



# WARD 1 HERITAGE GUIDE



A Discussion of Ward 1  
Cultural and Heritage Resources



District of Columbia  
Office of Planning



## Ward 1 Heritage Guide

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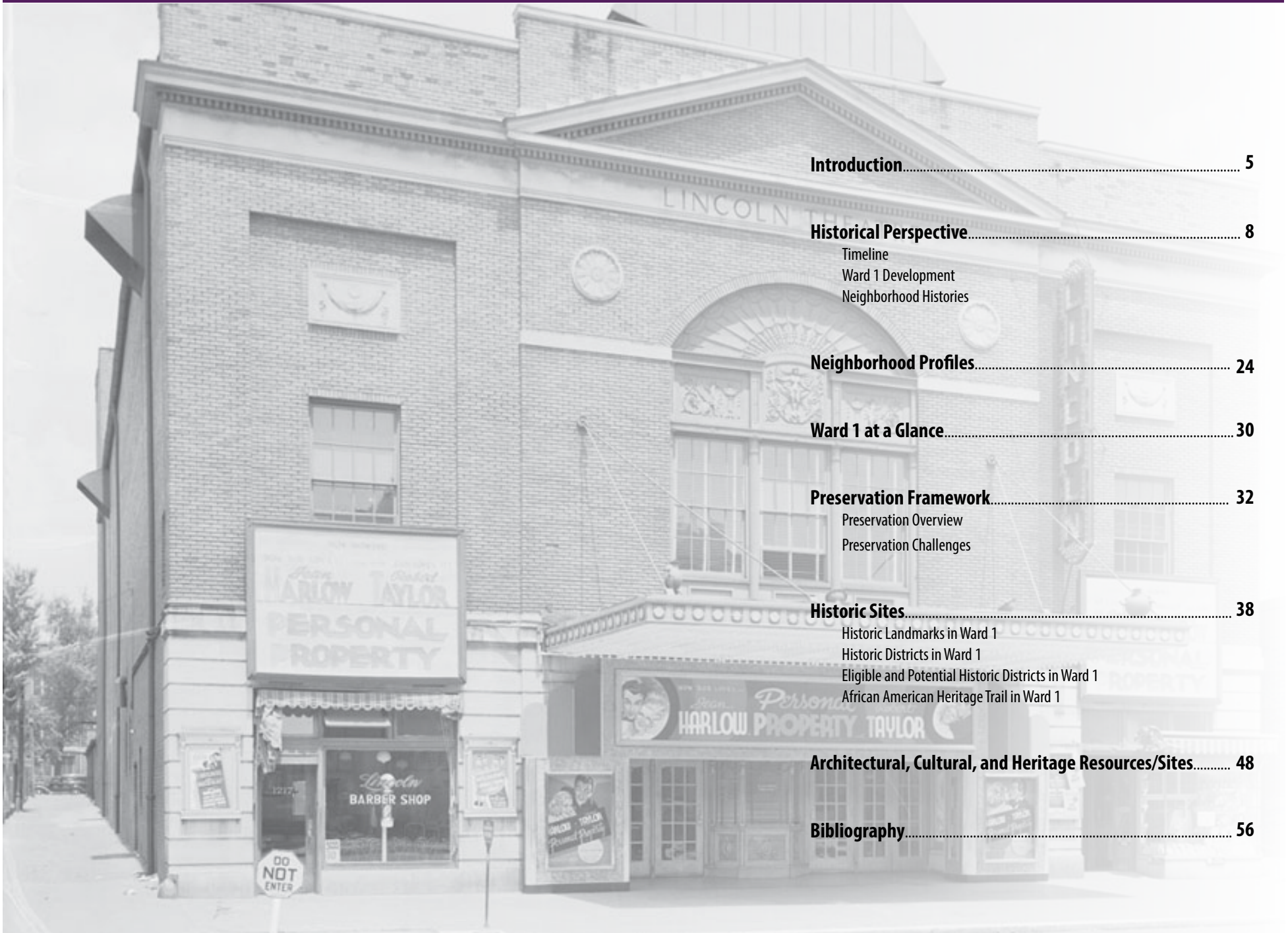
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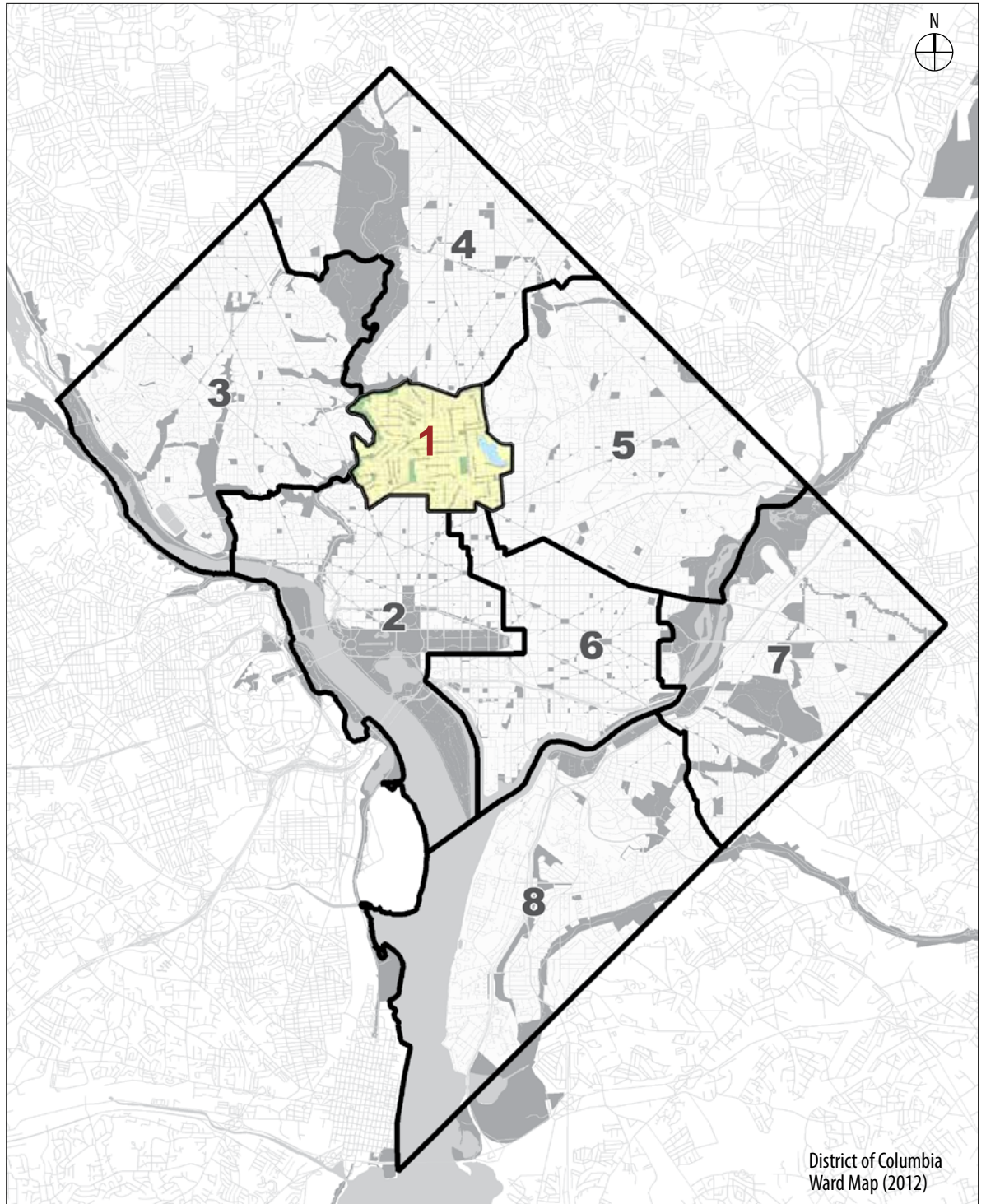
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# WARD 1



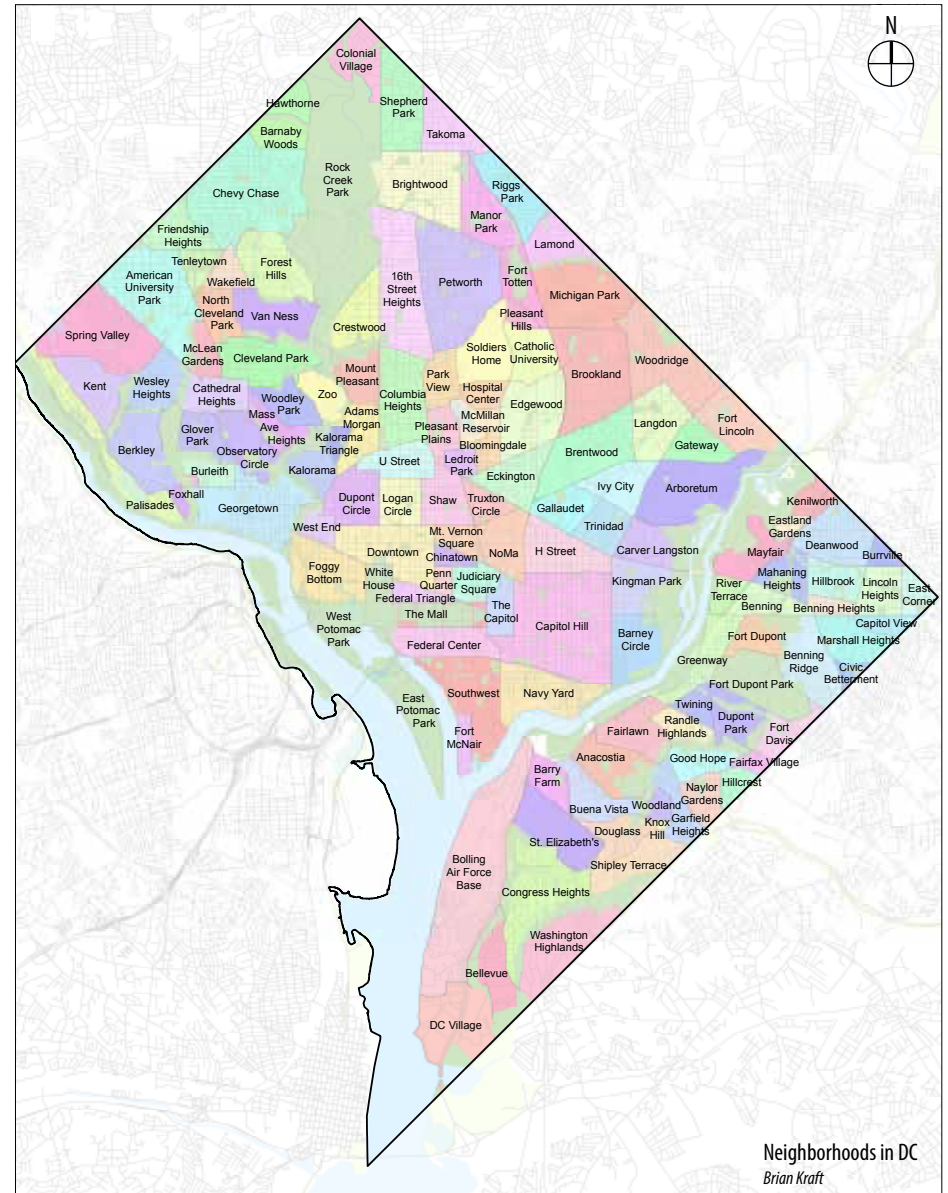
Located within the geographic center of the District of Columbia, Ward 1 is the smallest of the city's eight wards in terms of acreage, yet it is the most densely populated. It stretches broadly from S Street on the south to Spring Road and Rock Creek Church Road on the north and from the Old Soldiers' Home and 1st and 2nd streets on the east to Rock Creek Park on the west.

The Ward is predominantly residential and is home to many of the city's most sought-after historic rowhouse neighborhoods and walkable communities. It also hosts many vibrant neighborhood-based commercial corridors filled with independent stores, cafes and restaurants.

For outdoor recreation, the Ward lacks a preponderance of park and recreation areas, but it offers numerous triangle parks, easy access to Rock Creek Park, the National Zoo and Walter Pierce Park on the west and the open greenswards of the Old Soldiers' Home and McMillan Reservoir on the eastern edge. It also boasts the city's most architecturally notable urban park—Meridian Hill Park—at its center.

Ward 1 developed during the late 19th and early 20th centuries as the city's residential growth moved northerly, giving it a rich and historic urban character. The area comprises distinct neighborhoods including today's Adams Morgan, Mount Pleasant, Columbia Heights, Pleasant Plains, Le Droit Park, Meridian Hill, Strivers' Section, U Street and Park View.

At the southern end of the Ward is U Street, historically the heart of Washington's African American community whose many landmark buildings are now part of a burgeoning urban neighborhood with an active commercial corridor that extends up and down 14th Street and ranges east and west along U Street. Columbia Heights, at the center of the Ward, boasts grand and elegant 19th-century rowhouses to either side of a revitalized 14th Street centered around the historic Tivoli Theater at Park Road.



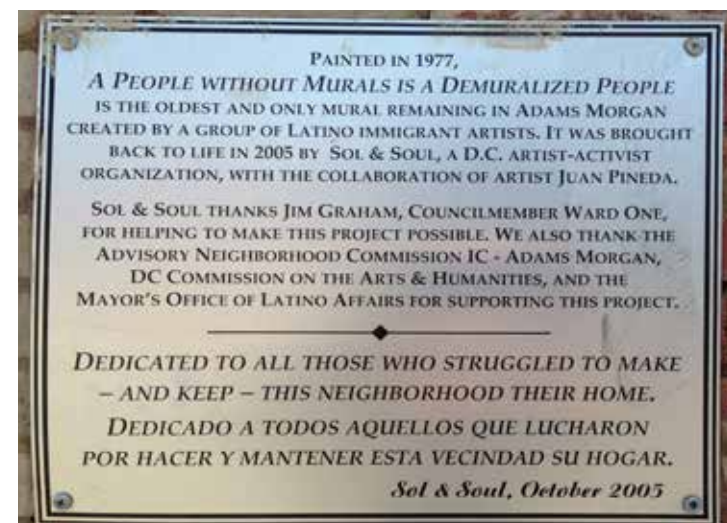


Mount Pleasant, the city's first streetcar suburb to the west, is known architecturally for its large "cottages" and elegant rows of houses on the hilly streets rising above Rock Creek and the National Zoo, just as its commercial core, like that of Adams Morgan, is more readily identified for its eclectic mix of ethnic shops and restaurants.

To the east, the Park View neighborhood developed along Georgia Avenue, one of the oldest roads leading into and out of the city, as the former rural Washington County developed in the early 20th century into an urban rowhouse neighborhood.



16th Street looking northeast from Fuller Street on Meridian Hill



Wall Mural "A People without Murals is a Demoralized People" in Adams Morgan and its plaque

In addition to its defining rowhouse and commercial cores, Ward 1 includes large apartment buildings and institutions, primarily located along its principal arteries, namely 14th Street, 16th Street, Columbia Road, and Georgia Avenue. All of these transportation corridors have early histories, generally as country lanes and/or toll roads that brought people and goods into and out of the growing city. While 14th Street is noted as being one of the city's longest commercial routes, 16th Street can claim itself as the city's broadest residential avenue, just as Columbia Road and Georgia Avenue are two of the District's oldest roads. Georgia Avenue is the site of Howard University and its hospital, the ward's largest institutional complex, and 16th Street, historically dubbed "Avenue of Churches," indeed has a preponderance of religious edifices along its route from St. John's Church at the south end by the White House, through the Ward and beyond to Montgomery County, Maryland.

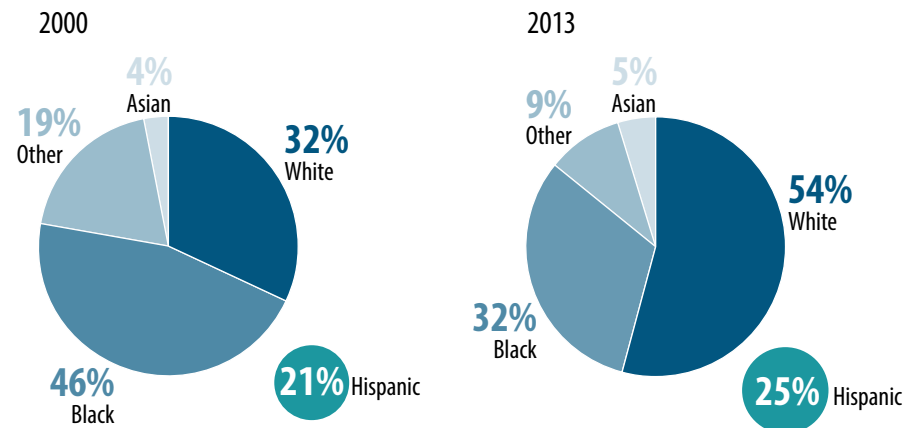
Defined by its rich and readily apparent architectural and cultural history, the Ward remains a cultural melting pot with a strong international flavor. It is the heart of the city's Latino community, the home of some of Washington's most important African-American landmarks and cultural resources, and a gateway for immigrants from across the globe.

Not surprisingly, the area has a tradition of neighborhood activism, embodied by groups such as Historic Mount Pleasant, the Kalorama Citizens Association, the Reed-Cooke Neighborhood Association, Meridian Hill Neighborhood Association, and the Cardozo- Shaw Neighborhood Association. Non-profits like the Latino Economic Development Corporation and the Columbia Heights Development Corporation are also active in community affairs, as are cultural organizations like the Gala Hispanic Theater, the African American Civil War Memorial Freedom Foundation, and the D.C. Humanities Council of Washington, D.C.

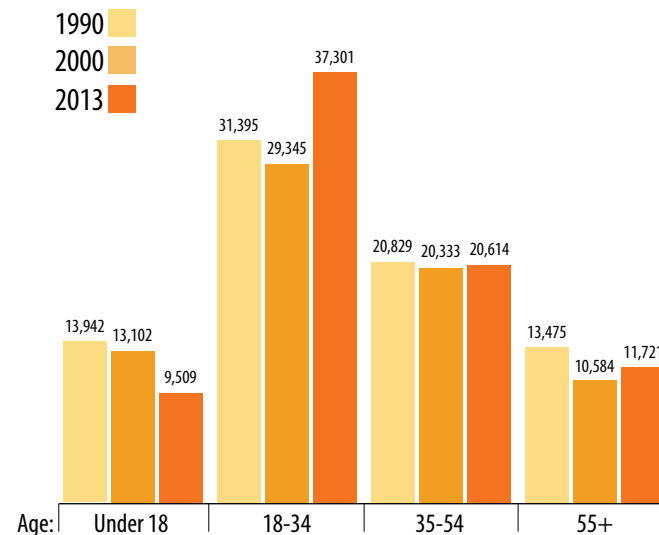
Although still highly diverse, Ward 1's neighborhoods have, since the year 2000, seen the largest percentage of demographic changes in the city. For instance, between 2000 and 2010, the percentage of white residents in the Ward has increased significantly from 32% to 54% of the population. During this same period, the black population has decreased from 46% to 32%, while the Hispanic and Asian populations have increased slightly.

## Ward 1 Demographics

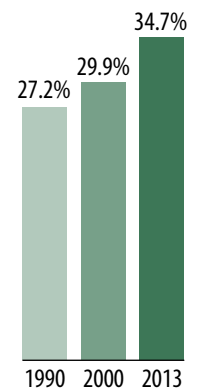
### Race and Ethnicity - 2013



### Age

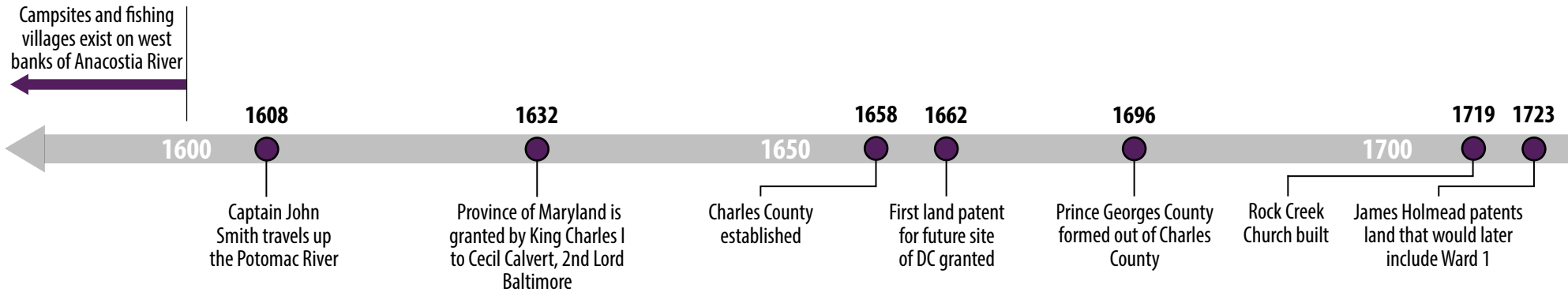


### Home Ownership %





# HISTORICAL PERSPECTIVE

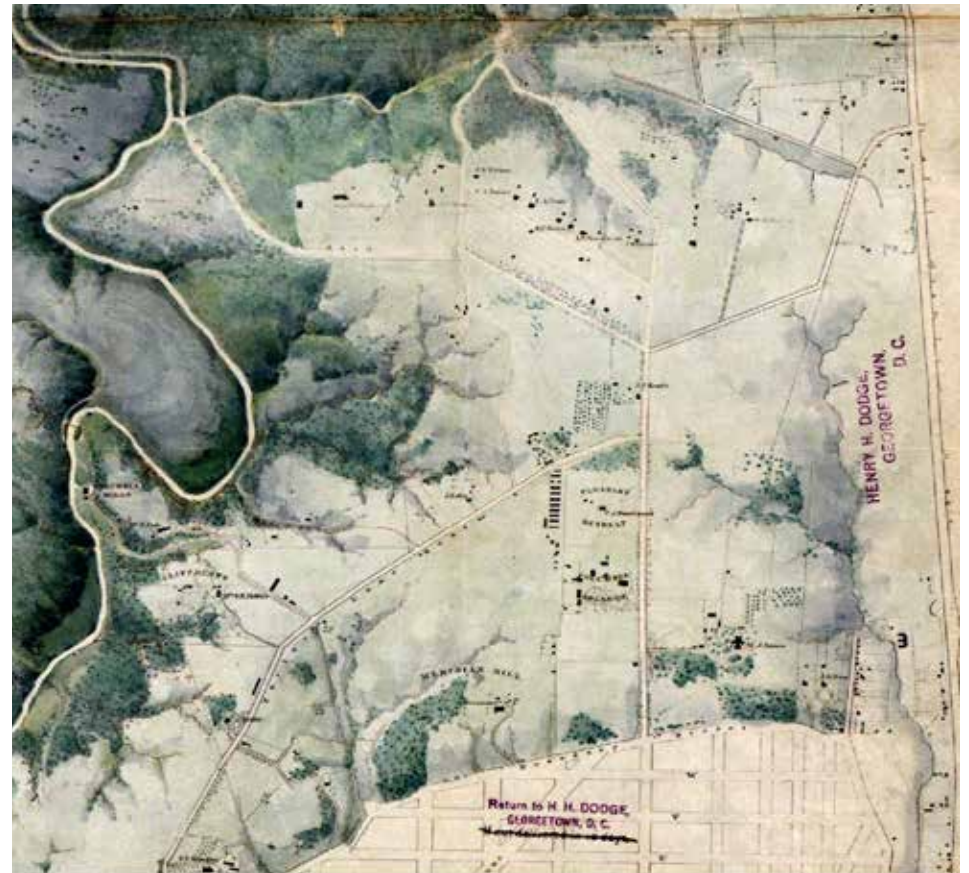


## Historical Background

Like the rest of northwest Washington, the land forming the central expanse of the city has been transformed over the past 200 years from a sparsely developed rural area of large estates and yeoman farms, to the city's first residential suburbs, to a densely developed series of urban neighborhoods.

When Charles I of England granted the land in 1632 to Cecil Calvert, 2nd Lord Baltimore as part of the Province of Maryland, this small part of the province was home to Native Americans who resided in permanent villages on the land, and who engaged in agriculture, fishing, and hunting. Arrow heads and rock formations, discovered along the banks of Piney Branch Creek and near its confluence with Rock Creek, as well as a pre-historic habitation site in Meridian Hill, and other archaeological sites provide rich evidence of pre-historic Native American culture in the area.

By the end of the 1600s, most of the Native Americans had moved away from the area, and the land, still unoccupied by European settlers, had passed through a succession of owners through the English land grant system. In 1722, when James Holmead purchased a large expanse of the land that would include much of present-day Ward 1, he became the principal landowner of the area, and essentially, its first European occupant. Holmead's property, which he named Pleasant Plains, ultimately amounted to many hundreds of acres on the east side of Rock Creek and south of Piney Branch Creek.

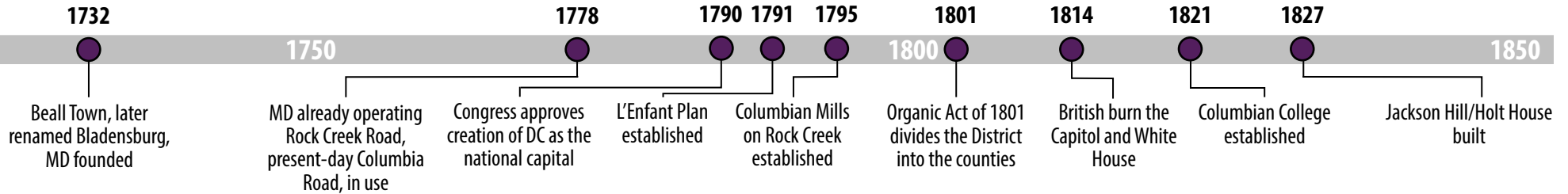


Detail from N. Michler Topographical Sketch of the Environs of Washington (1867) showing area of present-day Ward 1 west of Georgia Avenue  
Library of Congress, Geography and Map Division



## American Revolutionary War

## War of 1812



Holmead, along with the other settlers who came to own land in the area, were a mix of large landowners, small farmers, indentured and enslaved servants. Together these settlers cleared the forested land, built homes and planted crops. The names of these early settlers and the communities that developed on and around their land holdings survive today in the names of streets and places in the Ward, such as Rock Creek Church Road, Holmead Place, Pleasant Plains, and Ingleside.



Late 19th century photo of Holmead Manor, built ca. 1740, near present-day 13th and Otis Streets NW  
Historical Society of Washington



Historic photograph of Ingleside  
Thomas Ustick Walter Collection, Athanaeum of Philadelphia



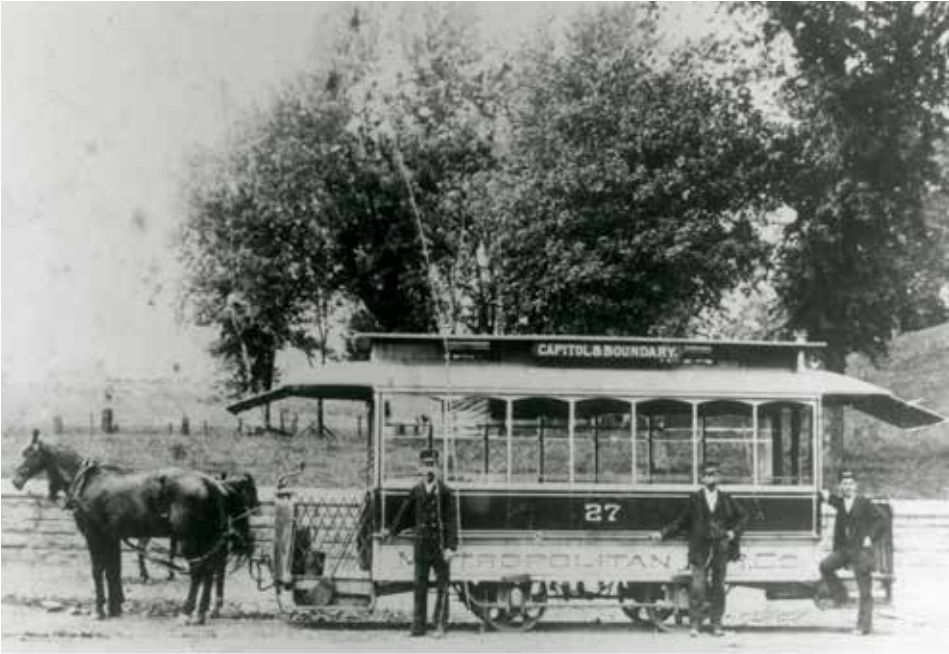
Sketch for the remodeling of Holt House by architect Glenn Brown, 1896  
Smithsonian Institution



### Ward 1 Within the Old City

Until the Civil War, the section of today’s Ward 1 that is within the bounds of the original city was a sparsely developed landscape of farms, nurseries, burial grounds, and a scattering of frame dwellings. The first significant developments to affect the area’s future growth occurred during the Civil War. At that time, the undeveloped northern border of Washington was ideal for the establishment of Civil War camps and hospitals, both within and just beyond the city’s boundaries. These camps not only became home to Union soldiers, but also became havens for freed slaves and others fleeing the worsening conditions of the South.

The need to quickly and efficiently move the Civil War troops and materials into and through the city prompted development of the city’s streetcar system. In 1862, the first horse-drawn streetcar line in Washington opened along 14th Street, running from New York Avenue to Boundary Street (today’s Florida Avenue), followed shortly thereafter by a north-south 7th Street line. The undeveloped land to either side of the streetcar lines held great appeal to the city’s countless land speculators. In the decades following the war, these speculators would subdivide the open land into urban-sized lots, and fill them with rows of dwellings, transforming the once rural and isolated farming community into a residential one.



Historic photograph of horse-drawn streetcar on Boundary Street, 1870-1879  
 Courtesy of the Historical Society of Washington, RU PRE4



**1865**

Civil War ends

**1866**

Mount Pleasant Subdivision platted ("Part of Pleasant Plains")

**1867**Hall and Elvans' Meridian Hill Subdivision platted  
Howard University chartered**1871**

Organic Act of 1871 establishes District of Columbia as single entity

**1871-1874**

Territorial government established

**1873**

Le Droit Park subdivision platted

**1874**

Organic Act of 1874 abolishes Territorial government

**1875**

View looking east on U Street from 13th Street, 1920  
 Courtesy of the Historical Society of Washington, CHS 06435

Living in the northern reaches of the city improved in the 1870s, when the short-lived administration of the Territorial Government implemented a massive city-wide public improvement project. Under Commissioner Alexander "Boss" Shepherd, the Board paved and graded streets, laid sewer, water and gas lines, and provided lighting and landscaping along the streets. As additional streetcar lines were laid along 9th and 11th streets, and as the need

for housing continued, residential development intensified. Modest-sized frame houses were followed by substantial brick ones designed in a variety of Victorian-era styles. As the residential base grew, small neighborhood-based commercial establishments found their place along the transportation corridors, offering the new residents easy access to grocery stores, drugstores, clothing stores, specialty shops and more.

The new residents were primarily members of the working and middle classes, both African American and white. Still, while the racial composition was mixed, there emerged distinct clusterings by race that would later solidify and have a profound influence on the area's history and culture. The establishment of the Freedmen's Hospital and Howard University above today's Florida Avenue at 7th Street, for instance, proved a natural magnet for African-American settlement in the area.

During the 1890s, when racial hostility increased, resulting in imposed segregation, the city's African-American population of all socio-economic levels coalesced into those areas of the city open to them. Within today's Ward 1, this included the areas around Howard University and along U Street. An influx of African Americans into these neighborhoods hastened the exodus of whites, and between 1900 and 1920, the demographics of the neighborhoods progressively changed from mixed race to predominantly African-American.

1875

1878

Organic Act of 1878; Congress approves establishment of District of Columbia as a municipal Corporation

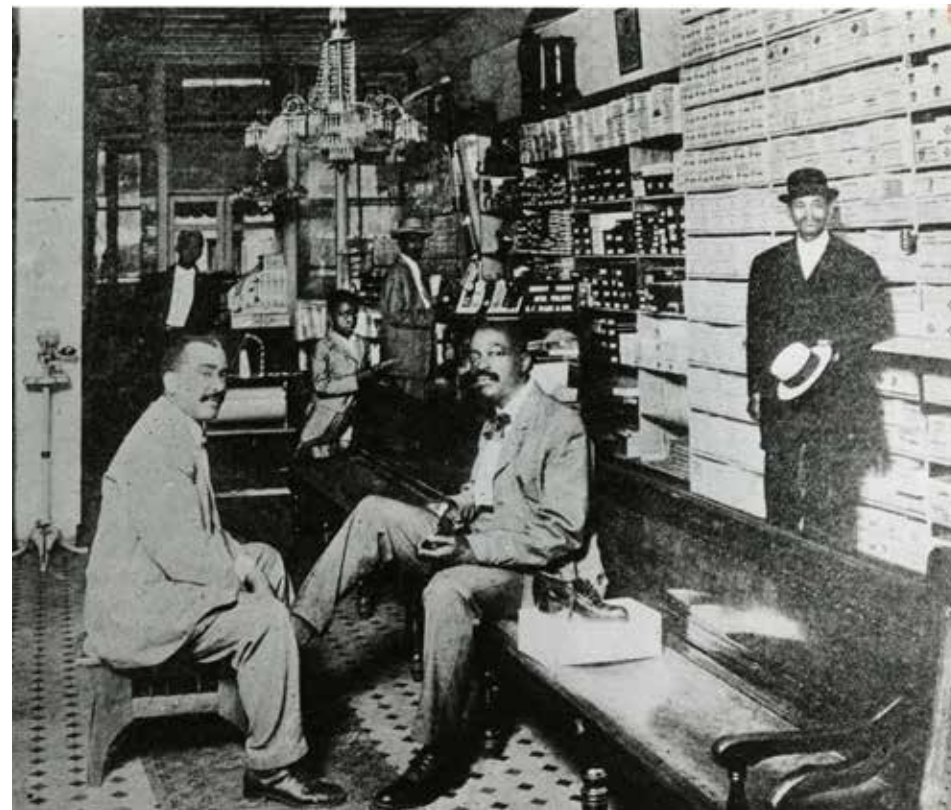
1883

Lanier Heights subdivision platted

As race relations continued to deteriorate in the first decades of the 20th century, a new ideology among African Americans transformed the U Street area into a self-sufficient community and the center of African-American life. A group of rising middle-class black entrepreneurs rejected the traditional approach of gaining equality through civil rights advocacy, and proposed instead the idea of racial solidarity and self-sufficiency. African American leaders such as Calvin Chase, editor of the *Washington Bee*; Andrew Hilyer, founder of the Union League of the District of Columbia; and organizations such as the United Order of the True Reformers, preached the benefits of racial unity and pushed for self-sufficiency primarily through economic development.

In the process, U Street gained new and varied businesses owned by and catering to an African American clientele, including hotels, restaurants, banks, fraternal organizations, churches, self-help groups, theaters, jazz clubs and other entertainment venues. The development of major institutions along U Street and the growth of the African American businesses provided the community a degree of economic security and stability that inspired the corridor's growth as an unrivaled commercial entertainment center.

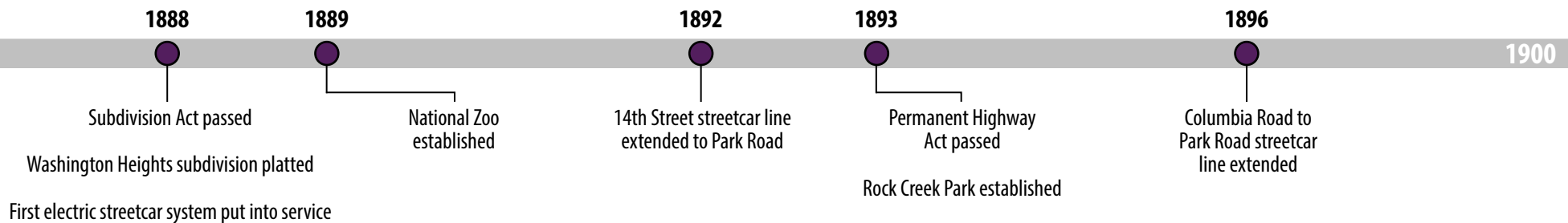
By 1930, U Street had become the community's main boulevard, and known nationally as "Black Broadway." Many of the institutional, commercial and entertainment buildings that helped U Street achieve its success were designed, constructed, and financed by African Americans and stand as notable landmarks within the U Street Historic District.



Interior of African-American-owned Ware's Shoe Store,  
1824 14th Street, 1920-1929

Courtesy of the Historical Society of Washington, CHS 03166-





### *Ward 1 Within the Former Washington County*

While the urbanization of the northern sections of the original city mostly took place between the end of the Civil War and the late 19th century, County land beyond the original city making up today's Ward 1 occurred more randomly. In the pre-Civil War years, two tree-lined country roads—extensions of 7th and 14th Street—provided the principal northern travel routes into and out of the capital, while the similarly unpaved Rock Creek Church and Pierce Mill Roads provided cross-County access.

Many of the large tracts of land that were divided out of the 18th-century Holmead-owned lands remained as farms, or uncultivated woodlands. Some farms persisted well into the 20th century, providing produce for sale in the city's markets, just as the "gentlemen farms" and large estates, continued as country retreats of the city's most wealthy residents. Ultimately, however, all of these farms and estates were subdivided and have become the residential neighborhoods, parks and institutions that make up Ward 1 today.

Despite the eventual redevelopment of these large tracts of lands, and the demolition of many of the houses on the land, several of the 19th century country houses in Ward 1 survive. Three of these, Jackson Hill/Holt House; Ingleside; and Howard Hall are recognized as DC Landmarks. Others, such as the late 19th-century Angerman Farm in the 500 block of Columbia Road, are just now being identified as pre-suburban buildings that survived the transformation of the land.

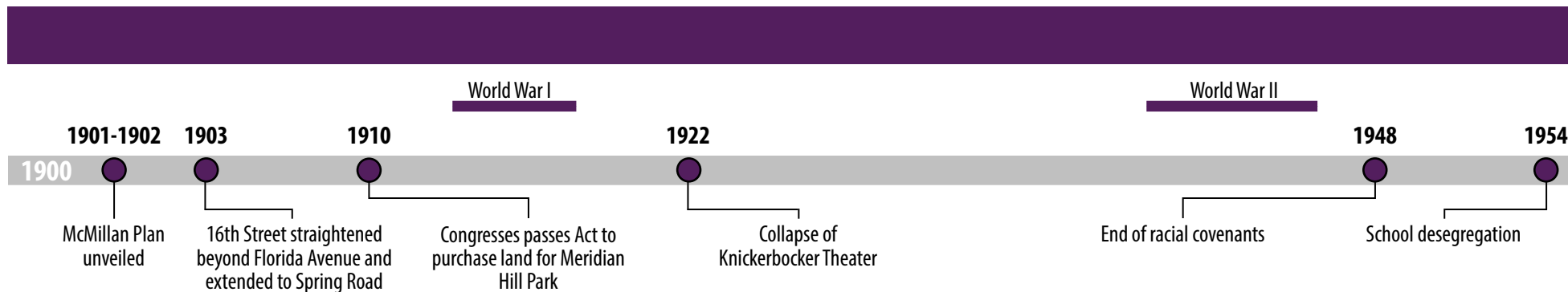
Despite the generally rural character of Washington County into the 20th century, evidence of its changing landscape appeared just after the establishment of the federal city. As early as 1802, a mile-long circular race track,

known as the National Course, or the Washington Course and located at present-day 14th Street along Rock Creek Church Road, became the scene of extravagant horse racing events that attracted thousands of city residents to the country. A period description of a day at the races notes,

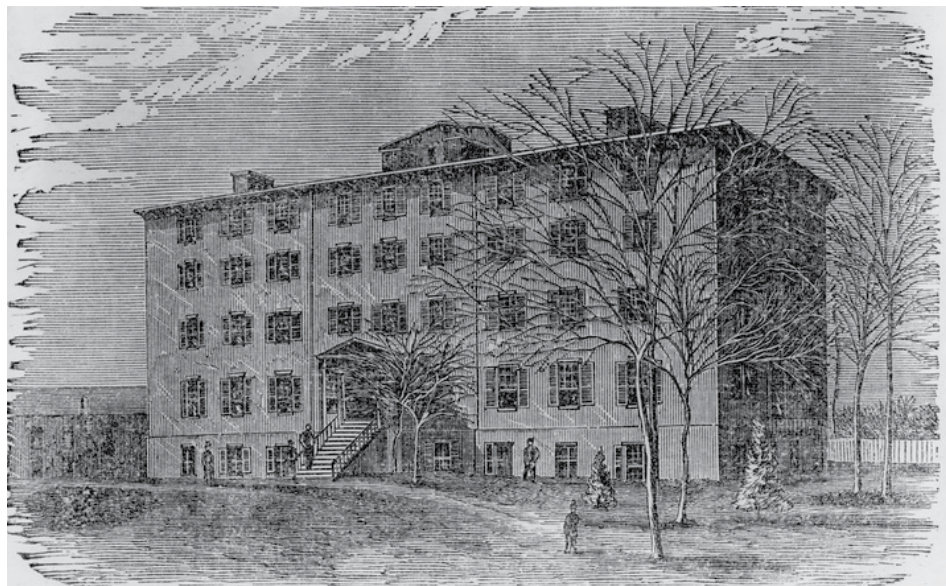
*"There were about 200 carriages and between 3,000 and 4,000 people—black, white, and yellow; of all conditions, from the President of the United States to the beggar in his rags; of all ages and of both sexes, for I should judge one-third were female."*



Aerial view of Oak Lawn, 1909, now the site of the Washington Hilton Hotel  
*Library of Congress Prints and Photographs Collection*

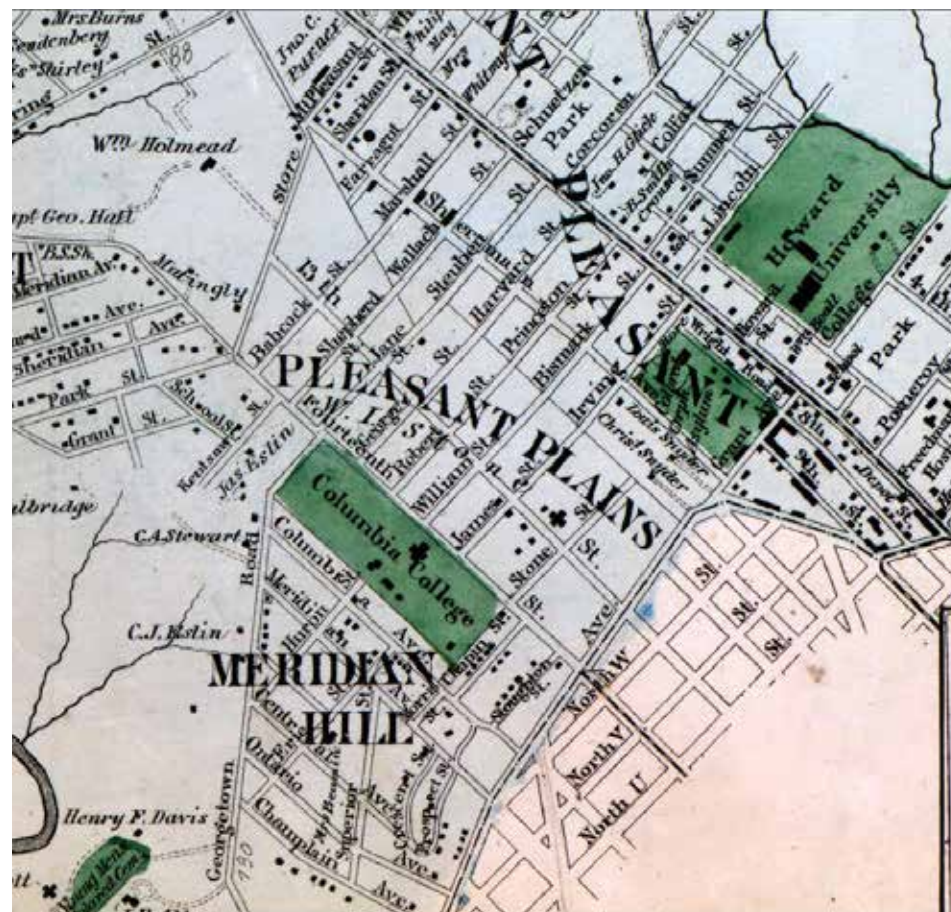


In 1821, Columbian College was founded on rural County land that would eventually give rise to the name of today's Columbia Heights neighborhood. The college, which belatedly fulfilled President George Washington's desire for a national university in the District of Columbia, was located between 14th and 15th Streets above today's Florida Avenue on what was dubbed College Hill. The college included several substantial educational buildings that would later become home to Carver Barracks during the Civil War.



Perspective Rendering of Columbian College building on College Hill, after 1860, when the mansard roof of the original structure was raised to become a full fourth story

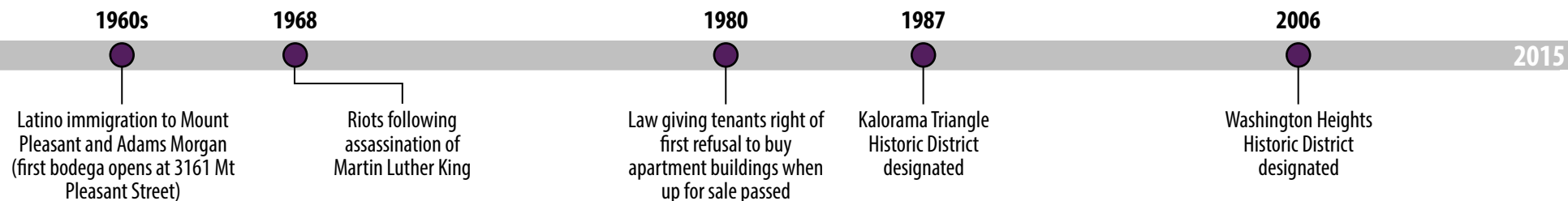
From *Bricks with Straw: The Evolution of George Washington University* (1970) p. 113



Detail of 1878 G.M. Hopkins "Atlas of fifteen miles around Washington" showing Columbian College site on Meridian Hill

Library of Congress, Prints and Photographs Collection





### *Civil War Footprint*

Despite the early institutional and recreational uses on the outskirts of the city, the land beyond the city's limits remained rural until the Civil War. At the start of the war, the Union Army requisitioned many of the farmhouses and other buildings for hospitals and headquarters, and built fortifications, batteries and camps across County lands. In particular, the Union Army took over the grounds at College Hill for Carver Barracks, and those at Meridian Hill for Camp Cameron. The collection of simple frame buildings and tents at Carver Barracks housed regiments that protected Washington during the war years, and also served as a staging area for troops passing through the city on the way to battle sites in the region. At the same time, these camps provided havens for African Americans coming into the city seeking safety and employment.



Birds' Eye View of Carver Barracks on Columbian College site, 1864  
The George Washington University, Gelman Library

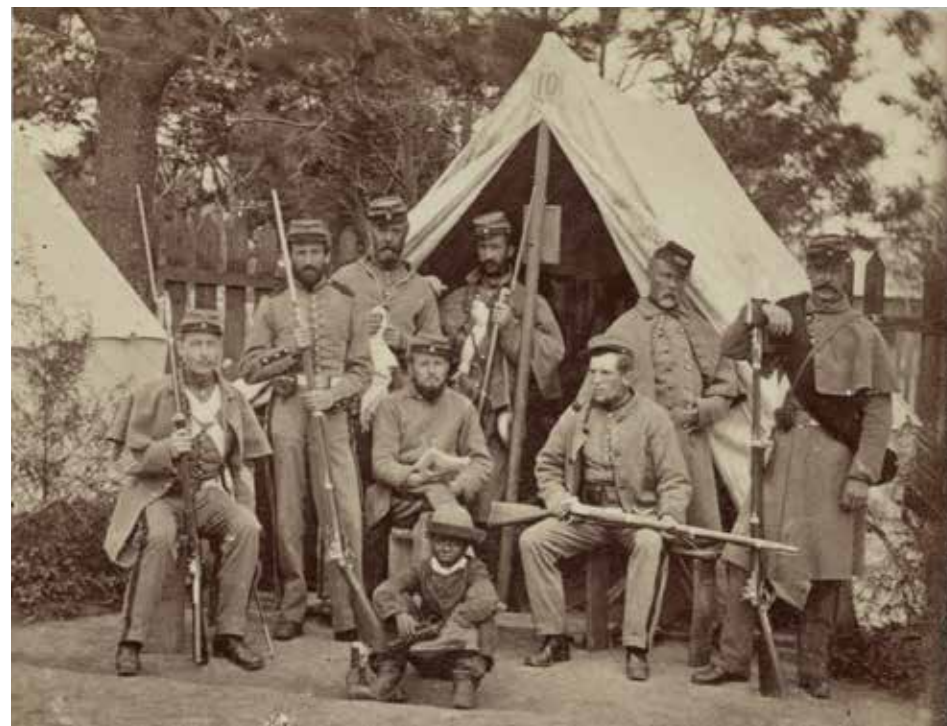


Photo of Camp Cameron on Meridian Hill, 1864  
Library of Congress, Prints and Photographs Collection

In rarer instances, area farms and estates remained in operation after the start of the Civil War, including that of John Little, located on the site of present-day Kalorama Park. Little continued to operate his farm with slave labor during the War, taking advantage of the Union presence, selling meat to the camps that surrounded his cattle farm.

## Post-War Institutional and Suburban Development: 1865-1882

After the War, area farms and estates that had been taken over by the Union Army were returned to their pre-war owners or their descendants; however instead of resuming agricultural use of the land, these owners more often found that their properties, which had been physically and economically depressed by the War, were more valuable for institutional or residential development.

In the years immediately following the end of the Civil War, Columbia College continued its educational function at College Hill, while just to the east, Howard University was established on County land along today's Georgia Avenue. The new institution was named for General Oliver Otis Howard, a Civil War hero who was a founder of the University and, at the same time, commissioner of the Freedman's Bureau. Howard, who was also named the University's first president, built his own house Howard Hall adjacent to the University.



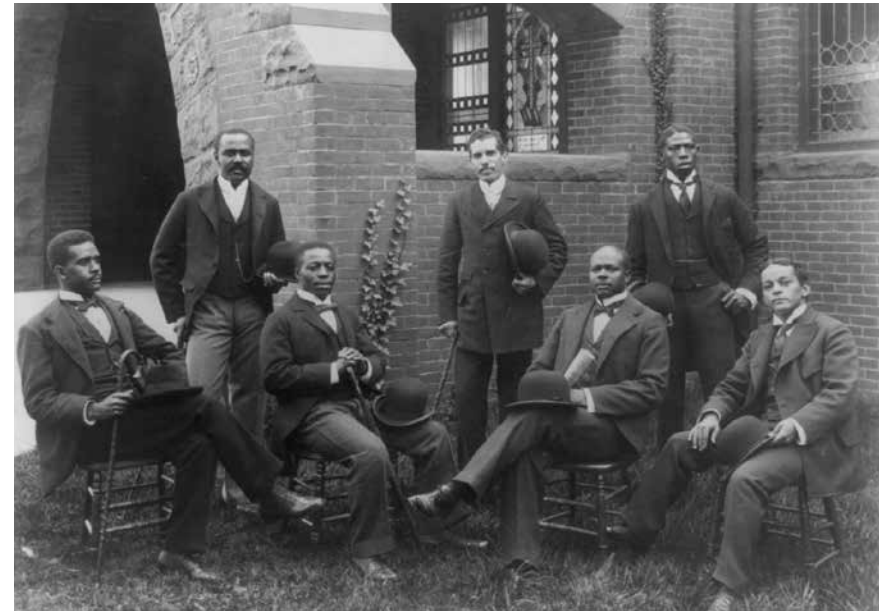
Carte de Visite of General Oliver Otis Howard House, ca. 1870s

*Collection of Kent Boese*



Howard University "Old Main" Building, ca. 1900

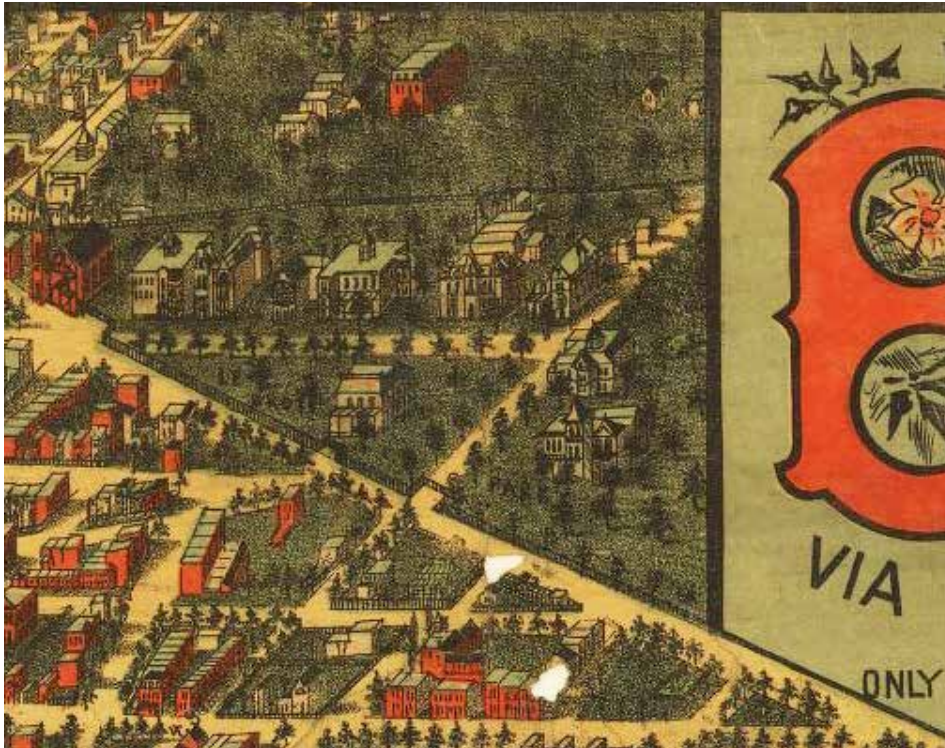
*Library of Congress, Prints and Photographs Collection*



Howard University graduating class, 1900

*Library of Congress, Prints and Photographs Collection*



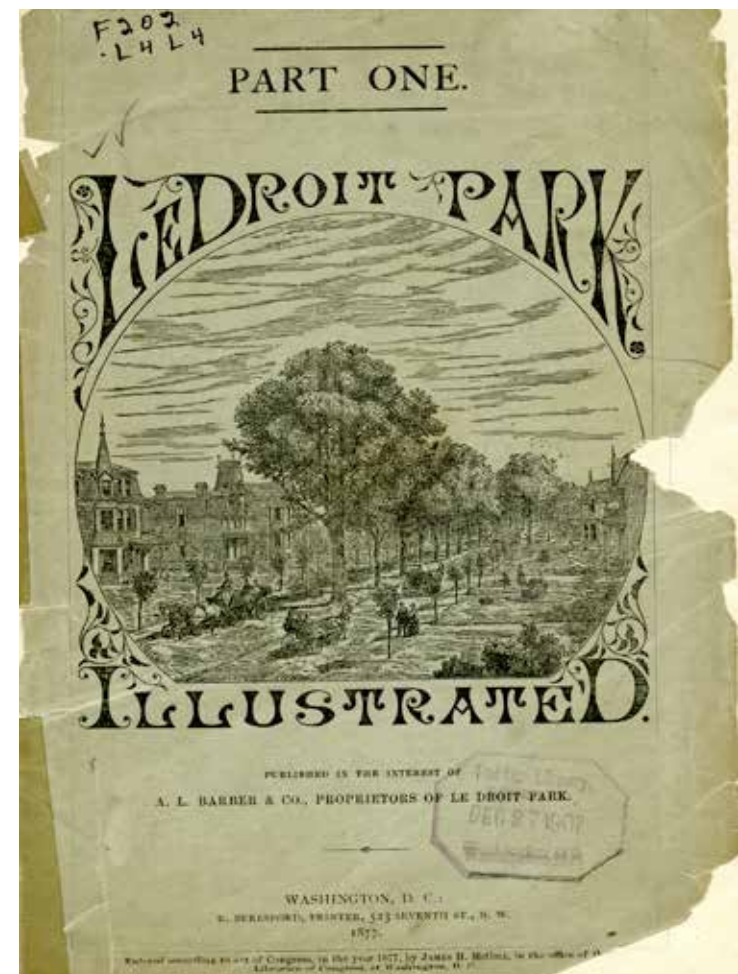


Detail of 1884 Sachse Bird's Eye View of Washington, showing the "villas" of LeDroit Park within a fenced enclosure  
Library of Congress, Geography and Map Division

In 1866, shipbuilder, lumberman and businessman Samuel P. Brown claimed the former Ingleside estate, re-named it Mount Pleasant, and subdivided part of it into "Mount Pleasant Village." The Village was laid out with roads paralleling the old Pierce Mill Road, and improved with large frame cottages, becoming one of Washington's earliest suburban developments. The Ingleside mansion still survives within the heart of Mount Pleasant.

In 1867, Meridian Hill was similarly developed into a residential subdivision, becoming home to a sizeable African-American community many of whom had settled there during and after the property's use as a Union camp. Wayland Seminary, a theological seminary for African Americans, established itself within the Meridian Hill subdivision, further attracting African Americans to Meridian Hill.

In 1873 another of the city's first suburbs, LeDroit Park, opened for development. The suburb was designed after the popular rural landscape ideal set forth by Andrew Jackson Downing in his 1850 volume of sketches and plans, *The Architecture of Country Houses*. Washington architect James G. Hill, who designed the suburb's first houses, published sketches and floor plans of them in an 1877 development prospectus, "LeDroit Park Illustrated."



Cover of 1877 Promotional Brochure "LeDroit Park Illustrated"  
Historical Society of Washington

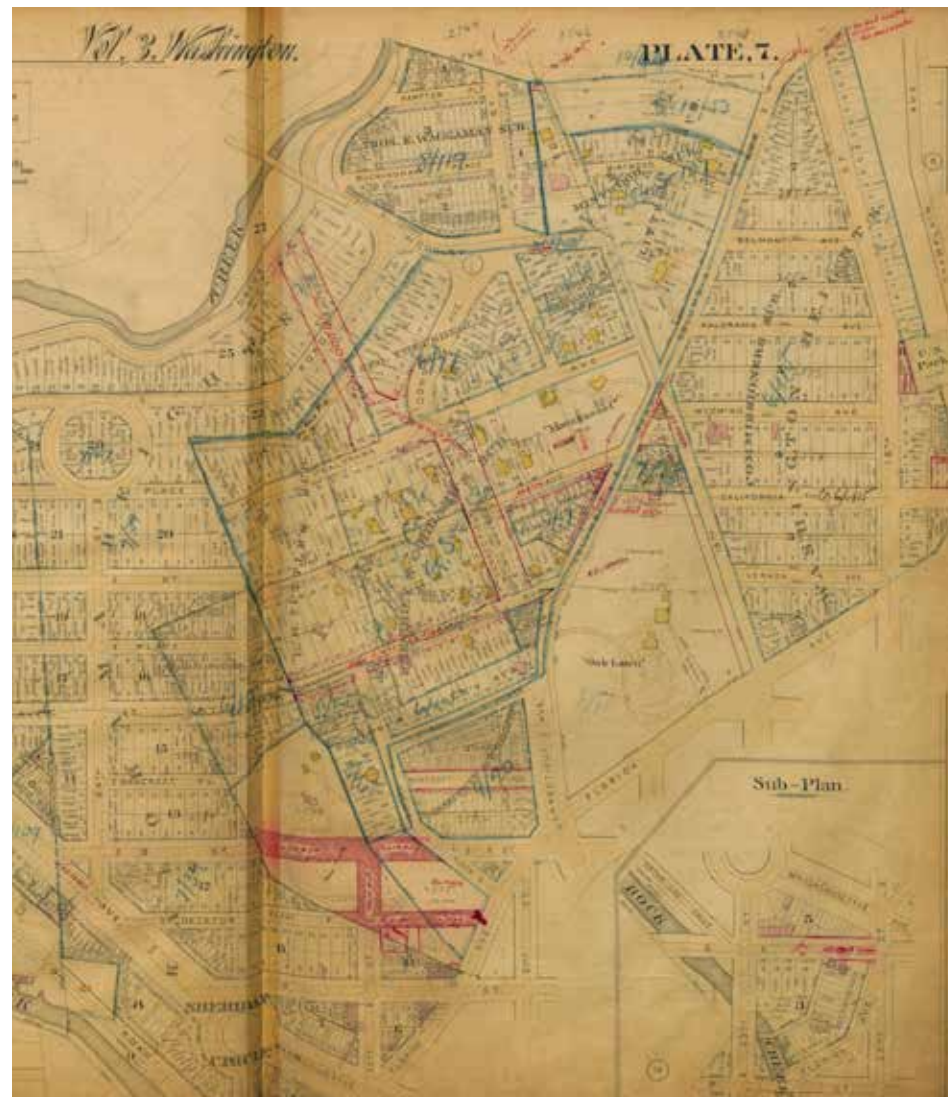
## Transportation Networks and the Permanent Highway Plan

These early suburbs were connected to the city by its expanding streetcar system, making them more accessible for daily commuting, and providing a model for future growth. The 7th and 14th Street car lines were extended beyond the city limits, just as new lines were built along Florida Avenue, U Street, 11th Street, 18th Street and Calvert Street. As a result, Washington County during the late 19th century experienced a residential building boom. Land speculators and real estate developers bought up County land, including its farm complexes and estates, and continued the residential subdivision process.

Like Mount Pleasant, Le Droit Park and Meridian Hill, these subdivisions were laid out according to their own established plans, without conforming to the city's street plan, or to adjacent subdivisions. This phenomenon outraged city planners and politicians who dubbed the newly platted areas "misfit subdivisions" and sought a plan to control them. Following an 1888 moratorium on any new subdivisions that did not conform with the L'Enfant Plan, Congress passed the Permanent Highway Act of 1893. The resultant Permanent Highway Plan created a uniform street plan outside of the original city limits in the former Washington County.

"The city has extended so far to the north and west that the heights of the Holmead estate are now becoming the most attractive portion of the city for residences. The summer temperature is at least five degrees lower than in the city, and refreshing breezes sweep over from the valley of Rock Creek. There is no city in the land that has been so lavishly supplied by nature with locations for rural homes. Within a few months some of our leading citizens have taken steps to utilize and beautify these elevations overlooking the city. The lands on the Washington Heights, a part of the old Holmead estate, have been platted, streets have been opened, trees set, and building lots put into market."

*(Suburban Residences, "National Republic, June 17, 1882 from The Adams Morgan Community Development Report, p. 410.21-4.)*



Detail of G. M. Hopkins Map (Plate 7), showing residential subdivisions in today's Adams Morgan neighborhood, including that of Washington Heights, 1879  
Library of Congress, Geography and Maps Division



The maps for this street plan, prepared in sections and finalized in 1900, established the basis for the suburbanization of rural Washington County. The city's extensions of the major roads beyond the original city limits, namely Connecticut Avenue over Rock Creek, and 16th Street north of Florida Avenue, and the straightening and paving of 7th and 14th Street, catapulted the suburban residential building boom. Among the subdivisions platted and primed for development were Washington Heights, Lanier Heights, Kalorama, Columbia Heights, Pleasant Plains, Additions to Mount Pleasant, and the subdivisions making up present-day Park View (Whitney Close, Schuetzen Park, and Bellevue).

All of these subdivisions were built out in a relatively short time, resulting in architecturally cohesive communities that appealed to a financially stable, solidly middle-class resident base. For the most part, all of these neighborhoods are late-19th and early-20th century rowhouse communities, each served by their own commercial corridors.

One exception to this model was Meridian Hill. The post-Civil War Meridian Hill subdivision of modest frame dwellings was, around the turn of the 20th century, re-envisioned by woman developer Mary Henderson. Henderson, along with her husband, former Missouri Senator John Henderson, planned and developed a wealthy enclave of large, freestanding dwellings designed in a variety of Beaux Arts-styles, around the newly established Meridian Hill Park. These mansions, many of which served as foreign legations, and which were together intended by Henderson to provide an appropriate gateway to the nation's capital, stand apart from the city's rowhouse model.



View looking north on 16th Street from Florida Avenue showing the "Venetian palace" at present-day 2600 16th Street NW, ca. 1907  
*Historical Society of Washington, CHS 08001*



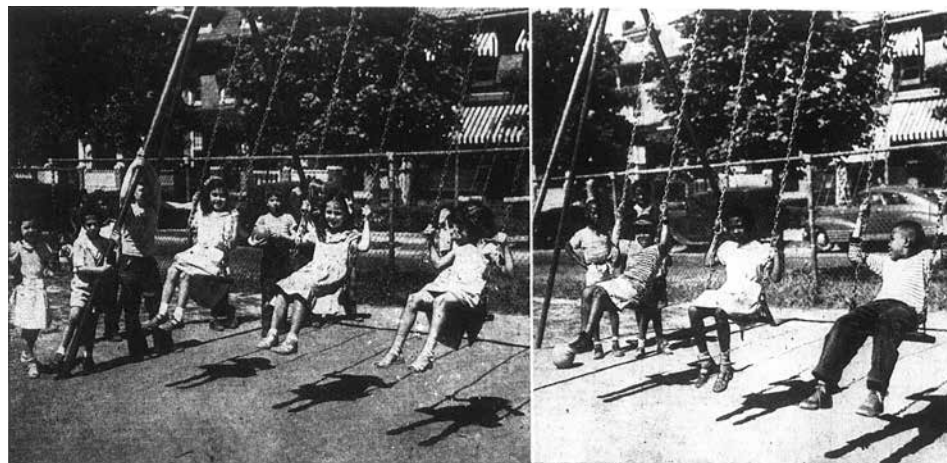
Colorized rendering of west side of 16th Street at Meridian Hill looking southwest, ca. 1910  
*DC Public Library*

## Mid-20th Century History

During the early 20th century, the neighborhoods making up Ward 1 generally all enjoyed a certain quietude where residents commuted to work downtown, but otherwise lived, shopped and found entertainment and recreation in their own neighborhoods. Several of the residential subdivisions including Washington Heights, Kalorama Triangle, Lanier Heights and Columbia Heights which had initially appealed to members of an upper, professional class, had, by the first decades of the 20th century, settled into a more solidly middle-class existence. This socio-economic evolution was due largely to the significant increase in the federal government workforce during World War I, whose members sought housing along the city's streetcar routes within easy access to downtown. Other neighborhoods, such as Park View were specifically developed from the start to attract a middle-class base and continued to do so over the decades.



Knickerbocker Theater at Columbia Road and 18th Street, 1917  
[www.shorpy.com](http://www.shorpy.com)



Newspaper photograph from June 1949 showing the “integrated” Park View Playground which during school hours was for whites only (left photo), but after 3:30, was open to black children (right photo)  
*The Evening Star, June 12, 1949*

During the 1920s and 1930s, subtle shifts in demographics began to alter the social and racial composition of many of the Ward’s neighborhoods. Where racial restrictions did not prevent them from doing so, African Americans began moving into many of these desirable neighborhoods. For instance, Strivers’ Section, which historically had a fairly even mix of blacks and whites along its streets, became almost exclusively African American during the 1920s, especially along the 1700 block of U Street. A similar shift in Park View led to the change in its neighborhood schools from white to black, and ultimately to the racial integration of Park View Playground—one of the city’s first playgrounds to be integrated before it was mandated by law.

Columbia Heights experienced this same shift in the 1920s as African Americans, many with ties to Howard University, moved into the formerly white neighborhood. In the process, the 1100 and 1200 blocks of Girard Street became home to a veritable “Who’s Who” of African Americans, as many preeminent black educators moved in, including Dr. Roland Scott, who led the fight against sickle cell disease; Dr. W. Montague Cobb, a foremost anthropologist; and Dr. Dorothy Porter Wesley, who developed the Moorland-Spingarn Research Room at Howard. In Columbia Heights, this racial shift was limited to those streets east of 13th Street, which served as a dividing line between white and black, largely due to restrictive covenants.



At the same time, the city's Jewish community also found its place in Columbia Heights as it was pushed out of downtown. Local businessman and philanthropist, Bernard Danzansky encouraged the growth of the Jewish community in the Columbia Heights area when, in 1921, he opened the city's first Jewish funeral home at 14th and Otis Streets. Several years later, Danzansky helped found the Hebrew Home for the Aged and the Jewish Social Services Agency, on Spring Street just over the Ward 1/Ward 4 line.



Former Danzansky Funeral Home at 14th and Otis Streets  
*DC Historic Preservation Office*

During the Depression, the stability of the Ward's neighborhoods suffered as the housing and economic demands led many of the residents to subdivide their large rowhouses into apartments, or forced them to bring in boarders, thereby filling the historic building stock to beyond its capacity. This socio-economic decline continued into the 1940s, as captured by Farm Security Administration photographer Gordon Parks. Parks photographed the city's urban poor in the early 1940s, including along Seaton Place in the Ward's Strivers' Section neighborhood.

However, the most significant changes in the socio-economic character came after 1948, when the Supreme Court overturned restrictive covenants. While this change contributed to the economic decline of the Ward's old city neighborhoods such as U Street and Strivers' Section as whites and many of the more affluent and educated African Americans were drawn to newer houses in the expanding suburbs, it also led to a stable African American middle-class in neighborhoods such as Park View. Several public housing projects, including Kelly Miller Housing in LeDroit Park and the Park Morton in Park View were built in these changing neighborhoods. Upon its completion in 1964, the Park Morton was granted an award for architectural excellence for its design by the architecture firm of Keyes, Lethbridge and Condon.



"Peanut Vendor" on Seaton Place NW, taken by Gordon Parks, 1940  
*Library of Congress, Prints and Photographs Collection*

In 1968, the riots that followed the assassination of Martin Luther King, Jr. devastated the U Street corridor and 14th Street, and to a lesser extent, Georgia Avenue. After the riots, citizen groups, church leaders, and the federal government helped to rebuild the communities. Still, reinvestment in the neighborhood was slow to materialize. The length of time taken to construct and complete the Green Line of the Metro also contributed to the delayed revitalization. Urban renewal plans for Shaw brought large numbers of subsidized apartments to the 14th Street corridor in the 1970s, but many of the commercial businesses never reopened, and the residential base remained depressed.

All Souls Unitarian Church became a center of social activism. In the early 1960s, the church launched the model Girard Street Playground Project in response to growing crime, and in 1976-1977, the All Souls Housing Corporation built the Columbia Heights Village complex along 14th Street.



7th and U Streets after the riots following the assassination of Martin Luther King, Jr., 1968, Library of Congress, Prints and Photographs Division



Illustration from "Experiment in Planning: Adams Morgan," April 1963, showing the unrealized proposed urban renewal plans for 18th Street between Kalorama and Columbia roads



Neighborhood preservationists became active during this period of urban renewal, stepping in to save historic buildings and entire neighborhoods such as the Riggs Bank building in Columbia Heights, and 18th Street in Adams Morgan, which was proposed for complete re-development that would have been anathema to its historic character. In 1970, Robert and Vincent DeForrest established the Afro-American Institute for Historic Preservation at 1236 Euclid Street, a preservation organization that garnered National Historic Landmark Status for more than 60 African American sites across the nation.

In the past several decades, the opening of Metro's Green Line with stops throughout the Ward along its route (U Street, Columbia Heights, Georgia Avenue/Petworth), the historic building stock, the pedestrian-oriented commercial development, and the development potential in these areas, has encouraged economic growth and vitality in the Ward. The erection of new buildings on vacant lots, such as the Reeves Center, and the restoration of historic buildings such as the Tivoli and Lincoln Theaters, has contributed to the rejuvenation of the Ward, just as community efforts to recognize the Ward's heritage through the designation of historic districts, has further promoted the revitalization of the Ward and has helped maintain the area's rich architectural and cultural heritage.



Columbia Heights Plaza, 14th and Kenyon Streets NW



Francis L. Cardozo High School, 1200 Clifton Street NW

# NEIGHBORHOOD PROFILES

## ■ *Adams Morgan-Washington Heights*

Washington Heights, a 19th-century residential subdivision making up part of present-day Adams-Morgan, was the first of several such subdivisions created out of the 18th-century estate of “Kalorama.” Located between 18th Street and Columbia Road, both of which would offer streetcar service, the Washington Heights subdivision attracted a principally white, upper middle-class home buyer and renter as private developers built rows of speculative dwellings along the grid streets, and apartment buildings along Columbia Road. By the early 20th century, as construction boomed, luxury apartments were added to the mix, attracting wealthier residents to the neighborhood. In 1917, the opening of the upscale Knickerbocker Theater at 18th Street and Columbia Road was emblematic of the “white glove” era when prominent residents of the city lived, shopped and socialized in the neighborhood. With a grand theater at its center, Washington Heights expanded its commercial development along 18th Street, Florida Avenue and Columbia Road.

Beginning in the 1920s, large numbers of foreign-born immigrants, particularly Europeans and Asians moved to Washington Heights, and during the 1930s, a sizeable black presence developed that included mainland Africans and African Americans. By the 1950s, the population shifted again as a significant number of Latin Americans settled there. The affordability of the neighborhood during the 1960s further attracted immigrants, accelerating its multi-cultural identity, and inspiring a wave of civic activism aimed at providing equal rights and services to all residents.

The growth of the commercial corridor along 18th Street and affordable rents in the area gave rise to a lively arts scene beginning in the 1950s that continues to be an identifying characteristic of the community today. Musicians, dancers, and artists flocked to the bars and restaurants, including jazz musicians Charlie Byrd, Keter Betts and Stan Getz. All Souls Unitarian Church, The Ambassador Theater (built on the site of the Knickerbocker), the GALA Hispanic Theater at 2319 18th Street, Dance Place at 2424 18th Street, and the New Thing Art and Architecture Center, all provided venues for the music and arts scene.



## ■ *Adams Morgan-Kalorama Triangle*

The neighborhood now known as Kalorama Triangle that forms part of present-day Adams Morgan was historically part of the large 18th-century estate of “Kalorama” that later was home to the pre-Civil War John Little farm, now an archeological site within Kalorama Park. Construction was initially slow to come to Kalorama Triangle; by the turn-of-the 20th century, however, with streetcar lines running up 18th Street and along Columbia Road, the construction of the Calvert Street Bridge (Duke Ellington Bridge), and passage of the Permanent Highway Act, conditions were ripe for development. By the early 20th-century, speculative developers had filled the streets of Kalorama Triangle with a mixture of rowhouses and apartment buildings. Between 1901 and 1927, 25 apartment buildings were constructed in Kalorama Triangle, with significant concentrations along Columbia Road and Connecticut Avenue. Commercial development followed the streetcar route along Columbia Road, offering the community the convenience of grocery stores, drug stores, confectionaries and more.

Throughout its history, the residential make-up of Kalorama Triangle tended to reflect a white, professional class of government workers, physicians, real estate agents, teachers, salesmen, lawyers, and some artists. Of particular note, Jeanette Rankin, the first woman elected to Congress, was a resident of the Mendota Apartments in the 1910s and 1920s, while engineer and real estate developer George Truesdell, and Woodward and Lothrop department store co-founders Samuel Woodward and Alvin Lothrop also claimed the emerging suburban community as their home.





### ■ *Adams Morgan-Lanier Heights*

Lanier Heights, one of the several platted residential subdivisions that make up present-day Adams Morgan, was established in 1882 by a woman developer Elizabeth Lanier Dunn. Dunn, who sought to capitalize on the speculative building boom in the city's outskirts, began by erecting large freestanding "cottages." This suburban-type dwelling form soon gave way to rowhouses and apartment buildings, including the Ontario, highly touted as "one of the largest and most unique" of the city's apartment buildings. In the 1950s, largely prompted by the 1948 Supreme Court case that made racial residential restrictions unenforceable, and the 1954 *Brown v. Board of Education* that deemed segregation of the schools illegal, the white, middle-class residents of Lanier Heights began to leave the city. The available housing attracted a younger and more mixed population, setting up the social transformation of Lanier Heights into the ethnically diverse and culturally rich neighborhood of Adams Morgan. During this social transformation, Columbia Road became the heart of Washington's Latino community. The Ontario Theater, built decades earlier and recently demolished, began showing Spanish language films in the 1970s, just as commercial enterprises such as Manuel's Latino disco, the Omega restaurant, and several Latino grocery stores thrived. This dynamic Latino community gave rise to notable leaders, such as Carlos Rosario, who lobbied for city services for the city's Hispanic community.



### ■ *Columbia Heights*

In 1892, with the extension of the 14th Street streetcar line north of Florida Avenue, Senator John Sherman seized the opportunity to lay out a new residential subdivision which he named Columbia Heights. Within this subdivision and others that make up the entire Columbia Heights of today, builders erected sizeable and architecturally distinctive rowhouses that appealed to mostly white, upper-class residents. 14th Street developed into a major commercial corridor with neighborhood-based shops, plus a huge market place (the Arcade), the 2,500-seat Tivoli Theater and a branch of Riggs Bank, bringing customers from across the city to the neighborhood. In the 1920s, a largely professional-class of African Americans, many associated with Howard University, moved into Columbia Heights, setting the stage for a demographic shift that followed the pattern of most of the neighborhoods in Ward 1. The 1968 riots left Columbia Heights scarred, but gave rise to numerous community-based political organizations and social services. The affordable rents and available services attracted a sizeable immigrant population to Columbia Heights that in later decades was itself fraught with some civil unrest. Since the opening of the Columbia Heights Metrorail station in 1999, Columbia Heights has been experiencing major revitalization.



## ■ *Meridian Hill*

Meridian Hill, located between 14th and 16th Streets, north of Florida Avenue, is a neighborhood of sizable mansions, housing embassies and non-profits, apartment buildings and churches. The area owes its name to its early 19th-century owner, Commodore David Porter, who wanted to celebrate the location of his estate along the axis of 16th Street which was then the official prime meridian for the United States. For the first half of the 19th century, Meridian Hill was planted with fruit trees and farmed, before being taken over for use as a Union Army encampment during the Civil War. After the war, the farmland was developed as the residential subdivision of Meridian Hill, which by the 1880s was home to a small but growing community of predominantly African Americans.

In 1888, former Missouri Senator John B. Henderson and his wife, Mary Foote Henderson built and moved into an imposing red Seneca sandstone mansion within the Meridian Hill subdivision, and then began to speculatively develop surrounding lots with large and sumptuous mansions. Their intention was to sell the houses to foreign governments and members of the diplomatic community in an effort to transform the underdeveloped Meridian Hill into an elite residential community and Washington's first "Embassy Row." The first of these mansions, designed by architect George Oakley Totten, Jr. and built in the 1900s, stood in stark contrast to the clustering of modest frame dwellings making up the post-Civil War settlement of Meridian Hill.

In 1910, at the urging of Mary Henderson, Congress purchased 12 acres of land on Meridian Hill, condemning the community of post-Civil War houses and displacing its residents to build a grand park between 15th and 16th Streets. This Neo-classical-inspired urban park—Meridian Hill Park—became the centerpiece of the neighborhood, with large houses and apartment buildings eventually lining either side of it and extending further north to Columbia Road. Throughout her lifetime, Mary Henderson was personally engaged in developing Meridian Hill, building many of the lavish buildings herself, and encouraging others to do the same. By the mid-1920s, Meridian Hill was home to a number of foreign governments, members of the diplomatic community, and several churches.

Following the Depression, as the need to house a growing population in the city increased, the remaining open lots of Meridian Hill were ripe for the development of apartment buildings. In between the mansions, large, multi-story apartment buildings arose in a variety of styles, framing the urban park to either side. Today, Meridian Hill Park, with its mix of low-scale Beaux Arts mansions and multi-story apartment buildings, is a destination for local residents and visitors alike.





### ■ *Mount Pleasant*

Named for its location high above the city at the time of its establishment, the Mount Pleasant neighborhood is a largely residential area that derives its cultural character from its lively commercial corridor. This corridor—Mount Pleasant Street—is filled with independent stores and restaurants, many of which are owned by and cater to the area's large Hispanic population. Mount Pleasant is also one of the city's oldest suburbs and historically part of the large estate that includes the still-standing Ingleside mansion. In 1862 in the midst of the Civil War, a shipbuilder, lumberman and businessman by the name of Samuel P. Brown purchased the Ingleside estate and, after the War, subdivided and developed that part of the estate lying between Piney Branch Road and 14th Streets into a residential suburb. To ensure its success, Brown established the horse-drawn Metropolitan Street Railway in 1864, providing transportation for residents to and from the city. Mount Pleasant Village, as it was then called, grew slowly but progressively over the next two decades and came to include not only suburban dwellings, but schools, churches and entertainment venues.

After the turn-of-the-20th century, as transportation and other infrastructure improvements allowed for development beyond the city, Mount Pleasant expanded along with neighboring subdivisions, shedding its village past and transitioning into a suburban neighborhood of impressive freestanding houses, rowhouse dwellings, and apartment buildings designed by many of the city's most notable architects. Primarily a white, middle-class community throughout the first 100 years of existence, Mount Pleasant's more recent past—since the 1950s and 1960s—is defined by its cultural diversity that gives the neighborhood its rich character today.



### ■ *LeDroit Park*

The architecturally exceptional neighborhood of Le Droit Park traces its roots to after the Civil War when the real estate firm of A.L. Barber & Co. began building Le Droit Park. Despite its proximity to Howard University which was established to serve African American students, Le Droit Park was conceived as a rural village for whites only. The houses of Le Droit Park—fanciful suburban villas—were designed by local architect James McGill to attract businessmen, professionals and their families. The suburb was advertised as being in “moderate seclusion;” this seclusion did not last, however, as the city quickly grew out to meet the edges of Le Droit Park. Eventually, the developers of Le Droit Park built a board fence to protect its whites-only status from surrounding development. This fence became a source of dissension in the area, particularly as residents of the principally African-American Howard Town to its north were forced to go around, rather than through, Le Droit Park to get to and from the city. Protesting African Americans tore the fence down and pursued legal action to have it removed. Although the fence was re-built, it was removed permanently in 1891, opening Le Droit Park up for change. Within a decade, Le Droit Park was substantially integrated.

The African Americans who made Le Droit Park their home were established educators, lawyers, doctors, businessmen, government officials and the like, including many prominent persons such as poet Paul Laurence Dunbar; Senator Edward Brooke; educator Anna J. Cooper; Statesman Ralph Bunche; General Benjamin O. Davis; Robert and Mary Church Terrell, educators; and Walter Washington, civic leader and first mayor of DC. Today, Le Droit Park's palpable social and cultural history and its rich architecture draw visitors and city residents alike.



### ■ *Park View*

The Park View neighborhood traces its roots to 1886 when developer B.H. Warder purchased the former estate of Asa Whitney and subdivided it as Whitney Close. Development was initially slow, but by 1904, a strong economy and the nearby green spaces of the Soldiers' Home and McMillan Reservoir catapulted building activity in Park View. In 1908, the Park View Citizens' Association voted to name the burgeoning community "Park View" for its close proximity to the U.S. Soldiers' Home. Georgia Avenue which followed the route of the historic 7th Street Turnpike became the commercial and transportation spine of the community offering streetcar service and neighborhood-based commercial enterprises along its route. Architecturally, Park View is characterized by its early 20th-century rowhouses, punctuated by a number of earlier frame residences that date to the 19th-century subdivision's initial period of development. Initially these houses were home to middle-class white residents that came to include a sizeable Jewish population as Jews moved there from Downtown in the early 20th century. Despite restrictive covenants and other forces of racial segregation in effect in Park View, African Americans succeeded in moving into the neighborhood in the 1930s, and by 1946 Park View was racially mixed. After the Supreme Court ruled that racial restrictions were unenforceable, this demographic shift was accelerated and Park View became a predominantly African-American neighborhood. Today, that shift is turning back as young, white professionals are moving into Park View.



### ■ *Pleasant Plains*

Pleasant Plains, named for the 18th-century Pleasant Plains estate, is located along Georgia Avenue, east of Sherman Avenue south of Hobart Street, and is sandwiched between Howard University on the east, Columbia Heights on the west, LeDroit Park and U Street on the south, and Park View on the north. Often considered part of the Columbia Heights neighborhood today, Pleasant Plains was historically the center of the Pleasant Plains estate, owned by the Holmead family, and comprising the long-demolished Holmead House, built ca. 1740. During the 19th century, Holmead family descendants gradually sold off the land making up Pleasant Plains, and in 1909, the 11th Street streetcar line opened north of the city to Monroe Street, making the area attractive to speculative developers. Harry Wardman, the city's largest home builder, was the most prolific of the area's developers, building row upon row of the trademark "Wardman" rowhouses with gracious front porches. The 11th Street streetcar offered service to and from the city to Pleasant Plains where it reached its terminus at 11th and Monroe Streets. The small park at that intersection is the site of the streetcar turn-around.

Since the establishment of Howard University and the Freedmen's Bureau Subdivision in 1867, Pleasant Plains has been a focal point in the development of the city's African American community. Notable African American institutions such as the Miner Normal School for training African American teachers; Banneker Recreation Center, built in 1934 within the limits of the former Freedmen's subdivision; and the Merriweather Home for Children (successor to the National Home for Destitute Colored Women and Children, established in Georgetown during the Civil War) were all located along Georgia Avenue. Similarly, Afro-centric shops, bookstores, cafes and restaurants have historically lined Georgia Avenue in the blocks surrounding Howard University.

### ■ *Reed-Cooke*

The Reed-Cooke neighborhood—the area between Meridian Hill and Adams Morgan along 17th Street and Ontario Road—was settled in earnest during the early 20th century as development extended north of Florida Avenue at 16th Street, and construction began on Meridian Hill Park. In fact, Reed-Cooke's earliest African American residents moved to the emerging neighborhood as their own houses on Meridian Hill were condemned for construction of the park. Champlain Street, which followed an historic streambed, attracted commercial and industrial uses along its route, including warehouses and car dealerships. In 1947, the National Arena (now the Harris Teeter) opened in Reed-Cooke, as a roller rink and bowling alley, and later a movie theater and community venue. The relatively recent name of Reed-Cooke, coined in 1981, recognizes two area schools—the Marie H. Reed Community Learning Center and the H.D. Cooke Elementary School.



### ■ *Strivers' Section:*

The Strivers' Section neighborhood, located between 16th and 19th Streets and T Street and Florida Avenue, is a predominantly residential neighborhood split between Wards 1 and 2 with the northern part—the north side of U Street to Florida Avenue—being in Ward 1. The name Strivers' Section derives from a wide-spread colloquialism used in the 1920s to depict residential areas which were becoming home to an expanding middle-class African-American population. In spite of the 1920s image of the Strivers' Section area as a white neighborhood being transformed into an African American one, the reality is that it historically had a fairly even mix of African-American and white residents since it first came to be developed in the late 19th century. In particular, Lewis Douglass (son of abolitionist Frederick Douglass) lived and invested in the neighborhood, building three houses at 2000-2004 17th Street in 1877. Similarly, Calvin Brent, DC's first known African American architect lived and worked in Strivers' Section during the late 19th century, as did other prominent individuals including Mary Ann Shadd Cary, the country's first black woman publisher and D.C.'s first black woman attorney.

By the 20th century, the number of notable African Americans in Strivers' Section had grown considerably as Benjamin O. Davis, Jr., United States Air Force general and commander of the World War II Tuskegee Airman moved to the neighborhood, along with Dutton Ferguson, known for challenging segregation along U Street; Arthur Curtis, an ophthalmologist who also, along with his wife, challenged racial restrictions; James C. Dancy, D.C. Recorder of Deeds from 1904-1910, and Langston Hughes, the famous poet, to name a few.



### ■ *U Street*

Today's U Street neighborhood, a vibrant residential and commercial area was once described as a "city within a city" for its early to mid-20th century period as Washington's pre-eminent African American community replete with homes, businesses, schools, churches and other institutions built by and for blacks. During that time of segregation of the races, the U Street corridor's proximity to Howard University made it a likely destination for African Americans, bringing students, educators and members of the cultural and literary elite to the neighborhood. By the 1910s, U Street was transformed into the center of the city's African American life and culture. Churches, hotels, restaurants, banks, fraternal organizations and self-help groups, theaters, jazz clubs and other entertainment and businesses emerged that were all owned and operated by and catered to an exclusively African-American clientele. The U Street neighborhood thrived for decades until after World War II. After a socio-physical decline following the 1968 riots, U Street has undergone major revitalization in recent decades, and is today one of the city's most sought-after neighborhoods for its urban living and active commercial life.



# WARD 1 AT A GLANCE

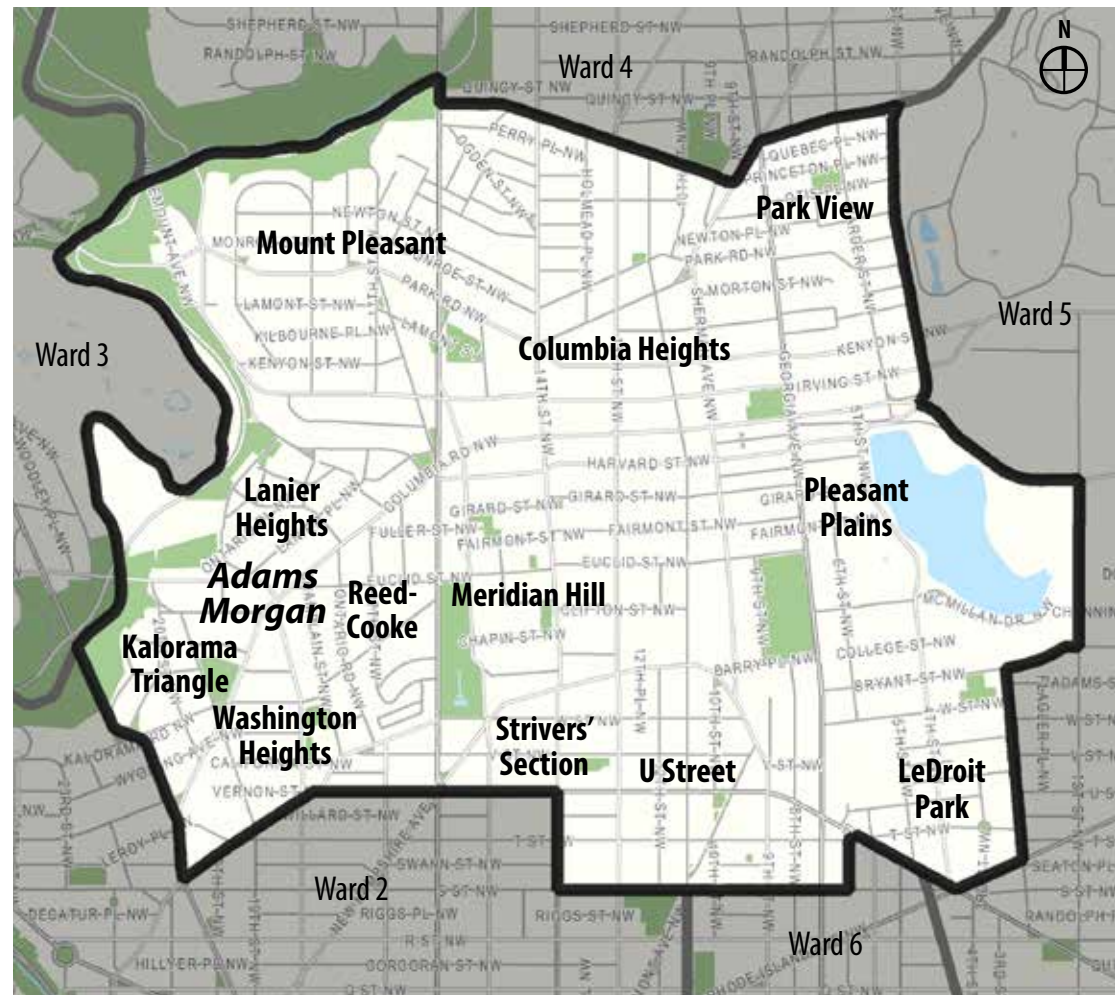
## Community Stakeholders

Advisory Neighborhood Commissions 1A, 1B, 1C, and 1D  
Historic Mount Pleasant, Inc.  
Kalorama Citizens Association  
LeDroit Park Civic Association  
North Columbia Heights Civic Association  
South Columbia Heights Civic Association  
Reede-Cooke Neighborhood Association  
Meridian Hill Neighborhood Association  
Cardozo Shaw Neighborhood Association  
U Street Neighborhood Association

Boys & Girls Club  
Columbia Heights Community Center  
Columbia Heights Village Together  
Multi-Cultural Community Service  
Thrive DC

Community Blogs and Listservs  
Park View: A Great Place to Hang your Hat  
New Columbia Heights  
PopVille

## Ward 1 Neighborhoods







Commercial building on 3200 block of Mount Pleasant Street, Mount Pleasant Historic District

# PRESERVATION FRAMEWORK

## Preservation Overview

Ward 1 has a high concentration of historic buildings, districts and sites. The Ward includes 12 designated historic districts, either in part or in their entirety, 77 Historic Landmarks and three archaeological sites listed in the DC Inventory. Of the 12 districts, 8 of them are neighborhood historic districts while the others are cultural and institutional landscapes (Rock Creek Park; the National Zoo; Rock Creek and Potomac Parkway; and the McMillan Park Reservoir). The three archeological sites are: The Kalorama Park and Archaeological Site; Piney Branch Quarry in Rock Creek Park; and Meridian Hill Archaeological Site.

The 77 Historic Landmarks are located both within and outside of the Ward's historic districts. Landmarks within the Ward's historic districts provide important information on that specific building or site, but also provide enhanced knowledge about the history of the historic district. Landmarks located outside historic districts may serve as a basis for developing an appreciation for the area's larger history which in turn may lead to greater preservation protection.

Several neighborhoods that are not currently designated as historic districts would likely qualify for designation for historical, cultural, and architectural reasons. Columbia Heights, for instance, was recognized as eligible for designation as an historic district by the Historic Preservation Review Board, though not officially designated. The neighborhood of Lanier Heights has been surveyed and an historic district nomination was prepared in 2007-2008, yet the nomination was not submitted to the city due to lack of community support. However, recent development projects in Lanier Heights, including demolition, large-scale construction and pop-ups to existing rowhouses that are incompatible to the historic character of the neighborhood have triggered a renewed discussion of historic preservation protection.



Ward 1 includes a concentration of historic neighborhoods, eight of which are designated historic districts



The designation of historic districts in the Ward has been both pro-active and re-active. The Ward's first official historic district—Le Droit Park—was designated in 1973 during a period of urban renewal when much of the inner-city's historic building fabric was being proposed for demolition and redevelopment. LeDroit Park was recognized at that time for its exceptional architecture, becoming one of the city's first historic districts after Georgetown and Capitol Hill. Subsequent historic district nominations have been initiated and sought by neighborhood organizations, such as Kalorama Citizens Association, to have the history and culture of a given neighborhood recognized. At the same time, designation efforts have been pursued to prevent undesirable demolition and new construction.

The designation of the Washington Heights Historic District in Adams Morgan was largely in response to inappropriate development. The construction of a condominium in the 1800 block of Belmont Street that rose well above the roofs of the surrounding rowhouses alarmed the community, and galvanized it to seek historic district designation to protect the neighborhood from such high-density projects. Similarly, the proposed demolition of the former Italian Embassy on Meridian Hill inspired the recent creation of the Meridian Hill Historic District.

Support from owners and residents in the Ward's historic neighborhoods has led to these preservation designations. Public officials, citizen activists and residents recognize that the historic designation process gives the community an opportunity to weigh in on issues of demolition, new construction, and alterations and additions to historic buildings. In general, the residents of Ward 1 are extremely interested in the Ward's future growth and are highly knowledgeable about the development process. The advantages of historic preservation has been seen as an opportunity to maintain the existing character of their historic neighborhoods.



Successful infill project, 2208 14th Street, before (above) and after (below)

## Preservation Challenges

The biggest challenges to community character in Ward 1 are related to development pressure, especially as the city's population grows. There is a renewed desire among newcomers and current residents to live in the city's urban neighborhoods in close proximity to work, public transportation, and walkable commercial streets. Ward 1 has all of these sought-after amenities, and as a result is seeing significant new residential and commercial development. Since the city's planning policies support this growth, the question is how it can best be accommodated. Planning studies such as the Adams Morgan Vision Framework (2015) have begun to address how to accommodate new construction while maintaining historic character.

The type and scale of this building activity varies in Ward 1 neighborhoods, but the review process under the city's historic preservation law helps to manage change in the Ward's historic districts. New buildings in these districts have benefited from the design review for compatibility with the character of the historic streetscapes. Even when residents hold different views about more intensive new development, public review has helped to shape the design of projects that for the most part have been well received.

In contrast, development in those parts of the Ward that are not within historic districts proceeds without the safeguards provided by the preservation review process. As a result, there are fewer opportunities for the public to review and influence the design quality of new construction. In contrast to historic districts, the relative ease of demolition and matter-of-right construction tends to attract less sensitive development to these areas.

New development is also altering the socio-economic and demographic composition of the Ward. There is much concern that rising prices, more condominiums and conversions of single-family dwellings to multi-family units are transforming the social character of the Ward.

The preservation strategies that follow can help communities respond to these challenges.



HPRB-approved renovation and new construction at 14th and Wallach NW



## Preservation Strategies

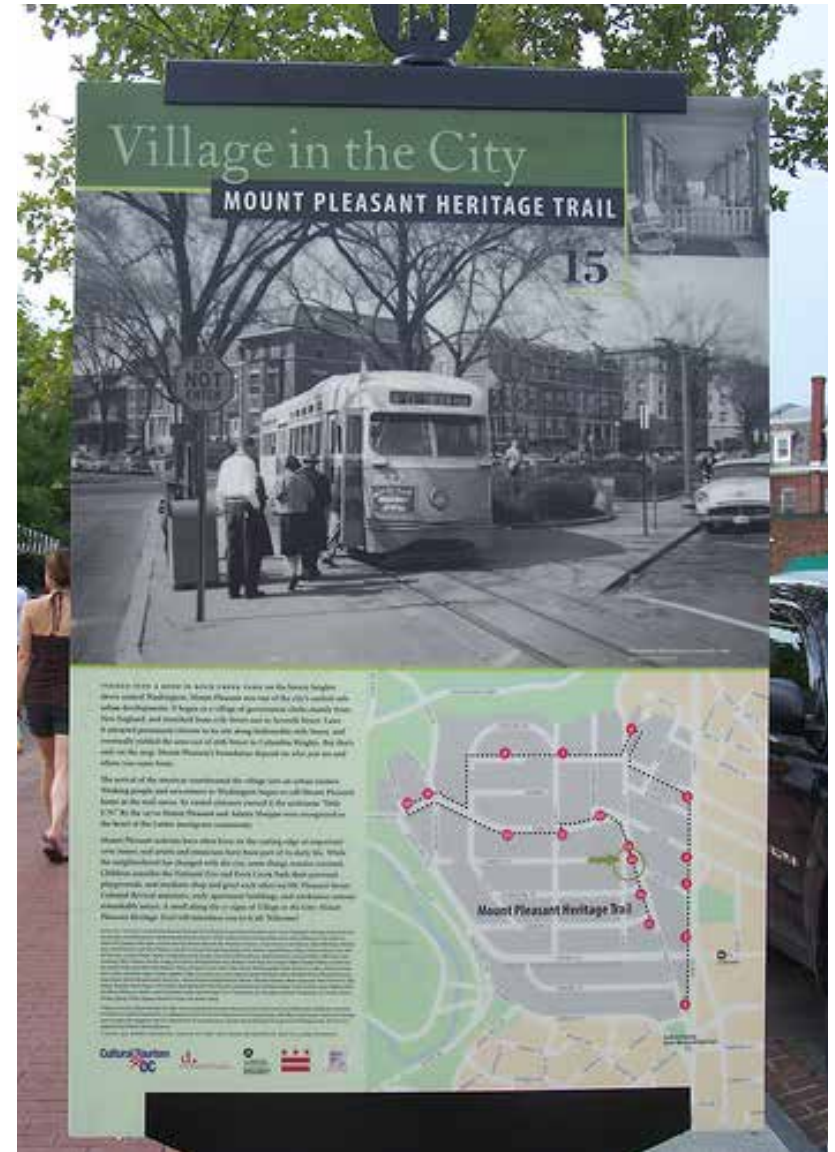
### 1 *Raise Public Awareness of Neighborhood Heritage*

Many residents are not aware of the history of their communities and are not familiar with the city's historic preservation programs. Engaging neighborhood residents in exploring neighborhood history is a good first step towards developing an appreciation of community heritage. Informed residents generally become the biggest protectors of their history and advocates for the community benefits that can be achieved through historic preservation programs.

Advisory Neighborhood Commissions, neighborhood associations, and individuals can all participate in raising public awareness, with support from the Historic Preservation Office and other educational and non-profit partners.

#### *Approach:*

- Partner with community libraries or history organizations to offer programs on neighborhood history
- Print and distribute materials on neighborhood histories
- Highlight historical sites on community websites
- Apply for a small grant from Humanities DC or another non-profit for a community heritage project
- Add to the African American Heritage Trail
- Develop new heritage trails
- Identify and research neighborhood landmarks that may be associated with events, persons, or organizations significant to the city's history
- Conduct a neighborhood or thematic historic resources survey



Cultural Heritage Trail Sign- Mount Pleasant

## 2 *Encourage Adaptive Use and Good Infill Development*

Residents who live both inside and outside of historic districts can use existing tools to promote adaptive use and sensitive development in their neighborhoods. Through active monitoring of development and their “great weight” authority, ANCs can influence discretionary zoning and preservation reviews. Neighborhood preservation organizations can establish regular monitoring of development in coordination with the Historic Preservation Office.

ANCs and community groups can also help to identify creative ways for their neighborhoods to accommodate new growth. For example, Ward 1 alleyways serve many interior lots that are currently either vacant or underdeveloped. Many include former workshops, warehouses, and garages with great re-use potential. The alleyways provide sizeable development opportunities for the neighborhoods and the city, and with good guidance, could be re-imagined in creative and meaningful ways.

### *Approach:*

- Develop community expertise in the city’s preservation and zoning review processes for development
- Survey the Ward’s Alleyways and Alley Buildings
- Develop a Ward 1 alley plan with preservation recommendations, identification of alley development sites, and marketing ideas
- Develop neighborhood design guidelines for infill construction



LeDroit Park Historic District



Former stable at 1833 (Rear) 5th Street NW, converted into dwelling



### 3 *Participate Actively in Public Planning*

Currently the only opportunity for design review of new buildings or alterations/additions to existing ones is through the historic preservation process. One strategy for addressing this challenge would be to devise design review regulations for undesignated neighborhoods.

#### *Approach:*

- Research and document community heritage as a foundation to support planning efforts
- Survey the neighborhood and identify preservation priorities
- Engage in a community dialogue about historic districts, conservation districts, and other planning tools
- Seek advice from the DC Historic Preservation Office and other government officials
- Analyze and identify the underlying cause of neighborhood development problems
- Identify community stakeholders to lead and support planning efforts
- Pursue planning, zoning, or preservation options to help address preservation challenges
- Participate actively in the comprehensive plan amendment process



New construction in the U Street Historic District showing compatibility with historic district  
*POPville*



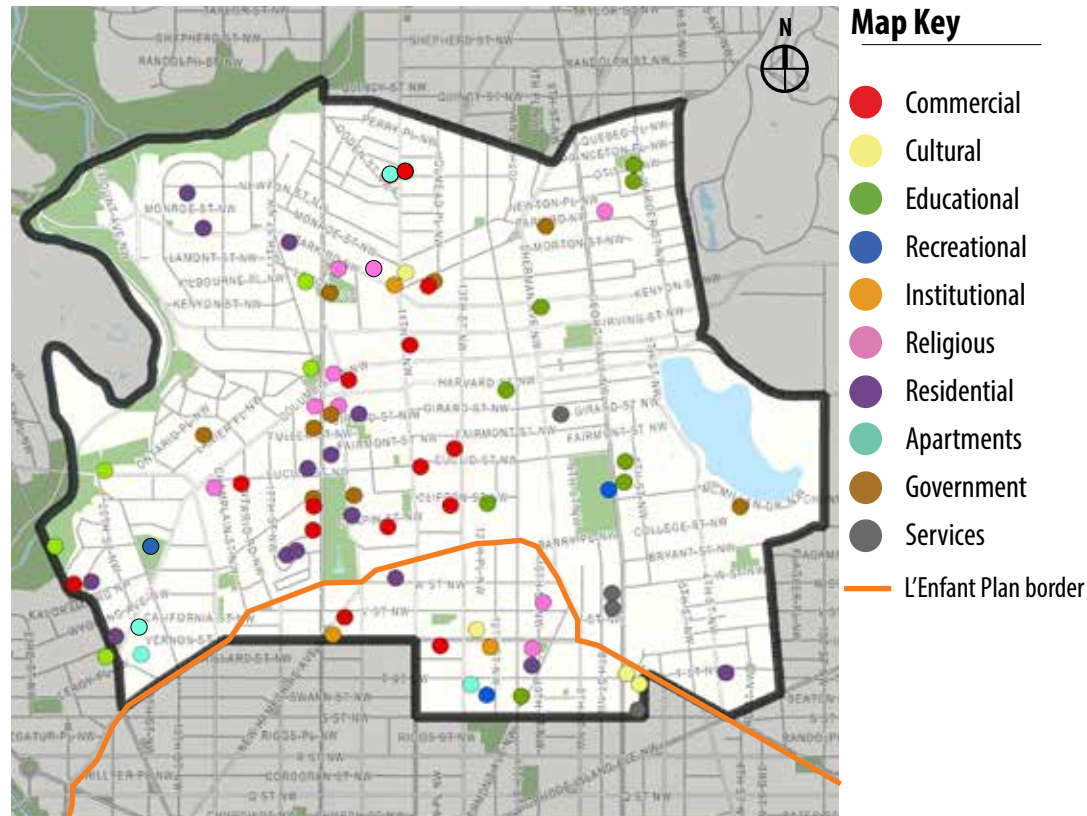
New construction underway at 3449 14th Street showing incompatibility with existing streetscape

# HISTORIC SITES

## Historic Landmarks and Districts in Ward 1

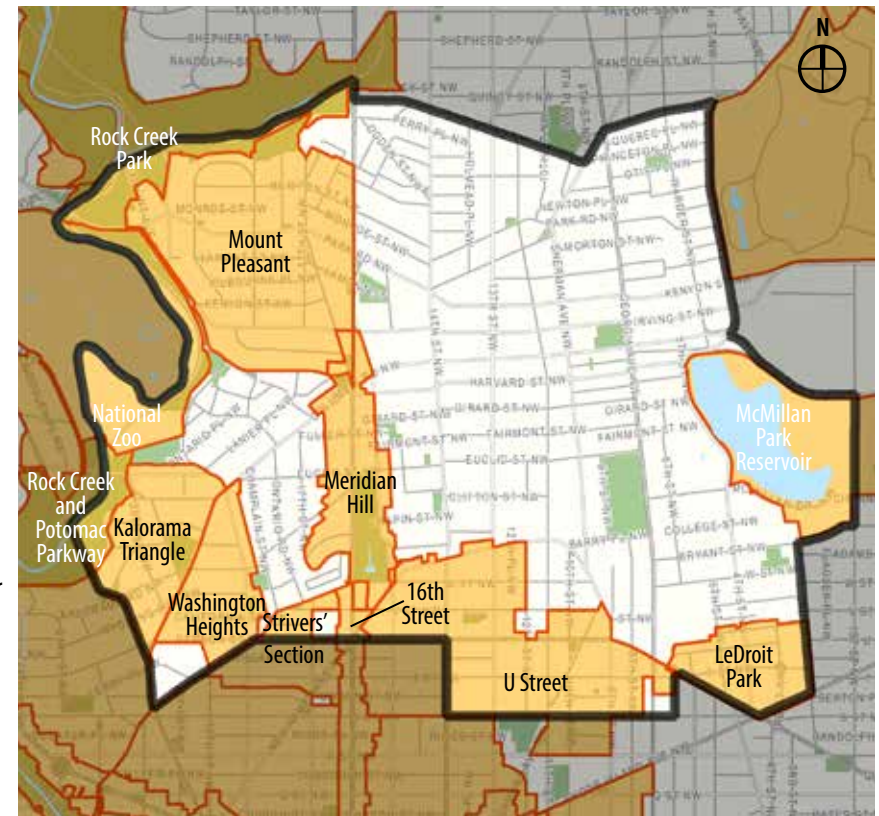
Ward 1 has many designated historic landmarks and sites. A designated landmark means the property is listed in the DC Inventory of Historic Sites and mandates a review to ensure that physical changes to designated properties are compatible with their historic and architectural character. Landmarks are designated by the Historic Preservation Review Board, a mayoral-appointed commission. Landmarks may also be forwarded to the National Register of Historic Places, administered by the National Park Service.

### Historic Landmarks in Ward 1



**80** landmarks

### Historic Districts in Ward 1



**50%** of area is protected by historic districts



### Public Places and Parks

L'Enfant Plan of the City of Washington (1791)  
Kalorama Park and Archaeological Site (1836-1936; 1942-1947)  
McMillan Park Reservoir (1883-1913)  
National Zoological Park (1889)  
Rock Creek Park (1890)  
● Taft Bridge (1908)  
Meridian Hill Park (1910-1936)  
Park View Playground and Fieldhouse, 693 Otis Place NW (1921/1932)  
Rock Creek and Potomac Parkway (1924)  
Banneker Recreation Center, 2500 Georgia Avenue NW (1934)  
Duke Ellington Bridge (Calvert Street Bridge, 1935)

### Memorials

George B. McClellan Statue (1907)  
Francis Asbury Memorial (1924)  
James Cardinal Gibbons Memorial (1932)  
Guglielmo Marconi Memorial (1941)

### Commercial Buildings

Whitelaw Hotel, 1839 13th Street NW (1919)  
Riggs-Tompkins Building, 3300 14th Street NW (1922)  
Danzansky Funeral Home, 3501 14th Street NW (1923/1938)  
Washington Hilton, 1919 Connecticut Avenue (1963-65)

### Theaters

Howard Theater, 620 T Street NW (1910)  
Dunbar Theater (Southern Aid Society Building), 1901-03 7th Street NW (1921)  
Lincoln Theater, 1215 U Street NW (1921)  
Tivoli Theatre, 3301-3325 14th Street NW (1923-24)

### Workshops and Service Buildings

- Standard Material Company/Gyro Motor Company, 770-774 Girard Street NW (1902-1926)  
● Dorsch's White Cross Bakery, 641 S Street NW (1913-1936)  
Bond Bread Factory (General Baking Company), 2146 Georgia Avenue NW (1929)  
Capital Transit Company, Central Bus Garage, 2112 Georgia Avenue NW (1930/1933)



### Clubs and Social Organizations

True Reformer Building, 1200 U Street NW (1902-03)  
Anthony Bowen YMCA, 1816 12th Street NW (1908-12)  
Congressional Club for Women, 2001 New Hampshire Avenue NW (1914)  
Southern Aid Society Building (Dunbar Theater), 1901-1903 7th Street NW (1921)  
Prince Hall Masonic Temple, 1000 U Street NW (1922-30)

### Colleges and Universities

James Ormond Wilson Normal School, 1100 Harvard Street, NW (1910-13)  
Miner Normal School, 2565 Georgia Avenue NW (1913-14)  
Frelinghuysen University, 1800 Vermont Avenue NW (1921-27)  
Howard University Historic District (National Historic Landmark only, 1929-1955)

### Notable People

Mary Ann Shadd Cary House, 1421 W Street NW (1881-85)  
Mary Church Terrell House, 326 T Street NW (1898-1913)  
Evans-Tibbs House, 1910 Vermont Avenue NW (1904-67)  
David White House, 1459 Girard Street NW (1910-25)

### Public Schools

- Blanche Kelso Bruce School, 770 Kenyon Street NW (1898/1927)
- James Ormond Wilson Normal School, 1100 Harvard Street NW (1912)
- Cardozo High School (Central High School), 1200 Clifton Street NW (1916)
- Park View School, 3570 Warder Street NW (1916/1931)

### Police and Fire Stations

Old Engine Company No. 11 (Columbia Heights Firehouse), 1338 Park Road NW (1900)  
Tenth Precinct Police Station, 750 Park Road NW (1901)  
Engine Company No. 21 (Lanier Heights Firehouse), 1763 Lanier Place NW (1908)  
Fire Alarm Headquarters, 300 McMillan Drive NW (1939-40)

### Houses of Worship

- First African New Church, 2105-07 Vermont Avenue NW (1896)
- Park View Christian Church, 625 Park Road NW (1905/1920)
- First Church of Christ Scientist, 1770 Euclid Street NW (1912)
- Kelsey Temple church of God in Christ, 1435-1437 Park Road NW (1921-22)
- Sacred Heart Church, 1516 Park Road NW (1922)
- All Souls Unitarian Church, 2835 16th Street NW (1924)
- National Baptist Memorial Church, 3029 16th Street NW (1924)
- Church of Jesus Christ of Latter Day Saints, 2810 16th Street NW (1933)





### Early Houses

Jackson Hill (Holt House), National Zoo (before 1827)  
Ingleside, 1818 Newton Street NW (1851)  
1800 Block of Park Road (1801-1869 Park Road NW, built from 1892-1911)  
Howard Hall (General Oliver Otis Howard House), 607 Howard Place NW (1867)  
1644-1666 Park Road (1906)

### Architects' Houses

Thomas Fuller House, 2317 Ashmead Place NW (1893)  
Warder-Totten House, 2633 16th Street NW (1925)

### Mansions and Embassies

- Pink Palace (Mrs. Marshall Field House), 2600 16th Street NW (1906)
- Old French Embassy, 2460 16th Street NW (1906-07)
- Alvin Mason Lothrop House, 2001 Connecticut Avenue NW (1908-09)
- Embassy of Mexico (MacVeagh Residence), 2829 16th Street NW (1910-11)
- White-Meyer House, 1624 Crescent Place NW (1912-13)
- Meridian House, 1630 Crescent Place NW (1921-23)
- Meridian Hall, 2401 15th Street NW (1923)
- Embassy of Italy, 2700 16th Street NW (1924-25)
- Old Hungarian Embassy, 2437 15th Street NW (1927)
- Embassy Building No. 10, 3149 16th Street NW (1928-30)

### Apartment Buildings

The Olympia, 1368 Euclid Street NW (1898)  
The Oswego and the Exeter, 1326-28 and 1330-32 U Street NW (1900/1904)  
The Alden, Babcock and Calvert Apartments, 2618-2622 13th Street NW (1904)  
Wyoming Apartments, 2022 Columbia Road (1905)  
The Northumberland, 2039 New Hampshire Avenue NW (1909-10)  
The Woodward, 2311 Connecticut Avenue NW (1913)  
Clifton Terrace, 1308 Clifton Street NW (1914-15)  
Park Road Courts, 1349 Park Road NW (1916)  
The Euclid, 1740 Euclid Street NW (1919)  
Maycroft Apartments, 1474 Columbia Road NW (1922)  
Meridian Mansions (The Envoy), 2400 16th Street NW (1926)  
The Cavalier (Hilltop Manor), 3500 14th Street NW (1926)  
Meridian Manor, 1424 Chapin Street NW (1926-27)  
Trinity Towers, 3023 14th Street NW (1928)  
Park Tower, 2440 16th Street NW (1928-29)

### Neighborhoods

Mount Pleasant Historic District (1851-1949)  
U Street Historic District (1862-1948)  
LeDroit Park Historic District (1873-1910)  
Strivers' Section Historic District (1875-1925)  
Sixteenth Street Historic District (1875-1959)  
Meridian Hill Historic District (1888-1949)  
Washington Heights Historic District (1891-1950)  
Kalorama Triangle Historic District (1893-1931)



# AFRICAN AMERICAN HERITAGE TRAIL

## African American Heritage Trail

### Sites in Ward 1

An initiative funded by the DC Historic Preservation Office and developed and designed by Cultural Tourism DC, this heritage trail project introduces over two hundred African American historic and cultural sites in Washington. Several sites in Ward 1 are marked with signs.

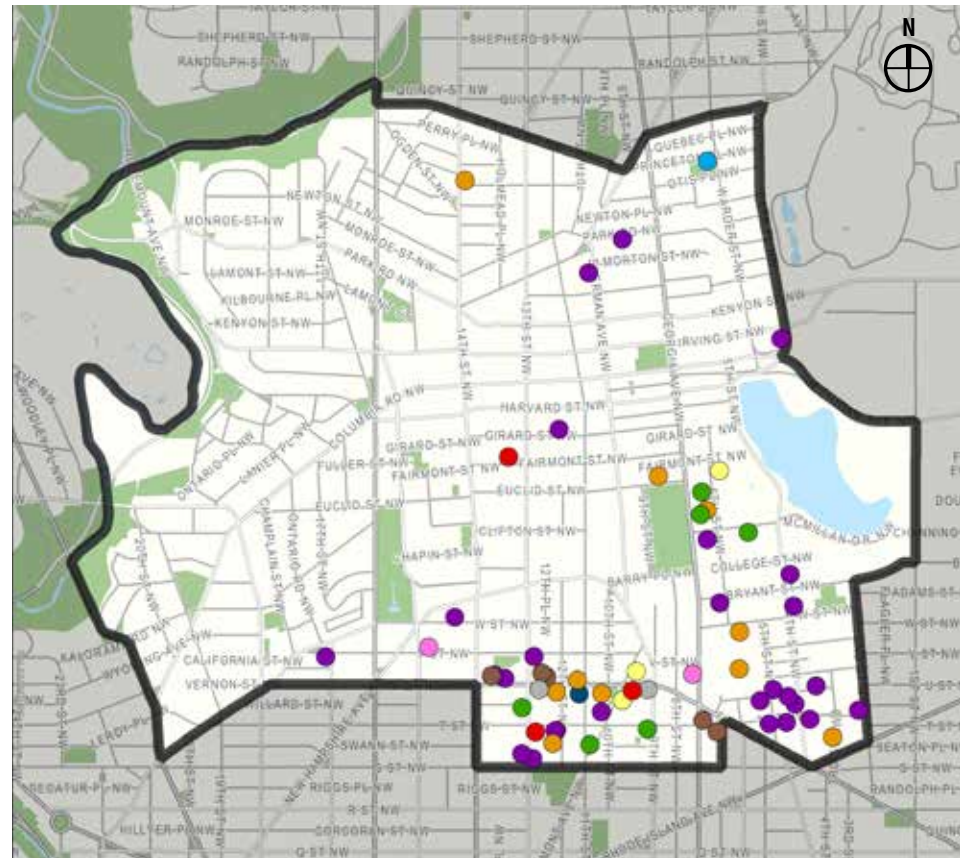


Edward "Duke" Ellington Residence, 1805 13th Street NW



African American Civil War Memorial

## African American Heritage Trail Sites



### Map Key

- |                 |                 |
|-----------------|-----------------|
| ● Activism      | ● Institutional |
| ● Commercial    | ● Recreational  |
| ● Cultural      | ● Religious     |
| ● Educational   | ● Residential   |
| ● Entertainment | ● Studios       |

see full list of African American Heritage Trail sites on page 50



## African American Heritage Trail Sites in Ward 1

### U Street Neighborhood:

- African American Civil War Memorial/Museum, 1925 Vermont Avenue NW
- Black Fashion Museum, 2007 Vermont Avenue NW
- Mary Ann Shadd Cary Residence, 1421 W Street NW
- St. Augustine Roman Catholic Church, 1425 V Street NW
- Isaac Scott Hathaway Sculpture Studio Site, U Street NW
- Republic Gardens, 1355 U Street NW
- The Ellington/Jean Toomer Residence, 1301 U Street NW
- City within a City, 13th and U Streets NW
- Robert H. Terrell Law School, 1922 13th Street NW
- Lincoln Theatre and Lincoln Colonnade, 1215 U Street NW
- Ben's Chili Bowl / Minnehaha Theater, 1213 U Street NW
- True Reformer Building, 1200 U Street NW
- New Negro Alliance's Sanitary Grocery Protest Site, 1936 11th Street NW
- Industrial Bank of Washington, 2000 11th Street NW
- Most Worshipful Prince Hall Grand Lodge, 1000 U Street NW
- Madame Lillian Evanti Residence, 1910 Vermont Avenue NW
- Murray Brothers Printing Company Building, 920 U Street NW
- Scurlock Studio Site, 900 U Street NW
- Church of God (Temple of Freedom Under God), 2030 Georgia Avenue NW
- Howard Theatre, 620 T Street NW
- Dunbar Theatre/Southern Aid Society of Virginia Inc., 1901 7th Street NW
- Washington Conservatory of Music and School of Expression, 902 T Street NW
- Frelinghuysen University/Jesse Lawson and Rosetta C. Lawson Residence, 1800 Vermont Avenue NW
- Addison Scurlock Residence, 1202 T Street NW
- Louise Burrell Miller Residence, 1204 T Street NW
- Whitelaw Hotel, 1839 13th Street NW
- Edward Duke Ellington Residences, 1805 13th Street NW
- Thurgood Marshall Center for Service and Heritage, 12th Street YMCA, 1816 12th Street NW
- James Reese Europe Residence, 1008 S Street NW
- Daniel A. P. Murray Residence, 934 S Street NW
- Lincoln Memorial Congregational Church, 1701 11th Street NW
- Jessie Redmon Fauset Residence, 1812 13th Street NW
- Marie A.D. Madre Marshall Residence, 2035 13th Street NW

### Park View Neighborhood:

- William C. Hueston Residence, 744 Park Road NW
- Park View Playground, 700 Princeton Place NW



Ben's Chili Bowl/Minnehaha Theater, 1213 U Street NW

### Howard University Neighborhood:

Andrew Hilyer Residence, 2352 6th Street NW

Will Marion Cook Family Residence, 2232 6th Street NW

Merrweather Home for Children/Elizabeth Keckly, 733 Euclid Street NW

Howard University Gallery of Art, 2400 6th Street NW

Miner Teachers College Building, 2565 Georgia Avenue, NW

- Howard Hall, 607 Howard Place NW
- Howard University, 6th and Howard Place NW
- Founders Library and Moorland Spingarn Research Center, 500 Howard Place NW
- Kelley Miller Residence, 2225 4th Street NW
- John Mercer Langston Residence, 4th and Bryant Street NW
- Freedmen's Hospital, 520 West Street NW
- Howard University Hospital/Griffith Stadium Site, 2041 Georgia Avenue NW
- Howard Theater, 620 T Street NW

### LeDroit Park Neighborhood:

Willis Richardson Residence, 512 U Street NW

- Oscar and Jessie DePriest Residence, 419 U Street NW
- Garnet C. Wilkinson Residence, 406 U Street NW
- Christian Fleetwood and Sara Fleetwood Residence, 319 U Street NW
- Ernest Everett Just Residence, 412 T Street NW
- Mary Church Terrell and Robert Terrell Residence, 326 T Street NW
- Anna Julia Hayward Cooper Residence, 201 T Street NW
- Elks Columbia Lodge NO. 85, 1844 3rd Street NW
- Dorothy Boulding Ferebee Residence, 1809 2nd Street NW
- Paul Laurence Dunbar & Alice Moore Dunbar Residence, 1910 4th Street NW
- Major James E. Walker Residence, 502-504 T Street NW

### Strivers' Section Neighborhood:

Calvin T.S. Brent Residence, 1700 V Street NW

### Park View Neighborhood:

Roscoe Conkling Brown Residence, 3024 Park Place NW

### Columbia Heights Neighborhood:

Charles R. and Lenore M. Drew Residence, 3324 Sherman Avenue NW #1

Drum and Spear Bookstore Site, 1317 Fairmont Street NW

Danzansky Funeral Home, 3501 14th Street NW

Dorothy Porter Wesley Residence, 1201 Girard Street NW

Greater Washington Urban League Headquarters, 2901 14th Street NW



Howard Theater



419 U Street NW





Howard Hall, Howard University  
*Library of Congress, Prints and Photographs Division, Carol M. Highsmith*



Founder's Hall, Howard University



Anna Julia Hayward Cooper Residence



# ARCHITECTURAL, CULTURAL, AND HERITAGE RESOURCES/SITES

What follows is a selective listing of places that are relevant to the heritage of the ward or that represent important points of history, but that are not in Historic Districts and are not Historic Landmarks. These sites have been identified from many sources, including historic resource surveys, publications, historic archives, planning documents, and community residents.

## Educational/Institutional

Afro-American Institute for Historic Preservation, 1236 Euclid Street NW, 1896

- In 1970, the Afro-American Institute for Historic Preservation established in former Victorian dwelling

Cooke Elementary School, 2428 17th Street NW, 1909 .....

- Built for white students in 1909; in 1981 gave rise to the Reed-Cooke neighborhood name

Merriweather Home for Children (the Emergence Community Arts Collective), 733 Euclid Street

- Site of the Merriweather Home, successor to the National Home for Destitute Colored Women and Children, established during the Civil War

## Public Utilities/Industry

Arcade-Sunshine Laundry, 713-731 Lamont Street NW, 1918

- Large-scale dry cleaning and laundry plant still in operation

Bryant Street Pumping Station, 301 Bryant Street NW, 1904 .....

- Beaux Arts pumping station built to provide water to the northeastern section of city, designed by Baltimore architect Henry F. Brauns

C & P Telephone Company Columbia Exchange (CentroNia), 1420 Columbia Road NW, 1907-1908

- Stately Georgian Revival-style building built by C & P to accommodate telephone subscribers in the northwest section of the city

Champlain Street Pumping Station, 2154 Champlain Street NW, 1901

- Water pumping station built in 1901 to pump water to homes and businesses in the area

Potomac Electric Power Company Substation No. 13, Harvard Street and Sherman Avenue, 1907

- Early example of an electric substation built to provide electric lighting to area residences





## Commercial and Entertainment

Avignone Freres, 1777 Columbia Road NW, 1920

- Early 20th century family-owned and operated confectioners catering business and restaurant

Champlain Street Garage, 2329 Champlain Street NW, 1924

- Early example of a public garage building; represents commercial/industrial heritage of Champlain Street

Corby Bakery Building, 2301 Georgia Avenue NW, 1911

- Corby's Bakery begun on this site in 1902 eventually filled much of the block and ranked as Washington's largest bakery

Florida Avenue Grill, 1100 Florida Avenue, 1916

- Established in 1944, "the Grill" survived the 1968 riots and is considered the "oldest soul food restaurant in the world."

Manor Market and Grocery (Gass Market)/Nation House, 770 Park Road, 1911

- Built as grocery store by William Gass; has become one of the oldest independent Afrikan centered schools in the U.S.

National Arena (Harris Teeter), 1631 Kalorama Road NW, 1947

- Opened as a roller rink and bowling alley, but has also hosted sporting events and rock concerts; in 1994 MTV recorded its town hall meeting with President Bill Clinton in the building.

Nob Hill Restaurant, (Wonderland Ballroom), 1100 Kenyon Street, NW, 1926

- Site of one of the nation's first openly gay bars; opened in the 1950s and went public in 1957

Northwest Savings Bank (Gartenhouse Furs), 1789 Columbia Road, 1920

- Built in 1920 as an addition to existing branch bank at 18th Street and Columbia Road

Recreation Center (9:30 Club), 815 V Street, 1946

- Recreation Center designed by African American Architect Albert Cassell; for a brief time was a nightclub named for owner Duke Ellington

York Theater (Fisherman of Men Church), 3641 Georgia Avenue NW, 1919

- Early moving picture neighborhood theater built by Harry Crandall



## Religious Edifices

Calvary United Methodist Church, 1459 Columbia Road, 1904-1905

- Church served as important meeting place for community groups and public officials after the Riots of 1968

Church of St. Stephen #3 and the Incarnation, 1525 Newton Street, NW, 1928-29

- Distinctive Romanesque Revival style church building designed by architect Robert Tappan

Columbia Heights Christian Church (Kelsey Temple Church of God in Christ), 1435-37 Park Road NW, 1921

- Constructed in 1921, and significant for its associations with the civil rights movement in the District of Columbia

First Baptist Church of Pleasant Plains, 3231 Sherman Avenue, NW, 1909

- Neighborhood Baptist Church designed by architect James H. Warner

First Evangelical & Reformed Church Mount, (Mt. Rona Mission Baptist Church), 3431 13th Street, NW, 1917

- Distinctive Tudor Gothic church designed by architect Charles W. Bolton & Son

Fourth Church of Christ, Scientist (Trinity A.M.E. Zion Church), 3505 16th Street, NW, 1927-1929

- High-style Classical Revival Christian Science church designed by architect Howard L. Cheney

Fourth Presbyterian Church (Greater First Baptist Church of Mt. Pleasant), 2701 13th Street, 1927-1928 .....

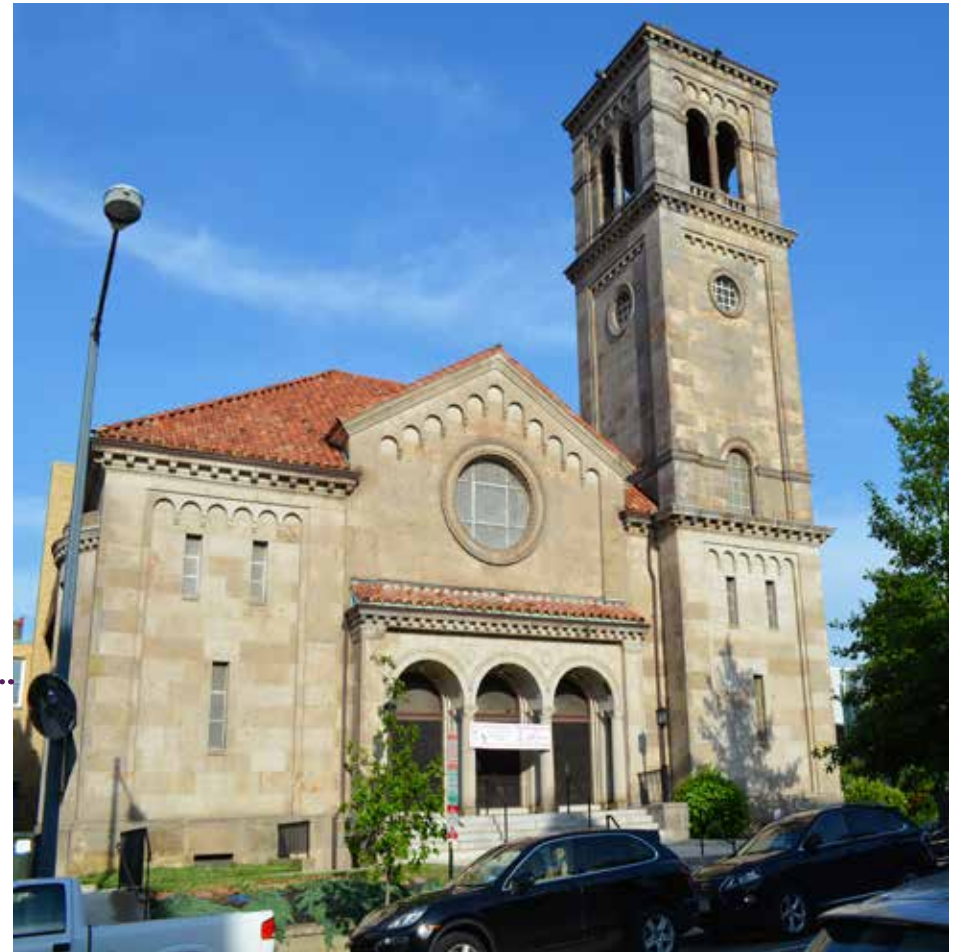
- Distinctive Romanesque Revival-style church designed by architect Appleton P. Clark, Jr.

Friends Meeting House (Church of Christ), 3100, 13th Street, NW, 1905

- Architecturally notable meeting house built by the Society of Friends

Trinity AME Zion Church, 777 Morton Street, NW, 1905

- Designed by African American architect, William S. Pittman





## Apartment Buildings

Carleton Apartments, 1741 Lanier Place, 1910

- Mediterranean Revival-style apartment building designed by B. Stanley Simmons, architect

The Ontario, 2853 Ontario Road, 1903-1905

- Early and grand Lanier Heights apartment building designed by James G. Hill

Park Crescent, 2901 18th Street, 1937

- Art Deco apartment building designed by Alvin and Edwin Aubinoe

Urban Village Apartments, 3403 16th Street, 1977

- Designed by African American Architect, Stewart Hoban

The Yorkshire Apartments, 3355 16th Street, 1941

- Art Deco apartment building designed by George T. Santmyers



## Public Housing:

Kelly Miller Dwellings, 2nd & 4th and V & W, 1968

- Public housing in Le Droit Park named for African American educator Kelly Miller, who served as dean at Howard University 1907-1918

Park Morton, 610-640 Park Road and 610-630 Morton Street, 1964

- Public housing designed by Keyes, Lethbridge and Condon in Park View



## Residential

Allen Home, 710 Otis Place, NW, 1922

- Home of Eugene Allen, White House butler from 1952-1986

Gilmore House, 451 Park Road NW, 1906

- Permanent residence of Charles W. Gilmore, scientist and curator of dinosaur fossils at the Smithsonian during the early 20th century

Mansion, 3224 16th Street NW, 1920

- Mansion built by visionary developer Mary F. Henderson and designed by architect George Oakley Totten

Holy Spirit Association for Unification World, 3224 16th Street NW, 1920

- Beaux Arts mansion designed by George Oakley Totten, Jr, and built for Mary F. Henderson as part of her development of Meridian Hill

Norton Home, 1435 Perry Place NW, 1919

- Home of June Norton, singer with Duke Ellington and his orchestra and the first African American woman to appear on TV commercials

Pinchback Home, 1422 Harvard Street NW,

- Residence of P.B.S Pinchback, African American publisher, Union Army Officer and Louisiana politician

Wardman row, 611-621 Park Road NW, 1901

- Cohesive row of Wardman-built rowhouses in Park View neighborhood





## Pre- and Early Subdivision Houses

Angerman Farmhouse, 589 Columbia Road NW, 1868-1871 .....

- Farmhouse built by John Angerman before subdivision of rural landscape

House at 539 Park Road, 1909

- First-generation house in Park View

Pair of houses, 3567-3569 Warder Street, 1892 .....

- First generation houses in Park View

Row of dwellings, 905-919 Columbia Road, 1892

- First generation row of dwellings in Columbia Heights

House at 2814 Quarry Road NW, 1895

- Oldest surviving house in Lanier Heights Subdivision, indicative of the suburban-type houses that defined the original subdivision



## Selected Alley Buildings

10th Precinct Police Station Stable, 752 (Rear) Park Road, 1910

- Two-story stable possibly associated with 10th Precinct Police Station

Interior of Square 2851

- Site of Thompson's Dairy and surviving bottling works

Stable and Garage, 1744-1746 (Rear) Lanier Place, 1909

- Private stable and early garage in Lanier Heights



## Open Spaces

Unity Park

- Small triangular park at Columbia Road, Euclid and Champlain Streets, and historically known as federal Reservation 306.

Walter Pierce Park

- Once home to Native Americans and site of a pair of cemeteries—one African American and one Quaker. The park, Community Park West, was created in 1981 and re-named in 1991 for Walter Pierce who played an important role in the coalition that created the park.







Mural at 3043 15th Street NW

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First Church of Christ Scientist  
1782 Columbia Road NW



For questions and further assistance, please contact the Historic Preservation Office:

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website: [www.preservation.dc.gov](http://www.preservation.dc.gov)

District of Columbia  
Office of Planning

