

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



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

New Designation _____ for: Historic Landmark ____ Historic District x

Amendment of a previous designation _____

Please summarize any amendment(s) _____

Property name Emerald Street Historic District

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

Address 1307-1377 and 1300-1368 Emerald Street, NE, 517-519 13th Street, 518-520
14th Street, NE

Square and lot number(s) Square 1029, lots 73-107, 116-150, 112, 201, 200, 151, 111

Affected Advisory Neighborhood Commission 6A

Date of construction 1892-1923 Date of major alteration(s) n/a

Late 19th and 20th century revival

Architect(s) various Architectural style(s) Queen Anne

Original use Single family residences Present use Single family residences

Property owner n/a

Legal address of property owner n/a

NAME OF APPLICANT(S) Advisory Neighborhood Commission 6A

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

Address/Telephone of applicant(s) Advisory Neighborhood Commission 6A

P.O. Box 75115, Washington, DC 20013 philANC6A@gmail.com

Name and title of authorized representative Phil Poomajian, Chair, ANC 6A

Signature of representative  Date 12/8/16

Name and telephone of author of application Elizabeth Purcell, 202 544-0178

#17-05 Date received 1/12/16
H.P.O. staff YTD

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)

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:

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

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

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>75</u>	<u>10</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>75</u>	<u>10</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling
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

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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

Description of the area and resources of the Emerald Street Historic District

The Emerald Street Historic District is within Square 1029, 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 is a one-block street bisecting Square 1029 running east to west intersecting 13th Street, NE on the west and 14th Street, NE on the east.

Emerald Street is the product of land use planning by late nineteenth century speculators who transformed Square 1029 from an open space without improvements to a square filled with rowhouse lots, creating Emerald Street as a part of this process, providing circulation and street access essential to maximizing the number of rowhouse lots. Speculators subdivided Square 1029 in April 1892, and quickly sold lots to developers who began building speculative rowhouses before the end of 1892. By 1896, Emerald Street itself was built out, and building in the Emerald Street Historic District was completed in 1923.

The principal building type is a simple two-story press brick Queen Anne rowhouse, with a full-height square bay, essentially built between 1892 and 1898 (one dates to 1901). In 1923, a row of Colonial Revival, Craftsman-influenced brick porch front houses was built on 13th Street, NE, including 519 13th Street, NE. All 75 rowhouses in the proposed boundaries are contributing buildings. Ten sheds, located in the rear lots, erected c. 1990, are non-contributing buildings.

The proposed historic district includes all of the houses on the north and south sides of Emerald Street, the two houses on the northeast and southeast corners of Emerald and 13th streets NW and the two houses on the northwest and southwest corners of Emerald and 14th streets NW.

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Narrative Description

Emerald Street, NE is one-block residential street, 60 feet wide, lined on each side by continuous two-story Queen Anne press brick rowhouses, arranged on a uniform building line. Built between 1892 and 1901, the houses reflect late nineteenth century residential building traditions in Washington, as interpreted by individual architects and rowhouse builders. The rowhouses are generally in good condition, and with the exception of changes to several facades, the street retains the same appearance as during the period of significance.

The street is lined with street trees adjacent to concrete sidewalks laid in narrow rectangular panels. The small raised front yards, set back approximately 10 feet from the sidewalk, have retaining walls (almost all in concrete in narrow vertical panels (and several in brick or uncoursed granite), and are planted with shrubs or small trees; a number have chairs and flowerpots. Many houses have fences; many are iron, one is chain link,

The following is a description of the buildings in the Emerald Street Historic District.

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 single permit by George P. Newton.¹ These are two-story, two-bay press brick Queen Anne style rowhouses with a rectangular main block, full-height projecting front bay and rear ell. Set on a solid brick foundation, the brick structure is faced with stretcher-bond brick, 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. A: (1300, 1306, 1312, 1318, 1324, 1330 and 1336) has chamfered bay corners and paired window openings with a fluted pilaster, concrete sills, surmounted by two-course rowlock brick segmental arches with pearl molding. B: (1302, 1308, 1314, 1320, 1326, 1332, 1338) has nonchamfered bays and the window openings are surmounted by rock-faced concrete lug lintels and sills.. C: (1304, 1310, 1316, 1322, 1328, 1334) has chamfered bay corners, and paired window openings with a fluted pilaster surmounted by rowlock brick segmental arches with nailhead molding. Window openings have 1/1 double hung windows. There is a single-leaf door with a one-light transom. Vinyl windows have replaced many wood windows. 1308 Emerald Street has casement windows. On 1318 Emerald Street, the first story windows have been replaced by a 30-light wood window.

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

These 12 rowhouses were owned, designed, and built on single permit by George P. Newton.² They are two-story, two-bay press brick Queen Anne style rowhouses with a rectangular main block, shallow projecting front bay with chamfered corners, and rear ell, set on a solid concrete and brick foundation. The rowhouses are faced with stretcher-bond brick, capped by a sloped

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

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

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roof obscured by a brick parapet composed of a narrow corbelled with brick dentils capped by a molded metal cornice. There are two models in this row of 12 following an AAABBBAAABBB rhythm. A: (1309, 1311, 1313, 1321, 1323, 1325) has on the first story, window openings with concrete lug lintels over a paired first-story window opening with a fixed sash set above a double-hung sash and on the second story, paired window openings in two-course, rowlock brick segmental arches and three-course rowlock brick arches over the second-story windows. B: (1315, 1317, 1319, 1327, 1329, 1331) has window openings on the first story with a fixed sash surrounding the double-hung sash and concrete lug lintels. The second story has single and paired window openings with two-course rowlock brick segmental arches with header molding. The rowhouse at 1313 Emerald retains the 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, separated by a wood block which sits atop the stile below. The second-story window features a pair of 1/1 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. The rowhouse at 1315 Emerald retains its original window configuration on the first story. This window features a single 1/1 replacement window in the center of the opening, flanked by narrow sidelights and topped by a three-part transom above with three-fixed. There is a single-leaf door with a one-light transom. No other rows have these patterns. Vinyl windows have replaced many wood windows. The second story paired window at 1323 Emerald Street has been replaced with a single-light arched window surmounted by a spandrel, and the second story window at 1325 Emerald Street has been altered to hold square paired windows surmounted by a wide vinyl fanlight.

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 press 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 concrete and brick foundation. The rowhouses are faced with stretcher-bond brick, capped by a sloped roof obscured by a brick parapet with brick dentils capped by a molded metal cornice. These rowhouses have two models in an ABAB pattern: A: (1340, 1344) has chamfered bay corners and paired window openings with a fluted pilaster, concrete sills, complemented by a two-course brick sill course surmounted by two-course rowlock brick segmental arches with pearl molding. B: (1342, 1346) has square-edged bays and the window openings are surmounted by rock-faced concrete lug lintels with concrete sills. The A pattern is the same as the A pattern at 1300-1338 Emerald Street. There is a single-leaf door with a semi-circular light and transom. The first story window at 1340 Emerald Street has been replaced with a 30-light fixed window, and the second story window with a 20-light fixed window. 1342 Emerald Street has been clad in permastone.

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

These rowhouses are two of five designed by R. S. Smith for Francis S. Carmody, owner and builder.⁴ The other three rowhouses are adjacent at 511-515 13th Street, NE. 1307 Emerald

³ DC Building permit # 1552 (28 Apr. 1894).

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Street is a two-story, two-bay press brick Queen Anne style rowhouse in stretcher bond, with a rectangular main block and a full-height projecting square bay, and rear ell, set on a solid concrete foundation. The sloped roof is obscured by a brick parapet wall with 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 rock-faced concrete sills complemented by brick string courses. Each opening has a soldier brick segmental arch with header molding.

517 13th Street, NE, a corner building, 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. There are no repair permits or visual trace of changes 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 building is a two-story, two-bay press brick Queen Anne style rowhouse in stretcher bond, set on a solid concrete foundation. The building has a long rectangular form with two recessed bays along the eight-bay deep north (side) elevation, and the corbelled brick table extends across the north elevation as well. The main entry is located on the north elevation, with a double-leaf multi-paned door. Window openings hold 1/1 double-hung, vinyl windows with rock-faced concrete sills and rock-faced concrete lintels, and a second-story brick sill string course as well as paired brick string courses at upper-sash height. The north elevation has two recessed segments. The first and second bays are recessed with its single-leaf door with blind transom and soldier course brick segmental arch. The fourth and fifth bays are also recessed with a door opening repurposed to hold a fixed window. No building permit could be found for this alteration, and any trace of steps has disappeared. The small window on the second story of these bays (with a sill but no segmental arch) may have been added during the bathroom renovation. These two recessed blocks form what appears to be a projecting full height third bay. Window openings contain 1/1 double hung vinyl sake with rock-faced concrete sills and solder brick segmental arches. the side elevation features a second-story brick sill string as well as paired brick strings at upper-sash height.

The other three rowhouses are adjacent at 511-515 13th Street, NE. 1307 Emerald Street is a two-story, two-bay press brick Queen Anne style rowhouse in stretcher bond, with a rectangular main block and a full-height projecting square bay, and rear ell, set on a solid concrete foundation. The sloped roof is obscured by a brick parapet wall with 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 rock-faced concrete sills complemented by brick string courses. Each opening has a soldier brick segmental arch with header molding.

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).

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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 press brick Queen Anne style rowhouses with a rectangular main block, a full-height shallow projecting front bay with chamfered corners, and a pedimented brick parapet with an ovolo-molded metal cornice, and rear ell, set on a solid concrete and 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 a pedimented 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, rock-faced concrete 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 rock-faced concrete sills complemented by brick string courses, and concrete lug 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 concrete 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 press 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 obscured by brick parapet composed of a narrow corbelled table with brick dentils capped by an ovolo-molded metal cornice. The houses are arranged in an AB pattern: A: (1353, 1357, 1361) has rock-faced concrete sills complemented with two brick string courses and two-course rowlock brick segmental arches with pearl molding. B: (1355, 1359, 1363) has nonchamfered bays, and concrete sills complemented by brick string sills and rock-faced concrete lintels. 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.

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 press 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 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

⁵ DC Building permit # 1106 (24 Jan. 1895).

⁶ DC Building permit # 966 (9 Jan. 1896).

⁷ DC Building permit # 1157 (27 Feb. 1896).

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an ovolo-molded metal cornice The houses are arranged in an ABABABACACA pattern: A: (1348, 1352, 1356, 1360, 1354, 1368) has rock-faced concrete lintels complemented with two-course brick sills. B: (1350, 1354, 1358) has molded bay corners, rock-faced concrete sills complemented with two brick string courses and two-course rowlock brick segmental arches with pearl molding. C: (1362, 1366) has rock-faced concrete 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 rear ell set on a solid concrete and brick foundation. The rowhouses are faced with stretcher-bond brick, capped by a sloped roof obscured by brick parapet composed of a narrow corbelled table with brick dentils capped by an ovolo-molded metal cornice. The houses have rock-faced concrete sills complemented with two brick string courses. Window openings contain 1/1 double-hung windows. There is a single-leaf door with a single-light transom.

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

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 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. This is a two-story, two-bay press brick Queen Anne style rowhouse with a rectangular main block, a full-height square front bay capped by a pedimented gable and rear ell, set on a solid concrete foundation. The rowhouse is faced with stretcher-bond brick, capped by a sloped roof obscured by a tall brick parapet composed of a corbelled table with brick dentils capped by an ovolo-molded metal cornice. There is a single-leaf door with a transom. Window openings contain 1/1 double-hung vinyl sash with concrete sills complemented by two-course brick strings surmounted by concrete lug lintels. The south (side) elevation has a full-height canted bay capped by a front-gabled pediment with molded cornice, The west (rear) elevation has 1/1 vinyl double-hung windows with concrete sills and a single-leaf wood doors. All openings have two-course rowlock brick segmental arches. A full-height canted bay defines the northern elevation. The west (rear) elevation has 1/1 double-hung vinyl windows with wood and concrete sills. A single leaf-wood door has a transom. All openings have 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 northern side. It is one of four 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

⁸ DC Building permit # 473 (8 Oct. 1896).

⁹ DC Building permit # 1846 (27 June 1898).

¹⁰ DC Building permit # 1044 (21 Jan. 1901).

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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 pedimented brick parapet with molded-metal cornice and a fleur-de-lis finial, and rear ell, set on a solid concrete foundation. The rowhouse is faced with stretcher-bond brick, capped by a sloped roof obscured by a molded-metal cornice set above brick dentils. There is a single-leaf door sheltered by an awning. Window openings contain 1/1 double-hung vinyl sash with concrete sills complemented by two-course brick strings surmounted by concrete lug 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. This two-story rowhouse exhibits stylistic offerings from both the Classical Revival and Craftsman. Set on a solid concrete foundation, this brick structure is faced with five-course American bond brick coursing. The sloped roof is fronted by a slate-single false mansard with deep overhanging eaves and scrolled brackets. A false dormer adorns the facade. Clad in slate shingles, the dormer has slate-shingled roof, overhanging eaves, bracket ends and a six-light wood window and interior-rear brick chimney is located on the southeast corner. Located in the northern bay of the facade, the main entry holds a single leaf wood door with transom. Window openings on the facade contain paired 1/1 double-hung vinyl sash and 6/6 double-hung wood sash; all with concrete sills. Soldier brick lintel strings complete the openings. A one-story porch shelters the first story of the facade. Set on a brick pier foundations with decorate concrete block infill, the porch has a flat roof with overhanging eaves, molded metal cornice, and modillions supported by brick columns. Metal balusters encircle the porch. Fenestration of the south elevation consists of 6/6 double-hung wood-sash windows and two-light vinyl sliding windows; all with concrete sills. A full-height projecting bay defines the side elevation, with a hipped roof of slate shingle and carries the overhanging eaves and scrolled brackets featured on the main block. A below-grade garage door has been enclosed.

Integrity

The Emerald Street Historic District retains its original setting as laid out in 1892, and its original design scheme of two-story brick rowhouses, built between 1892 and 1923. The rowhouses retain integrity of materials and craftsmanship, including press brick Queen Anne and Classical Revival forms, and Emerald Street retains its integrity of feeling and association as a one-block residential street.

¹¹ DC Building permit # 5301 (18 Dec. 1923).

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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	Ca. 1990	No Style	Shed	Non-

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		(Rear)				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
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	13 th 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	14 th Street, NE (Rear)	Ca. 1990	No style	Shed	Non-contributing
112	520	14th Street, NE	1898	Queen Anne	Rowhouse	Contributing

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112	520	14 th Street NE (Rear)	Ca. 1990	No Style	Shed	Non-contributing
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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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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.

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

The Emerald Street Historic District is eligible for listing on the National Register of Historic Places under Criterion A as an example of **community planning and development**.

Emerald Street illustrates the community planning and architectural significance of one-block streets and Queen Anne press brick rowhouses built for a middle-class market in the late nineteenth century. During this period, a strong economy, a growing middle class of government clerks and men working in construction trades created a demand for housing. Emerald Street in Square 1029 is one of 46 one-block streets on Capitol Hill.¹² Emerald Street, like many of these streets, was created in the 1890s as speculators responded to a demand for rowhouses and sought to maximize profit by creating and selling as many rowhouse lots as possible. By eliminating plans for an alley and replacing it with a one-block street connecting to adjacent streets, speculators could create more rowhouse lots than with an alley layout, and each lot fronted on a public street. In 1797, at the founding of the city, Square 1029 was laid out with 26 large lots, each fronting on an alley and a street. In 1892, speculators bought the entire square and then subdivided it to create 170 rowhouse-sized lots, fronting on 13th, 14th, E, F, or Emerald Street, NE. The rowhouse lots sold quickly, at a substantial profit. Speculative developers bought lots and were building rowhouses before the end of 1892, and built out all 71 lots on Emerald Street by 1896.¹³

Decades later, Emerald Street again illustrated community planning and development as it underwent urban renewal. In 1968, H Street, NE was extensively damaged during the riots following the assassination of Dr. Martin Luther King, Jr. on April 4, 1968. Although Emerald Street itself was not damaged during the riots, it had become run-down and was eligible for urban renewal. DC government moved to rebuild the riot-damaged areas, designating H Street and an adjacent area including Emerald Street as an urban renewal area to be controlled by the DC Redevelopment Land Agency (RLA). Square 1029, including Emerald Street, was spared demolition under urban renewal. Instead, RLA decided to retain Emerald Street as a low-rise residential area, and to rehabilitate houses according to RLA standards. In the 1970s, RLA rehabilitated 39 houses on Emerald Street, and a total of 88 houses in Square 1029. RLA did not alter the facades of the houses.¹⁴

¹² A list of one-block streets by square, name and year created can be found in the continuation pages of this nomination.

¹³ Ruth Ann Overbeck and Nancy Metzger, "Capitol Hill," *Washington At Home*, ed., Kathryn Schneider Smith (Baltimore, Md.: Johns Hopkins Univ. Press, 2010, 36-52.) Employment centers included Union Station, the Government Printing Office on North Capitol Street, a commercial area on H Street, NE, breweries, dairies and brick works. Susan H. Myers, "Capitol Hill, 1870-1900: The People and their Homes," *Records of the Columbia Historical Society* 49 (1973-1974): 276-299.

¹⁴ The other areas were Shaw, downtown, and 14th Street, NW. National Capital Planning Commission, *Washington Goes Forward 1968-1976* (undated).

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The Emerald Street Historic District is eligible for listing on the National Register of Historic Places under Criterion C as an example of **architecture** for its cohesive and historic building stock that is illustrative of architectural styles popular in the late nineteenth and early twentieth century on Capitol Hill.

Washington has often been described as a red brick city.¹⁵ In the late nineteenth century, brick, and especially press brick (a very strong brick formed under high pressure), was extremely popular in the building trade. Press brick walls with butter joints create a flat, smooth, monolithic appearance which allows for complex surface patterns, and builders could add a variety of decorative elements. Brick was relatively inexpensive, strong, and durable, qualities that appealed to developers during what architect Appleton P. Clark, Jr. called "the press brick period" --

[houses faced in press brick] trim generally of brown stone, or cast iron lintels, window trim, etc. painted to match the stone. Cornices and the trim of mansards, dormers and cupolas were generally of wood. The ornamentation of cut in line patterns of perfectly meaningless lines and shapes was used extensively.¹⁶

All Emerald Street rowhouses in the Emerald Street Historic District (except 519 13th Street, NE built in 1923) are press brick and representative examples of the press brick period, featuring square or angled bays. While Emerald Street houses were simpler, without cupolas or dormers, architects and builders used the press brick vocabulary to create houses with Queen Anne elements. Judith Capen, AIA describes Queen Anne style as "... variety in pressed brick and as belt and string coursing ... brick door and window hoods. To enliven the roof line, row houses acquired large and elaborate roof cornices."¹⁷ George P. Newton built most of the rowhouses on Emerald Street. Newton's houses express the Queen Anne style through a corbelled table at the cornice, string courses as window sills, and window openings with wood fluted pilasters, with scrolled spandrels above. Over the door and window openings are brick segmental arches with pearl molding. His houses also feature chamfered corners on the bays, a technique introduced by Cluss & Shcultze in 1878, which became very popular. Newton designed most of the houses and architect Nicholas T. Haller designed others.¹⁸

George P. Newton is an example of master builders who designed and constructed the majority of the houses and small commercial buildings in late nineteenth century Washington.

¹⁵ Myers, "Capitol Hill," 292-294. Melissa McCloud, "Craftsmen and Entrepreneurs," *Housing Washington*, ed., Richard Longstreth (Chicago, Ill.: Center for American Places, 2010, 23-40).

¹⁶ Appleton P. Clark, Jr., "History of Architecture in Washington," *Washington Past and Present: A History*, John Claggett Proctor, ed. (New York, NY: Lewis Historical Publishing Co., 1930, 495-518, 509).

¹⁷ Judith Capen, AIA, *Building Styles in the Capitol Hill Historic District*, 8, Capitol Hill Restoration Society (1991).

¹⁸ Richard Longstreth, "Adolph Cluss, Washington, and the World," Alan Lessoff and Christoph Mauch, eds., *Adolf Cluss, Architect: From Germany to America* (Washington, DC: Historical Society of Washington, D.C., 2005, 106-107) cited in "Craftsmen and Entrepreneurs," 33.

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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.¹⁹ 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 system²⁰ and offered stable employment for federal government employees, including Capitol Hill residents.²¹ 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).²²

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 were built at 14th and East Capitol streets, 13th and D streets, NE and near the Navy Yard.²³ These factors attracted developers and caused Capitol Hill to become a middle-class community of workers in government, the building trades, and small business.²⁴ After the new Eastern Market opened in 1873, new brick rowhouses were built, primarily two- and three-story houses,

¹⁹ Myers, "Capitol Hill," 280.

²⁰ 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.

²¹ 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).

²² US Census, Manufactures, 1880, 1890, 1900, quoted in Green, *Washington, Capital City*: vol. II, 27.

²³ 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).

²⁴ More affluent residents generally clustered on East Capitol Street, and A and B Streets, NE and SE. Meyers, "Capitol Hill," 280, 283.

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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.

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*). 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.²⁵ 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 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).²⁶ 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.²⁷

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.²⁸ When Mayse and Wine subdivided Square 1029 they added two ten-foot wide alleys

²⁵ 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.

²⁶ "More New Buildings," *Washington Post*, 28 Feb. 1891, 7. "Real Estate Transfers," *Washington Post*, 25 Feb. 1891, 7.

²⁷ 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, 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.

²⁸In 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

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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.²⁹ 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.³⁰ On E and F streets, lots were 16 or 17 feet wide and 70 feet deep, 1,120 or 1,190 square feet.

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.³¹ 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, 13th, and 14th Streets were secured by a deed of trust at 0.40 per square foot, but the lots fronting on Emerald Street secured a deed of trust at only 0.29 per square foot.³²

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. 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. 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

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).

²⁹ "More New Buildings," *Washington Post*, 28 Feb. 1891, 7. "Real Estate Transfers," *Washington Post*, 25 Feb. 1891, 7.

³⁰ 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,

³¹ Under the current zoning regulations, a lot must be a minimum of 1,500 square feet.

³² 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 is unknown.

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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 attempted to mitigate 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.

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 feet 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. 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.

Square 1029 has 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. The earliest private garage in HPO's survey of alley buildings dates from 1901. As late as 1911, it was newsworthy to publish the name and address of individuals owning an automobile, as well as the make and model. However, by 1925, there were 72,482 private automobiles, and auto ownership continued to rise in the 1930s. For these reasons, although Mayse and Wine recognized the need for alley access, they likely never considered automobile access or space for garages. Nevertheless, their plan proved adequate for motor vehicle access, including trash trucks. Their decision on alley width and design was typical of land use planning before automobile ownership became common. As late as 1907 and 1908, Kennedy Bros. created ten-foot wide alleys in Squares 862 and 1056. But in 1911, Harry Kite's subdivision of Square 1031 had 15-foot wide alleys (although the alleys narrowed to ten feet where they intersected with the streets). In 1924, the subdivision creating Bay Street, SE in Square 1112 had 15-foot wide alleys

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and in 1927 Squares 1093 and 1107 had 16- and 20-foot wide alleys. While Mayse and Wine's alleys allowed automobile access, with lot depths at 64 and 71 feet, and house depths averaging 30 feet, it was (and remains) difficult for homeowners to add garages and still have space in their rear yards for other activities. 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.

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. On May 21, 1892, less than two months after the subdivision was completed, 42 lots (lots 27 through 68) sold for \$29,484 (or \$702 per lot, the equivalent of \$119,340 for all 170 lots). There may have been a discount for a bulk purchase of lots, because that same day, three lots (155, a corner lot, and lots 156, and 157) were sold for a total of \$3,000 (the equivalent of \$170,000 for all 170 lots), and lot 196, a corner lot, was sold for \$2,000. If one of the four corner lots was worth \$2,000 and the other 166 lots were worth \$1,000 the aggregate value of the 170 lots was \$174,000 ((166 x 1,000) + (4 x 2,000)).³³ By 1893, 43 different people owned lots in the square.³⁴ With only minor changes, Square 1029 remains true to the Mayse and Wine subdivision plat. One notable change occurred in 1895, when Francis S. Carmody re-subdivided 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))³⁵ (*Figure 3*).

Emerald Street was essentially built out between 1892 and 1896 and fully completed with construction on the last rowhouse lot in 1923. Today there are 173 lots in Square 1029. Between 1892 and 1896, 72 of the 75 houses in the proposed historic district were built 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 one house in 1923 (519 14th Street).

Mayse and Wine certainly understood that buying an entire square with no improvements was essential for their plan for Square 1029 to succeed. Retrofitting a square that already had alleys and alley dwellings into a one-block street would be costly, and in many instances, probably cost-prohibitive. The problems with retrofitting 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 decided to close O Street Alley in Square 512 and replace 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

³³ "A Square of Ground Sold," *Washington Star*, 9 Mar. 1892, 3. DC Recorder of Deeds, Liber 1698, p. 21 (18 May 1892). Cahill and Worthington to Watson J. Newton. Liber 1675, p. 458 (21 May 1892), Watson J. Newton to John G. Krohr, Liber 1675, p. 451 (21 May 1892). Watson J. Newton to Vincent A. Hubbard (lot 196), Liber 1675, p. 451 (21 May 1892).

³⁴ DC Recorder of Deeds, Liber 1675, p. 458 (21 May 1892), lots 156-157 sold by Watson J. Newton to John G. Krohr. DC Real Property Tax Assessment (1893-1894). Wine owned no lots, and Mayse retained a one-half interest in four lots.

³⁵ DCOS 21/73 (4 Feb. 1895).

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dwelling, 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 overturned the tax assessment scheme and Congress never appropriated funds for alley closing. Today Neal Street, NW in Square 512 is 24-foot wide. Neal Isenstein, the Survey and Wall Check Coordinator in DC Office of the Surveyor agrees that speculators are the key to the development of one-block streets with rowhouse lots.³⁶

Congress encouraged the Mayse and Wine's venture to close the alley in Square 1029 and create Emerald Street. An 1882 act provided that if all the property owners in a square agreed, an alley could be closed if a new alley way at least equal in area was created. In 1885, all the owners of Square 672, expressly relying on the 1882 law, joined together to create Patterson Street, NE.³⁷ It may be that the 1882 law merely ratified an existing practice, because owners were subdividing squares to create one-block streets before 1882.³⁸ An 1892 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.³⁹ In 1892, when Mayse and Wine created their one-block street, Congress restricted the construction of new alley dwellings. After July 22, 1892, no alley dwelling could be constructed unless the alley was at least 30 feet wide, and supplied with

³⁶ Ch. 328, An Act To open, widen, and extend alleys in the District of Columbia, 28 Stat. 501 (53d Cong., 2d Sess. 1894), *amending* An Act to provide for the opening of Alleys in the District of Columbia, 27 Stat. 255 (52d Cong., 1st Sess. 1892), providing in part that an alley may be opened, extended, widened or straightened, if "the Commissioners of the District of Columbia shall certify that the preservation of peace, good order, and public morals" require this action. Charles Frederick Weller, *Neglected Neighbors: Stories of Life in the Alleys, Tenements and Shanties of the National Capital* (Philadelphia, Pa.: John C. Winton Co., 1909, 114-117.) William G. Baist *Real Estate Atlas Surveys of Washington, District of Columbia*, 1924. *Martin v. District of Columbia*, 205 U.S. 135 (1907). Neal Isenstein interview by Elizabeth Purcell, 17 May 2016.

³⁷ Ch. 272, An act to authorize the changing of Alley-Ways in the City of Washington, 22 Stat. 151 (47th Cong., 1st Sess. 1882). DCOS 13/1178, 13/179.

³⁸ 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.

³⁹ An Act to authorize the changing of Alley-Ways in the City of Washington. 22 Stat. 151 (47th Cong., 2d Sess., 1882). An Act to provide for the opening of alleys in the District of Columbia. 27 Stat. 255, 52nd Cong., 1st Sess. 1892, *amended by* An Act To open, widen, and extend alleys in the District of Columbia, 28 Stat. 501 (53rd Cong., 2nd Sess. 1894).

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sewerage, water mains and light.⁴⁰ On Capitol Hill, no new alley dwellings were built after 1893. One-block streets, not alleys, were the wave of the future.

Emerald Street developers

George P. Newton built most of the houses in the proposed Emerald Street historic district (62 houses). 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 1896.⁴¹ 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.⁴² He went bankrupt in 1906. While the bankruptcy 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.⁴³ 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.⁴⁴ He remained active in real estate organizations. As of 1914 was working as a title examiner.⁴⁵

⁴⁰ An act regulating the construction of buildings along alley-ways in the District of Columbia. 27 Stat. 254, (52nd Cong., 1st Sess. 1892).

⁴¹ *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.

⁴² 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 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.

⁴³ DC Building permit # 1983, 12 June 1907.

⁴⁴ DC Building permit # 2056, 27 Nov. 1909; 367, 31 July 1911. The houses at 257 and 259 15th Street, SE have been demolished.

⁴⁵ "Real Estate Transfers," *Washington Star*, 27 Nov. 1908, 3. "Newman Claims Capital as Home," *Washington Star*, 24 June 1914, 16 (Newman was a juror for a trial.)

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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.⁴⁶

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.⁴⁷ He then sold the 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.⁴⁸ 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.⁴⁹

In 1892, he began building out Square 1029, constructing 16 x 30 feet brick houses at an estimated cost of \$2,000 each.⁵⁰ 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."⁵¹ 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. The inspector issued a stop-work order because the first story floor joists were not properly spaced. Work resumed after the spacing was corrected. The inspector also ordered corrections (but no stop-work order) on the depth of the foundation trenches, and when the cornice projections failed to follow the plans.⁵² After building and

⁴⁶ 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.

⁴⁷ 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 Administration was created in 1934. National Housing Act, 48 Stat. 1246 (73d Cong., 2d Sess., 1934). www.investopedia.com. Internet; accessed 5 Aug. 2016.

⁴⁸ Newton bankruptcy file, Creditors' brief in opposition to discharge, pp. 1, 4.

⁴⁹ Newton bankruptcy file, petition Schedule A. Creditors' brief in opposition to discharge, p. 5.

⁵⁰ DC Building permit # 43 (7 July 1892).

⁵¹ *Washington Star*, (advertisement), 16 Dec. 1893, 11.

⁵² DC Building permit # 2352 (6 May 1905), building permit and inspection cards.

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selling his houses on Emerald Street, Newton concentrated in other areas, including Tennessee Avenue, NE, Dobbin's Addition (Le Droit Park), and University Park.

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 should not be granted a discharge in bankruptcy. The referee approved the discharge in bankruptcy. The bankruptcy was apparently closed out in 1912.⁵³

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.⁵⁴

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 &

⁵³ 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.

⁵⁴ McLoud, "Craftsmen and Entrepreneurs," 24, 27. Real property tax assessments, 1899-1900,

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Gillett (Watson J. Newton and Emma M. Gillett) handled George P. Newton's financial matters
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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).⁵⁶

Thomas A. Jameson

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).⁵⁷ 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 1030.⁵⁸

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. As of 1905, Haller's firm employed several

⁵⁵ "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.

⁵⁶ 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.

⁵⁷ Sharon MacDonald, "Row-House Construction in Washington, D.C., Between the World Wars," M.A. thesis, George Washington University (1995).

⁵⁸ *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.

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architects: George N. Haller, Thomas E. Haller, and J.K. Smith.⁵⁹ Haller designed several notable buildings in Washington: the Warder Building, 527 9th Street, six stories, brick with arcaded base, horizontally banded upper floors, Romanesque Revival detail (1892), an early elevator building for B.H. Warder, a wealthy Ohio manufacturer of farm implements, who moved to Washington to invest in real estate. Haller's office was in this building. His other designs include: The Luzon (The Westover), 2501 Pennsylvania Avenue, NW, (1896), a prominently-situated Romanesque Revival apartment building. The Lorraine, 1706 S Street NW (1897). The Alice (The Sagamore), 1824 S Street, NW (1903). The American Theater, 102-106 Rhode Island Avenue, NW (1913). Haller designed expensive houses for several 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 1896.⁶⁰

George T. Santmyers

George T. Santmyers (1889-1960) 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.⁶¹

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.⁶²

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

⁵⁹ 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.

⁶⁰ 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 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).

⁶¹ 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.

⁶² 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).

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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.⁶³ 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.⁶⁴

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.⁶⁵

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

⁶³ US Bureau of the Census, Population Census (1900, Wash., DC, ED 140). Myers, "Capitol Hill," 287-290. DC Building permit # 1846 (27 June 1898).

⁶⁴ 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. James P. Low, Bureau of the Census, Population Census (1910, Wash., DC, ED 146). S.S. Shed & Bro., *City Directory* (1901).

⁶⁵ *City Directory* (1913).

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Street, NE, which they owned. They moved before 1930. Forty-seven percent of heads of households owned houses, and 53 percent were renting.⁶⁶

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.⁶⁷

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.⁶⁸

African Americans began moving to Emerald Street in the 1940s. In 1945, Rev. Catherine Bego 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.⁶⁹ 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.

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

⁶⁶ US Bureau of the Census, Population Census (1920, Wash., DC, ED 243). Shipping Act of 1916, 39 Stat. 729 (64th Cong., 1st Sess., 1916).

⁶⁷ US Bureau of the Census, Population Census (1930, Wash., DC, ED 263).

⁶⁸ US Bureau of the Census, Population Census (1940, Wash., DC, ED 341).

⁶⁹ Rev. Bego interview. "3 Area GIs Missing; Silver Spring Man Wounded in Korea," *Washington Star*, 12 Jan. 1951, 3.

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East Canaan Baptist Church closed, most joined Purity Baptist Church at 1325 Maryland Avenue, NE; others scattered.⁷⁰

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.⁷¹

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.⁷² Rev. Bego described the 1968 riots following Dr. King's assassination as "devastating" to Emerald Street. 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 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.

Year ⁷³	13th Street	14th Street	E Street	Emerald Street	F Street
1971				1308,1324 Emerald Street	
1973	507, 513, 515, 525 13th Street	512 14th Street	1326, 1344, 1350, 1350 1/2, 1364, 1366, 1370, 1372 E Street	1300, 1307, 1309, 1310, 1315, 1321, 1327, 1334, 1338, 1352, 1354, 1355, 1365, 1363, 1368 Emerald Street	1305, 1309, 1311, 1313, 1325, 1343, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1369, 1371, 1373, 1379 F Street
1974			1300, 1302, 1309, 1333, 1334, 1336, 1340 E Street	1304, 1311, 1316, 1323, 1325, 1326, 1329, 1362, 1330, 1331, 1333, 1332,	1313, 1325, 1351, 1353, 1363, 1375, 1379 F Street

⁷⁰ Rev. Bego interview. *City Directory* (1962).

⁷¹ "Soul Explosion combats drugs: COPS bring zeal to NE block party," *Washington Times*, 12 July 1992.

⁷² "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.

⁷³ "Invitation for Bids," *Washington Star*, 3 Dec. 1971, 48. "Official Notices," *Washington Star*, 7 Oct. 1973, 47. "Proposals," *Washington Star*, 21 Oct. 1973, 71. "Official Notices," *Washington Star*, 21 Sept, 1974, 31; 29 Nov. 1974, 88. "Official Notices" *Washington Star*, 21 Sept. 1974, 31. "Official Notices," *Washington Star*, 11 Oct. 1974, 50. RLA annual report, 1971, 8. "Official Notices," *Washington Star*, 21 Apr, 1975, 48. "Invitation for Bids," 20 Apr. 1975, 67, 7 May 1975, 71.

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				1337, 1345, 1353, 1357, 1359, 1362, 1363, 1373 Emerald Street	
1975			1329, 1378 E Street	1336, 1361 Emerald Street	1319, 1393 F Street
Total per street	4	1	16	39	28
Grand total					
88					

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 and adequate support for all loads upon them and prevent the entrance of water or excessive moisture." Dishwashers and air conditioning were not required.⁷⁴ 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.⁷⁵ They believed that the rehabilitation program was supposed to be a grant, but turned out to be a loan, which they repaid.

One-block streets

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. Most squares are rectangles. Platting a one-block street to bisect the square parallel to the longer sides of the rectangle creates the longest possible street, and maximizes the area for rowhouse lots. California Street, NE in Square 721 was an example. Square 721 is 508 feet long running east to west between 1st and 2nd streets, NE, and 348 feet wide running north to south between E and F streets, NE. California Street ran from east to west and was 508 feet long.⁷⁶

⁷⁴ National Capital Planning Commission, *Summary of NDP5 Program Activities: H Street Urban Renewal Area* (1974), 5-5, 56.

⁷⁵ 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*.

⁷⁶ DCOS JHK 113 (15 June 1877). The southern half of Square 721 was platted with rowhouse lots in 1890. DCOS 17/101 (5 Apr. 1890).

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There were three primary types of original plats:

- (1) the most common, squares with H-shaped or I-shaped alleys and large lots with the alleys and later expanded into one-block streets.
- (2) squares originally platted with one-block streets (with large lots), and,
- (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 1900.⁷⁷

(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.⁷⁸ 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.⁷⁹ 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.⁸⁰ As noted, in 1885, all the owners of Square 672, expressly relying on the 1882 law, joined together to create Patterson Street, NE.⁸¹ It may be that the 1882 law merely ratified an existing practice, because owners were subdividing squares to create one-block streets before 1882.⁸² 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 1871.⁸³

⁷⁷ Susan H. Myers, "Capitol Hill, 1870-1900: The People and their Homes." *Records of the Columbia Historical Society* 49 (1973-1974): 276-299, 280.

⁷⁸ DC Historic Preservation Office, *The DC Historic Alley Building Survey*, 5 (2014).

⁷⁹ 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).

⁸⁰ Ch. 272, An act to authorize the changing of Alley-Ways in the City of Washington, 22 Stat. 151 (47th Cong., 1st Sess. 1882).

⁸¹ DCOS 13/1178, 13/179.

⁸² 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.

⁸³ DCOS 3/669 (2 Aug. 1796). B.72 (1 Feb. 1856, William B. Todd). HDC 216 (13 July 1892, Benjamin W. Warner).

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- 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.⁸⁴
- 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.⁸⁵
- 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.⁸⁶
- 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-foot wide, running east to west, with parallel alleys 15-foot wide, and multiple building lots.⁸⁷
- 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-foot 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.⁸⁸
- 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-foot wide.⁸⁹
- 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.⁹⁰

⁸⁴ Square 672, DCOS 3/672 (18 Aug. 1798). 13/178, 13/179 (5 Oct. 1886).

⁸⁵ DCOS 3/674 (14 May 1800).

⁸⁶ DCOS 3/675 (15 May 1800). CHB 319 (25 June 1871).

⁸⁷ DCOS 3/720 (30 Sept. 1796). JHK 99 (5 June 1877). Chicago Street was closed by 1972. 158/27 (30 June 1972).

⁸⁸ DCOS 3/721 30 Sept. 1796). JHK 113 (15 June 1877). 17/101 (5 Apr. 1890).

⁸⁹ 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.

⁹⁰ DCOS 3/750 (2 Mar. 1798). 11/67 (24 Oct. 1882).

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- 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.⁹¹
- 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.⁹²
- 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.⁹³
- 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.⁹⁴
- 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.⁹⁵
- 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.⁹⁶
- 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.⁹⁷

⁹¹ DCOS 3/773 (18 Aug. 1796). 67/127 (27 Nov. 1922).

⁹² 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.

⁹³ DCOS 3/860 (2 Jan. 1796). 10/67 (28 July 1879).

⁹⁴ DCOS 3/861 (2 Jan. 1796). JHK 39 (24 Apr. 1877).

⁹⁵ DCOS 3/913 (2 Jan. 1796). 11/77 (16 Nov. 1881). 22/2 (7 May 1896, John H. Walter).

⁹⁶ DCOS 4/987 (27 May 1800). RLH 44 (17 Sept. 1875).

⁹⁷ DCOS 4/1003 (4 Mar. 1798). 13/107 (13 June 1885).

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- 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.⁹⁸
- 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.⁹⁹
- 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.¹⁰⁰
- 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.¹⁰¹
- 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. created Burke Street, SE, running between 18th and 19th streets, SE, over original lots 8 and 24, in the southern part of the square.¹⁰²
- 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.¹⁰³

(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:

⁹⁸ DCOS 4/1004 (12 Mar. 1798). 10/154 (3 Sept. 1880). 14/131 (30 Sept. 1886).

⁹⁹ DCOS 4/1008 (12 Mar. 1798). 18/82 (20 Apr. 1891).

¹⁰⁰ 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).

¹⁰¹ DCOS 4/1098 (24 Feb. 1801). 64/29 (30 Oct. 1920). 63/13 (18 Oct. 1920).

¹⁰² DCOS 4/1112 (24 Feb. 1801). DCOS 74/28 (25 Mar. 1924). 101/49 (28 May 1935).

¹⁰³ DCOS 4/1093 (21 Nov. 1796). 4/1107 (21 Nov. 1796). 86/45 (12 Jan. 1927), 86/48 (8 Apr. 1927).

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- 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.¹⁰⁴
- 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).¹⁰⁵
- 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.¹⁰⁶
- 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.¹⁰⁷
- 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.¹⁰⁸
- 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.¹⁰⁹

(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'-wide Heckman Street.¹¹⁰

¹⁰⁴ DCOS 3/673 (27 May 1800).

¹⁰⁵ 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).

¹⁰⁶ 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).

¹⁰⁷ 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).

¹⁰⁸ DCOS 4/1015 (5 May 1796).

¹⁰⁹ DCOS 4/1033 (3 Jan. 1800).

¹¹⁰ DCOS 3/736. Heckman subdivision 17/167 (2 Sept. 1890). Heckman Street was renamed Duddington Place in 1961. 141/12 (9 Feb. 1961).

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- 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.¹¹¹
- Congress Street, NE in Square 748 (L/M/2nd/3rd/ Delaware Avenue, NE), was created by Nathan W. Fitzgerald's subdivision in 1880.¹¹²
- 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.¹¹³
- Elliott Street, NE in Square 1028 (13th/14th/ F/G streets/Maryland Avenue, NE), 60-foot wide running north to south between F Street and Maryland Avenue NE, was created in 1889.¹¹⁴
- 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.¹¹⁵
- 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 1887, creating Ives Place and building lots generally 20-foot wide.¹¹⁶ 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-foot wide.¹¹⁷
- Duncan Street, NE, 60-foot 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.¹¹⁸

¹¹¹ 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.

¹¹² 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).

¹¹³ DCOS 3/931 (18 Aug. 1796). 37/18 (2 June 1909).

¹¹⁴ DCOS 4/1028 (12 Mar. 1798). 17/44 (20 Nov. 1889). The lots on Elliott Street were reduced from 18 feet wide in 1889 to 16 feet wide in 1896. 18/33 (8 Dec. 1896).

¹¹⁵ 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).

¹¹⁶ DCOS 4/1046 (27 May 1800). 15/60 (9 July 1887).

¹¹⁷ DCOS 4/1065 (undated). 15/61 (9 July 1887). 24/167 (31 Oct. 1900). 27/45 (22 July 1902).

¹¹⁸ 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).

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- 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 1890.¹¹⁹
- 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).¹²⁰

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 1029.¹²¹

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.¹²² 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 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 1961.¹²³

¹¹⁹ 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)). ¹²⁰ DCOS 4/1056 (3 Jan. 1800). 32/88 (29 May 1907). 33/139 (17 Aug. 1908).

¹²⁰ DCOS 4/1056 (3 Jan. 1800). 32/88 (29 May 1907). 33/139 (17 Aug. 1908).

¹²¹ 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).

¹²² DCOS 4/987 (27 May 1800). RLH 44 (17 Sept. 1875). DC Building permit # 678 (21 May 1878).

¹²³ 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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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

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)

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- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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.)

All the lots on the north side of Emerald Street, NE (1300-1368 Emerald Street) and all the lots on the south side of Emerald Street, NE (1307-1377 Emerald Street), the two lots on northeast and southeast corners of Emerald and 13th streets, NE (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).

Boundary Justification (Explain why the boundaries were selected.)

These boundaries embrace all of Emerald Street, NE, the one-block street integral to William Mayse and Louis D. Wine's 1892 subdivision creating Emerald Street and rowhouse lots in Square 1029. The four lots at the corners of 13th and Emerald streets, and 14th and Emerald streets, represent another integral aspect of their subdivision, maximizing the number of larger, more valuable lots fronting on major streets, part of their plan to increase their profit on the Square 1029 rowhouse lot subdivision. Emerald Street is anchored by four corner houses that are integral to the Emerald Street streetscape and the street's architectural

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character: 520 and 518 14th Street on the eastern end 519 and 517 13th Street on the western end of Emerald Street. Although these four houses have addresses on the cross streets of 13th and 14th Streets, each of these houses has more frontage on Emerald Street, as the sides of these houses are entirely situated on Emerald Street and form part of the Emerald Street streetscape. 517 13th Street, NE was a corner store anchoring Emerald Street; 520 and 518 14th Street were both built in the same architectural style and by the same builder of most of Emerald Street and act as a visual extension of his concept to the corners of Emerald Street, to form a continuous Emerald Street streetscape stretching from the western end to the eastern end of the street (see photographs of the side view of these four corner houses).

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.)

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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:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

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

1 of ____.

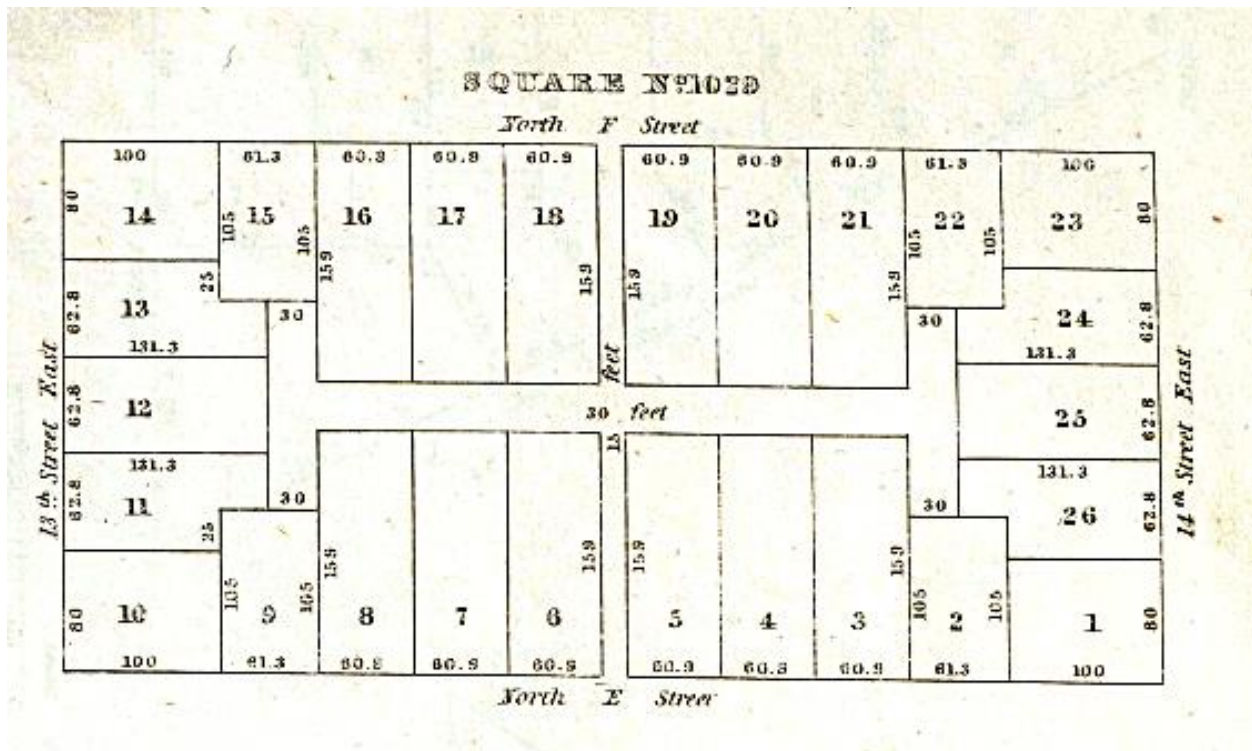
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain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

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

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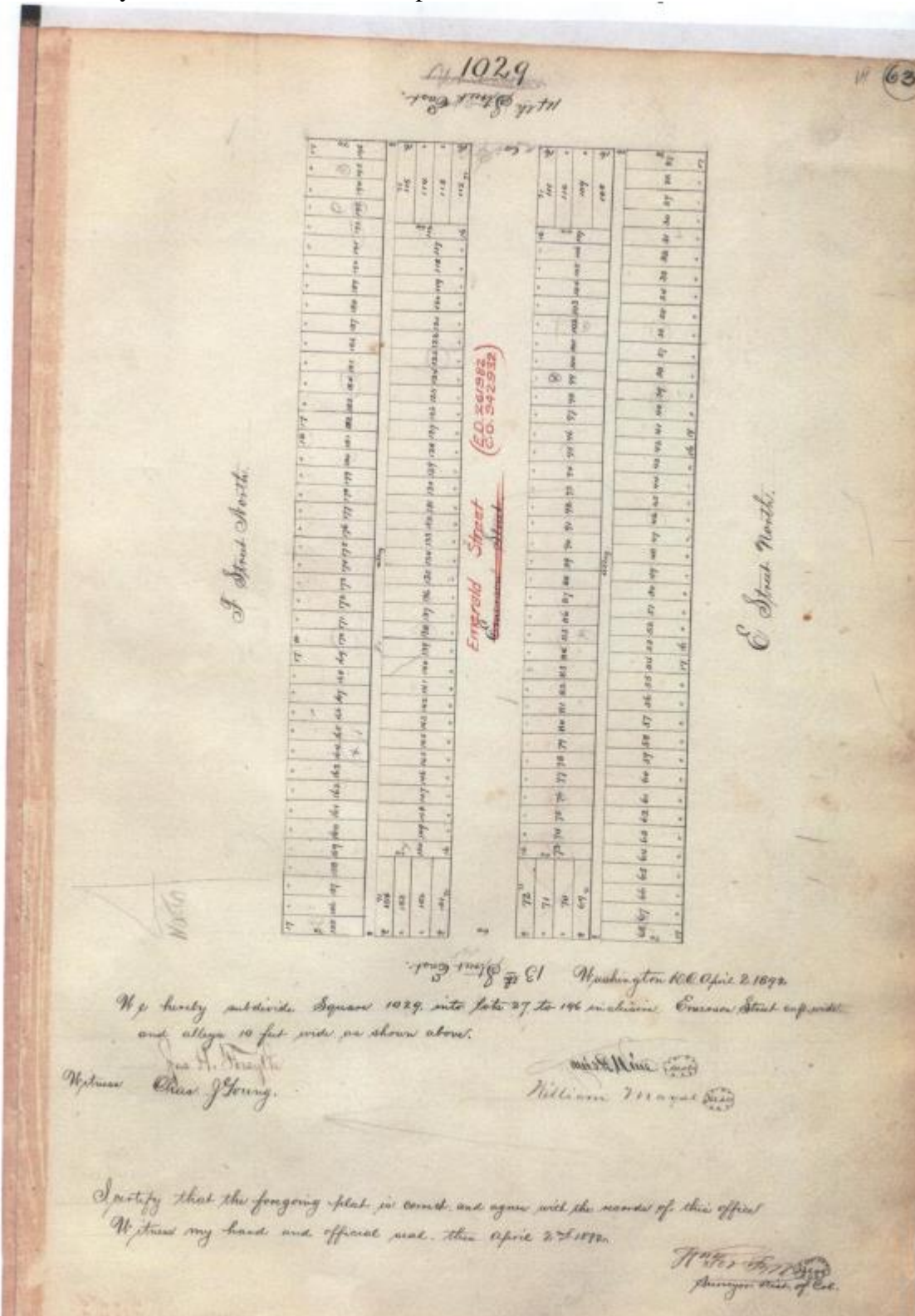
Figure 1. District of Columbia Office of the Surveyor. Square 1029 plat dated August 5, 1797, prepared by James R. Dermott. 4/1029.



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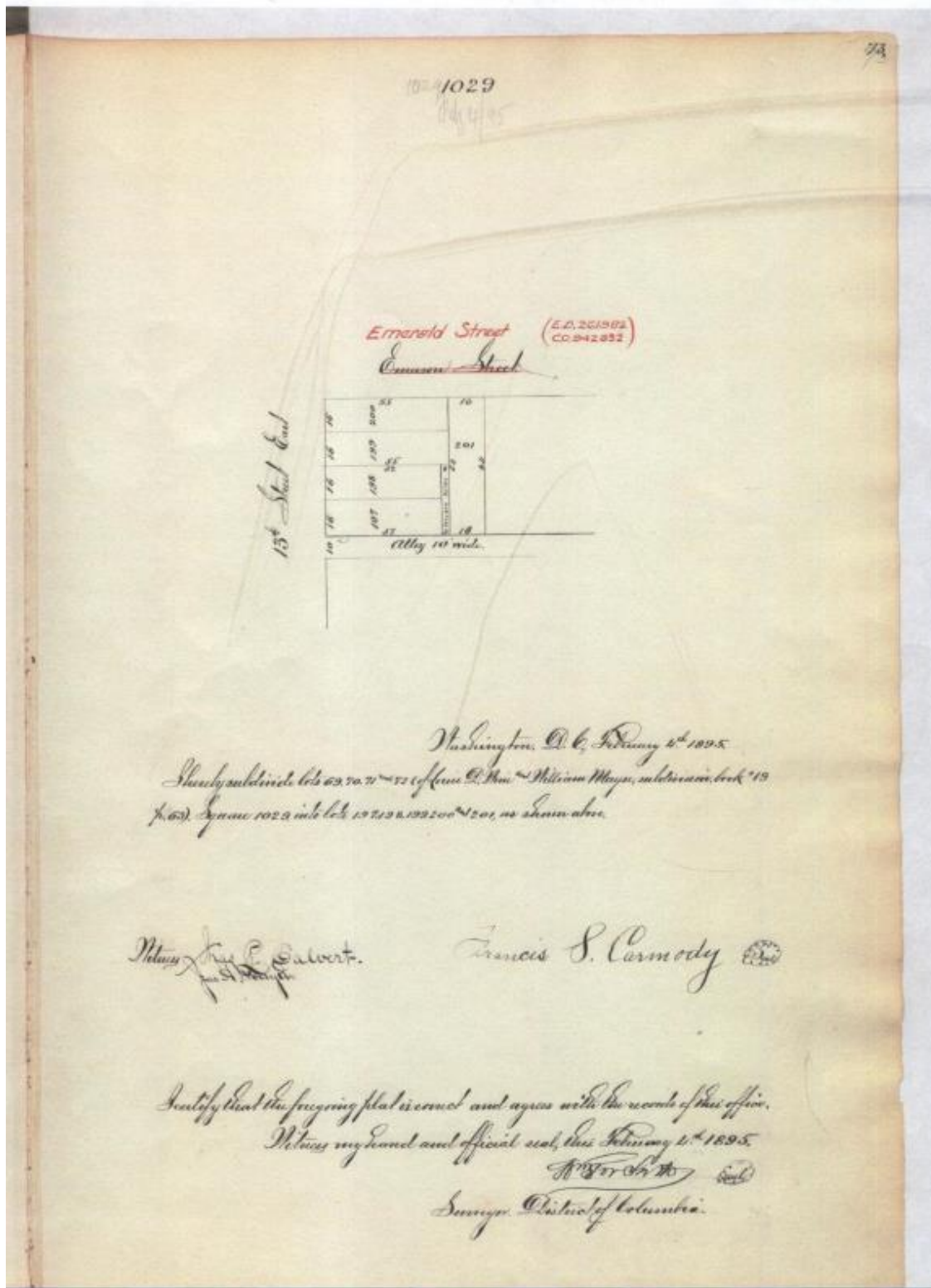
Figure 2. District of Columbia Office of the Surveyor. Square 1029, subdivision filed by William Mayse and Louis D. Wine, 2 Apr. 1892. 19/63.



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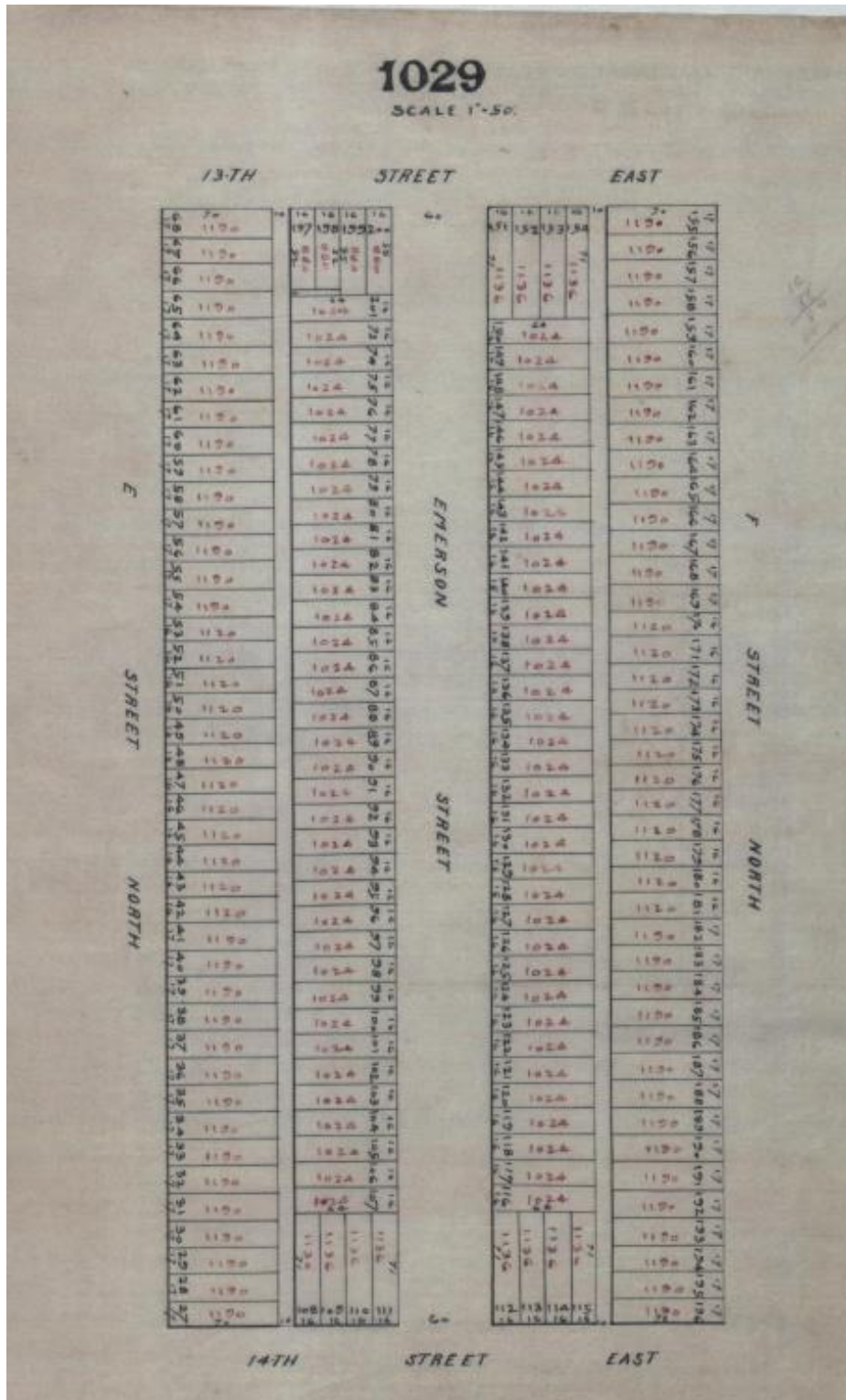
Figure 3. District of Columbia Office of the Surveyor. Square 1029, subdivision filed by Francis S. Carmody, 4 Feb. 1895. 21/73



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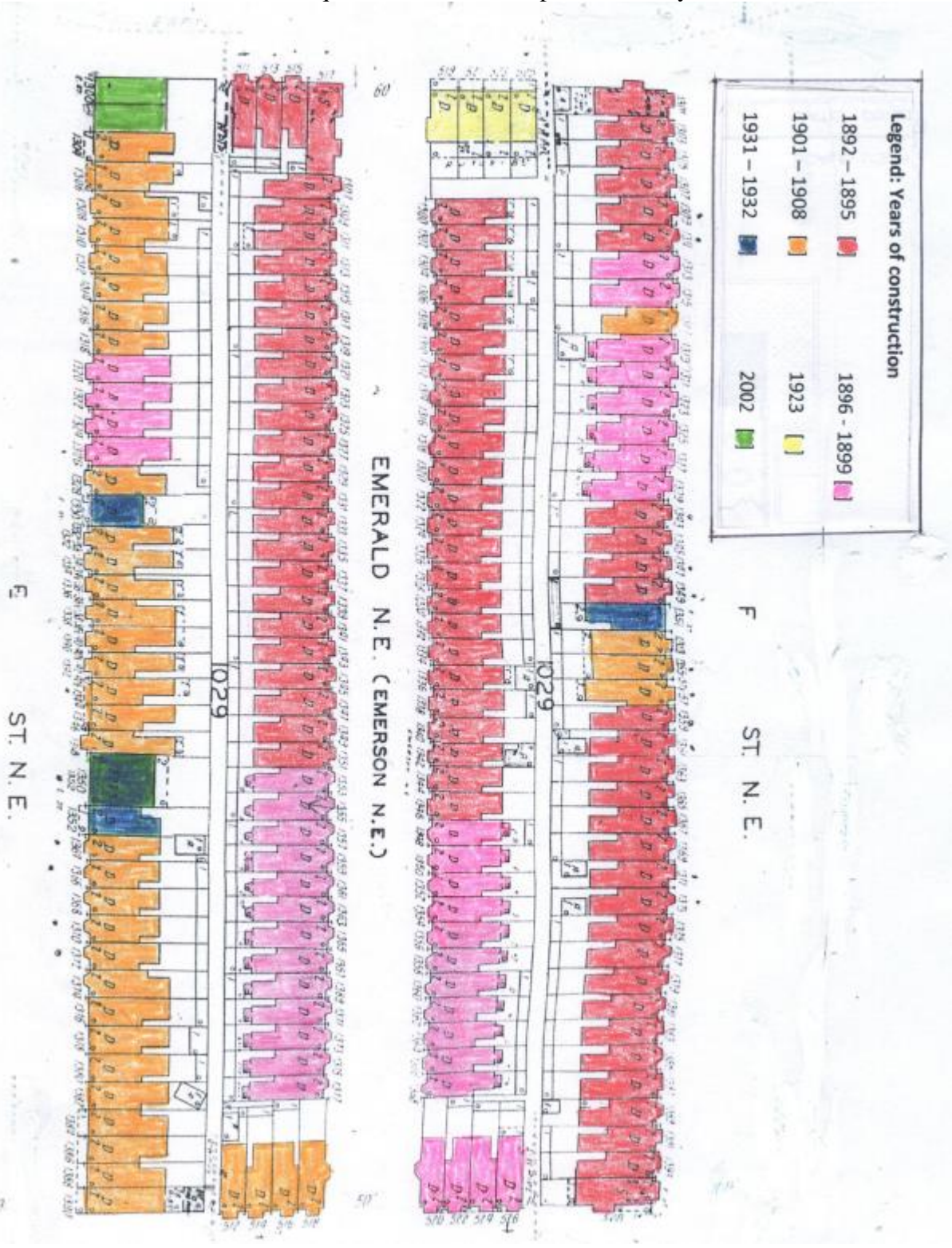
Figure: Square 1029, square footage of lots. A&T Book 1001-1170.



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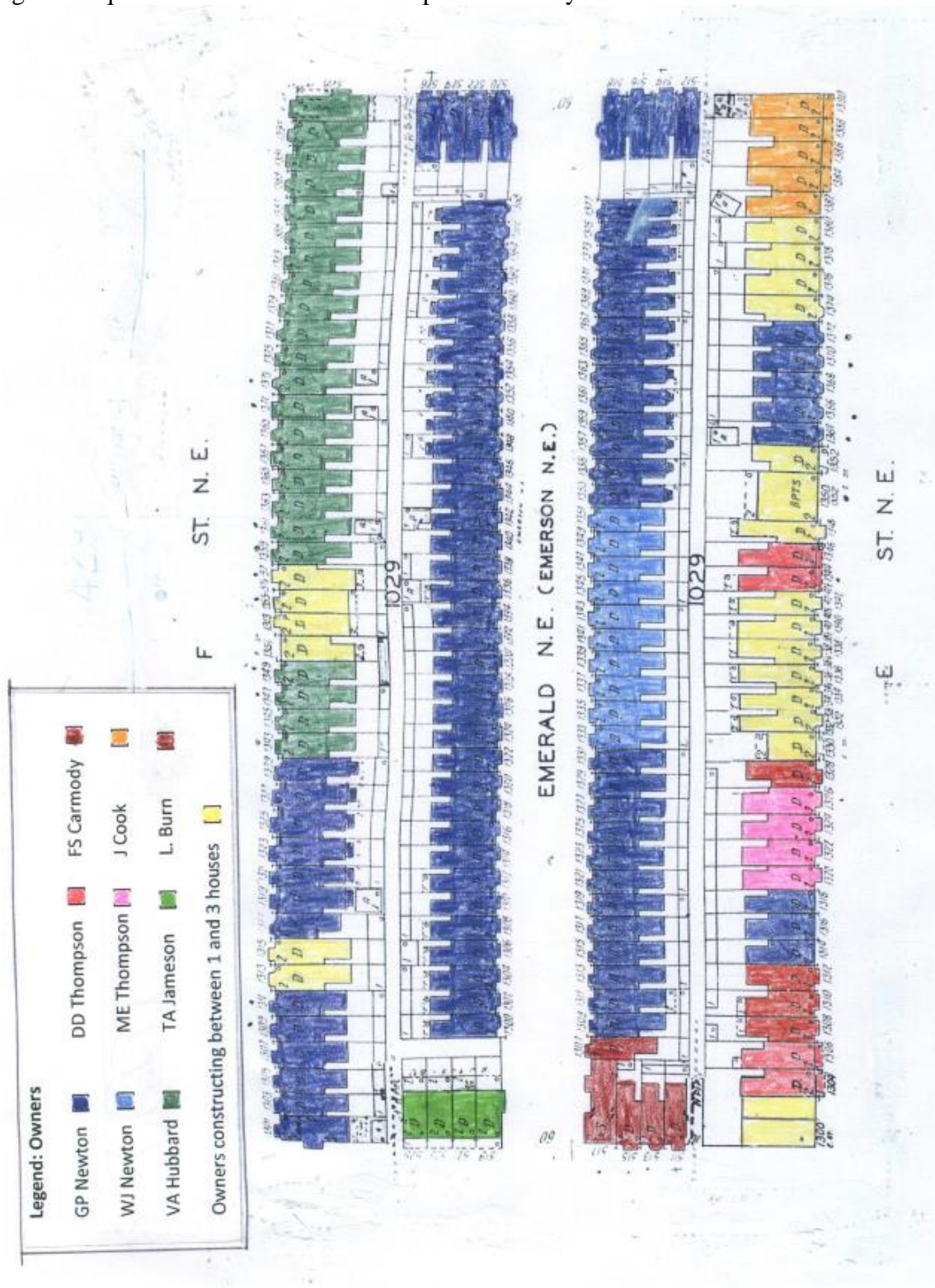
Figure: Dates of construction in Square 1029. Baist map annotated by Elizabeth Purcell.



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Figure: Square 1029 builders. Baist map annotated by Elizabeth Purcell.



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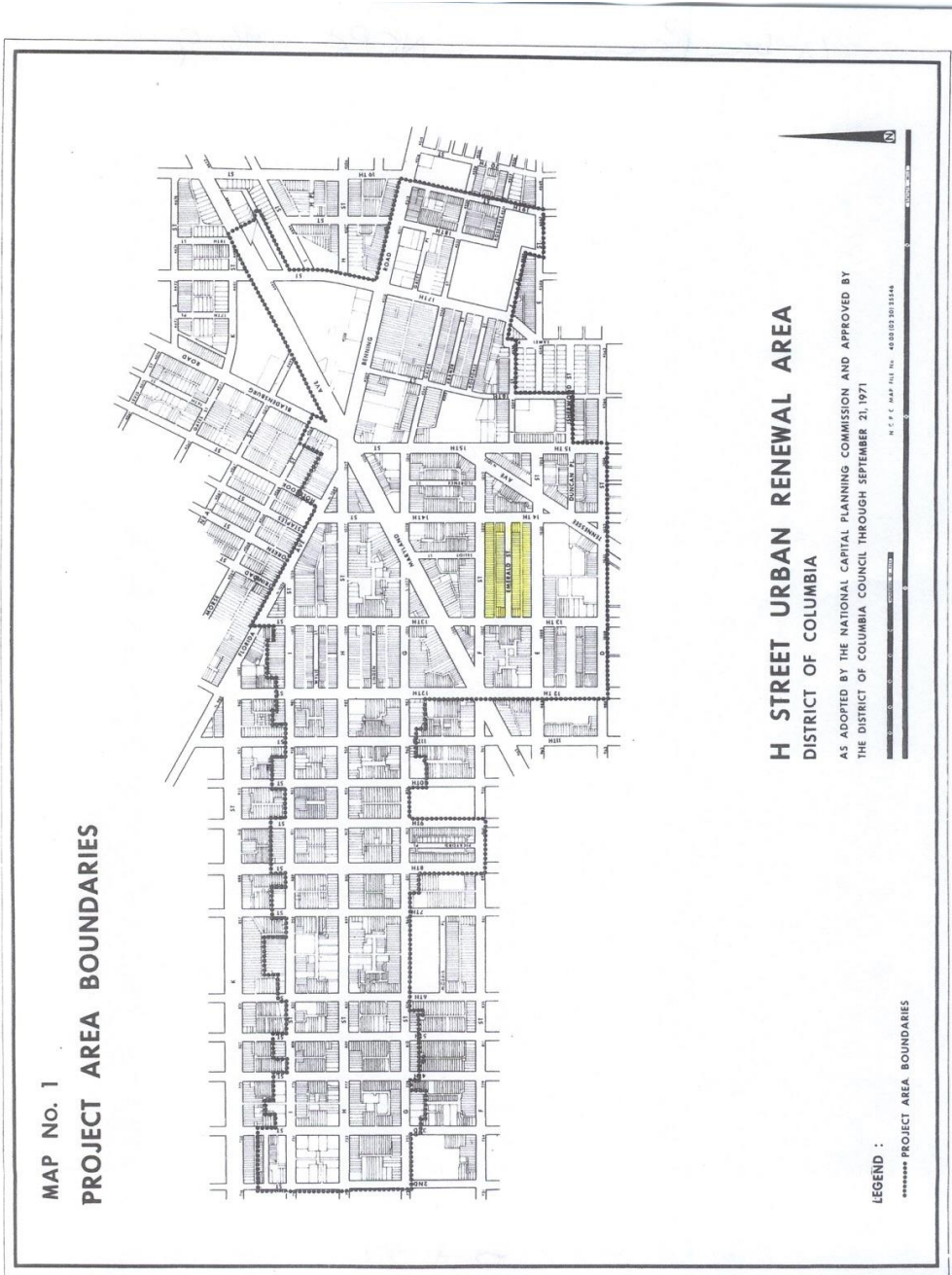


Figure: National Capital Planning Commission. H Street Urban Renewal Area (1971), with annotation showing Square 1029.

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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- house lots added in 1892
1010					
1015	Walter St., SE	one-block street/34 lots	1796	no	rowhouse lots added in 1892
1015					
1028	Elliott St., NE	no alley/1 lot	1889	yes	
1029	Emerson St., NE	H-shaped alley/26 lots	1892	yes	1950: name changed to Emerald Street
1029			1892		
1031	Corbin Pl., NE	no alley/10 lots	1913	yes	
1046	Ives Pl., SE	no alley/18 lots	1887	yes	

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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	

Figure: Squares with one-block streets

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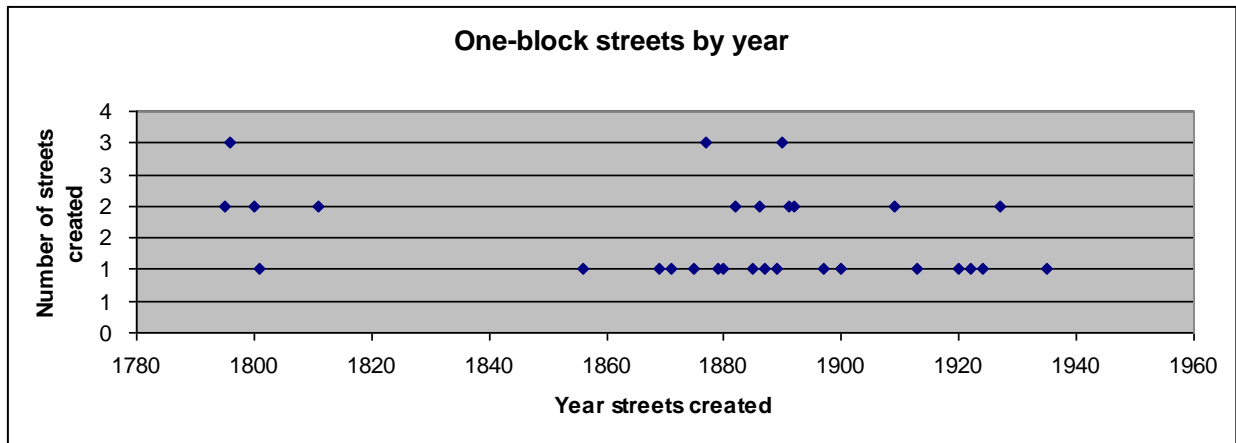
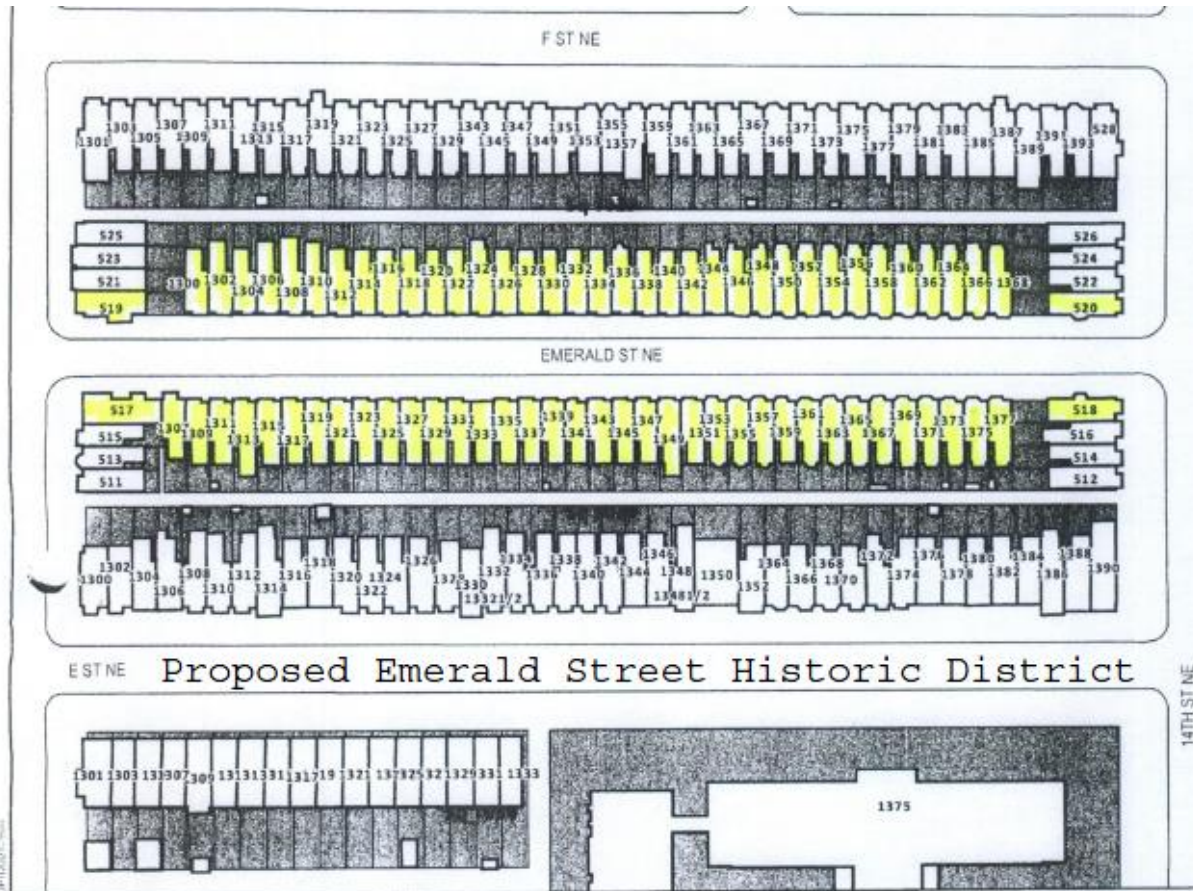


Figure: One-block streets on Capitol Hill, by year created.

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Square 1029

Government of the District of Columbia
 Office of Planning - January 27, 2010
 This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

-  Buildings
-  Roads
-  Lots



Proposed Emerald Street Historic District