

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION OFFICE



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

New Designation

Amendment of a previous designation XX

Please summarize any amendment(s) Addition of four Squares to Capitol Hill Historic District

Property name Swampoodle Addition to Capitol Hill Historic District.

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

Address Area bounded by 2<sup>nd</sup> to 4<sup>th</sup> and F to H Streets, NE, Washington DC 20002

Square and lot number(s) Squares 753 & 778, and parts of Squares 752 & 777

Affected Advisory Neighborhood Commission ANC 6C

Date of construction mid-1800s- 1945 Date of major alteration(s) NA

Architect(s) Various Architectural style(s) Primarily Late 19<sup>th</sup> and 20<sup>th</sup> Century Revival

Original use Primarily Single Family Residence Present use Primarily Single Family Residence

Property owner NA

Legal address of property owner NA

NAME OF APPLICANT(S) Advisory Neighborhood Commission 6C

*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 6C

**P.O. Box 77876**

**Washington, DC 20013-7787**

**202.547.7168 (ANC6C Chair Karen Wirt)**

Name and title of authorized representative Karen Wirt, Chair

Signature of representative Karen J. Wirt Date 11.3.2014

Name and telephone of author of application Traceries, Inc.

#15-81  
Date received 11/4/2014  
H.P.O. staff JJD

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 "NA" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Capitol Hill Historic District (Boundary Increase 2010)

other names/site number \_\_\_\_\_

## 2. Location

street & number Squares 752, 753, 777, & 778 bounded by 2<sup>nd</sup>, 4<sup>th</sup>, and F Streets

not for publication

city or town Washington

vicinity

state District of Columbia code DC county N/A code 001 zip code 20002

## 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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

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

\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

Capitol Hill Historic District (Boundary Increase 2010)  
 Name of Property

Washington, D.C.  
 County and State

**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.)

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

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

- private  
 public - Local  
 public - State  
 public - Federal

- building(s)  
 district  
 site  
 structure  
 object

Contributing	Noncontributing	
170	18	buildings
0	0	district
0	0	site
0	4	structure
0	0	object
170	22	<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

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

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

- DOMESTIC/single-dwelling  
 DOMESTIC/multiple-dwelling  
 DOMESTIC/secondary structure  
 COMMERCE/TRADE/business  
 COMMERCE/TRADE/specialty store  
 EDUCATION/school

- DOMESTIC/single-dwelling  
 DOMESTIC/multiple-dwelling  
 DOMESTIC/secondary structure  
 COMMERCE/TRADE/business  
 COMMERCE/TRADE/professional  
 COMMERCE/TRADE/restaurant  
 EDUCATION/school  
 RELIGION/religious facility  
 OTHER/veterinary clinic

**7. Description**

Capitol Hill Historic District (Boundary Increase 2010)  
Name of Property

Washington, D.C.  
County and State

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

LATE VICTORIAN/Italianate  
LATE VICTORIAN/Queen Anne  
LATE VICTORIAN/Romanesque  
LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/Colonial Revival  
LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/Classical Revival  
LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/Italian Renaissance

**Materials**  
(Enter categories from instructions.)

foundation: BRICK;CONCRETE;STONE  
walls: BRICK;CONCRETE  
roof: ASPHALT; STONE; slate  
other:

**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**Summary Paragraph**

Description of areas and resources being added to the Capitol Hill Historic District:

The Capitol Hill Historic District 2010 expansion is bounded by the existing Capitol Hill Historic District on the south (following F Street, N.E.) and 4<sup>th</sup> Street, N.E. on the east. The western edge of the expansion adheres to 2<sup>nd</sup> Street, N.E. along the length of Square 753 before turning east onto G Street, N.E. then continues northward up the alley of Square 752. The northern perimeter travels east-west through the eastern half of Square 752 running parallel to the rear property lines of those buildings fronting H Street, N.E. before edging south to follow the alley through Square 777. These boundaries encompass Squares 753, 778, and parts of 752 and 777.

The four squares contained within the expanded Capitol Hill Historic District feature a variety of building types that illustrate multiple stages of development spanning from 1885, up to the present day, with major construction ending by 1934. The building types found within these squares include simple two-story brick dwellings with flat fronts dating to the mid-1880s and later increasingly elaborate rows of Italianate- and Queen Anne-style dwellings with full-height rectangular or canted bays erected by speculative builders taking advantage of the 1871 Projection Law. Several small-scale apartment buildings are scattered throughout the area and date from the first thirty years of the twentieth century. Additionally, a commercial presence is felt on many corner lots. The Logan School was constructed in 1891 at the southeast corner of 3<sup>rd</sup> and G Streets, N.E. on Square 778 and was later replaced in 1934 by a newer, larger school at the southwest corner of the same intersection on Square 753 to serve the growing population of the surrounding Capitol Hill area.

**Narrative Description**

The following is a square-by-square description of the expanded areas:

**Part of Square 752:**

Capitol Hill Historic District (Boundary Increase 2010)  
Name of Property

Washington, D.C.  
County and State

The properties of Square 752 to be included in the expanded Capitol Historic District are bounded by the alley that divides the interior of the square, and fronts 3<sup>rd</sup> Street and G Street and the southern property line of the lots fronting H Street, N.E. The eastern half of Square 752 developed later than the western half and is defined by a row of fifteen Queen Anne-style rowhouses (706-734 3<sup>rd</sup> Street, N.E.) constructed in 1890 and a row of nine Queen Anne-style dwellings (222-238 G Street, N.E.) constructed in 1897. All the lots were owned by Senator John H. Sherman, an Ohio U.S. Representative and U.S. Senator from the Civil War until the late nineteenth century. He later served as Secretary of the Treasury under President Rutherford B. Hayes and as Secretary of State under President William McKinley. Sherman utilized different architects and builders to implement variety of design and construction.

The fifteen Queen Anne-style rowhouses extending along 3<sup>rd</sup> Street offer more variety than their G Street neighbors and were constructed by Howarth & Yates from the designs of Frederick G. Atkinson. Each dwelling is constructed of brick and is set on a raised brick foundation; both are faced with pressed stretcher-bond brick. A mansard roof, pierced by dormers, caps 718, 720, and 722 3<sup>rd</sup> Street, N.E., which are the central buildings of the row. The buildings are three stories in height. Flanked by six, two-story rowhouses to either side, these central three buildings create a focal point for the street. Single-leaf doors with one-light transoms and soldier brick segmental arches are set in the northernmost bay of each dwelling. Ornamental string courses, recessed brick panels, and terra cotta moldings, highlight many of the facades. The full-height rectangular and canted bays, which project from the southernmost bay of each façade provide the principal visual interest for each building. A variety of roof types, such as pyramidal, gabled, broken pediment, and flat with crenels, cap each bay, and offer various molded and corbeled cornices. The rectangular bays also feature chamfered, rounded corners with brick corbelling. Double-hung windows are prevalent and are set in segmental or semicircular openings; often with concrete sills and soldier brick or rowlock brick segmental or semicircular arches. Molded lintel caps are a common theme found within this row. A two-story brick ell extends from the rear elevation of each dwelling.

The Thomas Franklin Schneider-designed, two-story, two-bay, brick dwellings with sloping roofs lining G Street are set on raised foundations and are a more modest interpretation of the Queen Anne style than those fronting 3<sup>rd</sup> Street. Only slight variations in fenestration differentiate the dwellings, which are vastly similar to each other on the façade (south elevation). Constructed by Francis H. Duehay, each dwelling is characterized by a prominent molded metal cornice with dentil molding, continuous checkerboard brick frieze and sill courses, double-hung windows with concrete sills and lintels, and a full-height, canted bay projecting from the easternmost bay of the façade. Single-leaf doors with one-light transoms pierce the westernmost bay of each dwelling and are accessed via a flight of steps. A two-story, two-bay ell extends from the westernmost bay of the rear elevation.

### **Square 753:**

Square 753 is located between F and G Streets, N.E. and 2<sup>nd</sup> and 3<sup>rd</sup> Streets, N.E. and consists of a variety of historic resources with construction dates ranging from 1887 to 1934. William Weaver Danenhowe, a prominent Washington, D.C. real estate developer and builder, and his son Washington, constructed the thirteen oldest extant buildings on the square from three permits in 1887; 601-609 2<sup>nd</sup> Street, N.E., 202-204 F Street, N.E., and 208-216 F Street, N.E. These single-family dwellings are a restrained and modest interpretation of the Queen Anne style, standing two stories in height with flat fronts. The three rows are greatly similar, although 202-206 F Street, N.E. are the more typical two bays wide instead of three. Constructed of brick, each dwelling is capped by a sloping roof highlighted by a molded cornice, corbeled brickwork, and continuous dog-tooth course. Double-hung windows are set in openings with concrete sills

Capitol Hill Historic District (Boundary Increase 2010)

Washington, D.C.

Name of Property

County and State

and two-course, rowlock brick segmental arches. A defining stylistic feature of each building is the corbeled brick pediment surmounting the door entry.

By the 1890s, projecting full-height bays became exceedingly popular and a form of architectural expression utilized by architects and builders. Square 753 exhibits several examples of these Queen Anne-style rows with varying levels of sophistication. Constructed in 1891 by Duvall & Bathell, the row of 218-228 F Street, N.E. features full-height rectangular bays, which have alternating gabled parapets with decorative checkerboard brickwork. The brick dwellings are set on a solid foundation faced with stone. Fenestration is set in segmental openings. Stylistic elements consist of corbeled brick cornices, continuous string courses, and recessed brick panels. The paired single-family brick dwellings with full-height rectangular bays at 611-613 2<sup>nd</sup> Street, N.E., constructed in 1893, are a sober representation of the Queen Anne style and lack the playfulness of other examples. Rusticated stone lintels, set over rectangular window openings, downplay visual interest and reinforce the minimalist approach towards ornamentation. A molded cornice with dentils offers the only other decorative component of the façade. Constructed in 1902, the row of 610-614 3<sup>rd</sup> Street, N.E. is representative of a more energetic example of the Queen Anne style and features full-height, canted bays, that are each capped by a pyramidal roof. Slate shingles still cover the pyramidal roof of 610 3<sup>rd</sup> Street, N.E. Molded metal cornices, brick corbelling with dentils, and continuous string courses complement each façade. Windows are set in segmental openings, which are topped by soldier brick segmental arches with lintel caps.

The Romanesque Revival is illustrated fluently in Square 753 by a row, three stories in height, constructed by George N. Walker in 1892. This row, from 616-616.5 to 626 3<sup>rd</sup> Street, N.E., is constructed of brick, with each façade faced with pressed stretcher-bond brick. The central dwellings at 620 and 622 3<sup>rd</sup> Street, N.E. are capped by sloping roofs highlighted by molded cornices with decorative projections and a checkerboard brickwork frieze. The flanking dwellings are capped by mansard roofs, which are pierced by gabled wall dormers. A large, segmental opening fenestrates the first story and in several cases is fitted with double-hung windows and a segmental transom. A second-story canted oriel window is the central feature of each façade. Semicircular window openings, a hallmark of this style, pierce the third story of the row. A variety of moldings define the various window openings and include pearl molding and nailhead molding.

In 1922, Joseph C. Zirkle constructed six dwellings in the Colonial Revival style (not common to the Capitol Hill Historic District) from the designs of noted D.C. architect George T. Santmyers. The row at 228 to 236 F Street, N.E., and the singular building at 608 3<sup>rd</sup> Street, N.E. feature transitional elements of the then popular Craftsman style. Each two-story, two-bay dwelling is faced with pressed five-course, American-bond brick and is capped by sloping roof. A prominent overhanging eave with exposed rafter ends flares away from the façade. The minimal ornamentation is limited to a continuous soldier brick string course, which runs above the second-story windows. A one-story, full-width porch, original to each dwelling, is the dominant architectural component of the façade. This feature has been removed from 230 and 234 F Street, N.E.

The Logan School, constructed in 1934, anchors the northern half of Square 753 and is a prominent visual and social landmark in the community. Built to replace the original Logan School, still extant and sited on Square 778 at the southeast corner of 3<sup>rd</sup> Street and G Street, N.E., the current Logan School was intended to serve the growing population of African American children in the surrounding area. The Colonial Revival-style brick structure is composed of a central two-story, three-bay block, covered with a hipped roof and flanking wings connected by hyphens. Concrete quoining and a molded cornice with modillions provide ornamentation. Porticoes, supported by paired Tuscan wood columns, shelter entries on the north elevation of the wings and are sited below Palladian windows. Fenestration

Capitol Hill Historic District (Boundary Increase 2010)

Washington, D.C.

Name of Property

County and State

primarily consists of multi-light pivot windows. An auditorium was constructed on the rear of the central block in 1948. A multi-room educational building, dating from the 1950s, is located south of the school.

### **Part of Square 777:**

The properties of Square 777 to be included in the expanded Capitol Hill Historic District are located south of the alley that divides the interior of the square, and front 3<sup>rd</sup> and 4<sup>th</sup> Streets and G Street, N.E. The square was developed slightly later than the surrounding squares with the majority of development occurring at the turn of the twentieth century. Yet the initial development is represented by two rows of Queen Anne-style dwellings similar to those of the surrounding area. The row at 718-732 4<sup>th</sup> Street, N.E. was constructed in 1889 and the row at 715-723 3<sup>rd</sup> Street, N.E. was constructed in 1891. The earlier row, which lines 4<sup>th</sup> Street, N.E. was owned by Diller B. Groff, a speculative real estate developer. His row of eight two-story, two-bay brick dwellings with full-height canted bays offer an array of decorative molded elements that individualize each dwelling, but not at the expense of the continuity of the row. Common elements include molded metal cornices, corbeled bricks, brick string courses, double-hung windows set in segmental openings, and single-leaf door openings with one-light transoms. A series of brick moldings, such as pearl and nailhead molding, highlight the soldier brick segmental openings that surmount all openings. Decorative panels with rosette moldings ornament the canted bays of 718, 722, 728, 732 4<sup>th</sup> Street, N.E.

The row of five dwellings lining 3<sup>rd</sup> Street are visually more complicated than their 4<sup>th</sup> Street neighbors. Constructed in 1891, the row was owned by Myron M. Parker and designed by Frederick G. Atkinson, the architect also responsible for 706-734 3<sup>rd</sup> Street, N.E. on Square 752. These two-story, two-bay brick dwellings are faced with pressed stretcher-bond brick. Sloping roofs cap each dwelling and are finished by molded metal cornices and corbeled brickwork. Continuous brick sills and string courses span the row. Alternating canted and rectangular projecting bays extend from the southernmost bay of the façade and rise the full height of the each dwelling. The rectangular bays tend to have chamfered, rounded corners with concrete corbelling. Gauged brick jack arches, soldier brick segmental arches, and rowlock brick segmental arches with pearl molding demonstrate the range of arches that highlight the fenestration. The central dwelling, 719 3<sup>rd</sup> Street, N.E., is the heart of the row and is showier in design. A gabled parapet rises from the projecting bay and is pierced by a circular opening with a soldier brick surround. Unlike its flanking neighbors, the projecting bay of this dwelling is pierced by semicircular window openings on the side bays and second story, and by a large semielliptical opening in the central opening of the first story. The semielliptical opening is surmounted by a soldier brick arch with pearl molding.

Joseph M. Carmody, a D.C. builder and speculative developer, developed the remainder of the square fronting 3<sup>rd</sup> and 4<sup>th</sup> Streets and G Street, N.E. and filled it with two-story, two-bay dwellings that were examples of the Classical Revival style. Twenty-eight dwellings were constructed between 1907 and 1908 from five separate permits, utilizing two architects. Arthur M. Poynton is responsible for the dwellings constructed in 1907 (709-711 3<sup>rd</sup> Street, N.E., 701 3<sup>rd</sup> Street, N.E., and 302-318 G Street, N.E.) and his designs exemplify a more detailed interpretation of the Classical Revival style with influences of the Queen Anne style. The rows are set on raised lots that are accessed via steps leading to stoops with brick balusters. The rows are constructed of brick, with each dwelling set on a solid, raised concrete foundation; both being faced with stretcher-bond brick on the façade. Continuous first-story sill courses span the dwellings. Prominent molded metal cornices complement the façade of each dwelling and are finished by modillions and frieze boards. Swag molding punctuates the frieze board of alternating dwellings. Further, alternating semicircular and rectangular openings pierce the second story of each façade. Soldier brick semicircular arches with a double keystone highlights the openings. All rectangular openings have concrete sills and stone lintels. Single-leaf openings are located in

Capitol Hill Historic District (Boundary Increase 2010)

Washington, D.C.

Name of Property

County and State

the easternmost bay of the G Street dwellings and the northernmost bay of the 3<sup>rd</sup> Street dwellings. Most have single-light, rectangular transoms with decorative concrete imposts and lintels. However, a semicircular transom with soldier brick and projecting rowlock brick semicircular arches with decorative concrete imposts and double concrete keystones mark 709 3rd Street, N.E., 306 and 314 G Street, N.E. Three-sided, canted bays extend from each façade and are pierced by rectangular openings holding double-hung windows. Concrete sills and stone lintels highlight the openings.

The sixteen dwellings constructed in 1908 (320-330 G Street, N.E., 700-716 3<sup>rd</sup> Street, N.E., and 338 G Street, N.E.) were designed by George S. Cooper and borrow many of the characteristics of the preceding dwellings built in 1907. All buildings, excepting 338 G Street, N.E., are two bays wide and two stories in height with a full-height, three-sided, canted bay extending from the left bay. All dwellings are constructed of brick and are set on a solid, raised concrete foundation; both of which are faced with stretcher-bond brick. Continuous sill courses span the first and second stories of the rows. Projecting molded metal cornices define each façade, but lack the large modillions that decorate the earlier dwellings. However, swag molding ornaments the frieze board of every dwelling, instead of alternating. All fenestration is composed of rectangular openings. Single-leaf doors punctuate the façade and are surmounted by single-light, rectangular transoms with stone lintels and decorative concrete imposts. These dwellings, set on raised lots, are accessed via steps from the sidewalk, and have stoops with brick balusters. A two-story ell extends from the rear of all dwellings constructed by Carmody.

### **Square 778:**

Square 778 is located between F and G Streets, N.E. and 3<sup>rd</sup> and 4<sup>th</sup> Streets, N.E. and displays the variances of architectural style and detail exuded by Washington, D.C. builders and architects in Capitol Hill. Development ranges from 1885 until present day, with the majority of construction occurring during the first thirty years of the twentieth century. Instead of being developed by a small handful of people who constructed long rows of similar dwellings, Square 778 grew piecemeal with the construction of single dwellings and rows of generally three to six buildings. The Italianate, Queen Anne, Romanesque Revival, Classical Revival, and Colonial Revival styles are represented in Square 778 and are illustrated by various building types.

Owner John C. Davidson and builder Oliver Cox constructed the five oldest extant buildings on Square 778 (688-696 4<sup>th</sup> Street, N.E.) in 1885, and followed in 1886 with 680-686 4<sup>th</sup> Street, N.E. These two-story, two-bay single-family dwellings are characterized by their narrow width (12' and 12'3" respectively) and flat fronts. Inspired by the Italianate style, these simple dwellings are constructed of brick and set on a solid brick foundation; both faced with seven-course, American-bond brick. Sloping roofs cap each dwelling. A continuous corbeled brick cornice and brick dog-tooth course span the facades of each row, with 680-686 4<sup>th</sup> Street, N.E. featuring a more elaborate corbeled cornice. Soldier brick segmental arches with header brick caps surmount rectangular window openings, holding double-hung windows. The openings of the 1886 row are defined by soldier brick segmental arches with header brick surrounds and continuous brick dogtooth string courses bisecting the first-and second-story openings. The northernmost bay of each row holds a single-leaf door, which is topped by a single-light rectangular transom. A row of three Italianate-style single-family dwellings (317-321 G Street, N.E.), constructed in 1891 by John Hogan, are similar to their 4<sup>th</sup> Street, N.E. neighbors. However, these dwellings are three bays wide and feature continuous first-and second-story sill courses and soldier brick segmental arches over openings without header brick caps.



Capitol Hill Historic District (Boundary Increase 2010)

Washington, D.C.

Name of Property

County and State

The Queen Anne style is thoroughly represented in Square 778, though the style is not as dominant here as in the other Boundary Increase squares. Primarily located fronting 3<sup>rd</sup> Street, N.E. and F Street, N.E., the style is often combined with characteristics found in the Italianate and Romanesque styles. A more pure example of the Queen Anne style is found in a row (326-336 F Street, N.E.), constructed in 1900. Designed by Frank W. Hart and built by James M. Dunn, these two-story, two-bay single-family dwellings exemplify a modest interpretation of the Queen Anne style and have full-height, rectangular bays with rounded corners capped by pyramidal roofs. Each dwelling is constructed of brick and set on a solid brick and stone foundation; façades are faced with pressed stretcher-bond brick. Ornamentation is restrained and limited to molded metal cornices, continuous first- and second-story string courses, and a continuous string course composed of projecting rowlock bricks. Large openings punctuate the projecting bays.

Characteristics of the Italianate style can be found in rows 609-613 3<sup>rd</sup> Street, N.E., and 627-631 3<sup>rd</sup> Street, N.E.; both were constructed in 1892. James H. Richards owned and constructed 627-631 3<sup>rd</sup> Street, N.E., a row of modest two-story, two-bay single-family dwellings. Constructed of brick, each dwelling is faced with pressed stretcher-bond brick and has a flat front excepting a second-story oriel, which extends from the southernmost bay. The oriel has a corbeled brick base and is ornamented by checkerboard brick panels. A gabled parapet rises from the top of the oriel and is marked by half-round brick. A continuous checkerboard brick frieze, dogtooth string course, first- and second-story sill courses, and a second-story string course complete the plain façade. Constructed by W.T. Crawford and owned by E.H. Brown, 609-613 3<sup>rd</sup> Street, N.E. are more refined examples of the buildings influenced by the Queen Anne and Italianate styles. Composed of brick and set on brick and concrete foundations; these two-story, two-bay dwellings are characterized by their full-height, rectangular bays with chamfered corners and brick corbelling. Molded metal cornices, continuous string courses of pearl molding, nebule molding, dentil molding, and stretcher-bond bricks highlight the facades. Rectangular openings hold single and paired double-hung windows.

One of the more intriguing rows of dwellings (300 F Street, N.E. and 601-607 3<sup>rd</sup> Street, N.E.) was constructed in 1894 by William A. Vaughn from the designs of B. Stanley Simmons. Highly indicative of the Queen Anne and Romanesque Revival styles, this row is three stories in height with alternating two-story canted bays with flat roofs and full-height canted bays with pyramidal roofs. These brick dwellings are faced with stretcher-bond brick and are complemented by continuous molded sill courses. Each foundation is faced with roughly coursed stone. Gabled parapets with nebule molding and flanking pilasters mark 601 and 605 3<sup>rd</sup> Street, N.E., while the pyramidal roofs of 603 and 607 3<sup>rd</sup> Street, N.E. are defined by prominent molded cornices, modillions, and wide frieze boards. Gauged brick segmental arches surmount most window openings, which hold double-hung sash.

The original Logan School anchors the northwest corner of the square at the intersection of 3<sup>rd</sup> Street and G Street, N.E., and was constructed in 1891. The school emulates the Romanesque Revival style with defining characteristics often found in the designs of D.C.'s public schools constructed at the end of the nineteenth century. A mansard roof caps the building and is complemented by a molded cornice and paired brackets. Constructed of brick, this massive block is distinguished by rectangular bays extending from the north and west elevations and a rounded bay projecting from the northwest corner of the building. Gabled roofs cap the rectangular bays, while a conical roof tops the rounded bay. Segmental and semicircular openings pierce the building and hold double-hung sash. After construction of the new Logan School in 1934-1935, the original building was utilized as an annex. The building ceased to serve as a school in 1949 when it was sold to the Labor Medical Center. Later purchased by a developer, the building was converted into a condominium in the mid-1980s. The building is now apartments.

Capitol Hill Historic District (Boundary Increase 2010)

Washington, D.C.

Name of Property

County and State

The majority of Square 778's development occurred at the turn of the twentieth century and is primarily designed in the Classical Revival style. Brick construction, horizontal lines, and a full-height, three-sided canted bay typify the two-story, two-bay single-family dwellings. Fenestration consists of double-hung windows set in rectangular openings with concrete sills and lintels. Ornamentation is limited to molded metal cornices, dentil molding, and plain friezes. This prototype is clearly illustrated by 323-325 G Street, N.E. and 610-614 4<sup>th</sup> Street, N.E. (both rows were constructed in 1909). Later examples of the Classical Revival style closely associated with the Colonial Revival style can be seen at 320-322 F Street, N.E. Constructed in 1915 by C.E. Meyers, these two dwellings are constructed of brick and are faced with Flemish-bond brick. A false mansard roof, pieced by a pedimented dormer, caps each building and is highlighted by a molded metal cornice with modillions. One-story, full-width porches, most commonly linked to the urbanized Colonial Revival style, define each façade and are set on brick pier foundations.

Although single-family residences are the most common, several examples of multi-family Classical Revival-style dwellings are found in Square 778. Joseph M. Carmody, with architect George S. Cooper, constructed two rows of multi-family dwellings in 1904 that were intended for two families. Carmody, known for his development of Square 777, constructed 618-624 4<sup>th</sup> Street, N.E. and 641-643 3<sup>rd</sup> Street, N.E. The row fronting 4<sup>th</sup> Street, N.E. is composed of four brick dwellings with asymmetrical facades that are faced with stretcher-bond brick. A sloping roof caps each dwelling, which is then complemented by a continuous molded cornice with dentil molding. Decorative square projections span the facades and are located above the second-story openings. Continuous first-and second-story lintels, as well as a first-story sill course enforce the horizontality of each façade. The end dwellings (618 and 624 4<sup>th</sup> Street, N.E.) of the row are differentiated from their interior neighbors by recessed brick panels with chamfered corners set into the parapet and full-height canted bays projecting from their facades. An elongated panel composed of a decorative square wheel wagon motif marks 620 and 622 4<sup>th</sup> Street, N.E. Each dwelling (excepting 618 4<sup>th</sup> Street, N.E.) is delineated by paired single-leaf doors, with rectangular transoms, which are set in a single opening on the façade. A single stone lintel and molded architrave with dentil molding surmount the opening. The two dwellings fronting 3<sup>rd</sup> Street, N.E. are greatly similar to those on 4<sup>th</sup> Street, N.E. and were most likely constructed from the same design template.

In 1924, Herman R. Howenstein constructed three dwellings in the Colonial Revival style (not common to the Capitol Hill Historic District), with transitional elements of the then popular Craftsman style. The row, 308 to 312 F Street, N.E., was designed by architect L.T. Williams and thus are primarily uniform. Each two-story, three-bay dwelling is faced with five-course, American-bond brick and is capped by sloping roof. A false mansard roof fronts the façade and is pierced by a shed dormer with exposed rafter ends. A prominent overhanging eave with exposed rafter ends flares away from the false mansard. The minimal ornamentation is limited to a continuous soldier brick string course, which runs above the first-and second-story windows. A one-story, full-width porch, original to each dwelling, is the dominant architectural component of the façade. (It has been removed from 310 F Street, N.E.)

Five small-scale purpose-built apartment buildings are scattered throughout the square and were all constructed in the first thirty years of the twentieth century. The earliest, 625 3<sup>rd</sup> Street, N.E., is three stories in height, five bays wide, and has a symmetrical façade. Designed by Stuart Hilder in the Classical Revival style, this brick apartment building is ornamented by a prominent projecting cornice, modillions, and a frieze board with a swag motif. Three-sided, rectangular bays extend from the end bays of the façade and serve as partially enclosed balconies or sleeping porches. A central door with a single-light transom punctuates the first story of the façade. James L. Parsons constructed 676 4<sup>th</sup> Street, N.E., a four-story, five-bay Italian Renaissance building, in 1907. The building is constructed of brick and is set on a concrete foundation; both have been stuccoed. A seemingly flat roof caps the building and is encircled by wide,

Capitol Hill Historic District (Boundary Increase 2010)  
 Name of Property

Washington, D.C.  
 County and State

overhanging eaves with large brackets. The symmetrical façade is pierced by rectangular openings holding double-hung windows; all are surmounted by jack arches with keystones. Quoining features prominently around the central door entry and transom. Constructed in 1926, the apartment at 637 3<sup>rd</sup> Street, N.E. was designed by George T. Santmyers and erected by Richard G. Fletcher. This Classical Revival-inspired four-story apartment building is constructed of brick and is symmetrical in design. The central door opening is encompassed by a parged surround that has been scored to simulate stone and features molded pateras and guilloche molding. The second-story central opening features a parged surround with wave molding and a molded architrave topped with a concrete shield. Molded concrete scrolls flank the shield. Full-height rectangular bays and a molded cornice with modillions provide additional visual interest for the façade. Constructed in 1925 and 1926 respectively, 630 4<sup>th</sup> Street, N.E. and 315 G Street, N.E. are later examples of apartment buildings constructed in the Colonial Revival style. These small-scale buildings are constructed of brick and defined by their symmetry. Fenestration consists of single and paired double-hung windows. Ornamentation is minimal, however, an oversized cast concrete panel with decorative swag molding marks the apartment at 630 4<sup>th</sup> Street, N.E.

Four buildings date from ca. 1979 to ca. 2005 and include 615 3<sup>rd</sup> Street, 639 3<sup>rd</sup> Street, 335 G Street, and 640-660 4<sup>th</sup> Street, N.E. (located in the alley). All are single-family dwellings except 615 3<sup>rd</sup> Street, N.E., which is a condominium building. These modern residential buildings, like their historic neighbors, are two stories in height, are clad with brick and are covered by flat or sloping roofs. Projecting rectangular bays define 639 3<sup>rd</sup> Street, N.E. and 335 G Street, N.E.

**Inventory**

Square 752:

ADDRESS	DATE	STYLE	BUILDING TYPE	CONTRIBUTING/NON-CONTRIBUTING
706 3 <sup>rd</sup> Street, N.E.	1890	Queen Anne	Rowhouse	Contributing
708 3 <sup>rd</sup> Street, N.E.	1890	Queen Anne	Rowhouse	Contributing
710 3 <sup>rd</sup> Street, N.E.	1890	Queen Anne	Rowhouse	Contributing
	ca. 1990	No Style	Garage	Non-Contributing
712 3 <sup>rd</sup> Street, N.E.	1890	Queen Anne	Rowhouse	Contributing
	ca. 1990	No Style	Shed	Non-Contributing
714 3 <sup>rd</sup> Street, N.E.	1890	Queen Anne	Rowhouse	Contributing
716 3 <sup>rd</sup> Street, N.E.	1890	Queen Anne	Rowhouse	Contributing
718 3 <sup>rd</sup> Street, N.E.	1890	Queen Anne	Rowhouse	Contributing
	ca. 2000	No Style	Carport	Non-Contributing
720 3 <sup>rd</sup> Street, N.E.	1890	Queen Anne	Rowhouse	Contributing
722 3 <sup>rd</sup> Street, N.E.	1890	Queen Anne	Rowhouse	Contributing
724 3 <sup>rd</sup> Street, N.E.	1890	Queen Anne	Rowhouse	Contributing
726 3 <sup>rd</sup> Street, N.E.	1890	Queen Anne	Rowhouse	Contributing
728 3 <sup>rd</sup> Street, N.E.	1890	Queen Anne	Rowhouse	Contributing
	ca. 1925	No Style	Garage	Contributing
730 3 <sup>rd</sup> Street, N.E.	1890	Queen Anne	Rowhouse	Contributing
732 3 <sup>rd</sup> Street, N.E.	1890	Queen Anne	Rowhouse	Contributing
734 3 <sup>rd</sup> Street, N.E.	1890	Queen Anne	Rowhouse	Contributing
	ca. 1930	No Style	Garage	Contributing
222 G Street, N.E.	1897	Queen Anne	Rowhouse	Contributing
224 G Street, N.E.	1897	Queen Anne	Rowhouse	Contributing
226 G Street, N.E.	1897	Queen Anne	Rowhouse	Contributing

Capitol Hill Historic District (Boundary Increase 2010)  
 Name of Property

Washington, D.C.  
 County and State

228 G Street, N.E.	1897	Queen Anne	Rowhouse	Contributing
230 G Street, N.E.	1897	Queen Anne	Rowhouse	Contributing
232 G Street, N.E.	1897	Queen Anne	Rowhouse	Contributing
234 G Street, N.E.	1897	Queen Anne	Rowhouse	Contributing
236 G Street, N.E.	1897	Queen Anne	Rowhouse	Contributing
238 G Street, N.E.	1897	Queen Anne	Rowhouse	Contributing

Square 753:

ADDRESS	DATE	STYLE	BUILDING TYPE	CONTRIBUTING/NON-CONTRIBUTING
601 2 <sup>nd</sup> Street, N.E.	1887	Queen Anne	Rowhouse	Contributing
603 2 <sup>nd</sup> Street, N.E.	1887	Queen Anne	Rowhouse	Contributing
605-605B 2 <sup>nd</sup> Street, N.E.	1887	Queen Anne	Rowhouse	Contributing
607 2 <sup>nd</sup> Street, N.E.	1887	Queen Anne	Rowhouse	Contributing
609 2 <sup>nd</sup> Street, N.E.	1887	Queen Anne		Contributing
611 2 <sup>nd</sup> Street, N.E.	1893	Queen Anne	Single Dwelling	Contributing
613-613B 2 <sup>nd</sup> Street, N.E.	1893	Queen Anne	Single Dwelling	Contributing
608 3 <sup>rd</sup> Street, N.E.	1922	Colonial Revival	Single Dwelling	Contributing
610 3 <sup>rd</sup> Street, N.E.	1902	Queen Anne	Rowhouse	Contributing
612 3 <sup>rd</sup> Street, N.E.	1902	Queen Anne	Rowhouse	Contributing
614 3 <sup>rd</sup> Street, N.E.	1902	Queen Anne	Rowhouse	Contributing
616-616 ½ 3 <sup>rd</sup> Street, N.E.	1892	Romanesque Revival	Rowhouse	Contributing
618-618 ½ 3 <sup>rd</sup> Street, N.E.	1892	Romanesque Revival	Rowhouse	Contributing
	ca. 1965	No Style	Garage	Non-Contributing
620-620 ½ 3 <sup>rd</sup> Street, N.E.	1892	Romanesque Revival	Rowhouse	Contributing
	ca. 1930	No Style	Garage	Contributing
622-622 ½ 3 <sup>rd</sup> Street, N.E.	1892	Romanesque Revival	Rowhouse	Contributing
624 3 <sup>rd</sup> Street, N.E.	1892	Romanesque Revival	Rowhouse	Contributing
626-626 ½ 3 <sup>rd</sup> Street, N.E.	1892	Romanesque Revival	Rowhouse	Contributing
	ca. 1950	No Style	Garage	Non-Contributing
202 F Street, N.E.	1887	Queen Anne	Rowhouse	Contributing
204 F Street, N.E.	1887	Queen Anne	Rowhouse	Contributing
206 F Street, N.E.	1887	Queen Anne	Rowhouse	Contributing
208 F Street, N.E.	1887	Queen Anne	Rowhouse	Contributing
210 F Street, N.E.	1887	Queen Anne	Rowhouse	Contributing
212 F Street, N.E.	1887	Queen Anne	Rowhouse	Contributing
214 F Street, N.E.	1887	Queen Anne	Rowhouse	Contributing
216 F Street, N.E.	1887	Queen Anne	Rowhouse	Contributing
218 F Street, N.E.	1891	Queen Anne	Rowhouse	Contributing
	ca. 1928	No Style	Garage	Contributing
220 F Street, N.E.	1891	Queen Anne	Rowhouse	Contributing
	ca. 1990	No Style	Carport	Non-Contributing
222 F Street, N.E.	1891	Queen Anne	Rowhouse	Contributing
224 F Street, N.E.	1891	Queen Anne	Rowhouse	Contributing
	ca. 1995	No Style	Garage	Non-Contributing
226 F Street, N.E.	1891	Queen Anne	Rowhouse	Contributing
228 F Street, N.E.	1922	Colonial Revival	Rowhouse	Contributing
230 F Street, N.E.	1922	Colonial Revival	Rowhouse	Contributing
232 F Street, N.E.	1922	Colonial Revival	Rowhouse	Contributing
234 F Street, N.E.	1922	Colonial Revival	Rowhouse	Contributing

Capitol Hill Historic District (Boundary Increase 2010)  
 Name of Property

Washington, D.C.  
 County and State

236 F Street, N.E.	1922	Colonial Revival	Rowhouse	Contributing
215 G Street, N.E.	1934-5	Colonial Revival	School	Contributing
	ca. 1956	No Style	Classroom Annex	Non-Contributing

Square 777:

ADDRESS	DATE	STYLE	BUILDING TYPE	CONTRIBUTING/NON-CONTRIBUTING
701 3 <sup>rd</sup> Street, N.E.	1907	Classical Revival	Rowhouse	Contributing
709 3 <sup>rd</sup> Street, N.E.	1907	Classical Revival	Single Dwelling	Contributing
711 3 <sup>rd</sup> Street, N.E.	1907	Classical Revival	Single Dwelling	Contributing
715 3 <sup>rd</sup> Street, N.E.	1891	Queen Anne	Rowhouse	Contributing
717 3 <sup>rd</sup> Street, N.E.	1891	Queen Anne	Rowhouse	Contributing
719 3 <sup>rd</sup> Street, N.E.	1891	Queen Anne	Rowhouse	Contributing
721 3 <sup>rd</sup> Street, N.E.	1891	Queen Anne	Rowhouse	Contributing
723 3 <sup>rd</sup> Street, N.E.	1891	Queen Anne	Rowhouse	Contributing
700 4 <sup>th</sup> Street, N.E.	1908	Classical Revival	Rowhouse	Contributing
702 4 <sup>th</sup> Street, N.E.	1908	Classical Revival	Rowhouse	Contributing
704 4 <sup>th</sup> Street, N.E.	1908	Classical Revival	Rowhouse	Contributing
706 4 <sup>th</sup> Street, N.E.	1908	Classical Revival	Rowhouse	Contributing
708 4 <sup>th</sup> Street, N.E.	1908	Classical Revival	Rowhouse	Contributing
710 4 <sup>th</sup> Street, N.E.	1908	Classical Revival	Rowhouse	Contributing
712 4 <sup>th</sup> Street, N.E.	1908	Classical Revival	Rowhouse	Contributing
714 4 <sup>th</sup> Street, N.E.	1908	Classical Revival	Rowhouse	Contributing
	ca. 1940	No Style	Garage	Contributing
716 4 <sup>th</sup> Street, N.E.	1908	Classical Revival	Rowhouse	Contributing
	ca. 1940	No Style	Garage	Contributing
718 4 <sup>th</sup> Street, N.E.	1889	Queen Anne	Rowhouse	Contributing
	ca. 1965	No Style	Carpport	Non-Contributing
720 4 <sup>th</sup> Street, N.E.	1889	Queen Anne	Rowhouse	Contributing
722 4 <sup>th</sup> Street, N.E.	1889	Queen Anne	Rowhouse	Contributing
724 4 <sup>th</sup> Street, N.E.	1889	Queen Anne	Rowhouse	Contributing
726 4 <sup>th</sup> Street, N.E.	1889	Queen Anne	Rowhouse	Contributing
728 4 <sup>th</sup> Street, N.E.	1889	Queen Anne	Rowhouse	Contributing
730 4 <sup>th</sup> Street, N.E.	1889	Queen Anne	Rowhouse	Contributing
732 4 <sup>th</sup> Street, N.E.	1889	Queen Anne	Rowhouse	Contributing
302 G Street, N.E.	1907	Classical Revival	Rowhouse	Contributing
304 G Street, N.E.	1907	Classical Revival	Rowhouse	Contributing
306 G Street, N.E.	1907	Classical Revival	Rowhouse	Contributing
308 G Street, N.E.	1907	Classical Revival	Rowhouse	Contributing
	ca. 2000	No Style	Shed	Non-Contributing
310 G Street, N.E.	1907	Classical Revival	Rowhouse	Contributing
312 G Street, N.E.	1907	Classical Revival	Rowhouse	Contributing
314 G Street, N.E.	1907	Classical Revival	Rowhouse	Contributing
316 G Street, N.E.	1907	Classical Revival	Rowhouse	Contributing
318 G Street, N.E.	1907	Classical Revival	Rowhouse	Contributing
	ca. 1985	No Style	Garage	Non-Contributing
320 G Street, N.E.	1908	Classical Revival	Rowhouse	Contributing
322 G Street, N.E.	1908	Classical Revival	Rowhouse	Contributing
324 G Street, N.E.	1908	Classical Revival	Rowhouse	Contributing
	ca. 1985	No Style	Shed	Non-Contributing

Capitol Hill Historic District (Boundary Increase 2010)  
 Name of Property

Washington, D.C.  
 County and State

326 G Street, N.E.	1908	Classical Revival	Rowhouse	Contributing
328 G Street, N.E.	1908	Classical Revival	Rowhouse	Contributing
	ca. 1995	No Style	Garage	Non-Contributing
330 G Street, N.E.	1908	Classical Revival	Rowhouse	Contributing
338-338B G Street, N.E.	1908	Classical Revival	Single Dwelling	Contributing

Square 778:

ADDRESS	DATE	STYLE	BUILDING TYPE	CONTRIBUTING/NON-CONTRIBUTING
601 3 <sup>rd</sup> Street, N.E.	1894	Queen Anne	Rowhouse	Contributing
603 3 <sup>rd</sup> Street, N.E.	1894	Queen Anne	Rowhouse	Contributing
605 3 <sup>rd</sup> Street, N.E.	1894	Queen Anne	Rowhouse	Contributing
607 3 <sup>rd</sup> Street, N.E.	1894	Queen Anne	Rowhouse	Contributing
609-609B 3 <sup>rd</sup> Street, N.E.	1892	Queen Anne	Rowhouse	Contributing
611-611B 3 <sup>rd</sup> Street, N.E.	1892	Queen Anne	Rowhouse	Contributing
613-613A 3 <sup>rd</sup> Street, N.E.	1892	Queen Anne	Rowhouse	Contributing
615 3 <sup>rd</sup> Street, N.E.	ca. 1984	Modern	Condominium	Non-Contributing
	ca. 1925	No Style	Garage	Contributing
625 3 <sup>rd</sup> Street, N.E.	1903	Classical Revival	Apartments	Contributing
627 3 <sup>rd</sup> Street, N.E.	1892	Queen Anne	Rowhouse	Contributing
	ca. 1915	No Style	Garage	Contributing
629 3 <sup>rd</sup> Street, N.E.	1892	Queen Anne	Rowhouse	Contributing
	ca. 2009	No Style	Carpport	Non-Contributing
631 3 <sup>rd</sup> Street, N.E.	1892	Queen Anne	Rowhouse	Contributing
	ca. 1975	No Style	Shed	Non-Contributing
635 3 <sup>rd</sup> Street, N.E.	1926	Classical Revival	Apartments	Contributing
639 3 <sup>rd</sup> Street, N.E.	ca. 2005	Modern	Flats	Non-Contributing
641 3 <sup>rd</sup> Street, N.E.	1904	Classical Revival	Rowhouse	Contributing
643 3 <sup>rd</sup> Street, N.E.	1904	Classical Revival	Rowhouse	Contributing
610-610B 4 <sup>th</sup> Street, N.E.	1909	Classical Revival	Rowhouse	Contributing
612 4 <sup>th</sup> Street, N.E.	1909	Classical Revival	Rowhouse	Contributing
614 4 <sup>th</sup> Street, N.E.	1909	Classical Revival	Rowhouse	Contributing
616 4 <sup>th</sup> Street, N.E.	1904	Classical Revival	Single Dwelling	Contributing
	ca. 1995	No Style	Garage	Non-Contributing
618 4 <sup>th</sup> Street, N.E.	1904	Classical Revival	Rowhouse	Contributing
620-620 ½ 4 <sup>th</sup> Street, N.E.	1904	Classical Revival	Rowhouse	Contributing
622-622 ½ 4 <sup>th</sup> Street, N.E.	1904	Classical Revival	Rowhouse	Contributing
624-624 ½ 4 <sup>th</sup> Street, N.E.	1904	Classical Revival	Rowhouse	Contributing
626 4 <sup>th</sup> Street, N.E.	1903	Classical Revival	Single Dwelling	Contributing
	ca. 1925	No Style	Garage	Contributing
630 4 <sup>th</sup> Street, N.E.	1925	Colonial Revival	Apartment	Contributing
	ca. 1925	No Style	Garage	Contributing
640-660 4 <sup>th</sup> Street, N.E.	ca. 1989	Modern	Condominium	Non-Contributing
676 4 <sup>th</sup> Street, N.E.	1907	Classical Revival	Apartment	Contributing
680 4 <sup>th</sup> Street, N.E.	1886	Italianate	Rowhouse	Contributing
682 4 <sup>th</sup> Street, N.E.	1886	Italianate	Rowhouse	Contributing
684 4 <sup>th</sup> Street, N.E.	1886	Italianate	Rowhouse	Contributing
	ca. 2000	No Style	Shed	Non-Contributing
686 4 <sup>th</sup> Street, N.E.	1886	Italianate	Rowhouse	Contributing
688 4 <sup>th</sup> Street, N.E.	1885	Italianate	Rowhouse	Contributing

Capitol Hill Historic District (Boundary Increase 2010)

Washington, D.C.

Name of Property

County and State

690 4 <sup>th</sup> Street, N.E.	1885	Italianate	Rowhouse	Contributing
692 4 <sup>th</sup> Street, N.E.	1885	Italianate	Rowhouse	Contributing
694 4 <sup>th</sup> Street, N.E.	1885	Italianate	Rowhouse	Contributing
696 4 <sup>th</sup> Street, N.E.	1885	Italianate	Rowhouse	Contributing
300-300 ½ F Street, N.E.	1894	Queen Anne	Rowhouse	Contributing
308 F Street, N.E.	1924	Colonial Revival	Rowhouse	Contributing
310 F Street, N.E.	1924	Colonial Revival	Rowhouse	Contributing
312 F Street, N.E.	1924	Colonial Revival	Rowhouse	Contributing
316 F Street, N.E.	1926	Colonial Revival	Agency	Contributing
320 F Street, N.E.	1915	Classical Revival	Single Dwelling	Contributing
	ca. 1920	No Style	Garage	Contributing
322 F Street, N.E.	1915	Classical Revival	Single Dwelling	Contributing
	ca. 1925	No Style	Garage	Contributing
324 F Street, N.E.	1894	Queen Anne	Single Dwelling	Contributing
	ca. 1920	No Style	Garage	Contributing
326 F Street, N.E.	1900	Queen Anne	Rowhouse	Contributing
328 F Street, N.E.	1900	Queen Anne	Rowhouse	Contributing
330-330 ½ F Street, N.E.	1900	Queen Anne	Rowhouse	Contributing
332 F Street, N.E.	1900	Queen Anne	Rowhouse	Contributing
334 F Street, N.E.	1900	Queen Anne	Rowhouse	Contributing
336 F Street, N.E.	1900	Queen Anne	Rowhouse	Contributing
301 G Street, N.E.	1891	Romanesque Revival	School	Contributing
315 G Street, N.E.	1926	Colonial Revival	Apartment	Contributing
317 G Street, N.E.	1891	Italianate	Rowhouse	Contributing
319 G Street, N.E.	1891	Italianate	Rowhouse	Contributing
	ca. 1980	No Style	Garage	Non-Contributing
321 G Street, N.E.	1891	Italianate	Rowhouse	Contributing
323 G Street, N.E.	1909	Classical Revival	Single Dwelling	Contributing
325 G Street, N.E.	1909	Classical Revival	Single Dwelling	Contributing
327 G Street, N.E.	1902	Queen Anne	Multiple Dwelling	Contributing
335 G Street, N.E.	ca. 1979	Modern	Single Dwelling	Non-Contributing

Capitol Hill Historic District (Boundary Increase 2010)  
Name of Property

Washington, D.C.  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

**Period of Significance**

1791-1945

**Significant Dates**

1851;1861;1871;1885;1891;1934-1935

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Atkinson, Frederick G.

Schneider, Thomas Franklin

Simmons, B. Stanley

**Period of Significance (justification)**

The Capitol Hill Historic District Boundary Increase will share the same period of significance as the current Capitol Hill Historic District. Spanning from 1791 to 1945, this period reflects the early settling of the Capitol Hill area after the



Capitol Hill Historic District (Boundary Increase 2010)  
Name of Property

Washington, D.C.  
County and State

selection of Washington as the site for the federal government and the continuing social and economic growth of the area up until the end of World War II in 1945.

**Criteria Considerations (explanation, if necessary)**

N/A

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Capitol Hill Historic District Boundary Increase includes D.C. City Squares 752, 753, 777, and 778. After the establishment of Washington as the home to the federal government in 1791, the squares within the immediate vicinity of the new U.S. Capitol building were the first to be developed and housed a small, yet growing working- and middle-class population. The northern bounds of the Historic District and the four squares to be included in the Boundary Increase initially developed at a much slower rate due not only to their distance from the U.S. Capitol and Navy Yard, but also primarily because of the swampy conditions caused by the periodic flooding of Tiber Creek and its tributaries. However, several factors, the introduction of the Baltimore & Ohio Railroad in 1851, the establishment of the Government Printing Office in 1861, the installation of the H Street, N.E. streetcar line in 1871, and the D.C. public works projects in the 1870s and early 1880s initiated by Alexander "Boss" Shepherd, combined to highly impact the rate of development not only in the squares closest to Capitol Hill, but especially those of the Boundary Increase. Construction exploded in the 1880s and 1890s as real estate speculators and individual builders took advantage of the cheap land (now drained following the impoundment of Tiber Creek) and began constructing groups of three or more rowhouses designed in a variety of Victorian-era styles. With stable and well-paying jobs provided by the federal government, the availability of quality building stock, and an influx of residents in need of services, the area proved attractive to skilled and unskilled craftsmen and professionals. Although it never was home to large numbers of the established elite, white, African American and immigrant residents formed the nucleus of what was to become a solid working- and middle-class community that supported local neighborhood businesses and a thriving commercial corridor along H Street. These residents have continued to spur the social and economic improvement of the neighborhood into the present day.

Largely intact, the expanded area most closely parallels the late-nineteenth- and early-twentieth-century development of Capitol Hill and especially the progression of the squares that form the northern boundary of the current Capitol Hill Historic District. The original justification for terminating the Capitol Hill Historic District along F Street, N.E. was purely for topographical reasons because F Street is representative as the bottom of Capitol Hill. However, it is clearly illustrated that the Historic District and Boundary Increase share a common architectural thread, demonstrated by two- and three-story rowhouses, with varying rectangular and canted projecting bays and designed in the popular Victorian-era architectural styles of the day. Because the residential architecture of Capitol Hill is its most visible identifier and strong characteristic, it can be determined that the Boundary Increase clearly belongs as part of the current Capitol Hill Historic District.

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

The 2010 Capitol Hill Historic District Boundary Increase is eligible for listing in the National Register of Historic Places under the Criterion C as an example of **Architecture** for its cohesive and historic building stock that is illustrative of

Capitol Hill Historic District (Boundary Increase 2010)  
Name of Property

Washington, D.C.  
County and State

varied interpretations of architectural styles popular in the late nineteenth and early twentieth century around the Capitol Hill area.

Beginning in 1885, rowhouses were erected across the squares of the Boundary Increase and construction carried on almost continuously until 1935, with the majority of construction occurring between 1885 and 1909. Only four buildings were constructed outside of the period of significance. Generally constructed in groups of three or more, these rowhouses range from the simple, two-story dwellings with flat fronts of the mid-1880s to elaborate two- and three-story dwellings with mansard roofs and full-height rectangular or canted projecting bays dating to the late-1880s and 1890s. During this time, ornamentation grew more fanciful with the growing popularity of the Queen Anne and Romanesque styles before returning to a more restrained approach with the Classical Revival style during the first decade of the twentieth century. Apartment buildings too proved popular at the turn of the twentieth century as they became an acceptable and affordable form of housing the average working- and middle-class person.

The collection of late-nineteenth- and early-twentieth-century buildings exhibited within these four squares is a microcosm of the current Capitol Hill Historic District, a point which is further illuminated when noted that many buildings shared the same owner, builder, or architect. Largely intact, the Boundary Increase, like the current Capitol Hill District, is distinctive for its continuous rows of two- and three-story, brick dwellings. All of similar scale and materials and designed in a range of Victorian-era architectural styles with varying levels of ornament and intricacy, this vast variety and complexity gives the community its distinct and unique residential character that sets it apart from other Washington neighborhoods.

The 2010 Capitol Hill Historic District Boundary Increase is also eligible for listing in the National Register of Historic Places under the Criterion C as an example of **Community Planning and Development**.

It is clear that the historic forces that molded the late-nineteenth- and early-twentieth-century development of the current Capitol Hill Historic District profoundly influenced Squares 752, 753, 777, 778 as well and a direct link in residential patterns is apparent. Sporadic settlement on the Boundary Increase squares occurred through the 1870s, however, with the completion of several public works projects initiated within Capitol Hill in combination with a job-supplying, expanding federal government, a classic case of low supply and high demand was created. Within the Boundary Increase, the ensuing construction boom lasted from 1885 until the early twentieth century. Real estate speculators and small builders pounced on the newly developable lots of the Boundary Increase and began construction of rows of primarily three or more dwellings of varying complexity. Many of these builders and architects were also simultaneously working on projects within the current Capitol Hill Historic District and likely influenced by the existing building stock of those squares.

The late-nineteenth- and early-twentieth-century development of the Boundary Increase directly correlates with the expanding residential character of the greater Capitol Hill area. Long rows of buildings were built along the streets of each square and were generally constructed approximately five to fifteen feet off the public right-of-way. Following the 1871 Projection Law, full-height bays also intruded into the public space and were a common trend found within these four squares. All squares were intentionally developed with alleys running through their interior, many of which were lined by modest, two-story dwellings.

Capitol Hill Historic District (Boundary Increase 2010)  
Name of Property

Washington, D.C.  
County and State

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**Developmental history/additional historic context information** (if appropriate)

**Early Development, 1857-1885**

Improvements on Squares 752, 753, 777, and 778 followed the development trends of the greater Capitol Hill community (especially those squares north of D Street, N.E.) with most of the construction occurring between 1885 and 1934. By the mid-nineteenth century, existing building stock primarily radiated from the U.S. Capitol and spread to the nearest lying squares and extended south towards the U.S. Navy Yard. For the most part, squares with multiple buildings above East Capitol Street reached only as far north as D Street, N.E. and east to 7<sup>th</sup> Street, the exception being Squares 752 and 777.<sup>1</sup> Prior to the Civil War (1861-1865), settlement of the northeastern squares near the Capitol was sparse due to the swampy conditions caused by Tiber Creek, which made many lots unsuitable for building and therefore unattractive to prospective developers. The 1857 Boschke Map notes that the western halves of Square 752 and Square 778, and all of Square 753 had not been subdivided and remained unimproved. Only eight buildings are indicated on Square 777 and two on the eastern half of 778.

The lack of appeal became apparent when the neighboring area abutting the squares acquired the unattractive moniker "Swampoodle." Roughly bounded by 1<sup>st</sup> Street, N.W. on the west, 2<sup>nd</sup> Street, N.E. on the east and K and G Streets on the north and south, Swampoodle owed its name to a reporter, who in 1859 while covering the dedication of the St. Aloysius Catholic Church at North Capitol and I Streets, N.E., referred to the area as "being dotted with 'swamps' and 'puddles.'"<sup>2</sup> Adapting these two words, the name Swampoodle was irrevocably attached to this area well into the twentieth century. Home to working-class laborers and immigrants, primarily Irish, Swampoodle obtained a reputation as being gang-ridden and downtrodden. Described as "a rather down-at-the-heel section of frame houses and vacant lots, of open commons and dumps, where the family wash was flaunted shamelessly in the front yard, and portly matrons promoted neighborhood feuds over the tumble-down back fences," its early residents were "of splendid Irish stock...good, sturdy people, who put their husky shoulders to the wheel and helped to build up the infant city and make it rich and great."<sup>3</sup> Many of these early residents came to Swampoodle because of the cheap land and jobs provided by the proximity to the Baltimore and Ohio Railroad (B&O) passenger terminal that had been constructed in 1851 at New Jersey Avenue and C Street, N.W. Additionally, the establishment of the Government Printing Office in 1861 at the corner of North Capitol and H Streets, N.E. provided further momentum. However, with the onslaught of the Civil War, growth slowed on Capitol Hill and the war's effects lingered into the late 1860s with the continuation of inflated construction costs.

With the onset of the 1870s, civic improvements around Capitol Hill greatly accelerated the pace of building construction. The rapid increase is primarily attributed to Alexander "Boss" Shepherd, the head of the newly formed Board of Public Works (1871-1873). His proposed civic improvement program totaled more than six million dollars

Capitol Hill Historic District (Boundary Increase 2010)

Washington, D.C.

Name of Property

County and State

and encouraged growth not only in the District, but put a focus on the Capitol Hill area.<sup>4</sup> During this time, Northwest Washington was promoted as the new home for the elite and therefore allowed Capitol Hill to remain a middle- and working-class residential area. Shepherd initiated several large-scale drainage projects around Capitol Hill, with the most important being the construction of the Boundary Street (now Florida Avenue) interception sewer, which was completed in the 1880s.<sup>5</sup> By impounding the Tiber Creek and its tributaries and sending them underground, the swampy conditions of the area were vastly improved, thus providing cheap and developable lots for speculative builders that as of 1880 were assessed for less than 50 cents per square foot. This was a great bargain when compared to the more established squares directly surrounding the Capitol that were assessed with a valuation of 50 cents to three dollars per square foot.<sup>6</sup>

Further, with the introduction of service by the Columbia Railroad Company in 1871, streetcars now ran from Northwest Washington to 15<sup>th</sup> Street, N.E., then the eastern boundary of the city. The route followed H Street, N.E. from the intersection of 4<sup>th</sup> Street, N.E. and Massachusetts Avenue, N.E. to 15<sup>th</sup> Street, N.E. and therefore followed the northern boundary of Squares 752 and 777. Consequently, the early 1870s saw the number of buildings constructed more than triple since 1857. The 1874 Faehtz & Pratt maps clearly indicate that the northern squares of 752 and 777, with their H Street boundary, benefited the most from the proximity to the streetcar line. Square 752 was composed of fifteen wood-frame and two brick buildings (nine located on lots fronting H Street) and Square 777 consisted of twelve wood-frame buildings (seven were located on lots fronting H Street). Squares 753 (one frame building) and 778 (three frame buildings) developed slower, mainly due to the presence of a tributary, which caused swampy conditions, and the greater distance from H Street, which was destined to become a thriving commercial corridor.<sup>7</sup> None of the buildings dating from this period within the bounds of the Boundary Increase are extant.

Improvements were gradual and lagged behind those of the more established squares around the Capitol. By 1880, 2<sup>nd</sup> and F Streets, N.E. had been graveled and H Street, N.E. had been laid with cobble and blue rock, although 3<sup>rd</sup>, 4<sup>th</sup>, and G Streets remained unimproved.<sup>8</sup> Gas lamps were installed along the entirety of H Street, 2<sup>nd</sup> Street of Square 752 and 4<sup>th</sup> Street of Square 777 and were established at the intersections of G and 4<sup>th</sup> Streets, F and 4<sup>th</sup> Streets, and F and 2<sup>nd</sup> Streets, N.E.<sup>9</sup> Small water mains had also been put in around Square 752.<sup>10</sup> Therefore, it was not until the completion of several infrastructure projects in the 1880s that the development of Squares 752, 753, 777, and 778 truly began.

### **Construction Boom, 1885-1899**

The earliest indication of rowhouse construction can be found on Square 778. John C. Davidson, a member of a distinguished Montgomery County, Maryland, family and founding member with his brother H. Bradley Davidson of Davidson & Davidson, a real estate brokerage firm, invested in the construction of ten rowhouses.<sup>11</sup> Constructed from two permits, these dwellings were erected by Oliver Cox in 1885-1886. These two-story, Italianate-style rowhouses at 680-696 4<sup>th</sup> Street, N.E. (335 G Street, N.E. is not extant) reflect a modesty that is echoed by their combined \$11,000 price of construction. For comparison, 200-202 4<sup>th</sup> Street, S.E., located four blocks from the U.S. Capitol, was constructed for a combined price of \$6,000 and a row of three dwellings, 520-524 4<sup>th</sup> Street, S.E. (located further south on Square 822), were constructed for a total of \$4,000. Both groups were constructed in 1885 and are of similar scale.

Capitol Hill Historic District (Boundary Increase 2010)  
Name of Property

Washington, D.C.  
County and State

Square 753 attracted the attention of William W. Danenhower and his son, Washington Danenhower. William W. Danenhower, a longtime resident of Washington, D.C., was brought to the city by President Abraham Lincoln following his election in 1861 and was appointed acting fourth auditor and chief clerk. Several years later, Danenhower formed a real estate business with his son, Washington.<sup>12</sup> The Danenhowers were heavily invested in the Capitol Hill area and oversaw multiple construction projects through the 1880s. Individually and with their company "Danenhower & Son," they initiated the construction of thirteen rowhouses (601-609 2<sup>nd</sup> Street, N.E. and 202-216 F Street, N.E.), which wrapped around the southwest corner of the square and fronted 2<sup>nd</sup> and F Streets, N.E. These two-story, two-bay dwellings closely imitate other rows that Danenhower & Son had constructed within the current Capitol Hill Historic District during this same time period. For example, the rows of 323-331 9<sup>th</sup> Street, S.E. constructed on Square 924 and 508-518 E Street, S.E., constructed on Square 845, were both erected in 1885 and are easily comparable due to their modest size and simple Italianate detailing. Three other rowhouses at 423-427 5<sup>th</sup> Street, N.E., constructed in 1886 on Square 836, replicate the corbeled pedimented hoods found among the dwellings of Square 753. W.W. Danenhower retired from the business in 1888 and died in 1894 at his residence, now known as Carbery House, at the corner of 6<sup>th</sup> Street, S.E. and South Carolina Avenue, S.E. Washington continued in real estate following his father's retirement, but no longer did housing under the umbrella name of "Danenhower & Son."<sup>13</sup>

Construction rapidly increased in the late 1880s and into the 1890s as developers purchased the remainder of the unimproved property and subdivided it into lots. Finally taking full advantage of the 1871 Projection Law (which allowed for bays to be constructed over the building line), builders and architects constructed larger and gradually more elaborate single-family dwellings and rowhouses in a variety of Victorian-era styles. Between 1889 and 1897, 149 buildings were constructed across the four squares. Sixty-five are extant and are to be included in the expanded Capitol Hill Historic District.<sup>14</sup> This construction boom is comparable to the current Capitol Hill Historic District. The nine squares forming the northern boundary of the current Historic District (along F Street, N.E.) contain approximately 320 extant buildings constructed between 1885 and 1899. Approximately 18 buildings from this construction period have been lost. Only a handful of buildings date from the twentieth century, much like the squares to be included in the Boundary Increase.

John H. Sherman was one of the prominent men who seized the lucrative real estate opportunity the northern bounds of the Capitol Hill area presented. In February 1889, the *Washington Post* announced:

Senator Sherman has lost none of his faith in Washington real estate. He will at once begin the erection of a block of dwelling houses on the square bounded by G and H and Second and Third streets northeast. Nine of these houses, will be commenced at once. In all there will be thirty-three. They are to contain six rooms besides the bath rooms being two-story, bay window houses, finished in the latest style. The total cost will be \$75,000. Mr. F.G. Atchison [*sic*], who is the architect for the Sherman houses, has great faith in the near future of building operations here.<sup>15</sup>

Sherman, a well-known politician from Ohio, was born in 1823 and served as an Ohio U.S. House of Representative from 1855 to 1861 and as a U.S. Senator from 1861 to 1877 and 1881 to 1897. Under President Rutherford B.

Capitol Hill Historic District (Boundary Increase 2010)

Washington, D.C.

Name of Property

County and State

Hayes, Sherman was appointed Secretary of the Treasury, and under President William McKinley, he was appointed Secretary of State. He was also the principle author of the Sherman Antitrust Act, which passed in 1890. In the late 1870s, Sherman entered the Washington, D.C. real estate market and embarked on projects spanning the city. Ultimately, instead of the planned thirty-three dwellings, fifteen rowhouses were constructed along 3<sup>rd</sup> Street in 1890 and nine rowhouses along G Street were completed in 1897. Frederick G. Atkinson, a native of Great Britain before immigrating to the United States in 1880, designed 706-734 3<sup>rd</sup> Street for Sherman in 1890. Atkinson would become best known for the Plymouth at 1236 11<sup>th</sup> Street, N.W., an apartment building constructed in 1903 and listed in the National Register of Historic Places in 1986. For his 1897 row fronting G Street (222-238), Sherman commissioned Thomas Franklin Schneider, an architect well-versed in Capitol Hill construction. Schneider had already completed multiple projects in the current Capitol Hill Historic District including 118-134 10<sup>th</sup> Street, N.E. on Square 940 in 1885 and 107-111 5<sup>th</sup> Street, S.E. on Square 818 in 1894. At the time of Schneider's death in 1938, he was accredited with the construction of over 2,000 residences and 26 apartments and hotels, most notably the Cairo Hotel at 1615 Q Street, N.W., Washington, D.C.'s first modern steel "skyscraper," and once known as "Schneider's Folly."<sup>16</sup>

Another influential architect commanding the design aesthetic that would become synonymous with Capitol Hill was B. Stanley Simmons. Simmons was originally from Charles County, Maryland, and moved to Washington, D.C., around 1882. He studied architecture at the University of Maryland before attending graduate school at the Boston School of Technology. Returning to Washington following graduation, Simmons went on to construct multiple projects from 172 permits during a career that spanned forty years. His most well-known works were diverse in both scale and building type and included such landmarks as the Lafayette Hotel, Fairfax Hotel, Barr Office Building, the Embassy Apartments, and the National Metropolitan Bank. However, early in his career, his focus was placed on smaller projects. In 1894, at the age of twenty-two, Simmons designed five rowhouses (601-607 3<sup>rd</sup> Street and 300 F Street) on Square 778, which were constructed by William A. Vaughn for owner R.W. Donaldson. These three-story dwellings, which are distinctive and associated with the Queen Anne and Romanesque Revival styles, were erected for a total cost of \$16,500. During this same time period, Simmons was actively engaged with building projects in the current Capitol Hill Historic District and in 1891, he designed the row at 634-640 Acker Street, N.E. on Square 861 (permit #1553). Although recognized later in his career for his fluency with multiple architectural styles for differing building types, his earlier building stock around Capitol Hill is notable for its adherence to Victorian-era styles such as Queen Anne and Romanesque Revival.

As the amount of housing increased through the 1880s and 1890s, Squares 752, 753, 777, and 778 attracted primarily white residents of the working and middle classes. Although the earliest residents of neighboring Swampoodle were generally of Irish descent, the waves of people now moving into these newly developed squares were American-born, although pockets of Irish and German immigrants remained. These newer residents were a solid mix of skilled and unskilled workers. Many held jobs with the Federal government and with the Government Printing Office in particular; being employed as compositors, pressmen, and printing proofreaders. A general sampling of residents taken from the 1900 U.S. Federal Census finds a variety of occupations including; painter, tailor, steam fitter, waiter, day laborer, plaster ornament maker, cornice maker, bar tender, chemist, machinist, dry goods salesman, accountant, law clerk, teacher, insurance agent, book binder, barber, lawyer, engraver, physician, plumber, and multiple government clerks. The majority of single-family dwellings were not owner-occupied and were instead rented out to families. These findings dovetail with turn-of-the-century demographics of the current Capitol Hill Historic District. The squares located directly south of 752, 753, 777, and 778, which had evolved under comparable conditions, were home to a similar mix of

Capitol Hill Historic District (Boundary Increase 2010)

Washington, D.C.

Name of Property

County and State

skilled and unskilled workers such as tailors, government clerks, day laborers, a grocer, a photographer, a collector, railroad clerks, an electrician, and multiple employees of the government printing office. However, it is apparent that there was a higher rate of home ownership, although still a significant number of houses were rented.

Towards the end of the nineteenth-century, there was a small, but growing African American presence within the Capitol Hill expansion area. This population was generally limited to residing in small, modest dwellings within the alleys. Between 1885 and 1892, thirty-six dwellings, each two stories in height, were constructed along Gordon Avenue on Square 753. Two groups of eight flanked the east and western sides of this narrow alley, while an additional group of five was located south of them. Square 778 was bisected by 3 ½ Street. Along its length, twenty two-story dwellings were constructed in 1892 from two permits. The residents of these dwellings were mostly renters and were working class African Americans. Occupations included cart driver, wagon driver, waiter, telephone operator, teamster, ice salesman, and multiple cooks, laundresses, and day laborers.<sup>17</sup> This growing population led to the construction of Logan School in 1891, an African American elementary school at the corner of 3<sup>rd</sup> and G Streets on Square 778.

Squares 752, 753, 777, and 778, as well as the surrounding Capitol Hill area, greatly benefited from their close proximity to the H Street, N.E. corridor. Residential construction along H Street, which began in the early 1870s, generally consisted of two-story wood-frame or masonry dwellings with flat fronts. By the 1880s and 1890s, commercial activity had risen in the area with an increase from 75 businesses in 1880 to 154 businesses in 1890.<sup>18</sup> Corner grocery stores, as well as other businesses such as bakeries, barber shops, drug stores, butcher shops, and Chinese laundries proliferated to serve the growing needs of the burgeoning population.<sup>19</sup> Many of these businesses, which were concentrated along the H Street corridor or near the streetcar terminus at 15<sup>th</sup> and H Streets, served both residential and commercial functions. Many other buildings that were originally dwellings would be transformed for commercial use with storefront bays on the first story, although the second story often remained residential. As commercial enterprises sprung up along H Street during the late nineteenth century, the neighboring residents of the surrounding Capitol Hill area, both white and African American, increasingly gave their business to this variety of shops and stores.

### **Early-Twentieth-Century Expansion, 1900-1924**

In the first quarter of the twentieth century, developers continued to erect long rows of single-family dwellings. Fifty-six of these single-family dwellings remain from this era of construction and represent a handful of architectural styles (primarily Queen Anne, Classical Revival, and Colonial Revival). Construction was interrupted with the onset of World War I (1914-1918) and therefore most of the construction occurred in the first decade of the twentieth century. Only two houses (320-322 F Street on Square 778), constructed in 1915, were built between 1910 and 1920.

Joseph M. Carmody was highly active in the first decade of the twentieth century and heavily influenced the development of Square 777, constructing twenty-eight of the forty-one buildings on this square to be included in the Capitol Hill Historic District Boundary Increase. Built between 1907 and 1908 from five separate permits, Carmody's buildings were all in the Classical Revival style from designs by George S. Cooper and Arthur M. Poynton. Wrapping

Capitol Hill Historic District (Boundary Increase 2010)

Washington, D.C.

Name of Property

County and State

around the southwest corner of Square 777 from 3<sup>rd</sup> Street to G Street, the buildings span the length of G Street before rounding the southeast corner of the square and advancing northward along 4<sup>th</sup> Street. Carmody's dwellings on Square 777 proved profitable as noted by a 1908 *Washington Post* article:

The two-story brick houses at 316 and 318 G Street northeast have been sold for Joseph M. Carmody through the real estate office of Stone & Fairfax, the price paid being \$9,000. The houses, which contain seven rooms and bath, are near the new Union Station. They are the last two of a block of twelve houses erected in this location by Mr. Carmody last year. The other ten houses were purchased as an investment by a resident of the city who holds considerable Washington real estate, the price paid for the ten being \$46,000.<sup>20</sup>

Within Capitol Hill, it is apparent that Carmody was most comfortable with the Classical Revival style, with other examples found within the current Capitol Hill Historic District at 439-441 4<sup>th</sup> Street, N.E. (constructed in 1909), and 900-908 C Street, N.E. (constructed in 1910). These contemporaneous two-story rowhouses closely reflect those of Square 777 and are brick construction. Featuring full-height, canted bays, each dwelling is ornamented by a prominent projecting cornice and is fenestrated with double-hung sash. Concrete sills and flat or jack arches with keystones finish each window opening. His fifteen rowhouses constructed on Square 780 (402-422 4<sup>th</sup> Street, N.E. and 322-328 D Street, N.E.) between 1907 and 1908 also closely emulate his dwellings found on Square 777. These rowhouses on Square 780 are virtually identical to 709-711 3<sup>rd</sup> Street, 701 3<sup>rd</sup> Street, and 302-318 G Street of Square 777 and were all designed by Arthur M. Poynton. Poynton's designs exhibit a more detailed interpretation of the Classical Revival style with prominent molded cornice, modillions, and alternating swag molding on the friezes. Additionally, the second story of each façade is typically pierced by alternating semicircular and rectangular openings.

The growing popularity of the Colonial Revival style is represented by the nine dwellings constructed between 1922 and 1924 in Square 753. In 1922, Joseph C. Zirkle, originally from Fauquier County, Virginia, and an active real estate developer in the District of Columbia, applied for a permit to erect six two-story, two-bay rowhouses designed in the Colonial Revival style. Located at 228-236 F Street and 608 3<sup>rd</sup> Street on Square 753, this was Zirkle's singular foray into the Capitol Hill area because he primarily operated in Northwest D.C.

Herman R. Howenstein was a second owner/builder who constructed dwellings in the 1920s, erecting a row of three (308-312 F Street) on Square 778 in 1924. A long-time resident of Washington, D.C., Howenstein was born in St. Louis, Missouri, and moved to Washington, D.C. at a young age. He attended law school at Columbian University (now The George Washington University) and was a member of the D.C. Bar. Prior to his death in 1955, Howenstein had acted as a D.C. builder and real estate agent for over 50 years.<sup>21</sup> Howenstein had previously completed multiple projects in the current Capitol Hill Historic District in the first decade of the twentieth century, primarily designed in the Classical Revival style. These earlier building are typically identifiable as a two-story, three-bay, flat front building of brick, which is capped by a false mansard roof marked by either one or two gabled dormers. The roof is generally ornamented by a molded metal cornice with block modillions and concrete lintels often finish the window openings. Changing his aesthetic to represent the rising popularity of the Colonial Revival style, Howenstein retained the basic form of his Classical Revival-style dwellings, yet streamlined the decorative detailing and incorporated elements such as shed dormers, overhanging eaves, and exposed rafter ends. During this time period, he constructed 123-125 4<sup>th</sup> Street, N.E.



Capitol Hill Historic District (Boundary Increase 2010)  
Name of Property

Washington, D.C.  
County and State

(Square 815), 421-423 7<sup>th</sup> Street, N.E. (Square 893), and 914-916 D Street, N.E. (Square 937) in the current Capitol Hill Historic District; all constructed in 1923. These buildings, built a year earlier than those on Square 778, are greatly similar in design and form. All dwellings are two story, three bays and of brick construction. False mansard roofs feature a prominent overhanging eave and have exposed rafter ends. Shed dormers pierce the false mansard. Generally, a one-story, one-bay porch extends from the façade and is supported by brick posts.

Throughout the first quarter of the twentieth century, the area remained predominately white and was part of a stable working- and middle-class community. Still primarily renting, there is a slight but noticeable increase in the rate of home ownership. Fewer immigrants settled here, but groups of Italians, Russians, Polish, and Germans were scattered across the four squares. These immigrant residents were typically employed as skilled craftsmen and professionals and held jobs such as furniture store manager, shoemaker, barber, university professor, translator, dentist, store keeper, and machinist.<sup>22</sup> There is a noticeable decline of Irish-American residents, which is surprising due to the close proximity of neighboring Swampoodle. In 1900, the demographic make-up of Square 752 was heavily influenced by Irish immigrants and first generation Irish-Americans. However, by 1920 these residents had almost completely disappeared. This decrease in population correlates to the demolition of vast swaths of Swampoodle to make way for the new Union Station. Constructed between 1903 and 1907 as part of the McMillan Plan, Union Station incurred the loss of approximately 300 buildings within the Swampoodle neighborhood and displaced large numbers of its residents.<sup>23</sup> Additional changes to the demographics of the area are noticeable by 1925. Although the growing population of African Americans was still concentrated in the dwellings along Gordon Avenue and 3 ½ Street, the 1920 U.S. Federal Census indicates that several African American families were now renting along the 600 block of 3<sup>rd</sup> and 4<sup>th</sup> Streets of Squares 753 and 778, steps from the Logan School. Many of these residents were employees of the railroad, Federal government, and Navy Yard. The increase in population would lead to the construction of the new Logan School in 1934-1935.

### **The Rise of Multi-Family Dwellings and Apartment Buildings, 1903-1926**

Beginning in the 1880s, the Federal government began to rapidly expand around the Capitol Hill area. With a stable job market, the demand for more working-class and middle-class housing was on the rise due to the steady flow of new residents pouring into the city. At the turn of the twentieth century, multi-family residences and apartment buildings were built to accommodate this influx. In total, six extant multi-family dwellings and five apartment buildings were constructed on Square 778 between 1903 and 1926.

In 1904, Joseph M. Carmody, best known for his rows of two-story, single-family rowhouses, constructed two rows (639-643 3<sup>rd</sup> Street and 618-626 4<sup>th</sup> Street on Square 778), both in 1904. Designed in his favored Classical Revival style, each dwelling contained space for two families. Primarily not owner-occupied, the renters of these duplexes in 1910 held jobs such as wagon driver, restaurant waitress, railroad foreman, shoe department cashier, blacksmith, grocer, plasterer, pressman at the Government Printing Office, and several railroad machinists, and carpenters.

The first multi-story apartment building to be constructed within the four square area was erected in 1903 at 623-625 3<sup>rd</sup> Street for owner J. Elmer Lacey and contained four apartments. Architect Stuart Hilder adhered to the conventions

Capitol Hill Historic District (Boundary Increase 2010)

Washington, D.C.

Name of Property

County and State

of the time and designed the three-story building, known as the “Ellsworth” in the Classical Revival style. In 1918, the “Ellsworth” was home to a janitor, carpenter, a salesman at Thompson’s Dairy, and a printer.<sup>24</sup> Constructed four years later in 1907, the four-story “Ramona,” located at 676 4<sup>th</sup> Street breaks from the design restraints of its neighbors and reflects an interpretation of the Italian Renaissance style. Although four stories, the “Ramona” still exists harmoniously with its surrounding two-story neighbors. Residents of the “Ramona” in 1927 included a city fireman, a branch manager of the Sanitary Grocery Company (the predecessor to Safeway), a printer for the *Washington Post*, a real estate agent, a salesman for Parker-Bridget Company, a brakeman, and a secretary for the Chief of the Navy office. The residents of these two buildings reinforce that Capitol Hill was an affordable community for both the working and middle class.<sup>25</sup>

An eighteen-year break followed the construction of the “Ramona,” owing primarily to World War I and the shortage of open lots available for development. Between 1925 and 1926, the last three apartment buildings were constructed on Square 778. The two-story building at 630 4<sup>th</sup> Street is the smallest and contains two apartments. Reminiscent of the Colonial Revival style, this building reflects a minimalist approach towards ornamentation. The largest of the apartment buildings constructed is located at 637 3<sup>rd</sup> Street, erected in 1926. It was built by Richard G. Fletcher, the president of the Fletcher Fireproofing Company, who was best-known for his fireproofing of Union Station.<sup>26</sup> Containing twenty-four apartments, the four-story building is known as the Capitol Mansion Apartments and was designed in the Classical Revival style. The building is one of many that noted architect George T. Santmyers produced in the Capitol Hill area during this time. The final apartment building constructed is located at 315 G Street. Erected in 1926 by Hyman Klavans, the founder and first president of B’nai Israel Synagogue, this two-story building contained fifteen apartments. Residents in 1927 included a porter, waiter, bellman, cook, post office janitor, and two laborers.<sup>27</sup>

### **Post World War II Construction to Present Day**

Construction all but ceased following the stock market crash of 1929 and the ensuing Great Depression. With few buildable lots and meek financing, the only project to be initiated in the 1930s was the construction of the new Logan School in 1934-1935 at 215 G Street on Square 753. Almost fifty years passed before a new building was erected at 335 G Street on Square 778. Constructed ca. 1979, this single-family dwelling replaced a member of the row erected by John C. Davidson in 1885. Although clearly modern, the design aesthetic of the new two-story dwelling is respectful of its neighbors; faced with brick, it closely follows the original footprint of the 1885 rowhouse and features two projecting bays. Only three other buildings (all on Square 778) were constructed in the late twentieth century, including 615 3<sup>rd</sup> Street (c. 1984), 639 3<sup>rd</sup> Street (ca. 2005), and 640-660 4<sup>th</sup> Street (ca. 1989). Although obviously new construction, these residential buildings reflect the scale and materials of their historic neighbors and were clearly guided by a strong desire to blend in. A stable residential community that is invested in the Capitol Hill area, as well as strong building stock may be possible reasons for this striking lack of new construction.

### **Civic Improvements**

Construction continued at a swift pace through the 1890s and due to the rapidly increasing and diversifying population, new schools were required. In 1891, the Logan School, an African American elementary school was constructed at the southeast corner of 3<sup>rd</sup> and G Streets, N.E. Like the Lovejoy School (constructed in 1901) at the corner of 12<sup>th</sup> and D

Capitol Hill Historic District (Boundary Increase 2010)

Washington, D.C.

Name of Property

County and State

Streets, N.E. and the Giddings School (constructed in 1887) at the corner of 3<sup>rd</sup> and G Streets, S.E., the Logan School is significant because it served the growing population of African American students living in the Capitol Hill area during the era of educational segregation. The two-story Logan School is a visual landmark of the community and anchors the northwest corner of Square 778. Reminiscent of the 1887 Carbery School at 410 5<sup>th</sup> Street, N.E. and the Giddings School, (both located within the current boundary of the Capitol Hill Historic District), the three schools were designed in the Romanesque Revival style and share common characteristics. Constructed of red brick and boxy in form, semicircular brick arches, bracketed cornices, gabled projecting bays, and mansard roofs are a common theme. However, the Logan School is more fanciful with its rounded tower projecting from the northwest corner.

The commissioners of the District of Columbia named the school in 1891 after John A. Logan, a radical Republican from Illinois.<sup>28</sup> A popular military and political leader, Logan served in the Mexican-American War and as a General in the Union Army during the Civil War. Initially a Democrat, Logan was elected to various local Illinois offices before becoming a member of the U.S. House of Representatives from 1858 to 1860. Following his service in the Civil War, Logan switched allegiances and was elected as a Republican to the House of Representatives from 1867 to 1871 and then as a U.S. Senator from 1871 to 1877 and then from 1879 until his death in 1886. A failed candidate for Vice President of the United States on the 1884 ticket of James G. Blaine, Logan is most well-known for his involvement in the impeachment of President Andrew Johnson. Logan Circle, originally known as Iowa Circle, was re-dedicated in 1930 to honor the former Senator.

By 1933, Logan School no longer had adequate space for its student population and expansion options were studied. In December of that year, a jury sent down a verdict condemning nine lots and buildings along an area bounded by 2<sup>nd</sup>, 3<sup>rd</sup>, and G Streets on Square 753, directly west of the original school. Work on a new eight-room elementary school was to be ordered immediately.<sup>29</sup> On May 19, 1934, a permit was issued to the District of Columbia for the construction of a two-story brick school for \$95,000 and the project was awarded to the John W. Hunt Co., a Northwest Washington firm, due to their low bid of \$66,425.<sup>30</sup> A 1948 auditorium was added to the rear elevation of the building's central block and further improvements were made in 1949 when thirty-one buildings were razed to increase the size of the playground.<sup>31</sup> In the quest for more space, an eight-room demountable classroom annex was constructed south of the new Logan School around 1956. Set on a concrete slab foundation, the classroom annex was constructed of prefabricated steel panels and was equipped with a separate heating unit and had restroom facilities.<sup>32</sup> Meant to be temporary, the annex is extant. The Logan School integrated in the 1950s. Today, Logan School is still utilized as a school that serves the surrounding Capitol Hill area. The original Logan School was converted into a twenty-four unit condominium building in 1984 and is one of several older D.C. school buildings (such as Carbery School) that have been rehabilitated as residences since the early 1980s.<sup>33</sup>

### **Impact of H Street, N.E. Commercial Corridor and Changing Demographics**

The trend of the commercialization of H Street extended well into the twentieth century and impacted commercial development within the greater Capitol Hill area and primarily those squares located directly south of H Street. Purpose-built commercial buildings are not common to the Capitol Hill area and commercial activity was often limited to mixed-use corner properties, generally groceries. Out of approximately ten "stores" noted on the 1928 Sanborn map, seven were listed in the 1927 Boyd's City Directory as groceries. The others were a restaurant, shoemaker, and

Capitol Hill Historic District (Boundary Increase 2010)  
Name of Property

Washington, D.C.  
County and State

barbershop.<sup>34</sup> However, by the 1920s, several exceptions to this mixed-use corner property trend can be found. In 1926, the Fleishmann Company constructed a two-story, three-bay agency at 316 F Street, N.E. Designed by Schneider-Spliedt Company, this building is the sole purpose-built commercial project erected within the four squares of the Boundary Increase. At the time of the building's construction, the Fleishmann Company was one of the world's largest manufacturers of yeast and virtually monopolized the compressed yeast market in the United States.<sup>35</sup> The Fleischmann Company occupied the space until the company was acquired by Standard Brands, Inc. in 1929.<sup>36</sup> Standard Brands, Inc. is noted in D.C. City Directories at this location until 1942, at which time it had been replaced by the Federal Communication Commission. Later occupants included the LaCeil Brasserie Shop and Charles B. Broome, a plumber.<sup>37</sup>

H Street itself became an active shopping and entertainment district with the added enhancement of theaters such as the Atlas, Apollo, and Empire that drew customers from outside the vicinity. The commercial sector continued to develop through the second quarter of the twentieth century, an era during which H Street was beautifully flanked by high-style and vernacular buildings that reflected the corridor's importance. By the late 1920s, furniture stores, drug stores, barber and beauty shops, bakeries, clothing stores, banks, and dry goods stores proliferated along its length. Further, individual craftsmen and professionals set up business on H Street and included dentists, physicians, tailors, tanners, shoemakers, cigar makers, piano tuners, jewelers, and electricians. Many residents, especially within the Boundary Increase and the neighboring community, did most if not all their shopping on H Street.<sup>38</sup>

Following 1930, the area remained solidly working and middle class; however, the demographics were shifting. The squares were no longer predominantly white and featured a more even distribution of immigrants and African Americans. Though white and African Americans resided on the same squares, streets were segregated typically by block. For example, white and immigrant residents mostly resided along the 700 block of 3<sup>rd</sup> and 4<sup>th</sup> Streets, while African Americans settled along the G Street and the 600 block of 3<sup>rd</sup> Street. Apartment buildings too were primarily segregated and at the time of the 1930 U.S. Federal Census, the Ramona (676 4<sup>th</sup> Street) and 630 4<sup>th</sup> Street housed white residents, while the Ellsworth (625 3<sup>rd</sup> Street), Capitol Mansion Apartments (637 3<sup>rd</sup> Street), and 315 G Street were African American.<sup>39</sup> This growing population of African Americans necessitated the construction of the new Logan School in 1934-1935 on Square 753 because of the overcrowding at the original school. Immigrants too were part of a rising population and especially those of Italian descent were settling in greater numbers within the area. Germany, Greece, Russia, and Spain were also represented and it is noticeable that a high percentage owned their own homes. Further, immigrants were more likely to coexist with their African American neighbors along the same block than white residents. The 200 block of F and G Streets is illustrative of this finding.

The number of owner-occupied dwellings also increased through the 1930s and was almost equal to the number of renter-occupied buildings. Home values ranged from \$2,000 to \$8,000 and rents generally varied anywhere from \$10.00 up to \$45.00 a month. These home and rental values are on par with those squares bordering this area and already located within the current Capitol Hill Historic District.

Following World War II, the economic vitality of the commercial corridor and adjoining neighborhoods began to decline as many white residents moved from the area to the suburbs. The riots following the assassination of Martin Luther King, Jr. in April 1968 inflicted heavy damage on many buildings along H Street, as it did throughout Washington, D.C. and the nation. Even if stores survived physical damage, many of them closed. However, the revitalization of H Street,

Capitol Hill Historic District (Boundary Increase 2010)

Washington, D.C.

Name of Property

County and State

under the stewardship of H Street Main Street and with the support of local businessmen and residents, has gained momentum in the first decade of the twenty-first century. A plethora of new businesses, restaurants, and bars have opened along H Street and with the installation of a new streetcar line along the street, further growth is assured. Today the historic building fabric of H Street, diverse and mostly small in scale, is indicative of its evolution from a late-nineteenth-century streetcar route into a twenty-first-century urban corridor that served the greater Capitol Hill area.

Now a densely-populated urban neighborhood, the squares of the Boundary Increase remains a stable community with a high concentration of late-nineteenth- and early-twentieth-century buildings that retain their original function and charm.

<sup>1</sup> A. Boschke, *A Topographical map of the District of Columbia surveyed in the years 1856, 1857, 1858, 1859, and 1861*, Washington, D.C.: McClelland, Blanchard and Mohun, 1861.

<sup>2</sup> Denis A. Lane, "Story of the Passing of Historic Swampoodle," *The Washington Post (1877-1922)*, January 1, 1922, ProQuest Historical Newspapers, <http://www.proquest.com/> (accessed March 31, 2010).

<sup>3</sup> George Rothwell Brown, "Capital Silhouettes: Being Some Sketches in Outline of the Present, With a Glance or Two at the Past," *The Washington Post (1923-1954)*, October 18, 1923, ProQuest Historical Newspapers, <http://www.proquest.com/> (accessed April 1, 2010).

<sup>4</sup> Suzanne Ganschietz, "Capitol Hill Historic District," National Register of Historic Places Inventory - Nomination Form, February 1976, Section 8.6. (Listed in August 1976).

<sup>5</sup> Boundary Street formed the original northern boundary of the Federal city as planned by Pierre L'Enfant. Boundary Street was renamed Florida Avenue in 1890 because the city had outgrown its original limits.

<sup>6</sup> "City of Washington, Statistical Maps," Compiled by Lieut. F.V. Greene, assistant to the Engineer Commissioner, July 1, 1880, Washington, D.C., Map No. 1: Valuation of Real Property.

<sup>7</sup> E.F.M. Faehtz and F.W. Pratt, *Real Estate Directory of the City of Washington, Vols. 1-3: A Manual for Business Men*, Washington, D.C.: E.F.M. Faehtz and F.W. Pratt, 1874.

<sup>8</sup> "City of Washington, Statistical Maps," Map No. 3: Street Improvements.

<sup>9</sup> "City of Washington, Statistical Maps," Map No. 5: Gas Lamps.

<sup>10</sup> "City of Washington, Statistical Maps," Map No. 6: Water Mains.

<sup>11</sup> "John C. Davidson, Realtor, Dies After Hunting Trip," *The Washington Post (1923-1954)*, December 3, 1924, ProQuest Historical Newspapers, <http://www.proquest.com/> (accessed March 31, 2010).

<sup>12</sup> Historic Congressional Cemetery, "Genealogy," [http://www.congressionalcemetery.org/PDF/Obits/D/Obits\\_Danenhower.pdf](http://www.congressionalcemetery.org/PDF/Obits/D/Obits_Danenhower.pdf) (accessed March 2010).

<sup>13</sup> "Display Ad," *The Washington Post (1877-1922)*, July 7, 1889, ProQuest Historical Newspapers, <http://www.proquest.com/> (accessed March 24, 2010).

<sup>14</sup> All fifty-seven of the original alley dwellings, located in Squares 753 and 778, were demolished by 1960. Those on Square 753 were cleared to make way for the new Logan School that was constructed in 1934-1935.

<sup>15</sup> "A row of Thirty Houses: Senator Sherman's Investment," *The Washington Post (1877-1922)*, February 3, 1889, ProQuest Historical Newspapers, <http://www.proquest.com/> (accessed March 26, 2010).

<sup>16</sup> "T. F. Schneider Service Today At Residence: Builder of 2,000 Homes to Be Buried This Afternoon in Rock Creek," *The Washington Post (1923-1954)*, June 11, 1938, ProQuest Historical Newspapers, <http://www.proquest.com/> (accessed March 29, 2010).

<sup>17</sup> 1900 U.S. Federal Census, Washington, Washington, District of Columbia, Enumeration District 66.

<sup>18</sup> D.C. Landmark Application for Meads Row at 1305, 1307, 1309, and 1311 H Street, N.E., November 30, 2008, Section 7:13.

<sup>19</sup> *Boyd's Directory of the District of Columbia*, Published under various titles, Washington, D.C.: R.L. Polk & Co., Publishers and Proprietors, 1918, 1927.

<sup>20</sup> "Busy Site for Houses," *The Washington Post (1877-1922)*, March 12, 1908, ProQuest Historical Newspapers, <http://www.proquest.com/> (accessed March 29, 2010).

<sup>21</sup> "Herman Howenstein," *The Washington Post and Times Herald (1954-1959)*, March 27, 1955, ProQuest Historical Newspapers, <http://www.proquest.com/> (accessed March 30, 2010).

<sup>22</sup> 1920 U.S. Federal Census, Washington, Washington, District of Columbia, Enumeration District 223.

<sup>23</sup> The McMillan Plan was a grand plan for the beautification of the District of Columbia and was inspired by the City Beautiful Movement; Kristie Baynard and Patti Kuhn, "Capitol Place, Washington, D.C.," Historic American Building Survey Documentation, Prepared for Louis Dreyfus Property Group, Inc., September 2008.

Capitol Hill Historic District (Boundary Increase 2010)

Washington, D.C.

Name of Property

County and State

<sup>24</sup> *Boyd's Directory of the District of Columbia*, 1918.

<sup>25</sup> *Boyd's Directory of the District of Columbia*, 1927.

<sup>26</sup> "R.G. Fletcher Is Dead at 53," *The Washington Post (1923-1954)*, June 21, 1934, ProQuest Historical Newspapers, <http://www.proquest.com/> (accessed March 30, 2010).

<sup>27</sup> *Boyd's Directory of the District of Columbia*, 1927.

<sup>28</sup> Dr. Antoinette Lee, "Logan School," *Historic School Buildings Survey of D.C. Public Schools*, Vol. 2, D.C. Public Schools and D.C. Historic Preservation Division, 1986-1987.

<sup>29</sup> "Work Will Start On Logan School," *The Washington Post (1923-1954)*, December 22, 1933, ProQuest Historical Newspapers, <http://www.proquest.com/> (accessed March 31, 2010).

<sup>30</sup> "Building Permits," *The Washington Post (1923-1954)*, May 20, 1934, ProQuest Historical Newspapers, <http://www.proquest.com/> (accessed March 31, 2010); "Minneapolis Host To Shrine Nobles," *The Washington Post (1923-1954)*, June 20, 1934, ProQuest Historical Newspapers, <http://www.proquest.com/> (accessed March 31, 2010).

<sup>31</sup> "D.C. Awards Razing Jobs For Play Areas," *The Washington Post (1923-1954)*, August 31, 1949, ProQuest Historical Newspapers, <http://www.proquest.com/> (accessed March 31, 2010).

<sup>32</sup> "Richardson, Young Get Demountables," *The Washington Post and Times Herald (1954-1959)*, January 15, 1956, ProQuest Historical Newspapers, <http://www.proquest.com/> (accessed March 31, 2010).

<sup>33</sup> Patricia Brennan, "Schools as Residences Put the Adventurousome In Class of Their Own" *The Washington Post (1974-Current file)*, May 2, 1987, ProQuest Historical Newspapers, <http://www.proquest.com/> (accessed April 5, 2010).

<sup>34</sup> *Boyd's Directory of the District of Columbia*, 1927.

<sup>35</sup> "The Fleischmann Company," *The Washington Post (1923-1954)*, March 16, 1927, ProQuest Historical Newspapers, <http://www.proquest.com/> (accessed March 30, 2010).

<sup>36</sup> "Industrialist Fleischmann," *The Washington Post, Times Herald (1959-1973)*, October 25, 1968, ProQuest Historical Newspapers, <http://www.proquest.com/> (accessed March 30, 2010).

<sup>37</sup> *Boyd's Directory of the District of Columbia*, 1942, 1954.

<sup>38</sup> D.C. Landmark Application for Meads Row, Section 7:25.

<sup>39</sup> 1930 U.S. Federal Census, Washington, Washington, District of Columbia, Precinct 9, Enumeration District 223.

Capitol Hill Historic District (Boundary Increase 2010)  
Name of Property

Washington, D.C.  
County and State

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Capitol Hill Historic District (Boundary Increase 2010)  
Name of Property

Washington, D.C.  
County and State

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Capitol Hill Historic District (Boundary Increase 2010)  
Name of Property

Washington, D.C.  
County and State

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

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

**Primary location of additional data:**

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

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

**10. Geographical Data**

**Acreage of Property** Approximately 19 acres  
(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>18</u>	<u>0326234</u>	<u>437381</u>	3	<u>18</u>	<u>0326479</u>	<u>43769</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>18</u>	<u>0326489</u>	<u>437377</u>	4	<u>18</u>	<u>0326229</u>	<u>43774</u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

Capitol Hill Historic District (Boundary Increase 2010)  
Name of Property

Washington, D.C.  
County and State

The Boundary Increase of the Capitol Hill Historic District includes D.C. City Squares 752, 753, 777, and 778. The following description includes the original boundary description with italics inserted into it: . . . thence north along the center line of Second Street, N.E. to its intersection with the center line of *G Street, N.E.*, thence east along the center line of *G Street, N.E.* to its intersection with the center line of the alley of Square 752, thence north along the center line of the alley to its intersection with the rear property lines of *H Street, N.E.*, thence east along the rear property lines of *H Street, N.E.* to its intersection with the center line of *3<sup>rd</sup> Street, N.E.*, thence south along the center line of *3<sup>rd</sup> Street, N.E.* to its intersection with the center line of the alley of Square 777, thence following the center line of the alley to its intersection with the center line of *4<sup>th</sup> Street, N.E.*, thence south along the center line of *4<sup>th</sup> Street, N.E.* to its intersection with *F Street, N.E.*, thence east along the center line of F Street, N.E. to its intersection with the center line of *11<sup>th</sup> Street, N.E.*

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

The original Capitol Hill Historic District nomination determined the northern boundary of the district as being F Street, N.E., between 2<sup>nd</sup> and 7<sup>th</sup> Streets, N.E., because it “reflects a topographical definition” being at the bottom of Capitol Hill, and also because the “H Street Urban Renewal Area” was identified as a “separate and distinct neighborhood.” However, the boundaries for the 2010 Boundary Increase were chosen because following an architectural survey during the winter of 2010, it became clear that the historic forces that molded the social and economic development of the current Capitol Hill Historic District profoundly influenced Squares 752, 753, 777, 778 as well. The late nineteenth- and early twentieth-century rowhouse architecture found within these four squares is consistent with that found within the current Capitol Hill Historic District and many buildings shared the same owners, builders, and architects. Although, these four squares can be associated with H Street, N.E., due to their proximity, they so closely paralleled the residential development of the squares in the current district, that they should not be omitted. Those properties fronting H Street, N.E., which are primarily commercial in nature, have been excluded because they do not fit the residential development pattern of the current Capitol Hill Historic District. Additionally, several non-historic properties that were constructed outside of the period of significance have been excluded.

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**11. Form Prepared By**

name/title Maria S. Dayton and Laura V. Trieschmann, Architectural Historians  
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**Additional Documentation**

Submit the following items with the completed form:

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Capitol Hill Historic District (Boundary Increase 2010)  
Name of Property

Washington, D.C.  
County and State

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO 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 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Capitol Hill Historic District (Boundary Increase 2010)  
**City or Vicinity:** Washington, D.C.  
**County:** Washington **State:** District of Columbia  
**Photographer:** EHT Traceries  
**Date Photographed:** March 2010  
**Description of Photograph(s) and number:** Northeast Corner of 2<sup>nd</sup> and F Streets, N.E., View looking Northeast  
1 of 15

**Name of Property:** Capitol Hill Historic District (Boundary Increase 2010)  
**City or Vicinity:** Washington, D.C.  
**County:** Washington **State:** District of Columbia  
**Photographer:** EHT Traceries  
**Date Photographed:** March 2010  
**Description of Photograph(s) and number:** 216-208 F Street, N.E., View looking Northwest  
2 of 15

**Name of Property:** Capitol Hill Historic District (Boundary Increase 2010)  
**City or Vicinity:** Washington, D.C.  
**County:** Washington **State:** District of Columbia  
**Photographer:** EHT Traceries  
**Date Photographed:** March 2010  
**Description of Photograph(s) and number:** 228-236 F Street, N.E., View looking Northeast  
3 of 15

**Name of Property:** Capitol Hill Historic District (Boundary Increase 2010)  
**City or Vicinity:** Washington, D.C.  
**County:** Washington **State:** District of Columbia  
**Photographer:** EHT Traceries  
**Date Photographed:** March 2010  
**Description of Photograph(s) and number:** 627-643 3<sup>rd</sup> Street, N.E., View looking Northeast  
4 of 15

**Name of Property:** Capitol Hill Historic District (Boundary Increase 2010)  
**City or Vicinity:** Washington, D.C.  
**County:** Washington **State:** District of Columbia  
**Photographer:** EHT Traceries  
**Date Photographed:** March 2010  
**Description of Photograph(s) and number:** 616-626 3<sup>rd</sup> Street, N.E., View looking Southwest  
5 of 15

**Name of Property:** Capitol Hill Historic District (Boundary Increase 2010)

Capitol Hill Historic District (Boundary Increase 2010)  
Name of Property

Washington, D.C.  
County and State

**City or Vicinity:** Washington, D.C.  
**County:** Washington **State:** District of Columbia  
**Photographer:** EHT Traceries  
**Date Photographed:** March 2010  
**Description of Photograph(s) and number:** 301G Street, N.E., View looking Southeast  
**6 of 15**

**Name of Property:** Capitol Hill Historic District (Boundary Increase 2010)  
**City or Vicinity:** Washington, D.C.  
**County:** Washington **State:** District of Columbia  
**Photographer:** EHT Traceries  
**Date Photographed:** March 2010  
**Description of Photograph(s) and number:** 215 G Street, N.E., View looking Southwest  
**7 of 15**

**Name of Property:** Capitol Hill Historic District (Boundary Increase 2010)  
**City or Vicinity:** Washington, D.C.  
**County:** Washington **State:** District of Columbia  
**Photographer:** EHT Traceries  
**Date Photographed:** March 2010  
**Description of Photograph(s) and number:** Northeast corner of 3<sup>rd</sup> and G Streets, N.E, View looking Northeast  
**8 of 15**

**Name of Property:** Capitol Hill Historic District (Boundary Increase 2010)  
**City or Vicinity:** Washington, D.C.  
**County:** Washington **State:** District of Columbia  
**Photographer:** EHT Traceries  
**Date Photographed:** March 2010  
**Description of Photograph(s) and number:** 706-716 3<sup>rd</sup> Street, N.E., View looking Southwest  
**9 of 15**

**Name of Property:** Capitol Hill Historic District (Boundary Increase 2010)  
**City or Vicinity:** Washington, D.C.  
**County:** Washington **State:** District of Columbia  
**Photographer:** EHT Traceries  
**Date Photographed:** March 2010  
**Description of Photograph(s) and number:** 302-330 G Street, N.E., View looking Northeast  
**10 of 15**

**Name of Property:** Capitol Hill Historic District (Boundary Increase 2010)  
**City or Vicinity:** Washington, D.C.  
**County:** Washington **State:** District of Columbia  
**Photographer:** EHT Traceries  
**Date Photographed:** March 2010  
**Description of Photograph(s) and number:** 726-732 4<sup>th</sup> Street, N.E., View looking Southwest  
**11 of 15**

**Name of Property:** Capitol Hill Historic District (Boundary Increase 2010)  
**City or Vicinity:** Washington, D.C.  
**County:** Washington **State:** District of Columbia  
**Photographer:** EHT Traceries  
**Date Photographed:** March 2010

Capitol Hill Historic District (Boundary Increase 2010)

Washington, D.C.

Name of Property

County and State

**Description of Photograph(s) and number:** 335 G Street, N.E., View looking Southwest  
**12 of 15**

**Name of Property:** Capitol Hill Historic District (Boundary Increase 2010)

**City or Vicinity:** Washington, D.C.

**County:** Washington **State:** District of Columbia

**Photographer:** EHT Traceries

**Date Photographed:** March 2010

**Description of Photograph(s) and number:** 680-696 4<sup>th</sup> Street, N.E., View looking Northwest

**13 of 15**

**Name of Property:** Capitol Hill Historic District (Boundary Increase 2010)

**City or Vicinity:** Washington, D.C.

**County:** Washington **State:** District of Columbia

**Photographer:** EHT Traceries

**Date Photographed:** March 2010

**Description of Photograph(s) and number:** 630 and 676 4<sup>th</sup> Street, N.E., View looking Northwest

**14 of 15**

**Name of Property:** Capitol Hill Historic District (Boundary Increase 2010)

**City or Vicinity:** Washington, D.C.

**County:** Washington **State:** District of Columbia

**Photographer:** EHT Traceries

**Date Photographed:** March 2010

**Description of Photograph(s) and number:** Alley, Square 778, View looking West

**15 of 15**

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**Property Owner:**

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

name Multiple Owners

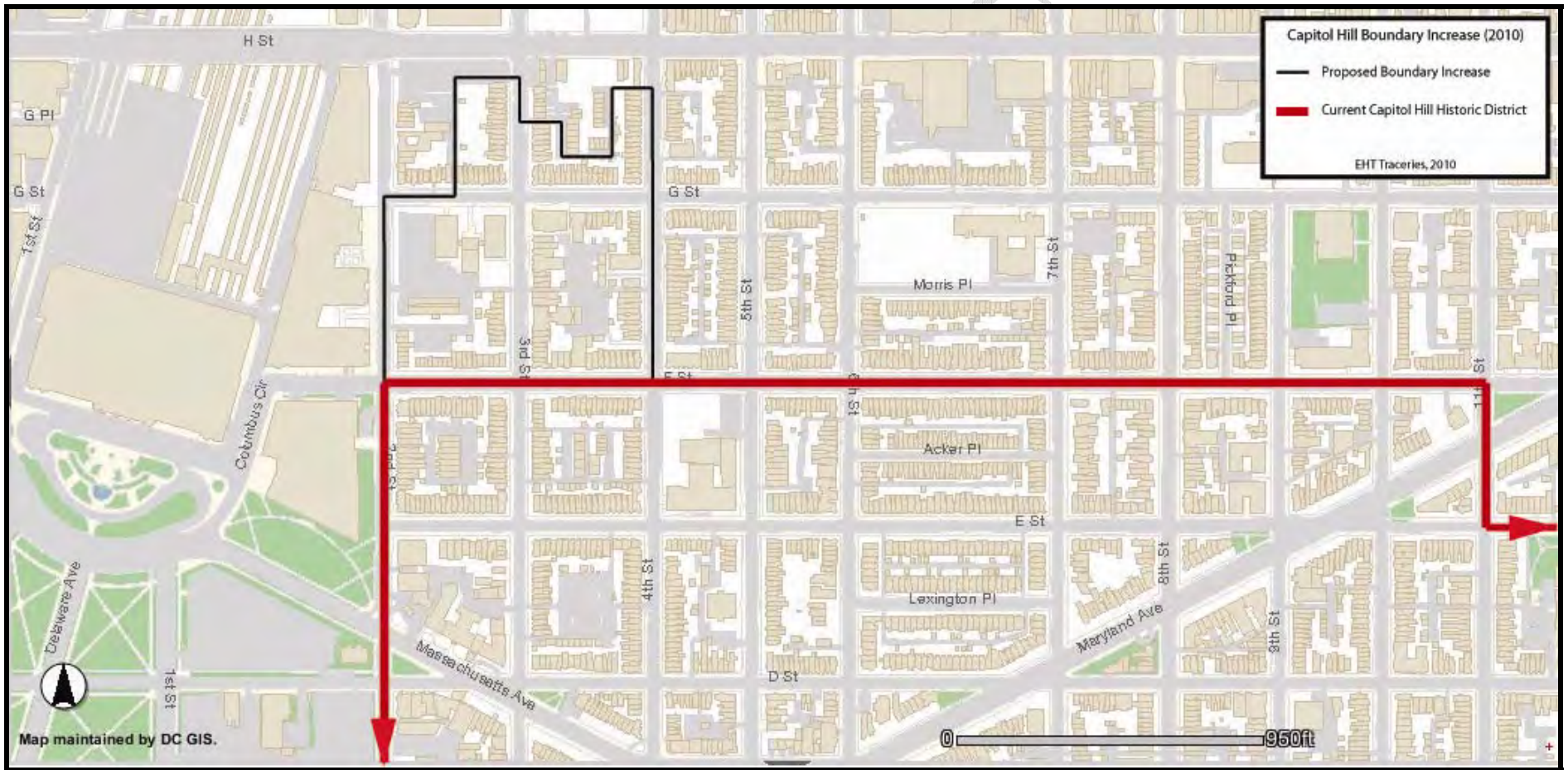
street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code 20002

**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.).

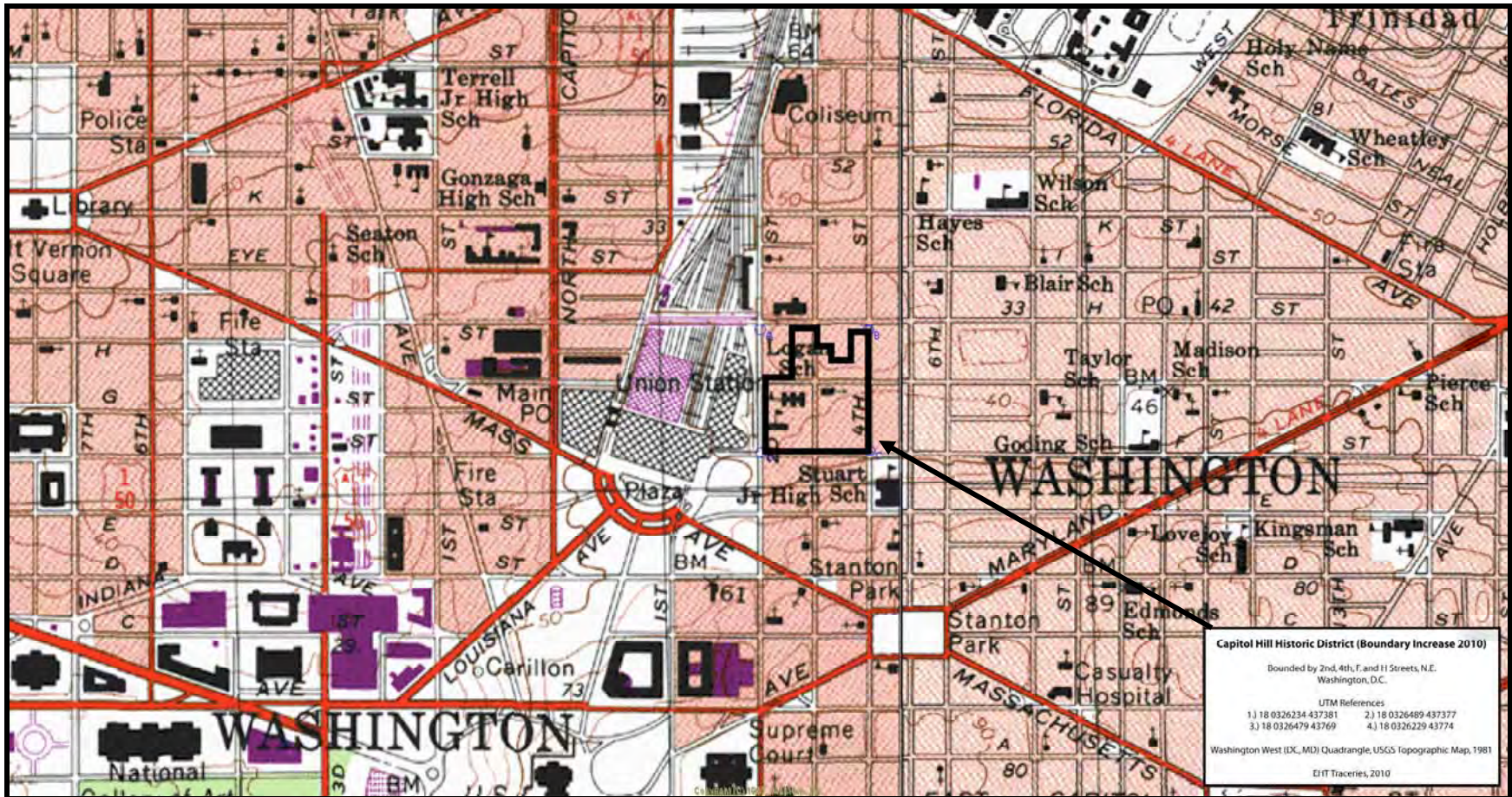
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for review ing instructions, gathering and maintaining data, and completing and review ing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

# DRAFT Capitol Hill Historic District (Boundary Increase 2010) Proposed Boundary





DRAFT Capitol Hill Historic District (Boundary Increase 2010)

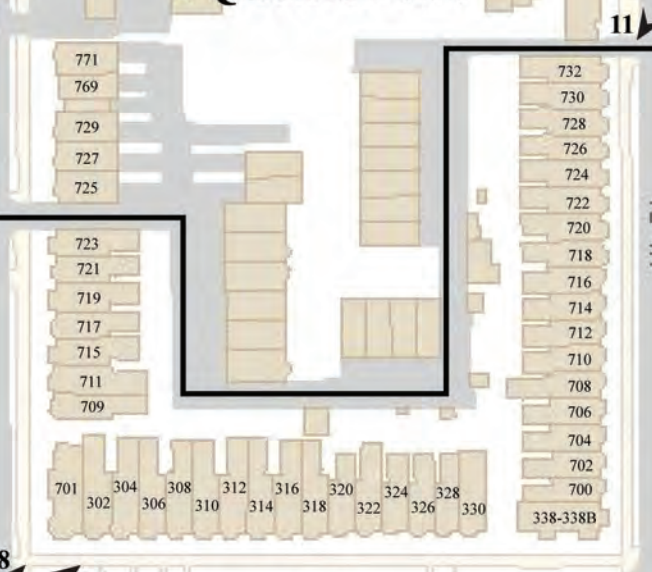




H Street

# SQUARE 752

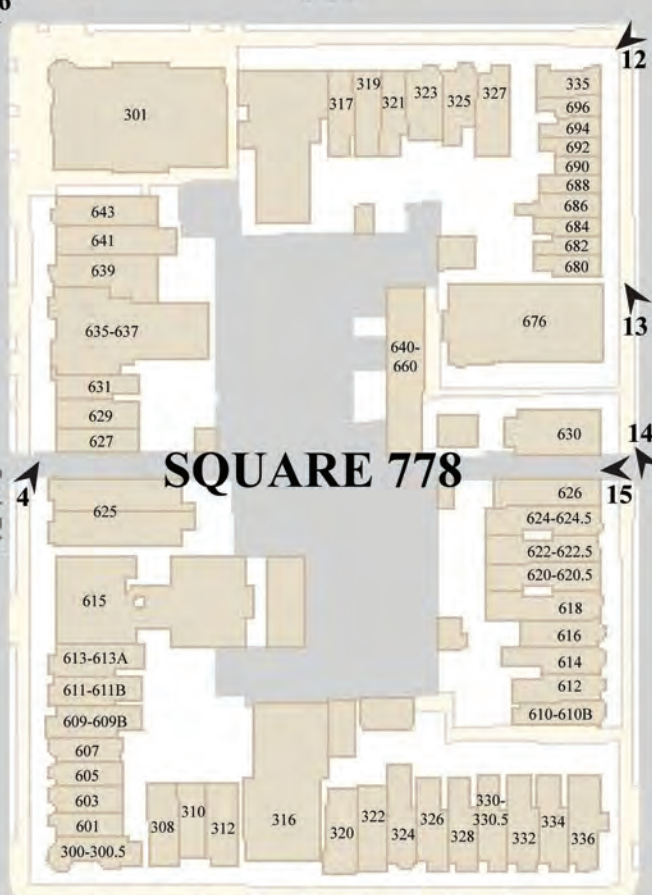
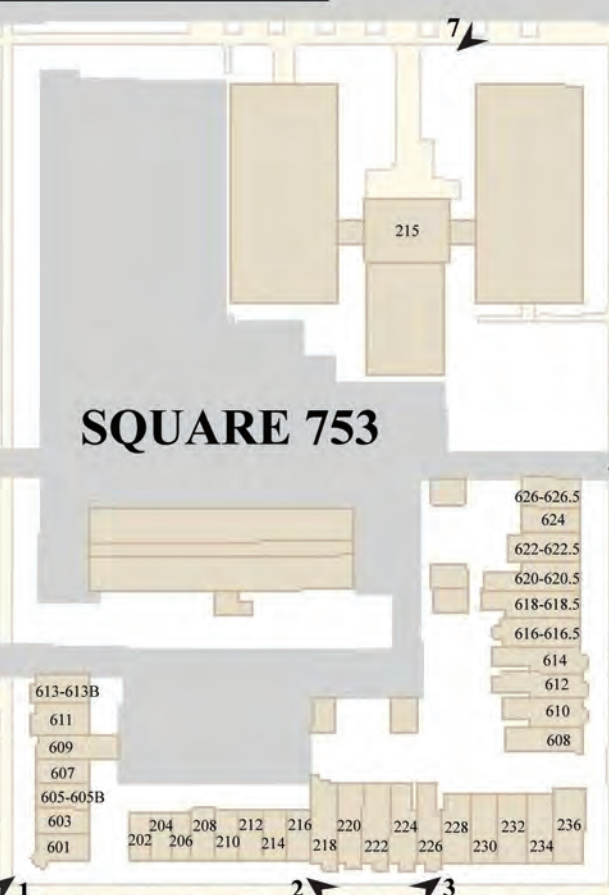
# SQUARE 777



G St

# SQUARE 753

# SQUARE 778



F St

2nd St

5th St

Capitol Hill Historic District  
Boundary Increase 2010  
Photo Key

EHT Traceries, 2010



450ft







212

1812

1812





WRIGHT'S MKT & DELI  
VEGETABLES & MEAT

















302

304

306

1234









680





125

NO PARKING  
TUESDAY - FRIDAY  
7:00 AM - 11:00 AM  
STREET CLOSURE

NO PARKING  
TUESDAY - FRIDAY  
7:00 AM - 11:00 AM  
STREET CLOSURE

SHARE HOUSING  
UNITED  
TRIUMPHANT  
CHURCH

United  
Triumphant Church

COME WORSHIP WITH US  
THIS SUNDAY! YOU WILL ENJOY  
ALL ARE WELCOME!