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AMENDMENT

The nomination form for the Capitol Hill Historic District, listed on the National Register on August 27, 1976, does not specify an exact period of significance for the historic district. The application describes the "19th century essence" of Capitol Hill and its predominantly residential character, but stops short in its discussion of its 20th-century building stock. Though not as numerous as the rows of intact brick row houses of the 19th century, the later buildings are also important in defining Capitol Hill's architectural growth and development and together with their predecessor buildings, contribute to the historic district's architectural and historical character.

This amendment to the Capitol Hill Historic District nomination proposes a period of significance extending from 1791 to 1945, as discussed below. Any prehistoric or historic archaeological resources falling within or outside the period of significance would also be considered contributing to the historic district.

Capitol Hill Period of Significance

The period of significance for the Capitol Hill Historic District extends from 1791 and the selection of Washington as the site for the seat of the federal government to 1945 and the end of World War II. During the 18th century, the area to become the Capitol Hill Historic District was transformed from a rural and wooded region of Prince George's County, Maryland to part of the new federal city that was envisioned in L'Enfant's plan. Following the move of the federal government to Washington in 1800, Capitol Hill grew from the small "boarding house" community clustered around the Capitol building and the vibrant "Navy Yard Hill" area to the extensive and intact community of 19th- and 20th-century row houses and commercial buildings, and larger, 20th century institutional and residential buildings that define the historic district today.

The expansion of the federal government and the continued presence of the Navy Yard—long the most important industrial concern in the city and one of its largest employers—ensured the livelihood of Capitol Hill as a residential neighborhood throughout the first half of the 20th century. During this period, the community continued to develop its character defining row houses rooted in the late 19th century Victorian and local vernacular traditions, but also saw the rise of new building types and a change in taste to the Georgian and Colonial Revival styles. Apartment buildings, institutional buildings, and a wide array of new commercial uses and building forms were added to the collection of 19th century building types.

Following World War II, however, Capitol Hill suffered both a physical and socio-economic decline. Technological changes in ordnance manufacture and production led to a significant reduction of the

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Navy Yard workforce as ordnance manufacture was contracted out to private industry. At the same time, suburban flight, exacerbated by the end of the war, and urban renewal efforts transformed the pattern of development from a solidly middle-class, owner-occupied neighborhood to a lower-income neighborhood with a more transient population. While the 1950s began to see some of the area's first major preservation efforts, especially in the renovation of 19th century row houses closest to the Capitol building, social reform efforts and urban renewal eliminated large segments of the historic landscape to make way for public housing, while transportation improvements such as the Southeast-Southwest Freeway visually bisected the neighborhood.

The significance of the district's 18th and 19th-century building fabric is clearly addressed in the Capitol Hill Historic District nomination, as amended (1976) and is well recognized by the preservation community. The 20th century history of Capitol Hill and its built environment, however, has not been systematically addressed. Below is a discussion of the 20th-century development of the historic district and a justification for a 1945 (inclusive) end-date to the Period of Significance.

Forces of 20th Century Development

At the turn of the 20th century, the extensive Capitol Hill area consisted of a collection of well-established and vibrant residential neighborhoods, forming a larger Capitol Hill community that was composed of solidly middle-class government workers. The principal growth of Capitol Hill occurred during the post-Civil War decades as the population in Washington continued to expand, along with the growth of the federal government. In response to city improvements (including street paving; the laying of water, gas and sewer mains, etc.) that had favored other sections of the city, speculative developers in the 1880s and 1890s built row after row of brick residences in undeveloped sections east of the Capitol and on vacant lots found between existing concentrations of buildings. Coincident to this speculative development came the passage of the *Civil Service Act of 1883* that gave government workers both income and employment security. The combination of new and modest housing stock, its proximity to government offices, along with the security of a regular pay check, opened Capitol Hill to widespread settlement of a federal government workforce, their families, and the commercial and service community it engendered.

The principal forces behind the 19th century development of Capitol Hill—namely the presence and expansion of the federal government, city improvement efforts, and private enterprise (in this case real estate development)—continued to exercise influence, both directly and indirectly, on the Hill's development throughout the first half of the twentieth century.

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The Federal Presence, 1900-1918

During this period, the federal government's presence on Capitol Hill expanded substantially. The Senate Park Commission Plan of 1902, the master plan that called for circumscribing the Capitol Grounds with classically inspired buildings to serve the needs of the legislative and judicial branches of government, began to be implemented. In 1904, the New York firm of Carrere & Hastings designed the Russell Senate Office Building and the Cannon House Office Building, both of which were completed in 1909. The construction of these buildings coincided with the construction of Daniel Burnham's Union Station and followed the 1897 completion of the Library of Congress building, designed by Smithmeyer and Pelz. These new buildings on Capitol Hill successfully transformed it from its small town origins to a monumental federal center.

Following a two-decade, post-Civil War reduction in military spending that included a decreased workload for the Navy Yard, the Navy began to progressively rebuild. In 1886, the Naval Gun Factory—where all Navy ordnance and manufacturing was carried out—was established at the Washington Navy Yard. Existing buildings were enlarged and fitted with heavy equipment, and railroad tracks were laid to connect the facilities to the Baltimore & Ohio Railroad. By 1892, the Navy Yard employed 1,000 workers to manufacture 4-inch, 6-inch, 8-inch, 10-inch and 13-inch guns, along with the shells that they fired. In 1897, Congress authorized construction of a hull-testing basin—the Experimental Model Basin—where the Navy could test the hull designs of new steel battleships, cruisers, and other warships entering the fleet.¹

Beginning in 1901, production at the Naval Gun Factory intensified because of President Theodore Roosevelt. Convinced that the new international stature of the United States demanded a powerful Navy, President Roosevelt successfully secured Congressional appropriations for the construction of a fleet of warships. For the first time since the Civil War, the Navy Yard operated on around-the-clock shifts to produce the guns for this new fleet. In December 1907, "The Great White Fleet" as it came to be called, conducted a 14-month, around-the-world cruise to highlight America's new international prominence.²

America's entry into World War I significantly increased ordnance production at the Navy Yard. The *Naval Act of 1916* provided nearly \$500 million for the construction of a "Navy Second to None."³ The Naval Gun Factory, which was responsible for the production of guns to be mounted on a series of battle cruisers, expanded to increase its industrial capacity. Over the next two years, the Navy bought land on the east and west sides of the Yard, filled in land on the

¹ Edward J. Marolda, *The Washington Navy Yard: An Illustrated History*. Washington, D.C.: Naval Historical Center, 1999, p.41.

² Marolda, p.46.

³ Marolda, p.53.

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waterfront and hired thousands of workers. In 1917, 6,000 workers operated in three shifts. By the end of 1918, the number had reached 10,000.

Beginning in 1901, the Marine Barracks between E and I and 8th and 9th Streets, S.E. (established one hundred years earlier), also underwent a major and ambitious rebuilding program that was implemented over several years. The Marine Corps headquarters were transferred from the Marine Barracks to offices in downtown Washington, and the original Marine Barracks, save for the Commandant's House, were replaced by an entirely new complex, designed by the prominent Washington architecture firm of Hornblower & Marshall. The new, buff brick buildings, constructed around a central courtyard and parade grounds, form a walled enclosure around the grounds. During this major re-building effort, the Commandant's House facing G Street was renovated and enlarged, and its grounds designed by noted landscape architect Rose Greeley.

Private Enterprise, 1900-1918

During this period, the government induced growth of the Navy Yard and the re-building of the Marine Barracks sparked a private development boom along the 8th Street SE corridor, the commercial spine of Capitol Hill. The increased population of both military personnel and civilians, along with the general prosperity of the times, was a boon to area businesses. At the end of each Navy Yard shift, thousands of workers flooded through the main gate and into the neighborhood in search of food, personal necessities and social diversions.⁴ Local businessmen and entrepreneurs were quick to accommodate their needs.

In addition to several new brick stores and restaurants that were built on vacant lots or that replaced older, early 19th century frame structures, the neighborhood and future historic district gained a wide range of new, 20th century building types, including apartment buildings, banks, movie theaters and specialty stores. Directly across from the Marine Barracks, the building at 701 8th Street, SE was built in 1902 as a combination store/dwelling, just as the building at 541-545 8th Street, built in 1912, consisted of stores at street level and apartments above. The elegant, classically inspired East Washington Savings Bank at 312 Pennsylvania Avenue, S.E. was constructed in 1905 to serve the wider Capitol Hill community, while the Washington Mechanics and Savings Bank, built in 1908, catered to the Navy Yard community, including military personnel, merchants and residents of 8th Street. The surviving Academy Theater at 535 8th Street, SE was one of four theaters that arose along 8th Street between the Navy Yard and Pennsylvania Avenue during the first two decades of the 20th century.

Beyond the immediate Navy Yard Hill area, the development on Capitol Hill similarly responded to the increasing numbers of residents moving into the city. Multi-story apartment buildings, more efficiently able to house the growing population and increasingly accepted by middle-class residents, became the

⁴ Elizabeth Hannold and Donna Hanousek, "Barracks Row Mainstreet Survey Report," July 2002, p.69.

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building of choice for developers. Between 1900 and 1910, 37 apartment buildings were constructed within the historic district. The "John Jay" constructed in 1901 at 314-316 East Capitol Street, one of the first multi-story apartment buildings erected on Capitol Hill is compatible with its 19th century neighbors, despite its five-story height. Designed by B. Stanley Simmons, the Italian Renaissance-style building contains 22 apartments and originally offered a *café* at ground level.

Other notable apartment building architects, including Albert Beers, C.A. Didden, Appleton P. Clark, Julius Germueller, A.B. Mullett and Company, and George T. Santmyers, contributed designs for the dozens of apartment buildings that were constructed on Capitol Hill. While much of the private building in the city came to a halt during World War I, several apartment buildings were constructed on the Hill during the War, including the 1914 "Linville," located at 116 6th Street, N.E. and the 1915 "Arundel" at 516 A Street, N.E., both Mediterranean Revival-style buildings that contribute to the residential streetscape. Residents of the "Linville" included salesmen, secretaries for the federal government, Navy Yard workers, a Marine officer, a teacher and a musician.⁵ Despite the growing acceptance of the multi-story apartment building, smaller-scale apartments giving the appearance of a single-family dwelling and row house forms remained popular. In 1904, Frederick B. Pyle designed a group of five row house "flats" in the 400 block of 10th Street, N.E. that are indistinguishable from single-family row houses, just as A.B. Mullett and Co. gave the ten-unit apartment building at 221 Constitution Avenue the appearance of a large, single-family dwelling, defined by its five-bay, center-passage plan.

The development of apartment buildings did not, however, eliminate the long-standing single-family row house. The construction of row houses on Capitol Hill persisted well into the 20th century. In 1910, Kennedy Bros. Builders, in association with architect A.H. Sonneman, developed the entire Square 862, bounded by 6th and 7th Streets and D and E Streets, including Lexington Place with continuous rows of 2-1/2-story row houses. These groups of row houses feature front porches and Mediterranean Revival-style details such as wide and overhanging red tile roofs and bracketed eaves. At the end of World War I, in the undeveloped blocks east of Lincoln Park and stretching toward the Anacostia River beyond the historic district, developers constructed blocks and blocks of these brick "porchfront" row houses.

The influx of new residents inspired the construction of a number of new churches on Capitol Hill, while also contributing to the vibrancy of the already existing ones. Stylistically, these new buildings provide a range of design treatments. The red brick Metropolitan Baptist Church (1911) at 6th and A Streets, N.E., designed by Appleton P. Clark is architecturally compatible with the 20th century residential design found on Capitol Hill, just as the red brick Annunciation Chapel of Nativity Church (1908) at 1340 Massachusetts Avenue, N.E., designed by the firm of Hill & Kendall, fits into the surrounding fabric. In contrast, although architecturally notable, the stark white, neo-classical, Roman-bath inspired Ingram Memorial Congregational Church (1907-1910) at 10th Street and Massachusetts Avenue, N.E.

⁵ William DeCosta, "Capitol Hill, 1922," Washington, D.C.: Friends of the Southeast Library, 1996.

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has more in common with the architecture of the monumental federal buildings than that of the immediate neighborhood.

City Improvements, 1900-1918

As the population of Capitol Hill increased, the need for city services, such as schools, firehouses, post offices, hospitals and other public amenities also grew. Several of the historic district's extant public buildings were constructed during this period, while others were expanded. Five elementary schools were built including, Lovejoy School at 12th and D Streets, N.E. (1901); Dent School at 2nd Street and South Carolina Avenue, S.E. (1901); Edmonds School at 9th and D Streets, N.E. (1903); the French School at 7th and G Street, S.E. (1904); and Bryan Elementary School at 13th and Independence Avenue, S.E., (1909). All of these "red brick school houses" fit into the context of public school architecture of Washington, D.C. and survive as important historical and architectural contributions to the historic district.

Eastern Market, originally built in 1872, lacked adequate space for the demands of the growing population by the turn of the 20th century. In 1908, after several years of pressure from the community, the city's Office of Public Works designed and built an addition to the north of the original building, containing the Center and North Halls. By 1914, there were 51 merchants in the market—37 in the original building and 14 in the Center and North Halls, all catering to the food needs of the Capitol Hill community.

None of the area's early fire stations survive, though the present firehouse on 8th Street, S.E. is located on the site of an earlier firehouse constructed in 1904. A post office in the 700 block of 8th Street, S.E. (demolished) was one of four post offices to serve the Capitol Hill area during this period. Other public buildings that arose to serve the growing needs of the community include the 5th Precinct Police Station at 5th and E Streets, S.E. (ca. 1900), the 9th Precinct Station House at 523-525 9th Street, N.E., and the Chesapeake & Potomac Telephone Exchange at 629 Constitution Avenue, N.E. (1905). The Washington Navy Yard Car Barn, built in 1892, was expanded in 1909 to accommodate a larger fleet of streetcars.

The Eastern Dispensary of Washington, D.C., originally established in 1888 under District of Columbia law, was altered and enlarged in 1905. Re-named the Eastern Dispensary and Casualty Hospital (re-named again in 1969 as the Rogers Memorial Hospital), the institution fronting Massachusetts Avenue, N.E., continued to expand throughout the 20th century in response to the growing community it served. In 1929, a new building intended as the beginning of a larger hospital complex was constructed and survives as the oldest section of the complex.

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Providence Hospital, established on Capitol Hill in 1861, saw the construction of its first permanent home five years later in 1866 at 2nd and D Streets, S.E. In 1904, the grand Italianate/Second Empire style building was remodeled and significantly enlarged, designed by Washington architect Waddy B. Wood. This massive institution served as Providence Hospital until 1956, when a new, more up-to-date complex was completed in the Brookland neighborhood. Although temporarily used as offices by the U.S. Commerce Department, the Capitol Hill hospital building was demolished in 1964.

Between the Wars, 1918-1940

During and after World War I, the Capitol Hill community, among other Washington neighborhoods, was transformed by an influx of government workers. As the city's population soared from 48,313 in 1917 to 106,000 in 1919, the existing housing stock proved inadequate. Many middle-class homeowners on Capitol Hill, both black and white, took the opportunity to move to the burgeoning suburbs and convert their Victorian-era residences into rental apartments and boarding houses. Private developers, seeking to house the expanding population, continued to construct multi-story apartment buildings. During the 1920s, the number of apartment buildings constructed on Capitol Hill doubled from the previous decade.⁶

During the Depression, Washington residents fared well in relation to the rest of the country, due principally to the relative stability provided by the federal government and the jobs it provided. Salary reductions in other cities averaged fifty percent, while federal pay-cuts amounted to a comparatively slight 15%. As cash from government paychecks circulated throughout the city, retail sales actually increased in the District between 1929 and 1933, as did the number of retail establishments.⁷ During the 1930s, as Washington became the planning and control center for the New Deal, the city's population once again ballooned, as newcomers were drawn to the city for government jobs. Throughout the 1930s, new federal agencies emerged, including the Social Security Board, the National Labor Relations Board, and the Public Works Administration. The public works program, curtailed in 1933, expanded to embrace the completion of the many monumental federal buildings just west of the historic district boundaries, including the Supreme Court, Longworth House Office Building and the Library of Congress annex.

The Navy Yard remained one of the city's largest employers during the Depression. Despite drastic cuts in ship construction, the Navy Yard continued to produce guns for existing battleships. Then, in an effort to stimulate national recovery from the Depression and strengthen the Navy in the face of growing

⁶ Department of the Interior, Multiple Property Documentation, "Apartment Buildings in Washington, D.C. 1880-1945," July 1993.

⁷ Walter F. McArdle, "The Development of the Business Sector in Washington, D.C. 1800-1973," *Records of the Columbia Historical Society* (1973-74), 587-88.

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European threats, President Franklin Delano Roosevelt began a program of ordnance production and ship replacement that substantially augmented the number of workers employed at the Navy Yard.⁸

Beginning in 1920, apartment building construction rebounded following a slow-down during the World War I era. More than 34 apartment buildings were constructed between 1920 and 1930 within the Capitol Hill Historic District. This new wave of apartment building design ranged from low-lying "garden apartments" to large five and six-story apartments. Generally, the garden apartments are designed with Georgian and Colonial Revival-style influences, while the larger complexes reflect both traditional and avant-garde styles. Although more imposing than its surrounding building stock, the Tudor Revival-style "Stanton Manor" at 644 Massachusetts Avenue, N.E., follows the historic building line and respects an overall sense of design symmetry in keeping with the area. The "Wiltshire" at 819 East Capitol Street, N.E. built by 1935 is a good example of Art Deco influence on Capitol Hill, as does the "Congressional," a 1939 apartment building at 215 Constitution Avenue, N.E.

Other than the construction of apartment buildings and a limited number of single-family dwellings, private development on Capitol Hill during this period consisted of small commercial buildings and automobile-related resources, including garages, gas stations and service facilities. Many of these mid-20th century commercial buildings are one and two-story buildings and replaced older, two and three-story 19th century buildings. For instance, in 1932, a one-story barbershop at 1110 8th Street, S.E. was built on the site of a two-story 19th century brick store, just as a gas station built at 9th and Pennsylvania Avenue had in the previous year replaced Capitol Hill's earliest tavern known as Tunnicliff's Tavern, built in 1791. The barbershop is one of several commercial buildings that were constructed around the 8th Street commercial district between World Wars. Others from the period are found along the 200 block of Pennsylvania Avenue, S.E., at 509-513 11th Street, S.E. and along the 700 block of F Street (odd). Designed by architect William Lamar and built in 1921, this group features flat show windows and single entries. An earlier pair of one-story commercial buildings is located just one block south at 711 and 713 E Street, N.E. Designed by A.H. Beers, this pair of commercial buildings is similarly defined by large show windows and single entry doors.

Notable exceptions to the relatively utilitarian commercial building forms from this period exist in isolation. Stylistically, these buildings have been primarily influenced by the Georgian and Colonial Revival style that greatly shaped the public buildings of the period, as well as the more *avant-garde* Art Deco and *Art Moderne* movements. Penn Theater at 650 Pennsylvania Avenue, S.E. is probably the most conspicuous Art Deco commercial building constructed during this period. The 1935 theater, incorporated into a 1980s post-Modern office complex, still retains its distinctive marquee and limestone façade. The Funeral Parlor at 517 11th Street, S.E. (1928) with its original Art Deco *bas-reliefs*, aluminum marquee and light fixtures, remains an architectural gem. The former drugstore at the corner

⁸ Marolda, p. 66.

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of 7th and Pennsylvania Avenue, though less decorative, also exhibits Art Deco influences. The Lee Funeral Home at 300 4th Street, S.E. built circa 1932, is a large Georgian Revival-style brick building defined by its giant order, limestone portico that typically characterizes the city's public institutions.

In terms of public building between the World Wars, Capitol Hill gained two libraries and several schools. The Georgian Revival-style Southeast Branch Library at 7th and D Streets was completed in 1922 with funds provided by the Carnegie Foundation. The Northeast Branch Library at 8th and Pennsylvania Avenue, constructed in 1932 during the lean years of the Depression, was built with funds appropriated by Congress. Designed in a stately Georgian Revival style, the library was the first library building to be designed by the office of the Municipal Architect, under the direction of architect Albert Harris. Located on a prominent site, the library quickly became a community center and remains an important community landmark.

Eastern High School and Stuart Junior High School were both built in the 1920s to serve the expanding population. Eastern High School, built in 1921-23 and located well outside the historic district boundaries, survives as an architecturally significant landmark. Despite the growing popularity of the Georgian/Colonial Revival style in public buildings, Municipal Architect, Snowden Ashford designed Eastern High School—his last public building—in a flamboyant Collegiate Gothic style, characterized by two turreted towers and Gothic arch openings. The Stuart Junior High School, built several years later in 1927, followed the then standard Colonial Revival style for public buildings. Designed by Municipal Architect Albert L. Harris for a large student body drawn from across the northeastern quadrant, Stuart Junior High is a three-story red brick building with limestone trim. In 1934, the Giddings School at 3rd and G Streets, S.E. originally built in 1887 to serve an African-American population, was substantially enlarged by a major addition, having twelve classrooms and an auditorium. Although the addition necessitated the demolition of 19th century row houses extending along G Street, the red brick, Colonial Revival-style building retains a massing compatible to the residential scale and character of the area.

Around the Capitol, the Federal government continued to implement construction of the complex of buildings to serve the legislative and judicial branches of government, namely the Supreme Court Building, just outside the historic district boundaries. The project at 1st and East Capitol Streets began with the purchase of land in 1928 and ended with the dedication of the Cass Gilbert designed Supreme Court building in 1935. The Folger Shakespeare Library, located along East Capitol, just east of the Capitol and visually associated with Monumental Capitol Hill but located within the historic district, was built as a private venture by Henry C. Folger. Completed in 1932, the library and theater building, designed by nationally noted architect Paul Philippe Cret, in a stripped classicism, used state-of-the-art building technology and materials.

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Religious architecture of this period generally responded to the forces of the Colonial Revival movement that strongly influenced the design of the city's schools and library buildings. Epworth Methodist Church at 13th Street and North Carolina Avenue (1920-21) and the First Brethren Church at 442 12th Street, S.E. (1934) are both red brick Georgian Revival style, temple-form buildings with limestone trim. The design of the more modern, stripped classical Lutheran Church of the Reformation was supposedly inspired by the archaeological discoveries in Egypt at the time.

During World War II, as private industry took over much of the weapons production, the Naval Gun Factory continued as the "nerve center" of the Navy's ordnance design and testing program. The Navy Yard's mission became the production of replacement equipment and spare parts and coordination of ordnance production at plants throughout the country. The Navy Yard acquired additional property to the west and constructed new buildings. (At the end of the War, the Washington Navy Yard had expanded to include 127 acres, up from its original 16-acre site.) At the height of World War II there were 25,000 workers employed at the Navy Yard. The Navy Yard was flooded with military personnel, civilian workers, government officials, and visitors. The 8th Street corridor, responding to the growing clientele, teemed with stores, banks, restaurants, bars, and various service establishments. According to one long-time resident, 8th Street was a "complete community".

You had Miller's Furniture Store, funeral parlors, movie theaters...There wasn't any kind of service shop that you couldn't find. It also serviced a lot of Marines over there. Later on when World War II came along, that's when it became the nightspot. They had the Farmhouse, Brinckleys, Jack Rowe's [on 11th Street]. People would come from all over Washington because of the entertainment...⁹

Post War Change:

After enjoying more than a century of relative prosperity, the Navy Yard and Capitol Hill in general suffered a serious setback following World War II. In the post-World War II era, the Navy Yard cut back production and changed its mission. Missiles, torpedoes, mines and other modern military ordnance were rapidly replacing heavy ordnance that had been developed and tested at the Navy Yard since the mid-to-late 19th century. Weapon production was contracted out to private firms, as the Yard's older facilities were unable to accommodate the new weapons. In 1945, the name of the Washington Navy Yard was officially and belatedly changed to the United States Naval Gun Factory, which more accurately described its function since 1886. However, during this period of technological advances, the Navy Yard became an obsolete facility.

⁹ Boswell, Capt. William, Interview #3 with Nancy Metzger, August 2000.

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The drastic reduction in ordnance production converted the bustling Navy Yard from an employment center of tens of thousands to that of just a few thousand. As the number of military and civilian personnel diminished at the Navy Yard, the vitality of the neighborhood also declined. At the same time that the Navy Yard ceased to be a draw for newcomers, the trend for the already established middle-class residents to flee the historic neighborhood for the suburbs intensified. The formerly owner-occupied, Victorian-era row houses were left vacant or divided up as individual rented rooms, or floor-by-floor apartments, attracting lower-income and more transient residents.

As the growth of the suburbs drew middle-class residents away from Capitol Hill, public housing, urban renewal and social reform efforts of the mid-20th century brought in greater numbers of lower income residents. At the same time that these mid-20th-century developments altered the socio-economic character of the historic district, they also favored the elimination of historic building fabric, particularly in that area around the Navy Yard. Public housing such as the Arthur Capper dwellings at 7th and M Streets (outside historic district boundaries) built to house low-income residents who were displaced by the Southwest Urban Renewal project of 1946, necessitated the demolition of 19th century residential and commercial buildings, albeit in deteriorating condition, and replaced them with modern apartment blocks and town houses. At the same time, social reform efforts, such as those sponsored by the Alley Dwelling Authority, caused the eradication of Navy Place, S.E., an alley near the Navy Yard crowded with poor African Americans. The Alley Dwelling Authority replaced the alley dwellings and alley itself in 1941 with garden apartments known as the Ellen Wilson Dwellings, named for the late First Lady Ellen Wilson, a major and active proponent of housing reform. (The Ellen Wilson dwellings, located within the historic district, have since been replaced with the Ellen Wilson Town homes.) Finally, in the 1960s, the Southeast-Southwest Freeway, built along the line of what was Virginia Avenue, obliterated an array of dwellings many of which were distinguished Federal and Greek Revival-style residences that had once attracted members of the political and professional elite.

Post World War II Restoration:

At the same time that large segments of historic fabric were being eradicated in the name of urban renewal in the post-World War II era, there began a movement towards the "restoration" of the Hill's neglected 19th century building stock.¹⁰ In 1949, Justice William O. Douglas bought a row house on Capitol Hill, renovated it, and breaking with the norm of other justices/lawmakers/politicians who resided in Northwest D.C., moved into it. Douglas' move inspired others to follow, and directly encouraged the renovation, restoration and rebuilding of many of the Hill's 19th century buildings found within a roughly eight-block radius of the Capitol building. The first recognized "restoration" project in Southeast Capitol Hill, sponsored by *McCall's Magazine* in the summer of 1949, involved the a group of

¹⁰ The term "restoration" is used here to signify various levels of renovation, restoration, reconstruction, rehabilitation and re-building that took place at that time and dubbed "restoration." The word is not used as defined by the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

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row houses on G Street, S.E. between 6th and 7th Streets.¹¹ According to a report on the project, two model houses were "restored" and others were "improved."

In 1950, a group of Eastern High School students undertook the painting of 150 historic houses. The project, which was followed by wide publicity, attracted the attention of several Georgetown realtors who then sought out houses on Capitol Hill in need of renovation. The realtors marketed and "flipped" the properties, or undertook the renovations in-house, then turned around and sold them for a profit. During that year, several houses on C Street and along the 400 block of New Jersey Avenue were purchased and restored. In 1951, the Capitol Hill Southeast Citizens Association reported that the restoration of 43 houses was complete. By April 1952, that number had reached 189. In 1953, the alley dwellings of Schott's Alley—once targeted for demolition by social reformers—were renovated and touted in magazine and newspaper articles of the period as a "homeowners dream come true."¹² While these restoration efforts encouraged the preservation of historic buildings, they were also greatly responsible for the "gentrification" of Capitol Hill. Along with renovation came increased property values, which in turn forced many of the long-time and predominantly African-American residents out of their homes.

In 1955, the Capitol Hill Restoration Society (CHRS) was organized with the purpose of preserving historic sites. Since its founding, the CHRS has organized house tours. The CHRS is a civic association with a large and active membership whose efforts have successfully fought the destruction of historic fabric and new development, and sponsored many preservation projects.

Beyond urban renewal and privately financed restoration projects, private development on Capitol Hill appears to have slowed in the post-World War II and Cold War eras. The ever expanding federal government, desirous of constructing new buildings, continued to put pressure on existing fabric as new buildings including the Rayburn House Office Building, Dirksen and Hart Senate Office Buildings, and the Library of Congress' James Madison Building caused the federal taking of property. Several public schools were built including Goding Elementary School at 9th and F Streets in 1959; Watkins Elementary School at 12th and E Streets in 1962; and Hine Junior High School at 7th and C Streets in 1965. In addition, two D.C. firehouses (Engine Company No. 8 at 1520 C Street in 1963 and Engine Company No. 18 at 414 8th Street in 1965) were built. Only a handful of private buildings were

¹¹ Elizabeth Kohl Draper, "Progress Report on the Restoration of Capitol Hill, S.E.," *Records of the Columbia Historical Society* (51-53), 134-137.

¹² "Residents of Schott's Alley Among Proudest on Capitol Hill," *Roll Call*, December 15, 1953.

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constructed, including apartment buildings, churches, banks, as well as several light industrial/automobile-related buildings.

Since the establishment of the Capitol Hill Historic District, the threat of demolition has been primarily limited to the historic district's 20th century buildings. This amendment recognizes the continuing evolution of the historic district's development and formally acknowledges the contributing status of those 20th century resources located within the Capitol Hill Historic District.

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