
HISTORIC AMERICAN BUILDING SURVEY DOCUMENTATION

CAPITOL PLACE, WASHINGTON, D.C.

PREPARED FOR:

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I. PROJECT INFORMATION

In March 2008, the Louis Dreyfus Property Group contracted the Louis Berger Group, Inc. (Berger) to conduct a Historic American Building Survey- (HABS) level survey of twelve buildings located on Square 752 in Northeast Washington, D.C. The project area, known as Capitol Place, is the future site of a mixed-use residential/commercial building. The existing twelve buildings included in the survey will be subsequently demolished for the construction of the building known as Capitol Place.

II. HISTORIC CONTEXT OF THE PROJECT AREA

Development of the Project Area

The project area is part of Square 752, located in the Northeast quadrant of Washington, D.C. The square is bounded by H Street on the north, Third Street on the east, G Street on the south, and Second Street on the west. The project area consists of Lots 32, 804, 805, 806 on G Street and Lots 811, 813, and 814 on Second Street. Historically, the proposed project area consisted of Lots 3 and 4 and parts of lots 5 and 6.

Until the late nineteenth century, Tiber Creek flowed through the vicinity of Square 752 making the area prone to swampy conditions. A branch of the creek crossed Second Street between F and G Streets, directly south of the square (Boschke Map 1857). The majority of Square 752 was originally part of Notley Young's "Youngsborough," a 1,461-acre land holding that Young assembled from smaller estates into a single property in 1793. Young was the half-brother of Charles Carroll of Duddington who owned the land on which the Capitol was sited. The far west section of the square, and part of the project area, was associated with Cerne Abbey Manor (another name for Duddington, 1759) (Schwartz et al 2003I:13). By the early nineteenth century, the lots in Square 752 were owned by Daniel Carroll of Duddington and Peter Goafroy (General Assessment Records 1819).

Early Development 1800-1900

Initial development of Northeast Quadrant was slow. The city L'Enfant envisioned was much larger than its early population and growth that did occur was concentrated in Northwest Washington in the vicinity of the White House and in the immediate blocks surrounding the Capitol. Much of the undeveloped land in Northeast Washington continued to be used for small-scale farming and animal grazing even by the time of the Civil War (Schwartz et al 2003I:13, 14).

In 1835, the Baltimore and Ohio Railroad (B & O) began service to Washington, D.C. and a new passenger terminal was constructed in proximity to Square 752 in 1851 at New Jersey Avenue and C Streets, NW (Washington, D.C. Chapter of the National Railroad Historical Society 2008). In 1861, Congress purchased a printing office on North Capitol and H streets, owned by a longtime printer for Congress Cornelius Wendell, and established the headquarters for the Government Printing Office (GPO) (GPO 2008).

With its close proximity to the B & O terminal and the GPO, the neighborhood soon became home to immigrants and low-skilled workers. In the mid nineteenth century, the neighborhood came to be known as Swampoodle, with its general boundaries as First Street, Northwest and Second Street, Northeast on the east and west and K and G streets Northeast on the north and south. Irish immigrants fleeing the potato famine initially settled in the area during the 1850s. By

the mid nineteenth century, religious institutions had established themselves in the neighborhood illustrating an increase of residents. In 1859, St. Aloysius Church was erected on North Capitol Street and I Street, west of the project area, and catered to the Irish Catholic residents. The neighborhood reportedly got its colorful name Swampoodle at the time of the Church's dedication, when a reporter described the area around the church as being "dotted with 'swamps' and 'puddles,' hence the modified name" (Lane 1922). Descriptions of Swampoodle portray it as a "down-at-the-heel section of frame houses and vacant lots, of open commons and dumps, where the family wash was flaunted shamelessly in the front yard, and portly matrons promoted neighborhood feuds over the tumble-down back fences," (*Washington Post* October 18, 1923). The neighborhood had a reputation of being run with Irish gangs and crimes; however, later descriptions admit that the rough depiction of the neighborhood may have been somewhat exaggerated (Schwartz et al 2003c:12, 13).

Development was not immediate, and few of the squares surrounding Square 752 had improvements on them in 1857. The square with the most development was Square 677, directly west of Square 752, which was across the street from the GPO. The 1857 and 1861 Boschke maps illustrate that the western half of Square 752 had been subdivided and approximately ten buildings had been constructed. In particular, Second Street was lined with three buildings and along G Street a twin dwelling had been built (Boschke 1857, 1861).

The decades after the Civil War brought many new residents, improvements and an influx of construction to the neighborhood around Square 752. By the 1870s, infrastructure improvements began to be made to the neighborhood under the reign of Alexander "Boss" Sheppard. Within the new territorial government of the city established in 1871, Sheppard was head of the newly-formed Board of Public Works (1871-1873) and later served as the Governor of District of Columbia (1873-1874). One of the biggest improvements was the impoundment of Tiber Creek and its tributaries into a storm sewer system. By altering the course of the creek and essentially putting it below ground, the new sewer aided with improving the marshy conditions of the neighborhood and in addition, helped create more developable lots (Schwartz et al 2003III: 12). In 1870, the Columbia Railroad Company began service from Northwest Washington to the then eastern boundary of the city at 15th Street, NE. From the intersection of Massachusetts Avenue and Fourth Street, Northwest, the streetcar line traveled east along H Street, Northeast, therefore running along the northern boundary of Square 752 (Schwartz et al 2003II: 14). By 1880, Square 752 had water and sewer utilities. While G Street remained unimproved, Second Street had been paved with gravel. In addition, Second Street boasted several gas lamps (Washington, D.C. Statistical Maps 1880). These improvements brought more construction and therefore more residents to the neighborhood during the latter decades of the nineteenth century.

The improvements to the neighborhood brought new developments as well as residents. In 1873, the Little Sisters of the Poor opened the St. Joseph's Convent and Home for the Aged on H Street between Second and Third streets. The home grew throughout the last decades of the nineteenth century and soon occupied the entire Square 751, directly north of the project area. The location in Swampoodle was ideal because the land was affordable, the square was undeveloped and therefore suitable for expansion, and the most recent improvements, such as the enclosing of Tiber Creek and the H Street streetcar line, made the neighborhood convenient as well as appealing (Lally)

The 1874, *Faeltz and Pratt Real Estate Directory* records four frame buildings and two brick buildings in the project area on Lots 1 through 5 in the southwest corner of Square 752. The remaining improvements to the square included eleven frame buildings and one brick building which were recorded in lots 7 through 9 on the northwest corner of the square (Faeltz and Pratt

1874). Built before the requirements for brick construction, the dwellings in the neighborhood dating from before the 1880s were typically modest frame buildings. The house at 208 G Street was most likely one of the earliest extant on the block. Set on a brick raised basement, the two-story frame house has a steeply-pitched standing-seam metal roof, which was probably wood shingle when it was initially built. By the 1870s, wood-frame houses built in the neighborhood typically had flat facades, flat roofs, and simple Italianate details such as bracketed cornices. The house at 202 G Street exemplifies this trend with its two-story construction, bracketed cornice, and flat roof.

During the 1880s and 1890s, Washington, D.C. experienced a rise in construction, despite a country-wide depression. Northeast Washington came second to Northwest in the number of building permits and money spent on private construction. Italianate details continued to ornament dwellings constructed during the 1880s; however building codes now required brick construction and the bracketed cornices were expressed in the form of brick corbelling. Modest working-class houses continued to follow the trend of flat facades and roofs with simple architectural details such as jack arched lintels. A new building form; however, soon replaced the typical flat-fronted façade: the asymmetrical row house with a full-height projecting bay. The popularity of the projecting bay followed the 1871 “Projection Act” which allowed owners to build out past the building line into public space. The result was rows of identical brick houses, primarily with square bays. Common decorative details include corbelled cornice, canted bays, brick string courses, panels with decorative brick bonds such as herringbone or basket weave, and terracotta panels with floral or geometric patterns (Schwartz et al 2003IV: 13). Several dwellings constructed in the project area exemplify these trends. The pair of identical row houses at 727 and 729 Second Street, built between 1874 and 1880, illustrates the earlier, modest trend in brick row house construction with their flat facades and corbelled cornices. The row houses next door at 723 and 725 Second Street, which were built in 1896, are typical of row houses built in Washington, D.C. during the latter decades of the nineteenth century with their two-story projecting bays, rusticated watertables, corbelled brick cornices, and triangular decorative panels displaying a brick checkerboard pattern. Other examples of this trend include the dwellings at 204 (1885 façade addition) and 206 (1891) G Street.

Since the western half of Square 752 developed before the eastern half, the contrast between the houses illustrate the changing trends in building construction towards the end of the nineteenth century. The eastern half of the lot is filled with identical row houses, all with two-story projecting bays, constructed by the same developers, while the western half is much less consistent. Although the dwellings that line the east side of Second Street and the north side of G Street do contain a few twin houses constructed by speculative builders, the majority of the dwellings were built individually by different owners and builders and during a time when land was less sparse. Thus, the majority of the buildings abut one neighboring house; however, the other elevation is freestanding, allowing for space between the other neighboring house. The result is a block that does not have the same cohesive and rhythmic qualities as the row house-lined eastern blocks, yet one that has more open space and variety, displaying some of the older dwellings in the neighborhood.

Residents of the project area during at the end of the nineteenth century were decidedly white, working class families. Several were immigrants or were born in the area to immigrant parents. A large number of the residents living in the area were carpenters, or laborers, and several worked for the railroad or the nearby brick yard. Many of the residents who were immigrants or were born to immigrants were of Irish descent. Despite the fact that the neighborhood was predominately white, a school for African Americans, the Logan Public School, was built on the corner of G and Third streets in 1891 (Bureau of the Census 1880, Lally).

The number of businesses increased in the area surrounding Square 752 during the 1880s and 1890s, in particular around H Street along the streetcar route. While many of the commercial buildings were located along transportation corridors such as H Street, others were intermingled within residential blocks, often on street corners. One of such commercial buildings was at 200 G Street, 701-703 Second Street in the project area where Charles Draeger and later Mary J. Farrell ran a saloon in the late nineteenth and early twentieth centuries. The building, which consisted of three commercial spaces, also served as a residence, most likely on the second story above the commercial space. Also within the block was the metal working shop of Albert Reavis. Reavis and his family lived in the house at 721 Second Street and his shop was in the rear of the lot. Reavis created the metal work for the Wyoming Apartments and the Carnegie Library (*Washington Post* June 12, 1912, HABS DC-457 1980: 5).

Early Twentieth Century 1900-1940

The biggest impetus for change around the project area and Northeast D.C. was the construction of Union Station at the turn of the twentieth century. Union Station was constructed between 1903 and 1907 as part of the McMillan Plan, a monumental plan for the city influenced by the City Beautiful Movement. This American city planning movement was influenced by planning efforts in Paris and emphasized open green space, grand parkways, and prominently placed and well-designed architecture. The new station would serve as the city's single terminal for all of the railroads coming into Washington, D.C.

The massive construction effort of the construction of this new terminal, designed by renowned architect Daniel Burnham, called for the destruction of 300 houses and businesses in Swampoodle, thus obliterating a large portion of the neighborhood, in particular the large grouping of dwellings on Square 677. The construction of the station also destroyed the cohesiveness of H Street as a burgeoning commercial corridor. The 1890 city directories listed over 80 businesses on H Street between North Capitol and Second streets, all of which were destroyed by the construction of the station. In addition, streets had to be lowered to be able to pass underneath the tracks, which would carry trains into the station by a viaduct. The substantial re-grading of the east-west streets began around Third Street and continued west; however, when the east-west streets were lowered, the north-south streets that intersected the streets also had to have the same treatment (Schwartz et al 2003b: 12). Second Street along Square 752 exemplifies this change in street grade. Dwellings on this block, constructed in the late nineteenth century before the station, were once on grade with the street. Now, the houses are perched above the streets, accessible by stairways, and retaining walls line the front property lines. Most likely due to the unpleasant conditions caused by the inbound and outbound trains, the squares closest to the railroad tracks were slower to develop. The 1904-1916 Sanborn Maps show the western sections of both square 719 and 720, directly west and southwest of Square 752, as being undeveloped (Sanborn Maps 1904-1916).

During the first decades of the twentieth century, the neighborhood saw changes brought by the automobile, including the construction of garages behind the residential buildings and the establishment of automobile-related business, such as filling stations. The H Street commercial corridor thrived during these decades and by the 1920s, the number of dwellings along the street dwindled as more and more houses were occupied by businesses or were demolished to make way for new commercial buildings (Schwartz et al 2003V: 15). The demographics of the neighborhood also shifted during the early twentieth century as the German and Irish immigrants of the nineteenth century were joined by Eastern European Jews, Greeks, and Italians (Schwartz

et al 2003VII: 12). In the study area, a number of Italian families moved into the houses on G Street beginning in the 1920s. Most of these immigrants held skilled worker jobs such as carpenter, car repairman, and shoemaker, while others were laborers for the nearby railroad (Federal Bureau of the Census 1920). Restrictions on liquor sales in Washington, D.C. predated Prohibition. As early as November, 1914, D.C. began denying liquor licenses to retail and wholesale liquor establishments. The denial of licenses was a result of the Jones-Works excise law, passed in March 1913, which provided that after November 1, 1914, only 300 liquor establishments would be allowed to operate in the city. As a result, 112 retail and 21 wholesale applicants were refused. The Sheppard Act followed on November 1, 1917, which completely outlawed the sale, manufacture, and importation of liquor in the District of Columbia. In the project area, Mary Farrell's saloon was affected by the initial Jones Work excise law when Mary Farrell was denied a liquor license (Washington Post November 1, 1914). According to city directories, the building at 200 G Street, which housed Farrell's Saloon, was vacant in 1915 and 1916. By 1921 it served as Farrell's soda shop (City Directories).

By the 1930s, many of the houses were occupied by African-American families. As there were fewer opportunities for African Americans during the segregated culture of the day, the majority of the African American residents in the project area and the surrounding neighborhood held unskilled or domestic jobs such as chauffeur, cook, or laborer (Schwartz et al 2003VII: 11). In the case of the 200 block of G Street and the 700 block of Second Street, the blocks were not integrated. The 1930 federal census shows that while the entire block of G Street between Second and Third streets was occupied by black families, only white families lived on Second Street between H and G streets. In 1934, a building permit was issued for a new school across from the 1891 Logan School. The "New Logan School" at 235 G Street, was directly across the street from the houses at 202-212 G Street in Square 752 and occupied over half of Square 753 (Washington Post 1934).

Mid-Twentieth Century to Present: 1940-2008

The African American population of the neighborhood surrounding Square 752 continued to grow in the 1940s. A large portion of the residents were skilled craftsmen or laborers and rents were substantially lower in this area compared to the rest of the city. Even before World War II (1942-1946), white residents began to move out of the neighborhood as new, affordable housing became available in suburbs outside of the city. This trend increased after the war and increased home ownership opportunities for African American families.

Social and demographic changes continued in the neighborhood in the decades following World War II. Desegregation occurred in Washington D.C. in the late 1940s and early 1950s. Along with the occurrence of whites moving to the outer lying suburbs, social advances for African Americans led to an overall increase of black families moving the neighborhood around Square 752 and the project area. However, by the 1950s the overall prosperity of the neighborhood began to decline. Poverty began to take over what was once a "struggling, but stable, labor class." Perhaps most telling was a description of the neighborhood by John P. Wymer, an amateur photographer who documented the city and its neighborhoods during the 1950s. Wymer wrote, "South of Florida Avenue the area is residential, varying in character from lower middle class to actual slums in the vicinity to Union Station. It is a mixed white and Negro neighborhood with the two races often living in the same or adjacent blocks. The dwellings are predominately row houses, many of them quite old, with a number having been built before 1900." In 1968, devastation came to the neighborhood around H Street as one of the three areas in the city most damaged by the civil disturbances following the assassination of Martin Luther King Jr. The riots

damaged 90 buildings containing 53 residences and 103 businesses. Of these 90, almost half sustained over 50 percent damage. Renewal plans for the neighborhood was planned shortly after but never materialized and the neighborhood continued to decline (Schwartz et al 2003VIII: 16).

The latter half of the twentieth century brought many changes to Square 752. By 1959, a filling station took the place of the corner store of 201 H Street and a dwelling at 709 Second Street had been demolished. By 1999, the entire block on the south side of H Street between Second and Third streets, including the twin dwellings at 731 and 733 Second Street, had been demolished. Although lots 40 (now 210 G Street) and 44 (now 711 Second Street), and part of Lot 42 (now part of 717 Second Street), had never been built on, new two-story offices were constructed on these lots circa 1985. The 1999 Sanborn Maps also show that the dwellings at 723-725 and 727-729 Second Street were being used as commercial buildings. In addition, the dwelling at 216 G Street was demolished and a two-story office building constructed in its place circa 1985.

The turn of the twenty-first century has brought a renaissance to the neighborhood as many new businesses have opened on H Street, which had still not fully recovered from the 1968 riots. In particular, the newly rehabilitated Atlas Theater reopened in 2005 as the Atlas Performing Arts Center. Across Second Street from Square 752 is Station Place, a commercial office building complex. Commercial revitalization, along with the rehabilitation of many of the neglected residential buildings, has brought a mix of young professionals to the neighborhood, which was once known as Swampoodle.

III. SOURCES OF INFORMATION

A. Newspaper Articles

Lane, Denis A.
1922 “Story of the Passing of Historic Swampoodle.” *Washington Post*. January 1,
1922: 44.

Washington Post

1879	Licenses Approved. August 30: 4.
1880a	City Talk and Chatter. July 15:4.
1880b	Real Estate Transfers. June 4:3.
1883	Charles Draeger’s Death. April 1:1.
1891	Real Estate Transfers. February 4:3.
1893	District Government Notes. January 8:8.
1895	Special Notices. September 16:2.
1892	Barkeeper Horigan Dead. January 6:2.
1899	Real Estate Market. June 11:14.

- 1902 Object to Iron Workers. July 24:12.
- 1912 Albert S. Reavis Sheet Metal Cornice Co. June 12:L78.
- 1914 Close 112 Saloons. November 1:12.
- 1916 J. L. Considine Found Dead. December 25:2.
- 1917 Mrs. M. T. Wilson Found Dead in Bed. June 11:2.
- 1923 Capital Silhouettes. October 18:6.
- 1926 Girl Crushed to Death by Auto While Sledding. January 10:1.
- 1927a Boy, Hit by Auto, Is Latest Victim of Family Hoodoo. September 6:1.
- 1927b Died. November 1:3.
- 1934a Building Permits. May 20:R6.
- 1934b Mrs. Proudfoot's Death Hastened by Her Grief. October 31:2.
- 1940 Baby, 15 Days Old, Needs Bed and Clothes. February 1:13.
- 1966 Louis A. Alexander, 95; Library Aide 43 Years. January 6:B6.

B. Government Records

- 1819-1879 *General Assessment Records, Records of the District of Columbia.*
Available at the National Archives Record Group 351.

United States Bureau of the Census [U.S. Bureau of the Census]

- 1860-1930 *Population Census of the United States; Washington, D.C.* Accessed at
<<http://www.ancestry.com/>>.

United States Internal Revenue Service

- 1865 Tax Assessment Lists. Accessed at <<http://www.ancestry.com/>>.

C. Articles

Government Printing Office

2008 *GPO History*. Accessed online March 19, 2008, at <http://www.gpo.gov/factsheet/historyscript.htm>).

Schwartz, Nancy et al.

2003I "A Neighborhood's Story, Part I." In *Voice of the Hill*. January: 12-15, 59.

2003II "A Neighborhood's Story, Part II." In *Voice of the Hill*. February: 12-14, 16.

2003III "A Neighborhood's Story, Part III." In *Voice of the Hill*. March: 12-15.

2003IV "A Neighborhood's Story, Part IV." In *Voice of the Hill*. April: 12-14.

2003V "A Neighborhood's Story, Part V." In *Voice of the Hill*. May: 12-18.

2003VI "A Neighborhood's Story, Part VI." In *Voice of the Hill*. June: 12-17.

2003VII "A Neighborhood's Story, Part VII." In *Voice of the Hill*. July: 10-15.

2003VIII "A Neighborhood's Story, Part VIII." In *Voice of the Hill*. August: 14-19.

Washington D.C. Chapter of the National Railway Historical Society

2008 Railroad History Timeline. Accessed online March 21, 2008 at http://www.dcnrhs.org/dc_rail_history.htm.

D. Maps

Baist, William G.

1903-1960 *Baist's real estate atlas of surveys of Washington, District of Columbia*. Philadelphia. On file, Geography and Map Division, Library of Congress, Washington, D.C.

Boschke, A.

1857 *Map of Washington City, District of Columbia*. A. Boschke. On file, Geography and Map Division, Library of Congress, Washington, D.C.

1861 *Topographical Map of the District of Columbia, Surveyed in the Years 1856, '57, '58, and '59 by A. Boschke*. D. McClelland, Blanchard and Mohun, Washington, D.C. On file, Geography and Map Division, Library of Congress, Washington, D.C.

Greene, F.V. [Francis Vinton]

1880 *City of Washington, Statistical Maps*. [Compiled by Lieut. F.V. Greene, assistant to the Engineer Commissioner, July 1st 1880... to accompany the annual report of the Commissioners of the District of Columbia for the year ending June 30th 1880]. Washington, D.C.

Hopkins, Griffith Morgan

1887, 1892 *Real Estate Plat Book of Washington*. Philadelphia.

Sanborn Map Company

1916-1999 Fire Insurance Maps of Washington, D.C.

E. Misc.

1860-1945 Bond City Directories of Washington, D.C.

Faetz, E.F.M. and F.W. Pratt

1874 *Real Estate Directory of Washington, D.C.* E.F.M. Faetz and F.W. Pratt,
Washington, D.C.

VI. REPORTS

729 SECOND STREET, NORTHEAST, WASHINGTON, D.C.

- LOCATION:** Northeast Quadrant, Square 752, Lot 857, Washington, D.C.
- PRESENT OWNER:** Station Townhouses, LLC, the Louis Dreyfus Property Group
- PRESENT USE:** Vacant
- SIGNIFICANCE:** Built circa 1887-1892, the row house at 727 Second Street is representative of modest brick row houses constructed in Washington, D.C. in the second half of the nineteenth century. Its brick construction, flat façade, and corbelled brick cornice are typical design elements of this housing type.



PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: The dwellings at 727-729 Second Street, Northeast were constructed between 1887 and 1892. A wood-frame house with a rectangular footprint appears on the 1887 Hopkins Map on the southern half of what was then Lot 5. By 1892, two brick row houses, with the same footprint of the present houses, appear on the Hopkins Map (Hopkins Map 1887, 1892).
2. Architect: Unknown.
3. Original and Subsequent Owners:

Ca.

1864 William N. King (General Assessment Records 1884)

Information Not Found

- 1924 Deed November 21, 1924, recorded in Liber 5396 Folio 132
William H. Lacey, and wife
To
Thomas Campbell, and wife
- 1952 December 10, 1952, recorded in Liber 9859 Folio 47
Anna C. Kreamer (formerly Campbell), et al, devisees under will of Thomas Campbell
To
Margaret M. Gill

Information Not Found

- 1978 Deed October 31, 1978, recorded as Document No. 7800040974
Sydney M. Hais & Rockey Kurlen-Hais and wife, Rachel Kassel, widow
To
David E. and Linda A. Flynn and Linda A. Flynn, as tenants entirety, ½ interest and Joel M. Cohen ½ interest
- 1981 Deed September 15, 1981, recorded as Document No. 8100029887
David E. and Linda A. Flynn & Joel M. and Flavia Cohen
To
Karl A. Funke & Associates, Inc.
- 1999 Deed May 3, 1999, recorded as Document No. XX -- wrong deed linked on computer
729 Second Street NE, LLC
To
Gwendolyn Wynn
- 2004 Deed February 3, 2004, recorded as Document No. 2004015267
Gwendolyn Wynn

To
Gwendolyn Wynn Fields

2005 Deed August 26, 2005, recorded as Document No. 2005121735
Gwendolyn Wynn Fields

To
Hamden Associates, LLC, a Delaware company

2005 Deed December 2, 2005, recorded as Document No. 2005176339
Hamden Associates LLC

To
Station Townhouses, LLC.

4. Original Plans and Construction: The dwellings at 727 and 729 Second Street are identical, two-story, brick row houses with side hall plans. They appear on the 1904-1916 Sanborn Map as having identical footprints (Sanborn Fire Insurance Maps 1904-1916, 1937-1928, 1959).
5. Additions and Alterations: In January 1910, owner William Lacy applied for a building permit to repair a wood and coal shed on his property (Permit No. 3984, January 5, 1910). In November 1920, Lacy submitted a building permit application to rebuild the entrance steps. The stairs were not enlarged at this time (Permit No. 3251, November 22, 1920).

By 1999, the building was being used as an office. The house has two rear additions; however, a building permit was not found and the addition does not appear on the 1999 Sanborn Fire Insurance Maps (Sanborn 1999).

B. Historical Context

1. The house and its occupants: In 1880, George J. King and his wife, Margaret, were residents of 729 G Street, Northeast (Bureau of Census 1880). The Kings had three young children at the time and George worked as a laborer. There is no record of the Kings living in the house in 1890 (City Directories 1890).

Thomas Campbell and his wife appear on the 1900 United States Census as the occupants of 729 Second Street; however, deed records show that that Campbell's do not own the house until 1924. It is assumed that the Campbell's rented the house from William Lacy until this time. Thomas and his wife, Annie, were both Irish immigrants and Thomas immigrated to the United States in 1887 (Bureau of Census 1910). They had three children living with them in 1900, and by 1910, two of their daughters and a nephew lived in the house. The Campbell's lived in the house as late as 1940 and census records show that Thomas held a variety of jobs including a watchman and a blacksmith. In his later years, Thomas Campbell worked odd jobs (City Directories 1940, Bureau of Census, 1900, 1910, 1920, 1930).

By 1959, the house, along with 727 Second Street, was being used as apartments. Both houses had been converted into offices by 1999 (Sanborn Fire Insurance

Maps 1959, 1999). In 2008, the house was vacant but had most recently been used as a hair salon.

PART II. ARCHITECTURAL CHARACTER

A. General Statement:

1. Architectural Character: The two-story brick row house at 727 Second Street is typical of urban dwellings constructed in Washington, D.C. prior to the trend of two-story projecting bays, which dominated row house design in the latter decades of the nineteenth century and after the "Projection Act" of 1871. The house, with its modest Italianate elements, is typical of working class housing built in the city during the last quarter of the nineteenth century.
2. Condition of fabric: The condition of the house is good. The exterior fabric is structurally sound. The historic fabric of the interior of the building has been mostly if not entirely lost.

B. Description of Exterior:

1. Overall Dimensions: The original twin dwelling is two stories high and two bays wide with a side hall plan. The building has a basic rectangular form and abuts the adjacent dwellings on its north and south elevations. It shares a party wall with the dwelling at 727 Second Street. Two additions are located on the rear elevation both of brick construction. The north elevation of the first addition is one bay wide and the rear addition features no openings on the north elevation; however, it is two bays wide on the rear.
2. Foundations: The dwelling sits on a solid brick raised foundation and has a slight, parged watertable.
3. Walls: The walls are constructed of seven course American-bond brick. The first story and the second story have a two course, stretcher brick string course, which also serves as a continuous sill for the window bays. The first addition is construction of brick in a seven-course American bond. The second addition is brick covered with stucco. The walls are painted white. There is one star-shaped iron tie visible on the north elevation of the original block. One s-shaped iron tie is visible between the first and second stories of the first addition on the north elevation.
4. Structural System, framing: The framing system of this house is comprised of load-bearing masonry walls. Access to the attic space was not available.
5. Stairs/Stoop: A concrete stair on a brick foundation leads from the sidewalk to the front door. It has an iron rail and balustrade.
6. Chimneys: There is one interior brick chimney not clearly visible from the exterior.
7. Openings:
 - a. Doorways and doors: The house has two exterior doors providing entry through the front and rear elevations. Both elevations feature an off-center single-leaf door, which do not appear original but they may date as early as

1940. They are a one-light wood-frame door with the front door featuring a brass mail slot in the bottom rail. Both entries are illuminated with a one-light rectangular transom. The front door has a slate stone sill.

- b. Windows and shutters: The façade is symmetrically fenestrated with two one-over-one wood-sash windows with segmental arched brick lintels and lug stone sills on the second story. A similar window flanks the entryway. The rear elevation of the second addition has three similar windows. The north elevation of the first addition contains two one-over-one wood-sash windows; however, they are much thinner than the front and rear windows. In a small portion of the visible rear elevation of the original dwelling is a thin one-over-one vinyl window on the first story with a tall one-light transom, which extends to just under the eave. Two thin one-over-one windows pierce the first and second stories of the west elevation of the second addition. Each of the windows on the rear or side elevations are visually supported with brick rowlock sills. The windows are covered with decorative iron security bars.

8. Roof:

- a. Shape, covering: The dwelling has a flat roof with parapets. The covering was not visible. The second addition has a sloped roof angled towards the first addition.
- b. Cornice, eaves: The façade is ornamented by a brick frieze consisting of a two stretcher course brick string course with corbelled brick brackets above. The frieze is capped with a wood cornice, which has been covered with aluminum siding.

C. Description of Interior:

- 1. Floor plans: The interior of 729 Second Street consists of three distinct parts, which correspond with the original dwelling and its two additions. The original dwelling has an interior vestibule, which enters into the main room on the first floor. This room holds the stair to the second floor. Along the common wall (south side) is a short hall to the middle and rear rooms. There are no partitions between the hall and rear two rooms. The second floor is similar in plan with a front room, middle, and rear rooms; however, between the front and middle rooms is a short hallway with a bathroom on the common wall.
- 2. Stairways: The S-shaped open-stringer stair is not original. The stair has a late twentieth-century wood newel post and wood railing with wood square balusters.
- 3. Flooring: The floors are covered with random-width laminate flooring. The floors do not appear to be original and are similar throughout the entire interior. The bathroom floor on the second floor is covered with tiles.
- 4. Walls and ceiling finish: Two rooms have had the finishing removed from the north wall leaving exposed brick; the front first floor room and the middle second floor room. The remaining walls are plaster and covered with modern wall paper. The ceiling is painted plaster.

5. Openings:
 - a. Doorways and doors: The door from the interior vestibule to the main room is similar to the front and rear entry doors. There is one single-leaf door to the stair closet, hot water heater closet in the rear room on the first floor, and the bathroom, the rear room, and rear hall closet on the second floor. Each of the doors are six-raised panel doors except for the double-leaf doors, which are three panel. The entry doors are the only ones that are historic; however, they do not appear to be original.
 - b. Windows: All of the window casings have been removed and replaced with molding dating from the latter decades of the twentieth century.
6. Decorative features and trim: The pre-fabricated trim work throughout the house is not original and appears to have been replaced during the late-twentieth century. The windows and doors are trimmed and much of the house has a baseboard.
7. Fireplace: A projecting chimney breast is on the south wall of the front room on the first floor. The raised hearth is covered with flooring similar to the rest of the house. It has a tile hearth.
8. Hardware: The hardware is not original or historic.
9. Mechanical equipment:
 - a. Heating, air conditioning, ventilation: The house is serviced with HVAC. Historic heating was the fireplace and radiators, which are located in the main rooms of the house. Over the radiators are decorative wood coverings.
 - b. Lighting: Fluorescent ceiling lights are used throughout the house.
 - c. Plumbing: A modern hot water heater is located on the first floor.

D. Site:

1. Historic landscape design: The house is set back from the street and above street grade. A thirteen-riser concrete stair leads from the brick public sidewalk to the front door. A brick retaining wall lines the yard along the sidewalk. The slope of the yard, the stairs, and the retaining wall are a result of the lowering of Second Street in the early twentieth century.

727 SECOND STREET, NORTHEAST, WASHINGTON, D.C.

- Location:** Northeast Quadrant, Square 752, Lot 856, Washington, D.C.
- Present Owner:** Station Townhouses, LLC, the Louis Dreyfus Property Group
- Present Use:** Vacant
- Significance:** Built circa 1887-1892, the row house at 727 Second Street is representative of modest brick row houses constructed in Washington, D.C. in the second half of the nineteenth century. Its brick construction, flat façade, and corbelled brick cornice are typical design elements of this housing type.



PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: The dwellings at 727-729 Second Street, Northeast were constructed between 1887 and 1892. A wood-frame house with a rectangular footprint appears on the 1887 Hopkins Map on the southern half of what was then Lot 5. By 1892, two brick row houses, with the same footprint of the present houses, appear on the Hopkins Map (Hopkins Map 1887, 1892).

2. Architect: Not Known

3. Original and Subsequent Owners:

Ca.

1861 William N. King (General Assessment Records)

1924 Deed November 21, 1924, recorded in Liber 5396 Folio 132
William H. and Bettie M. Lacy, of Seat Pleasant, Maryland
To
Thomas Campbell and wife

1951 Deed July 6, 1951, recorded in Liber 9506 Folio 32
Anna C. Kreamer (formerly Campbell), et al, devisee under the will of
Thomas Campbell will
To
Margaret R. Hunt

1951 Deed October 4, 1951, recorded in Liber 9568 Folio 229
Margaret R. Hunt
To
Clarence A. Bender, and wife, tenants by entirety

1951 Trust October 4, 1951, recorded in Liber 9568 Folio 231
Clarence A. Bender, and wife,
To
Carr & Davis, Jr. Trustees

1955 Trustees Deed April 20, 1955, recorded in Liber 10410 Folio 55
Carr & Davis Jr., Trustees
To
Henry P. Staley

1976 Deed May 2, 1976, recorded as Document No. 7600015366
Henry P. and Mildred B. Staley
To
Three J. Realty Inc.

1977 Deed May 6, 1977, recorded as Document No. 7700018435
Three J. Realty, Inc.
To

John M. Swagart & John M. Swagart, Jr.

- 1981 Deed April 29, 1981, recorded as Document No. 8100013872
John M. & Althea Swagart and John M. & Suzanne Swagart, Jr.
To
Alvin P. & Patricia Hanes
- 1998 Deed October 22, 1998, recorded as Document No. 9800091114
Alvin and Patricia Hanes, tenants in entirety
To
Alvin and Patricia Hanes, tenants in common
- 2002 Deed May 21 2002, recorded as Document No. 2002061747.
Native American Consultants, Inc. & Alvin P. and Patricia L. Hanes;
(A.P. Hanes serving as President of NAC)
To
American Muslim Foundation
- 2004 Deed January 26 2004, recorded in Document No. 2004012357
American Muslim Foundation
To
Station Townhouses, LLC
4. Original Plans and Construction: This row house was constructed along with 729 Second Street between 1887 and 1892 and abuts its south elevation. Two stories high, two bays wide, with a side hall plan, the brick house was constructed with modest Italianate ornamentation. The main elevation faces west onto Second Street and the rear elevation is accessible through an alley.
5. Additions and Alterations: An original window opening has been changed to a door opening on the first story of the façade. The date of this change is unknown.

B. Historical Context

1. The house and its occupants:

Typical of working-class housing, the single dwelling at 727 Second Street changed tenants frequently. In 1880, John W. Brown and his wife Rachel occupied 727 Second Street. John was a laborer, born in Washington, D.C., and Rachel, who was listed as keeping house, was born in Maryland (Bureau of Census 1880). By 1890, James Donohue, a railroad laborer, and his family lived in the house (City Directories 1890). James and his wife Maggie were both Irish immigrants. The Donohue's had three sons and a daughter living with them on Second Street in 1900 (Bureau of Census 1900).

In 1910, Constantino Ralla and his wife, Katie, lived in the house at 727 Second Street. Constantino was Italian and immigrated to the United States in 1859 and in 1910 he worked as a barber (Bureau of Census 1910). Thomas Campbell, the resident and owner of 729 Second Street, Northeast, also owned the house at 727 Second Street and purchased both houses in 1924 from William Lacy.

By 1916, the family of James L. Considine lived at 727 Second Street. James died in December, 1916 at the age of 65. The Washington Post reported that Mr. Considine was “for many years prominent in the activities of organized labor and the Democratic movement in the District. . . He is survived by his wife and eight children, several of whom are grown and married (*Washington Post* December 25, 1916). His wife, Sophia Considine, continued to rent the house and resided there with her five children in 1920 (Bureau of Census 1920). In 1921, Sophia’s son Charles was listed as the resident of 727 Second Street in the city directories; however Sophia is listed as the resident in the 1926 city directories (City Directories 1921, 1942). By 1934, Sophie had moved two doors down to the house at 723 Second Street (City Directories 1934).

By 1930s, Italian immigrants moved into the house at 727 Second Street, Northeast, illustrating a trend of new immigrants living in the neighborhood. Frank Carlo and his wife Marie rented the house for \$30.50 a month. The Carlos lived in the house with their seven children; all were born in Washington, D.C.

By 1959, the house, along with 729 Second Street, was being used as apartments. Both houses had been converted into offices by 1999 (Sanborn Fire Insurance Maps 1959, 1999). In 2008, the house had been joined on the interior with 725 G Street and was being used as office space.

PART II. ARCHITECTURAL CHARACTER

A. General Statement:

1. Architectural Character: The two-story brick row house at 727 Second Street is typical of urban dwellings constructed in Washington, D.C. prior to the trend of two-story projecting bays, which dominated row house design in the latter decades of the nineteenth century and after the “Projection Act” of 1871. The house, with its modest Italianate elements, is typical of working class housing built in the city during the last quarter of the nineteenth century. The row house at 725 Second Street (built 1896) abuts the house on its south elevation.
2. Condition of fabric: The current condition of the house is good to fair. While the building is structurally sound and minimal alterations have been made to the exterior of the building, all of the original materials of the interior have been lost.

B. Description of Exterior:

1. Overall Dimensions: The twin dwelling is two stories high and two bays wide with a side hall plan. The building has a basic rectangular form and abuts the adjacent dwellings on its north and south elevations.
2. Foundations: The dwelling sits on a brick foundation and has a slight, parged watertable.
3. Walls: The walls are constructed of seven course American-bond brick. The first story and the second story have a two course, stretcher brick string course. The rear of the building is covered in stucco.
4. Structural System, Framing: The framing system of this house is comprised of load-bearing masonry walls. Access to the attic space was not available.
5. Stairs: A concrete stair leads from the sidewalk to the front door. It has a metal rail and balustrade.
6. Chimneys: The building has an interior brick chimney.
7. Openings:
 - a. Doorways and doors: The façade has two symmetrically placed, single-leaf, fifteen light doors. The doors are capped with one-light transom windows and have brick, segmental arched lintels. The northernmost door is no longer in use as it does not have access stair and is protected by a fixed iron bars. The irregularity of the bricks around the lower half of the northernmost door suggests that this was originally a window opening and subsequently enlarged. The rear elevation has a single-leaf door on the first and second stories. The second story door is accessible from a metal stair and is sheltered by a simple flat roofed overhang.
 - b. Windows and shutters: The façade is symmetrically fenestrated with two one-over-one wood-sash windows with segmental arched brick lintels and

lug stone sills on the second story. The rear elevation has one window on the second story. The segmental arched opening holds a one-over-one wood-sash window.

8. Roof:
 - a. Shape, covering: The dwelling has a flat roof.
 - b. Cornice, eaves: The façade is ornamented by a brick frieze consisting of a two header course brick string course with corbelled brick brackets above. The frieze is capped with a wood ogee cornice.

C. Description of Interior:

1. Floor plans: The interior configuration of this dwelling has been severely altered. The first floor consists of two rooms, a hall, and a restroom. The front entrance is no longer in use. Currently, the building is accessible from the adjacent (south) building at 725 Second Street, NE. The building is entered from a doorway cut in the shared wall of the two buildings. The doorway, located on the south wall, leads into the westernmost (front) room of the building. A hallway lines the eastern end of the south wall, leading to the rear exit. The easternmost room contains the restroom in its northeast corner.
2. Stairways: The original stairway has been removed. The second floor of the building is accessible from the neighboring building at 725 Second Street, NE.
3. Flooring: The original floors have been covered in industrial carpeting.
4. Walls and ceiling finish: The walls have been covered in drywall and the ceiling has been covered with a drop ceiling.
5. Openings:
 - a. Doorways and doors: The original door frames have been removed.
 - b. Windows: The original window moldings have been removed.
6. Decorative features and trim: All of the original decorative features and trim have been removed.
7. Fireplace: Similar to 729 Second Street, the house mostly likely had a brick fireplace in the main, front room. It is no longer extant.
8. Hardware: The hardware is not original or historic.
9. Mechanical equipment:
 - a. Heating, air conditioning, ventilation: The house is serviced with HVAC.
 - b. Lighting: Track lighting is used for several of the rooms within the house.

c. Plumbing: Not investigated

D. Site:

1. Historic landscape design: The house is set back from the street and above street grade. A twelve-riser concrete stair leads from the brick public sidewalk to the front door. A brick retaining wall lines the yard along the sidewalk. The slope of the yard, the stairs, and the retaining wall are a result of the lowering of Second Street in the early twentieth century.

725 SECOND STREET, NORTHEAST, WASHINGTON, D.C.

- Location:** Northeast Quadrant, Square 752, Lot 811, Washington, D.C.
- Present Owner:** Station Townhouses, LLC, the Louis Dreyfus Property Group
- Present Use:** Offices
- Significance:** The row house at 725 Second Street is typical of modest two-story, projecting bay, brick row houses built during the late nineteenth century. It is representative of speculative building by developers during the building boom in Washington, D.C. during the latter decades of the nineteenth century. Diller B. Groff, a Washington, D.C. developer, constructed numerous row houses throughout the city in the latter decades of the nineteenth century.



PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: Circa 1896. Owner Diller B. Groff submitted a building permit on April 11, 1896, for two brick houses: 723 and 725 Second Street, Northeast. The building permit specified brick and concrete foundations, flat roofs, and two-story projecting bay windows. The houses cost \$ 4,000 to build.
2. Architect/Builder: J. Germuiller/Diller B. Groff. Julius Germuiller, an architect, is listed in the 1890 Washington, D.C. City Directories. He does not appear in any Census Records.

Diller B. Groff was a prominent real estate developer in Washington, D.C. during the late nineteenth century. In 1904, Groff was convicted along with his brother and two other men, for allegedly defrauding the United States Postal Service. He was released in 1906 and died in Washington, D.C., in 1910.

3. Original and Subsequent Owners:

Ca.

1896 Diller B. Groff (Permit 1345, April 11, 1896)

1896 Trust recorded April 15, 1896 in Liber 2121 Folio 56 and 59

1901 Trust May 1, 1901, recorded as Liber 2545 Folio 330
Diller B. Groff, widower
To
William H. McGrann, et al, Trustees

1901 Release Trust May 4, 1901, recorded in Liber 2555 Folio 180
Enoch L. White, Surv. Trustee
To
William H. McGrann, et al, trustees

1902 Deed December 16, 1902, recorded as Liber 2692 Folio 401
Albert S. Reavis, and wife
To
Howard R. Keefer

1903 Deed in Fee December 30, 1902, recorded in Liber 2703 Folio 233
Howard R. Keefer (unmarried)
To
Annie M. Reavis

1903 Quit Claim Deed June 15, 1903, recorded as Liber 2728 Folio 252
Diller B. Groff
To
Harry S. Welch, et al

1903 Deed Agreement June 15, 1903, recorded in Liber 2728 Folio 449

- Diller B. Groff (widower), et al
To
Each of Grantors
Right of alleyway over parts of lots
- 1907 Deed July 15, 1907, recorded as deed 3086 Folio 442
Diller B. Groff, widower
To
Michael J. Hurney
- 1941 Deed November 13, 1941, recorded in Liber 7689 Folio 575
Wilbur L. and Doris Churchill Gray, and Isadore Brill
To
George C. and Mary Walling
- 1955 Deed April 5, 1955, recorded in Liber 10399 Folio 507
Thomas A. Hurney, devisee under will of Michael J. Hurney and wife
To
George Basiliko, and wife, tenants by entirety
- 1955 Deed April 5, 1955, recorded in Liber 10399 Folio 511
George Basiliko, and wife
To
Cornelia S. Whitney
- 1955 Deed April 5, 1955, recorded in Liber 10399 Folio 513
Cornelia S. Whitney
To
Morris M. Aein, and wife, et al
- 1955 Trust April 5, 1955, recorded in Liber 10399 Folio 515
Morris M. Aein, et ux, et al
To
Scrivener, Jr. & Crowell, Trustees
- 1955 Deed October 11, 1955, recorded in Liber 10529 Folio 419
Morris M. Aein, and wife, tenants by entirety, et al
To
Gloria Besser
- 1955 Deed October 11, 1955, recorded in Liber 10529 Folio 429
Gloria Besser
To
Ralph E. Cabell, et us, Tenants by entirety
- 1956 Deed January 18, 1956, recorded in Liber 10587 Folio 629
Gloria Besser
To
Luther O. Williams, and wife
- 1957 Deed April 26, 1957, recorded in Liber 10841 Folio 49

Luther O. Williams, and wife
To
Mildred Wittig

1957 Deed July 8, 1957, recorded in Liber 10880 Folio 115
Mildred Wittig
To
Lillian Simpkins

1976 May 15, 1976, recorded as Document No. 7600014124
Lillian S. Evans, formerly known as Simpkins (not married)
To
Cecil R. Cox

1977 Deed February 16, 1977, recorded as Document No. 7700005204
Cecil R. Cox, unmarried
To
Alvin P. and Patricia Hanes

1998 Deed October 22, 1998, recorded as Document No. 9800091115
Alvin and Patricia Hanes, tenants in entirety
To
Alvin and Patricia Hanes, tenants in common

2002 Deed May 21 2002, recorded as Document No. 2002061747.
Native American Consultants, Inc. & Alvin P. and Patricia L. Hanes;
(A.P. Hanes serving as President of NAC)
To
American Muslim Foundation

2004 Deed January 26 2004, recorded in Document No. 2004012357
American Muslim Foundation
To
Station Townhouses, LLC

4. Original Plans and Construction: This two-story brick row-house was originally constructed with a side hall plan and a two-story projecting bay. The house faces west on Second Street. It retains its original configuration.
5. Additions and Alterations: According to building permits, a previous dwelling was located at 725 Second Street and was constructed prior to August 1883 when Mrs. B. King filed a repair permit (Permit 278, August 20, 1883). The building permit stated that the house was a two-story, single-family, frame dwelling with a shingle roof. The repairs made to the building at this time were minor and did not involve enlarging the 16 x 16 house. In the 1880 Census lists 725 Second Street and not 723 Second Street, suggesting that a single building stood on the lot prior to 1896. However, a house on this lot (previously Lot 6) does not appear on the 1857 or 1861 Boschke Map or the 1875 Faehtz and Pratt Real Estate Directory. The 1880 United States Census identifies Elizabeth King, her daughter Mary, and her son, John, as the residents of the house at 725 Second Street in 1880 (Bureau of Census 1880). In 1883, the *Washington Post* reported that twenty-five-year-

old John F. Horigan lived in the house (*Washington Post* January 5 and 6, 1892). In 1890, owner G. J. Nash applied for a building permit to remove the existing shingle roof, raise eaves about six feet, and cover the building with a flat tin roof (Permit # 479, August 27, 1890). It is unclear when the former house was demolished before Groff built the houses at 723 and 725 Second Street.

No major exterior alterations to the brick house at 725 Second Street have been made. The interior of the house has been modernized and heavily altered for its use as an office building.

B. Historical Context

1. The house and its occupants: During the early twentieth century, the house at 725 Second Street was rented to a number of different tenants. In 1900, William Manning, originally from Nova Scotia, lived in the house with his wife, Margaret, and their five children. Manning was a pressman and the family rented the house on Second Street. In 1910, Frederick C. Mozingo, his wife Mary rented the house. The Mozings lived with their daughter and a female boarder. Mozingo was a driver for a baggage wagon. By 1920, Benjamin Quade and his wife, Mary, rented the house where they lived with their three children and a roomer. Quade was a driver for an express company and the roomer was a proofreader for an express company (Bureau of Census 1920).

During the 1920s, the Proudfoot family lived in the house at 725 Second Street. Formerly, the family of Frederick O. and Viola Proudfoot lived at 200 G Street (*Washington Post* February 26, 1925). While living on the block, the family experienced a myriad of tragedies. In February 1925, Mr. Proudfoot, a carpenter, fell to his death from scaffolding at a work site. Six months later, a baby girl was born to Mrs. Proudfoot, but only lived six weeks (*Washington Post* October 30, 1927). Viola Proudfoot most likely moved to the house at 725 Second Street after the death of her husband since her parents, John and Matilda Behrle, lived in the adjacent dwelling at 723 Second Street. Almost a year after her father's death, six-year-old Edna was crushed under a hearse while she was sledding at Second and G Streets, Northeast (*Washington Post* January 10, 1926). Less than three years later, their son Edgar, who was then six years old, was almost killed by a car in front of his home at 725 Second Street (*Washington Post* September 6, 1927). A month after the boy was struck by the car, Viola died, leaving seven orphans. She had a total of eleven children, four of which preceded her in death. It was thought that the heartbreak of losing her husband and four of her children killed her. Viola Proudfoot was 35 years old (*Washington Post* October 30, 1927). By 1930, Viola's children were living with their grandparents, the Behrles, in Northwest Washington, D.C.

Clarence Debetizy and his wife, Catherine rented the house in 1930 for \$35 a month. Debetizy was a "consist clerk" or a baggage handler in a terminal and was born in Washington, D.C. to French immigrants. The Debetizys had five children living with them (Bureau of Census 1930).

The house continued to be used as a dwelling into the 1950s. By 1999, the house, along with the adjacent dwellings, was used as an office (Sanborn Fire Insurance

Maps 1959, 1999). In 2008, the house had been connected to 725 on the interior and both houses served as conjoined office space.

PART II. ARCHITECTURAL CHARACTER

A. General Statement:

1. Architectural Character: The two-story brick row house at 725 Second Street is typical of modest working-class urban dwellings constructed in Washington, D.C. in the latter decades of the nineteenth century and after the passage of the "Projection Act" of 1871. Characteristic of these dwellings, the building has a two-story projecting bay along with decorative features that are illustrative of Queen Anne-style influenced row houses built during this time period.
2. Condition of fabric: The house is in good to fair condition. The house is structurally sound. The iron stairs leading to the front door are sagging and are in poor condition. None of the original material from the interior of the house remain: the house was practically gutted and reconfigured in the late twentieth century.

B. Description of Exterior:

1. Overall Dimensions: The dwelling is two stories high and two bays wide with a two-story projecting bay on the south end of the façade. The 1896 building permit states that the dwelling was 15 feet wide and 32.2 feet deep and the two-story rear of the building was 12 feet wide and 16 feet long. The rectangular building features a side hall plan and has a recessed light well that is located on the rear, southeast corner.
2. Foundations: The dwelling sits on a solid concrete and brick foundation and has a rusticated stone watertable.
3. Walls: The walls of the dwelling are constructed of stretcher-bond brick. Building permits state that the foundation walls are 13 inches thick and the walls of the first and second stories are nine inches thick. The rear (east) elevation of the building is covered in stucco.
4. Structural System, framing: The framing system of this house is comprised of load-bearing masonry walls. Access to the attic space was not available.
5. Stairs/Stoop: A metal three-riser stair with a metal rail and balustrade fronts the main entrance on the façade. The stoop is accessible from street grade by a concrete eight-riser stair.
6. Chimneys: The building has an interior brick chimney.
7. Openings:
 - a. Doorways and doors: The façade has a single-leaf, four-paneled wood door with two lights. The door is capped with a one-light transom and a lug stone sill. A decorative brickwork panel laid in a checkerboard pattern is located above the door. The panel is outlined with a denticulated band.

- b. Windows and shutters: The two-story bay is pierced by paired one-over-one wood-sash replacement windows each with a stone sill and a wide stone lintel. According to building permits, the bay window is 27 feet high, eight feet six inches wide, and projects two feet one inch from the building. Above the door on the second story is a small square window opening with a segmental arched brick lintel of two header courses. The wood panel in the segmental arched has an incised scroll pattern.
- 8. Roof:
 - a. Shape, covering: The house has a flat roof. Its materials are not visible.
 - b. Cornice, eaves: The façade is lined with a dentil frieze with brick corbelled brackets. A wood ogee cornice caps the house.

C. Description of Interior:

- 1. Floor plans: The floor plan of the first floor consists of small entranceway which leads into the side hall and three consecutive rooms. The second story has three rooms and a small bathroom.
- 2. Stairways: A closed, straight-flight stairway is located along the north wall of the dwelling in the center room. A non-historic handrail is attached to the north wall. The original balustrade has been retained on the second floor. It is comprised of turned posts. The massive chamfered newel has a rounded cap and is ornamented with a bull's eye motif on each side.
- 3. Flooring: The original flooring has been covered in industrial carpet.
- 4. Walls and ceiling finish: The walls are plastered and the ceiling has been lowered with a drop ceiling.
- 5. Openings:
 - a. Doorways and doors: The doorframes are ornamented with reeding and bull's eye corner blocks. The doorframes on the second floor are also capped with one-light transom windows. The doors have been replaced with flush doors.
 - b. Windows: Window openings feature ogee casings with a rounded backband and bull's eye cornerblocks.
- 6. Decorative features and trim: Baseboards on the first floor are 10 inches high with a rounded backband and the baseboards on the second floor are 7 inches high with a rounded backband.
- 7. Hardware: None of the original hardware is extant.
- 8. Mechanical equipment:
 - a. Heating, air conditioning, ventilation: The building is serviced with HVAC.

b. Lighting: The building has been retrofitted with fluorescent lighting.

c. Plumbing: Not investigated.

D. Site:

1. Historic landscape design: A concrete retaining wall, scored to resemble stone blocks, lines the front yard along the public brick sidewalk. The front yard of the house is sloped and an eight-riser concrete stair leads up to the iron stairs of the main entrance, indicating the original grade of Second Street before it was lowered in the early twentieth century.

Form B.

No. 278

Application for Permit for Repairs, Alterations, Etc.

Washington, D.C. Aug. 20 1883

To the

INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to *repair*
the following described building:

Description of Present Building.

Where located *425, 2nd St. N.E.*

No. of buildings to be altered *one*

Name of owner *Wm. B. King*

Area of present building *16 x 16*

Name of architect

No. of stories *2*

Name of mechanic

Style of roof *Shingle*

Name of occupant

How is the building occupied? *Dwelling*

If a dwelling, by how many families? *one*

What is the cost of proposed improvement? *\$25*

Nature of Proposed Alteration, Etc.

GIVE DEFINITE PARTICULARS.

*To make minor repairs without
enlarging*

SOURCE: PERMIT # 278, AUGUST 20, 1883

Form B.

No. *479*

Application for Permit for Repairs, Alterations, Etc.

Washington, D. C., *Aug 27* 1890

To the

INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to

the following described building:

Description of Present Building.

Where located *#725 2nd St. N. E.*

No. of buildings to be altered *one*

Area of present building

No. of stories *Single*

Style of roof *Dwelling*

How is the building occupied? *Dwelling*

What is the cost of proposed improvements? \$ *95*

Name of owner *J. J. Nash*

Name of architect

Name of mechanic

Name of occupant

Material *Frame*

If a dwelling, how many families?

Nature of Proposed Alterations, Etc.

GIVE DEFINITE PARTICULARS.

*To remove shingle roof
raise eaves about 6 feet
and cover with a flat
tin roof*

For what will the building be used after alteration? *Dwelling*

After alteration, will the building conform, in every respect, with the requirements of the building law? *Yes*

SOURCE: PERMIT # 479, AUGUST 27, 1890

APPLICATION FOR PERMIT TO BUILD.

BRICK AND STONE.

Washington, D. C. April 11--1896

To the INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to build according to the following specification:

1. State how many buildings to be erected *two*
2. Material *brick*
3. What is the Owners name? *D. B. Groff*
4. " Architect's " *J. Gummler*
5. " Builder's " *D. B. Groff*
6. " location? Lot *20 x 21* Square *752*
7. " nearest street? *723 & 725 2nd St* *N.E.*
8. " purpose of the building? *dwelling*
9. If a dwelling, for how many families? *—*
10. Is there a store in the lower story? *—*
11. Will the building be erected on solid or filled land? *solid*
12. Size of Lot, No. of feet front, *15.04*; No. of feet rear, *15.04*; No. of feet deep, *164.10*
13. Size of building, No. of feet front, *15*; No. of feet rear, *15*; No. of feet deep, *32.2"*
No. of stories in height, *2*; No. of feet in height from sidewalk to highest point of roof, *27*
14. No. of feet in height from level of sidewalk to highest part of wall, *27' 6"*
15. No. of feet in height from sidewalk to eaves, *22' 6"*
16. Size of back building, *16'* feet long; *12'* feet wide; *23'* feet high; No. of stories, *2*
17. Material of foundation, *concrete + brick*
18. Thickness of external walls: cellar or basement, *13"*; 1st story, *9"*; 2d story, *9"*; 3d story, *9"*; 4th story, *9"*; 5th story, *9"*; 6th story, *9"*; 7th story, *9"*; 8th story, *9"*; 9th story, *9"*
Thickness of party-walls: cellar or basement, *13"*; 1st story, *9"*; 2d story, *9"*; 3d story, *9"*; 4th story, *9"*; 5th story, *9"*; 6th story, *9"*; 7th story, *9"*; 8th story, *9"*; 9th story, *9"*
19. What will be the materials of the front? *brick* — If of stone what kind? *13"*
20. Will the roof be flat, pitch, or mansard? *flat* material of roofing? *tin*
21. Are there any orials? *—*; height *—*; width *—*; projection *—*; form *—*
22. What will be the means of access to the roof? *scuttle*
23. Are there any hoistways? *—* How protected? *—*
24. How is the building heated? *stove*
25. Are there any bay windows? *two*; height *27*; width *8' 6"*; projection *2' 1"*; form *square*
26. Are there any tower projections? *7*; height *—*; width *—*; projection *—*; form *—*
27. Are there any show windows? *7*; height *—*; width *—*; projection *—*; form *—*
28. What will be the projection of steps from building line? *6' 0"*
29. Are there vaults? *—* Dimensions *—*
30. Will there be an area? *—*; width *—*; how protected *—*
31. Will there be any cellar steps? *—*; how protected *—*
32. Is the lower story to be used for business purposes of any kind? *—*
33. What is the estimated cost of the improvement? *\$ 4000*
34. Have deposited S. *—* as required by order of Commissioners
35. Is there a sidewalk or improved roadway? *yes* — *no hauling over pavement*
36. Collector's receipt, No. *—*, Date *see rear - bricks only - no cellar.*
37. Has the curb grade been obtained from comparing corners? *yes.*

Signature

D. B. Groff

Address

1107 J. A. N. W.

SOURCE: PERMIT # 1395, APRIL 11, 1896

723 SECOND STREET, NORTHEAST, WASHINGTON, D.C.

LOCATION: Northeast Quadrant, Square 752, Lot 813, Washington, D.C.

PRESENT OWNER: Station Townhouses, LLC, the Louis Dreyfus Property Group

PRESENT USE: Office

SIGNIFICANCE: The row house at 723 Second Street is typical of modest two-story, projecting bay, brick row houses of the late nineteenth century. It is representative of speculative building by developers during the building boom in Washington, D.C. during the latter decades of the nineteenth century. Diller B. Groff, a Washington, D.C. developer, constructed numerous row houses throughout the city in the latter decades of the nineteenth century.



PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: Circa 1896. Owner Diller B. Groff submitted a building permit on April 11, 1896, for two brick houses: 723 and 725 Second Street, Northeast. The building permit specified brick and concrete foundations, flat roofs, and two-story projecting bay windows. The houses cost \$ 4,000 to build.
2. Architect/Builder: J. Germuiller/Diller B. Groff. Julius Germuiller, an architect, is listed in the 1890 Washington, D.C. City Directories. He does not appear in any Census Records.

Diller B. Groff was a prominent real estate developer in Washington, D.C. during the late nineteenth century. In 1904, Groff was convicted along with his brother and two other men, for allegedly defrauding the United States Postal Service. He was released in 1906 and died in Washington, D.C., in 1910.

3. Original and Subsequent Owners:

Ca.

1896 Diller B. Groff (Permit # 1345, April 11, 1896)

1896 Trust recorded April 15, 1896 in Liber 2121 Folio 56 and 59

1901 Release Trust May 4, 1901, recorded in Liber 2555 Folio 180
Enoch L. White, Surv. Trustee
To
William H. McGrann, et al, trustees

1902 Deed December 16, 1902, recorded in Liber 2692 Folio 402.
Albert S. Reavis, and wife
To
Howard R. Keefer

1903 Deed in Fee December 30, 1902, recorded in Liber 2703 Folio 233
Howard R. Keefer (unmarried)
To
Annie M. Reavis

1903 Deed Agreement June 15, 1903, recorded in Liber 2728 Folio 449
Diller B. Groff (widower), et al
To
Each of Grantors
Right of alleyway over parts of lots

1907 Deed July 15 1907, recorded in Liber 3086 Folio 442
Diller B. Groff, widower
To
Michael J. Hurney

- 1909 Trust April 27, 1909 recorded in Liber 3228 Folio 374
Annie M. Reavis
To
Harry S. Welch, et al trustees
- 1941 Deed November 13, 1941, recorded in Liber 7689 Folio 575
Wilbur L. and Doris Churchill Gray, and Isadore Brill
To
George C. and Mary Walling
- 1955 Deed April 5, 1955, recorded in Liber 10399 Folio 507
Thomas A. Hurney, devisee under will of Michael J. Hurney and wife
To
George Basiliko, and wife, tenants by entirety
- 1955 Deed April 5, 1955, recorded in Liber 10399 Folio 511
George Basiliko, and wife
To
Cornelia S. Whitney
- 1955 Deed April 5, 1955, recorded in Liber 10399 Folio 513
Cornelia S. Whitney
To
Morris M. Aein, and wife, et al
- 1955 Deed October 11, 1955, recorded in Liber 10529 Folio 419
Morris M. Aein, and wife, tenants by entirety, et al
To
Gloria Besser
- 1955 Deed October 11, 1955, recorded in Liber 10529 Folio 429
Gloria Besser
To
Ralph E. Cabell, et us, Tenants by entirety
- 1977 Deed September 14, 1977, recorded as Document No. 7700030820
Ralph E. and Dorothy M. Cabell
To
Stephen B. Shapiro, unmarried ½ interest, and ½ interest William L. and D. Gay Walde
- 1978 Deed May 10, 1978 recorded as Document No. 7800016466
Stephen B. Shapiro, unmarried ½ interest, and ½ interest William L. and D. Gay Walde
To
Robert McNamara, Jr. and wife, Patricia
- 1982 Deed September 1, 1982, recorded as Document No. 8200022342
Robert McNamara, Jr. and wife, Patricia
To

Joseph Coors

- 1985 Deed August 7, 1985, recorded as Document No. 8900003065
Joseph Coors
To
Free Congress Research & Education Foundation
- 1991 Deed May 17 1991, recorded as Document No. 9100026414.
Free Congress Research & Education Foundation, Inc.
To
Native American Consultants.
- 2002 Deed May 21 2002, recorded as Document No. 2002061747.
Native American Consultants, Inc. & Alvin P. and Patricia L. Hanes;
(A.P. Hanes serving as President of NAC)
To
American Muslim Foundation
- 2004 Deed January 26 2004, recorded in Document No. 2004012357
American Muslim Foundation
To
Station Townhouses, LLC
4. Original Plans and Construction: This two-story brick row-house was originally constructed with a side hall plan and a two-story projecting bay. The house faces west on Second Street. It retains its original configuration.
5. Additions and Alterations: No major exterior alterations to the building are known. The interior of the building has been modernized and heavily altered.

B. Historical Context

1. The house and its occupants: The 1900 United States Census does not list the residents for the house at 723 Second Street. In 1910, John A. Behrle and his wife, Matilda rented the house. Eight of the Behrle's children were living with them at the time. John Behrle was a printer for a newspaper. Behrle and his wife also appear on the 1920 Census as renters of the house. At this time, only five of their children lived with them at 723 Second Street. By 1930, Sophia Considine, a widow previously lived at 727 Second Street, rented the house for \$35 a month and lived with her three grown children (Bureau of Census 1900, 1910, 1920, 1930).

The house continued to be used as a residence throughout the 1950s. By 1999, it, and the adjacent dwellings, had been converted for use as an office (Sanborn Fire Insurance Maps 1959, 1999). In 2008, the building continued to be used for commercial purposes.

PART II. ARCHITECTURAL CHARACTER

A. General Statement:

1. Architectural Character: The two-story brick row house at 723 Second Street is typical of modest working-class urban dwellings constructed in Washington, D.C. in the latter decades of the nineteenth century and after the passage of the "Projection Act" of 1871. Characteristic of these dwellings, the building has a two-story projecting bay along with decorative features that are illustrative of Queen Anne-style influenced row houses built during this time period.
2. Condition of fabric: The condition of the house is good. The building is structurally sound. The iron stairs leading to the main elevation on the façade are sagging and in poor condition. The historic fabric of the interior has been lost.

B. Description of Exterior:

1. Overall Dimensions: The dwelling is two stories high and two bays wide with a two-story projecting bay on the south end of the façade. The 1896 building permit states that the dwelling was 15 feet wide and 32.2 feet deep and the two-story rear of the building was 12 feet wide and 16 feet long. The rectangular building features a side hall plan and has a recessed light well that is located on the rear, southeast corner.
2. Foundations: The dwelling sits on a solid brick and concrete foundation and has a rusticated stone watertable.
3. Walls: The walls of the dwelling are constructed of stretcher-bond brick. Building permits state that the foundation walls are 13 inches thick and the walls of the first and second stories are nine inches thick. The rear (east) elevation of the building is covered in stucco.
4. Structural System, framing: The framing system of this house is comprised of load-bearing masonry walls. Access to the attic space was not available.
5. Stairs/Stoop: A metal three-riser stair with a metal rail and balustrade fronts the main entrance on the façade. The stoop is accessible from street grade by a concrete eight-riser stair.
6. Chimneys: The building has an interior brick chimney.
7. Openings:
 - a. Doorways and doors: The main entrance on the façade has a single-leaf, fifteen-light wood door. The door is capped with a one-light transom and a lug stone sill. A triangular-shaped, decorative brickwork panel laid in a checkerboard pattern is located above the door. The panel is outlined with a denticulated band.
 - b. Windows and shutters: Windows and shutters: The two-story bay is pierced by paired one-over-one wood-sash replacement windows each with a stone

sill and a wide stone lintel. According to building permits, the bay window is 27 feet high, eight feet six inches wide, and projects two feet one inch from the building. Above the door on the second story is a small square window opening with a segmental-arched brick lintel of two header courses. The opening holds a one-light window.

8. Roof:
 - a. Shape, covering: The house has a flat roof and the materials are not visible.
 - b. Cornice, eaves: The façade is lined with a dentil frieze with brick corbelled brackets. A wood ogee cornice caps the facade.

C. Description of Interior:

1. Floor plans: The floor plan of the first floor consists of three consecutive rooms and a hallway, which lines the stair. The middle room, located on the south side of the hallway, serves as a kitchen. The second story has three rooms and a small bathroom.
2. Stairways: An open, straight-flight stairway is located along the middle of the north wall. The balustrade consists of turned balusters; however the original newel and handrail have been replaced. The original balustrade has been retained on the second floor. It is comprised of turned posts and a massive chamfered newel post. The newel post features a rounded cap and is ornamented with a bull's eye motif on each side.
3. Flooring: The first floor has 2.25-inch floorboards. The second floor is primarily covered in modern carpeting.
4. Walls and ceiling finish: The walls and ceilings are plastered. The north wall of the front (west) room is exposed brick.
5. Openings:
 - a. Doorways and doors: All of the door frames have been removed and replaced with molding dating from the latter decades of the twentieth century.
 - b. Windows: All of the window frames have been removed and replaced with molding dating from the latter decades of the twentieth century.
6. Decorative features and trim: Baseboards on the first floor are 10 inches high with a rounded backband and the baseboards on the second floor are 7 inches high with a rounded backband. Modern ogee crown molding has been added to the front (west) room of the first floor.
7. Fireplace: A fireplace is located in the front (west) room of the first floor. It is chamfered in the southeast corner of the room and does not appear to be original.
8. Hardware: All of the historic hardware has been removed.

9. Mechanical equipment:
 - a. Heating, air conditioning, ventilation: The building is serviced with HVAC.
 - b. Lighting: The building has been retrofitted with fluorescent lighting.
 - c. Plumbing: Not investigated.

D. Site:

1. Historic landscape design: A concrete retaining wall, scored to resemble stone blocks, lines the front yard of the property along the public brick sidewalk. The front yard of the house is sloped and an eight-riser concrete stair leads up to the iron stairs of the main entrance, indicating the original grade of Second Street before it was lowered in the early twentieth century.

APPLICATION FOR PERMIT TO BUILD.

BRICK AND STONE.

Washington, D. C. April 11--1896

To the INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to build according to the following specification:

1. State how many buildings to be erected *two*
2. Material *brick*
3. What is the Owners name? *D. B. Groff*
4. " Architect's " *J. Gummler*
5. " Builder's " *D. B. Groff*
6. " location? Lot *20 x 21* Square *75.2*
7. " nearest street? *723 & 725 2nd St* *N.E.*
8. " purpose of the building? *dwelling*
9. If a dwelling, for how many families? *—*
10. Is there a store in the lower story? *—*
11. Will the building be erected on solid or filled land? *solid*
12. Size of Lot, No. of feet front, *15.04*; No. of feet rear, *15.04*; No. of feet deep, *16 1/10*
13. Size of building, No. of feet front, *15*; No. of feet rear, *15*; No. of feet deep, *32.2*
No. of stories in height, *2*; No. of feet in height from sidewalk to highest point of roof, *27*
14. No. of feet in height from level of sidewalk to highest part of wall, *27' 6"*
15. No. of feet in height from sidewalk to eaves, *22' 6"*
16. Size of back building, *16'* feet long; *12'* feet wide; *23'* feet high; No. of stories, *2*
17. Material of foundation, *concrete + brick*
18. Thickness of external walls: cellar or basement, *13"*; 1st story, *9"*; 2d story, *9"*; 3d story, *9"*; 4th story, *9"*; 5th story, *9"*; 6th story, *9"*; 7th story, *9"*; 8th story, *9"*; 9th story, *9"*
Thickness of party-walls: cellar or basement, *13"*; 1st story, *9"*; 2d story, *9"*; 3d story, *9"*; 4th story, *9"*; 5th story, *9"*; 6th story, *9"*; 7th story, *9"*; 8th story, *9"*; 9th story, *9"*
19. What will be the materials of the front? *pressed* — If of stone what kind? *13"*
20. Will the roof be flat, pitch, or mansard? *flat* material of roofing? *tin*
21. Are there any orials? *—*; height *—*; width *—*; projection *—*; form *—*
22. What will be the means of access to the roof? *scuttle*
23. Are there any hoistways? *—* How protected? *—*
24. How is the building heated? *radiators*
25. Are there any bay windows? *two*; height *27*; width *8' 6"*; projection *2' 1"*; form *square*
26. Are there any tower projections? *7*; height *—*; width *—*; projection *—*; form *—*
27. Are there any show windows? *7*; height *—*; width *—*; projection *—*; form *—*
28. What will be the projection of steps from building line? *6' 0"*
29. Are there vaults? *—* Dimensions *—*
30. Will there be an area? *—*; width *—*; how protected *—*
31. Will there be any cellar steps? *—*; how protected *—*
32. Is the lower story to be used for business purposes of any kind? *—*
33. What is the estimated cost of the improvement? *\$ 4000*
34. Have deposited \$ *—* as required by order of Commissioners
35. Is there a sidewalk or improved roadway? *yes* — *no hauling over pavement*
36. Collector's receipt, No. *—*, Date *see rear - bricks only - no cellar.*
37. Has the curb grade been obtained from comparing adjacent? *yes.*

Signature

D. B. Groff

Address

1107 J. A. N. W.

SOURCE: PERMIT # 1395, APRIL 11, 1896

721 2ND STREET, NORTHEAST, WASHINGTON, D.C.

Location: Northeast Quadrant, Square 752, Lot 811, Washington, D.C.

Present Owner: Station Townhouses, LLC, the Louis Dreyfus Property Group

Present Use: Vacant

Significance: The single dwelling at 721 Second Street was the home and workshop of Albert S. Reavis for over thirty years. Reavis was a metalworker and crafted the metalwork for several well-known buildings around Washington, D.C. including the Wyoming Apartments and the Carnegie Library. It is likely that Reavis constructed the metalwork for his house as it is the only house on the block with an ornate metal cornice and other metal ornamentation. Compared to the more modest houses on the neighboring lots, the Queen Anne and Richardson Romanesque-influenced house is much more grand and elaborate.



PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: In 1897, Adam H. Groff (listed in the 1890 City Directories as a carpenter) filed a building permit for a dwelling at 721 Second Street, Northeast. Included in the permit was a shop to be located along the rear of the building lot. C.H. Groff served as the builder and B. Stanley Simmons was the architect. The two-story dwelling, which was estimated to cost \$6,000, had a concrete and brick foundation, and was constructed of brick. It was noted that the façade of the building was to be red brick. The building permit specified a full-height bay window on the façade.

The building permit states that the “brick carpenter shop” was two stories high on a concrete foundation and capped with a tin roof. The building was not to be within 30 feet of any other dwelling except for the owners.

2. Architect/Builder: B. Stanley Simmons/Adam H. Groff.

Renowned Washington, D.C. architect B. Stanley Simmons (1872-1931) lived in the city from the time he was 10 years old until his death. He received his architectural degree from MIT and designed numerous buildings throughout the District including houses, apartment buildings, and hotels. A few of his best known works include the Wyoming Apartments, the Lafayette Hotel, and the Jewish Community Center.

Adam H. Groff was the son of Diller B. Groff, a Washington, D.C. real estate developer and the builder of the neighboring houses at 723-725 Second Street.

3. Original and Subsequent Owners:

1896 Diller B. Groff (Permit # 1080, April 2, 1897).

1900 Albert S. Reavis

1902 Deed December 16, 1902, recorded in Liber 2692 Folio 402.
Albert S. Reavis, and wife
To
Howard R. Keefer

1903 Deed in Fee December 30, 1902, recorded in Liber 2703 Folio 233
Howard R. Keefer (unmarried)
To
Annie M. Reavis

1903 Quit Claim Deed June 15, 1903, recorded in Liber 2728 Folio 254.
Diller B. Groff, widower
To
Annie M. Reavis

- 1903 Deed Agreement June 15, 1903, recorded in Liber 2728 Folio 449
Diller B. Groff (widower), et al
To
Each of Grantors
Right of alleyway over parts of lots
- 1909 Release of Trust Deed May 12, 1909, recorded in Liber 3223 Folio 424
John T. Arms, et al trustees
To
Annie M. Reavis

Information Not Found

- 1941 Deed November 13, 1941, recorded in Liber 7689 Folio 575.
Wilbur L. and Doris Churchill Gray, and Isadore Brill
To
George C. and Mary Walling

Information Not Found

- 1980 Deed February 22, 1980, recorded as Document No. 8000006635
717-721 Second Street, NE Associates
To
Sam J. Brown, Trustee
- 1982 Deed of Gift, December 20 1982, recorded as Document No. 8200034189.
Sam J. Brown, Trustee
To
Free Congress Research & Education Foundation, Inc.
- 1991 Deed May 17 1991, recorded as Document No. 9100026414.
Free Congress Research & Education Foundation, Inc.
To
Native American Consultants.
- 2002 Deed May 21 2002, recorded as Document No. 2002061747.
Native American Consultants, Inc. & Alvin P. and Patricia L. Hanes;
(A.P. Hanes serving as President of NAC)
To
American Muslim Foundation
- 2004 Deed January 26 2004, recorded as Document No. 2004012357
American Muslim Foundation
To
Station Townhouses, LLC.

4. Original Plans and Construction: This single-family, two-story brick dwelling was constructed with a side hall plan. A two-story brick shop, located east of the house, was constructed simultaneously.

5. Additions and Alterations: In 1910, Annie Reavis filed a repair/reconstruct building permit in order to build a cellar underneath the existing kitchen at the rear of the house. The architect was Nicholas R. Grimm and the contractor was Timothy L. Lewis. The cost of the work was \$300. The space was to hold a hot water heater (Permit # 1489, September 23, 1910).

B. Historical Context

1. The house and its occupants: The 1900 Federal Census indicates that Albert A. Reavis, a construction worker, and his wife Annie M. owned the house at 721 Second Street, Northeast. The Reavis's had one daughter, who was eight years old. Prior to moving to Second Street, Reavis lived and worked in Southwest Washington, D.C. (1890 City Directory). In 1910, the Reavis's continued to reside at 721 Second Street with their expanding brood of three young children, not including their oldest daughter who was no longer living with her parents. Albert worked as sheet metal manufacturer (Federal Census 1910). The 1904-1916 Sanborn Fire Insurance Map illustrates the Reavis's shop behind their dwelling at 721 Second Street. The map reads, "A. S. Reavis Metal Cornice Maker." Complaints from twenty-two of Reavis's neighbors led to the submittal of a petition to the city commissioners in 1902. The neighbors' complaint was based on Reavis and his men's use of the then vacant lot adjacent to his shop. The *Washington Post* reported that "[s]ometimes it is complained, the noise is almost deafening and continues into the night" (*Washington Post* July 24, 1902).

The *Washington Post* reported on 1912 that Reavis was the president and treasurer of his "well-known" company, Albert S. Reavis Sheet Metal Cornice Company. The company began in 1891 in Southwest D.C., but moved to 719-721 Second Street in 1897. Reavis was responsible for the metalwork on residential and commercial buildings and his best known work includes the exterior ornamentation of the Carnegie Library and at the Wyoming Apartments. A 1912 *Washington Post* article states that "[t]he company now occupies a two-story warehouse and factory, carrying a complete stock, and having ample facilities for work in its line of all varieties and grades" (*Washington Post* June 12, 1912).

In 1920, Albert Reavis continued to reside at 721 Second Street. However, it is assumed that his wife Annie died as his wife is listed in the 1920 Federal Census as Clara. City Directories show that Reavis lived and worked at 721 Second Street Northeast as late as the 1935. In 1940, George A. Reavis, Albert's son, continued to operate the metal shop; however, William E. Lloyd, a plumber, lived in the house at 721 Second Street.

The house continued to be used as a residence throughout the 1950s. The 1950 Sanborn Map illustrates the northern part of the workshop as being used for sign painting, and the southern half as a "motor freight station." By 1999, the house and the rear workshop had been converted for use as offices (Sanborn Fire Insurance Maps 1959, 1999). In 2008, the buildings continued to be used as offices.

PART II. ARCHITECTURAL CHARACTER

A. General Statement:

1. Architectural Character: The 1897 dwelling at 721 2nd Street is the most architecturally distinctive on the block exhibiting Romanesque Revival and Queen Anne stylistic features of the late-nineteenth century period. The facade features a Romanesque round-arched entry elaborated with a large keystone. The projecting square bay on the facade is topped with a tall, steep pyramidal roof to provide visual interest common to the Queen Anne period; however, the remainder of the dwelling is covered with a flat roof.
2. Condition of fabric: The condition of the house is fair to good. The house is structurally sound and it retains much of its original architectural character. Each of the windows on the facade has been replaced with non-historic materials. The sheet metal lintels, the soffit, and a few of the decorative eave brackets have experienced some erosion and rust stains are visible. Some leaching stains are also visible throughout the brick structure particularly along the corners and under the second story stringcourse.

B. Description of Exterior:

1. Overall Dimensions: Two-and-a-half stories and two bays wide, the house has a side-hall plan with a basic rectangular form and shares a common wall with 723 2nd Street on its north elevation. The 1897 building permit indicates that the building is 20 feet wide and 22 feet deep and the rear of the building is 29 feet long and 16 feet wide. The two-story projecting bay measures 10 feet, 6 inches wide and projects 4 feet from the facade (Permit # 1080, April 2, 1897). The main block of the house does not have a cellar; however, a cellar was constructed under the rear kitchen in 1910 (Permit 1489, September 23, 1910).
2. Foundations: The raised foundations are solid brick and concrete with a brick watertable exhibiting a cyma recta form.
3. Walls: The house is constructed of brick and the facade is covered with a pressed stretcher-bond brick. The brick corners of the dwelling to the projecting window bay are rounded. The remaining visible elevations, the south and east sides, are covered with a smooth stucco of an off-white/natural color. An egg-and-dart sheet-metal string course separates the first and second stories.
4. Structural System, framing: The framing system of this house is comprised of load-bearing masonry walls. The building permit states that the thickness of the walls varies between 13 and 9 inches thick. Access to the basement or attic space was not available.
5. Stairs: To reach the raised first story is a decorative iron stair with rive risers and an iron railing, which is in poor condition.
6. Chimneys: No chimneys were visible. A metal smoke flue raised out of the rear of the roof.

7. Openings: The façade, including the projecting square window bay, features seven windows and the main entry, a single-leaf door. There are also two dormers on the facade, which are illuminated with windows. The south side is punctured with three windows on the first and second stories. The rear elevation contains three windows and one exterior door.
 - a. Doorways and doors: The front door is a single-leaf 15-light door that is a replacement door. The entry is illuminated with a one-light half-round transom and a one-light full-height sidelight. The lights around the door are replacements. The wood door frame is a replacement. The round-arched brick lintel is embellished with a cast-iron keystone and a rounded archivolt that terminates in sheet metal moldings made to imitate rusticated stone. The exterior door on the rear elevation is similar to the front door and it has a one-light transom. A concrete bulkhead entrance with flush metal doors into the basement is on the rear elevation. The doors are accessed through an iron-bar security door.
 - b. Windows and shutters: All windows are non-historic replacement one-light sliding aluminum units. On the facade, the window sills are sandstone and the window lintels appear to be wood with applied sheet metal imitating rusticated stone lug lintels. The basement does not contain any windows; however, the metal vents are visually detailed with a jack arch brick lintel on the facade. The front-gable dormers appear to be clad with metal and contain replacement windows. The dormers are detailed with full gable pediments decorated with sheet metal egg-and-dart moldings. The rear windows are supported with segmental arched lintels, which are covered with stucco. The first story windows and the second story rear windows are covered with decorative iron security bars.
8. Roof:
 - a. Shape, covering: The flat roof is not visible and the pyramidal roof that caps the projecting window bay on the facade is clad with slate shingles. The peak is adorned with a decorative sheet metal cap and pinnacle. The sides feature a slanted parapet covered with rusted aluminum.
 - b. Cornice, eaves: The heavy cornice is detailed with scroll console brackets of sheet metal. The brackets are attached to a sheet-metal fascia and the face of the projecting cornice is covered with decorative sheet metal.

C. Description of Interior:

1. Floor plans: The interior of 721 2nd Street exhibits a side-hall plan with an entry hall and a straight-flight stair along the north wall. Four enclosed rooms and one open work space are located along the south wall. The original floor plan has been reconfigured. Most likely the open work space in the middle was combined with the adjacent rear room making one room similar in size to the front room. The hall leads to the rear entrance.

The second floor holds three offices and two bathrooms with a small hall that accesses each room.

2. Stairways: The front hall holds a straight-flight carpeted stair to the second story. The newel post is not historic but the turned wood balusters appear to be original.
3. Flooring: The entry area has a granite tile floor and the hall. The rest of the first floor is covered with laminate flooring. One of the spaces is covered with carpet. The baseboard is not original and is pre-fabricated material and some of the baseboards have a shoe molding.
4. Walls and ceiling finish: A few walls have been installed and are painted drywall. The ceiling is covered with dropped acoustic tiles.
5. Doorways and doors: The rear exterior door has been replaced with a flush metal door. The front room is accessed through double-leaf six-panel modern doors. The closet at the rear of the hall has a flush wood door. All interior doors appear to be non-historic.
6. Decorative features and trim: All interior trim has been replaced with modern pre-fabricated materials.
7. Fireplace: There is no fireplace.
8. Hardware: No original hardware.
9. Mechanical equipment:
 - a. Heating, air conditioning, ventilation: The building is serviced with HVAC.
 - b. Lighting: There is track lighting throughout parts of the house.
 - c. Plumbing: Not investigated.

D. Secondary Resource:

1. Exterior Description: To the rear of the dwelling is a large brick workshop that was built as a metal-working shop. It is two stories and 11 bays deep constructed of seven-course American brick bond. The solid brick foundation is covered with stucco and the windows are one-light aluminum units. The windows have rowlock brick sills and segmental arched rowlock lintels. The facade originally contained a large opening most likely for a carriage. There is a similar-sized opening on the opposite end, which has been infilled and covered with vertical-board siding and a single-leaf door. The walls are tied together with star-shaped iron ties visible on the north side elevation. Rising above the flat parapet roof are two interior-side chimneys. The interior has been entirely gutted and refinished
2. Alterations: The workshop appears on the 1904 Sanborn Map as a two-story brick building with a rectangular footprint. A one-story irregularly-shaped addition, most likely of frame construction, was attached to the north elevation. The Sanborn Map marks the building as "A.S. Reavis Metal Cornice Maker." The building and the addition did not change between 1904 and 1927; however, the 1927-1928 Sanborn Maps indicate that the first story of the workshop was

used for automobiles and the second story was a tin shop. The one-story addition was used for storage. By 1959, the one-story addition had been demolished. The 1959 Sanborn maps indicate that the workshop was being used for sign painting.

By 1999, the workshop had been renovated for office use (Sanborn Maps 1904, 1927-1928, 1959, 1999). Currently, an awning leads from the rear door on the east elevation the house to the entrance on the west elevation of the workshop.

E. Site:

1. Historic landscape design: A concrete retaining walls lines the property along a herringbone patterned brick public sidewalk. A six riser concrete stair leads up from the public side walk to the iron stairs of the house. The slope of the lot and the height of the stairs are a result of the lowering of the street grade in the early twentieth century. The workshop is located to the rear (east) of the dwelling.

APPLICATION FOR PERMIT TO BUILD. BRICK AND STONE.

Washington, D.C. April 2 1897

To the INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to build according to the following specification.

1. State how many buildings to be erected *ONE brick*
2. Material
3. What is the Owner's name? *Adam J. Graft*
4. " Architect's *B. Stanley Lumb*
5. " Builder's *C. H. Graft*
6. " location *lot 31- 241 752*
7. " nearest street? *721- 2nd N.E.*
8. " purpose of the building: *dwelling (and shop in rear)*
9. If a dwelling, for how many families? *one*
10. Is there a store in the lower story? *no*
11. Will the building be erected on solid or filled land? *solid*
12. Size of Lot, No. of feet front, *30*; No. of feet rear, *30*; No. of feet deep, *160*
13. Size of building, No. of feet front, *20'*; No. of feet rear, *20'*; No. of feet deep, *22*
No. of stories in height, *2*; No. of feet in height from sidewalk to highest point of roof, *30*
14. No. of feet in height from level of sidewalk to highest part of wall, *30' 6"*
15. No. of feet in height from sidewalk to eaves, *24'*
16. Size of back building, *29* feet long; *16* feet wide; *30' 6"* feet high; No. of stories, *2*
17. Material of foundation, *concrete & brick*
18. Thickness of external walls: cellar or basement *13"*; 1st story *13" x 9"*; 2d story *13" x 9"*; 3d story
4th story; 5th story; 6th story; 7th story; 8th story; 9th story
- Thickness of party-walls: cellar or basement *13"*; 1st story *9"*; 2d story *9"*; 3d story
4th story; 5th story; 6th story; 7th story; 8th story; 9th story
19. What will be the materials of the front? *red brick* If of stone what kind?
20. Will the roof be flat, pitch, or mansard? *flat* material of roofing? *tin*
21. Are there any oriel? height; width; projection; form
22. What will be the means of access to the roof? *scuttle*
23. Are there any hoistways? How protected?
24. How is the building heated? *lateral*
25. Are there any bay windows? *yes*; height *full*; width *10' 6"*; projection *4' 0"*; form *sq. corner*
26. Are there any tower projections? height; width; projection
27. Are there any show windows? form; projection
28. What will be the projection of steps from building line? *6' 0"*
29. Are there vaults? Dimensions
30. Will there be an area? width; how protected
31. Will there be any cellar steps? *no cellar*; how protected
32. Is the lower story to be used for business purposes of any kind?
33. What is the estimated cost of the improvement? *\$ 6000.*
34. Have deposited \$ *25.00* as required by order of Commissioners
35. Is there a sidewalk or improved roadway? *yes*
36. Collector's receipt No. *1748* Date *April 2/97*
37. Has the curb grade been obtained for computing engineer?

Signature

A. H. Graft

Address

1107-2 18 NW

SOURCE: PERMIT # 1050, APRIL 2, 1897

REPAIR OR RECONSTRUCT.

Permit 1489 Date Sept 23/1910

Owner Anna Reavis

Address

Premises 721 2^d St NE.

Lot 31 Square 752

No. of buildings 1 Material Ink

No. of stories 2 Material of roof tin

Frontage 20 Depth 60

Purpose used d No. of families

Proj. beyond building line

Deposit Am't Cost of imp.

Nature of work

Place cellar under
kitchen, underpin walls
below and steps to
cellar

W. Raper
Assistant Inspector of Buildings.
R. C. K.

SOURCE: PERMIT # 1489, SEPTEMBER 23, 1910

200 G STREET (701-703 2ND STREET)

LOCATION: Northeast Quadrant, Square 752, Lot 32, Washington, D.C.

The building at 200 G Street, Northeast is sited on the north side of G Street on the northeast corner of its intersection with Second Street, Northeast. Union Station is located directly west of Square 752.

PRESENT OWNER: Station Townhouses, LLC, the Louis Dreyfus Property Group

PRESENT USE: Offices

SIGNIFICANCE: This building, built circa 1876-1877 is representative of modest brick buildings constructed in the neighborhood of Swampoodle during the last quarter of the nineteenth century. It was during these latter decades that Swampoodle's residents were predominately Irish and the Farrells, who owned the building at 200 G Street in the early decades of the twentieth century and later used it as their residence and saloon, were one of the many Irish families in the neighborhood.



PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: Ca. 1876-1877. The 1875-1876 General Assessment records of Washington, D.C. did not assess the portion of what was then Lot 4 of Square 752 on which 200 G Street (701-703 Second Street) now stands. In 1875 Robert and Mary Ward sold a portion of their Lot 4 holdings to James J. Farrell (Deed book 797 Folio 222). In 1877, John J. Farrell applied for a building permit to make improvements to a brick building at 701 Second Street and by 1878-1879, John J. Farrell was assessed for a 1,200 square-foot section of Lot 4. It is assumed that the building at that time only consisted of the four by two bay section of the building on the corner of G and Second streets since Farrell's assessment was for \$216 and the building mentioned in the 1877 permit was 20 x 32 feet.
2. Architect: Not Known
3. Original and Subsequent Owners:

1875	Deed 1875, recorded in Liber 797, Folio 242 Robert and Mary Ward To James J. Farrell
1906	Deed November 11, 1906, recorded in Liber 3042, Folio 35. John S. Farrell et al TO Mary J. Farrell All right title and interest of James J. Farrell (deceased)
1915	Deed November 25, 1915, recorded in Liber 3843, Folio 116. James A. Farrell TO William J. Farrell and Edward F. Farrell
1915	Deed December 28, 1915, recorded in Liber 3854, Folio 52. Edward F. Farrell TO William J. Farrell
1925	Quit Claim Deed August 29, 1924, recorded in Liber 5289, Folio 470. George J. Farrell TO William Farrell, et al
1935	Deed April 27, 1935, recorded in Liber 6882, Folio 492. Hazen, Allen, and Sultan (Commissioners of the District of Columbia) TO J. B. Shoemaker (Assessed to William Farrell et al. Sale due to unpaid taxes)

- 1942 Deed May 8, 1942, recorded in Liber 7751, Folio 167.
John S. Farrell
TO
Helen M. Farrell
- 1942 Quit Claim Deed July 29, 1942, recorded in Liber 7777, Folio 266.
Edward F. Farrell
TO
Margaret M. Bartlett
- 1942 Deed October 29, 1942, recorded in Liber 7806, Folio 278.
Helen M. Farrell
TO
G. G. Duty, et ux
(Civil action 16777)
- 1942 Deed October 29, 1942, recorded in Liber 7806, Folio 270.
G. G. Duty, et ux
TO
Washington Housing Corporation
- 1942 Quit Claim Deed November 2, 1942, recorded in Liber 7807, Folio 278.
J. B. Shoemaker
TO
Joseph A. Shoemaker
(Acquired by J. B. Shoemaker by tax deed from Commissioners of the District of Columbia recorded April 27, 1925, Liber 6882, Folio 492).
- 1942 Quit Claim Deed November 9, 1942, recorded in Liber 7807, Folio 278.
Joseph A. Shoemaker
TO
Washington Housing Corporation
- 1943 Deed December 27, 1943, recorded in Liber 792, Folio 343.
Washington Housing Corporation
TO
Susie Crafward
- 1949 Deed May 9, 1949, recorded in Liber 8966, Folio 399
Susie Crafward (also as Susie Crawford)
TO
Harland, Chatman, Grant, and Burruss, Trustees (Trustees of Plasters Tenders Local No. 571).
- 1967 Deed April 27, 1967, recorded in Liber 12744, Folio 463.
W. S. Burress, surviving trustee
TO
Trustees of Plasters Tenders Local No. 571
- 1976 Deed dated December 17, 1976, recorded in Document No. 7700003398.

John R. Rutledge, Jr. Successor Trustee, acting as trustee for Plasterer Tenders
Local #571
TO
M & D Properties, a general partnership

1986 March 14, 1986, recorded in document No. 8600011763.
M. Lyall Breckon and wife Clair Ann Breckon as tenants by the entirety as to an
undivided ½ interest and Kenneth N. Rogers and his wife Millicent Rogers
TO
Richard C. Stone and wife Joanne Stone

1989 Condo declared April 26, 1989 Recorded in Document No. 8900024317

Parcel 2, Unit 300, "200 G Street Condominium," Lot 2003, Square 752

1996 Deed December 30, 1996, recorded in Document No. 9700001405.
Richard C. Stone and wife Joanne Stone
TO
Winfield S. Sealander

2008 Deed January 1, 2008, recorded in Document No. 200800170.
Evans H., Winfield S., and Karen Sealander
TO
SH Holdings No. 717 LLC (Louis Dreyfus Property Group)

2008 Deed February 28, 2008, recorded in Document No. 2008034980.
SH Holdings No. 717 LLC
TO
Station Townhouses LLC (Louis Dreyfus Property Group
(Upon merger of companies)

Parcel 1, Units 100 and 200

1989 Deed May 24, 1989, recorded in Instrument No. 30152
Evans H. Sealander (50%) and Winfield S. and Karen Sealander (50%)
TO
Richard C. Stone

2008 Deed February 28, 2008, recorded in Document No. 2008034980.
SH Holdings No. 717 LLC
TO
Station Townhouses LLC (Louis Dreyfus Property Group
(Upon merger of corporations)

4. Original Plans and Construction: According to a building permit application from 1877, it can be assumed that the original building was a two-story brick building measuring 20 x 32 feet.

5. Additions and Alterations: In 1877, owner James Farrell applied for a building permit to constructed cellar doors. The building was listed as a 20 x 32-foot, two-story, brick “dwelling and store” with a flat roof (Permit # 262 April 27, 1877). These dimensions and a later plat map indicate that the section of the building on the corner of 2nd and G streets is the 20 x 32 foot section listed in the 1877 building permit. The elevation that faces G Street measures 20 feet while the 2nd Street elevation is 32 feet wide.

James Farrell filed a building permit in 1884 for a two-story brick addition to 200 G Street. The addition was 18 x 20 feet and cost \$500 (Building Permit # 356 August 25, 1884).

In 1886, James J. Farrell applied for a building permit to move a “house” at 701 2nd Street, Northeast “about 20 feet on the same lot.” The building was listed as a two-story frame structure measuring 16 x 30 feet and the cost to move the house was \$200 (Building Permit 216, July 22, 1886). It is unknown what building this permit is for since the 1887 Hopkins Map illustrates the building as brick construction. (Hopkins 1887).

The Washington Post reported in June 1899 that James J. Farrell applied for a building permit for additions to 701 2nd Street (*Washington Post* June 11, 1899). The nature of the additions is unclear as a building permit was not found and the building footprint remains the same in 1892 and 1904-1916 (Hopkins 1887, Baist 1892, Sanborn 1904-1916).

In October 1906, John S. Farrell submitted a permit application to close up a door on Second Street and cut a new door on the “G Street front.” The building was listed as a saloon. A month later, Mary J. Farrell submitted a repair permit application for the construction of a front stoop, most likely due to the reconfiguration of the main entrance from 2nd Street to G Street (Permit # 1546, November 5, 1906).

In March of 1908, Mary J. Farrell submitted a permit for the building at 200 G Street (the permit initially was written for 701 Second Street, but was crossed out). The building was described as being constructed of brick and wood with a width of 14 feet and depth of 20 feet. The permit states that the work was involved removing the “present front walls, excavate for cellar and put in new front 14 [feet] wide of press[ed] brick, put in new terrazzo floor. . .” The architect for the project was Julius Germuiller and the cost for the project was \$2,000. In her application, Mary Farrell stated that the building has been on her lot for 30 years or longer (Permit No. 2830, March 18, 1908). It is assumed that the middle section of the building was pushed out to the building line and constructed of brick at this time. This is further supported by the 1904 Sanborn Fire Insurance Maps that illustrate an indentation in the footprint of the building in the middle section along Second Street as well as a projecting bay on the northernmost section. By the 1927-1929 Sanborn, the building has a rectangular footprint and retains the projecting bay. Mary Farrell wrote in her application:

I very respectfully request that in regard to my lot on the NE corner of Second and G streets, NE, the building regulations concerning light and air space be waived in as much as the said lot is already covered by a two

story brick building and has been so for a period of thirty years and longer. The proposed improvement will in no way whatsoever interfere with either the light or ventilation of said building, but on the contrary will lead to increase it, because the windows will be directly facing the street and will not be obstructed as they are at present by an eight foot brick wall which prevents the sunshine from ever reaching the first story in the portion of said building. Aside from the question of light and ventilation the front appearance of that side of the house will be a very decided improvement from the present appearance inasmuch as I have gone to great expense and [illegible] in conforming to all the other regulations of your honorable department. I very respectfully ask your most favorable consideration of my case.

Three months later in June 1908, Mary J. Farrell applied for a sign permit. According to the permit application, the metal, electric sign was located on the corner of the building and read “Farrell’s” (Permit # 3788, June 29, 1908).

In the late 20th century, possibly when the building was turned in to condominiums in 1989, the majority of the interior of the building was gutted and completely rehabilitated. Currently, the building contains two businesses. The entrance on G Street no longer exists.

B. Historical Context

1. The house and its occupants: James J. Farrell presumably constructed the brick dwelling and store circa 1876-1877. The address of the building was 701 Second Street. At this time, James J. Farrell and his family, including his mother Mary J. Farrell, lived across the street at 702 Second Street and had lived at this location since the late 1860s (Bureau of the Census, 1880, City Directories 1866-1882).

In 1880, Charles Draeger lived at 200 G Street with his wife, Mary, their two children and their daughter-in-law (Bureau of the Census 1880). The Draegers, who were in their 50s, were immigrants from Bavaria and Charles was employed as a clerk for the War Department. In August 1879, George Draegen (presumably misspelled and is Charles's Draeger's 22-year-old son) was approved for a liquor license for 701 Second Street (*Washington Post* August 30, 1879). In June 1880, Draeger purchased and moved to the house at 212 G Street, Northeast (*Washington Post* June 4, 1880).

Around 1882, James J., his family, and his mother, moved to the house at 701 G Street (City Directories 1882). By the 1890s, the Farrell family operated a saloon in the building and used it as their residence. The 1890 City Directory lists James J. and Mary J. Farrell (widow of John) as the occupant of 701 Second Street, Northeast. James received a license to sell liquor at 703 Second Street, Northeast as early as January 1893 (*Washington Post* January 8, 1893). In September 1895, James applied to move his liquor license from 703 to 701 Second Street (*Washington Post* September 16, 1895).

By 1900, James's family including his mother moved to a house at 638 Second Street, Northeast. However, they continued to operate their saloon from the building at Second and G, Northeast (Bureau of the Census 1900). Thomas Farrell, the son of James J. Farrell, and his wife, Mary lived at 200 G Street, Northeast in 1900. In 1906, John S. Farrell, also the son of James J., applied for a repair permit for the building at 200 G Street. The permit application states that the building was being used as a saloon and that the owner of the building in 1906 was John S. Farrell et al (Building Permit No. 1423 October 24, 1906). The building was improved in 1908 with a new cellar, façade, and interior of the middle section of the building along Second Street. To go along with the improvements (most likely to what was the commercial section of the building) Mary J. Farrell applied for a sign permit in June 1908. According to the permit application, the metal, electric sign was located on the corner of the building read "Farrell's" (Building Permit No. 3788 June 29, 1908).

In the 1910s, the Farrells continued to use the building for a saloon, a family residence for James's sons, and most likely leased space for other businesses. The renters appear to have changed frequently and the addresses for the businesses in the city directories are often inconsistent. The 1910 United States Census lists the occupants of the building at 200 G Street as Albert R. Farrell, a grocery salesman, his wife Nellie, and their two sons. In 1911, the city directories list Albert Farrell as a bartender and the resident of 200 G Street and the directories list Mary J. Farrell's saloon as 701 2nd Street, Northeast. However, in 1914, Mary J. Farrell's Saloon is listed at 200 G Street (City Directories 1911, 1914).

Restrictions on liquor sales in Washington, D.C. directly affected Farrell's Saloon. The Jones-Works excise law, passed in March 1913, allowed only 300 liquor establishments to operate in the city after November 1, 1914. Three years later, the Sheppard Act completely outlawed the sale, manufacture, and importation of liquor in the District of Columbia. Mary J. Farrell's application for the liquor license was denied under the Jones-Works law (*Washington Post* November 1, 1914). According to city directories, the building at 200 G Street which housed Farrell's Saloon was vacant in 1915 and 1916. In 1917, James A. Farrell, occupied 200 G Street and William G. Thomas ran his barbershop out of 703 Second Street. The 1919 City Directories indicate that James A. Farrell, "notions," occupied 200 G Street; however, 703 Second Street was vacant.

In 1922, J.H. Hawkins filed for a sign permit for his business at 703 G Street. The owner of the building was listed as Katherine [sic] Farrell. Catherine Farrell is listed in the 1920 census as living at 624 Second Street, Northeast with her husband, William. William, a grocer, is the son of James J., indicating that the building at 200 G Street, Northeast remained in the Farrell family in 1920. According to the permit, the sign for 703 2nd Street was to read: "East End Oyster House Wholesale and Retail J. H. Hawkins Prop." (Permit 1656 Roll 227).

Between 1921 and 1922, the City Directories indicate that W.A. Sharp ran a grocery at 200 G Street. In 1921, George Farrell, Soft Drinks, is listed as the occupant of 701-703 Second Street, Northeast (Bond City Directories 1921). By 1924, 701-703 Second Street are listed as vacant in the city directories and Louis Dabbondanza, grocer, ran his business at 200 G Street (City Directories 1921, 1922, 1924).

In the 1930s, 200 G Street housed a restaurant run by Carrie and Wheeler Barnes. The Barnes also lived at 200 G Street (City Directories 1930). The 1930 census reveals that the Barnes's were African Americans and lived in the building when the entire block consisted of black families. Carrie Barnes's sister also lived in the house as did Wheeler's mother and three boarders. The Barnes's rented the building for \$15 a month (Bureau of the Census 1930).

The building continued to be primarily used as commercial space throughout the end of the twentieth century and the early twenty-first century (Sanborn 1959, 1999).

PART II. ARCHITECTURAL CHARACTER

A. General Statement:

1. Architectural Character:
2. Condition of fabric: The overall condition of the building fabric is good. The building is structurally sound. The interior of the building has been substantially altered and little to no interior historic building fabric remains.

B. Description of Exterior:

1. Overall Dimensions: This two-story brick building is two bays deep along G Street and is seven bays wide along Second Street. The building consists of three sections visible from the Second Street (west) elevation: a four-bay section (currently 701 Second Street), a two-bay center section (currently 703 Second Street), and a section on the northern end with a two-story projecting bay. A brick firewall is visible between the southern and center sections and projects slightly from the building. The original portion of the building consists of the two by four-bay southern end of the building which measures 20 by 32 feet.
2. Foundations: The foundation of the building is parged.
3. Walls: The exterior walls are stretcher-bond brick.
4. Structural System, framing: Load bearing masonry.
5. Stairs: Two sets of three-riser brick stairs lined with metal railings lead to the exterior doors on the Second Street elevation.
6. Chimneys: No chimneys were visible at the time of survey.
7. Openings:
 - a. Doorways and doors: The Second Street (west) elevation has three single-leaf doors: one on the southernmost bay (currently 701 Second Street) and two in the center two-bay section (currently 703 Second Street).
 - b. Windows and shutters: The windows are six-over-six wood-sash replacement windows. All of the window openings feature rowlock sills and segmental arched brick lintels. The lintels on the northern projecting bay are lined with a header course that slightly projects from the façade.
8. Roof:
 - a. Shape, covering: The building is capped with a flat roof.
 - b. Cornice, eaves: The southern and center sections of the building have a wood entablature featuring a paneled frieze and an ogee cornice lined with modillions. The entablature is further ornamented by evenly-spaced scrolled brackets with acanthus leaves. A break in the entablature is visible between the two sections.

The center section appears to be more recent and was most likely rebuilt or reattached to the façade when this section was enlarged and improved by Mary J. Farrell in 1908. The north section with the two-story projecting bay has a hounds tooth brick frieze and a cornice of corbelled brick and an ogee wood cornice cap.

C. Description of Interior:

1. Floor plans: The interior of the building has been substantially altered and is divided into three sections. The southern section of the building (currently 701 Second Street) consists of a small basement, one large room on the first floor, and two offices and a bathroom on the second floor.

Each of the doorways located on the center, two-bay section of the building (currently 703 Second Street) lead to a separate commercial space each with a basement and two floors above. A shared interior wall, located in between the two entrances, separates the two spaces. Currently, the two commercial spaces have been combined and are connected by a doorway on the shared wall near the entrances on the west wall.

The southern half of the center section consists of a small one-room basement, two back-to-back offices on the first floor, and two side-by-side offices on the second floor. The northern section has a small one-room basement. A large reception area comprises the first floor and a small kitchen is located on the northwest corner. The second floor has two side-by-side offices.

2. Stairways: 701 Second Street has a partially closed, quarter-landing stair located along the south wall. A closed straight-flight stair leading to the basement is located along the south wall, behind (east) of the main stair. Both sections belonging to 703 Second Street have straight-flight stairs that lead to the small basement areas and dog-legged stairs that lead to the second floor.
3. Flooring: The original flooring has been removed and replaced with carpeting. The kitchen floor is covered in linoleum.
4. Walls and ceiling finish: The walls and ceilings are not original and the majority of the walls and ceilings have been covered in drywall.
5. Doorways and doors: The original doors have been removed and replaced with slab doors.
6. Decorative features and trim: All of the original trim has been removed. Baseboards dating from the early twentieth century are visible along the stairs on the second story.
7. Fireplace: A brick fireplace, not original to the building, is located on the northeast corner of the main room of the northernmost section of the building.
8. Hardware: The current hardware is not historic.
9. Mechanical equipment:
 - a. Heating, air conditioning, ventilation: The building is serviced with HVAC.

b. Lighting: Track and recessed lighting has been installed throughout the building.

c. Plumbing: The plumbing system was not investigated during the time of survey.

D. Site:

1. Historic landscape design: Unlike the other buildings on the block, this lot is level with the street. A non-historic brick and iron fence lines the lot.

APPLICATION FOR PERMIT FOR REPAIRS, ALTERATIONS, ETC.

Washington, D. C., April 27, 1877

To the INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to *repair*
the following described building:—

DESCRIPTION OF PRESENT BUILDING.

Where located *Sy. 752 ft Lot H. Y. at bet 2 & 3^d N E*
No. of buildings to be altered *one* Name of owner *James Farrell*
Area of present building *20 x 32* Name of architect
No. of stories *two* Name of mechanic *Mr. O'Brien*
Style of roof *flat* Name of occupant
How is the building occupied? *Dwight* If a dwelling, by how many families?
What is the cost of proposed improvement? *25.00* Material *brick*

NATURE OF PROPOSED ALTERATION, ETC.

Give definite particulars.

To construct cellar doors five feet

For what will the building be used after alteration?

Dwight Stone

After alteration, will the building conform, in every respect, with the requirements of the building law? *yes*

Signature.

James Farrell

Address.

702 - 2nd N. E.

SOURCE: PERMIT # 262, APRIL 27, 1877

\mathcal{N}_0

Application for Permit for Repairs, Alterations, Etc.

Washington, D.C., Aug. 25th 1881

To the

INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to

INGS:
repair

the following described building:

Description of Present Building.

Where located

Where located *# 200, "G" St. N. E*

No. of buildings to be altered *one*

Name of owner *J. J. Farrell*

No. of buildings to be altered

one

Name of owner

G. J. Farrell

Name of architect

Name of mechanic

Name of occupant

Material

One h

No. of stories

How is the building occupied?

Dwelling

If a dwelling, by how many families?

What is the cost of proposed improvement? \$

5070

Nature of Proposed Alteration, Etc.

GIVE DEFINITE PARTICULARS.

Co. built at 2500' back
addition: 18' x 20' - tin roof

15. Is the building he used after alteration?

Shelling

SOURCE: PERMIT # 356, APRIL 25, 1884

Form B.

No. 216

Application for Permit for Repairs, Alterations, Etc.

Washington, D.C., July 22 1886

To the

INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to move
the following described building:

Description of Present Building.

Where located Qua bet. G. & H. N.E.
No. of buildings to be altered one Name of owner J. J. Farrell
Area of present building 16 x 30 Name of architect
No. of stories 2 Name of mechanic
Style of roof gabled Name of occupant
How is the building occupied? dwelling If a dwelling, by how many families?
What is the cost of proposed improvement? \$ 200 Material frame

Nature of Proposed Alterations, Etc.

GIVE DEFINITE PARTICULARS.

To move the above located here,
about 20 feet on same lot.

For what will the building be used after alteration? dwelling

After alteration, will the building conform, in every respect, with the requirements of the building law? yes

SOURCE: PERMIT # 216, JULY 22, 1886

No. Brick required

Permit No. 1423

FILL OUT IN COPYING INK.

APPLICATION FOR PERMIT TO REPAIR OR RECONSTRUCT BUILDINGS.

Washington, D. C. Oct 24 1906

To The INSPECTOR OF BUILDINGS:

The undersigned owner hereby applies for a permit to make repairs on the following described building:

1. State how many buildings to be repaired 2 Material brick Roof tin
2. No. stories in height 2 Width of front 20 No. of feet deep 20
3. How is the building occupied? saloon If a dwelling, how many families?
4. Will the building be wired for Electric lighting, heating or power? no
5. After alteration, will the building conform, in every respect, with the requirements of the building law? yes
6. What is the owner's name? John S. Faurel et al
7. " " architect's name? —
8. " " contractor's name? —
9. " " house number? 200 Street NE
10. " " nearest intersecting street? 2nd Street
11. " " number of lot? 15 block 752 subdivision

NATURE OF PROPOSED ALTERATIONS, &c.

GIVE DEFINITE PARTICULARS.

Door on 2nd street is to be closed up and new door set in E street front.

OK
Roger Williams
106 G. St. B.F.

SOURCE: PERMIT # 1423, OCTOBER 24, 1906

FILL OUT APPLICATION IN COPYING INK.

R. 3503

SPECIAL APPLICATION FOR PROJECTIONS BEYOND THE BUILDING LINE.

Washington, D. C. Oct. 29 1906

To the

HON. COMMISSIONERS, DISTRICT OF COLUMBIA.

GENTLEMEN: I hereby apply for a permit to construct the following projections beyond the building line, in accordance with the drawing hereunto annexed, to building on lot 15 block 752 subdivision 1

to be known as No. 200 G St. N E.

Number of buildings 1 Width of front 20' each

NO.	DESCRIPTION.	PROJECTION.	WIDTH.	REMARKS.
	Areas			
	Balconies			
	Bay-windows			
	Colonnades			
	Corner-tower			
	Marquise			
	Oriel window			
	Porte cochere			
	Porch, open	<u>4'6"</u>	<u>7'</u>	
	Porch, covered			
	Show-windows			
	Steps to main entrance			
	Steps to basement			
	Vault			

Very respectfully,

Mary J. Fawcett owner,

Per J. B. Fawcett Agent.

Address 638-2-N.E.

	Widths	
Street	<u>90</u>	<u>90</u>
Roadway	<u>30</u>	<u>32</u>
Sidewalk	<u>15</u>	<u>12</u>
Parking	<u>15</u>	<u>17</u>

SOURCE: PERMIT # 1540, OCTOBER 29, 1906

Permit No. **2830**

FILL OUT IN COPYING

APPLICATION FOR PERMIT TO REPAIR OR RECONSTRUCT BUILDINGS

Washington, D. C., **MAR 25 1908**

To the INSPECTOR OF BUILDINGS:

The undersigned owner hereby applies for a permit to make repairs in conformity with the Building Regulations.

- Owner's name **Mrs. Mary J. Farrell**
- House number **703** Street **Leona, N.E.**
- Nearest intersecting street **14th Street**
- Number of lot **757** block **14** subdivision **1**
- Architect's name **J. Edmund DeLacy**
- Contractor's name **J. Edmund DeLacy**

DESCRIPTION OF THE PRESENT BUILDING.

- How many buildings to be repaired **One** Material of house **Brick & Wood** Roof **Shingle**
- No. stories in height **Two** Width of front **14'** No. of feet deep **20'**
- How is the building occupied? **Store & Dwelling** If a dwelling, how many families? **one**
- Will the building be wired for Electric lighting, heating or power? **yes**
- After alteration, will the building conform, in every respect, with the requirements of the building law? **yes**
- Have deposited \$..... as required by order of Commissioners to cover cost of any damage to public property
- Collector's receipt for above deposit, No..... Date.....
- What is the estimated cost of the improvement? \$ **2,000**

DESCRIPTION OF THE PROPOSED IMPROVEMENTS

Give definite particulars of just what repairs or improvements are contemplated.

Remove present front walls, excavate for cellar and put in new front 14' wide of brick work, put in new terrazzo floor and do all necessary plumbing work according to plumbing regulations of the District of Columbia, replaster all necessary carpenter work, brickwork tarring &c as required by plans and specifications submit.

APPROVED SUBJECT TO PLANS

J. Edmund DeLacy

Inspector of Plumbing

A certificate must be obtained from the Plumbing Inspector before this application will be considered by the Inspector of Buildings.

SIGNATURE OF OWNER

Mrs. Mary J. Farrell

APPLICANT

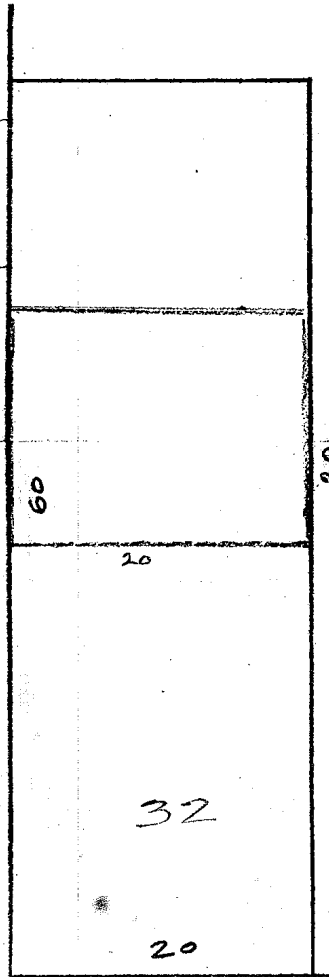
J. Edmund DeLacy

ADDRESS

1013 - E St. NW

SOURCE: PERMIT # 2820, MARCH 18, 1908

2nd Street, East



Scale: 1 in. = 10 ft.

200 G Street, North

Resurvey not necessary.

Apr. 7/08.

M. L. Hagen

Asst. Surveyor

According to Section 26, Building Regulations.

Issued to Edward De Lacy for Mary J. Farrell, owner.

Survey for

Return

MAY 14 1908

Wm. P. Richards

per Surveyor, District of Columbia
Wm. P. Richards

SOURCE: PERMIT # 2820, MARCH 18, 1908



SOURCE: PERMIT # 3788, JUNE 1, 1908

Permit No. 1784

ENGINEER DEPARTMENT

DISTRICT OF COLUMBIA

Office of Inspector of Buildings

PERMIT TO REBUILD ENTRANCE STEPS

APPLICANT TO ANSWER ALL OF THESE QUESTIONS

Owner's Name

M. J. Fargue

Premises No.

200 9th St N.E.

Lot

20

Square

152

Projection of steps out from the building line

5 ft

Width of steps or platform

6'

Height of platform above grade

1 ft

Is porch roofed over

No

Has the street a parking

Yes

Inspector of Buildings, Applicant.

200 9th St N.E., Address.

SOURCE: PERMIT # 1784, JUNE 6, 1912

Permit No. 165

FILL OUT IN INK

APPLICATION FOR PERMIT TO ERECT SIGN

Washington, D. C.

Aug 7 -

1922

To the INSPECTOR OF BUILDINGS:

The undersigned owner hereby applies for a permit to erect signs on the front of premises

No.

703-2 2nd NE

Lot

Square

1. State how many signs to be erected

one

Size

14 ft x 2 ft

2. Will the sign be secured flat against the building line wall?

yes

3. Will sign be attached to show window or other part of building beyond building line?

no

4. What distance from building line?

none

5. If a hanging sign, what will the projection be from the building line?

none

Height above sidewalk?

14 ft

6. How will the sign be secured?

with sign material of sign

7. Will artificial lights be used in connection with the sign?

no

a. If electric, how many incandescent lights?

none

b. What candle power?

none

c. Will any portion of the sign or lamps be colored?

no, lights

8. Has the consent of the owner of building been obtained to erect sign?

yes

9. Who is the owner of the building?

Mrs Katherine Farrell

10. Who is the sign painter?

John W. Alexander

11. Who is the electrical contractor?

none Electrical

The applicant must sketch in the space below an outline view of the sign, and show lettering to go on same

EAST END OYSTER HOUSE
703 WHOLESALE RETAIL 703
J H HAWKINS - PROP.

If lights are to be used the approval of the Electrical Engineer must be obtained before this application will be considered by the Inspector of Buildings.

SIGNATURE OF OWNER

John W. Alexander

I hereby certify that the sign has not been erected.

John W. Alexander

APPLICANT

J H Hawkins

ADDRESS

703 2nd NE

yes

3265

SOURCE: PERMIT # 1656, AUGUST 7, 1922

202 G STREET, NORTHEAST, WASHINGTON, D.C.

- Location:** Northeast Quadrant, Square 752, Lot 806, Washington, D.C.
- Present Owner:** Station Townhouses, LLC, the Louis Dreyfus Property Group
- Present Use:** Vacant
- Significance:** This circa 1876 single-family house is illustrative of a modest wood-frame urban dwelling constructed in the last quarter of the twentieth century. The house, with its flat façade and simple Italianate details, is one of the last frame houses to be constructed on the square prior to an act mandating all dwellings to be constructed of brick. Its irregular façade fenestration suggests that it might have been constructed with an adjacent two-story frame building at 204 G Street.



PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: The dwelling at 202 G Street, Northeast was constructed circa 1876. It appears that this building was constructed the same time as the oldest section of the house at 204 G Street, which was a major factor in its design. It is possible that the two buildings were used as one dwelling or as one dwelling (202 G Street) with an apartment (204 G Street).

The 1875-1876 General Assessment records of Washington, D.C. did not assess the portion of what was then Lot 4 of Square 752 on which 202 G Street now stands. The 1876 City Directories list John R. Ward as the resident of 202 G Street (City Directories 1876). By 1878-1879, John R. Ward was assessed for a 1,200 square-foot section of Lot 4. The assessment was for \$216 (General Assessment records, 1875-1876, 1878-1879).

2. Architect: Not Known
3. Original and Subsequent Owners:

Lot 806, Square 752

Ca. 1876	John R. Ward (General Assessment Records)
1894	A. Thompson (Permit # 1420, April 9, 1884).
1910	Mrs. Mary J. Horner (Permit # 6888, June 7, 1910).

Information Not Found

1915	Deed June 10, 1915, recorded in Liber 3800, folio 201. Charles W. Floeckher, executor and trustee TO Domenico Brizzi, et ux
1940	Deed January 30, 1940, recorded in Liber 7436, folio 301. Domenico Brizzi, et ux TO L. Gates Richardson
1941	Deed August 22, 1941, recorded in Liber 7658, folio 573. L. Gates Richardson, unmarried TO Elliott C. Lovett et al

1941	Deed August 28, 1941, recorded in Liber 7658, folio 573. Elliott C. Lovett et al trustees TO Michael F. Mangan
1942	Deed July 25, 1942, recorded Liber 7776, Folio 257. Michael F. Mangan TO Harry L. Horton
1942	Deed July 25, 1942, recorded Liber 7776, folio 258. Harry L. Horton et ux TO Virginia Wrenn
1942	Deed July 25, 1942, recorded Liber 7776, folio 259. Virginia Wrenn TO Mary Elizabeth Troiano et al
1942	September 12, 1942, recorded in Liber 7791, folio 273 Mary Elizabeth Troiano and Lucile Sims Horton TO Richard Murray et ux
1955	May 16, 1955, recorded in Liber 10427, folio 581. Richard Murray et ux TO Mary Elizabeth Troiano
1972	Deed April 26, 1972, recorded in Liber 13339, folio 581. Mary E. Troiano TO John M. Dupont
1973	Deed January 1, 1973, recorded in Liber 13439, Folio 45. John M. Dupont TO Michael A. Jordon

Information Not Found

1976	Deed April 29, 1976, recorded in Document No. 7600011461. Murray F. Nimmo (unmarried) TO Cahill Properties
1976	Deed December 10, 1976, recorded in 7600034623. Cahill Properties TO Charles E. Van Dyke

- 1986 June 16, 1986, recorded in Document No. 8600024443.
Changes E. Van Dyke and wife Adrienne Van Dyke
TO
James B. Warlick and wife Mary Burce Warlick

- 2005 Deed September 23, 2005, recorded in Document No. 2005176338.
James B. Warlick
TO
Handen Associates LLC.

- 2005 Deed December 2, 2005, recorded in Document No. 2005176338.
Hamden Associates LLC
TO
Station Townhouses LLC (Louis Dreyfus Property Group)
(Upon merger of corporations)

- 4. Original Plans and Construction: The original house was a two-story frame dwelling. The irregular placement of the windows on the façade and the location of the main door on the side elevation suggest that the dwelling was possibly constructed at the same time as the oldest section of the house at 204 G Street and that the buildings were used concurrently.

- 5. Additions and Alterations: In April 1894, the owner of the dwelling, A. Thompson, filed a building permit for a wood-frame summer kitchen. The cost for the 10 x 12-foot kitchen was estimated at \$120 (Permit # 420, April 9, 1894). The 1904-1916 Sanborn Fire Insurance Maps illustrate the one-story addition on the rear of the house, which is the summer kitchen (Sanborn 1904-1916).

In 1910, owner Mrs. Mary J. Horner applied for a building permit to rebuild the entrance steps. The steps were four feet wide, projected four feet from the building line, and were two feet high (Permit # 6888, June 7, 1910).

By 1927-1928, a small one-story entrance vestibule, set back from the façade, had been constructed on the west elevation of the building and abutted the east elevation of 200 G Street (Sanborn Maps 1927-1928). This vestibule most likely was constructed to create a more formal entrance to the house since no main entry existed on the façade.

B. Historical Context

- 1. The house and its occupants: John R. Ward constructed the house at 202 G Street circa 1876. Washington, D.C. City Directories list John R. Ward as residing at 202 G Street in 1876 and United States Census records indicate that he and his family resided there in 1880 (City Directories 1876, Bureau of the Census 1880). Ward was a brakeman for the railroad and was born in Washington, D.C. to parents from Virginia; however, his wife, Mary, was an Irish immigrant. The Wards lived in the house with their daughter and three sons (Bureau of the Census 1880). John R. Ward's parents, Robert and Mary Ward, resided at the neighboring house 204 G Street. The size and location of original section of the house at 204 G Street suggests that the dwelling might have been an apartment to

202 G Street. John Ward's father Robert owned the south 60 feet of Lot 4 as early as 1864, which includes what is now Lot 806.

Typical of Washington, D.C. and low-income neighborhoods, the residents of 202 G Street Northeast changed frequently as residents were commonly renters. In 1900, Thomas J. Ryan lived in the dwelling at 202 G Street Northeast with his wife Mary and their seven children. Thomas was born in the District of Columbia as were his parents while Mary was born in Maryland to Irish immigrants. Thomas Ryan was a tinner and his eldest two sons worked as a tile setter and a dry goods clerk (Bureau of the Census 1900).

By 1910, the Mann family resided at the house. Both Jesse Mann and his wife Mary were born in Washington, D.C., but their parents were Irish. Jesse was a contractor and he and his wife had two children (Bureau of the Census 1910).

In 1915, the house was sold to Domenico Brizzi (note: also spelled Brici in census records, Prizza and Briggs in city directories). During the early 1910s and 1920s, a number of Italian immigrants moved into the Swampoodle neighborhood. The 200 block of G Street was no exception. Brizzi was an Italian immigrant who was a carpenter for the government. Four of Brizzi's five children were born in Italy with one born in Washington, D.C. Two Italian boarders also lived with the family in 1920 (Bureau of the Census 1920).

The house continued to be used as a residence through the end of the twentieth century (Sanborn Fire Insurance Maps 1959, 1999). In 2008, the house appeared to have been recently used as commercial space.

PART II. ARCHITECTURAL CHARACTER

A. General Statement:

1. Architectural Character: The house at 202 G Street, Northeast was one of the earliest houses to be constructed on the square and one of the few constructed of wood framing. The modest details and form of the house are typical of 1870s urban dwellings that were constructed in Washington, D.C.'s immigrant neighborhoods.
2. Condition of fabric: The condition of the house is fair. The house is structurally sound but the original fabric is not visible as the exterior walls have been covered in vinyl siding and the original windows and exterior doors have been replaced. The interior of the building has been completely rehabilitated and none of the original finishes appear to be extant.

B. Description of Exterior:

1. Overall Dimensions: The dwelling is two stories high and is two bays wide. It is rectangular in form and has a one-story rear kitchen addition measuring 10 x 12 feet. A small wood-frame entrance vestibule is attached to the west elevation of the house and set back from the front elevation. The vestibule abuts the east elevation of the building at 200 G Street.
2. Foundations: The house has a solid stretcher brick foundation.
3. Walls: The walls of the dwelling are mostly likely covered in weatherboard. Currently, the exterior walls are clad in vinyl siding.
4. Structural System, framing: Balloon or platform wood framing.
5. Stairs: The side entrance vestibule is accessed by two closed brick stairs which lead up to a brick stoop.
6. Chimneys: The house has an interior brick chimney.
7. Openings:
 - a. Doorways and doors: A single-leaf replacement door is located on the west elevation of the house. An additional entrance, located in a vestibule addition attached to the west elevation, has a single-leaf door on its south elevation. The one-story rear kitchen addition has a single-leaf door on the north elevation, which leads to a small yard.
 - b. Windows and shutters: The windows are six-over-six wood-sash replacement windows and have faux, vinyl louvered shutters. The facade is asymmetrically fenestrated – the windows are offset to the west side of the facade.

8. Roof:

- a. Shape, covering: The house has a flat roof. The materials are not visible.
- b. Cornice, eaves: The house has a wood dentil frieze and an ogee cornice with scrolled brackets.

C. Description of Interior:

- 1. Floor plans: The first floor consists of three consecutive rooms and a bathroom. The entrance vestibule leads into the center room of the house, which also contains the stairway to the second floor in its southwest corner. The front (southernmost) room has a door on its west wall that leads outside. The one-story rear (north) addition consists of a kitchen and a bath. The bath is located in the southeast corner of the room and is accessible from a single-leaf door on the north wall of the center room. The second story has two bedrooms and a bath.
- 2. Stairways: A quarter landing, boxed stair is located in the southwest corner of the center room.
- 3. Flooring: The first floor has 2.25-inch wood floorboards that are not original to the house. The upstairs floor is covered with carpet.
- 4. Walls and ceiling finish: The walls and ceiling appear to be plaster.
- 5. Doorways and doors: The original doors have been removed and replaced with pre-fabricated single-leaf paneled doors.
- 6. Decorative features and trim: All interior trim has been replaced with modern pre-fabricated materials.
- 7. Fireplace: A brick fireplace with a rectangular breast of exposed brick is located on the east wall of the front (south) room. It has a segmental arched opening and a hearth of wide bricks. The chimneybreast bricks appear as though they were originally plastered.
- 8. Hardware: The current hardware is not historic.
- 9. Mechanical equipment:
 - a. Heating, air conditioning, ventilation: The building is serviced with HVAC.
 - b. Lighting: There is track lighting throughout parts of the house.
 - c. Plumbing: Not investigated.

D. Site:

- 1. Historic landscape design: The house at 202 G Street is set back from the street above the street grade. Three brick stairs lead up from the street to a brick sidewalk that fronts the house and lines the west elevation. The entrance door and

the vestibule on the west elevation are accessible from the sidewalk. A brick retaining wall lines the front of property along the public brick sidewalk.

Form B.

No. 1420

Application for Permit for Repairs, Alterations, etc.

Washington, April 9th 1894

To the

INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to

Repair

the following described building:

Description of Present Building.

Where located

* Rear of 202. 4th St. N.E.

No. of Buildings to be altered

one

Area of present building

No. of stories

Style of roof

Name of owner

A. Thompson

Name of architect

Name of mechanic

Name of occupant

Material

frame

How is the building occupied?

Dwelling

If a dwelling, how many families?

What is the cost of the proposed improvements?

\$ 120.00

Nature of Proposed Alteration, &c.

GIVE DEFINITE PARTICULARS.

To build a frame Summer Kitchen
10x12 one story for roof

For what will the building be used after alteration?

Dwelling

After alteration, will the building conform, in every respect, with the requirements of the building

law?

yes

Signature—

A. Thompson

SOURCE: PERMIT # 1420, APRIL 9, 1894

Permit No. 6888

ENGINEER DEPARTMENT

DISTRICT OF COLUMBIA

Office of Inspector of Buildings

PERMIT TO REBUILD ENTRANCE STEPS

APPLICANT TO ANSWER ALL OF THESE QUESTIONS

Owner's Name *Mrs Mary J Homer*

Premises No. *202 G W N E*

Lot *4* Square *752*

Projection of steps out from the building line *4 ft*

Width of steps or platform *4 ft* Height of platform above grade *2 ft*

Is porch roofed over *No* Has the street a parking *yes*

Thos Hogan Applicant

28 15th S E Address

Washington, D. C.

This is to Certify, That *Mrs Mary J Homer* (owner)
is hereby granted permission to rebuild the front entrance porch and steps without
enlarging or increasing the projection of same, as set forth in application above.

BY ORDER OF THE COMMISSIONERS, D. C.

Paid \$

Inspector of Buildings

SOURCE: PERMIT # 6888, JUNE 7, 1910

204 G STREET, NORTHEAST, WASHINGTON, D.C.

LOCATION: Northeast Quadrant, Square 752, Lot 805, Washington, D.C.

PRESENT OWNER: Station Townhouses, LLC, the Louis Dreyfus Property Group

PRESENT USE: Vacant

SIGNIFICANCE: The dwelling at 204 G Street is representative of the evolution of style and form of urban dwellings in Washington, D.C. from the mid to the late nineteenth century. The original building was a modest two-story frame dwelling constructed circa 1876-1877. It was built contemporary to 202 G Street and may have been used as an apartment to the adjacent house. The house was then enlarged by a more stylish Queen Anne-style brick addition in 1885.



PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: Circa 1876-1877. By 1861, Robert Ward was listed in the City Directories as residing on G Street (north) between Second and Third streets (east). He owned the entire southern 60 feet of Lot 4 and resided at 208 G Street (General Assessment Records 1864). His lot comprised what are now 200, 202, 204, 206, and 208 G Street (General Assessment Records 1864). Robert Ward worked as a "third class peddler" (U.S. IRS Tax Assessment Lists, 1865). After residing at 208 G Street from 1861 to 1876, Robert Ward he moved to 204 G Street, then only a small two-story frame building, adjacent to his son at 202 G Street. Possibly, the two dwellings at 202 and 204 G Street were essentially one dwelling or rather 204 G Street served as an apartment.

2. Architect: Not Known

3. Original and Subsequent Owners:

Ca. 1861 Robert Ward (no dwelling) (*General Assessment Records*)

Ca. 1885 John Ward (Permit 1208, March 9, 1885).

Information Not Found

1939 Deed June 30, 1939, recorded in Liber 7363 Folio 535
 Washington Housing Corporation (WHC)
 To
 Ernest M. Aiken, and wife

1945 Deed October 3, 1945, recorded in Liber 8164 Folio 131
 Ernest M. Aiken
 To
 Charles Wellington, and wife

Information Not Found

1955 Deed May 16, 1955, recorded in Liber 1048 Folio 9
 WHC
 To
 Charles Wellington, and wife, tenants by entirety
 (correcting deeds recorded 6808/467 and 7363/535)

1957 Deed October 30, 1957, recorded in Liber 10928 Folio 71
 Charles Wellington and wife, tenants by entirety
 To
 Charles W. Morgan

- 1958 Deed of Trust April 10, 1958, recorded in Liber 11022 Folio 214
Earnshaw and Santelmann, trustees
To
William M. Payne, Jr. et al, trustee for Building and Loan Association of
Washington, DC
Under trust 5/12/1955 Liber 10428 Folio 13
- 1959 Deed February 3, 1959, recorded in Liber 11185 Folio 368
William N. Payne et al, Trustees
To
Demetrius H. Bagley, and wife, tenants by entirety
- 1976 Deed November 16, 1976, recorded in Document No. 7600032458
Cahill Properties
To
Edward George DeForrest
- 1987 Deed February 17, 1987, recorded in Document No. 87000011050
Edward George DeForrest (unmarried)
To
Charles W. Rochnew and wife, Marian Rochnew
Corrects deed made on January 13, 1987
- 1998 Deed October 14, 1998, recorded in Document No. 9800081695
Charles W. and Marian Rochnew
To
Darreel A. Bright (unmarried)

Information Not Found

- 2005 Deed December 2, 2005, recorded in Document No. 20051776337
White Oak Investors, LLC
To
Station Townhouses, LLC

- 4. Original Plans and Construction: The original dwelling consisted of a small two-story frame building set back from the street. The dwelling abutted the house at 202 G Street on its west elevation.
- 5. Additions and Alterations: On March 9, 1885, John R. Ward, the son of Robert Ward, filed a building permit to construct a two-story 19 x 16-foot brick building in front of the existing dwelling. The new section had a tin roof, a projecting bay, and a small porch on the façade (Permit # 1208, March 9, 1885).

The dwelling was expanded again in August 1895 when Ward filed a permit to construct a one-story 10 x 12-foot wood-frame kitchen on the rear of the original house, the construction of which was determined to be \$100 (Permit # 209, August 3, 1894). These three sections are illustrated in the 1904-1916 Sanborn Fire Insurance Map. The building footprint retained the same configuration from 1904 to 1999 (Sanborn 1904, 1999).

B. Historical Context

1. The house and its occupants: The original house (currently the center section of the house) was most likely constructed John or Robert Ward in 1876-1877 and served as an apartment for Robert and Mary Ward. In 1880, 60-year-old Robert Ward, a carpenter, lived in the house with his wife, Mary. According to census records, Robert and Mary Ward were the parents of John R. Ward, the owner of the house by 1885 when he built a brick addition to the front of the house (Bureau of the Census 1860, 1870). Robert Ward was born in Virginia and his wife, Mary, was born in Maryland. Robert Ward owned the southern 60 feet of what was then Lot 4 (which now contains Lot 805) as early as 1864.

In 1900, Denny Gleason and his family rented the house. The Gleason family consisted of Denny, his wife Nora, two sons, their widowed sister-in-law and her three children. Although born in Washington, D.C., Gleason and his wife both were of Irish decent. In 1900, Denny Gleason worked as an electrician (Census 1900).

By 1910, two families shared the house: Benjamin F. Poole, his wife and daughter, and Phillip Heardley and his wife and daughter. Poole was a painter while Heardley was a trainman in the railroad yard.

In 1920, Italian immigrants were renting the house at 204 G Street: Antony Sylvester, his wife, daughter, two sons, nephew, and four roomers lived in the house and were all born in Italy. Antonio was a carpenter for a manufacturing company while his one of his sons, nephew, and three of the boarders worked for the railroad (Bureau of the Census 1920). Although many of the adjacent houses had been converted to office space by the late twentieth century, the house at 204 G Street continued to be used as a residence until 2008 (Sanborn 1959, 1999).

PART II. ARCHITECTURAL CHARACTER

A. General Statement:

1. Architectural Character: The house at 204 G Street was constructed in three phases. The first section of the building is a two-story frame building constructed circa 1876-1877. In 1885, a two-story brick addition was constructed on the front of the house. This Queen Anne-style section, with its two-story canted bay, exemplifies the style and form of rowhouses constructed in Washington, D.C. during the latter decades of the nineteenth century. A one-story kitchen addition was constructed in 1895.
2. Condition of fabric: Good

B. Description of Exterior:

1. Overall Dimensions: The front (south) section of the house is two stories high and two bays wide with a side hall plan and measures 19 x 16 feet. This section of the house abuts the house at 202 G Street on its west elevation. The center section is two stories high and it adjoins 202 G Street on its west elevation. This section is slightly smaller in width than the front section of the house. A one-story kitchen addition measuring 10 x 12 feet is attached to the northeast end of the rear (north) elevation of the center section.
2. Foundations: The foundation of the building is brick and the foundations of the center and rear frame sections of the house have been parged in concrete. A watertable of three courses of stretcher-bond brick lines the façade.
3. Walls: The walls of the front (south) section of the house are constructed of seven course American-bond brick. The center and rear sections of the house are constructed of wood framing and are covered in vinyl siding. Historically, the wood-frame sections of the house were mostly likely covered in weatherboard.
4. Structural System, framing: The front section of the house is load bearing masonry and the rear sections are balloon or platform wood framing.
5. Stoop: The house has a brick stoop with three brick stairs that lead to the main entrance on the south elevation. The stairs have a metal railing and a brick planter lines the west side of the stoop and abuts the east elevation of the projecting bay.
6. Chimneys: A chimney was not visible at the time of survey.
7. Openings:
 - a. Doorways and doors: A single-leaf, six-paneled door pierces the east end of façade on the first story. The door is not original to the house. A one-light transom is located above the door. The doorway is flanked by pilasters of stretcher brick that slightly project from the façade and is capped by a segmental-arched lintel. A segmental arched row of thin header bricks lines

the top of the lintel and the pilasters. A single-leaf door is located on the rear (north) elevation of the rear kitchen addition and leads to the rear yard.

- b. Windows and shutters: On the façade of the front section, the windows on the first story of the two-story bay are elongated six-over-six, double-hung, wood-sash windows. The windows on the second story of the bay are four-over-four, double-hung wood-sash windows. Above the front door on the second story is a six-over-six double-hung wood-sash window. The windows on the façade feature rowlock sills and segmental arched lintels. The lintels are comprised of two rows of header bricks capped with a row of thin header bricks that project from the façade.

The windows on the rear wood-frame sections of the house are 1/1 vinyl-sash replacement.

8. Roof:

- a. Shape, covering: The dwelling has a flat roof. The materials of the roof are not visible.
- b. Cornice, eaves: The façade is ornamented by frieze of corbelled brick brackets capped with an ogee wood cornice.

C. Description of Interior:

- 1. Floor plans: The first floor of the house consists of three consecutive rooms, located in each of the three sections of the house. The front (south) room of the two-story brick section is entered from the main door on the façade. A bathroom and a closet are located along the east wall of the front room. The center room of the wood-frame section is entered from a doorway along the north wall. A doorway on the north wall of the center section leads to the kitchen. A small closet is located on the southeast corner of the kitchen.

The upstairs of the house consists of two bedrooms and a full bath.

- 2. Stairways: A quarter-flight closed stair is located the southwest corner of the center room, which is the oldest section of the house. A one-light window pierces the north wall of the front room and lights the stairway.
- 3. Flooring: The first floor has two-and-a-quarter-inch wood flooring and the kitchen has brick floors. The second floor is carpeted.
- 4. Walls and ceiling finish: The walls and ceiling appear to be plaster.
- 5. Doorways and doors: The original doors have been removed and replaced with pre-fabricated single-leaf paneled doors.
- 6. Decorative features and trim: All interior trim has been replaced with modern pre-fabricated materials.

7. Fireplace: A fireplace is located in the front room along the west wall. The chimneybreast is exposed brick and the firebox has a segmental arched opening. The brick of the chimneybreast appears to have originally been covered. The hearth is comprised of brick.
8. Hardware: The current hardware is not historic.
9. Mechanical equipment:
 - a. Heating, air conditioning, ventilation: The building is serviced with HVAC.
 - b. Lighting: There is track lighting throughout parts of the house.
 - c. Plumbing: Not investigated.

D. Site:

1. Historic landscape design: The house at 204 G Street is set above the street grade and is accessible from a brick sidewalk with three concrete stairs. The stepped appearance of the front yard is a result of the lowering of G Street in the early twentieth century. A brick retaining wall, approximately three feet high, lines the yard in the front of the property along the brick public sidewalk.

Form B. No. 1208

Application for Permit for Repairs, Alterations, Etc.
 Washington, D. C. Mar. 9th 1883

To the INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to repair
 the following described building:

Description of Present Building.

Where located X 204 "G" St. N.E.
 No. of buildings to be altered one Name of owner J. R. Ward
 Area of present building _____ Name of architect _____
 No. of stories _____ Name of mechanic _____
 Style of roof _____ Name of occupant _____
 Material brick
 How is the building occupied? dwelling If a dwelling, by how many families? _____
 What is the cost of proposed improvement? \$ 600

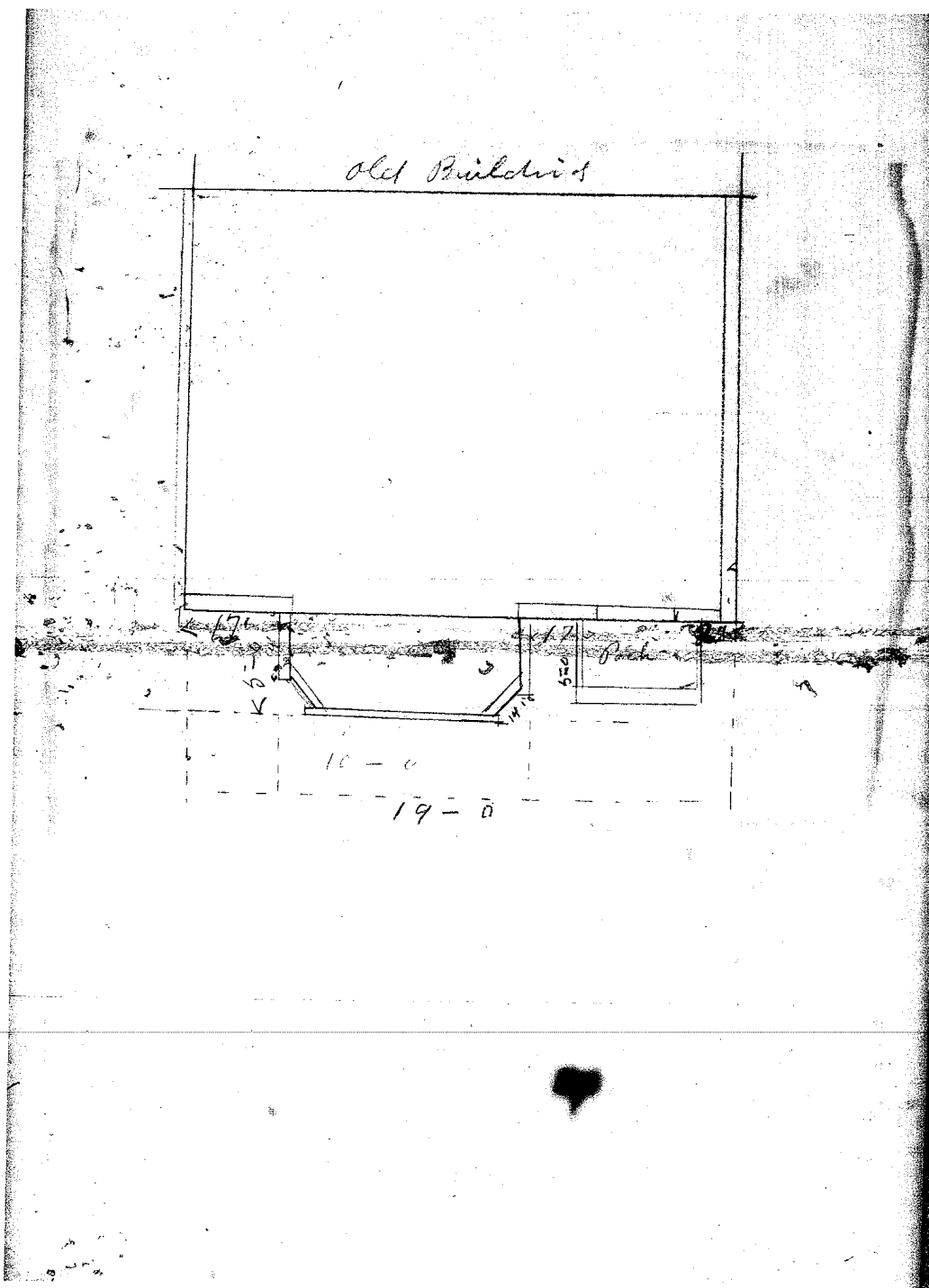
Nature of Proposed Alterations, Etc.
 GIVE DEFINITE PARTICULARS.

To build a front building, 19' x 16' - 2 stories high, tin roof, bay window as per plan.

For what will the building be used after alteration? dwelling
 After alteration, will the building conform, in every respect, with the requirements of the building law? yes

Signature - J. R. Ward

SOURCE: PERMIT # 1208, MARCH 9, 1885



SOURCE: PERMIT # 1208, MARCH 9, 1885

Form 11.

No.

209

Application for Permit for Repairs, Alterations, &c.

Washington, D.C.

1894

To the

INSPECTOR OF BUILDINGS.

The undersigned applies for a permit to

Repair

the following described building:

Description of Present Building.

Where located

204 G St. N.E.

No. of Buildings to be altered

one

Name of owner

Geo. B. Ward

Area of present building

—

Name of architect

—

No. of Stories

—

Name of mechanic

Arch. Thompson

Style of roof

—

Name of occupant

Same

How is the building occupied?

Shedding

Is a dwelling, how many families?

What is the cost of the proposed improvements? \$

100

Nature of Proposed Alteration, &c.

GIVE DEFINITE PARTICULARS.

To build a frame kitchen
10' x 12' in (w/)

For what will the building be used after alteration?

Shedding

After alteration will the building conform in every respect with the requirements of the building law?

Yes

Yes

Signature

John B. Ward

Address

Arch. Thompson

SOURCE: PERMIT # 209, AUGUST 3, 1894

206 G STREET, NORTHEAST, WASHINGTON, D.C.

- LOCATION:** Northeast Quadrant, Square 752, Lot 804, Washington, D.C.
- PRESENT OWNER:** Station Townhouses, LLC, the Louis Dreyfus Property Group
- PRESENT USE:** Vacant
- SIGNIFICANCE:** This two-story brick dwelling is representative of brick working-class dwellings constructed in the latter decades of the nineteenth century. The two-story projecting bay on its façade and Italianate-style details are emblematic of row houses constructed in Washington, D.C. during the end of the nineteenth century.



PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: Building permit records indicate that the single dwelling at 206 G Street was built in 1891 by John R. Ward.
2. Builder: A. Thompson
3. Original and Subsequent Owners:

Lot 804, Square 752 (part of original lot 4)

ca. 1861 Robert Ward

1891 John R. Ward (Permit # 2291, May 14, 1891)

ca. 1900 Mary Ward (widow)

A.

1914 Deed September 1, 1914, recorded in Liber 3736, Folio 223.
Mary Ward Cook et viv, et al
TO
Antonio Di Silvestri et ux

1921 Deed June 20, 1921, recorded in Liber 4550, folio 276.
Antonio Di Silvestri et ex
TO
Giuseppe Manili et al

B.

1914 Deed September 1, 1914, recorded in Liber 3736, Folio 225.
Mary Ward Cook
TO
Emidio Di Silvestri et ux

1920 Deed August 11, 1920, recorded in Liber 4388, folio 289.
Emidio Di Silvestri and Antoniete Di Silvestri
TO
Antonio Scuderi

1921 Deed November 11, 1921. Liber 4602, folio 382.
Antonio Scuderi et ux
TO
Julia D. McFarland et al

- 1945 Deed July 3, 1945, recorded in Liber 8126, folio 252.
Julia D. MacFarland
TO
Cora G. MacFarland et al
- 1947 Deed June 3, 1947, recorded in Liber 8501, folio 392.
Cora G. MacFarland et al
TO
Jebco Maintenance Corp
- 1947 Deed June 3, 1947, recorded in Liber 8501, folio 400.
Jebco Maintenance Corp.
TO
Margo G. Dryea
- 1947 Deed June 30, 1947, recorded in Liber 8521, Folio 206.
Margo G. Dryea
TO
Berkeley G. Burrell, trustees
- 1948 Deed May 13, 1948, Liber 8744, folio 124.
Berkeley G. Burrell to
Jean Burns
- 1948 Deed September 23, 1948, recorded in Liber 8835, Folio 376.
Jean Burns
TO
Louis Rudden et al
- 1949 Deed March 3, 1949, Liber 8927, folio 443.
Louis Rudden et ux, et al
TO
Samuel Rosenkoff
- 1949 Deed March 9, 1949, recorded in Liber 8931, folio 206
Samuel Rosenkoff
TO
George Buck et ux
- 1981 Deed March 19, 1981, recorded in Document No. 8100010312
Agnes H. Buck, widow and not remarried
To
Paul Youmans
- 1985 Deed December 31, 1985, recorded in Document No. 8600007860
Paul R. Youmans and wife, Shelia B. Youmans
To
Frank V. Keary

- 2000 Deed March 6, 2000, recorded in Document No. 2000026180
 Frank V. Keary & Joan B. Keary (wife)
 To
 Elizabeth T. Jester & James e. Williams, III (husband and wife)

- 2005 Warranty Deed May 12, 2005, recorded in Document No. 2005068064
 James E. Williams, III, and Elizabeth T. Jester
 To
 Skyview Investors, LLC

- 2005 Deed December 2, 2005, recorded in Document No. 2005176336
 Skyview Investors, LLC
 To
 Station Townhouses, LLC

- 4. Original Plans and Construction: John R. Ward was the owner of the building and A. Thompson was the builder. The two-story brick dwelling cost \$2000 to build. The building permit indicates that it was 16 feet wide and 28 feet deep with a flat roof. It had one projecting bay window, reminiscent of the change in building codes in Washington, D.C. in 1871, which allowed for building projections beyond the building line (Permit # 2291, May 14, 1891).

The two-story building is illustrated on the 1892 Hopkins map as abutting the adjacent dwelling at 208 G Street on its east elevation. The 1904-1916 Sanborn Fire Insurance Map provides a clearer indication of the footprint of the building, which was slightly L-shaped with a recessed bay along its west elevation. The footprint has remained unchanged since 1904-1916 (Sanborn 1904-1916, 1927-1928, 1959, 1999).

- 5. Additions and Alterations: The exterior of the building has remained relatively unchanged.

B. Historical Context

- 1. John R. Ward built the house in 1891. Ward's father, Robert Ward, was the original owner of the lot, as well as the neighboring lots as early as 1864. In 1900, the house was rented by Francis Davis, a 50-year-old widow. Living with her in the house were her daughter, two sons, daughter-in-law, and three young boarders. In 1906, the *Washington Post* lists Mrs. John R. Ward as the resident of 206 G Street, Northeast (Obituary, *Washington Post* August 27, 1906). Residents of the house do not appear on the 1910 Federal Census.

In 1914, Emidio Di Silvestri and his wife purchased the dwelling at 206 G Street. Di Silvestri and his wife, Antionette, were Italian immigrants and Emidio was a railroad laborer. The Di Silvestri's shared the house with Nicholas Caranfa, also an Italian immigrant, and his wife and their three children. Caranfa was a cement finisher for a contracting company (Federal Census 1920). In 1920, the Di Silvestri's sold the property to Anthony Scuderi, who is listed as the resident of the house in the 1921 city directories along with Nicholas Caranfa.

By 1930, African-American families occupied the house at 206 G Street illustrating a shift in neighborhood demographics. At this time, the house was occupied by two families. John H. Fowler, a barber, lived in the house with his wife, their daughter, and his mother-in-law. Also living in the house were Henry Strong, a railroad laborer and his wife (Federal Census 1930). The City Directories of 1930 and 1934 list different residents living at the address than the census, perhaps illustrating the transient nature of the neighborhood and Washington, D.C. (Bond 1930, 1934).

The 1959 Sanborn Map indicates that the building was being used as a store. In 1999, the Sanborn Fire Insurance Maps illustrate the building as commercial (Sanborn Fire Insurance Maps 1959, 1999).

PART II. ARCHITECTURAL CHARACTER

A. General Statement:

1. Architectural Character: The 1891 house at 206 G Street is typical of urban dwellings constructed in Washington, D.C. following the “Projection Act” of 1871. The last quarter of the nineteenth century was dominated by brick row houses with two-story projecting bays. The house, with its modest Italianate elements, is typical of working class housing built in the city during the 1890s.
2. Condition of fabric: The building is structurally sound and the exterior materials are in good condition.

B. Description of Exterior:

1. Overall Dimensions: According to the 1891 building permit, the front (south) section of the house is two stories high, 16 feet wide, and 28 feet deep. Building permits state that the rear of the building is two stories high, 14 feet long and 12 feet wide. The rectangular building has a side hall a basic rectangular form. It abuts the house at 208 G Street on its east elevation.
2. Foundations: The foundation of the building is brick covered with stucco scored to mimic stone joints. A watertable of three courses of stretcher brick lines the façade.
3. Walls: The walls of the front section of the house are constructed of five course American-bond brick. The 1891 building permit states that walls range from 13 to 9 inches thick. The west elevation shows a stretcher bond brick with partial remains of stucco covering and the rear elevation is brick covered with rough coat stucco. A two-story corner addition on the rear elevation is constructed of concrete blocks.
4. Structural System, framing: The framing system of this house is comprised of load-bearing masonry walls. Access to the attic was not available.
5. Stair/Stoop: A brick stair on a brick foundation leads from the brick sidewalk to the front door. The stair consists of three risers.
6. Chimneys: No chimneys are visible on the exterior.
7. Openings:
 - a. Doorways and doors: The house has two exterior doors providing entry through the front and rear elevations. Both elevations feature an off-center single-leaf door, which are not historic. The front door has one full-height light, brass knob, and in the bottom rail is a mail slot. The door light features thin vertical wood battens. This entry is illuminated with a one-light rectangular transom. The modern replacement door on the rear elevation is a flush wood door with a one-light transom. A segmental arched row of rowlock bricks lines the lintel of the front door. The lintel is punctuated with projecting header bricks underneath. The rear door has a segmental lintel

covered with stucco. The concrete-block infill on the rear has a modern flush metal door on the north elevation.

b. Windows and shutters: The façade is symmetrically fenestrated with a pair of one-over-one aluminum-sash windows on both the first and second stories. Above the door is one single one-over-one aluminum-sash window. Each of the window bays is detailed with a similar brick lintel as the front door. Each of the window bays have brick rowlock sills. The rear elevation has one one-over-one wood-sash window on the second story with a rowlock sill and a segmental-arch lintel covered with stucco. The first story window on the rear elevation has been infilled and that material was not clearly visible during the survey.

8. Roof:

a. Shape, covering: The dwelling has a shed roof with a parapet. The materials of the roof are not visible.

b. Cornice, eaves: The façade is ornamented by frieze of corbelled brick brackets capped with an wood ogee cornice.

C. Description of Interior:

1. Floor plans: The first floor of the house consists of two main rooms, a straight-flight stair, and a small bathroom. Entry into the house is to a small stair landing to the straight-flight stair. Access into the front room to the left (west) is through a single-leaf door. The room covers the width of the house and a small bathroom is located to the rear of this room. A closet under the stair is located in this front room. A second room, which previously functioned as an office, is to the rear of the front room.

The second floor consists of two rooms and a bathroom.

2. Stairways: The original stair is a straight-flight box stair with a closed wall stringer on both sides. The stair is covered with carpet.
3. Flooring: The floors are covered with carpet except in the bathrooms, which are covered with vinyl tiles.
4. Walls and ceiling finish: Walls are drywall painted white and each room has a drop ceiling.
5. Doorways and doors: The door into the front room from the front entry landing is a nine-light over two-panel wood door. The doors to the bathroom and rear room are modern. A flush wood door provides access to the second floor rooms at the stair landing. One-light single-leaf doors provide access to the front room and rear room on the second floor.
6. Decorative features and trim: The doors have square-edged casings and much of the house has a simple baseboard with a cyma reversa base molding.

7. Fireplace: No fireplace.
8. Hardware: The current hardware is not historic.
9. Mechanical equipment:
 - a. Heating, air conditioning, ventilation: No HVAC is visible.
 - b. Lighting: Not investigated.
 - c. Plumbing: Not investigated.

D. Site:

1. Historic landscape design: The house at 206 G Street is set above the street grade and is accessible from a brick stairway a brick sidewalk. The stair, located in between the house and the public sidewalk, has three risers, indicating the original street grade before G Street was lowered in the early twentieth century. A brick retaining wall lines the front of the property.

Application for Permit to Build.

BRICK AND STONE.

Washington, D. C.

May 14 1891

To the INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to build according to the following specification:

1. State how many buildings to be erected One
2. Material Brick
3. What is the Owner's name? Jno R. Ward
4. Architect's J. H. Thompson
5. Builder's Lot 4, 29 1/2 St. S.W.
6. Location? 206 1/2 G St. S.W.
7. Nearest street? G St.
8. Purpose of the building? Dwelling
9. If a dwelling, for how many families? One
10. Is there a store in lower story? No
11. Will the building be erected on solid or filled land? solid
12. Size of lot. No. of feet front. 16 No. of feet rear. 28 No. of feet deep. 26
13. Size of building. No. of feet front. 16 No. of feet rear. 28 No. of feet deep. 26
14. No. of feet in height from level of sidewalk to highest point of roof. 26
15. No. of feet in height from sidewalk to eaves. 26
16. Size of back building. 14 feet long. 12 feet wide. 2 feet high. No. of stories. 2
17. style of roof. flat
18. Material of foundation. Brick
19. Thickness of external walls: cellar or basement 13 1st story 9 2d story 9 3d story 9 4th story 9 5th story 9 6th story 9 7th story 9 8th story 9 9th story 9
20. Thickness of party-walls: cellar or basement 13 1st story 9 2d story 9 3d story 9 4th story 9 5th story 9 6th story 9 7th story 9 8th story 9 9th story 9
21. Are the party-walls solid or vaulted? Solid
22. What will be the materials of front? Red brick If of stone, what kind? tan
23. Will the roof be flat, pitch, or mansard? flat Material of roofing. tan
24. What will be the material of cornice? Brick Ornamental projections? sculle
25. What will be the means of access to roof? sculle
26. Are there any hoistways? How protected?
27. How is the building heated? one
28. Are there any bay windows? one height 26' width 8'9" projection 4' form Sq.
29. Are there any tower projections? one height 26' width 8'9" projection 4' form Sq.
30. Are there any show windows? one height 26' width 8'9" projection 4' form Sq.
31. What will be projection of steps from building line? Dimensions.
32. Are there vaults? Dimensions.
33. Will there be an area? Dimensions.
34. Will there be any cellar steps? Dimensions.
35. Is the lower story to be used for business purposes of any kind? No
36. What is the estimated cost of the proposed improvement? \$ 2000

Signature

Address

John R. Ward
201 9th St. N.E.

SOURCE: PERMIT # 2291, MAY 14, 1891

Special Application for Projections beyond the Building Line.

Washington, D. C., *May 5th* 1891

TO THE

HON. COMMISSIONERS, DISTRICT OF COLUMBIA.

GENTLEMEN:—I hereby apply for a permit to construct the following
projections beyond the building line, in accordance with the plan hereunto annexed,
to building on lot *Part 4* square *No 952* to be known as
No. *206* *Y* Street *NE*

No	DESCRIPTION.	PROJECTION.	WIDTH.	PERCENTAGE.
	Areas			
<i>1</i>	Bay-windows	<i>4-0</i>	<i>8-9</i>	
	Tower			
	Corner tower			
	Oriel-window			
	Open porch			
	Steps			
	Vault			

Very respectfully,

John R. Marshall Owner.

Per

Agent.

SOURCE: PERMIT # 2291, MAY 5, 1891

FILL OUT APPLICATION IN COPYING INK.

No. 1365

Application for Permit for Repairs, Alterations, &c.

Washington, April 2 -
1900.

TO THE INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to
the following described building.

DESCRIPTION OF PRESENT BUILDING.

Where located, Lot 4 Square 75.2 House No. 218 G. W. E.
 How many buildings to be altered one Name of Owner J. P. Ordeman
 Area of present building 15 X 30 Name of Architect E. Anderson
 No of stories 2 & Brick basement Name of Mechanic E. Anderson
 Style of roof hip roof Lin Name of Occupant R. Ordeman
 How is the building occupied? residence If a dwelling, how many families? one
 What will be the cost of the proposed improvement? \$ 150.00

NATURE OF PROPOSED ALTERATION, &c.

GIVE DEFINITE PARTICULARS.

To place a story over kitchen
 size of old kitchen 9-6 X 18-6 - 142 1/2 ft
 I want to make story over kitchen
 about 9-6 X 18-6 with porch and
 roof over all - to porch to be
 open on east side
 window to be changed in to door
 leading in main building
 one or two windows in back and
 door & window leading on porch
 from roof

For what will the building be used after alteration? residence

After alteration, will the building conform, in every respect, with the requirements of the building law?

Signature

Address

J. P. Ordeman
Paul J. J. 1217 - 4th St N.W.

212 G STREET, NORTHEAST, WASHINGTON, D.C.

- Location:** Northeast Quadrant, Square 752, Lot 41 (802), Washington, D.C.
- Present Owner:** Station Townhouses, LLC, the Louis Dreyfus Property Group
- Present Use:** Vacant
- Significance:** The house at 212 G Street is exemplary of working-class urban housing constructed in Washington, D.C. mid-to-late nineteenth century. Unlike the majority of the houses in the neighborhood, this dwelling was constructed of wood frame (later covered in stucco) and was one of the earliest houses constructed on Square 752.



PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: The dwelling at 212 G Street, Northeast was constructed circa 1869-1872. The building does not appear on the 1857 or the 1861 Boschke Maps of Washington, D.C. By 1869-1871, Lot 3 had been subdivided into three lots and the 1872-1873 General Assessments list William L. Aughinbaugh as the owner of a western portion of the lot that had a street frontage of 30 feet (General Assessments 1872-1873). The Faehtz and Pratt *Real Estate Directory of Washington, D.C.* lists three frame structures valued at \$300, \$400, and \$500 respectively. These building are presumably 212, 214, and 216 G Street, the only houses on Lot 3. The 1872 City Directories list William Aughinbaugh as the resident of 212 G Street (Bond City Directories 1872).
2. Architect: Not Known
3. Original and Subsequent Owners:
 - 1872 William L. Aughinbaugh (General Assessment Records)
 - 1880 Charles Draeger (*Washington Post* June 4, 1880)
 - 1891 Mary Draeger to Charles S. Bastian (*Washington Post* February 4, 1891).
 - 1899 Charles S. Bastian to Louis A. Alexander (*Washington Post* May 5, 1899)
 - 1899 Trust July 28, 1899, recorded in Liber 2375 Folio 436
Louis A. Alexander
To
Frank P. Reeside, et al trs.
 - 1901 Release May 13, 1901, recorded in Liber 2577 Folio 197
Frank P. Reeside et al trs.
To
Louis A. Alexander
 - 1912 Deed July 27, 1912, recorded in Liber 3541 Folio 392
Louis A. Alexander
To
James Jackson
 - 1914 Deed November 5, 1914, recorded in Liber 3747 Folio 324
James Jackson
To
Charles G. Townsend
 - 1915 Deed December 1, 1915, recorded in Liber 3828 Folio 417
James Jackson
To

Emma F. Alexander

- 1922 Deed January 20, 1922, recorded in Liber 4855 Folio 321
Charles G. Townsend, et ux
To
Blanche F. Acher
- 1922 Deed January 20, 1922, recorded in Liber 322
Blanche F. Acher
To
Abby R. Townsend

Information Not Found

- 1927 Joseph H. Trent (Permit 497, July 19, 1927)
- 1935 Trust June 28, 1935, recorded in Liber 6901 Folio 531
Addie M. Kinney (Joseph H. Trent)
To
Schofhirt & Scofield, trs.
- 1959 Deed December 31, 1959, recorded in Liber 11362 Folio 57
Addie M. Kinney (Trent)
To
Barney O. Weitz, et us, tenants by entirety
- 1961 Deed July 24, 1961, recorded in Liber 11637 Folio 495
Barney O. Weitz, et ux
To
D.H. Bagley, et ux, tenants by entirety

Information Not Found

- 1977 Deed April 15, 1977, recorded in Document No. 7700012462
Cahill Properties
To
Bruce R. McBrearty (unmarried)
- 1979 Deed September 5, 1979, recorded in Document No. 7900030937
Bruce R. McBrearty and Denise D. McBrearty (wife)
To
Margaret C. Simms (unmarried)
- 2000 Deed May 22, 2000, recorded in Document No. 2000049266
Margaret C. Simms (unmarried)
To
Michael T. Shepard & Sonia M. De Assis
- 2005 Warranty Deed March 15, 2005, recorded in Document No. 2005040612
Michael T. Shepard & Sonia M. De Assis
To

Pepper Ridge, LLC

2005 Deed December 2, 2005, recorded in Document No. 2005176333
Pepper Ridge, LLC
To
Station Townhouses, LLC

4. Original Plans and Construction: The house was constructed as a two-story, wood frame, single-family dwelling ca. 1869-1872.
5. Additions and Alterations: The projecting bay on the first story of the façade was most likely added in the late nineteenth century after the passage of the 1871 “Projection Act” and while the incorporation of projecting bays on urban row houses were at the height of their popularity. Charles Draeger applied for a building permit in July 1880 to “take off shingle roof and put on tin, also remodel front” (Permit # 41, July 12, 1880). This permit could have been to add the projecting bay and the decorative wood cornices to the building.

By 1904, a one-story building, presumably a shed, had been constructed at the rear of the lot (Sanborn 1904-1916).

In 1927, owner Joseph H. Trent filed a building permit to cover the frame house in stucco and to erect cement steps (Permit # 492 July 19, 1927).

By 1927-1928, a one-story addition had been added to the rear of the house and a one-story garage had been built along the northwest corner of the rear of the lot. The previous shed had been replaced with a new one-story edifice (Sanborn 1927-1928: 424). By 1959, the one-story shed had been demolished (Sanborn 1959: 424). The garage was no longer extant in 1999 (Sanborn 1999: 424).

Historically, the house was freestanding; however, circa 1980, a house was constructed between 208 and 212 G Street. Currently, the dwelling at 212 G Street abuts the building at 210 G Street on its west elevation.

B. Historical Context

1. The house and its occupants: Assessment records and city directories indicate that William Aughinbaugh constructed the house at 212 G Street between 1869 and 1872 (City Directories, 1872 General Assessment Records 1869-1861, 1872-1873). According to the 1880 Census, William Aughinbaugh, his wife Anna, and their four children resided at the house (Bureau of the Census 1880). William was a clerk for the Patent Office and Anna, along with many other residents of the neighborhood, was an Irish immigrant.

According to the *Washington Post*, Aughinbaugh sold part of lots 3 and 5 to Charles Draeger for the sum of \$1,600 in 1880 (*Washington Post* June 4, 1880). On July 12 of the same year, Draeger filed a building permit to remove the wood shingle roof and replace it with tin and to remodel the front of the house for the cost of \$200 (Permit 44, Roll 58, *Washington Post* July 15, 1880). Previously, Draeger and his family lived a few houses away at 200 G Street, Northeast (Bureau of the Census 1880). The Draegers, in their 50s, were immigrants from

Bavaria and Charles was a clerk for the War Department. Charles Draeger died in March 1883 after his body was found under a culvert on the Metropolitan Branch of the Baltimore and Ohio Railroad (*Washington Post* April 1, 1883). In 1890, Mary Draeger is listed as the occupant of the house at 212 G Street. Mary sold the house to Charles S. Bastian in 1891(*Washington Post* February 4, 1891).

The *Washington Post* reported on May 5, 1899, the real estate transfer of part of original lots 3 and 5 in Square 752 from Charles S. Bastian to Louis A. Alexander for the price of \$2,500” (*Washington Post* May 4, 1899). The 1900 United States Census lists Louis A. Alexander as the owner and resident of 212 G Street, Northeast. Alexander lived with his wife, Emma, their four sons, and Louis Alexander’s sister. The Alexander’s are listed as being black in the 1900 census; however, the 1910 census lists the Alexander’s as mulatto. By 1910, the Alexander’s had expanded their household with two daughters and two additional sons. An uncle and a niece also lived in the house. Alexander and his wife were originally from Virginia, as were their parents; however, their oldest children were born in New Jersey and Pennsylvania (Bureau of the Census 1900, 1910). According to his obituary, Louis A. Alexander was an information clerk in the chief librarian’s office at the Library of Congress for 43 years (*Washington Post* January 6, 1966).

In 1920, George Steele, his wife, their son and daughter, and two roomers lived in the house and were all originally from Georgia. Steele was a Post Office clerk, his wife was a dressmaker, and one of their boarders was employed as a railroad cook. In 1930, Joseph Trent rented the house and lived in the house with his wife, two step sons, and his mother. Trent was a porter for the Pullman Company. His wife worked as a servant and one of his step sons was a truck driver (Bureau of the Census 1930). The building at 212 G Street continued to be used as a dwelling throughout the 1950s and early 2000s (Sanborn 1959, 1999).

PART II. ARCHITECTURAL CHARACTER

A. General Statement:

1. Architectural Character: The house at 212 G Street is typical of urban dwellings constructed in third quarter of the nineteenth century with its modest size and wood construction. The canted bay and Italianate cornices on the façade were most likely added in the 1880s or 1890s after the passage of the 1871 “Projection Act” and during the height of popularity projecting bays and Italianate-style details. While the house was historically free standing, the house now abuts a circa 1980 house on its west elevation. The east elevation remains freestanding.
2. Condition of fabric: Condition of fabric: The condition of the house is good. The house is structurally sound and the exterior fabric appears to be in good condition. The interior of the dwelling lacks any historic fabric.

B. Description of Exterior:

1. Overall Dimensions: The dwelling is two stories high and three bays wide with a one-story, canted bay. The main block of the house is approximately 15 feet wide and 30 feet deep. A small one-story kitchen addition is attached to rear elevation near the northeast corner.
2. Foundations: The house has a solid brick foundation that is covered in stucco.
3. Walls: Historically, the exterior walls of the dwelling were most likely weatherboard. Currently, the exterior walls are covered in stucco.
4. Structural System, framing: The framing is either balloon or platform. Access to the attic was not available.
5. Porch: The house has a one-story, inset porch that shares a roof with the adjacent, canted bay. The roof is lined with decorative, fluted brackets, and a quatrefoil patterned wood frieze. It is capped with an ogee cornice with metal flashing. The porch is supported by a square post. A concrete stair with 12 risers leads to the porch. The stair is covered in stone facing.
6. Chimneys: A chimney was not visible at the time of survey.
7. Openings:
 - a. Doorways and doors: A single-leaf door is located on the main (south) elevation of the house. The rear (north) elevation of the house has a double-leaf door on the west side of the kitchen addition. A single-leaf door is located on the rear elevation of the kitchen addition. Both rear doors are accessible from the rear yard.
 - b. Windows and shutters: The house has six-over-six wood-sash replacement windows. The windows have thin wood surrounds.

8. Roof:

- a. Shape, covering: The two-story section of the house has a flat roof and the one-story kitchen addition has a shed roof with metal flashing.
- b. Cornice, eaves: The façade is lined with an Italianate-style wood entablature and the ends of the entablature feature fluted brackets. The molded frieze is lined with modillions and it capped with an ogee cornice.

C. Description of Interior:

- 1. Floor plans: The first floor of the dwelling consists of two consecutive rooms and a smaller rear kitchen. The front room is entered from the main door on the facade. Three closets are located in the northwest corner of the room. The stairway is located opposite the closets. The center room is accessible through a doorway on the north wall of the front room. A doorway on the east end of the center room's north wall leads into the kitchen addition.

The second story has two bedrooms and a bath.

- 2. Stairways: A partially closed, quarter-flight stairway is located on the east wall of the center room. It has a metal balustrade.
- 3. Flooring: The first story has two-and-a-quarter-inch wood flooring. The second story has been carpeted.
- 4. Walls and ceiling finish: The walls and ceilings are covered in painted drywall.
- 5. Doorways and doors: All of the original doors have been replaced with six-paneled single-leaf doors.
- 6. Decorative features and trim: The house features pre-fabricated trim work that is not original to the house.
- 7. Fireplace: A fireplace is located in the front (south) room along the east wall. The brick of the chimneybreast is exposed and the hearth is comprised of brick. The firebox has a segmental arched opening. Notches in the chimneybreast suggest that it was originally covered in plaster.
- 8. Hardware: None of the original hardware exists.
- 9. Mechanical equipment:
 - a. Heating, air conditioning, ventilation: The building is serviced with HVAC.
 - b. Lighting: Recessed lighting is located in the front room of the house.
 - c. Plumbing: The house is serviced with indoor plumbing and a hot water heater.

D. Site:

1. Historic landscape design: The house at 212 G Street, Northeast is set back from the street and sits above the grade of the street. The yard fronting the house is stepped. Along with the house's particularly high entrance stairs, the variance in grades of the yard is a result of the lowering of G Street in the early twentieth century. The east elevation of the house is freestanding, and small concrete walkway is located in between the house and the neighboring dwelling at 214 G Street.

Form B.

No. 41

Application for Permit for Repairs, Alterations, Etc.

Washington, D.C. July 12 1880

To the

INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to *repair*
the following described building:

DESCRIPTION OF PRESENT BUILDING.

Where located

212 9 N E

No. of buildings to be altered

one

Name of owner

Chas. Drayner

Name of architect

Area of present building

Name of mechanic

No. of stories

Name of occupant

Style of roof

Material

frame

How is the building occupied?

If a dwelling, by how many families?

What is the cost of proposed improvement?

\$200 -

NATURE OF PROPOSED ALTERATION, Etc.

GIVE DEFINITE PARTICULARS.

To take off shingle roof and
put on tin, also remodel front

For what will the building be used after alteration?

After alteration, will the building conform, in every respect, with the requirements of the building law?

Signature,

Charles Drayner

SOURCE: PERMIT # 41, JULY 12, 1880

Ch. Vol. contents..... Perches..... Date.....
 Stone..... Cr. ft.....
 cubic contents.....

APPLICATION FOR Stairing House
 THIS APPLICATION MUST BE FILLED IN WITH INK

Owner's name J. H. Wright
 House number 212 - 4 - 15 - N - E
 Lot number 502 Square number 252

To the INSPECTOR OF BUILDINGS:
 The above-named owner hereby applies for permission to
Stairing House

If it is Desired to Make Repairs to or Reconstruct an Existing Building Answer the Following Questions

Name of architect or designer.....
 Name of contractor.....
 How many buildings to be repaired?..... No. of stories in height.....
 Height of building from sidewalk to highest point of roof at front.....
 Thickness and material of all walls..... first..... second..... third..... fourth.....
 Material of roof.....
 How is the building to be occupied?..... How many families?.....
 Will there be a store in the lower floor?..... Has occupancy been applied for?.....
 Will front wall, if altered, project beyond front walls of other buildings in block?.....
 State on special application provided for purpose the number and type of new projections.....
 Have proceedings of condemnation been instituted against this building?.....
 Is the building to be wired for electric light, heat or power?.....
 What is the estimated value of the improvements?.....

Below Give Detailed Description of Proposed Changes:

On West side of building
Alfred Johnson Eng
July 19/27

RECOMMENDED
 FOR PERMIT
 JUL 19 1927
 A. R. MCGONIGAL
 INSPECTOR OF BUILDINGS

To Be Filled in by Clerk

Use district.....
 Height district.....
 Area district.....

The owner understands and agrees that the permit issued upon this application shall be subject to any or all building and fire laws and regulations in force at the time of the issuance of the permit and that the owner or his agent shall render

SOURCE: PERMIT # 497, JULY 19, 1927

214 G STREET, NORTHEAST, WASHINGTON, D.C.

- Location:** Northeast Quadrant, Square 752, Lot 801 (previously part of Lot 3), Washington, D.C.
- Present Owner:** Station Townhouses, LLC, the Louis Dreyfus Property Group
- Present Use:** Vacant
- Significance:** This building, built circa 1855 is typical of modest frame dwellings constructed in the neighborhood of Swampoodle during the mid-nineteenth century. It is the oldest dwelling on the block and it appears to have been originally constructed as a twin dwelling. Its integrity has been compromised with the demolition of the adjacent dwelling at 216 G Street.



PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: Circa 1855. The 1854 General Assessment records indicate that James Crutchett owned Lot 3; however, it had not been subdivided. The lot was valued at \$252, the same as Lot 2 which did not have any improvements. A house appears at 214 and 216 G Street on the 1857 Boschke Map.

2. Architect: Unknown.

3. Original and Subsequent Owners:

ca. 1855 Stephen Wilson (General Assessment Records)

1903 Deed October 28, 1903, recorded in Liber 2778 Folio 81
Josephine Wilson (unmarried, daughter of Stephen Wilson))
To
Chapin Brown, et al trs.

1922 Deed April 21, 1922, recorded in Liber 4659 Folio 372
Laura V. French, executor and trustee
To
Margaret Terrell

1922 Deed August 18, 1922, recorded in Liber 4690 Folio 266
Margaret Terrell
To
Sabina Biggs

ca. 1933 Sabina Biggs to Antonie Maiatico, et ux

1940 Deed May 9, 1940, recorded in Liber 7470 Folio 590
Antonie Maiatico, et ux
To
J. Lindsley Pitts

1957 Deed November 21, 1957, recorded in Liber 10957 Folio 97
J. Lindsley Pitts, et ux
To
Emmanuel Goldstein, et al, tenants in common

1959 Deed January 13, 1959, recorded in Liber 11174 Folio 335
Emmanuel Goldstein, et al
To
Sylvan L. Mazo

1972 Deed November 8, 1972, recorded in Liber 13411 Folio 1
Sylvan L. Mazo
To
Thelma Jean Davis

- 1977 Deed April 6, 1977, recorded in Document No. 7700011294
Thelma Jean Davis (unmarried)
To
Bart-Bren, Inc.

- 1978 Deed March 28, 1978, recorded in Document No. 7800010940
Bart-Bren, Inc.
To
Roberta Wojton

- 1984 Deed May 10, 1984, recorded in Document No. 8400016836
Roberta Wojton
To
Joe B. Crain

- 2005 Corrective Deed December 14, 2005, recorded in Document No. 2006008847
Robert W. Ball, surviving joint tenant of Joe B. Crain (deceased May 10, 2005)
To
Pepper Ridge, LLC

- 2005 Deed December 2, 2005, recorded in Document No. 2005176335
Pepper Ridge, LLC
To
Station Townhouses, LLC

- 4. Original Plans and Construction: The house at 214 G Street was constructed as a two-story frame twin dwelling along with 216 G Street ca. 1855-1857. The 1857 Boschke Map and the 1872 Hopkins Map illustrate that the house originally abutted 216 G Street on the east elevation; however, the original house at 216 G Street is no longer extant. Thus, it is unclear if the houses were identical. The 1904-1916 Sanborn Map indicates that the two houses shared a one-story front porch. The porch has since been demolished.

- 5. Additions and Alterations: In 1879, Stephen Wilson filed a building permit to build a summer kitchen. The frame kitchen measured 10 x 12 feet, had a tin roof, and a brick flue (Permit # 55 November 6, 1879).

B. Historical Context

- 1. The house and its occupants: The 1860 census lists Stephen and Mary A. Wilson as residents at 214 G Street. Steven worked as an express driver and the Wilsons lived in the house with their four children. Mary Wilson appears in the 1870 as the head of the household, suggesting that Stephen died between 1870 and 1880.. Wilson lived with her seven children: the oldest was 23 and the youngest was less than a year old. By 1880, only four of Mary Wilson's children lived in the house at 214 G Street (Bureau of the Census 1860, 1870, 1880).

In 1900, Morgan Heizl, a painter, rented and resided in the house with his wife and son (Bureau of the Census 1900). Residents at 214 G Street do not appear on the 1910 census. However, in 1914, Josephine Wilson, the daughter of Mary Wilson, filed a permit to repair the front porch (Permit # 4187 April 15, 1914).

By 1920, William Terrell, his wife, Margaret, and their children were living in the house. Margaret's brother, Stephen Wilson, lived with the family. Although Mary Wilson was not the mother of Stephen or Margaret Wilson, it can be assumed that they are relatives of Mary Wilson (Bureau of the Census 1920).

In 1930, Edgar Jones and his wife, Lillie, rented the house at 214 G Street for \$25 a month. Also living with the Jones's were their four children and Lillie's mother and sister. Along with the other resident's of the 200 block of G Street in 1930, the Jones's were African American. Edgar worked as a porter for the railroad (Bureau of the Census 1930).

The house continued to be used as a dwelling through the 1950s. By 1999, the house was still residential, although the attached building at 216 G Street had been heavily altered or demolished and rebuilt as an office building (Sanborn 1959, 1999). In 2008, the building had been most recently been used as a dwelling.

PART II. ARCHITECTURAL CHARACTER

A. General Statement:

1. Architectural Character: The two-story frame row house at 214 G Street is typical of working-class urban dwellings constructed in Washington, D.C. during the mid-nineteenth century. It was constructed as a two-story frame twin dwelling along with 216 G Street circa 1855-1857, which is no longer extant. The house was constructed prior to the trend of two-story projecting bays, which dominated row house design in the latter decades of the nineteenth century following the "Projection Act" of 1871. Thus, the modest building is constructed of wood framing and lacks ornamentation.
2. Condition of fabric: The condition of the house is good to fair. The house is structurally sound and the exterior fabric appears to be in good condition. The interior of the dwelling does not retain any of the original fabric from the 1855 building period.

B. Description of Exterior:

1. Overall Dimensions: Originally constructed circa 1855, the narrow dwelling is two stories high and two bays wide with a side hall entry. The building has a basic rectangular form and abuts the adjacent dwelling on the east elevation. In 1879, a 10 x 12 kitchen was added to the rear northeast corner of the lot.
2. Foundations: The foundation is covered with stucco.
3. Walls: Although a permit was not found, the walls of the house were probably originally covered in weatherboard siding and covered with stucco in the early twentieth century. Currently, the walls are covered with stucco.
4. Structural System, framing: The house has either balloon or platform framing. Access to the attic was not available.
5. Stairs: A brick stair with two risers sits on a brick foundation and leads from the brick sidewalk to the front door.
6. Chimneys: There is one interior brick chimney not visible from street level.
7. Openings:
 - a. Doorways and doors: The house has two exterior doors providing entry through the front and rear elevations of the main block. Both elevations feature an off-center single-leaf door. The front wood door has four-lights over four panels and appears to be original. The entry is illuminated with a one-light rectangular transom. The 15-light wood door on the rear elevation is not original but does appear to be historic. Unlike the front door it does not have a transom. The lintels are covered with stucco.
 - b. Windows and shutters: The façade is symmetrically fenestrated with six-over-six vinyl-sash windows on both the first and second stories. Each of the

window bays is detailed with vinyl casings. The rear elevation has one six-over-six wood-sash window on both the first and second story.

8. Roof:

a. Shape, covering: The dwelling has a shed roof with a parapet. The materials of the roof are not visible. The roof slants towards the rear elevation.

b. Cornice, eaves: The façade is ornamented by block modillions in the frieze and scroll-shaped eave brackets at the corners.

C. Description of Interior:

1. Floor plans: The first floor of the house consists of one open space, a dog-leg stair, and a small bathroom underneath the stair. Entry into the house is into a small space that is stepped down from the rest of the first floor. Three angled steps ascend to the main level that has the kitchen space to the rear.

The second floor has two bedrooms, and a hall with a bathroom and a closet.

2. Stairways: The open-stringer dog-leg stair is placed along the wall and consists of wood treads and a rail made of a board supported with two posts made of similar boards. There are no risers. It is not an original stair nor does it appear to be historic. The stairwell railing on the second floor is historic and appears to date to the 1880s. It is constructed of heavily turned wood balusters and a turned wood newel post.
3. Flooring: The flooring in the entry space is 2 ¼ inch floorboards possibly of oak. The raised kitchen/dining area has a brick tile floor and the bathroom has a tile floor. The front room and the hall of the second floor are covered with carpet and the rear room features similar wood flooring as the first floor front space. The second floor bathroom has a tile floor.
4. Walls and ceiling finish: The walls and ceiling are painted plaster.
5. Doorways and doors: The interior doors on the second floor have all been replaced with pre-fabricated modern units.
6. Decorative features and trim: The house features pre-fabricated trim work and much of the house has a simple baseboard with a cyma reversa base molding.
7. Fireplace: A fireplace unit is located on the first floor in the front space. It has a slightly raised brick hearth.
8. Hardware: The hardware does not appear original.
9. Mechanical equipment:
 - a. Heating, air conditioning, ventilation: The building is serviced with HVAC.
 - b. Lighting: A fluorescent light is located on the ceiling in the kitchen.

c. Plumbing: The house is serviced with indoor plumbing and a hot water heater.

D. Site:

1. Historic landscape design: The house at 214 G Street is set above the street grade. A concrete stair with three risers leads up to the front yard. It continues south and is raised by two steps before continuing along the west side of the house towards the rear of the house. A brick sidewalk branches off the concrete sidewalk in front of the house and leads to the front door. A brick retaining wall lines the front of the property.

Form B.

No. 676

Application for Permit for Repairs, Alterations, Etc.

Washington, D. C. Nov. 6 1879

To the

INSPECTOR OF BUILDINGS.

The under-signed applies for a permit to *repair*
the following described building:

DESCRIPTION OF PRESENT BUILDING.

Where located

214 G. St. E.

No. of buildings to be altered

one

Name of owner

S. Wilson

Area of present building

Name of architect

Name of mechanic

Name of occupant

Material

Style of roof

How is the building occupied?

If a dwelling, by how many families?

What is the cost of proposed improvements?

\$ 92.

NATURE OF PROPOSED ALTERATION, Etc.

GIVE DEFINITE PARTICULARS.

*To build a Chimney kitchen
14x16 with new roof and
back flue*

For what will the building be used after alteration?

After alteration, will the building conform, in every respect, with the requirements of the building law?

Signature,

S. Wilson

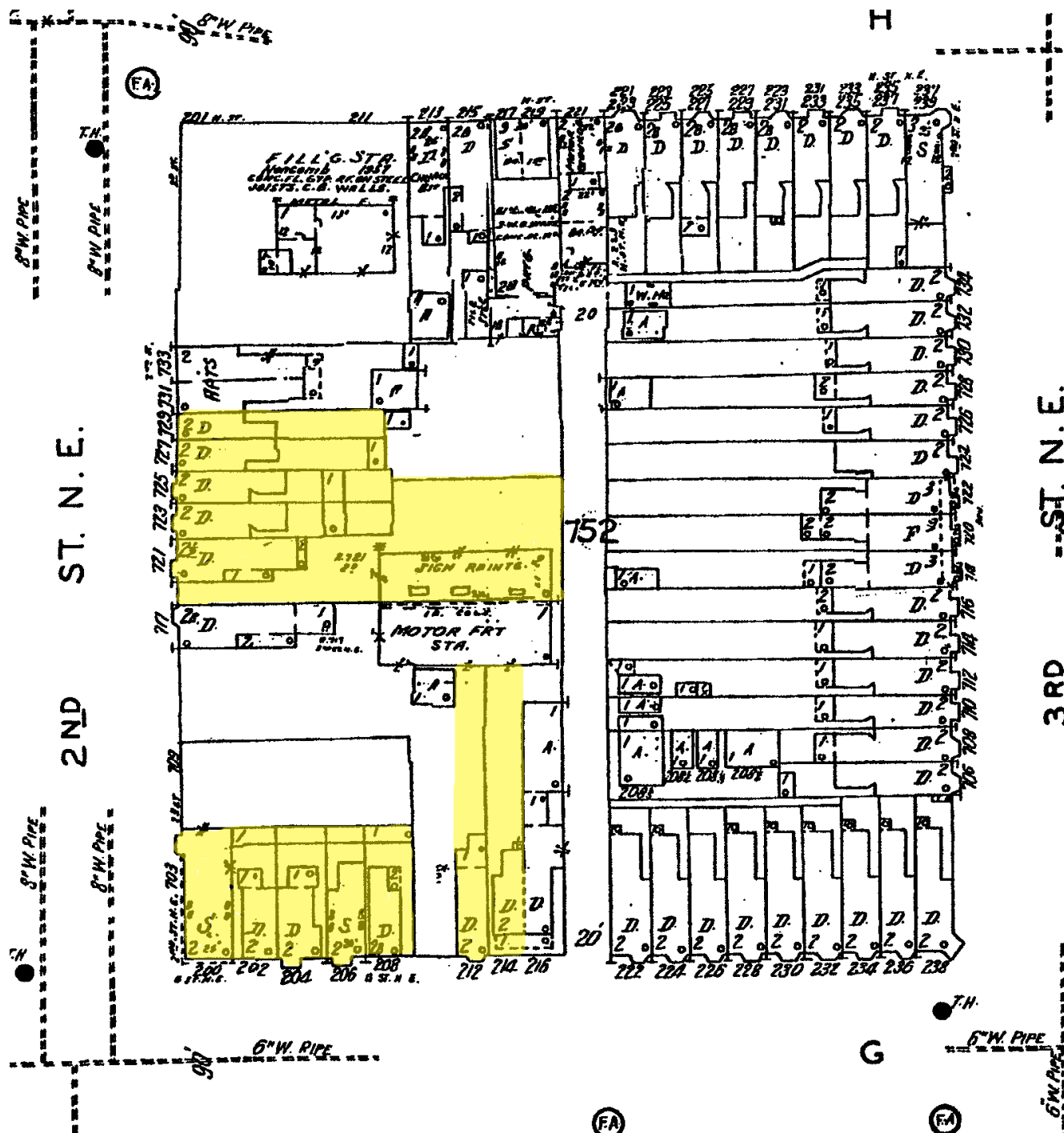
SOURCE: PERMIT # 676, NOVEMBER 6, 1879

APPENDIX A

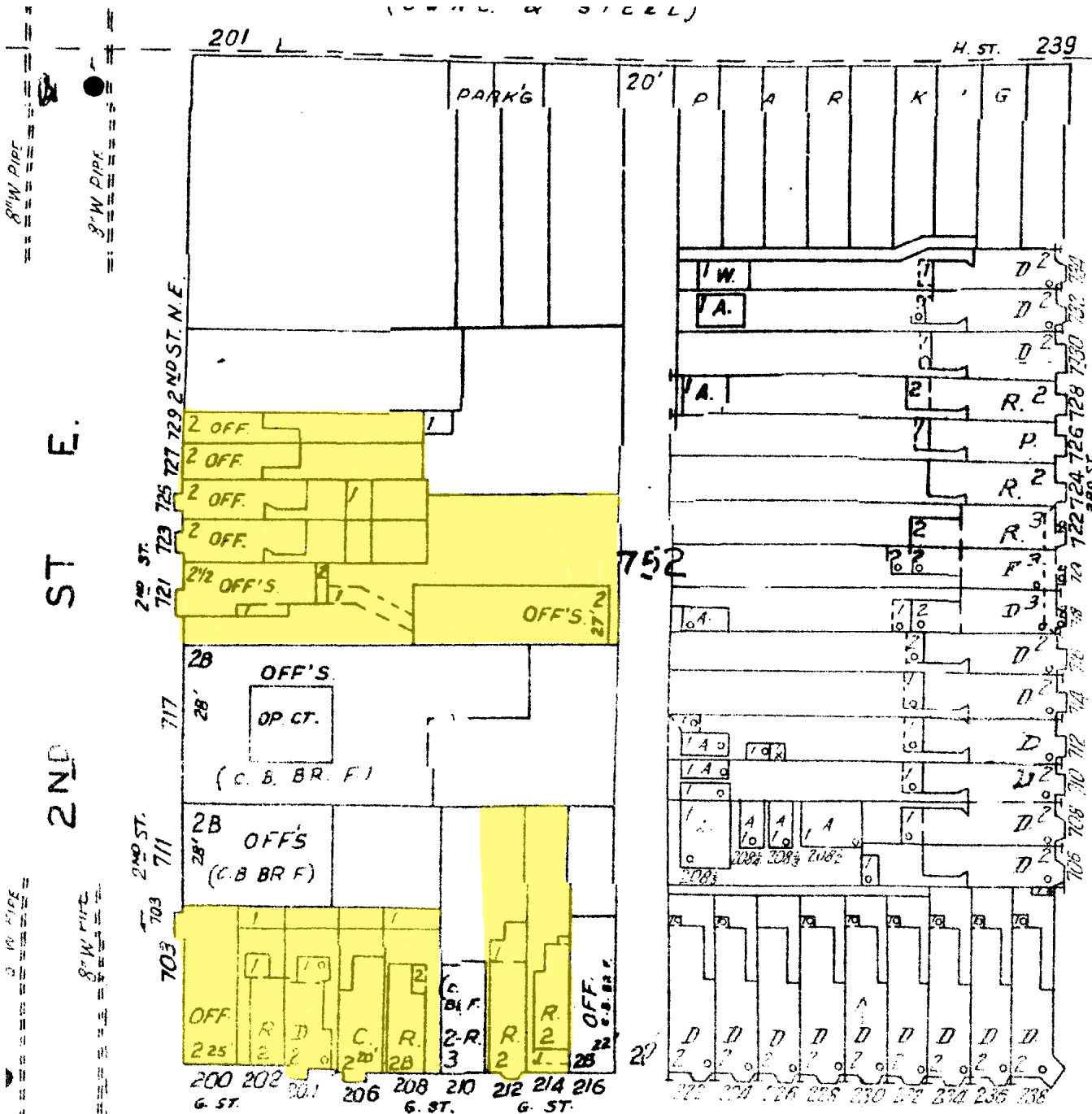
APPENDIX B



SOURCE: 1945 BAIST MAP



SOURCE: 1951 SANBORN FIRE INSURANCE MAP



SOURCE: 1999 SANBORN FIRE INSURANCE MAP