



# NEWS

www.chrs.org

October 2012

## 11th Street Bridges: Openings and Closings

By Beth Purcell and Shauna Holmes

**P**hase One (\$300 million) of the 11th Street Bridge project is 85% complete, with the project on budget, on time, and expected to be substantially completed by the end of the year. The new local bridge is scheduled to open in December, and its overlooks and adjacent fishing piers should open in 2013. The new outbound bridge is open, and the new ramp from southbound DC-295 onto the inbound bridge opened mid-summer. The old outbound bridge is being demolished, and the concrete and steel from the old bridge will be recycled.

Now Phase Two (\$90 million), the project completion phase, has been launched. Its focus is primarily in the Capitol Hill/Navy Yard area, where it will further improve connections between the SE/SW Freeway and the new 11th Street Bridges and reconnect local streets west of the Anacostia River. This phase includes closing and demolishing the existing stretch of the SE/SW Freeway between 8th Street SE and Barney Circle and then replacing it with a new Southeast Boulevard between Barney Circle and 11th Street and new connections with the freeway. This freeway stretch is now below grade compared to the 11th Street Bridge, so to transform it to an at-grade boulevard, fill will be added to raise its level about 20



IMAGE COURTESY DDOT/ELEVENTH STREET BRIDGE PROJECT TEAM

feet. Some of the fill will be recycled concrete from the old outbound bridge, and the material piled on the south side of the westbound freeway near the Marine Barracks is also part of the fill that will be used to create Southeast Boulevard.

Constructing this boulevard will bring major changes for many Capitol Hill drivers. The illegal shortcut from 17th Street SE to the westbound SE/SW Freeway will be phased out beginning in September and will be completely closed by November. Many drivers love the illegal shortcut

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# President's Column: Celebrate and Advocate

By Janet Quigley

I've been doing some research on the area of our next house tour, a footprint just south and east of the US Capitol, and came across a delightful booklet written in 1960 by Mrs. Mapheus Smith of the Capitol Hill Southeast Neighborhood Association called "Places and Persons on Capitol Hill." It shared a neighborly perspective on some of Washington's oldest addresses.

For example, according to the booklet, in 1791 Daniel Carroll built a house south of the Capitol, but it was in the path of the future New Jersey Avenue and Pierre L'Enfant demolished it. Carroll appealed to George Washington and got the last laugh when he received restitution to rebuild the house a few blocks east and L'Enfant was fired. The new house became Capitol Hill's finest mansion, Duddington Manor, on grounds bounded by First, Second, E and F Streets, SE. Over 50 years Presidents Washington, Adams, Jefferson, Madison and Jackson were entertained there.

In 1801 Thomas Jefferson lodged in the 200 block of New Jersey Avenue. He walked to his inauguration and back. On the same block President Buchanan's Secretary of War, Joseph Holt, entertained Presidents Grant and Hayes over the years. The George Washington Inn in the 300 block of New Jersey Avenue boasted white marble mantels, a gift from Lafayette to General Washington for his North Capitol Street house built in 1799. Visitors welcome, said the booklet. 309, 311 and 315 New Jersey Avenue were built in 1848 by the Richards family, which still owned # 311 in 1960.

Congressman Abraham Lincoln and his family lived in the unit block of First Street, SE (Carroll Row) in

1848. Chester Arthur lived at the massive Butler House at 3 B Street, SE. The Fairfax House at 235 Second Street, SE was built by a Navy Captain, son-in-law of the builder of the USS Constitution. Its beautiful chandeliers were featured on several house tours. The Bell School at 2nd and D Streets SE was started in 1807 by freed slaves who worked as caulkers at the Navy Yard.

Presidents. Old Ironsides. Lafayette. I set out walking one sunny afternoon to get a first-hand view of this history. What do all of these locations have in common? Those of you familiar with the area have guessed it by now: Every one of those buildings is gone.

The Duddington property is now four pleasant residential blocks. The Bell School site is now the "X Park" (Providence Park). Butler House has been replaced by Capitol grounds. Carroll Row is now the Library of Congress Jefferson Building. Thomas Jefferson's lodging is now the Longworth House Office Building. Joseph Holt's house is now the Cannon House Office Building. The site of Fairfax House is now the Library of Congress Madison Building.

The inns and houses along New Jersey Avenue's west side to D Street are now a Congressional parking lot. The view southeast from First and C Streets, SE, across a scar of asphalt to the point where row houses resume, is a particularly stark reminder of why we must continue to engage planners at every opportunity. Thankfully, past this void the community thrives with row after row of beautiful old houses, large trees and gardens. Our 2013 Mother's Day tour will feature some of the best.

Some changes are positive, some inevitable, and some detrimental. The key is that the local community, not external authorities, must determine the future. The first citizen associations in the District formed in 1887 and have been advocating for their communities ever since. It is a continuous effort. The Capitol Hill Southeast Neighborhood Association had a slogan in the 1960s which still rings true today: "Bring it back alive." The point was not to create a museum neighborhood, it was to celebrate the diversity of architectural styles and personalities that make up the Hill. So I say, celebrate and advocate!

## Kudos ...

... Are in order for the CHRS Web Redesign Team, which is tuning up the website to make it more user friendly. Special thanks go to webmaster Donna Breslin for her thorough research and analysis of our web needs, and for her uncanny ability to put it into plain English for the rest of the team. Look for the updated site in early 2013. ★

## CHRS Combined Federal Campaign

Please remember CHRS as you designate your payroll contributions in the upcoming Combined Federal Campaign (CFC #50747). Your contributions to CHRS are fully tax deductible and enable us to help preserve and protect Capitol Hill's historic neighborhood's architectural and residential character.

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www.CHRS.org

Celebrating more than 50 years helping to preserve and protect Capitol Hill's residential character, the Society is the largest civic association on Capitol Hill, and one of the largest in the District of Columbia. From the beginning, the Society has played a key role in maintaining the diverse, residential character of our neighborhood. With your participation, we will continue to do so for many years to come.

To start or renew a CHRS membership:

- ★ On the web at [www.CHRS.org](http://www.CHRS.org)
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- ★ Pick up a form at one of our meetings

Starting at just \$25 per year for a single membership, it's a great deal.

# September Preservation Café: Historic Window Restoration

By Donna Breslin

Neil Mozer, owner of Mozer Works, Inc., shared his passion and expertise for old windows at the Preservation Café on Wednesday, September 19. In a professional 45-minute presentation Mr. Mozer, who has been a carpenter/builder for more than 25 years, explained why old windows are important and just what it takes to undergo a professional restoration.

"I want to debunk the myth that new windows are better," he noted and added that sophisticated studies had shown that sealed older windows plus good storm windows are better than new, high-end replacement windows. Old windows were made from slow-growth trees, rather than the fast-growth used in modern windows. The old windows stand up to the elements much better. "A restored 100-year-old window will last another 100 years, so it's worth the investment," he said.

In addition, restored old windows preserve the architectural character of the building, look and work as they were intended, and improve energy efficiency.

These improvements do not come cheaply, as demonstrated in an interesting video that detailed the labor-intensive steps needed for a full restoration. A restoration can take 15 to 20 hours and cost between \$900 and \$2,000 depending on wear and complexity. Mr. Mozer uses very high-end products and a method that slow-cures the treatments and paints needed. He also employs zinc or bronze weather-stripping which decreases drafts and makes the windows operate "with one finger." The work is done in his facility in Takoma Park.

Mr. Mozer's passion for the subject was evident when he sadly noted that 12 million window sashes go into landfills every year. He collects old windows. He encouraged CHRS members to call him whenever they find a discarded window. His recycling re-uses the old glass and wood and reduces landfill.

There was a lively question and answer period which included the following opinions:

- Double-glazed windows are not worth the effort and old window frames are not designed to accommodate two panes.
- Storm windows have a 4-5 year return on investment.
- Usually plastic is used to insulate while the windows are in the shop; however, plywood can be used for security.
- He will work with the homeowner to do a 'partial restoration' if a full job is unaffordable.
- He will help DIYers if he's able.
- If a window is restored (as opposed to replaced), no permit is needed. However, it is advisable to notify the DC Historic Preservation Office (HPO) about the project. HPO can be contacted via email at [historic.preservation@dc.gov](mailto:historic.preservation@dc.gov) or by phone at (202) 442-7600.

For more information, contact Neil Mozer at [www.mozerworks.com](http://www.mozerworks.com) or (240) 398-7688. ★

# Historic Preservation Briefs

By Shauna Holmes

## The One City Streetcar Line: H Street/Benning Road, NE

On September 10 the DC Department of Transportation (DDOT) requested public review and comments on its proposed measures to address effects of the One City Streetcar Line on historic properties. CHRS, which supports improved public transportation and advocates thoughtful planning of new transportation options, took advantage of the opportunity to provide comments and make additional recommendations. CHRS agrees with DDOT and the DC State Historic Preservation Office (SHPO) that installation of the Streetcar Line's overhead catenary system (OCS), with its overhead arms and wires, will have adverse effects on the L'Enfant Plan for the City of Washington, which includes H Street, by introducing visual clutter in the historic streetscape. CHRS also agrees that locating a new car barn and maintenance facility on the grounds of historic Spingarn High School and placing an above-ground mid-line power substation within public space at 12th and H Streets, NE, will have adverse effects on historic properties.

While none of the proposed mitigation would actually alleviate the visual effects of the OCS, which we greatly regret, CHRS wholeheartedly supports a mitigation measure for DDOT to actively investigate alternative modes of propulsion—which CHRS recommended in a November 2009 resolution and has advocated to DDOT for the last three years—and recommended that the project's Memorandum of Agreement (MOA) include a schedule for its implementation, a commitment to adopt wireless systems as soon

## Citywide Preservation Conference—October 12

This year's conference offers interesting topics: Historic district streetscapes, new development in/near historic districts, plans for Union Station and the 3rd Street tunnel/I-395, and zoning regulations re-write. For more details, visit [www.dcpreservation.org](http://www.dcpreservation.org) or call (202) 783-5144.

as practicable for future lines, and retrofitting the One City Line with wireless technology and removing the OCS as soon as is feasible.

CHRS supports the April 2012 design of the mid-line power substation, recommending that "it should sit as quietly as possible at its location, blend in as well as possible with its surroundings, and do nothing to call attention to itself." Since the substation will be in public space meant for green space, CHRS also supports an option to mount greenery on the substation walls, as well as a proposed mitigation measure requiring DDOT to investigate ways to avoid locating any above-ground power substations in public space for any future streetcar lines.

CHRS has opposed DDOT's choice to sacrifice part of the beautiful, historic Spingarn campus for the Line's car barn and maintenance facility, but DDOT eliminated all other alternatives. (To its credit, DDOT hopes to include a transit training facility at the site for DC students and is exploring that possibility with the DC Public Schools.) Since locating the facility elsewhere has been ruled out, CHRS supports mitigation requiring ongoing project design review by the SHPO for the car barn, as well as other project components causing adverse effects, to ensure that design treatments are appropriate for the historic context of the area. CHRS

recommended that the car barn's design should match in quality the exemplary architectural standards set by its remaining predecessors on the Hill on East Capitol Street, NE, and M Street, SE. Further, "It should be respectful of and compatible with Spingarn High School's style, design and materials so that it looks like it belongs on the educational campus, rather than being thrust upon it."

The full CHRS comments, as well as DDOT's Proposed Mitigation document and a map of the project's Area of Potential Effects, can be found at [www.chrs.org](http://www.chrs.org) by clicking on the Transportation link on the home page under Community Issues.

## Union Station

In June the Federal Railroad Administration (FRA) determined that proposed plans to put two holes for escalators in the floor of Union Station's Main Hall would have an adverse effect on the historic station. US Investco (USI), which holds the building's long-term sub-lease, wants to install the escalators to provide improved access to lower-level retail. Because FRA has oversight for federally-owned Union Station, the project is undergoing federal historic preservation Section 106 review. On September 10, the Union Station Redevelopment Corporation (USRC) held a meeting for the Section 106 Consulting Parties, including CHRS, at which USRC described its Preferred Alternative,



IMAGES COURTESY ELIZABETH NELSON

Author Tim Krepp at a haunted site on Capitol Hill.

## Join us for the October Preservation Café: *Capitol Hill Haunts*

There's a nip in the air; leaves are starting to change color; spider webs as big as trampolines are festooning the trees; giant sacks of candy are appearing in the stores and kids are preparing to impersonate a variety of ghouls—Halloween is coming! In the spirit of the season, local author and tour guide, Tim Krepp, will read from his recently published book, *Capitol Hill Haunts*, at the October Preservation Café. Enjoy the creepy thrill of his "true" tales of ghosts and hauntings on Capitol Hill, October 17 from 6:30–7:15 pm at Ebenezers Coffeehouse (downstairs), 2nd and F Streets, NE.

discussed the project design and possible mitigation, and responded to questions and concerns raised by Consulting Parties.

The Preferred Alternative would require two holes in the floor of the Main Hall. Each hole would hold a pair of escalators, one up and one down, that would provide access to and from retail establishments on the lower level and be surrounded except at their tops by simple, low, clear glass. USRC is proposing that a very tall pylon be placed between each pair of escalators, based on the lower level and rising 30 feet above the floor of the Main Hall. The pylons would be

covered with LED lights that would advertise the shops on the lower level and create a downward rippling effect.

As part of the Section 106 consultation process, there is a 45-day comment period during which Consulting Parties and members of the public may submit comments to USRC about the proposed project, its adverse effects on Union Station, and ways to avoid, minimize, and/or mitigate the adverse effects. CHRS will be providing comments as a Consulting Party and as a member of the Union Station Preservation Coalition (see the September 2012 CHRS News for more information

about the Coalition). We also urge our members to look at the proposed design and related information and submit comments as well—it's important for USRC and FRA to hear from as many Capitol Hill residents as possible about a project that would have a huge effect on a major landmark in our neighborhood.

Project documents, information, and presentations can be found at [http://usrcdc.com/106\\_assessment\\_effect.php](http://usrcdc.com/106_assessment_effect.php). This page has links to, among other things:

- FRA's Letter of Adverse Effect, which describes the project and its need and includes near its end a list of potential mitigation measures under consideration;
- A detailed Draft Assessment of Effects;
- Diagrams showing the Area of Potential Effects; and
- The presentation slides shown at the September 10, 2012, meeting, which show project options that were considered as well as the Preferred Alternative.

To cut to the chase, look at the presentation slides that were shown at the September 10 consultation meeting. The Preferred Alternative slides begin with Slide #21 and continue from there. The penultimate slide lists some mitigation measures under consideration, including removal of the Main Hall's Center Café and planters, and additional mitigation measures may be recommended in comments. The final slide notes that the comment period closes Thursday, October 25, and explains where to send or email comments. Please view the September 10 slides and consider sending USRC your comments, concerns, and/or recommendations—it's as simple as sending an e-mail message to: [lklimko@usrcdc.com](mailto:lklimko@usrcdc.com). ★

# Hill East History—Square 1044: A Famous Early Resident and Real Wardman Rowhouses

By Donna Hanousek

## Early History

Square 1044 (actually a triangle) is bounded by 14th and G Streets, and Pennsylvania Avenue, SE. In 1801, President Jefferson received a report on the number and location of houses in the city, including two frame houses in Square 1044 in Hill East.<sup>1</sup> William Cranch, a well known judge, lived there.

William Cranch (1769–1855), a relative of President John Adams, was born in Massachusetts and came to Washington in 1795 to work for James Greenleaf, the land speculator. In 1795, Cranch married Ann (Nancy) Greenleaf (James Greenleaf's sister). Cranch was a lawyer, and later an Associate Judge on the Circuit Court of the District of Columbia (appointed by John Adams) (1801–1805), and later served as the Chief Judge (1805–1855). He also organized the Supreme Court decisions and assisted in their publication as a service to American attorneys. (Cranch's name is known to generations of attorneys who read early Supreme Court cases reported in Cranch Vol. 1, etc.). During his long life he was active in civic affairs, including serving on the first school board.

At some point in the early 1800s, the Cranches lived in a frame house facing Pennsylvania Avenue, SE in Square 1044. In the garden "peas and beans, cabbages, lettuce, radishes, turnips, cellery, [sic] onions and corn" grew "finely." He owned lot 2 in Square 1044, with an improvement valued at \$1,000 in the 1824 real property tax assessment. Lot 2 was transferred to the Bank of Washington sometime between the 1819 and 1824 assessments. Between 1826 and 1854 he lived at 217 Delaware Avenue, NE,



IMAGE COURTESY DONNA HANOUSEK

A Wardman house in Square 1044.

when he moved to 2nd and D Streets, SE (now Providence Park).

Judge Cranch was buried at Congressional Cemetery. In 1872, a school designed by Adolph Cluss at 12th and G Streets, SE was named for him. The school was later demolished, and replaced by a Salvation Army building.

## Wardman Rowhouses in 1907

As of 1901, Judge Cranch's former house in Square 1044 was still extant, and it also appears on a 1903 map. In 1907, Harry Wardman built 20

brick porch-front rowhouses, filling Square 1044<sup>2</sup>: 701–715 14th Street SE, 1343–1351 G Street SE, and 1330–1354 Pennsylvania Avenue, SE. These houses are 20 feet wide, and 30 feet deep. They reflect Wardman's innovations: brick rowhouses with a horizontal orientation, two rooms deep, bringing daylight into each room, and a front porch. These houses were designed by the well-known architect Albert Beers.

Although all the houses in Square 1044 were built as dwellings, many on Pennsylvania Avenue were

**Harry Wardman** (1872–1938) was one of the most famous real estate developers in Washington history. He built thousands of houses, including brick rowhouses in Columbia Heights, Bloomingdale, Eckington, Brightwood, and Hill East. He was well known for his innovative daylighter rowhouses. He also built 400 apartment buildings and several hotels, including the Hay-Adams Hotel.

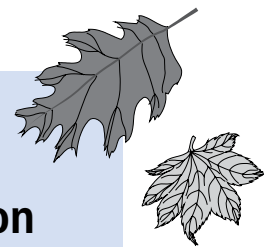
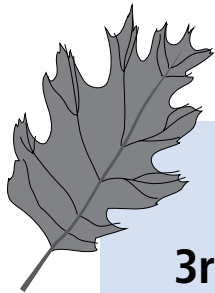
**Albert H. Beers** (1859–1911) worked extensively with Harry Wardman. Two of their projects appear on the National Register of Historic Places: the Northumberland Apartments (2039 New Hampshire Avenue, NW), and Wardman Row (seven apartment buildings at 1416–1440 R Street, NW whose names spell “Wardman”: Walton, Arden, Ripley, Dudley, Marcella, Ashton and Newton). Beers designed many rowhouses for Wardman and is credited with Wardman’s breakthrough designs for daylighter rowhouses. Beers designed the porch-front rowhouses for Wardman in Square 1044 in 1907. He also worked with other builders, including Harry A. Kite, Chris Cox Dawson, Michael Flannery, Frances Zepp, and T.J. McCubbin. There are many Albert Beers buildings in Hill East including: 1533–1539 Pennsylvania Avenue, SE; 324–336 16th Street SE; 1600–1616 D Street, SE, (duplexes); 1606–1640 G Street, SE; 534-536 16th Street, SE; and 1605–1619 A Street, SE.

converted to commercial use. For example, 1330 Pennsylvania Avenue (La Lomita) has been used as a restaurant since at least 1936. Other

Wardman rowhouses in Hill East include 738–756 13th Street, SE (1903) (extant) and 1308–1316 Potomac Avenue, SE, (1903) (demolished). ★

<sup>1</sup> Saul K. Padover (ed.), *Thomas Jefferson and the National Capital*, (Washington, DC: Government Printing Office, 1946), 245, 251. In 1801, William Young, Ruth Ann Young and their family lived in Square 1106 (overlooking the Anacostia River, now inside Congressional Cemetery). William Young’s sister, Elizabeth Young Wheeler, and her husband Aquila Wheeler lived in Square 1048S on the Anacostia River, where they operated a ferry. There was a frame house in Square 1067S (near Square 1048S). There was also a brick house in Square 1114 (19th Street, D Street and Potomac Avenue, SE).

<sup>2</sup> D.C. Building permit #2691 (7 March 1907).



## In Honor of Our Members 3rd Annual CHRS Fun Fall Auction and Reception

Tuesday, November 13th • 7:00 pm  
Eastern Market, North Hall

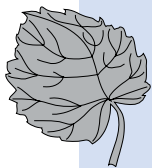
Please bring friends, neighbors, and family—all are welcome!

We are now accepting auction items. We are looking for furniture, art work, kitchen items, collectibles, weekend getaways, rare books, unique items, etc.

All items that are donated are tax deductible.

To make a donation, please contact Michelle Pilliod Carroll at:  
pilliodmp@aol.com or (202) 544-7900.

We look forward to seeing you at the Fun Fall Auction!



# Hill East History—Famous Early Speculators Buy, Then Lose, Hill East Land

By Beth Purcell

Land speculation ran wild in the U.S. after the Revolutionary War. Many dreamed to get-rich-quick and vied to control millions of acres with borrowed money. Three of the best known—James Greenleaf, Robert Morris, and John Nicholson—were very active in DC, and bought thousands of city lots. Speculators often lost their land, went to debtors' prison, went bankrupt, and their creditors ended up owning everything.

Congress had appropriated no funds to acquire land or to construct buildings in the new capital. As a result, the early commissioners needed to raise funds from selling land in the capital city. George Washington persuaded the original landowners to transfer half of their property to the government. After all land was divided into squares and lots, the government would sell its lots to the public and the remaining privately-owned lots would become much more valuable. The commissioners held three auctions for public lots between 1791 and 1793, but sold few lots. In 1793, Greenleaf, Morris, and Nicholson wanted to buy city lots, and the commissioners greeted them as saviors. Greenleaf came recommended to George Washington "as a gentleman of large property and having command of much money in this country and Europe." Morris was renowned as the financier of the American Revolution, believed to be one of the richest men in the country, and a friend of George Washington. Nicholson was Pennsylvania's highest ranking financial officer.

The commissioners sold Greenleaf 3,000 lots near James Creek. One month later, Morris and Nicholson

each invested in a 1/3 share in these 3,000 lots. The commissioners later agreed to sell an additional 3,000 lots. The purchase price and terms were \$80 per lot, with 1/7 of the price payable in May, 1794, and the balance to be paid in six annual installments, and without interest (apparently very generous terms). Greenleaf, Morris and Nicholson eventually owned 7,234 lots. Greenleaf also owned 1,341 lots individually, for a total of 8,575 lots.

Of these 8,575 lots, 6,000 were public lots and 2,575 were purchased from the original landowners. Greenleaf, Morris, and Nicholson owned lots in Squares 1041, 1045, 1046, 1047, 1061, 1067, 1067S, 1078, 1080, and 1113, as shown on the map with this article.

Morris and Nicholson also planned to purchase millions of acres between Pennsylvania and Georgia, and needed money for the down payment and taxes. Greenleaf claimed that he had a \$1 million line of credit at Dutch banks. The three formed the North American Land Company in 1795. Before receiving any loan proceeds from Holland, their company began buying land in Virginia, South Carolina and Georgia. As it turned out, Greenleaf had no



Map by Brian Kraft, showing lots once owned by Greenleaf, Morris, and Nicholson.

line of credit, and Dutch banks agreed only to offer participation shares in the loan, which raised only a minimal amount. Without the loan funds, Greenleaf, Morris and Nicholson faced financial disaster. They missed the payments on loans for their lots in DC. The commissioners began to re-sell the DC lots which Greenleaf had bought but never paid for. Then some of the resale purchasers also defaulted, and the lots were re-sold a second time. In addition, Greenleaf had already "sold" lots to Morris and Nicholson, who used them as collateral to secure loans from a DC bank. Meanwhile, in 1796, Greenleaf, Morrison and Nicholson assigned their claims to DC lots to a committee of their creditors (Henry Pratt and others, the trustees of "the aggregate



fund"). Greenleaf, Morrison, and Nicholson believed that the aggregate fund would pay their liabilities and afterwards, leave them with a substantial equity. The trustees of the aggregate fund contested the commissioners' attempts to re-sell the lots. Greenleaf was involved in many court cases, including 13 that reached the Supreme Court. Greenleaf, Morris, and Nicholson each spent time in debtors' prison. Nicholson died there. Morris also died in poverty. Greenleaf fared the best, and enjoyed a nice lifestyle in DC in his later years.

We know which lots in Hill East were once owned by Greenleaf, Morris, and Nicholson. The DC real property tax assessments in the early 19th century show lots owned by their creditors, Henry Pratt, a trustee of the aggregate fund and by Gilles Groenveld, a Dutch banker. See the squares on the map accompanying this article.

For further reading, see Bob Arnebeck, *Through a Fiery Trial: Building Washington 1790–1800*, (Madison Books, Lanham, MD 1991)

## The Speculators

### James Greenleaf (1765–1843)

James Greenleaf is a controversial figure in DC history, often referred to as "land speculator" and "schemer." Greenleaf was born in Boston, moved to Philadelphia, and went into business there. He traveled to Holland in 1788, and was appointed American consul for Holland in 1793. He married Baroness Antonia Cornelia Elbertine Scholten van Aschat et Oud-Haarlem. She remained in Holland with their child and he returned to the US. He later obtained a divorce in Rhode Island. During his stay in Holland he made a fortune trading on American debt notes and also attempted to negotiate loans for \$1.3 million to buy land in the United States. Greenleaf lived

in New York as of 1794 and moved to Philadelphia in 1795. In 1798, Greenleaf filed for bankruptcy in Pennsylvania and Maryland.

In 1800, Greenleaf married Ann Penn Allen of Allentown, Pa. At first, they divided their time between Philadelphia and Allentown; later, she remained alone in Allentown. In 1831, Greenleaf built a frame house in Washington at First and C Streets (Square 725). It appears that he had a nice lifestyle: a three-bedroom house filled with furniture, paintings, looking glasses and accessories, a large library (including books in French, Dutch, Italian and Latin), plus a stable and carriage. As of his death, he still owned substantial land. He is buried at Congressional Cemetery. Greenleaf's Point (now Fort McNair), Greenleaf School, (and presumably, Greenleaf Gardens public housing, near the 200 block of K Street, SW) were named for him.

### Robert Morris (1734–1806)

Robert Morris was called the financier of the American Revolution. At one point during the war, he used his personal line of credit to pay war expenses. He was accused of blurring the lines between his personal and public finances, and of conflicts of interest. He served in the first Congress, and tried to keep the national capital in Pennsylvania. He was friendly with George Washington.

As of the 1790s, he was said to be one of the richest men in the country. At that time he became interested in land speculation, and on a massive scale. In 1790, Morris purchased five million acres in Genesee County in western New York state for \$75,000 and sold it for double that in two years. This early success encouraged him to speculate in more land. As Morris himself later said, if he had stopped then, he might have remained a very wealthy man.

Morris often failed to keep track of his transactions, which grew

ever more complex. For example, in 1793, he hired L'Enfant to design and oversee construction of a mansion in Philadelphia. Morris failed to monitor L'Enfant's often-changing and expensive design, resulting in cost overruns and wasted funds on a grand scale. By 1795, the expenses (approximately \$1 million) on the unfinished mansion were exacerbating Morris' financial problems, and at the worst possible time. The mansion was never completed, was later demolished, and the building materials were sold to pay Morris' creditors.

By 1795, Morris' financial problems were becoming insurmountable. Under the law at the time, Morris was safe from creditors as long as he remained inside his home. Creditors circled his house. He wrote Nicholson in 1797 that a creditor had arrived with a group carrying sledge hammers and pickaxes. "They would have had me in five minutes if every Pistol & gun in the house had [not] been manned and fixed at them, for we could not have killed all." But Morris was eventually forced into debtors' prison in Philadelphia on February 16, 1798, and remained there until August 26, 1801. After his release he lived with his wife in Philadelphia. Gouverneur Morris (another key figure in the American Revolution) arranged a small pension for Robert Morris. Robert Morris is buried in a church cemetery in Philadelphia.

### John Nicholson (1757–1800)

Nicholson had a talent for numbers, and rose from a clerk in the accounts department of the Continental Congress to the office of comptroller-general of Pennsylvania as of 1781. He was accused of manipulating state loan certificates; and although he was exonerated, he was forced to resign from office in 1794. As a result of his land speculation he was defending

*Continued on page 10*

## Early Speculators, *continued from page 9*

against 61 lawsuits in 1796. In 1797, another 64 lawsuits were filed against him. In 1797, he was confined to his home to escape creditors. Nicholson and Morris corresponded frequently during this difficult period. Nicholson went to debtor's prison in August 1799, where he died on December 5, 1800, survived by his wife and eight children. ★

## 11th Street Bridges, *continued from cover*

and will miss it. Around January 2013 the eastbound lanes between Barney Circle and 8th Street SE will also be completely closed. Meanwhile, DDOT is starting to plan a new, additional project to redesign the Barney Circle traffic circle.

Some other developments to watch for this fall:

- By Thanksgiving, there should be a new entrance to the westbound SE/SW Freeway from 11th Street SE, near K Street SE. For many drivers on the Hill and at the Navy Yard, this new entrance will be a welcome alternative to the 3rd Street ramp.
- An outbound 11th Street freeway ramp to northbound DC-295 should open by Thanksgiving.
- Several new ramps that will join the local bridge to DC-295 and I-295 are scheduled for completion this fall.

Another development is that the section of the SE/SW Freeway between the 3rd Street Tunnel and the I-295/DC-295 split east of the Anacostia River will have a new name: I-695. This may confuse many

## Website Redesign—It's About Time

We will be eternally grateful to the original developer of our website who dragged us into the modern era. But the site has “grown like Topsy” and has been in need of a serious overhaul for some time now. A website redesign team (Janet Quigley, Shauna Holmes, Maurice Walters, Monte Edwards, Lisa Dale Jones, Elizabeth Nelson and one of our webmasters, Donna Breslin) has been working hard on a draft design document to be shared with a future developer. A Request for Proposals for development and installation of the website will go out sometime in October or November and will be posted on our website. If you are interested in submitting a bid, contact Elizabeth Nelson at [elizabeth\\_knits@yahoo.com](mailto:elizabeth_knits@yahoo.com).

drivers, who think of I-695 as the Baltimore Beltway, so it may take a while for us to get used to. However, DDOT says that this section of the freeway has been designated I-695 since 1958. New signage has begun incorporating the I-695 designation, and we can expect more signs to say I-695 as additional portions of the 11th Street Bridge project are completed.

For additional information, see [www.anacostiawaterfront.org/11thStreetBridge](http://www.anacostiawaterfront.org/11thStreetBridge) or call DDOT at (202) 741-8528. ★

## Thank You CHRS Supporters

*We thank the following new members, patrons and sponsors.*

### NEW MEMBERS

Deborah Bell  
Jennifer Eaton  
Chern Chiat Kong  
Christopher Kerry &  
Jessica Johnson

### PATRONS

Albert & Margaret Crenshaw  
Joan Keenan  
Stephen Sinclair

### SPONSORS

Peter & Sandy Clark  
David & Shauna Holmes  
Robert & Inez Lester

### SILVER SPONSORS

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Lisa Delplace  
Pat & Virginia Quinn

# Out and About with CHRS

By Elizabeth Nelson

As part of our “Beyond the Boundaries” program, Society volunteers are engaging in a variety of outreach activities, most recently hosting booths at both the H Street Festival (September 15) and Barracks Row Day (September 22).

First, what to say about the H Street Festival?! Organizers estimate that there were 45,000 attendees! It’s easy to believe, as we greeted an unprecedented number of visitors to our table. We gained several new members, made an important contact with a “sister” organization—the Trinidad Neighborhood Association—met a local craftsman with a passion for historic interiors (he may contribute to our newsletter or do a Preservation Café for us), and passed out a huge stack of leftover house tour catalogs—excellent pre-

advertising for next year. Aside from promoting our organization, we had a great time in a great location—kitty-corner to the Baltimore Rock Opera.

The following weekend we were on Barracks Row. We had perfect weather and an excellent turnout—though certainly not on the scale of the H Street event. This charming tradition never seems to change; it’s always a delightful family-friendly experience. The kids never seem to tire of the beads we put out to make bracelets and the temporary tattoos are always a hit. Keeping the young ones occupied allows us to have longer conversations with their parents. Once again, we had a prime location, just across the way from the petting zoo. Much to our delight, one of its denizens (a sweet-faced donkey) paid us a visit.

By the time you read this, we’ll have completed our third fall outreach activity, passing out pencils with the CHRS logo and website address at Walk To School Day in Lincoln Park on October 3.

While the street fair season is over for the year, there will be plenty of other occasions to help with outreach. Preservation Cafés could always use a few extra hands. The Fall Auction is coming up in November. Volunteers are always more than welcome—they are truly needed. Plus it’s a lot of fun to get out and meet friends, old and new. If you’re interested in becoming more involved, please contact Elizabeth Nelson, [elizabeth\\_knits@yahoo.com](mailto:elizabeth_knits@yahoo.com) or 543-3512. ★



Members of the community stop by the CHRS booth at the H Street Festival to learn more.



A visitor from the petting zoo gets a hug from Michelle Carroll.

IMAGES COURTESY ELIZABETH NELSON



**Capitol Hill Restoration Society**  
420 Tenth Street, SE  
Washington, DC 20003

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## Mark Your Calendar!

### OCTOBER

**1** Monday, 6:30 pm  
CHRS Historic Preservation Committee, Kirby House, 420 10th Street, SE, first floor. Details: Shauna Holmes, 546-5211.

**11** Thursday, 7:30 pm  
CHRS Zoning Committee, Kirby House, 420 10th Street, SE, first floor. Details: Gary Peterson, 547-7969.

**16** Tuesday, 6:30 pm  
CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street, SE, second floor. Details: Janet Quigley, 543-0425.

**17** Wednesday, 6:30 pm  
CHRS Preservation Café: Local author, Tim Krepp, will read from his recently published book *Capitol Hill Haunts*, a “true” history of ghosts and hauntings on Capitol Hill. Ebenezers Coffeehouse, 2nd and F Streets, NE, downstairs; 6:30–7:15 pm. Free, accessible, open to the public; no reservation needed. Details: Elizabeth Nelson, 543-3512.

### NOVEMBER

**5** Monday, 6:30 pm  
CHRS Historic Preservation Committee, Kirby House, 420 10th Street, SE, first floor. Details: Shauna Holmes, 546-5211.

**8** Thursday, 7:30 pm  
CHRS Zoning Committee, Kirby House, 420 10th Street, SE, first floor. Details: Gary Peterson, 547-7969.

**13** Tuesday, 7:00 pm  
3rd Annual Fun Fall Auction & Reception in Honor of Our Members, North Hall Eastern Market. Details: Michelle Carroll, 544-7900.

**Saturdays, April 21–November 17**  
**9 am–noon (rain or shine)**  
H Street NE Freshfarm Market, located at library kiosk, 13th and H Street, NE. Fresh fruits and vegetables, pasture-raised meats, local dairy, baked goods, and more. [www.freshfarmmarkets.org](http://www.freshfarmmarkets.org)

**14** Wednesday, 6:30 pm  
CHRS Preservation Café: Topic to be determined (will be posted on website). Ebenezers Coffeehouse, 2nd and F Streets, NE, downstairs; 6:30–7:15 pm. Free, accessible, open to the public; no reservation needed.

**20** Tuesday, 6:30 pm  
CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street, SE, second floor. Details: Janet Quigley, 543-0425.