



CHRS CELEBRATING 60 YEARS OF PRESERVATION

NEWS

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September 2016

Shotgun House Will Again Be a Place to Live

By Beth Purcell

After a long struggle, the historic shotgun house at 1229 E Street, SE, will be restored and will once again become a residence. In 2014, the then-owner applied to HPRB to raze the house. CHRS opposed the application, arguing that the house could still be salvaged, and DCRA inspectors agreed. HPRB denied the raze application. For prior coverage see the *News*, October 2014 and CHRS's letter to HPRB dated July 21, 2016, www.chrs.org/1229-e-street-se-shotgun-house.

A new owner, who built the Butterfield House at 1020 Pennsylvania Avenue, SE, plans to reconstruct the house, moving it three feet to the west, adjacent to 1227 E Street, SE. Ordinarily, moving a historic building is discouraged. In this case, CHRS supported moving the house because it is such a short distance; the owner plans to reconstruct the house and retain as much original fabric as possible, and the move will make it possible to build a new rowhouse adjacent to the shotgun house, creating a unified and continuous line of residential buildings on E Street.

The reconstruction of the shotgun house will be based on available documentation, and will retain the first section of the house, 26 feet deep. The wood siding will be retained

wherever possible and new wood siding will be custom-milled to match the original. The eaves will be preserved. The roof will be hand-crimped metal. The porch will be reconstructed; the owner plans to install wood balusters and antique wood columns, matching the columns shown in a 1925 repair permit as closely as possible.

The windows will be wood: Marvin custom-made windows with a single pane and storm window on the interior. The plans show a six-over-one window on the front of the first story. There is no record of the original windows, but we know from a 1999 photograph that there was a six-over-one window in front, a window often used on Craftsman houses (which postdate the construction of the shotgun house in 1853). Because the house had this type of window in the past, it is appropriate to use this window.¹

A new three-story addition will be constructed at the rear of the shotgun house, a modern interpretation of camelback additions to shotgun houses. The addition, which will read as modern, will have a shed dormer in front and rear, a standing seam metal roof (machine

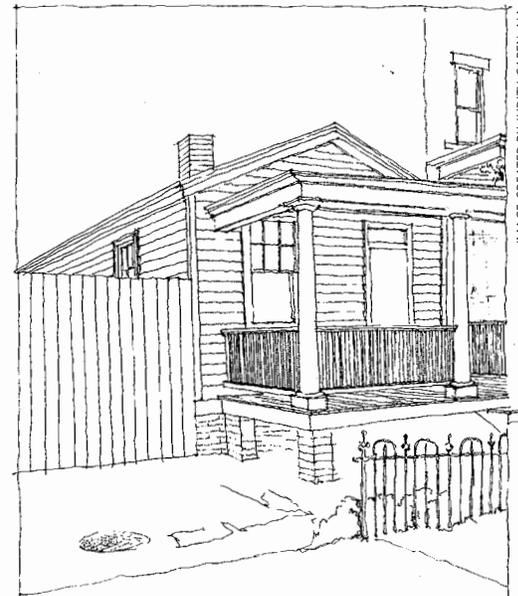


IMAGE CREATED BY JUDITH CAPEN, AIA

Sketch of the shotgun house at 1229 E Street, SE.

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Proposed 2016–2017 CHRS Operating Budget

The CHRS Board of Directors has approved a budget for the upcoming 2016–2017 fiscal year. A summary of the proposed budget is as follows. Members will be asked to

vote on the budget at the September members' meeting. Copies of the complete budget are available upon request. Please contact the CHRS office at caphrs@aol.com or (202) 543-0425. ★

Proposed 2016–2017 CHRS Operating Budget

October 1–September 30

	<u>Oct '14 – Sep '15</u>	<u>Oct '15 – Sep '16</u>	<u>Proposed 2016–2017</u>
Income			
40000 · Revenue			
41000 · Operating Revenue			
Total 41100 · Membership	20,429.53	18,705.00	18,000.00
Total 41200 · General Contributions	2,946.00	7,370.00	5,000.00
Total 41300 · House Tour Revenue	68,640.48	62,695.00	80,000.00
41600 · Interest on Checking	22.89	33.99	50.00
Total 41700 · Transfer Operating Acct	0.00	0.00	0.00
House Expo	0.00	0.00	5,000.00
Total 41000 · Operating Revenue	<u>92,038.90</u>	<u>88,803.99</u>	<u>108,050.00</u>
Total 43000 · Restricted Funds	<u>1,254.46</u>	<u>1,195.12</u>	<u>4,206.00</u>
Total Income	<u>93,293.36</u>	<u>89,999.11</u>	<u>112,256.00</u>
Expense			
50000 · Expenses			
Total 51000 · Administration	<u>52,875.12</u>	<u>44,093.16</u>	<u>55,656.00</u>
Total 52000 · Outreach	<u>15,689.10</u>	<u>14,539.10</u>	<u>19,450.00</u>
Total 53000 · House Tour	<u>23,415.62</u>	<u>35,685.53</u>	<u>30,500.00</u>
Total - House Expo	<u>0.00</u>	<u>0.00</u>	<u>2,350.00</u>
5400 - Committees & Special Projects			
Total 54110 · Historic Preservation	133.92	93.82	200.00
Total 54120 · Zoning	0.00	0.00	100.00
Total 54120 · City Planning	0.00	0.00	100.00
Total 54140 · Environment	0.00	0.00	100.00
Total 54150 · Public Safety	0.00	0.00	100.00
Total 54160 · Beyond the Boundaries	0.00	0.00	300.00
Total 54210 · Community Development	0.00	0.00	100.00
Total 54220 · Community Relations	760.94	110.00	900.00
Total 54230 · Membership	527.82	1,803.95	1,400.00
Total 54310 · 60th Anniversary	<u>8,817.97</u>	<u>200.00</u>	<u>0.00</u>
Total 54000 · Committees/Special Projects	<u>10,240.65</u>	<u>2,207.77</u>	<u>3,300.00</u>
Total 55000 · Fundraising	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>
Total Expense	<u>102,220.49</u>	<u>96,525.56</u>	<u>112,256.00</u>
Restricted Fund Exp. 54170 · Dick Wolf Lectures	3,339.44	3,274.41	3,650.00

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To reach any of the above, please contact the Society offices at (202) 543-0425 or via e-mail: CapHRS@aol.com.

ABOUT CHRS

Capitol Hill is a special place. We promote, preserve, and enhance the character of our historic neighborhoods.

Since its founding in 1955, CHRS has worked continuously to make Capitol Hill the desirable location it has now become. Due to CHRS's efforts, Capitol Hill won designation as a historic district in 1976. Today, that legacy of standing up for the community continues with our work in planning, zoning, historic preservation, and public safety.

CHRS is a volunteer organization, made up of Hill residents who love their historic neighborhoods and want to ensure that the unique character of the Hill is around for future generations. Come join us!

To learn more or join, please visit:
www.CHRS.org

In Memoriam: Gloria Junge

Gloria Junge, the Society's Secretary, passed away on July 31, following a short illness. She was born in New Jersey in 1947 and went to Vietnam with the Red Cross in the mid 1960s. Soon after, she joined the State Department, spending most of her career abroad with postings to Iran, Brazil, Swaziland, Central African Republic, Cameroon, Botswana and Uganda. Adventure and challenge were never in short supply as she left Iran just before the hostage crisis and served in Uganda while Idi Amin was still in power. She bought her house on Capitol Hill in 1990 where it served as her home base during her overseas deployments. Gloria returned to the District permanently in 2001 and became the CHRS Office Manager from 2008 until retiring from that position in 2014.

She also served as the Finance Committee Chair for the North Lincoln Park Neighborhood Association (NLPNA) and was the very best of neighbors. She cared deeply for animals, including a long procession of pets, the cheetahs at the National Zoo and the squirrels in her neighbor's tree. Her display of animal figures collected during her Foreign



IMAGE COURTESY ELIZABETH NELSON

Gloria on the occasion of her retirement from CHRS Office Manager.

Service career in Africa was endlessly fascinating to children passing by her yard. She is survived by her brother and sister-in-law, Bobby and Terry Junge; her nephew, Thomas Alburtus; and her cousins, Paul and Ann Pawchak; her beloved African gray parrot, K.C., whom she rescued from a street bazaar in Kampala City, Uganda; her cat, CocoPuff, and a host of friends and neighbors. Donations in her memory can be made to the ASPCA, World Wildlife Fund or CHRS. A memorial service will be held Sunday, September 18, 1-3 pm, at the Hill Center, 921 Pennsylvania Avenue, SE. ★

Emerald Street Historic Walking Tours

Emerald Street, NE (between E/F and 13th/14th Streets), has beautiful Queen Anne press brick houses. In the late nineteenth century, brick, and especially press brick (a very strong brick formed under high pressure), was extremely popular in the building trade. Press brick walls with butter joints create a flat, smooth, monolithic appearance which allow for complex surface patterns, and builders can add a variety of decorative elements.

CHRS will be holding free a walking tour of Emerald Street on Sunday, September 11, at 10 am and will be repeating the tour on Saturday, October 8, at 10 am. Meet at the corner of 13th and Emerald Streets, NE. Call (202) 543-0425 for more details or to RSVP.

Historic Preservation Briefs

by Beth Purcell

The Historic Preservation Review Board (HPRB or the Board) considered the following cases on July 28, 2016, and the overflow hearing on August 4, 2016. HPRB is responsible for determining if proposed changes to a building are consistent with the DC Preservation Act. A “concept review” is a preliminary determination of a building owner’s plan to alter the building, and if the concept is approved, the owner will return to the HPRB for a final review. In these reports, “staff” refers to the staff of the Historic Preservation Office (HPO), which serves as the staff of the HPRB. HPRB did not meet in August.

300 8th Street, NE, HPA 16-443, concept/construction of large new residential building, replacing the non-contributing Safeway building. The applicant has met with neighbors, listened to their concerns, and responded favorably to suggestions to study earlier apartment buildings on Capitol Hill. CHRS believed that the design has continued to improve, moving toward traditional apartment buildings. The massing, rhythm and fenestration of both sections are appropriate for Capitol Hill. The red brick is an excellent choice for the rowhouse section. However, we believed that the design of this section is very historicized, with an oxeye window, quoins and Italianate window hoods; we suggested additional study to signal that this is a new building, and the modern penthouse, combined with this historicized building, looked discordant. HPRB approved the rowhouse section, but directed that the penthouse be removed, or

that possibly a very small screened mechanical area might be allowed.

We suggested that the brick on the larger section remain unpainted. Historically, brick buildings on Capitol Hill were not painted. Builders and owners used Washington’s well-known red brick, as shown in several of the applicant’s photographs, and in later periods, brown/beige brick, as in Stanton Manor at 644 Massachusetts Avenue, NE. Painted white brick has the further disadvantage of appearing institutional, like some buildings in the Navy Yard facing M Street, SE. HPRB agreed, and directed that the applicant select brick and cast stone, to remain unpainted. The applicant was directed to study the lighting on the penthouse and to study differentiating the landscaping for the two sections.

Scott Price, ANC 6C03, reported on neighbors’ concerns about vehicles entering the project through the alley off 8th Street, NE; they believe that the turning radius is too tight for an SUV to avoid hitting a utility pole in the alley and then enter the garage. As a result, the fear is that many residents will instead drive in from 7th Street and the vibration will damage a nearby historic house whose foundation is three bricks laid on clay. HPRB was very concerned that the project not damage fragile structures and directed that the applicant and staff work with DDOT to produce a functional solution for access and for preserving nearby historic buildings.

1220 Pennsylvania Avenue SE, HPA 16-379, concept/construction of five-story residential and retail building on Pennsylvania Avenue. The applicant holds a ground lease for 20,370 square feet on

Pennsylvania Avenue, SE (Frager’s garden center, and brick rowhouse at 1234 Pennsylvania Avenue). The applicant plans a new building with 114 rental units and ground-floor retail space in the easternmost section of the building. The project will be four stories, brick with angled bays, cast stone lintels, and penthouse. A retail building in four shades of gray brick with decorative brick panels evokes the color scheme of the Amy Weinstein project at 660 Pennsylvania Avenue, SE. The westernmost section will have an oriel window replicating the pattern of the bays and on street level, a firehouse-type folding garage door and new curb cut will lead to underground and surface parking in the rear of the building. The entrance to the apartments will be clearly marked with a canopy.

The brick on the main section will be Flemish bond on the basement story, and above, running bond red brick similar in color to the brick rowhouse; the mortar will match the color of the new brick. It should be possible to distinguish the apartment building as modern construction differing from the existing rowhouse.

The penthouse will be clad in dark gray vertical slate (or synthetic slate) shingles, and pulled back from the front of the building, allowing the cornice line (sheet metal) to meet the sky. The mechanical units will be on the roof and screened from view. The patio and pool will be on the Pennsylvania Avenue side of the building, away from the residences on E Street. CHRS suggested that patio appurtenances be screened from view.

The two-story contributing red brick rowhouse, 1234 Pennsylvania Avenue, SE, will have approximately 18 x 36 feet rehabilitated (closing in

a dogleg), retain as much interior fabric as possible, and be rented as a single live-work space. There will be a terrace on its roof for one of the apartments.

The applicant is working with neighbors to provide them a license to use the garage door and access to rear of their lots (not currently available) to create, in effect, a private alley. The applicant has offered to plant trees at the rear of the property and to construct a garage door at the rear of each neighbor's lot if they wish.

CHRS testified that the project will create an attractive apartment building and retail that follows Capitol Hill building forms, but clearly reads as a modern building. HPRB approved the concept.

411 New Jersey Avenue, SE, HPA 16-521, concept/new construction. The National Democratic Club proposes to construct a new office building on a vacant lot at the end of a row of early 20th century row houses on New Jersey Avenue, adjacent to the railroad right of way. To the west the view is towards monumental-scaled Capitol office buildings. The new building is three-story brick, marking the end of the row and a transition from residential to institutional scale. The building's front elevation treatment wraps around the corner, acknowledging importance of the building as a gateway to this part of New Jersey Avenue. The revised plans center the main entry, giving the building a quietly formal air and creating a great hall inside.

The proposed building is similar in scale and exterior treatment to many smaller-scale office buildings on Capitol Hill. The elevation treatment, in particular the window design and spacing, introduces interesting balance between residential and institutional scales. The windows relate in size, proportion and position to those

of nearby rowhouses. Recessed casement type windows, pronounced surrounds, a precast stone base and a third floor cornice all give the elevation a gently monumental scale. CHRS supported the building as a positive addition to the area. HPRB approved the concept, but found that the third story, with extensive glass, was not effective, and proposed that the design of the second story should be carried up to the third story, with a canopy added over the front entrance.

507 8th Street SE, HPA 16-518, concept/two-story roof addition on two-story building. This two-story brick building, constructed by R. P. Whitty Co. in 1920, is one of several of the company's commercial automobile garages. Some of these garages had accessory rooftop structures to house gantries, hoists, lifts, etc.

The applicant proposes to rehabilitate the building and add a new third and fourth story, for 12 apartments. This block of 8th Street, SE is primarily two-story buildings and all but one are historic. CHRS's principal concern was the height and massing of the proposed third and fourth-story addition. HPRB's guidelines state that a rooftop addition to a historic building should be located far enough behind the existing cornice to be hidden from view by pedestrians on the street. *Additions to Historic Buildings*, 13. HPRB has upheld this rule prohibiting additions visible from public space in recent cases: 418-426 C Street, NE (HPA 15-150) and 146 13th Street, SE (HPA 15-127). This rule has been particularly important in preserving the saw-tooth skyline on Capitol Hill's commercial streets, including 8th Street, SE. A significant portion of the fourth story would be visible from across 8th Street, SE, and from E Street, SE, (according to the applicant's sightline study) and

therefore would alter the skyline, in much the same way as a popup. One HPRB member said that the addition "totally obliterates the original building." The staff report, noting the historic precedent of accessory rooftop structures, stated that a comparably small third story structure, which although visible, would be consistent with historic precedent, and would therefore be compatible, but that the large third and fourth stories proposed were not compatible. We supported the staff report and HPRB agreed with the staff report. HPRB also urged HPO, CHRS, Barracks Row Main Street, and the applicant to work on design guidelines for Barracks Row; several historic districts have design guidelines for commercial areas.

The following cases, in which CHRS participated, were on the consent calendar:

- 1) 622-624 North Carolina Avenue SE, HPA 16-434, concept/rear and roof additions;
- 2) 626 E Street SE, HPA 16-450, concept/façade alterations to non-contributing apartment building;
- 3) 4 4th Street SE, HPA 16-515, concept/oriel window, ramp in public space. ★

Interested in learning more about historic district designation?

Contact CHRS at caphrs@aol.com.

Navy Yard House Builders, 1820–1850: Part 2, Lifestyles

By Beth Purcell

Between 1820 and 1850, skilled Navy Yard workers earned competitive wages, built over 150 houses, and made lifestyle choices on how to spend or invest their growing wealth. The map shows locations of their houses. Of the 130 individuals who built houses between 1820 and 1850, the names and occupations for 23 can be identified:

- Robert Armstead (or Armisted), master caulker
- Jesse Barns, mast maker
- George Bell, carpenter
- William Bury, foreman blacksmith
- Antonio Catalani (or Catalin), carpenter
- George Cox, ship carpenter
- James Digges (or Diggs), ship carpenter
- George Duckworth, grocer
- John Dunn, builder
- William Easby, master boat builder
- Jesse Evans, grocer
- Phillip Evans, ship carpenter
- Walter Evans, grocer
- Samuel Fowler, carpenter
- Stephen Henning, blacksmith
- Samuel Hilton, dry goods
- Benson McKinney, carpenter
- Phillip Otterback, butcher
- Seth Robinson, blacksmith
- Robert Rose, foreman gun carriage works
- Moses Stickney, master sergeant, Marines
- Thomas Talbot (or Talbert), ship carpenter
- Matthew Wright, grocer

Probate records shed light on how the Navy Yard builders spent their disposable income. In 1820, Seth

Robinson, a blacksmith, built a two-story brick house on lot 3 in square 849, on K Street, SE, between 5th and 6th streets (no longer standing). He lived there with four others, probably his children based on their ages, and one free black man between the age of 18 and 25, who may have been an apprentice. He owned the lot in fee simple in 1819 and as of his death in 1822. Because this lot is the only property for which his estate received a real estate tax notice, he probably lived in the brick house with the others in his household.

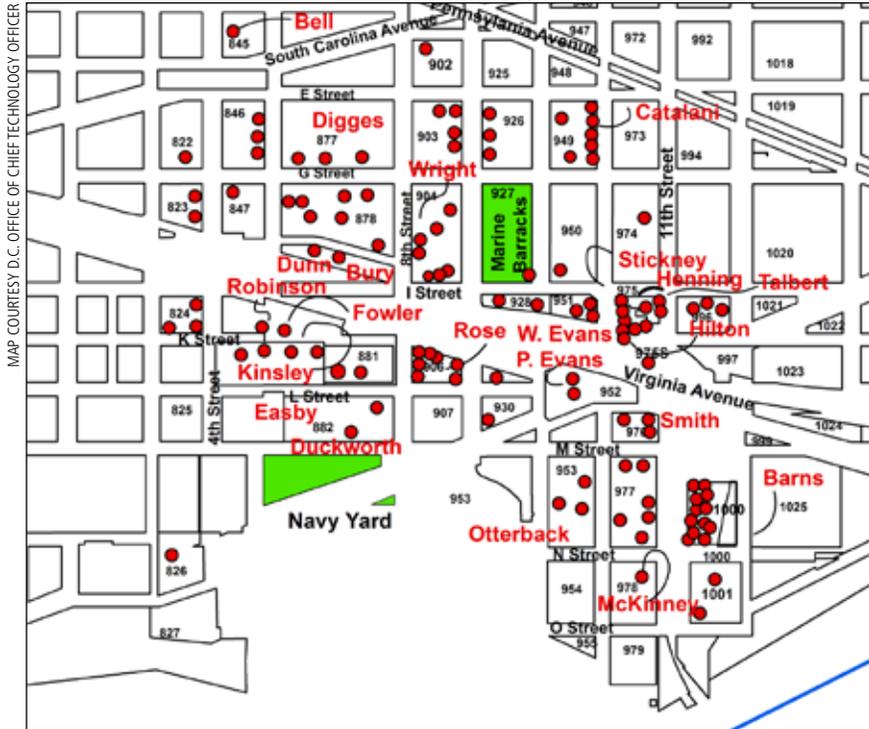
He appears to have been successful because he attracted four apprentices and owned a substantial inventory of metal products, and metal- and wood-working tools and supplies worth \$468.42 when auctioned. In addition to beds, tables, chairs, and candlesticks, he owned one lot of tin ware and woodenware (\$1.50 and 2.00), two lots of crockery ware (\$2.00 and \$4.00), a lot of knives and forks (\$3.00), six silver spoons and tongue [sic] (\$4.50), and four iron pots (\$2.00). The family ate meat regularly. Robinson owned a horse and two carriages, curtains, and books valued at \$12.00, which could be considered luxury items. The estate's total value was \$1,034 of which \$566 was non-business personal property. Of all the house builders, Robinson was the most willing to purchase luxury items.¹

In 1822, Benjamin Kinsley, occupation unknown, (d. 1845) built a two-story brick house in square 881, on K Street, between 6th and 7th Streets, SE, sited near the street (no longer standing). The *Washington Directory* (1827) shows his address

on K Street, SE, near the Navy Yard Market; he does not appear in later editions of the directory. In 1841, Kinsley also built (and owned when he made his will) two frame houses in square 1020. Because he lived at the K Street address in 1827, it appears more likely that he continued to live there when he wrote his will in 1845. At that time he owned lot 11 in square 881 on K Street, containing an improvement, which must have been the two-story brick house he built there in 1822. In 1840 Kinsley was living with two white women, possibly his wife and child. His daughter died in 1845. As of his death at age 57 that year, he owned a woman slave and her child, who may have also lived in the K Street house. In Washington slaves often lived in the same house with their masters.

The inventory shows duplicate items, some of lesser value, which may have been used by his slave. For example, there were items described as "common" such as a washstand, bowl and pitcher (\$1.00), candle stand (\$1.00) rocking chair (\$0.37), small fender (\$0.12), and rug (\$0.50), and the same items in finer materials such as a mahogany washstand, bowl and pitcher (\$5.00), burlled maple rocking chair (\$8.00), brass fender (\$5.00), superior hearth rug (\$5.00). The only tableware was four small trays called waiters (\$2.00). Kinsley had more mahogany furniture than the other estates studied, but the total value of his personal property was lower than some others, at only \$274.04.²

George Bell, a free black man, worked in the Navy Yard as a carpenter. In 1844, Bell built a two-story frame house in square 845 on 6th Street, SE, immediately outside



Houses constructed in Ward 6 near the Navy Yard between 1820 and 1850, showing names of builders with identifiable occupations, based on Sessford's records and the Washington Directory (not to scale). Annotations by Elizabeth Purcell.

of Ward 6 on the south part of lot 10, sited near the street (no longer standing). He was living there when he died at age 60 or older in 1845. His estate's personal property included two beds (the most valuable items in the inventory), a sideboard, oak table, seven chairs, three chests, a desk, three looking glasses, glass candlesticks, two framed pictures, a "portrait" and tools. Kitchen and dining items included kitchen utensils, pot, oven, strainer, kettle, and stove stand (no mention of plates or dishes), a washboard, tin bucket and bedpan.

The inventory and 1840 census show that Bell, his wife, and two others lived there, prepared meals in a kitchen, ate meals in a dining room with a sideboard, an inexpensive table and chairs and a few simple decorations, had no plates or dishes of value, and washed clothes on the property. He owned tools, as would be expected of a carpenter, which were some of the most valuable items in the inventory (a chest of

tools, broad ax, grindstone, two ladders, a wheelbarrow, a vice [sic], two grubbing hoes and two common hoes). The value of his personal property was \$62.03, and the value of the total estate was \$367.28. Bell also owned four other houses, one of which was rented to a tenant. One house sold for \$152, more than twice the value of his personal property. Bell clearly had capital to invest, and decided to invest in real property instead of expensive furnishings for his house.³

Matthew Wright, an immigrant from County Tyrone, Ireland, began as a grocer. In 1831, he completed a major building campaign in square 904, erecting a two-story brick house to replace a frame house, a second two-story brick house, and four one-story brick houses. One or more of the houses in square 904, probably the one-story houses, were rented to a tenant for a store. By the time of his death in 1847 at age 80 he owned a 180-acre farm in Prince George's County, a 15-acre lot in Washington

outside the L'Enfant city, a house in Georgetown, houses in square 904, and three brick houses on 7th Street, SE, in square 881 (built by others). Because he died in Washington, and his probate records show he owned household property there, he may have lived in one of the three brick houses in square 881, or in a brick house in square 904, as opposed to the house in Georgetown.

Although not expressly stated, Wright's inventory of household goods appears to begin with the bedrooms on the second story, listing four new bedsteads, three old bedsteads, plus featherbeds, bolsters, pillows, and blankets, and one pair brass andirons. The inventory continues with 14 chairs, a sideboard, desk, table, candlesticks, and two pairs of brass andirons. Kitchen items included two kitchen tables, five kitchen chairs, crockery glassware (\$3.00) a lot of cast ironware (\$3.00), five silver spoons (\$5.00), knives and forks (\$1.50), a coffee mill and sundry kitchen requisites (\$2.00). Decorative items include three looking glasses and six window curtains (possibly used on the second story). He also owned a musket and a pair of pistols. His total personal property was valued at \$645.25, in an estate valued at \$40,436.70. Wright's inventory suggests a quantity of furniture consistent with a two-story house, and one or two fireplaces on the first story, and one on the second story. He invested in land, securities (stock in three companies), and slaves, yet had a modest lifestyle, despite significant wealth.⁴

In 1872, Stephen Henning, his daughter, and son-in-law John Hayghe were living at 913 11th Street, SE, which, although the numbering does not match, is likely one of the four houses that Henning built on 11th Street, SE. Henning died in 1874 at age 81, leaving an estate valued at \$3,638.97, all in real estate. At the

Continued on page 8

time of his death, he still owned the houses at 903 and 905 11th Street, and the two other houses at 907 and 909 11th Street and a lot, which sold at auction for \$1,000, \$1,030 and \$1,605 (for 907 and 909 combined), \$249.78, respectively. Because no personal property appears in his inventory, he may have continued to live with his daughter.⁵

Robert Rose built five brick houses in square 906. In 1827, Rose was living at the corner of 7th Street and Virginia Avenue, SE, in square 906, very likely in a two-story brick house that he built there in 1820. In 1827, his daughter Maria A. Lindsay and her husband Adam lived in square 906 on the west side of 7th Street, SE, near the Navy Yard. Because none of them appear in the *Washington Directory* (1846), it is unclear where they lived in 1847 when Rose died at age 78 at his daughter's residence. However, it would be likely that Rose and his family continued living in one of his houses in square 906.

At his death he owned five houses in square 906, three in fee simple, and two ground-leased, with a combined value of \$3,950, as well as other unimproved lots in the city, land in Fairfax and Spotsylvania counties, Virginia (109 acres, \$654, and 119 acres, \$357, respectively), and stock in the Chesapeake and Ohio Canal Co. (\$10). His estate's total value was \$7,119.86, of which \$22.12 was personal property (work bench, tools, blankets, anvil, shoes, and a family bible). It may be that he used furniture and tableware owned by his daughter, but the probate records show no spending on luxury items for himself.⁶

There were only two stables constructed between 1820 and 1850, and only Seth Robinson owned a horse and carriage. Some builders owned items that could be considered

luxury goods, such as mahogany furniture, curtains and Venetian blinds. The value of real estate, where the inventory listed real estate, far exceeded the value of personal property. (Probate inventories did not always include and value real property. For example, although Kinsley's will, written shortly before his death, enumerates four sets of lots, they did not appear in the inventory.) In addition to foregoing horses, carriages, and stables, builders spent frugally on goods for food preparation and consumption.

Barbara Carson analyzed tableware and dining furniture from 224 Washington probate inventories between 1818 and 1826 and divided decedents into five social groups, in ascending order: (1) simple (no table utensils, eating their food with their fingers); (2) old-fashioned (spoons but not knives or forks); (3) decent (knives, forks, spoons, and possibly dishes, tea cups, glasses, serving dishes, but insufficient matching sets to serve more than ten diners); (4) aspiring (items for ten to twelve diners, matching dinner plates, coffee cups, glassware); and (5) elite (items allowing a fashionable dinner for 20 or more: 40 matching dinner plates (more expensive than the aspiring category and sometimes including imported porcelain), 20 knives and forks, wine and champagne glasses, tea or coffee cups and teaspoons, plus serving items).

In her study, the decent category was the largest, at nearly 50 percent. William Prout was in the aspiring category. Bell, Henning, Kinsley, and Rose would have been in the old-fashioned or simple category (although Henning and Rose, who were elderly, likely lived with relatives who owned tableware). Robinson and Wright would have been in the lower end of the decent category, owning knives and forks,

but meager tableware, and not a dinner service for ten.

Navy Yard house builders' probate records reveal their economic choices. They accumulated capital from their employment and businesses which they could either invest or spend. Skilled workers employed at the Navy Yard earned competitive compensation and blacksmiths operating their own businesses and merchants also prospered. Many chose to invest in real estate and to largely forego spending on luxury items. Matthew Wright and George Duckworth, a grocer, each replaced a frame house with a brick house. Some builders owned multiple houses in the Navy Yard area, and sometimes houses elsewhere in Washington, or farms outside the city.

The Navy Yard, a large government-funded employer, attracted workers who needed housing. During this time, because there was no public transportation, workers needed to live within walking distance from their job, and provided a captive audience for rental housing. For both these reasons, building houses to rent to these workers offered a reliable source of income. Navy Yard builders drew on traditional house forms to construct small permanent two-story, two-bay, single-pile houses with a gable roof, a conservative use of resources.

Their preference for investing in rental real estate may also have been a conservative response to economic uncertainty arising from the recurring financial panics and recessions in 1815, 1819, 1825, and 1837. They certainly knew that the 1819 panic caused great economic distress in Washington from 1819 to 1821, and between 1830 and 1840 no new buildings were constructed in Ward 6, possibly resulting from the Panic of

1837. The Navy Yard builders chose tradition and economy over personal enjoyment.⁷ ★

¹ D.C. Census (1820). Estate of Seth Robinson, O.S. 1011 (1822) NARA. Dorothy S. Provine, *District of Columbia Indentures of Apprenticeship 1801-1893* (Lovettsville, Va.: Willow Bend Books, 1998.)

² D.C. Census (1840). Wesley E. Pippenger, *District of Columbia Probate Records: Will Books 1 through 6 and Estate Files 1801-1852* (Westminster, Md.: Family Line Publications, 1996, 289), citing *National Intelligencer*, Mar. 7, 1845, Oct. 9, 1845. Estate of Benjamin Kinsley, O.S. 2581 (1845). John Michael Vlach, "From Slavery to Tenancy," Richard Longstreth, ed., *Housing Washington* (Chicago: Center for American Places, 2010), 3-22.

³ George Bell will dated 29 Oct. 1844, reproduced in Pippenger, *District of Columbia Probate Records*, 290. Estate of George Bell, O.S. 2523 (1845). Brown, *Free Negroes in the District of Columbia*, 89, 131. D.C. Census (1840).

⁴ Estate of Matthew Wright, O.S. 2527 (1847).

⁵ Estate of Stephen Henning, O.S. 7377 (1874). *Washington Directory* (1843). D. C. Census (1860).

Pippenger, *District of Columbia Marriage License Register 1811-1858* (Westminster, Md.: Family Line Publications, 1994).

⁶ Estate of Robert Rose, O.S. 2724 (1847). Pippenger, *District of Columbia Marriage License Register. National Intelligencer*, Jan. 20, 1847, quoted in Pippenger, *District of Columbia Probate Records*, 308. *Washington Directory* (1827, 1846).

⁷ Estate of Kinsley (mahogany furniture, Venetian blinds). Estate of Robinson (mahogany furniture, curtains) Estate of Wright (curtains). Pippenger, *District of Columbia Probate Records*, 289. Barbara G. Carson, *Ambitious Appetites: Dining, Behavior, and Patterns of Consumption in Federal Washington* (Washington: American Institute of Architects Press, 1990), 30-33, 38, 41-44, 177. David Glasner and Thomas Cooley, eds., *Business cycles and depressions: an encyclopedia* (New York: Garland Publishing, 1997), 731- 732. Constance McLaughlin Green, *Washington: A History of the Capital: 1800-1950*, vol.1 (Princeton: Princeton University Press, 1976), 83-84. LeRoy O. King, Jr., *100 Years of Capital Traction: The Story of the Streetcars in the Nation's Capital* (Dallas: LeRoy O. King, Jr., 1972), 67.

Thank You, CHRS Supporters

We thank the following CHRS members and supporters.

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ANNUAL FUND

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Shotgun House, *continued from cover*

crimped), and four-pane windows in the front. The owner plans to construct a new three-story rowhouse adjacent to the shotgun house which will be slightly higher, further differentiating the two houses. This house will have synthetic siding, a flat-roof porch (to differentiate this porch from the porch on the

shotgun house), columns similar to the shotgun house, and four-over-one windows. The owner/architect met many times with ANC 6B, neighbors, and CHRS, and responded to concerns by changing the design.

At the hearing on July 28, 2016, HPRB approved the plans. During construction, potential archeological

resources are to be investigated, and relocating and reconstructing the house is to be documented. ★

¹ See *The Craftsman*, Jan., Feb. 1905.

Overbeck Lecture: Capitol Hill's Rainbow History

On Monday, September 19, the Overbeck History Lecture Series welcomes speaker Mark Meinke who will highlight the role of Capitol Hill residents, organizations and entertainment establishments in Washington's emerging LGBTQ (lesbian, gay, bisexual, transgender and queer) movement. Meinke, co-founder of both the Rainbow History Project and Rainbow Heritage Network, will share his deep knowledge of the 1960s-1980s when the Hill became known as one of the prominent areas for gay and lesbian activism and socializing. He will reintroduce many of the sites and people that contributed to the LGBTQ community on Capitol Hill and the city.

In addition to Meinke's involvement with the Rainbow History Project (a local archival and historical organization that provides a web-based digitized archive of primary documents) and the Rainbow Heritage Network (organized for the recognition and preservation of LGBTQ sites, history and heritage nationally), he is a member of the National Park Service's Scholars Roundtable for its LGBTQ Heritage Initiative. He prepared the nominations for the Capitol Hill Furies Collective (219 11th Street, SE) and for the Bayard Rustin Home at 340 W. 28th Street in New York City that were recently added to the National Register for Historic Places.

The lecture will be held at the Hill Center at 921 Pennsylvania Avenue, SE, at 7:30 pm. As always, admission is free but a reservation is required due to limited seating. Call 202-549-4172 or visit the Hill Center website, www.hillcenterdc.org. ✪

September Members' Meeting to Feature "Missing Bones: Exploring Washington's Lost Cemeteries"

The guest speaker for our September Members' Meeting is Matthew Gilmore, a leading authority in Washington history, a former librarian at the Washingtoniana Division of the DC Public Library and author of *The InTowner's* DC history column. His blog, matthewbgilmore.wordpress.com, covers a variety of Washington historical and related subjects.

Mr. Gilmore will present his ongoing research into the mysterious—and not so mysterious—disappearances of historically significant cemeteries both in Capitol Hill and throughout the Washington area.

The event will be held on Wednesday, September 28, 2016, at the Congressional Cemetery Chapel. A business meeting for all members will take place at 6:40 pm, during which members will vote on the 2016–2017 budget. The presentation will begin at 7 pm. Street parking is available. From the Cemetery's main entrance at 1801 E Street, SE, proceed on foot past the gatehouse; the Chapel will be on your left.

This event is open to the public, so please bring your friends and neighbors!

CHRS To Hold Free House Expo

On Sunday, October 16, from 10 am to 4 pm, CHRS will hold a free House Expo at the Eastern Market North Hall, featuring over 30 home service exhibitors. Experts and informative speakers will show ways to improve, repair and enjoy your historic home.

Meet local architects, building suppliers, energy conservation contractors, interior designers, general contractors, house historians, painters, iron workers, chimney sweeps, solar installers, roofers, water use contractors, electricians, window repairers, tuckpointers, landscapers, mold/termite remediation providers, home security service providers, historic home tax experts, home inspectors, HVAC companies and additional service providers.

The event is open to the public as well as our members so spread the word with your friends and neighbors.

Volunteers are needed for setup, cleanup, and serving as hosts the day of the event. If you can help, contact Elizabeth Nelson, elizabeth_knits@yahoo.com, (202) 543-3512.

September Preservation Café: Modern and Traditional Materials and Techniques

Local contractor Gary Barnhart will compare the characteristics of modern and traditional building materials and techniques on Thursday, September 15, at 6:30 p.m. at Ebenezer's CoffeeHouse, 2nd and E Streets, NE.

Construction has been affected less by advances in modern technology than most other industries. However, many products have changed with advances in technology. Modern materials can be transformed to look very much like the materials originally used. In some cases, the fakes are more expensive, though they may perform better in terms of durability and longevity or

from an environmental perspective. There are also circumstances where the fakes are of much lower quality.

This discussion takes an in-depth look at specific examples where modern substitutes are being used in place of the historic originals. The presentation will end with a question/answer session. ★



Contractor Gary Barnhart.

If you received a complimentary copy of this newsletter, please consider joining CHRS!

www.chrs.org



CHRS Revs Through Capitol Hill Parade

CHRS fielded a contingent in this year's Capitol Hill 4th of July Parade; we carried our banner and tossed Mardi Gras beads into the crowd—nothing unusual in that. But check out our cool rides! We were joined by Robert Andretta with his 1970 Type E Jaguar (left) and Michael Pangia in a 1931 Model A Roadster (right) with a rumble seat just made for bead-hauling. The crowd loved the unique cars. The rain didn't fall until we crossed the finish line. And a very good time was had by all. Many thanks to everyone who marched—or drove—with us!



CHRS CELEBRATING 60 YEARS OF PRESERVATION

Capitol Hill Restoration Society

420 10th Street, SE
Washington, DC 20003

Mark Your Calendar!

SEPTEMBER

6 Tuesday, 6:30 pm

CHRS Historic Preservation Committee, Kirby House, 420 10th Street, SE, first floor. Details: Beth Purcell, (202) 544-0178.

8 Thursday, 7:30 pm

CHRS Zoning Committee, Kirby House, 420 10th Street, SE, first floor. Details: Gary Peterson, (202) 547-7969.

11 Sunday, 10 am

Emerald Street Walking Tour. Meet at corner of 13th and Emerald Streets, NE. Details: Beth Purcell, (202) 543-0425.

15 Thursday, 6:30–7:15 pm

CHRS Preservation Café: Gary Barnhart will discuss traditional and modern building materials. Ebenezers Coffee House, 2nd & F Streets, NE. Details: Greg Holeyman, (202) 543-0425.

19 Monday, 7:30 pm

Overbeck History Lecture Series: Capitol Hill's Rainbow History. The Hill Center, 921 Pennsylvania Avenue, SE. Details: (202) 549-4172 or www.hillcenterdc.org.

20 Tuesday, 6:30 pm

CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street, SE, second floor. Details: Elizabeth Nelson, (202) 543-0425.

24 Saturday, 11 am–5 pm

Barracks Row Fall Festival 2016. To volunteer in CHRS booth, please contact Elizabeth Nelson, (202) 543-3512.

28 Wednesday, 6:40 pm

CHRS Members' Meeting: Historian Matthew Gilmore presents "Missing Bones: Washington's Lost Cemeteries," following the business meeting to approve the FY 2016–2017 budget. Chapel at Congressional Cemetery, 1801 E Street, SE.

OCTOBER

3 Monday, 6:30 pm

CHRS Historic Preservation Committee, Kirby House, 420 10th Street, SE, first floor. Details: Beth Purcell (202) 544-0178

8 Saturday, 10 am

Emerald Street Walking Tour. Meet at corner of 13th and Emerald Streets, NE. Details: Beth Purcell, (202) 543-0425.

13 Thursday, 7:30 pm

CHRS Zoning Committee, Kirby House, 420 10th Street, SE, first floor. Details: Gary Peterson (202) 547-7969.

16 Sunday, 10 am–4 pm

CHRS House Expo, Eastern Market North Hall. Details: Michelle Carroll, pilliodmp@aol.com.

18 Tuesday, 6:30 pm

CHRS Board of Directors, Capitol Hill Townhomes, 750 6th Street, SE, second floor. Details: Elizabeth Nelson, (202) 543-0425, info@chrs.org.

20 Thursday, 6:30–7:15 pm

CHRS Preservation Café: "HVAC and Insulation—Comfort Solutions for Historic Rowhouses." Ebenezers Coffee House, 2nd & F Streets, NE. Details: Greg Holeyman, (202) 543-0425.