and builder.[4] These two are within the historic district boundaries, while the other three rowhouses at 511-515 13th Street, NE., are not since they do not have Emerald Street frontage. The rowhouse at 1307 Emerald Street is a two-story, two-bay Queen Anne style example laid in stretcher bond, with a rectangular main block and a full-height projecting square bay, and rear ell, set on a solid concrete foundation and covered with a sloped roof featuring a corbelled table and molded metal cornice. The main entry has a single-leaf door. Window openings contain 1/1 double-hung vinyl windows with rough-cut stone sills complemented by brick string courses. Each opening has a soldier brick segmental arch with header molding.

517 13th Street, NE, a corner building, forms the southwest end of the block. It was constructed as a dwelling with a store on the first story. Theodore G. Stoner, the owner in 1897 through 1900, described the building as a store and dwelling, and received permits to underpin the foundation, extend an underground vault, enlarge the second-floor bathroom and add a chimney.

[3] DC Building permit # 1552 (28 Apr. 1894).
[4] DC Building permits ## 1318 (16 Mar. 1895) (1307 Emerald Street, NE), 1260 (8 Mar. 1895) (517 13th Street, NE and 511-515 13th Street, NE).

There are no repair permits or visual traces of change to the entry. The building is documented as a store in the Sanborn Fire Insurance Maps (1904, 1928, 1960, 1999). The Boyd's City Directory (1930, 1932, 1965) lists the building as a grocery. It is now a private residence.

The former store/dwelling is a two-story, two-bay Queen Anne style brick rowhouse laid in stretcher bond that extends eight bays deep along Emerald Street. Although the main entrance may have once been on 13th Street, it is today located on the Emerald Street side. This elevation consists of three parts—two projecting end wings, or bays, with a central block between. The western end wing is a three-bay wing with single 1/1 windows with rusticated stone sills and segmental arched brick lintels on both the first and second stories. The central bay has two openings on both stories, including a former door, repurposed as a window, and small window next to it on the first story, and two small, square windows on the second story. The east end bay has a two-bay-wide entry bay and a single-bay-wide projecting bay. Brick string courses extend across this elevation at the watertable level, and through the first and second stories.

A single door opens in the far eastern bay of this Emerald Street elevation. Window openings have rough-cut stone sills and segmental arched lintels with soldier course bricks.

1333-1351 Emerald Street, NE (lots 85-94) (1895)

These 10 rowhouses, on a single permit were designed by C.B.F. Haller for owner/builder Watson J. Newton.[5] They are two-story, two-bay pressed brick Queen Anne style rowhouses with a rectangular main block, a full-height shallow projecting front bay with chamfered corners, and a gabled brick parapet with an ovolo-molded metal cornice, and rear ell, set on a solid brick foundation. The rowhouses are faced with distinctive variegated buff brick laid in a stretcher bond pattern with mortar joints matching the brick, giving the walls a smooth and uniform appearance. The rowhouses are capped by sloped roofs obscured by the gabled parapet capping the projecting bay. A cornice with integrated brickwork extends across the façade, through the projecting pediment and serving as its base. There are two variations in an AB pattern. A: (1333, 1337, 1341, 1345, 1349) has chamfered bays, rough-cut stone sills complemented by brick sill strings and two-course rowlock segmental arches with pearl molding. B: (1335, 1339, 1343, 1347, 1351) has square-edged bays with rough-cut stone sills complemented by brick string courses, and stone lintels. The historic door openings accommodate single-leaf doors with transom lights above with decorative molding around the transom opening. Window openings contain 1/1 double-hung windows. The window openings at 1343 have been replaced with stone lintels and sills, and except for the single window on the second story, all windows have been replaced with one-light fixed windows. Vinyl windows have replaced many wood windows.

1353-1363 Emerald Street, NE (lots 95-100) (1896)

These six rowhouses, were owned, designed, and built on single permit by George P. Newton.[6] These are two-story, two-bay pressed brick Queen Anne style rowhouses with a rectangular main block, a full-height canted projecting front bay and rear ell, set on a solid concrete and brick foundation. The rowhouses are faced with stretcher-bond brick, capped by a sloped roof with

[5] DC Building permit # 1106 (24 Jan. 1895).
[6] DC Building permit # 966 (9 Jan. 1896).

integrated brickwork at the cornice line. The houses are arranged in an AB pattern: A: (1353, 1357, 1361) has openings capped by two-course rowlock brick segmental arches with pearl molding. Model B: (1355, 1359, 1363) has openings capped by rough-faced stone lintels. Both patterns feature single doors with single-light transoms, capped with either a segmental brick arch or rough-cut lintels, depending upon the model. Window openings contain 1/1 double-hung windows. Vinyl windows have replaced many wood windows.

1348-1368 Emerald Street, NE (lots 116-126) (1896)

These 11 rowhouses, on a single permit, were designed by Nicholas T. Haller for owner/builder George P. Newton.[7] These are two-story, two-bay pressed brick Queen Anne style rowhouses with a rectangular main block, a full-height canted projecting front bay and rear ell, set on a solid foundation. The rowhouses are faced with stretcher-bond brick, capped by a sloped roof obscured by brick parapet composed of a corbelled brick table with brick dentils capped by an ovolo-molded metal cornice The houses are arranged in an ABABABACACA pattern: A: (1348, 1352, 1356, 1360, 1354, 1368) has openings with rough-cut stone lintels and two-course brick sills. B: (1350, 1354, 1358) has molded bay corners, string courses, and openings capped by rowlock brick segmental arches with pearl molding. C: (1362, 1366) has rough-cut stone sills complemented with two brick string courses and two-course rowlock brick segmental arches with torus molding. There is a single-leaf door with a single-light transom. Window openings contain 1/1 double-hung windows Vinyl windows have replaced many wood windows. 1356 and 1360 Emerald Street have been faced in permastone.

1365-1377 Emerald Street, NE (lots 101-107) (1896)

These seven rowhouses were owned, designed, and built on single permit by George P. Newton.[8] These are two-story, two-bay press brick Queen Anne style rowhouses with a rectangular main block, a full-height canted projecting front bay, and a rear ell. The rowhouses are faced with stretcher-bond brick, covered by a sloped roof, capped by a complex cornice with integrated brickwork of corbelling, dentils and string coursing. The houses have rough-cut stone lintels and sills complemented by two-brick-wide stringcourses, single window and door openings. The single window openings feature 1/1 double-hung sash, mostly replacements, and single door openings, all of which appear to be replacements.

520 14th Street, NE (lot 112) (1898)

This rowhouse at the corner of 14th and Emerald Streets borders Emerald Street along the length of its northern side. It is one of an attached group of four built on a single permit designed by Nicholas T. Haller for owner/builder George P. Newton.[9] The other three rowhouses are adjacent at 522-524 14th Street, NE, but because they do not front on Emerald Street, they are not included in the historic district. The corner building is a two-story, two-bay brick Queen Anne-style rowhouse facing 14th Street. A full-height square projecting bay is capped by a pedimented gable with a sloped roof behind. A decorative cornice below the pediment and across the entry bay features integrated brickwork including corbelling and dentils. There is a single-leaf door

[7] DC Building permit # 1157 (27 Feb. 1896).
[8] DC Building permit # 473 (8 Oct. 1896).
[9] DC Building permit # 1846 (27 June 1898).

with a transom. Window openings contain 1/1 double-hung vinyl sash with stone sills complemented by two-course brick strings surmounted by rough-cut stone lintels. The length of the house extends along the north side of Emerald Street, with window openings limited to the rear portion of the rowhouse. The decorative brickwork at the cornice line continues from the front façade around to the north side elevation across the projecting bay. The west (rear) elevation has 1/1 vinyl double-hung windows with stone sills and a single-leaf wood doors. All openings have two-course rowlock brick segmental arches.

518 14th Street, NE (lot 111) (1901)

This corner rowhouse on the corner of 14th and Emerald Streets, borders Emerald Street along the length of its southern side. It is one of four rowhouses built on a single permit designed by Nicholas T. Haller for owner/builder George P. Newton.[10] The other three rowhouses are adjacent at 512-516 14th Street, NE. This is a two-story, two-bay press brick Queen Anne style rowhouse with a rectangular main block, a full-height square front bay featuring a gabled brick parapet with molded-metal cornice and a fleur-de-lis finial, and rear ell, set on a solid foundation. The rowhouse is faced with stretcher-bond brick, covered by a sloped roof obscured by a molded-metal cornice set above brick dentils. There is a single-leaf door with a transom light above. Window openings contain 1/1 double-hung vinyl sash with stone sills complemented by two-course brick strings surmounted by rough-cut stone lintels.

519 13th Street, NE (lot 151) (1923)

This corner rowhouse on the corner of 13th and Emerald Streets, borders Emerald Street along the length of its southern side. It is one of four designed by George T. Santmyers for owner/builder Thomas A. Jameson.[11] The other three rowhouses are adjacent at 521-525 13th Street, NE, but not included within the historic district. This two-story rowhouse—the only 20th-century example in the historic districts—features both Classical Revival and Craftsman detailing and is differentiated from the older rowhouse examples in the district by its buff brick material, its full-width front porch, and its encompassing mansard roof with exposed rafters. The roof is clad with decorative slate singles and has a single shed dormer window on-center of the front slope. The deep overhanging eaves are supported by scrolled brackets. The main entry, in the northern bay of the façade fronting 13th Street and sheltered by the porch, holds a single leaf wood door with transom. A pair of 6/6 double-hung wooden windows are next to the entrance, while single 6/6 windows define the bays above. The full-width front porch , raised above grade, is covered by a flat roof supported by brick piers. Along the Emerald Street side, a full-height projecting bay is located at the rear portion of the main block. This bay is covered by an intersecting mansard with overhanging eaves, clad with slate shingles and supported by scrolled brackets.

[10] DC Building permit # 1044 (21 Jan. 1901).
[11] DC Building permit # 5301 (18 Dec. 1923).

## INTEGRITY

The Emerald Street Historic District retains a high degree of integrity. All of the original 75 houses facing the street are intact and present an extremely cohesive group of modest-scaled two-story, Queen Anne-style rowhouses. Several of the dwellings have been clad in Formstone and one with vinyl siding, but otherwise the original pressed brick facades with their integrated brickwork at the cornice line are fully intact. Although most of windows and doors have been replaced, all of the openings with their decorative lintels and sills are intact. Emerald Street retains integrity of feeling and association as an intimate, one-block-long "minor" street. The street provides an excellent example of a late nineteenth-century urban planning trend to bisect the city's large and undeveloped (or underdeveloped) squares with narrow streets that would then accommodate the narrowest of lots allowed by the city's building regulations.

### Emerald Street Historic District – Contributing/NC Building List

| Lot # | Address | | Date | Style | Building | C/NC |
|---|---|---|---|---|---|---|
| 73 | 1309 | Emerald Street, NE | 1893 | Queen Anne | Rowhouse | Contributing |
| 74 | 1311 | Emerald Street, NE | 1893 | Queen Anne | Rowhouse | Contributing |
| 74 | 1311 | Emerald Street NE (Rear) | Ca. 1990 | No style | Shed | Non-contributing |
| 75 | 1313 | Emerald Street, NE | 1893 | Queen Anne | Rowhouse | Contributing |
| 76 | 1315 | Emerald Street, NE | 1893 | Queen Anne | Rowhouse | Contributing |
| 77 | 1317 | Emerald Street, NE | 1893 | Queen Anne | Rowhouse | Contributing |
| 78 | 1319 | Emerald Street, NE | 1893 | Queen Anne | Rowhouse | Contributing |
| 79 | 1321 | Emerald Street, NE | 1893 | Queen Anne | Rowhouse | Contributing |
| 80 | 1323 | Emerald Street, NE | 1893 | Queen Anne | Rowhouse | Contributing |
| 81 | 1325 | Emerald Street, NE | 1893 | Queen Anne | Rowhouse | Contributing |
| 82 | 1327 | Emerald Street, NE | 1893 | Queen Anne | Rowhouse | Contributing |
| 83 | 1329 | Emerald Street, NE | 1893 | Queen Anne | Rowhouse | Contributing |
| 84 | 1331 | Emerald Street, NE | 1893 | Queen Anne | Rowhouse | Contributing |
| 85 | 1333 | Emerald Street, NE | 1895 | Queen Anne | Rowhouse | Contributing |
| 86 | 1335 | Emerald Street, NE | 1895 | Queen Anne | Rowhouse | Contributing |
| 86 | 1335 | Emerald Street NE (Rear) | Ca. 1990 | No Style | Shed | Non-contributing |
| 87 | 1337 | Emerald Street, NE | 1895 | Queen Anne | Rowhouse | Contributing |
| 88 | 1339 | Emerald Street, NE | 1895 | Queen Anne | Rowhouse | Contributing |
| 89 | 1341 | Emerald Street, NE | 1895 | Queen Anne | Rowhouse | Contributing |
| 89 | 1341 | Emerald Street NE (Rear) | Ca. 1990 | No Style | Shed | Non-contributing |
| 90 | 1343 | Emerald Street, NE | 1895 | Queen Anne | Rowhouse | Contributing |
| 91 | 1345 | Emerald Street, NE | 1895 | Queen Anne | Rowhouse | Contributing |
| 92 | 1347 | Emerald Street, NE | 1895 | Queen Anne | Rowhouse | Contributing |
| 93 | 1349 | Emerald Street, NE | 1895 | Queen Anne | Rowhouse | Contributing |
| 94 | 1351 | Emerald Street, NE | 1895 | Queen Anne | Rowhouse | Contributing |
| 95 | 1353 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 96 | 1355 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |

| | | | | | | |
|---|---|---|---|---|---|---|
| 97 | 1357 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 98 | 1359 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 99 | 1361 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 100 | 1363 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 101 | 1365 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 101 | 1365 | Emerald Street NE (Rear) | Ca. 1990 | No Style | Shed | Non-contributing |
| 102 | 1367 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 103 | 1369 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 104 | 1371 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 105 | 1373 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 105 | 1373 | Emerald Street NE (Rear) | Ca. 1990 | No Style | Shed | Non-contributing |
| 106 | 1375 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 106 | 1375 | Emerald Street NE (Rear) | Ca. 1990 | No Style | Shed | Non-contributing |
| 107 | 1377 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 116 | 1368 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 117 | 1366 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 118 | 1364 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 119 | 1362 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 120 | 1360 | Emerald Street NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 121 | 1358 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 123 | 1354 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 124 | 1352 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 125 | 1350 | Emerald Street, NE | 1896 | Queen Anne | Rowhouse | Contributing |
| 127 | 1346 | Emerald Street, NE | 1894 | Queen Anne | Rowhouse | Contributing |
| 128 | 1344 | Emerald Street, NE | 1894 | Queen Anne | Rowhouse | Contributing |
| 129 | 1342 | Emerald Street, NE | 1894 | Queen Anne | Rowhouse | Contributing |
| 130 | 1340 | Emerald Street, NE | 1894 | Queen Anne | Rowhouse | Contributing |
| 131 | 1338 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 131 | 1338 | Emerald Street NE (Rear) | Ca. 1990 | No Style | Shed | Non-Contributing |
| 132 | 1336 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 133 | 1334 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 134 | 1332 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 135 | 1330 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 136 | 1328 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 137 | 1326 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 138 | 1324 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 139 | 1322 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 140 | 1320 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 141 | 1318 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 142 | 1316 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 143 | 1314 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 144 | 1312 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 145 | 1310 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |

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|---|---|---|---|---|---|---|
| 146 | 1308 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 147 | 1306 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 148 | 1304 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 149 | 1302 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 150 | 1300 | Emerald Street, NE | 1892 | Queen Anne | Rowhouse | Contributing |
| 200 | 517 | 13th Street NE | 1895 | Queen Anne | Rowhouse | Contributing |
| 201 | 1307 | Emerald Street, NE | 1895 | Queen Anne | Rowhouse | Contributing |
| 201 | 1307 | Emerald Street NE (Rear) | Ca. 1990 | No Style | Shed | Non-contributing |
| 151 | 519 | 13th Street, NE | 1923 | Col Revival | Rowhouse | Contributing |
| 111 | 518 | 14th Street, NE | 1901 | Queen Anne | Rowhouse | Contributing |
| 111 | 518 | 14th Street, NE (Rear) | Ca. 1990 | No style | Shed | Non-contributing |
| 112 | 520 | 14th Street, NE | 1898 | Queen Anne | Rowhouse | Contributing |
| 112 | 520 | 14th Street NE (Rear) | Ca. 1990 | No Style | Shed | Non-contributing |

## 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.)

- [x] 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.
- [x] 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

**Areas of Significance**
(Enter categories from instructions.)
COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

**Period of Significance**
1892-1923

**Significant Dates**
1892, 1893-1898, 1901, 1923

**Significant Person**
(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**
Newton, George P.
Haller, Nicholas T.
Santmyers, George T.

**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.)

Emerald Street NE is a one-block-long "minor" residential street located between 13th and 14th and E and F streets NE at the center of Square 1029 in east Capitol Hill. The 60-foot-wide street is lined with several intact and attached Queen Anne-style rowhouses on both the north and south sides of the street which were principally built within a four-year period, between 1892 and 1896, by the same developer/builder. The Emerald Street Historic District is eligible for listing in the National Register of Historic Places under Criteria A and C at the local level of significance with a Period of Significance from 1892, when the first houses on the street were built, until 1923 when the last house facing the street was completed.

Emerald Street Historic District meets Criterion A with **Community Planning and Development** as its Area of Significance for its association with "patterns of growth and change that contributed significantly to the heritage, culture or development of the District of Columbia." In particular, the proposed district is associated with the development of one-block-long minor streets during the late nineteenth century, largely implemented in response to a need to house the city's growing middle-class population. Emerald Street in Square 1029, with its narrow rowhouse-sized lots, was created like other minor streets in the city by real estate speculators and developers who in an effort to provide this housing, took advantage of building regulations to maximize profit, while at the same time providing architecturally stylish, yet modest houses that were affordable and appealing to the middle-class buyer. The replacement of interior alleyways and the introduction of minor streets in the city's squares during the late nineteenth century is a significant urban planning innovation, and Emerald Street provides a prime example.

Emerald Street Historic District meets Criterion C with **Architecture** as its Area of Significance because the street "embodies the distinguishing characteristics of architectural styles, building types or methods of construction, and because it is an expression of urban planning, landscape architecture, siting and design significant to the appearance and development of the District of Columbia." The pressed brick rowhouses of Emerald Street provide an excellent representation of the city's Victorian-era rowhouse building form executed at a modest and intimate scale, yet with the same massing, architectural treatment and decorative flourishes found in grander examples elsewhere in the city. The rowhouses offer a variety of treatments of projecting bays and pediments, brick corbelling, rusticated stone lintels, and of door and window types. This varied, yet orderly treatment provides a highly artistic and noteworthy rhythm to the small-scale street that is illustrative of architectural styles popular in the late nineteenth and early twentieth century on Capitol Hill.

Emerald Street houses were essentially the product of real estate investor George P. Newton, who had recently emigrated from England. Beginning in 1892, Newton bought dozens of lots on Square 1029 and began construction of a series of rowhouses, eventually building 62 of the 75 houses on Emerald Street and 27 more on E and F Streets. For some of these buildings, Newton collaborated with architect Nicholas T. Haller. Newton also appears to have collaborated with a

relative, Watson J. Newton, on the other ten lots on Emerald Street (1333-1351 Emerald Street NE). Newton would continue to develop houses speculatively in D.C. until declaring bankruptcy in 1906. Although Newton built long rows of houses in other areas of the city, his development of Emerald Street, along with E and F Streets on the same square, was the most comprehensive of his speculative ventures. Newton lived on the block at 526 14th Street NE in a house that he built.

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

Residential real estate development in Washington

In the early nineteenth century, businesses and residences developed near the Capitol and the Navy Yard. After the Civil War, Washington expanded rapidly. In the 1870s, the territorial government paved roads, installed water and sewer lines and streetlights. Although most of these infrastructure improvements were made in the northwest section of the city where development and wealth was largely concentrated, improvements were made city-wide, including on Capitol Hill.[12] The Organic Act of 1878 obligated Congress to fund one-half of the city's expenses, ensuring that Washington would remain the nation's capital. Civil service reform, enacted in 1883, ended the spoils system[13] and offered stable employment for federal government employees, including Capitol Hill residents.[14] During this time, business leaders also accepted that the city would never become a manufacturing center, but instead, its economy would be centered on government and real estate, providing work for government employees and members of the building trades. Between 1880, 1890, and 1900 the number of construction firms rose from 251 to 565 to 744, and employment rose from 1,781 to 7,321 to 7,322. Employment in printing and engraving, private and government rose from 2,654 to 4,593, to 7,419 (of which 5,771 were government employees).[15]

In the 1880s and 1890s, Capitol Hill was one of the few areas in the city with affordable land and amenities (nearby commercial areas and transportation). In the 1890s, streetcar service was available between East Capitol Street, H Street, NE and the Navy Yard to downtown. Car barns

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[12] Myers, "Capitol Hill," 280.

[13] The term spoils system was derived from the phrase "to the victor belongs the spoils" by New York Senator William L. Marcy (referring to the victory of the Jackson Democrats in the election of 1828). After a political party won an election, government civil service jobs were given to its supporters, and to their friends and relatives as a reward for working toward victory, and as an incentive to keep working for the party—as opposed to a merit system. Demands for reform began in the 1860s, and gained momentum after a disappointed office seeker assassinated President Garfield in 1871. Civil service reform was enacted in 1873. "Spoils System," Wikipedia. www.wikipedia.org. Internet; accessed 31 Dec. 2016.

[14] Carroll D. Wright, *The Economic Development of the District of Columbia* (Washington, D.C.: Washington Academy of Sciences, 1899). Constance McLaughlin Green, *Washington, Capital City*: vol. I (Princeton, N.J.: Princeton University Press, 1963, 9). Ch 180, An act providing for a permanent form of government for the District of Columbia, 20 Stat.,102, 104 (45th Cong. 2d Sess. 1878). An act to regulate and improve the civil service of the United States, Ch. 27, 22 Stat. 403 (47th Cong., 2d Sess. 1883).

[15] US Census, Manufactures, 1880, 1890, 1900, quoted in Green, *Washington, Capital City*: vol. II, 27.

were built at 14th and East Capitol streets, 13th and D streets, NE and near the Navy Yard. [16] These factors attracted developers and caused Capitol Hill to become a middle-class community of workers in government, the building trades, and small business.[17] After the new Eastern Market opened in 1873, new brick rowhouses were built, primarily two- and three-story houses, for the middle-class market. Development gradually spread eastward. Square 1029 was part of this development; it was vacant land in 1891, but within ten years there were 125 rowhouses.

Subdivision of Square 1029

When Square 1029 was originally surveyed as part of the L'Enfant Plan, it was divided into 26 lots with an H-shaped 30-foot wide alley running east to west, intersecting at right angles with a 15-foot wide alley running north-south in the center of the square. This narrower alley intersected at a right angle with E and F streets, NE (*Figure 1*). The lots and alley existed only on paper. Before 1892, the square was undeveloped, and was owned by a succession of speculators. As of 1889-1890, Daniel McFarland owned the entire square, still divided into its original 26 lots.[18] McFarland's only other known real estate activity was one mortgage loan. In January and February 1890, when McFarland owned Square 1029, the square was advertised for sale as "…one of the most desirable squares in this section of the city, being very near Maryland Avenue" and expected to double in value in two years. One of these advertisements offered the square for 42 cents per square foot ($92,400). In 1891, Charles S. Dorner, a real estate salesman, owned the square, which he must have bought from McFarland, and agreed to sell it for $72,000 to an investment syndicate led by real estate investors William Mayse (1836-1911) and Louis D. Wine (1838-1905).[19] Mayse had served as a captain in an Ohio regiment during the Civil War, and was working as a government clerk in Washington as of 1870. He bought and sold many properties in the late nineteenth century, served as President of the financial firm William Mayse & Co., and also as an officer in an investment company and a streetcar company. He was active in the Grand Army of the Republic, served on a committee of the East Washington Citizens Association, and helped to found a mutual aid organization for government clerks who lost their jobs.

Louis D. Wine worked with the quartermaster's department during the Civil War, and afterwards entered the dry goods business. In 1887, he started a real estate business, and was well-known and active in civic affairs. Mayse and Wine, both arriving in Washington after the Civil War, were typical of a wave of newcomers who began as clerks and entered the real estate business.[20]

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[16] LeRoy O. King, *100 Years of Capital Traction* (Taylor Publishing Co., 1972, 35, 286). The 13th and D streets, NE barn opened in 1895, burned in 1912 and was never rebuilt. DC Inventory of Historic Places (2009), Navy Yard Car Barn (1891), East Capitol Street Car Barn (1896).

[17] More affluent residents generally clustered on East Capitol Street, and A and B Streets, NE and SE. Meyers, "Capitol Hill," 280, 283.

[18] DC Real Property Tax Assessment (1889-1890). Daniel McFarland, a dentist, had offices at 1340 New York Avenue, NW in 1871 and 1911, and was likely the owner of Square 1029. *City Directory* (1871, 1911). "The Legal Record," *Washington Post*, 24 Dec. 1905, 11.

[19] "More New Buildings," *Washington Post*, 28 Feb. 1891, 7. "Real Estate Transfers," *Washington Post*, 25 Feb. 1891, 7.

[20] US Bureau of the Census, Population Census (1870, Wash., DC, p. 110). "Men Who Did the Work," *Washington Post*, 18 Sept. 1892, 10. "William Mayse & Co. Retires," *Washington Post*, 16 Dec. 1893, 1. "Officers Elected," *Washington Star*, 12 Mar. 1890, 8 and 6 Feb. 1894, 3. "East Washington Citizens," *Washington Star*, 2 Nov. 1894,

Mayse and Wine re-subdivided Square 1029 into 170 lots, enlarging the east to west alley to 60 feet wide, connecting to 13th and 14th streets, creating Emerson Street, later renamed Emerald Street (*Figure 2*). No information could be found on why the name Emerson Street was selected.[21]

When Mayse and Wine subdivided Square 1029 they added two ten-foot wide alleys running east to west, north and south of Emerald Street, and eliminating the original north-south alley. They planned to have gas, water, and sewers in place as soon as possible.[22] On E and F streets, lots were 16 or 17 feet wide and 70 feet deep, 1,120 or 1,190 square feet. The city government paved Emerson Street, and provided water and sewer service. In 1892, the city laid a six-inch water line between Emerson and F Streets and Emerson and 13th Street; The G.M. Hopkins map (1893) shows a four-inch water line in each alley, and a six-inch line on 13th Street. In 1892, the city also laid a sewer line on F Street between Tennessee Avenue and 14th Street. Washington Gaslight Co. provided gas.[23] On E and F streets, lots were 16 or 17 feet wide and 70 feet deep, 1,120 or 1,190 square feet. Mayse and Wine followed a pattern set earlier: lots fronting on one-block streets were less deep than lots fronting on the major streets. Mayse's subdivision of Squares 1054 (1890) and 101 (1892) follow the same pattern that he used in Square 1029. [24]

At the east and west ends of Emerald Street, there were eight lots fronting on 13th and 14th streets, four on each side of Emerald Street, 16 feet wide and 71 feet deep, 1,136 square feet.[25] The dimensions of Square 1029 would have allowed rotating these 16 lots 90 degrees to front on Emerald Street, yielding the same number of rowhouse lots with approximately the same measurements. Archival evidence suggests that having 16 lots fronting on a numbered street instead of on a one-block street provided higher price for these lots with no change in the number of lots: In 1892, John G. Krohr borrowed $66,000 to buy all 170 lots; the lots fronting on E, F,

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3. "For Poor, Discharged Clerks," *Washington Post*, 25 Feb. 1886, 2. "G.A.R. Memorial Services," *Washington Post*, 25 May 1911. US National Cemetery Internment Control, Arlington National Cemetery (1927). "Death of Louis D. Wine," *Washington Star*, 6 Feb. 1905, 12. Green, *Washington, Capital City*: vol. I, 14-15.

[21]In 1950, the Commissioners planned to change the street's name from "Emerson Street" to "E Place, NE," and scheduled a hearing on the proposed name change. Minutes of the hearing held on March 6, 1950 could not be located. They later decided instead to change the name to "Emerald Street, NE." "District Street Name Changes Ordered," *Washington Star*, 3 May 1950, 31. NARA RG 351, Records of the Government of the District of Columbia, Minutes, including Orders: 1878-1952, vol.107, pp. 167, 714 (C.O. 940044, 942932, 26 Jan. 1950, 2 May 1950).

[22] "More New Buildings," *Washington Post*, 28 Feb. 1891, 7. "Real Estate Transfers," *Washington Post*, 25 Feb. 1891, 7.

[23] Commissioners of the District of Columbia, *Report of Commissioners of the District of Columbia*, (1892), 49, 395, 399, 531. Griffith M. Hopkins, *Real estate plat-book of Washington, District of Columbia* (Philadelphia, Pa.: G.M. Hopkins Co., 1893). Robert R. Hershman ,"Gas in Washington," *Records of the Columbia Historical Society*: 50, 137-157,

[24] DCOS 18/27, William Mayse and Allen C. Clarke, trustee (14th Place, NE in Square 1054),6 Nov. 1890). William Mayse, 12th Place, NE in Square 1010, DCOS 20/45 (15 Nov. 1890).

[25] Under the current zoning regulations, a lot must be a minimum of 1,500 square feet.

13th, and 14th Streets were secured by a deed of trust at 0.40 per square foot, but the lots fronting on Emerald Street were secured by a deed of trust at only 0.29 per square foot.[26]

In addition, the real estate tax assessment valued these 16 lots at the same rate as lots fronting on E or F Streets, (at 0.15 per square foot), in contrast to the lots fronting on Emerald Street (valued at only 0.12 per square foot). The four lots on the corners of the square (lots 27, 68, 155, and 196) were valued at the highest rate, 0.20 per square foot.

Wine and Mayse followed a practice used by many other speculators as early as 1856, maximizing the number of lots fronting on major streets within any given square.[27] In most cases, as with Square 1029, this maximization was done in the first subdivision creating rowhouse lots. However, in a few instances, this process was not completed until a later subdivision.[28] But rotating the 16 lots to front on 13th and 14th streets had a drawback because these lots (69-72, 151-154, 108-111, and 112-115) had no alley access and were landlocked. Had they wished, Mayse and Wine could have solved this problem in either of two ways: (1) Create two ten-foot wide alleys behind these lots by eliminating four 16-foot wide lots fronting on the north and south sides of Emerald Street (freeing up 32 feet, and creating two ten-foot wide alleys at each end), and redistributing the remaining 12 feet to increase the width of other Emerald Street lots. Based on their plat, evidencing a business plan to maximize the number of lots, losing four lots was probably not appealing. Or (2), they could have reduced the 71-foot depth of these 16 lots by 10 feet, resulting in a lot depth of 61 feet with a ten-foot alley behind. But if they took that course, then the lot depth would no longer match the 70-foot lot depth on E and F streets.

Francis S. Carmody recognized the problem of landlocked lots and later mitigated it by creating a private pedestrian alley behind lots 197 and 198 (formerly lots 69-72). At a later point, an alley was constructed along the side of 1300 Emerald Street, connecting the street to the ten-foot alley.

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[26] The lots on each end of E Street and F Street could also have been rotated to front on 13th Street and 14th Street, but Wine and Mayse did not do this. DC Recorder of Deeds, deed of trust from John G. Krohr to securing a loan from Watson J. Newton, Liber 1675, p. 147 (4 Apr. 1892). The total purchase price was $88,000. "A Square of Ground Sold," *Washington Star*, 9 Marc. 1892, 3.

[27] The real property tax assessment in 1893-1894 for neighboring Squares 965, 986, 1006, 1007, 1008, 1009, 1028, 1030, 1051, and 1052 followed the same pattern. The larger lots in Square 1030, not yet subdivided into rowhouse lots, were assessed at the lower rate of 0.10.

[28] Decatur Street, NE, Square 669 (DCOS B.72, 1856). Congress Street, NE, Square 748 (DCOS 10/149, 1880). Parker Street, NE, Square 750, plat changed in 1892 to rotate lots to face 2nd and 3rd streets. (DCOS 11/67, 19/74, 1882, 1892). Patterson Street, NE, Square 672 (DCOS 13/178, 1885). Chicago Street, NE, Square 720 (DCOS JHK 99, 1877). California Street, NE, Square 721 (DCOS JHK 113, 1877). Francis Place, SE Square 744 (DCOS 17/80, 1890). Heckman Street, SE, Square 756 (DCOS 17/167, 1890). Callan Street, NE, Square 856 (1869 plat changed in 1887 and 1888 to rotate lots to face 6th and 7th streets, DCOS 15/5, 16/172, 1869, 1887, 1888). Acker Street, NE, Square 861 (DCOS JHK 39, 1877). Wylie Street, NE, Square 1003 (1885 plat changed in 1887 to rotate lots to face 12th Street, DCOS 13/107, 14/185 ). Linden Place, NE Square 1004 (1886 plat changed in 1887 to rotate lots to face 12th and 13th streets, DCOS 14/131, 15/105 ). Elliott Street, NE, Square 1028 (DCOS 17/44, 1889). Duncan Place, NE, Square 1008 (DCOS 18/82, 1891). Ives Place, SE, Square 1046 (DCOS 15/160, 1887). 14th Place, NE, Square 1054 (Mayse and Clark, DCOS 18/27, 1890). Orleans Place and Morton Place, NE, Square 855 (DCOS 16/78, 1889).

Mayse and Wine also maximized the number of lots by leaving no space in Square 1029 for green space or amenities; 100 percent of the square was allocated for circulation or building lots. They were following a land use practice on Capitol Hill, where squares were gradually filled in with rowhouse buildings. Earlier, in 1870, Congress had authorized additional green public space, or "parking," The 1870 act called for the city government "to set apart from time to time as parks, to be adorned with shade trees, walks, and enclosed with curbstone, not exceeding one half the width of any and all avenues in the said city of Washington, leaving a roadway of not less than thirty-five fee in width in the centre of said avenues and streets or two such roadway on each side of the park in the centre of the same ...," Before building began on Emerald Street, the territorial government had already established the parking commission to plant trees in public space, earning Washington the name "city of trees" as early as 1889.[29] Emerald Street has parked space and street trees.

In addition to maximizing the number of lots, they likely also wanted to maximize the allowable size of bays projecting into public space. By the 1880s, projecting bays were very popular and most residential buildings had them. On streets less than 80 feet wide, such as Emerald Street, bay windows could not project more than four feet, and additional restrictions on the amount of building line front allowed for bays applied to buildings 15 feet wide or less. The lots in Square 1029 were at least 16 feet wide. As a result, Emerald Street developers were free to follow popular fashion and build houses with projecting bays. Earlier, in 1877, changes in building regulations affected the construction materials used on Emerald Street: building regulations favored brick buildings, and required metal cornices in place of wood. [30]

Square 1029 includes two ten-foot wide alleys, one paralleling Emerald and E streets and one paralleling Emerald and F streets. In 1892, automobile ownership was relatively uncommon, so although Mayse and Wine recognized the need for alley access, they likely never considered automobile access or space for garages.[31] Their decision on alley width and design was typical of land use planning before automobile ownership became common. Mayse and Wine's alleys ultimately provided adequate width for automobile access, it was and remains difficult for homeowners to add garages and still have space in their rear yards for other activities, given lot depths at 64 and 71 feet, and house depths averaging 30 feet. In 1970, there were a number of wood or metal sheds in rear yards, but only one garage, in the rear of 1364 E Street, NE. Today, there are no garages, but some residents have sheds in the rear, used for storage.

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[29] An Act Authorizing the Corporation of the City of Washington to set apart Portions of Streets and Avenues as Parks for Trees and Walks. 16 Stat. 82 (41st Cong., 2d Sess. 1870). Peter Henderson, "Street Trees of Washington," *Harper's Magazine* 1899, cited in Melania Choukas-Bradley and Polly Alexander, *City of Trees* (Balt., Md.: Johns Hopkins Univ. Press, 1897, 4). Pamela Scott, "The City of Living Green: An Introduction to Washington's Street Trees, " *Washington History* 18 No. 1/2 20-45.

[30] Alison K. Hoagland, "Nineteenth-Century Building Regulations in Washington, D.C.," *Records of the Columbia Historical Society* 52 (1989): 57-77. *Building Regulations of the District of Columbia*, revised and adopted 1 Nov. 1887 (Philadelphia, Pa.: Dunlap and Clarke, 1887, 22-23), quoted in Hoagland, "Nineteenth-Century Building Regulations in Washington, D.C.," 74.

[31] The earliest private garage in D.C. dates to 1901. DC Historic Preservation Office, *The DC Historic Alley Buildings Survey*, 22 (2014).

Sale of Lots

Mayse and Wine's subdivision of lots was very successful. After subdivision, the rowhouse lots were sold and resold quickly without being improved with buildings, and in the aggregate were worth more than the $72,000 paid for the entire square. In March 1892, Mayse and Wine sold the entire square to John G. Krohr for $88,000, who then began the sale of individual and groups of lots forming the square. By 1893, 43 different people had purchased lots in the square, including George P. Newton who was already underway building 62 of the rowhouses along Emerald Street. Emerald Street was essentially built out between 1892 and 1896 and, with one minor change, remains true to the Mayse and Wine subdivision plat. In 1895, Francis S. Carmody re-subdivided the four lots at the corner of 13th and Emerald streets (lots 69 to 72) to create five lots (lots 197 to 201 (511-517 13th Street and 1307 Emerald Street).[32]

Between 1892 and 1896, 72 of the 75 houses were built with frontage on Emerald Street (all Emerald Street houses and 517 13th Street). One house was built in 1898 (520 14th Street), one house in 1901 (518 14th Street), and the final house was completed in 1923 (519 14th Street).

Unimproved lots beyond Emerald Street remained in Square 1029 and the surrounding squares into the 1920s when the next phase of speculative development essentially completed development in the immediate area.

Emerald Street developers

George P. Newton was responsible for 62 of the 75 houses in the Emerald Street historic district. The other builders were his relative, Watson J. Newton, (10 houses), Francis S. Carmody (two houses), and Thomas A. Jameson (one house).

*George P. Newton*

George P. (Philip) Newton (1865-1945) was from London, England, where he completed the equivalent of high school, and emigrated to the United States in 1885, and by 1887 was living in Washington. That year George P. Newton, a stenographer, was listed at 802 F Street, NW, and in 1892 was listed at the same address as a builder. He soon entered the real estate business; in 1896 he was a partner in Krohr & Newton, real estate and insurance, at 808 F Street, NW. In 1897, Newton began buying land, building and selling houses. He married Lavinia E. Green in 1891. They had one child, Watson P. Newton, born in 1896.[33] George P. Newton was successful, drove a Cadillac runabout, participated in real estate organizations and temperance societies, and was noted in the society column of the *Washington Star*; he and his family vacationed in Atlantic City and Ocean City.[34] He went bankrupt in 1906. While the bankruptcy

[32] DCOS 21/73 (4 Feb. 1895).

[33] *Boyd's City Directory* (1887, 1892, 1896). US Bureau of the Census, Population Census (1900, Wash., DC, ED 140). Newton was naturalized on 1 Apr. 1902. Naturalization Cases: 1866-1906, RG 21 Box 5, 18 Oct. 1898-6 June 1903, p. 353. US Bureau of the Census, Population Census (1940, Wash. DC, ED 140). Watson P. Newton (1896-1967) died in Cuyahoga, Ohio. Death certificate 10336. In 1897, George P. Newton built four brick houses on Massachusetts Avenue, NE. DC Building permit # 776, 16 Nov. 1887.

[34] In 1902, Cadillac introduced its runabout, a two-seater automobile, and produced several thousand cars every year through 1908, generally priced at $750. The runabout that Newton owned in fall 1906 (model and year unknown)

was pending, Newton worked as a builder for other owners. In 1907, he built apartment houses at 1341 and 1347 East Capitol Street for David M. Ogden at an estimated cost of $40,000 each.[35] In 1909, Newton built 150-154 North Carolina Avenue, SE, 16 x 34 feet brick, $3,000. In 1908, he built 140 and 142 North Carolina Avenue, SE for his wife (1908, designed by Nicholas T. Haller). And in 1911, he built houses at 251-259 15th Street, SE , 20 x 33 feet, $3,000 each.[36] He remained active in real estate organizations. As of 1914 was working as a title examiner. [37] Lavinia E. Newton died in 1942 and Newton died in 1945 at the home of his son Watson P. Newton in Euclid, Ohio. He is buried with his wife in Rock Creek Cemetery.[38]

In 1892, he began building out Square 1029, constructing 16 x 30 feet brick houses at an estimated cost of $2,000 each.[39] In 1893, he advertised one of his houses on Emerald Street as two-story pressed brick, six rooms and bath, near the streetcar, offered for $2,700: $200 down and the balance "in small monthly notes."[40] His houses on Square 1029 were two-story brick rowhouses, with an ell in the rear, and often with a bay window, but generally no basement. The records for his houses at 1364-1372 E Street, NE built in 1905, indicate that they took seven months to complete. Construction began by digging trenches for foundations, pouring concrete, then laying floor joists, building party walls, installing ceiling joists, laying brick on the front walls, installing purlins and rafters, sheathing the roof, laying flooring, setting partitions and lathing and plaster, trimming.

Newton was a speculative builder. He borrowed to buy land and build houses, giving his lenders a first deed of trust to secure their loan, and sometimes a second deed of trust.[41] He then sold the

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was auctioned for $265. "Cadillac Runabout and Tonneau," Wikipedia. Internet; accessed 17 June 2016. Newton bankruptcy file No. 474 (1906). "Bankruptcy Sale of Cadillac Runabout," (advertisement), *Washington Star*, 3 July 1907, 14. "Original Jonadabs," *Washington Star*, 27 May 1905, 17. "Jonadabs Elect Officers," *Washington Star*, 16 July 1906, 5. "In Rechabite Tents," *Washington Star*, 30 Mar. 1906.

[35] DC Building permit # 1983, 12 June 1907.

[36] DC Building permit # 2056, 27 Nov. 1909; 367, 31 July 1911. The houses at 257 and 259 15th Street, SE have been demolished.

[37] "Real Estate Transfers," *Washington Star*, 27 Nov. 1908, 3. "Newman Claims Capital as Home," *Washington Star*, 24 June 1914, 16 (Newton was a juror for a trial.)

[38] US Bureau of the Census, Population Census (1940, Wash., DC, ED 509). "Board of Trade Dinner Colorful," *Washington Star*, 7 Feb.1926, 3. "680 Attend Annual Real Estate Board Dinner at Willard," *Washington Star*, 27 Mar. 1927. "Death Notices," *Washington Post*, 31 June 1942, 19. "Died," *Washington Post*, 8 Nov. 1945, 16. www.rockcreekparish.org/cemetery. Internet: accessed 7 Apr. 2016. "Died," *Washington Post*, 31 Jan. 1942, 13 (Lavinia E. Newton, wife of George P. Newton, mother of Watson P. Newton). "Died," *Washington Post*, 8 Nov. 1945, 16 (George P. Newton). Newton bankruptcy file. Wesley E. Pippenger, *District of Columbia Marriage Records Index October 20, 1885 to January 20, 1892* (Westminster, Md.: Willow Bend Books, 2003). Newton bankruptcy file, referee's report 9 Oct. 1907, 11.

[39] DC Building permit # 43 (7 July 1892).

[40] *Washington Star*, (advertisement), 16 Dec. 1893, 11.

[41] These loans, secured by a first deed of trust were generally short term, often at five or six percent interest, payable semi-annually, without amortization, with a balloon in three to five years. The mortgages made in 1892 secured by lots in Square 1029, were six percent interest payable semi-annually, without amortization, with a balloon in three years. DC Recorder of Deeds, Liber 1675, pp. 145, 451, 461, 467 (21 May 1892). Apparently the practice was to re-negotiate the loan at the end of the term, with the borrower paying an amount to curtail the original principal. Newton bankruptcy file, referee's report, 9 Oct. 1907. "Level amortization monthly payment" mortgages, the most common modern residential real estate financing, were not generally available until the Federal Housing

completed houses to buyers, who often assumed the first and any second deed of trust securing Newton's lender, and Newton took back a second or third trust from the buyer securing an installment note payable to him, plus a small cash down payment. Between 1897 and November 1906 he built and sold between 400 and 500 houses in several areas in Washington.[42] Newton relied on an architect (Nicholas T. Haller), contractors (carpenters, plumbers), and materials suppliers (bricks, millwork, radiators) to build his houses, from ten to 20 vendors.[43] Newton kept no financial records and apparently he often had no idea if he was making or losing money on his houses. He recorded amounts paid to contractors and suppliers by notations on the back of the contracts. After that row of houses was completed, he discarded the contracts. He did keep canceled checks and check stubs, which he made available to his bankruptcy creditors. His agents kept track of buyers' payments on installment notes. In fall 1906, Newton realized that he had financial problems, and he declared bankruptcy on November 23, 1906. He reported assets of $68,706.74, primarily real estate, and debts of $77,278.27, of which $23,683.27 was unsecured claims primarily related to house construction, and $53,370.00 in secured claims (mortgages on real estate). During the bankruptcy, his creditors argued that he kept no records (or had destroyed them) with the intent to defraud them by concealing his financial condition, and for that reason he should not be granted a discharge in bankruptcy. The referee approved the discharge in bankruptcy. The bankruptcy was apparently closed out in 1912.[44]

By the time Newton filed for bankruptcy, he had sold all the houses he built on Emerald Street between 1892 and 1898 and all the other houses he built in Square 1029 between 1892 and December 1905, and had also sold any installment notes he received from the buyers of these houses.[45] As of the date he filed for bankruptcy, he owned building lots encumbered by mortgages in Dobbin's Addition, University Park, and on Tennessee Avenue, NE. These mortgages are dated between April 3, 1905 and July 21, 1906, and totaled $53,370.00. He also owed $13,498.76 in unsecured notes to multiple creditors, almost all incurred on an unknown date, but due between November 1906 and January 1907. (The balance of unsecured debt was owed to contractors and suppliers.) He had only $739.74 in cash and bank deposits and no other liquid assets. By November 1906 his liabilities exceeded his assets, he had a large amount of short-term debt coming due, and he was experiencing a cash flow problem. He built 62 houses in the proposed historic district between 1892 and 1896, one in 1898 and one more in 1901. With a five-year gap between building these houses and the 1906 bankruptcy, it is hard to find a direct connection between his building in the proposed historic district and the bankruptcy. On the other hand, he finished 1364-1372 E Street, NE in December 1905, less than a year before the bankruptcy, so that if he lost money on those houses, they might have contributed to his financial difficulties.

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Administration was created in 1934. National Housing Act, 48 Stat. 1246 (73d Cong., 2d Sess., 1934). www.investopedia.com. Internet; accessed 5 Aug. 2016.

[42] Newton bankruptcy file, Creditors' brief in opposition to discharge, pp. 1, 4.

[43] Newton bankruptcy file, petition Schedule A. Creditors' brief in opposition to discharge, p. 5.

[44] Newton bankruptcy file. The court authorized the final payment to the trustee in 1912. It appears that part of the file is missing because there is no document showing the final distribution of assets to creditors.

[45] Newton bankruptcy file, debtor's petition. DC Building permit # 2352 (6 May 1905); inspection cards indicate that construction was completed on December 12,1905.

Newton is an example of many master builders active in late nineteenth century Washington. "Men with little or no experience in finance acquired credit, speculated on building trends, anticipated housing markets, and in the process constructed the majority of nineteenth century Washington's houses and small commercial buildings." Newton, like his contemporary master builders, "went with what they knew," standardized designs, and building houses in rows, achieving economies in labor and materials. Newton designed his first sets of rowhouses himself, 49 built between 1892 and 1896. Beginning in 1896 and through 1901, he engaged Nicholas T. Taller to design 13 houses. Newton selected the popular Queen Anne style for all his houses built between 1892 and 1901. The houses that Newton designed, 1300-1346 and 1309-1377 Emerald Street are very similar: two-story, press brick in stretcher bond, with a shallow projecting bay and ell. He introduced variety by alternating chamfered bay corners, and fenestration. Because the rowhouses he built on E Street, NE in 1905 were completed in seven months, it is certainly possible that his Emerald Street houses also went up quickly. The houses were well-received and sold well.[46]

*Watson J. Newton*

Watson J. Newton, (1848-1913) was born in England, emigrated in 1868, married Ellen J. Black of Lawrence, Mass., and moved to Washington in 1876. They had four children, including Watson P. (Phillip) Newton (1881-1962), who became an attorney and real estate investor in Washington, DC. Watson J. Newton was also an attorney and taught at the Washington College of Law (now part of American University). George P. Newton and Watson J. Newton were relatives and the two families had business dealings. Watson J. Newton held lots in 1893 that George P. Newton later bought and built on. One of the creditors in George P. Newton's bankruptcy was Ellen J. Newton, who had lent him money secured by a deed of trust. Newton & Gillett (Watson J. Newton and Emma M. Gillett) handled George P. Newton's financial matters.[47]

*Francis S. Carmody*

Francis S. Carmody (1868-1921) was a general contractor who built a number of apartments and houses in Washington. He advertised a specialization in foundations. He lived in Seat Pleasant, Md. and was active in Maryland politics. In 1895, Carmody subdivided four lots at the corner of 13th and Emerald streets (lots 69 to 72) to create five lots (lots 197 to 201).[48]

*Thomas A. Jameson*

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[46] McLoud, "Craftsmen and Entrepreneurs," 24, 27. Real property tax assessments, 1899-1900..

[47] "Watson J. Newton Dead," *Washington Post*, 17 Jan. 1913, 14. "Will of Watson J. Newton Filed," *Washington Post*, 13 Jan. 1913, 14. No naturalization record was found for Watson J. Newton. "Watson P. Newton, 81; Attorney, Realty Dealer," *Washington Post*, 6 Dec. 1962, sec. D, p. 10 (son of Watson J. Newton). US Bureau of the Census, Population Census (1900, Wash., DC, ED 34). "School Pays Tribute to Emma M. Gillett," *Washington Star*, 30 Jan. 1927, 27. Newton bankruptcy file, referee's report, 9 Oct. 1907, 11. DC Real Property Tax Assessment, 1893-1894.

[48] DCOS 21/73 (4 Feb. 1895). US Bureau of the Census, Population Census (1900, Wash., DC, ED 105). *City Directory* (1905). "Francis S. Carmody Dies in Washington Hospital," *Baltimore Sun*, 17 Apr. 1921, 2.

Thomas A. Jameson (1885-1932) started out as a carpenter's apprentice in 1905. He began his career as a builder in Washington, DC in 1913 with the construction of eight row houses at 611-625 4th Street, NE. Over the next 15 years Jameson constructed almost 900 buildings, initially serving as the architect for his own development projects. His motto was "Ask the man who owns one." In 1923, he founded his own real estate company which, in addition to construction and sales, offered general real estate loans and insurance for moderate-income buyers and renters (a vertically integrated enterprise). Jameson often relied on architects L.T. Williams or George T. Santmyers, although he designed some buildings himself. Jameson, like other residential builders in the 1920s, was influenced by the Craftsman movement and the popular demand for bungalows. Gustav Stickley's magazine *The Craftsman*, published between 1901 and 1916, criticized Victorian houses, and popularized the Craftsman style, emphasizing beautiful and visible structural elements, light-filled rooms, porches, dormers, and using earth tone bricks with raked mortar joints to create shadow. Jameson's houses, designed by George T. Santmyers, are beige brick in American bond coursing and raked mortar joints, two rooms deep with porches in the rear, incorporating popular Craftsman elements (porches, light-filled rooms, dormers, and visible eaves).[49] The houses Santmyers designed for Jameson at 519-523 13th Street, NE (1923) are typical Jameson rowhouses, and similar to Jameson's other houses nearby in Square 1030.[50]

## Architects

### *Nicholas T. Haller*

When George P. Newton needed an architect, he hired Nicholas T. Haller (1855-1917), one of the most prolific architects in Washington whose work ranged from rowhouses, to apartment buildings, to commercial buildings.[51] He designed several notable buildings including the six-story Warder Building**,** 527 9th Street, NW (1892), an early elevator building for B.H. Warder, a wealthy Ohio manufacturer of farm implements, and also the building where Haller kept his office. Haller is also known for his many apartment buildings, including The Luzon (1896); The Lorraine (1897); and The Alice (1903); as well as for commercial buildings, including the American Theater on Rhode Island Avenue, NW (1913). Haller designed houses for several affluent clients, including a highly ornamented brick house on K Street, NW (1887, estimated cost: $5,000), a four-story house at 16th and L streets, NW (1888), a ten-room house in Washington Heights (1894), the Mary Hill House, 408 A Street, SE (a three-story Richardsonian Romanesque rowhouse, 1892), a five-story limestone and brick residences at 22nd and Q streets, NW ($10,000 each, 1896). Haller also designed many rowhouses for many different owners across the city, including in LeDroit Park, between 1884 and 1896.[52] Haller designed thirteen rowhouses on Emerald Street.

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[49] Sharon MacDonald, "Row-House Construction in Washington, D.C., Between the World Wars," M.A. thesis, George Washington University (1995).

[50] *Prominent Personages of the Nation's Capital: A Work for Newspaper and Library References* (Washington, DC: Washington Times Co., 1925, 242, 325). Advertisement, *Washington Post*, 12 Aug. 1917, 30.

[51] US Bureau of the Census, Population Census (1900, Wash., DC, ED 52). *City Directory* (1905). "Well Known Architect is Called by Death," *Washington Star*, 12 Sept. 1917, 11.

[52] DC Inventory of Historic Sites (2009). HPO, *District of Columbia Historic Preservation Plan* (2016), 69. cinematreasures.org/theaters. Internet; accessed 4 July 2016. "Historic Park View," www.wdchumanities.org. Internet: accessed 4 July 2016. "A Trio of New Houses," *Washington Post*, 1 May 1887, 2. "In Brick and Mortar," *Washington Post*, 15 July 1888, 5. "Clarence C. Waring's New Residence," *Washington Post*, 9 Apr. 1894, 8. "To

*George T. Santmyers*
George T. Santmyers (1889-1960) was the architect for 519 13th Street NE within the Emerald Street Historic District. He studied architecture at the Washington Architecture Club Atelier (1908-1912), worked as a draftsman for Harding & Upman, Washington, DC, and began his own practice in 1914. In a 50-year career, his office designed 15,689 buildings; only a few architects designed more than 1,000 buildings. He designed many apartments and hundreds of rowhouses, including many on Capitol Hill, for Thomas A. Jameson and Harry Kite.[53]

*Colen Bernard Ferguson (C.B.F.) Haller*
Watson J. Newton hired Colen Bernard Ferguson (C.B.F.) Haller (1864-1930), an interior designer, to draw plans for his houses at 1331-1351 Emerald Street (1895). As far as can be determined, Haller sometimes listed his occupation as paperhanger and never held himself out as an architect.[54]

No information could be found on R.S. Smith, who designed Francis S. Carmody's rowhouses.

Demographics

Mayse and Wine's subdivision of Square 1029 attracted their targeted middle-class residents. As of the 1900 Census, the first census after building began in 1892, residents of Square 1029 were 100 percent white and worked in typical middle-class Capitol Hill occupations, many as government clerks. A number of others probably worked at the Government Printing Office, the likely employer of printers, compositors, bookbinders, and pressmen who lived in the square. Two worked in the building trades, a carpenter and an electrician. George P. Newton, who listed his occupation as contractor, lived at 526 14th Street, NE, in a house that he built. Other occupations included policeman, fireman, teacher, insurance agent, grocery clerk, bookkeeper, milliner, and one physician. Almost all working-age residents said that they had been continuously employed; 52 percent of household heads owned their houses (most had mortgages) and 48 percent were renting.[55] Owners of rental houses included professionals and a business owner: attorney Emma M. Gillett, James P. Low, an engineer at the US Treasury, and John L. Shedd, part owner of a plumbing and furnace business.[56]

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Cost $10,000 Each," *Washington Post*, 12 Jan. 1896, 17. "Building For a New Bank," *Washington Post*, 30 Apr. 1916, sec. R, p. 3. Antoinette J. Lee and Pamela Scott, "Capitol Hill Neighborhood," *Buildings of the District of Columbia* (New York: NY: Oxford University Press, 1993, 252).

[53] Application of George T. Santmyers to Board of Examiners and Registrars of Architecture (12 Dec. 1950). DC Archives. EHT Traceries, "Capitol Hill East: A Historic Context," (2014, 154-155). www.chrs.org>Historic Preservation> Beyond the Boundaries. Internet; accessed 29 Sept. 2016.

[54] US Bureau of the Census, Population Census (1900, Wash., DC, ED 114) (interior designer). *City Directory* (1893), 1920 Census, ED 10), paperhanger. Commonwealth of Virginia death certificate # 96 (1 Feb. 1930).

[55] US Bureau of the Census, Population Census (1900, Wash., DC, ED 140). Myers, "Capitol Hill," 287-290. DC Building permit # 1846 (27 June 1898).

[56] Bureau of the Census, Population Census (1910, Wash., DC, ED 187). "Union Station (Washington, D.C.)," www.wikipedia.org. Internet; accessed 27 July 2016. "Dean Emma M. Gillett Resigns from Law School Today," *Washington Star*, 12 Oct. 1923, 14. Advertisement, *Washington Star*, 19 Apr. 1909, 18 (real property for sale by estates administered by Newton & Gillett). "Will of Watson J. Newton Filed," *Washington Post*, 13 Jan. 1913, 14.

In 1910, all residents were white. When Union Station opened in 1907, residents took advantage of the new employment opportunities, working as engineers and firemen and one as a mail clerk at the railway office. Residents continued to work in the federal government, one operating the elevator at the US Senate, and others as clerks and watchmen, and for the Government Printing Office as printers, bookbinders, pressmen, proofreaders, for the Navy Yard as machinists, and in the construction trades (carpenter, painter, plasterer, electrician). Leo Sommerfield operated his grocery store at 501 13th Street, NE, in the house that he built. One resident worked as a bottler in a brewery; one was a patent attorney, and another was an architect. George P. Newton had moved to 447 Irving Street, NW. Forty-four percent of heads of households owned houses (most with mortgages), and 56 percent were renting.[57]

In 1920, residents continued to work as clerks in the federal government, and in the same types of industrial occupations at the Navy Yard and the Government Printing Office. Two residents worked at the U.S. Shipping Board, a federal agency established in 1916. Residents also worked in retail sales, as streetcar motormen and railroad engineers and firemen. One managed a bowling alley and another a shooting gallery. All residents were white, except African-Americans Eugene E. Weyman, an engineer, his wife Maude F. Weyman, a public school teacher, and her father, William H. Fleming, a porter in a department store. They lived at 1316 E Street, NE, which they owned. They moved before 1930. Forty-seven percent of heads of households owned houses, and 53 percent were renting.[58]

In 1930, all residents were white except for Native Americans Katherine McCuttin age 56, no occupation, born in Arkansas, and Elizabeth McCuttin, age 18, born in Oklahoma, a typist with the US government, who were boarding with a family at 1391 F Street, NE. They moved before 1940. Residents' occupations included government clerk, typist, stenographer, school teacher, machinist, carpenter, plumber, electrician, plasterer, paperhanger, steamfitter, waiter, street railway conductor, and retail sales. Fifty-two percent of heads of households owned houses, and 48 percent were renting.[59]

In 1940, all residents were white; most of those in the workforce were employed full-time during 1939, and working for the US government as office workers, or for the Navy Yard or Government Printing Office. Residents continued to be employed as retail, construction trade and streetcar workers. There was a slight increase in residents working as truck drivers or auto mechanics. Thirty-five percent of heads of households owned houses and 65 percent were renting.[60]

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James P. Low, Bureau of the Census, Population Census (1910, Wash., DC, ED 146). S.S. Shed & Bro., *City Directory* (1901).

[57] *City Directory* (1913).

[58] US Bureau of the Census, Population Census (1920, Wash., DC, ED 243). Shipping Act of 1916, 39 Stat. 729 (64th Cong., 1st Sess., 1916).

[59] US Bureau of the Census, Population Census (1930, Wash., DC, ED 263).

[60] US Bureau of the Census, Population Census (1940, Wash., DC, ED 341).

African Americans began moving to Emerald Street in the 1940s. According to an oral history from Rev. Catherine Bego, in 1945, she moved to 1308 Emerald Street with her parents and six brothers and sisters, where she has lived ever since. Her father worked as a chef in a restaurant on Connecticut Avenue, NW, and worked part-time making ice at the Uline Arena. In 1945, the street was predominantly white, with perhaps three or four African American families. Whites began to move out; some became absentee landlords. As of 1951, Chester W. Hunter, an African American whose family lived at 1324 Emerald Street, was serving in the US Army in Korea.[61] From 1945 to present, people have planted flowers in their front yards. Rev. Bego's mother ordered seed for Joseph's Coat and Elephant's Ear from the Hastings Co. Most front yards continue to be kept up nicely. People sat outside in front, generally on benches left outdoors, and socialized with neighbors. Rev. Bego's mother sat outside, read the Bible, and made quilt blocks, which she sent to an aunt in Georgia to be stuffed and made into quilts. Each of the seven children received a quilt. Her mother also collected donations for the church. In the past, children played in the street: hopscotch, double Dutch, dodge ball, checkers, hide and seek. Children use the street less often now, and there are fewer children. Rev. Bego's family did not use their back yard as much. They and others had sheds. In the 1970s, RLA demolished all sheds on RLA properties to eliminate rodent harborage. RLA offered to build concrete retaining walls at no cost to homeowners, many of whom accepted the offer.

From 1945 through the 1970s, virtually all African American residents attended East Canaan Baptist Church, in a rowhouse at 1301 F Street, NE. An early pastor was Grace Cross, and later, Rev. Dr. Cora A. Davis. There were services on Sunday, Sunday school, and meetings on Tuesday nights. Members did missionary work, going to DC General; giving out food. After East Canaan Baptist Church closed, most joined Purity Baptist Church at 1325 Maryland Avenue, NE; others scattered.[62]

In 1989, five young people said to be involved in drug activities, died. To combat a drug problem in the early to mid-1990s Rev. Bego and others formed the Community Organized in Prayer for Salvation (COPS), and held events on Emerald Street featuring gospel music, prayer, dancing, and testimonials.[63]

In 2016, there are approximately five African American families on the street; as older African American residents pass away, their children sell the houses.

Urban Renewal

By the 1950s, Emerald Street was suffering from disinvestment. Between 1950 and 1960 there were 12 foreclosures. In 1971, another house went into foreclosure and two others were cited for insanitary conditions. By 1968, absentee owners outnumbered homeowners.[64] Rev. Bego described the 1968 riots following Dr. King's assassination as "devastating" to Emerald Street.

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[61] Rev. Bego interview. "3 Area GIs Missing; Silver Spring Man Wounded in Korea," *Washington Star*, 12 Jan. 1951, 3.
[62] Rev. Bego interview. *City Directory* (1962).
[63] "Soul Explosion combats drugs: COPS bring zeal to NE block party," *Washington Times*, 12 July 1992.
[64] "Auctions," *Washington Star*, 13 May 1971, 44. (1373 Emerald Street). "Official Notices," *Washington Star*, 12 May 1971, 34 (1354 Emerald Street), 3 Sept. 1971, 50 (1373 Emerald Street), Rev. Bego interview.

Four nearby businesses, including Binde's Market at 1300 E Street, NE and the Safeway at 1330 D Street, NE were damaged and never re-opened. The H Street Urban Renewal Area, created to revitalize the riot-damaged area, covered 284 acres. RLA boarded up damaged buildings, purchased fire-damaged, vacant, and abandoned properties, and severely dilapidated buildings on H Street, NE, began new construction of low- and moderate-income housing, and rehabilitation of existing housing. As part of this program, RLA embarked on a multi-year program to rehabilitate houses on Emerald Street and throughout Square 1029. The concrete sidewalks and retaining walls on Emerald Street were part of this urban renewal program.

RLA's mandatory residential rehabilitation standards set out detailed requirements for structural components, party walls, fire-resistant construction, air circulation, kitchens, bathrooms, bedrooms, closets, interior stairs, central heating, hot water heater, and 1000 AMPS electric service. "Exterior walls shall provide safe an adequate support for all loads upon them and prevent the entrance of water or excessive moisture." Dishwashers and air conditioning were not required.[65] RLA rehabilitated and sold houses to new owners for $25,000; they had to agree not to resell the houses for at least two years. Two of those families still live on the street: 1307, bought by a school teacher under the RLA program and 1309 Emerald Street, are now rented. Some RLA-renovated houses were reserved for rental to low-income families (public housing). Most displaced families never returned. RLA made loans to some homeowners for renovation, including Rev. Bego and her mother.[66] They believed that the rehabilitation program was supposed to be a grant, but turned out to be a loan, which they repaid.

Minor Street Development

In the last quarter of the nineteenth century, speculators subdivided squares to create and sell rowhouse lots. New one-block streets, a key element in speculators' plans, created additional circulation within a square, and access to additional new lots, thus maximizing the number of rowhouse lots that could be platted in a square. Mayse and Wine understood that buying an entire square with no improvements was essential for their plan for Square 1029 to succeed. Re-subdividing a square to accommodate a new minor street that already had buildings on it could be costly, and in many instances, probably cost-prohibitive.[67]

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[65] National Capital Planning Commission, *Summary of NDP5 Program Activities: H Street Urban Renewal Area* (1974), 5-5, 56.

[66] National Capital Planning Commission, *Annual Report* (1971), 10 noted the rehabilitation to 1308 Emerald Street, under its section 312 program for homeowners. National Capital Planning Commission, *Washington Goes Forward: 1968-1976*.

[67] The implications of re-subdividing such a square are illustrated by a case study of Square 512 (4th/5th/N/O streets, NW). In 1906, in the interest of public health, the Commissioners closed O Street Alley in Square 512 and replaced it with Neal Street, a minor street. This work required removing four brick dwellings, two frame buildings, stables and shacks blocking O Street Alley's access to 4th and 5th streets, and widening the alley by demolishing three brick dwellings, five frame dwellings, and a row of wooden sheds. Property owners were to be compensated for taking their land and buildings, $28,851.20 in the aggregate. The Commissioners had planned to recoup this cost by raising the assessed value of by nearby property owners' land to reflect the assumed increase in value from replacing an alley with a street. According to Frederick Weller, who studied Washington alleys, few minor streets were created in this way, because a Supreme Court decision in 1909 overturned the tax assessment scheme and Congress never appropriated funds for alley closing. Today Neal Street, NW in Square 512 is 24-feet wide.

On the other hand, re-subdividing a square with no improvements on it was encouraged. Property owners had been subdividing squares to create one-block streets since the mid-19th century, but in 1892, an act provided that if all the owners of a square, or the owners of part of a square fronting on public streets agreed, they were allowed to close alleys and convert them to private use if they dedicated at least the same area of land for a public alley. The owners were required to show the new and closed alleys and a new subdivision. Closing and opening alleys was subject to the consent of the Commissioners. In 1894, Congress authorized the Commissioners to extend, widen, or straighten alleys if the property owners in the square agreed.

In 1892, at the time that Mayse and Wine created their one-block street, Congress was in the process of restricting the construction of new alley dwellings. Per an Act of Congress passed in July 1892, no dwelling could be constructed in an alley, unless the alley was at least 30 feet wide, and supplied with sewerage, water mains and light. On Capitol Hill, no new alley dwellings were built after 1893. One-block streets, not alleys, were the wave of the future.

There were three primary types of original plats:

(1) the most common, squares with H-shaped or I-shaped alleys whereby the alleyways were expanded into one-block streets.
(2) originally platted with one-block streets (with large lots).
(3) squares platted with one or two lots and without alleys, where a one-block street was created for the first time in a nineteenth-century or early twentieth-century subdivision.

Speculators often based their subdivision and a new one-block street on the original plat, if it allowed creating the most rowhouse lots. However, a square was a blank slate to be subdivided into the maximum number of lots, regardless of its original configuration, as seen in cases where speculators ignored the original plat. (Park Street, NE in Square 987 is an example.) Most one-block streets were created during a residential building boom between 1880 and 1900.[68]

(1) Typical progression: H-shaped or I-shaped alley extended into a one-block street
Many Capitol Hill squares were originally laid out with a 30-foot wide H-shaped or I-shaped alley, intersecting with narrower alleys connecting to adjacent streets[69] One lot generally separated the wider alley from the adjacent streets, as was the case with Square 1029. Subsequent owners transformed some of these squares, extending the line of the alley through to the adjacent streets, creating one-block streets along the alley axis, and wider than the alley.[70] An 1882 act provided that if all the property owners in a square agreed, an alley could be closed if a new alley at least equal in area was created.[71] As noted, in 1885, all the owners of Square 672, expressly relying on the 1882 law, joined together to create Patterson Street, NE.[72] It may be

[68] Myers, "Capitol Hill,, 280.
[69] DC Historic Preservation Office, *The DC Historic Alley Building Survey*, 5 (2014).
[70] Pickford Place, NE in Square 913 is an exception. Thomas H. Pickford subdivided the square with lots for duplexes. DCOS 22/104 (16 June 1897).
[71] Ch. 272, An act to authorize the changing of Alley-Ways in the City of Washington, 22 Stat. 151 (47th Cong., 1st Sess. 1882).
[72] DCOS 13/1178, 13/179.

that the 1882 law merely ratified an existing practice, because owners were subdividing squares to create one-block streets before 1882.[73] Examples of alleys widened and extended into one-block streets include:

- Square 669 (North Capitol/1st/O/P/Boundary streets, NE), had a 30-foot wide alley running east to west as surveyed in 1796. William B. Todd and Benjamin W. Warner created Decatur Street in 1856 and 1871.[74]

- In 1796, Square 672 (North Capitol/1st/M/N streets, NE), was originally platted with an H-shaped alley running east to west, but not connecting to adjacent streets because lots 32 and 15 blocked access. In 1886, Walter S. Cox, Francis Winslow, and Augustus Jay, trustees, subdivided the square, creating Patterson Street, NE, running east to west intersecting with North Capitol and 1st streets, NE, closing the other alley legs, and assigning the alley space to adjacent lots.[75]

- Square 674 (K/L/1st/North Capitol streets, NE), as surveyed in 1800, had a 30-foot wide alley running east-west. John W. Star created Fenton Street, 45.10 feet wide, by extending the alley.[76]

- Square 675 (I/K/1st/North Capitol streets, NE), was originally platted with a 30-foot wide alley running east to west. In 1871, B.F. Gilbert extended the alley, widening it to 40.2 feet, creating Myrtle Street, NE and altering a previous subdivision of lots.[77]

- Square 720 (F/G/1st/2nd streets/Delaware Avenue, NE) was originally laid out with a 30-foot wide alley running east to west. In 1877, John H. Sherman created Chicago Street, NE, 60-feet wide, running east to west, with parallel alleys 15-feet wide, and multiple building lots.[78]

- Square 721 (E/F/1st/2nd/ Massachusetts Avenue, NE) was originally laid out a 30-foot wide alley running east to west. In 1877, Walter H. Smith and M. M. Rohrer created California Street, NE, 48-feet wide, running east to west, and subdividing the northern half of the square into building lots. In 1890, B. H. Warder and William H. Barnes subdivided the southern half of the square.[79]

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[73] Examples include Decatur Street, NE, Square 669 (DCOS B.72, 1856). Chicago Street, NE, Square 720 (DCOS JHK 99, 1877). California Street, NE, Square 721 (DCOS JHK 113, 1877). Callan Street, NE, Square 856 (1869 plat changed in 1887 and 1888 to rotate lots to face 6th and 7th streets, DCOS 15/5, 16/16/172, 1869, 1887, 1888). Acker Street, NE Square 861 (DCOS JHK 39, 1877). Abbey Place, NE in Square 773 was created with the consent of all property owners in 1922, under section 1608B of the District of Columbia Code.
[74] DCOS 3/669 (2 Aug. 1796). B.72 (1 Feb. 1856, William B. Todd). HDC 216 (13 July 1892, Benjamin W. Warner).
[75] Square 672, DCOS 3/672 (18 Aug. 1798). 13/178, 13/179 (5 Oct. 1886).
[76] DCOS 3/674 (14 May 1800).
[77] DCOS 3/675 (15 May 1800). CHB 319 (25 June 1871).
[78] DCOS 3/720 (30 Sept. 1796). JHK 99 (5 June 1877). Chicago Street was closed by 1972. 158/27 (30 June 1972).
[79] DCOS 3/721 30 Sept. 1796). JHK 113 (15 June 1877). 17/101 (5 Apr. 1890).

- Square 743 (M/N/1st streets/New Jersey Avenue, SE) originally had a 25-foot wide alley running north to south. In 1811, Thomas Law and Daniel Carroll of Duddington completely changed the square, creating two east to west streets, 40-feet wide.[80]

- Square 750 (I/K/2nd/3rd streets, NE) was originally laid out with a 15-foot wide north to south alley. In 1882, Robert H. Ward, trustee, completely changed the square by creating Parker Street, a 40-foot wide street running east to west, with parallel 10-foot wide alleys and multiple building lots. In 1892, M.M. Warner re-subdivided to add lots facing 2nd and 3rd streets.[81]

- Square 773 (L/M/3rd/4th streets, NE) was originally laid out with a 30-foot alley running north to south. In 1922, owners Robert L. McKeever and Earl E. Goss, and trustees James R. Ellerson, Jr. and Alexander M. Gorman extended and widened the alley to 60 feet, to create Abbey Place, NE.[82]

- Square 856 (K/L/6th/7th streets, NE) was originally laid out with a 30-foot wide alley running east to west. In 1869, James N. Callan laid out Callan Street, NE as a 36.83-foot wide street running east to west, with one parallel 12-foot wide alley to the north, and multiple building lots. In 1887 and 1888, the National Capital Investment Co. added a 10-foot wide alley south of Callan Street and additional lots.[83]

- Square 860 (F/G/6th/7th streets, NE) was originally laid out with a 30-foot wide alley running east to west. In 1879, Harriet B. Coolidge and other owners created Morris Place, NE, 60-feet wide, running east to west, retaining the original 15-foot alley with F and G streets, NE and adding 15-foot alleys parallel to Morris Place, and additional lots.[84]

- Square 861 (E/F/6th/7th streets, NE) was originally laid out with a 30-foot alley running east to west. In 1877, Nicholas Acker created Acker Street, 40 feet wide, running east to west, 10-foot parallel alleys and multiple building lots.[85]

- Square 913 (F/G/8th/9th streets, NE) was originally laid out with a 30-foot alley running north to south. In 1881, the original 20 lots were re-subdivided into 14 new lots, divided among the heirs of William Gunton, and the alley was extended to intersect with F and G streets and was widened to 40.17 feet in 1896. In 1897, Thomas H. Pickford created Pickford Place, NE, with parallel six-foot alleys and multiple lots 29.50 feet wide fronting on Pickford Place, where duplexes were later built.[86]

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[80] DCOS 3/743 (10 May 1796). In 1943, M Place and Quander Street, SE were closed and incorporated into the Washington Navy Yard. 119/195.
[81] DCOS 3/750 (2 Mar. 1798). 11/67 (24 Oct. 1882).
[82] DCOS 3/773 (18 Aug. 1796). 67/127 (27 Nov. 1922).
[83] DCOS 3/856 (18 Aug. 1796). 15/5 (30 Oct. 1869). 15/5 (31 Mar. 1887). 16/11 (24 July 1888). 16/162 (23 Nov. 1888). 18/46 (6 Feb. 1891, Jacob S. Rosenthal ). Callan Street was closed in 1956.
[84] DCOS 3/860 (2 Jan. 1796). 10/67 (28 July 1879).
[85] DCOS 3/861 (2 Jan. 1796). JHK 39 (24 Apr. 1877).
[86] DCOS 3/913 (2 Jan. 1796). 11/77 (16 Nov. 1881). 22/2 (7 May 1896, John H. Walter).

- Square 987 (B/C/11th/12th streets, NE) was originally laid out with a 30-foot alley running north to south. In 1875, George F. Gulick completely changed the square's configuration, creating Park Street, NE, 55-feet wide, running east to west, intersecting with 11th and 12th streets, NE with parallel alleys and multiple building lots.[87]

- Square 1003 (12th/13th/ H/I streets, NE) was originally laid out with at 30-foot alley running east to west. In 1885, the Washington Brick Machine Co. created Wylie Street, NE, 44-feet wide, running east to west with parallel 10-foot alleys and multiple building lots.[88]

- Square 1004 (G/H/12th/13th streets, NE) was originally laid out with an H-shaped 30-foot alley, bisected by a 15-foot alley running north to south. In 1880, Bernarat Geir resubdivided the square, creating James Street, NE, 47 feet wide, intersecting with 12th and 13th streets on the northern one-third of the square. In 1886, Ida Geir created an entirely new subdivision with Linden Street, NE, a 50-foot street running east to west bisecting the square, with narrower parallel alleys, and multiple building lots. James Street disappeared.[89]

- Square 1008 (D/E/12th/13th streets, NE) was originally laid out with a 30-foot H-shaped alley. In 1891, James M. Stockett and Joseph Batchelder, trustee, created Duncan Place, NE, 60-feet wide, by extending the east to west area of the original alley, creating 10-foot wide parallel alleys, and rowhouse lots.[90]

- Square 1051 (G/F/14th/15th streets, NE) was originally laid out with a 30-foot H-shaped alley. In 1890, the alley was closed, pursuant to the 1882 act, and a 40-foot wide street, Florence Court (later 14th Place, NE) was created running north to south between F and G Streets, NE, together with rowhouse lots.[91]

- Square 1098 (B Street/Massachusetts Avenue/17th/18th streets, SE) was originally laid out with and I-shaped alley running north to south between B Street and Massachusetts Avenue. In 1920, the Acting US Secretary of Labor, for the US Housing Corporation, created Bay Street, SE. running between 17th and 18th streets, SE.[92]

- Square 1112 (B/C/18th/19th, SE), was originally laid out with an I-shaped alley. Bay Street, SE running between 18th and 19th streets, SE, was created in 1924 by Louis S. Asher, trustee's agent. In 1935, Stewart Bros., Inc. and National Savings and Trust Co.

[87] DCOS 4/987 (27 May 1800). RLH 44 (17 Sept. 1875).
[88] DCOS 4/1003 (4 Mar. 1798). 13/107 (13 June 1885).
[89] DCOS 4/1004 (12 Mar. 1798). 10/154 (3 Sept. 1880). 14/131 (30 Sept. 1886).
[90] DCOS 4/1008 (12 Mar. 1798). 18/82 (20 Apr. 1891).
[91] DCOS 4/1051 (12 Mar. 1798). An act to authorize the changing of Alley-Ways in the City of Washington, 22 Stat. 151 (47th Cong., 1st Sess. 1882). 17/131 (24 June 1890). 114/126 (10 July 1940). In 1965, Florence Court was renamed 14th Place, NE. 147/63 (18 Feb. 1965).
[92] DCOS 4/1098 (24 Feb. 1801). 64/29 (30 Oct. 1920). 63/13 (18 Oct. 1920).

created Burke Street, SE, running between 18th and 19th streets, SE, over original lots 8 and 24, in the southern part of the square.[93]

- 17th Place, NE and 18th Place, NE in adjacent Squares 1093 (7th/18th/B/C streets, NE) and 1107 (18th/19th/ B/C streets, NE) were re-subdivided with building lots in 1927. The squares originally had 30-foot wide alleys.[94]

(2) Squares laid out with one-block streets at the founding of the city
Some of the larger squares were laid out with one-block streets and large lots from the beginning, and were later subdivided to add rowhouse lots along the one-block streets. Street names were added later. Examples include:

- Square 673 (North Capitol/1st/L/M streets, NE), as surveyed in 1800, had a 60-foot wide street, later named Pierce Street, running east to west, intersecting with North Capitol and 1st streets, NE.[95]

- Square 693 (South Capitol/New Jersey Avenue/Canal/D/E streets, SE), as surveyed in 1795, had 60-foot wide street (later named Ivy Street, SE, running east to west intersecting with South Capitol Street and New Jersey Avenue, SE.[96]

- Square 732 (1st/2nd/B/C streets, SE) as surveyed in 1795, had a street 50 feet wide running east to west intersecting with 1st and 2nd streets, SE, later named Carroll Street, SE.[97]

- Square 1010 (B/C/12th/13th streets/Tennessee Avenue, NE), as surveyed in 1801, had a 49.5-foot wide street, later named 12th Place, NE, running north to south intersecting with B and C streets, NE.[98]

- Square 1015 (B/C/12th/13th streets/Kentucky Avenue, SE) as surveyed in 1796 had a 60-foot wide street, later named Walter Street, SE, running east to west intersecting with 12th and 13th streets, SE.[99]

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[93] DCOS 4/1112 (24 Feb. 1801). DCOS 74/28 (25 Mar. 1924). 101/49 (28 May 1935).
[94] DCOS 4/1093 (21 Nov. 1796). 4/1107 (21 Nov. 1796). 86/45 (12 Jan. 1927), 86/48 (8 Apr. 1927).
[95] DCOS 3/673 (27 May 1800).
[96] DCOS 3/693 (27 Nov. 1795). Manor Real Estate and Trust Co. changed the direction of Ivy Street, SE in 1907, pursuant to the realignment of rail lines and streets in the planning for Union Station. Public Law No. 122, An Act to provide for a union railroad station in the District of Columbia, and for other purposes. *Acts of Congress Affecting the District of Columbia*, 57th Cong., 2nd Sess. (1902-1903). DCOS 32/099 (7 May 1907).
[97] DCOS 3/732 (8 June 1795). Carroll Street was closed when the entire square was taken to build the Library of Congress Madison Building. 150/175 (12 Sept. 1966), Map No. 8993 (10 Mar. 1967).
[98] DCOS 4/1010 (12 Jan. 1801). Square 1010, originally 18 lots, was subdivided five times between 1892 and 1905; 12th Place, NE remained. DCOS 24/45, William Mayse (15 Nov. 1892). 24/6 John Cook, trustee (16 Feb. 1900). 25/45 Richard Knight (13 Apr. 1901). 27/98 Marion C. Davis (7 Oct. 1902).
30/114 G.W. Barkman (26 Apr. 1905). Most of the alley was closed in 1960. 140/106 (6 May 1960).
[99] DCOS 4/1015 (5 May 1796).

- Square 1033 (B/C/14th streets/Tennessee Avenue, NE) as surveyed in 1800, had a 50-foot wide street later named Warren Street, NE, running north to south, intersecting with B and C streets, NE.[100]

(3) Squares platted without alleys and later subdivided to create one-block streets
Some squares which originally lacked alleys were later subdivided to create one-block streets with narrow parallel alleys and rowhouse lots. Examples include:

- Square 736 (1st/2nd/E/public space, SE) was originally a single lot. In 1890, Archimedes Heckman subdivided the square into 148 lots, creating 60-foot-wide Heckman Street.[101]

- Square 744 (N/Alley/1st/Canal streets, SE) was originally laid out as two lots without an alley. In 1890, Charles Gessford created a 25-foot alley, later named Francis Place, SE.[102]

- Congress Street, NE in Square 748 (L/M/2nd/3rd/ Delaware Avenue, NE), was created by Nathan W. Fitzgerald's subdivision in 1880.[103]

- Square 931 (9th/10th/K/L streets, NE) was originally a single lot. In 1909, George S. Cooper subdivided the square to create Kent Street, NE, 48 feet wide, and 50 lots.[104]

- Elliott Street, NE in Square 1028 (13th/14th/ F/G streets/Maryland Avenue, NE), 60-feet wide running north to south between F Street and Maryland Avenue NE, was created in 1889.[105]

- Corbin Place, NE, a 71.65-foot wide street running east to west in Square 1031 (C/D/13th streets/Tennessee Avenue, NE), two parallel alleys and 68 new 16-foot wide lots were created in 1911 by the subdivision of Louis Coblens and Martin Lauer, trustees. In 1913 and 1914, Joseph B. Bolling and Harry A. Kite re-subdivided to increase the lot width to 17 feet and 18 feet.[106]

- Ives Street, SE in adjacent Squares 1046 and 1065 was created in 1887 and 1900. Square 1046 (13th/14th/ K streets/Georgia Avenue, SE) was subdivided by W. H. Talmadge in

[100] DCOS 4/1033 (3 Jan. 1800).
[101] DCOS 3/736. Heckman subdivision 17/167 (2 Sept. 1890). Heckman Street was renamed Duddington Place in 1961. 141/12 (9 Feb. 1961).
[102] DCOS 3/744 (11 Apr. 1797). 17/80 (27 Feb. 1890). In 1943, Francis Place, SE was closed and incorporated into the Washington Navy Yard. 119/195.
[103] DCOS 3/748/(23 Aug. 1797). 10/149 (30 Aug. 1880). Portions of Congress Street were closed in 1932 and 1939. 112/136 (15 Dec. 1932). 112/136 (1 Nov. 1939).
[104] DCOS 3/931 (18 Aug. 1796). 37/18 (2 June 1909).
[105] DCOS 4/1028 (12 Mar. 1798). 17/44 (20 Nov. 1889). The lots on Eliott Street were reduced from 18 feet wide in 1889 to 16 feet wide in 1896. 18/33 (8 Dec. 1896).
[106] DCOS 4/1031 (3 Jan. 1800). 44/44 (22 July 1911). 50/26 (20 Aug. 1913) (Bolling). 50/93 (20 Oct. 1913) (Kite). 51/94 (12 June 1914) (Bolling).

1887, creating Ives Place and building lots generally 20-feet wide.[107] Talmadge also subdivided a portion of Square 1065 (14th/15th/K streets/Pennsylvania Avenue, SE) in 1887, but created no street. Robert Stead's 1900 subdivision created a 40-foot wide alley, later named Ives Place, SE and 16-foot wide lots. In 1902, Jesse Rank subdivided other portions of the square, creating lots 15-and 16.67-feet wide.[108]

- Duncan Street, NE, 60-feet wide, in Square 1053 (D/E/14th/15th streets/Tennessee Avenue, NE) was created by William L. Barnes and John L. Weaver, trustees, who subdivided the original lots in the square with the exception of lots 10-12. In 1900 and 1903, others again subdivided the square, creating additional lots.[109]

- 14th Place, NE in adjacent Squares 1054 (C/D/14th/15th streets, NE) and 1055 (14th/15th/B/C streets/ North Carolina Avenue, NE) was created in 1871 and 1890.[110]

- In 1907 and 1908, Kennedy and Davis Co. created Ames Place, NE and 92 rowhouse lots in Square 1056 (14th/15th/ A/B streets/North Carolina Avenue, NE).[111]

General pattern to maximize the number and square footage of lots fronting on major streets
As discussed, lots fronting on major streets were generally larger and had higher per-square foot values than lots fronting on one-block streets, and for this reason, lots at each end of the square that could have fronted on the one-block street were rotated 90 degrees to front on the major street instead. Emerald Street in Square 1029 is typical of this pattern. Other examples include Squares 669, 672, 675, 721, 736, 743, 744, 748, 750, 855, 856, 861, 862, 913, 931, 860, 1003,1004, 1008, 1010, 1028, 1029, 1031, 1046, 1098, 1051, 1053, 1054, 1055, 1056, 1065, 1093, and 1107. The visual result is a continuous line of house-fronts lining every side of the square. William Mayse's subdivisions of Squares 1054 (1890) and 1010 (1892) follow this same pattern, which he used in Square 1029.[112]

There is one square on Capitol Hill platted in the nineteenth century where all the lots touching the one-block street front on that street, and not on the adjacent major streets. Park Place, NE, in Square 987 was created in 1875, 55-feet wide, plus parallel alleys 14.10- and 15-feet wide and multiple rowhouse lots, 100-feet deep. Rowhouses were first built in 1878 and continued to be built into the 1880s.[113] Although Square 987 was an outlier in the nineteenth century, it presaged twentieth century subdivisions. Squares platted in the 1920s have large deep lots suitable for

[107] DCOS 4/1046 (27 May 1800). 15/60 (9 July1887).
[108] DCOS 4/1065 (undated). 15/61 (9 July 1887). 24/167 (31 Oct. 1900). 27/45 (22 July 1902).
[109] DCOS 4/1053 (12 Mar. 1798). J.T. Moxley and Augusta M. Weaver, 24/28 (30 Mar. 1900) and 24/150 (15 Sept. 1900). George S. Cooper 27/196 (12 Mar. 1903).
[110] DCOS 4/1054 (12 Mar. 1798). 18/27 (5 Nov. 1890, William Mayse and Allen C. Clark, trustees). DCOS 4/1055 (3 Jan. 1800). CHB 399 (1 July 1871, O.O. Howard (for Howard University, John A. Cole)). [111] DCOS 4/1056 (3 Jan. 1800). 32/88 (29 May 1907). 33/139 (17 Aug. 1908).
[111] DCOS 4/1056 (3 Jan. 1800). 32/88 (29 May 1907). 33/139 (17 Aug. 1908).
[112] DCOS 18/27, William Mayse and Allen C. Clark, trustee (14th Place, NE in Square 1054). DCOS 20/45, 12th Place, NE in Square 1010. (15 Nov. 1892).
[113] DCOS 4/987 (27 May 1800). RLH 44 (17 Sept. 1875). DC Building permit # 678 (21 May 1878).

garages, 15-foot wide alleys, and are platted like Park Street, for example, Squares 773 (Abbey Place, NE), 1098 (Bay Street, SE), and 1112 (Bay and Burke streets, SE).

Names of one-block streets

The names of most one-block streets relate to the names of adjacent streets, in alphabetical order. For example, Ames Place, NE in Square 1056 is north of A Street, NE, and Corbin Street, NE is north of C Street, NE. Emerald Street (originally Emerson Street), north of E Street, NE, follows this pattern. But some speculators named streets for themselves: Callan Street, NE (James N. Callan, 1869), Acker Place, NE (Nicholas Acker, 1877), Pickford Place, NE (Thomas W. Pickford, 1897), and Heckman Place (Archimedes Heckman, 1890). Acker Place and Pickford Place have survived, but Callan Street was closed and Heckman Street was renamed Duddington Place in 1961.[114]

[114] DCOS 32/88 (29 May 1907), 44/44 (22 July 1911), 15/5 (30 Oct. 1869), JHK 39 (24 Apr. 1877), 22/104 (16 June 1897). 41/12 (9 Feb. 1961).

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____ 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): _____**

**10. Geographical Data**

**Acreage of Property** _approximately 1.75 acres_____

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)

1. Latitude: 38.89681 Longitude: -76.9881
2. Latitude: 38.89681 Longitude: -76.9858
3. Latitude: 38.89661 Longitude: -76.9858
4. Latitude: 38.89661 Longitude: -76.98804

**Or**
**UTM References**
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

| | | |
|---|---|---|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The historic district boundaries take in all of the lots with frontage on Emerald Street, NE. This includes, on the north side, 1300-1368 Emerald Street, and on the south side, 1307-1377 Emerald Street. The two lots on northeast and southeast corners of Emerald and 13th streets, 517-519 13th Street, NE and the two lots on the northwest and southwest corners of Emerald and 14th streets, NE 518-520 14th Street, NE are also included in the boundaries.

**Boundary Justification** (Explain why the boundaries were selected.)

The proposed boundaries embrace all of Emerald Street, NE, the one-block street integral to the 1892 subdivision of Square 1029. In addition to all of the houses that front on the street, the boundaries include the four corner houses that front on 13th and 14th Streets, because they extend along Emerald Street and are integral to its streetscape and architectural character. The boundaries form a continuous Emerald Street streetscape stretching from the western end to the eastern end of the street.

**11. Form Prepared By**

name/title: _Elizabeth Purcell_____
organization: _____
street & number: _1607 E Street, SE_____
city or town: Washington _____ state: _DC_____ zip code:___20003_
e-mail_Beth@eapdc.com _____
telephone:_202 544-0178_____
date:__December 19, 2016_____

**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.)

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property: Emerald Street Historic District
City or Vicinity: Washington, D.C.
County: State:
Photographer: Kim Williams
Date Photographed: July 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

View looking northeast at the north side of Emerald Street NE from 13th Streets showing 1300-1310 Emerald Street
1 of 13

View looking east at north side of Emerald Street NE from 1306 Emerald Street NE
2 of 13

View looking southwest from north side of Emerald Street NE to south side of the street showing 1313-1319 Emerald Street NE
3 of 13

View looking southeast from north side of Emerald Street NE to south side showing 1337 to 1345 Emerald Street NE
4 of 13

View looking northeast south side of Emerald Street NE to north side showing 1324 to 1332 Emerald Street NE
5 of 13

View looking east along south side of Emerald Street from mid-block
6 of 13

View looking east along alley on north side of Emerald Street showing rear elevations of the north side of Emerald Street rowhouses
7 of 13

View looking northeast from west side of 13th Street at Emerald Street showing 519 13th Street, NE
8 of 13

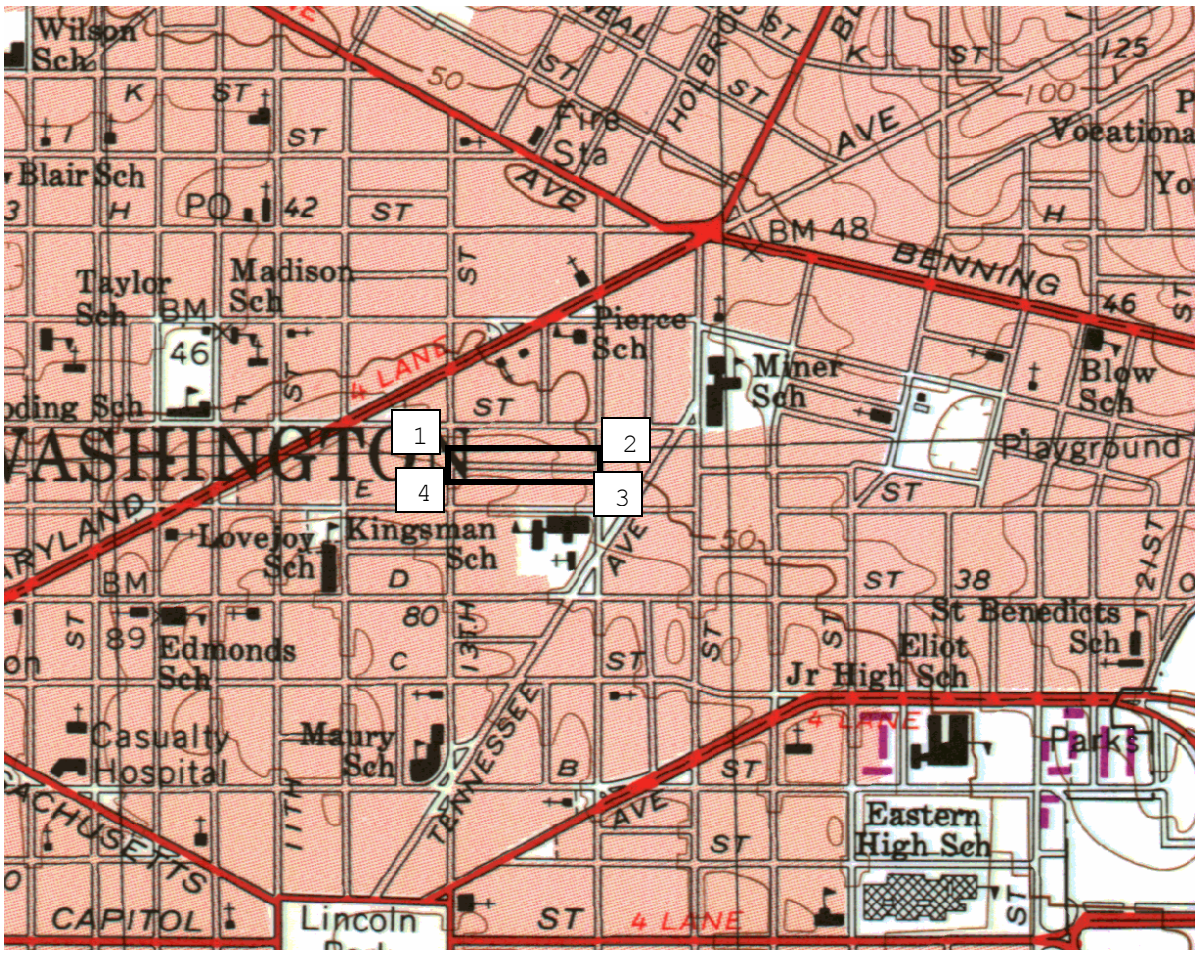
View looking southeast from west side of 13th Street at Emerald Street showing 517 13th Street, NE
9 of 13

View looking north showing projecting bay of 1312 Emerald Street, NE
10 of 13

View looking north showing detail of window lintel at 1300 Emerald Street, NE
11 of 13

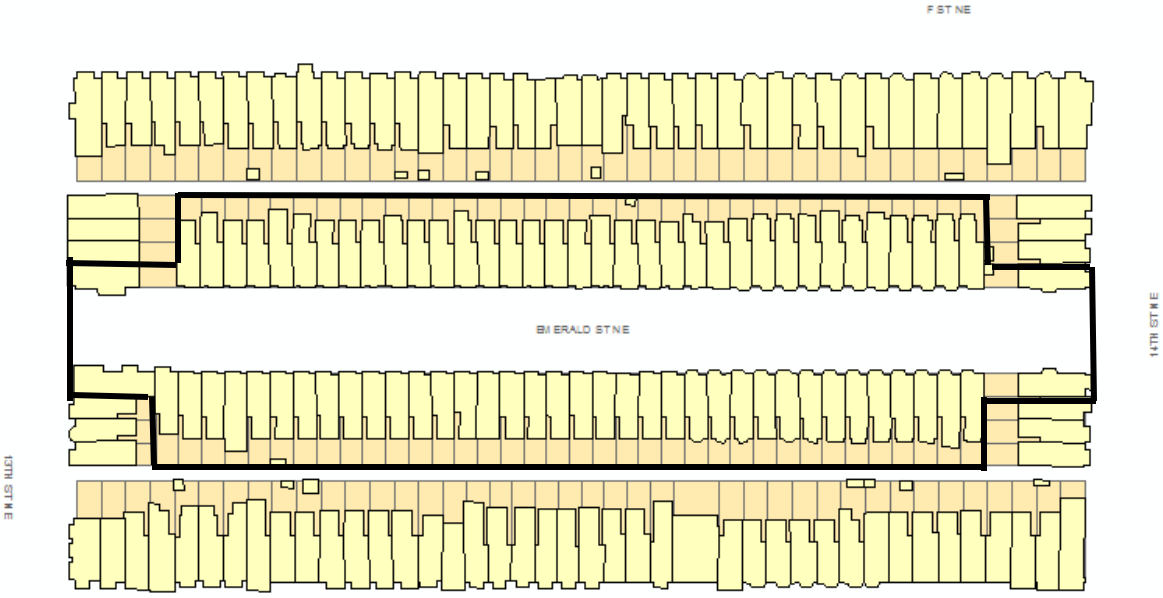
View looking south and skyward showing second-story windows at 1319 and 1321 Emerald Street, NE
12 of 13

View looking west on Emerald Street to 13th Street from 14th Street, NE
13 of 13

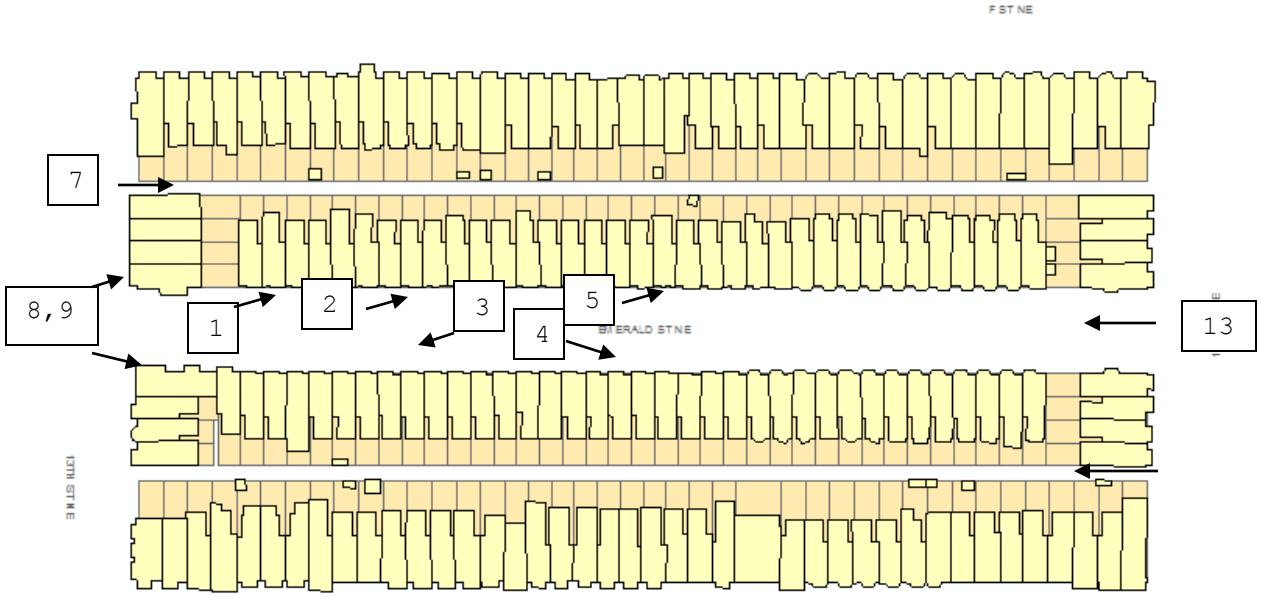



Location Map showing Emerald Street HD with Latitude and Longitudanal boundary points (USGS Washington East Quad Map)

1) 38.89681, -76.9881
2) 38.89681, -76.9858
3) 38.89661, -76.9858
4) 38.89661, -76.98804




Map showing Emerald Street Historic District National Register Boundaries




Map showing Key to Photographs

Figure 1. District of Columbia Office of the Surveyor. Square 1029 plat dated August 5, 1797, prepared by James R. Dermott. 4/1029.

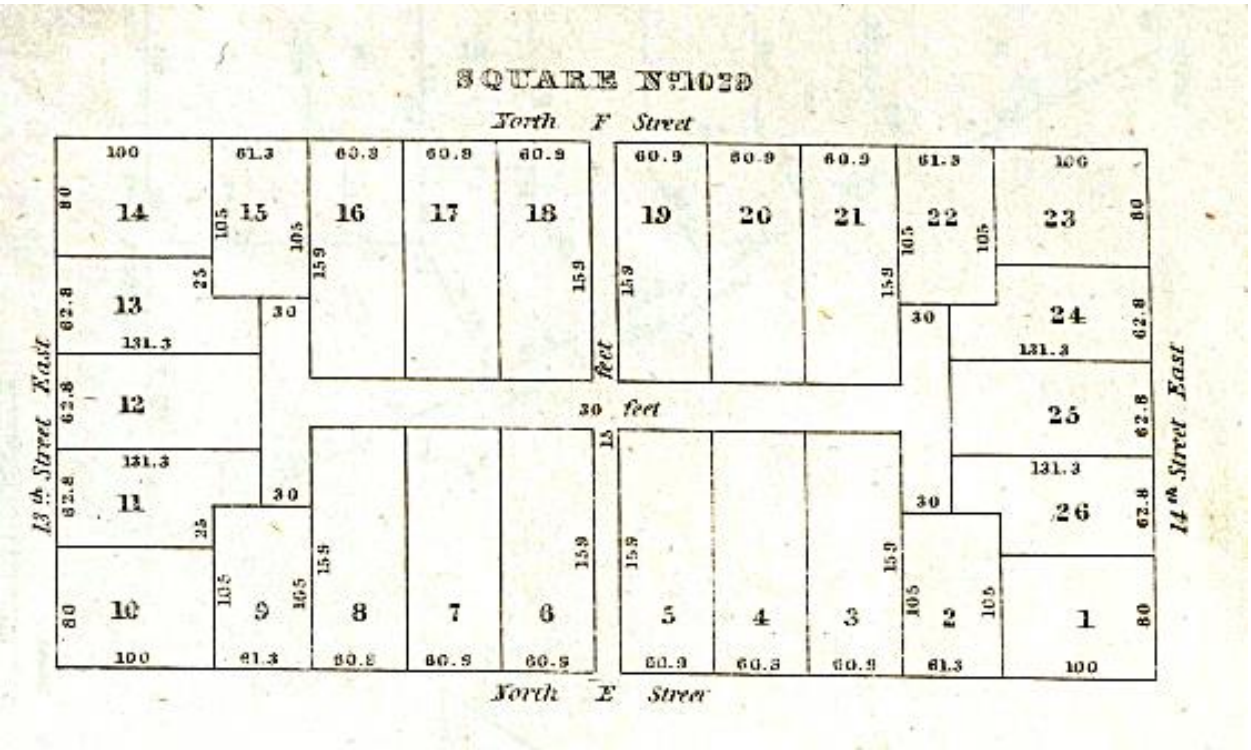


Figure 2. District of Columbia Office of the Surveyor. Square 1029, subdivision filed by William Mayse and Louis D. Wine, 2 Apr. 1892. 19/63.

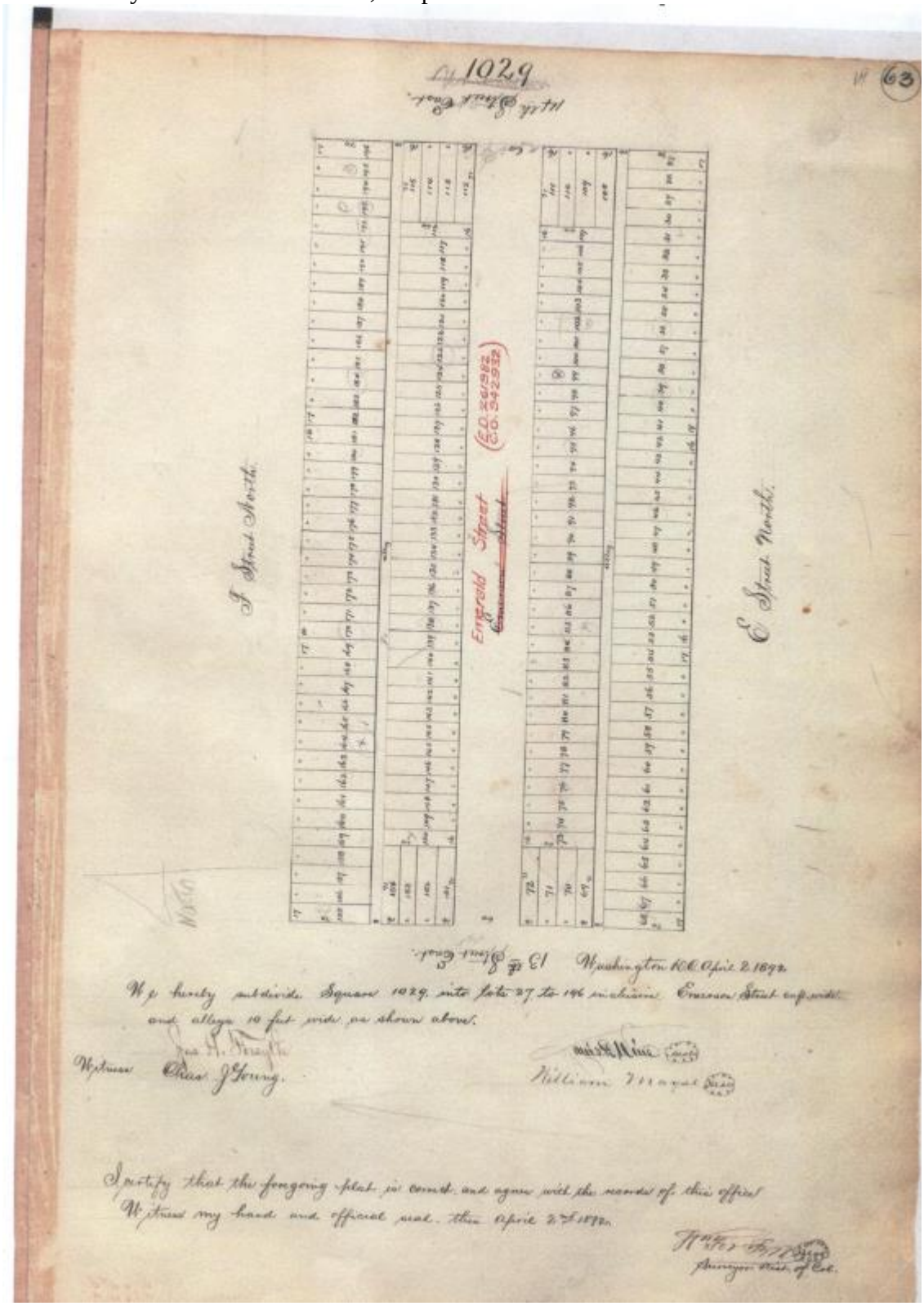


Chart Showing Minor Streets on Capitol Hill

| Square | Street name | Original configuration Alley shape/no. lots | Year one-block street created | Rowhouse lots created? | Comments |
|---|---|---|---|---|---|
| 669 | Decatur Street, NE | H-shaped alley/26 lots | 1856 | yes | |
| 672 | Patterson St., NE | I-shaped alley/34 lots | 1886 | yes | |
| 673 | Pierce St., NE | one-block street/24 lots | 1800 | no | |
| 674 | Fenton St., NE | H-shaped alley/24 lots | 1882 | yes | |
| 675 | Myrtle St., NE | H-shaped alley/28 lots | 1871 | yes | |
| 693 | Ivy St., SE | one-block street/30 lots | 1795 | yes | |
| 720 | Chicago St., NE | H-shaped alley/22 lots | 1877 | yes | closed by 1972 |
| 721 | California St., NE | H-shaped alley/22 lots | 1877 | yes | |
| 732 | Carroll St., SE | one-block street/41 lots | 1795 | no | closed by 1966 (LOC) |
| 736 | Heckman St., SE | no alley/1 lot | 1890 | yes | renamed Duddington |
| 736 | | | | | Pl., SE |
| 743 | Quander St., SE | H-shaped alley/23 lots | 1811 | no | 1932: part of Navy Yard |
| 743 | M Place, SE | H-shaped alley/23 lots | 1811 | no | 1932: part of Navy Yard |
| 744 | Francis Pl., SE | no alley/2 lots | 1890 | yes | 1932: part of Navy Yard |
| 748 | Congress St., NE | no alley/16 lots | 1880 | yes | |
| 750 | Parker St., NE | T-shaped alley/12 lots | 1882 | yes | |
| 773 | Abbey Pl., NE | t-shaped alley/20 lots | 1922 | yes | |
| 855 | Morton Pl., NE | one-block street/35 lots | 1796 | no | 2 one-block streets, |
| 855 | Orleans Pl., NE | one-block street/25 lots | 1796 | no | rowhouse lots in 1889 |
| 856 | Callan St., NE | t-shaped alley/20 lots | 1869 | yes | closed by 1956 |
| 860 | Morris Pl., NE | T-shaped alley/30 lots | 1879 | yes | |
| 861 | Acker Pl., NE | I-shaped alley/20 lots | 1877 | yes | |
| 862 | Lexington Pl., NE | | 1909 | yes | |
| 913 | Pickford Pl., NE | I-shaped alley/20 lots | 1897 | no | platted for duplexes |
| 931 | Kent Pl., NE | no alley/1 lot | 1909 | yes | |
| 987 | Park St., NE | I-shaped alley/22 | 1875 | yes | |
| 1003 | Wylie St., NE | t-shaped alley/16 lots | 1885 | yes | |
| 1004 | Linden Pl., NE | H-shaped alley/18 lots | 1886 | yes | originally James Pl. |
| 1008 | Duncan Pl., NE | H-shaped alley/20 lots | 1891 | | |
| 1010 | 12th Pl., NE | one-block street/18 lots | 1801 | no | one-block street, row- |
| 1010 | | | | | house lots added in 1892 |
| 1015 | Walter St., SE | one-block street/34 lots | 1796 | no | rowhouse lots added |
| 1015 | | | | | in1892 |
| 1028 | Elliott St., NE | no alley/1 lot | 1889 | yes | |
| 1029 | Emerson St., NE | H-shaped alley/26 lots | 1892 | yes | 1950: name changed |

| | | | | | |
|---|---|---|---|---|---|
| 1029 | | | 1892 | | to Emerald Street |
| 1031 | Corbin Pl., NE | no alley/10 lots | 1913 | yes | |
| 1046 | Ives Pl., SE | no alley/18 lots | 1887 | yes | |
| 1033 | Warren St., NE | one-block street/13 lots | 1800 | no | |
| 1051 | 14th Pl., NE | H-shaped alley/19 lots | 1890 | yes | original name: Florence |
| 1051 | | | | | Court |
| 1053 | Duncan St., NE | no alley/14 lots | 1890 | yes | |
| 1054 | 14th Pl., NE | no alley/16 lots | 1890 | yes | |
| 1055 | 14th Pl., NE | no alley/13 lots | 1891 | yes | |
| 1056 | Ames Pl., NE | no alley/1 lot | 1907 | yes | |
| 1065 | Ives Pl, SE | no alley/4 lots | 1900 | yes | |
| 1093 | 17th Pl., NE | H-shaped alley/24 lots | 1927 | yes | |
| 1098 | Bay St., SE | I-shaped/20/ lots | 1920 | yes | |
| 1107 | 18th Pl., NE | H-shaped alley/24 lots | 1927 | yes | |
| 1112 | Bay St., SE | I-shaped/16 lots | 1924 | yes | |
| 1112 | Burke St., SE | H-shaped alley/26 lots | 1935 | yes | |

**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.