

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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DATE ENTERED

JUL 21

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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

1 NAME

HISTORIC

Dupont Circle Historic District

AND/OR COMMON

Dupont Circle Historic District

2 LOCATION

STREET & NUMBER

General vicinity of Dupont Circle (see #10 for exact location) + 22nd St

CITY, TOWN

Washington

VICINITY OF

Walter E. Fauntroy, Congressman

STATE

District of Columbia

CODE 11

COUNTY

District of Columbia

CODE

001

3 CLASSIFICATION**CATEGORY**☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT**OWNERSHIP**☐ PUBLIC☐ PRIVATE☒ BOTH**PUBLIC ACQUISITION**☐ IN PROCESS☐ BEING CONSIDERED**STATUS**☒ OCCUPIED☐ UNOCCUPIED☒ WORK IN PROGRESS**ACCESSIBLE**☐ YES: RESTRICTED☒ YES: UNRESTRICTED☐ NO**PRESENT USE**☐ AGRICULTURE☒ MUSEUM☒ COMMERCIAL☒ PARK☒ EDUCATIONAL☒ PRIVATE RESIDENCE☒ ENTERTAINMENT☒ RELIGIOUS☒ GOVERNMENT☐ SCIENTIFIC☐ INDUSTRIAL☐ TRANSPORTATION☐ MILITARY☐ OTHER**4 OWNER OF PROPERTY**

NAME

Multiple public and private ownership

STREET & NUMBER

see attached list

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Recorder of Deeds

STREET & NUMBER

6th & D Streets, N.W.

CITY, TOWN

Washington,

STATE

D.C.

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

District of Columbia Inventory of Historic Sites

DATE

June 17, 1977

☒ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR

SURVEY RECORDS

D.C./N.C.P.C. Historic Preservation Office

CITY, TOWN

Washington,

STATE

District of Columbia

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE
☒ UNALTERED
☐ ALTERED

CHECK ONE
☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Dupont Circle Historic District is a primarily residential district extending generally in all directions from Dupont Circle. The area was developed in the last quarter of the nineteenth century and the early years of the twentieth century. Two types of housing predominate in the historic district: palatial mansions and freestanding residences built in the styles popular between 1895 and 1910; and three- and four-story rowhouses, many of which are variations on the Queen Anne and Richardsonian Romanesque Revival styles, primarily built before the turn of the century. The mansions line the broad, tree-lined diagonal avenues that intersect the Circle and the rowhouses line the grid streets of the historic district. This juxtaposition of house type and street pattern gives the area a unique character among Washington neighborhoods.

The palatial mansions in the historic district are among the best examples of eclectic Beaux Arts, Chateausque, Renaissance, and Georgian Revival architecture built in Washington around the turn of the century. With the exception of the few remaining Victorian mansions dating from the 1880's, the mansions along Massachusetts and New Hampshire Avenues and scattered throughout the rest of the historic district date from between 1895 and 1910.

When the Dupont Circle area first became a fashionable residential neighborhood some of this country's wealthiest men decided to build houses there. Few of the early mansions built in the 1870's and 1880's remain; most were razed to make way for the Beaux Arts mansions dating from around the turn-of-the-century that stand in the historic district today. The major exception is the Blaine Mansion at 2000 Massachusetts Avenue (A, photograph 2*). The exuberance of this brick Second Empire mansion is a sharp contrast to the dignified marble classicism of the later mansions in the area. John Fraser of Philadelphia designed the house for James G. Blaine in 1881. The details of the house -- molded brick around the windows and doors, iron cresting on the irregular roof, and the carved wood, particularly on the elaborate porte cochère -- are typically Victorian and very handsome.

Another early Victorian mansion still standing is the Heurich House (now the Columbia Historical Society) at 1307 New Hampshire Avenue (B, photograph 6). The house was built in 1880 for Christian Heurich, the operator of the Heurich Brewery. J.G. Myers was the architect. The brownstone and brick house is one of the finest examples of Victorian domestic architecture in the city. The massing and fenestration are varied and the turret serves as an anchor to the corner and a focal point in the area. The carving on the porte cochère and the decorative bands around the turret are elaborate and exceptionally fine. Other carvings and decorative brickwork further enhance the facades.

*Buildings discussed in the text are lettered to correspond to the enclosed map. Buildings which are discussed in the text and for which photographs are included are identified by numbers on the map.

(Continued on Form No. 10-300a)

8 SIGNIFICANCE

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

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

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

The Dupont Circle Historic District is significant for both its architectural and historical contributions to the District of Columbia. It contains some of the finest examples of late 19-early 20th century Beaux Arts Eclectic, Second Empire, Chateausque, Renaissance, and Georgian Revival structures designed by prominent architects in the city of Washington, juxtaposed with excellent 19th century brick rowhouse architecture derivative of Queen Anne and Richardsonian Romanesque. It has, throughout its existence, served as home for many prominent, professional and affluent Washingtonians, as well as for many foreign legations.

The Dupont Circle Historic District is an area of more than 40 squares in the northwest sector of the District of Columbia extending generally in all directions around Dupont Circle. Dupont Circle, a major element of the L'Enfant Plan, is the focal point for this predominantly residential district which was developed primarily between the mid-1870's and the turn-of-the-century. It was the last area of the Federal City to be developed and contains one of the finest collections of turn-of-the-century architectural styles in the city.

Although the immediate area around the Circle itself contains some high-rise mid-twentieth century intrusions, the remainder of the Historic District is characterized by a juxtaposition of grand, palatial mansions lining two of the avenues--Massachusetts and New Hampshire--which traverse the historic district and rowhouse development of excellent architectural quality on the grid streets. Connecticut Avenue is the main commercial corridor within the Dupont Circle Historic District. The majority of the commercial buildings located on this segment of Connecticut Avenue are of low scale and contribute to the residential quality of the neighborhood.

The houses which are located along both Massachusetts Avenue and New Hampshire Avenue within the historic district are for the most part palatial in scale, freestanding and well-sited to take advantage of their positions on wide, diagonal streets. The most popular architectural styles of the early 20th century--Beaux Arts Eclectic, Renaissance, and Georgian Revival--are reflected in the building designs by prominent architects of local and national reputation. These residences were built by some of the wealthiest American businessmen of this era and were used for large-scale and extravagant enter-

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See attached list

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately 170 acres

UTM REFERENCES

A 1,8 3,2,3,2,4,0 4,3,0,9,1,8,0

B 1,8 3,2,3,2,0,0 4,3,0,8,9,7,0

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 1,8 3,2,2,3,2,0 4,3,0,8,1,0,0

D 1,8 3,2,2,3,4,0 4,3,0,9,2,0,0

VERBAL BOUNDARY DESCRIPTION

The Dupont Circle Historic District encompasses an area of about forty squares radiating generally in all directions around Dupont Circle. See enclosed National Capital Planning Commission map File No. 31.30 (08.10) - 28276 for precise boundaries.

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

STATE	CODE	COUNTY	CODE
N.A.			
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Anne H. Helwig and Suzanne Ganschinietz; Architectural Historians

ORGANIZATION

D.C./N.C.P.C. Historic Preservation Office

DATE

February 21, 1978

STREET & NUMBER

1325 G Street, N.W.

TELEPHONE

CITY OR TOWN

Washington,

STATE

District of Columbia

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

LOCAL

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

 . 5-1-78
TITLE Director, Department of Housing and Community Development

DATE

FOR NPS USE ONLY

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

DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

DATE

UNITED STATES DEPARTMENT OF THE INTERIOR
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The following structures have been designated Landmarks by the Joint Committee on Landmarks of the National Capital, and are listed in the District of Columbia Inventory of Historic Sites. All the Category II Landmarks are also listed in the National Register of Historic Places.

<u>Category II</u>	<u>Architect</u>	<u>Date</u>
Larz Anderson House (Society of the Cincinnati), 2118 Massachusetts Ave., N.W.	Little and Browne	1902-05
Canadian Embassy (Moore House) 1746 Massachusetts Ave., N.W.	J. de Sibour	1906
Columbia Historical Society (Christian Heurich Memorial Mansion) 1307 New Hampshire Ave., N.W.	Meyers	1892-94
Cosmos Club (Townsend House) 2121 Massachusetts Ave., N.W.	Carrère and Hastings	1898-1900
Golden Parrot Restaurant (Scott-Thropp Mansion) 1701 20th Street, N.W.	Hornblower and Marshall	1890
Indonesian Embassy (Walsh-McLean House) 2020 Massachusetts Ave., N.W.	Anderson	1903
International Eastern Star Temple (Perry Belmont House) 1618 New Hampshire Ave., N.W.	Sanson; Trumbauer	1909
Phillips Collection (Phillips Memorial Gallery) 1612 21st Street, N.W.	Hornblower and Marshall; Hornblower and Marshall, wing; Wyeth and King, wing	1896-97 1907 1959-60

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<u>Category II (cont.)</u>	<u>Architect</u>	<u>Date</u>
St. Matthew's Cathedral and Rectory 1725-39 Rhode Island Ave., N.W.	Heins and LaFarge	1893
1785 Massachusetts Ave. Office Building (McCormick Apartments; Mellon Apartment)	J. de Sibour	1915-16
Thomas Nelson Page House 1759 R Street, N.W.	S. White of McKim, Mead and White	1896
Sulgrave Club (Wadsworth House) 1801 Massachusetts Ave., N.W.	Brooke	1900
Washington Club (Patterson House) 15 Dupont Circle	McKim, Mead and White	1902-03
Woman's National Democratic Club (Whittemore House; Weeks House) 1526 New Hampshire Ave., N.W.	Page Satterlee addition	1892-94 1966-67
<u>Category III</u>		
Beale House 2012 Massachusetts Ave., N.W.	Brown	1897
Blaine Mansion 2000 Massachusetts Ave., N.W.	Fraser	c.1885
Samuel M. Bryan House (Church of the Savior Ecumenical) 2025 Massachusetts Ave., N.W.	Gray	1885
Chancery of Iraq (Boardman House) 1801 P Street, N.W.	Hornblower and Marshall	c.1890
Old Australian Embassy 1700 Massachusetts Ave., N.W.	J. de Sibour	1909

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Most of the mansions on the large, landscaped lots along Massachusetts and New Hampshire Avenues were built between 1895 and 1910. By that time the Beaux Arts mode made popular at the 1893 Columbia Exposition in Chicago had swept the country, changing architectural taste. Among the nationally known architects commissioned to design mansions in what is now the Dupont Circle Historic District were McKim, Mead and White, Carrère and Hastings, John Russell Pope, Jules Henri de Sibour, and Little and Brown.

Stanford White, of McKim, Mead and White, was the partner in charge of the design for 15 Dupont Circle (C) for Robert W. Patterson. The 1901 structure, currently the home of the Washington Club, stands diagonally across the Circle from the Blaine Mansion and dramatically points out the contrast between Victorian and turn-of-the-century architectural styles. The composed white marble and glazed terra cotta facades of the Patterson House, with its Italianate decoration, are totally unlike the exuberant, asymmetrical facades of the Blaine Mansion. White also designed the Thomas Nelson Page House at 1759 R Street (D). This 1896 Colonial Revival structure occupies a corner lot created by the intersection of a grid street and a diagonal avenue. The six-bay R Street facade is symmetrical and highly articulated. The entrance, with its four Ionic columns, and the third floor balcony place the emphasis on the center two bays of the facade. The New York firm of Carrère and Hastings was commissioned by Richard H. Townsend to remodel 2121 Massachusetts Avenue (E) in 1898. The architects reputedly incorporated parts of an existing house, formerly the Hillyer Residence, into the present structure, which is reminiscent of Gabriel's Petit Trianon at Versailles. The detailing on the grand house is in the manner of Louis XVI. The elaborate landscape plan for this large corner lot may have been designed by Olmstead Associates.

One of the most prolific Beaux Arts architects in Washington was Jules Henri de Sibour, who specialized in mansions for the rich and socially prominent. The Canadian Chancery at 1746 Massachusetts Avenue (F) is one of de Sibour's finest designs. Originally a private residence, the house was one of the largest and most costly in what is now the historic district. The symmetrical facade, with its rusticated ground floor and dignified classical detailing, was designed in the manner of Louis XV.

De Sibour also designed the present Embassy of Colombia at 1520 20th Street, N.W. (G, photograph 1). The house was built in 1906 for Thomas T. Gaff and is reminiscent of French country chateau of the late 16th-early 17th century style associated with Francois Mansart. The varied roofline and the stone details and trim on the red brick house add visual interest to the streetscape.

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De Sibour also designed one of the large apartment buildings in the Dupont Circle Historic District. The McCormick Apartments at 1785 Massachusetts Avenue (H) were built between 1915 and 1917. The five-story building was one of the first luxury apartment buildings in Washington; it contained six apartments and living quarters for more than forty servants. The facade, with its Louis XVI details, was designed to complement the existing Beaux Arts neighborhood. The McCormick Apartments and other large-scale Beaux Arts structures along the Major Elements of the L'Enfant Plan in the historic district create a feeling of grandeur and elegance. These buildings reflect the eclectic and academic nature of American architecture at the turn-of-the-century.

Although many of the mansions in the Dupont Circle Historic District are concentrated along Massachusetts Avenue and around the Circle, others are scattered throughout the area. The Belmont House at 1618 New Hampshire Avenue (I) is one of the many houses in the historic district that sits on a triangular corner lot created by the intersection of a grid street and a diagonal avenue. This Beaux Arts mansion, designed by Sanson and Trumbauer, dates from 1909 and is similar in conception and feeling to the mansions on Massachusetts Avenue and around Dupont Circle.

A mansion of a very different character is the Weeks House at 1526 New Hampshire Avenue (J). Harvey Page, one of the most innovative architects working in Washington at this time, designed this house in 1892. The most outstanding feature of this house is the elegant and refined brickwork on the facades. This detailing relieves an otherwise unadorned, almost severe building. The Boardman House, now the Chancery of Iraw, at 1801 P Street (K), is also a brick mansion. This massive structure was designed by Hornblower and Marshall around 1890. The patterning in the Roman brick and the detail of the recessed, arched entrance at the rear of the house are elaborate. The ceiling of the entrance is coffered and a mosaic adorns the walls.

The Scott-Thropp House at 1701 20th Street (L) was also designed by Hornblower and Marshall. This 1890 house was basically designed in the Italian Renaissance manner, with Richardsonian Romanesque and English-American Colonial Revival details applied to the facade. This large brick and granite house is an important link between the residential areas on either side of Connecticut Avenue and an important element in continuing the residential quality along that street.

A striking example of the eclectic aspect of this historic district is the large Spanish Revival house at 1800 New Hampshire Avenue, which now serves as the Embassy of the Republic of Zaire Chancery (M, photograph 14). The facade of this cream-colored house, which is topped by a red tile roof, contains both Renaissance and Baroque elements, including urns and classical detailing. The front parapet and the side gables are elaborately scrolled.

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The majority of houses in the Dupont Circle Historic District are not mansions, however. The blocks along the grid streets are lined with rowhouses that were occupied by middle-class professional and official Washingtonians. Like the palatial houses of the wealthy, the rowhouses reflect the eclectic nature of American architecture at the time, although in a less academic manner. The styles employed in designing these rowhouses which were built from the 1880's on into the first decade of the 20th century, range from Queen Anne, to Richardsonian Romanesque Revival, to Renaissance and Georgian Revival. Variations on the Queen Anne and Richardsonian Romanesque Revival were the most prevalent in this area of Washington. Some of the rows in the historic district were designed as a unit by a single architect, others were made up of individually designed and built houses. The contrast of the two types of rows and the houses within them is visually exciting and adds richness to the historic district.

The Queen Anne rowhouse was characterized by large main gables, varied chimneys and massing, cut-brick corners, turrets, and elaborate terra cotta and brick ornamentation. The style was popular from about 1876, when it was introduced to America at the Centennial Exposition in Philadelphia, to about 1890. The variations on this style within the Dupont Circle Historic District are many. Typical Queen Anne rows include the 1900 block of S Street, the 1400 and 1700 blocks of 21st Street, the 1700 block of P Street, and Jefferson Place. The houses at 1843 and 1836 S Street (V, W) with their turrets, irregular massing and decorative brick details, are typical at this style. The turned wooden trim on the porches is particularly interesting.

Variations on the Richardsonian Romanesque Revival style so popular during the 1880's and the early 1890's also abound in the historic district. The influence of Henry Hobson Richardson hit Washington full force after the completion in 1884 of the Hay-Adams houses at 16th Street and Lafayette Square. The massiveness, the heavy masonry and large, round-arched entrances, and the decorative carving of Richardson's work are evident in many of the houses in the Dupont Circle Historic District. The elaborately carved double arch on the house at 1739 S Street (N) is one of the finest Richardsonian elements in the historic district. The row on the south side of the 1700 block of Q Street (photograph 8), designed in 1889 by T.F. Schneider, is one of the most impressive Richardsonian rows in the area. Individually designed Richardsonian rowhouses are interspersed in many of the blocks in the area, including the commercial corridor along Connecticut Avenue.

A number of houses in the historic district reflect combinations of stylistic elements of the Queen Anne and the Richardsonian Romanesque Revival styles. Two outstanding examples of this combination of elements are located at 2008 Hillyer Place (O, photograph 4) and 1614 20th Street (P, photograph 3). The Hillyer Place house takes its

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massing and turret from the Queen Anne and the contrasting materials and heavy masonry from the Richardsonian mode. The 20th Street house is one of the finest and most exciting houses in the historic district. The recessed entrance, the masonry, and the elaborate carving on the stone trim are Richardsonian. The varied massing and roofline, the bay window, and the turret on the third and fourth floors are typically Queen Anne. Such combining of stylistic elements happens frequently in the historic district but seldom with such success. The large grey brick house at 1803 New Hampshire Avenue (Q, photograph 18) also reflects a combination of stylistic elements. The triple-arched porch is unique in the historic district.

Another style frequently found in the historic district is the Second Empire style, popular from about 1860 to about 1880. The north side of the 2000 block of N Street (photograph 7) is one of the finest Second Empire rows in the historic district. The houses were built between 1879 and 1881 by Christopher Thom, who occupied the large house in the center of the row. The center house, with its double bay windows and turret, is the focal point of the block. The other houses in the row echo the bay window and cornice treatment of the main house. The proportions of the houses and the iron cresting on the mansard roofs are typically Victorian. Brick window and door surrounds and elaborate corbelled cornices along the roof and bay windows add considerable visual interest to the houses and the streetscape.

After the Columbian Exposition in 1893 the many and varied styles of the Beaux Arts mode replaced previously popular styles; the trend in American architecture was definitely eclectic. One of the most popular new styles, the Georgian Revival, took its inspiration from American architecture of the Colonial period. In the Dupont Circle Historic District the Georgian Revival was used for rowhouses and a small number of moderately-sized detached houses. Excellent examples of the Georgian Revival include 1701 New Hampshire Avenue (R) and the rowhouses along the south side of the 1800 block of R Street. Georgian Revival rowhouses also appear occasionally in the commercial blocks along Connecticut Avenue.

A small number of mid-nineteenth century rowhouses are scattered throughout the historic district. These frame houses, earlier than most of the development in the area, are generally two-story, two-bay houses. Some retain their simple bracketed cornices and details. Others, unfortunately, have been covered with aluminum siding and have, in the process, lost their details. The frame houses at 2116-2126 Florida Avenue (S) stand essentially intact. Similar frame houses also stand at 1753 Swann Street and 1826 18th Street.

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The architects designing the rowhouses in the historic district included many of the most prominent local architects of the day. A number of them -- James Hill, Harvey Page, Walter Paris, and Joseph Hornblower -- built their own houses in what is now the Dupont Circle Historic District. Other prominent local architects working in the area included T.F. Schneider, George D. Cooper, Frederic Bennett Pyle, and the firms of Marsh and Peter, and Hornblower and Marshall. One of the most varied and architecturally significant blocks, the 1700 block of N Street, reflects the breadth of architectural talent working in the area. Among the approximately forty residential structures on the block are houses by Schneider, Pyle, Frank Harding, Samuel Edmonston, and Waddy B. Wood. With the exception of an apartment building in the middle of the north side of the street the block remains essentially as it did at the turn of the century. Dominated by Queen Anne and Richardsonian Romanesque Revival style houses, many of which were designed to relate to the National Presbyterian Church which once stood on the corner of 18th and N Streets, this block reflects the character of the historic district as a whole.

Within the Dupont Circle Historic District a pleasant harmony of scale is created by the even blocks of rowhouses along the grid streets. The variety of styles and ornament on these houses provide richness and visual interest to the streetscape. Houses on corner lots were often more elaborately treated than other houses in a block, in order to solidly anchor the corner and the end of the row. The house at 1614 20th Street, by T.F. Schneider, is an example of the elaborate architectural treatment of a corner house.

L'Enfant's original plan for the Federal City was based on a grid pattern with grand diagonal avenues intersecting the grid. L'Enfant's diagonal avenues created Baroque vistas that focused on circles and squares placed at periodic intervals along the avenues (Dupont Circle is a focal point on Massachusetts and New Hampshire Avenues). The intersections of the diagonal avenues and the grid streets created oddly-shaped triangular lots. The architectural styles popular at the time the area was being developed, particularly the Queen Anne and the Richardsonian and the Richardsonian Romanesque Revival, offered exciting possibilities for these lots because of their asymmetrical facades and massing and their towers and turrets. The architects working in the historic district at the turn of the century were facile at adapting later-style houses to these irregular lots. The Belmont Houses at 1618 New Hampshire Avenue and the Wasdworth House at 1801 Massachusetts Avenue (T) are examples of such adaptations.

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There are approximately 3000 buildings, mostly residential structures, in the Dupont Circle Historic District. With this number of structures, it is impossible to discuss each one individually and thus exceptional buildings and rows have been singled out for discussion. A number of architectural styles dominate the area and the general design quality of all the styles is extremely fine. Scale, similar building materials, and a building vocabulary and design concept that is consistent throughout the historic district relate the buildings in a way that forms a lively, visually fascinating streetscape. This variety of styles, along with the contrasting building types and street patterns, creates two distinct feelings within the boundaries of the historic district: one of open space and grandeur and one of small-scale, intimate space. This quality of feeling within a single, easily definable neighborhood is rare in Washington.

Although the area was developed as a residential neighborhood, other building types are found within the boundaries of the historic district. A commercial corridor developed along Connecticut Avenue and P Street west of the Circle. Occasional five- and six-story apartment buildings and the dome of St. Matthew's Cathedral, a focal point in the area, interrupt the low-scale residential streetscape, adding variety to the historic district. In recent years a number of new office buildings have been constructed in the area. Because of the scale and unsympathetic design of these buildings, most of the mid-twentieth century structures are considered intrusions in the historic district. This is not uniformly the case however. The Euram Building (U), a new office building on the Circle, is an unusual example of good contemporary design that does not detract from the character of the historic district. The combined effect of good new construction and the older large, well-designed buildings in the area, such as 1785 Massachusetts Avenue and the Dupont Circle Building, is to mitigate the negative impact of the intrusions in the historic district. As the pressure for development along Connecticut Avenue increases so does the threat of demolition in the Dupont Circle Historic District. Over the years important structures and blocks of houses in the area of the historic district, including the Hitt House, by John Russell Pope, at 1511 New Hampshire Avenue, the Leiter House, by T.P. Chandler, 1500 New Hampshire Avenue, and the north side of the 1900 block of N Street, have been demolished. The impact of the demolition is felt not only in the loss of these buildings but also in the possible negative impact of new construction. The Dupont Circle Citizens' Association and the North Dupont Community Association have been actively fighting the threat of demolition and unsympathetic new development in the historic district. They have applied for and received historic district status and they are applying for rezoning in the area. The two groups have been actively encouraging preservation in the historic district. Extensive restoration work has already been accomplished in the Dupont Circle Historic District. Fortunately, most of the mansions in the area have been maintained essentially in their original state by the embassies, chanceries, and private clubs that have occupied them over the years.

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These institutions use the buildings in many of the ways they were originally intended, such as for large-scale entertaining. This continued use is conducive to the long-range preservation of these buildings. The rowhouses in the historic district are being renovated for single-family, apartment, and office use. Although interiors often changes, the facades of most of these houses have remained intact.

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Major Intrusions in the Dupont Circle Historic District

- 1601 Connecticut Avenue, N.W.
- 1666 Connecticut Avenue, N.W.
- 1700 Connecticut Avenue, N.W.
- 1 Dupont Circle
- 11 Dupont Circle
- 1500 New Hampshire Avenue, N.W.
- 1776 Massachusetts Avenue, N.W.
- 2015 Massachusetts Avenue, N.W.
- 2006 Florida Avenue, N.W.
- 1800 R Street, N.W.
- 2001 S Street, N.W.
- 1325 18th Street, N.W.
- 1616 18th Street, N.W.
- 1800 18th Street, N.W.
- 1400 20th Street, N.W.

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taining. Today these structures house embassies, chanceries, and private clubs--adaptive uses which are conducive to the long-term preservation of these buildings.

The rowhouse architecture in the Dupont Circle Historic District, built primarily for official Washingtonians, is also representative of styles popular in the late 19th century. The two most predominant styles are derivations of Queen Anne and Richardsonian Romanesque. The architectural elements which characterize these styles, such as the terra-cotta ornamentation, the decorative brickwork, the ordering of the fenestration, and the heavy, rusticated stone work, are among the most varied and imaginative in the city. The grid streets containing the speculative rowhouses are densely built-up within the historic district and this development frequently provides a continual contrast between delicate terra-cotta and intricate brick ornamentation of the Queen Anne houses and the heavy stone elements of a series of houses in the Romanesque style. Some of the rows were designed as a unit by one architect, while others are composed of individually designed and built houses.

The boundaries of the Dupont Circle Historic District have been carefully defined in order to include those rows of exceptionally fine architecture which characterize the area and to excise large scale or architecturally insignificant structures. The jagged nature of the boundary to the south and west of the intersection of Massachusetts and Florida Avenues reflects an inclusion of those blocks which retain the character and excellent architectural quality of the Dupont Circle Historic District despite surrounding intrusions. The only area within the historic district where several large-scale intrusions occur is the area round the Circle itself. The western boundary above this intersection is defined in part by Boundary Street or Florida Avenue, the original boundary of the Federal City, beyond which rises Kalorama. The northern boundary is defined by the fine quality of the architecture and the variety of excellent rowhouses included within the historic district as compared to the area immediately to the north of this boundary which contains low scale, commercial intrusions, and rows of monotonous, speculative housing with little variety of the architectural detail which so characterizes the historic district. The boundary to the east is generally the center line of 17th Street, N.W., a wide commercial corridor which acts as a physical barrier separating the historic district from the area to the east. Seventeenth Street itself has no sense of architectural continuity--the structures on the east side are mostly low scale commercial structures and lack the architectural quality of those on the west side.

Before the Civil War development in what is now the Dupont Circle Historic District consisted of scattered shacks and frame dwellings. The population boom brought on by the Civil War and Reconstruction initiated large-scale development throughout

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the city. The development around Dupont Circle, which began in the mid-1870's, continued for about forty years. Speculators bought large tracts of land in the area now included in the historic district. The extensive public works program carried out under Alexander Shepherd, Governor of the District of Columbia from 1871-1873, was designed to encourage the development of a residential and commercial community in this section of northwest Washington. Shepherd, who owned land in the area, had the streets graded and paved, sewers installed, and bridges built over the streams that still ran through the area. Connecticut Avenue was paved as far as Florida Avenue in 1873, and the Metropolitan Railroad Company laid tracks along it from H Street to Florida Avenue the following year.

Dupont Circle itself, the focal point of the historic district, was not enclosed until 1871, when the outer edge was graded for traffic. The Circle was named Pacific Circle in 1873 and minimally improved. In 1882 an Act of Congress renamed the Circle in honor of Union Civil War Admiral Samuel Dupont. The Circle was landscaped and in 1884 a bronze statue of the Admiral by sculptor Launt Thompson was placed in its center. In 1921 the statue was removed to allow for the erection of the present marble memorial fountain designed by Daniel Chester French and commissioned by the Dupont family.

Shortly after the Civil War a group of speculators known as the "California Syndicate" purchased \$600,000 worth of land in the area that is now the Dupont Circle Historic District for about 60¢ per foot, 15¢ below fair market price. The syndicate was made up of Senator William M. Stewart of Nevada; Curtis J. Hillyer, a mining industrialist from Nevada with whom Stewart had common mining interests; and Thomas Sunderland, a wealthy miner from California. James M. Latta, a local real estate broker, acted as their agent. The members of the syndicate all built substantial houses on their acquired land. In 1873 Hillyer began construction of his house at 2121 Massachusetts Avenue. The same year Stewart built a mansion, later known as Stewart's Castle, on Dupont Circle between Connecticut and Massachusetts Avenues, on the present site of the Riggs Bank.

It was perhaps the construction of the British Legation at Connecticut Avenue and N Street, N.W., in 1875 that really established the area as a fashionable residential area. Wealthy, socially-prominent families and, later on, other foreign legations, began to move into the area. The wide, tree-lined avenues provided a grand setting for the type of house that was being commissioned. Some built new mansions, others remodeled existing ones. Between 1895 and 1910 most of the Victorian mansions were razed to make way for the Beaux Arts mansions that still stand around the Circle and along Massachusetts and New Hampshire Avenues.

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The Blaine Mansion at 2000 Massachusetts Avenue is one of the few survivors of the first wave of development around the Circle. The brick Second Empire house, built in 1881-1882, is a sharp contrast to the marble Beaux Arts mansions that dominate some streets in the historic district today. These mansions were designed by nationally known architects and firms such as John Russell Pope, Jules Henri de Sibour, McKim, Mead, and White, Little and Brown, and Carrère and Hastings. Their Renaissance and Georgian Revival, Chateausque, and Eclectic mansions stand well-sited on large landscaped lots along the grand diagonal avenues which reflect the Baroque concept of L'Enfant's plan for the city. The variety of styles and the design mode clearly reflect the eclectic and academic nature of American architecture in the late nineteenth and early twentieth centuries.

Speculators and upper class professional and official Washingtonians built rowhouses along the narrow grid streets in the historic district. Although many of the rows were speculative housing they were often designed by prominent local architects. Individuals building houses in the area employed many of the same architects to design their houses. Among the architects designing these rowhouses, which generally sold for \$4,000-8,000, were Waddy Wood, T.F. Schneider, James Hill, Harvey Page, Frederic B. Pyle, and the firms of Marsh and Peter, and Hornblower and Marshall. Like the mansions in the area, the rowhouses reflect the eclectic nature of architectural taste at the time. They are, however, generally less academic in nature. Examples of Second Empire, Norman, and Georgian Revival rowhouses can be found within a single block, giving the area a visual richness and variety. The predominant style is variation on the Queen Anne and the Richardsonian Romanesque Revival. Gabled roofs, bay windows, turrets, fanciful chimneys, and polychromatic materials abound in the area. Unified through scale and design elements, these houses, with their imaginative and varied facade treatments, greatly enhance the visual appeal of the historic district.

The construction of the rowhouses along the grid streets began in the 1880's. Other types of buildings--churches, neighborhood commercial structures, and a number of five-and six-story apartment buildings--were also built. The result is a predominantly residential area with some mixed uses and an exciting juxtaposition of large detached houses and rowhouses interspersed with a variety of other building types.

A commercial corridor along Connecticut Avenue and P Street west of the Circle did develop in this predominately residential district. The early commercial buildings are small in scale and do not detract from the character of the historic district. Many buildings now used for commercial purposes were originally houses. Although altered for their current uses, the buildings retain their residential character, scale, and detail and continue to contribute to the quality of the historic district. In recent years the pressure for large-scale commercial/office development up Connecticut Avenue has been intense. A number of new office buildings

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have already been built or are under construction around the Circle and in the southern portions of the district. Although most of these buildings are unsympathetic to, and out of scale with, the historic district, not all buildings follow that pattern. The Euram Building, an unusual example of good contemporary design, adds a distinguished facade to Dupont Circle and does not detract from the quality of the district. Because of this and the other, well-designed larger buildings in the area, such as the Dupont Circle Building, 1785 Massachusetts Avenue and the large apartment buildings in the area, the negative impact of the mid-twentieth century intrusions is mitigated to some extent.

During the primary years of development in the Dupont Circle Historic District many of this country's wealthiest and most influential citizens maintained residences in the area. These men had a substantial impact on local and national affairs. The fortunes that enabled them to build and live in the fashionable new area of Washington came from such diverse sources as western mining, the nineteenth century industrial boom, and newspaper empires. Here financial, business, and political decisions were made in the midst of a lavish and spectacular social scene. Richard H. Townsend, president of the Erie and Pittsburgh Railroad, and his wife, the reigning socialite in Washington for many years, lived at 2121 Massachusetts Avenue, now the Cosmos Club. Thomas Walsh, who discovered one of the richest gold mines in Colorado, built the spectacular house at 2020 Massachusetts Avenue that is now the Chancery of the Republic of Indonesia. The Washington Club, the dignified marble mansion at 15 Dupont Circle, was built by Robert W. Patterson of newspaper publishing fame. In 1927 this house was the official residence of President Calvin Coolidge while the White House was undergoing renovations.

Stanley McCormick, son and heir of Cyrus McCormick, inventor of the reaper and founder of the International Harvester Company, built the apartment house at 1785 Massachusetts Avenue in 1915. William Butterworth, president of Deere and Company and the United States Chamber of Commerce, and Alanson B. Houghton, president of the Corning Glass Works and Ambassador to Germany and Great Britain, both lived in the building. Lord Duveen, London and New York art dealer, rented an apartment below Andrew Mellon in order to show Mellon a collection of art works. Mellon later bought the forty-two piece collection of \$21 million and formed the nucleus of the National Gallery of Art. Mellon, a philanthropist, was also the Secretary of the Treasury from 1921 to 1933, under Presidents Harding, Coolidge, and Hoover. Robert Bliss, diplomat and art collector, also lived at 1785 Massachusetts Avenue for a number of years. Bliss served as Minister to Sweden and Ambassador to Argentina and travelled extensively, collecting Byzantine and Pre-Columbia art. He later

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gave his art collection, research library, and estate, Dumbarton Oaks, to Harvard University to be used as a study center.

James G. Blaine was another of the many political figures who lived in the Dupont Circle Historic District. Blaine, a founder of the Republican Party and an unsuccessful presidential candidate, was known as the Plumed Knight from the State of Maine. The Blaines only occupied their house at 2000 Massachusetts Avenue for a short time before they rented it to Levi Leiter. The house was eventually sold to inventor George Westinghouse.

Larz Anderson, Minister to Belgium and Ambassador to Japan, built 2118 Massachusetts Avenue in 1902. After his death Mrs. Anderson gave the house to the Society of the Cincinnati, to be used as their headquarters. The Society was organized in 1783 by the officers of the American Army who served in the Revolutionary War. One male descendant of each qualified officer in the Continental Army and Navy is eligible for membership. The Society maintains the house as a museum which is open to the public.

Other illustrious residents of the Dupont Circle Historic District have included Pearl Mesta, Franklin D. Roosevelt, Sumner Welles, William Gibbs McAdoo, Nobel Peace Prize recipient Frank Phillips Kellog, and authors Sinclair Lewis and Frances Hodgson Burnett. Bank presidents, congressmen and senators, and cabinet members have also made their homes in the historic district over the years.

The late-nineteenth- early-twentieth century character of the Dupont Circle Historic District has remained essentially intact in spite of the intense development pressures on the area. The original mixture of building types and uses continues today and the structures themselves have survived the years relatively intact. The juxtaposition of palatial mansions on the grand tree-line avenues with the dense rowhouse development on the smaller grid streets gives the area a character unique among Washington neighborhoods.

In recent years a substantial amount of restoration and renovation work has been accomplished in the Dupont Circle Historic District. The two major citizens associations in the area--the Dupont Circle Citizens Association founded in 1922 and the North Dupont Community Association formed in the late 1960's--have been actively committed to preservation and rehabilitation in the area. The groups are fighting the increasing development pressures in the area and are working to retain the diverse residential character of the historic district. The mansions have remained relatively intact over the years due to continuing use by embassies and private clubs, for whose use they are eminently suited. Rowhouses are being renovated as single-family residences, apartments, or office spaces.

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