



FIGURE 8: Hopkins, *A Complete Set of Surveys and Plats of the Properties in the City of Washington, District of Columbia*, plate 41, 1887.

however, still largely overlooked as a residential neighborhood by developers and builders because it lacked the requisite infrastructure, which was minimal east of 12th Street. The first building permit of record dates from 1880, with extensive construction of the modest, vernacular housing that characterized the first phase of Rosedale’s and Isherwood’s development beginning about 1888.

The area in its entirety was noted on the 1887 G.M. Hopkins map, which documented that three east/west streets had been laid from 15th Street to about

21st Street. Six north/south streets had also been created, but only three extended the full distance from C Street to Benning Road, N.E. The alignment of the new streets could have continued the road system planned in 1791 by L'Enfant, but the streets were placed just slightly to the east and south of the existing routes, at a somewhat diagonal alignment. These streets were platted before 1893. Although the 1893 Highway Plan's citywide system for extending the original street plan to areas that had once been part of Washington County could have called for their re-alignment, this was not done, and the streets remain as originally platted.

EHT Traceries recommends that a Multiple Property Document be prepared that addresses the unique development history of Rosedale and Isherwood from the platting of the Federal City in 1791 when it was excluded from the boundaries of the city until the extension of the District's wood construction restrictions in 1921.¹⁰ The proposed period of significance is 1790 to 1921. This cover document will address the associated thematic historic context and identify the significance of the specific property types associated with this early development, outlining the essential physical characteristics (registration requirements) and specifying the necessary aspects of integrity. The documentation should include an inventory of all extant resources that contribute to the context of the Multiple Property Document, noting construction dates, architects if known, and historic/current uses. The boundaries of this documentation study should extend northward from C Street, N.E. to Benning Road, N.E., east of 15th Street to 21st Street. These boundaries now include 933 properties; however, the number of buildings constructed during the Period of Significance is much smaller.



FIGURE 9: Rowhouse in Rosedale and Isherwood at 1617 F Street, N.E., looking North. (EHT Tracerics 2012)



FIGURE 10: Rowhouse in Rosedale and Isherwood at 1676 Kramer Street, N.E., looking Northeast. (EHT Tracerics 2012)



FIGURE 11: Rowhouses in Rosedale and Isherwood at the corner of 15th and C Streets, N.E., looking Northeast. (EHT Tracerics 2012)

4. CORNER STORES: MULTIPLE PROPERTY DOCUMENTATION

The development and growth of Capitol Hill East as a mid-nineteenth- to early-twentieth-century residential suburb within the boundaries of the Federal City left few squares available for commercial development. H Street, N.E., Pennsylvania Avenue, S.E., and 8th Street, S.E. provided the greatest conglomeration of commercial establishments to serve area residents. As development moved further east beyond 12th Street, the distance proved too great for residents who walked and were dependent on the streetcar and bus systems. As was historically the precedent, corner stores provided a general line of merchandise and served as the primary market for neighborhood residents. The typical businesses housed in these corner stores were grocery markets, but also included such commercial activities as tailors, beauty salons, shoe repair, meat markets, restaurants, and saloons. The majority of these commercial establishments were purpose built as combined retail and residential, with stores on the first story and housing above. As a result, the streetscapes contain corner buildings that provided a similar scale, massing, height, style, and material to the adjacent rows of residential buildings, and the result is a visually cohesive neighborhood.

The corner store is often identified by its large storefront windows, sometimes with the main entry set at an angle to front the intersection of two streets. The windows are typically fixed, with a single pane of glass, but operable and/or multi-light sash was not uncommon depending on the period of construction or subsequent alteration. Although the large show or display window is a character-defining feature of the corner store, it is not always the sole identifying element. The alteration of buildings to accommodate changes in commercial displays or advertising, differing occupants, and/or shifting stylistic preferences may have resulted in the loss or modification of display windows. Moreover, although the developers of Capitol Hill East were aware of the need for commercial stores and it is more likely the vast majority were purpose-built, examples of residential buildings with first stories rehabilitated for commercial uses may be present, especially along more highly traveled streets. These buildings may not have large storefront windows but rather alterations such as projecting bays for displays, wider entry openings, and/or differing fenestration.¹¹



FIGURE 12: Corner Store at 1130 Maryland Avenue, N.E. (EHT Tracerics 2012)

About fifty purpose-built corner stores, with commercial space on the ground story and residential above, have been identified in Capitol Hill East. They date from the early 1870s to the mid-twentieth century. Many present all of the essential physical features necessary to read as corner stores, providing residential space on the upper stories, retaining the characteristic storefront windows, and maintaining an association and setting with the residential neighborhood and

intersection of streets where located. A number of the corner stores are no longer in operation; some have been rehabilitated to serve as residential space, while others remain vacant. Regardless of their current or original use, this particular building type remains identifiable and is indicative of Capitol Hill East and the residential development occurring in the first half of the twentieth century.

Therefore, EHT Tracerics recommends the preparation of a Multiple Property Document for the Corner Stores of Capitol Hill East. This cover document will address the associated thematic historic context and identify the significance of this specific property type, outlining the essential physical characteristics (registration requirements) and specifying the necessary aspects of integrity. The documentation should include an inventory of all extant corner stores, noting construction dates, architects if known, and historic/current uses. The inventory shall include all corner buildings that have served at any time as a commercial establishment. The boundaries of this documentation study should extend from the easternmost boundaries of the Capitol Hill Historic District to about 19th Street, N.E. and S.E. The northern border is Benning Road, N.E., with the Southeast-Southwest Freeway acting as the southern border.

After the Multiple Property Documentation for Capitol Hill East is completed, this documentation could serve as a model to identify corner stores within the greater Capitol Hill Historic District, as well as in other nineteenth and early twentieth century neighborhoods throughout the city. An eventual single Multiple Property Document for the building type would provide valuable insight and possibly lead to the protection of significant corner stores throughout Washington, D.C.

5. WOOD-FRAME BUILDINGS OF CAPITOL HILL EAST: MULTIPLE PROPERTY DOCUMENTATION

With minimal regulations established for the building industry upon the founding of the Federal City in 1791, residential construction throughout the city was predominately of wood frame. In 1872, the newly created Board of Public Works was charged with providing a comprehensive set of regulations related to health and safety issues for the first time in the city's history. Most of the new regulations focused on the prevention of fire by limiting wood-frame construction, banning combustible roofing materials, and requiring that party walls extend above rooflines. These regulations, which were not always regularly enforced, focused on specific areas of the city.

Since George Washington's building codes for the Federal City, brick and stone buildings have been deemed the preferred building type for Washington. Within the Federal City and Georgetown, wood-frame buildings were allowed to be constructed if they were more than 24 feet from any brick or other fireproof structure. Wood buildings were absolutely prohibited in the more developed areas of the city, such as along Pennsylvania Avenue, N.W., on 7th and 14th streets, N.W., and on K Street between Vermont Avenue and 25th Street, N.W. In 1874, the areas prohibiting the construction of wood-frame buildings were expanded.¹² Within two years, no wood-frame buildings were allowed to be erected within the boundaries of the Federal City and in the southern part of Georgetown. On Capitol Hill, the regulation prohibiting the construction of any wood-frame structures extended as far east as the Anacostia River. To the north, beyond Florida Avenue (then known as Boundary Street), wood-frame construction was allowed but only if the structures were located more than 24 feet from brick or stone structures. Wood construction was permissible in the late-nineteenth-century subdivision of Rosedale and Isherwood until 1921, as they were adjacent to but not included within the original boundaries of the Federal City.¹³

By 1881, with new construction burgeoning to meet the increasing residential