



FIGURE 13: Wood-frame house at 700 16th Street, N.E. (EHT Tracerics 2012)



FIGURE 14: Wood-frame house at 1504 Gales Street, N.E. (EHT Tracerics 2012)

population, the fire limits were reduced in certain areas of the city to encourage development and allow the construction of much needed housing. Thomas B. Entwistle, the city's building inspector, allowed construction of wood-frame buildings in the undeveloped area of Capitol Hill to the east of 11th Street and north of I Street, N.E. Entwistle contended "that the owners of the commons thus thrown open to any sort of safely-constructed building were owned mostly by poor men, who could in many cases put up a frame house of their own while it would take years more of hard saving to afford a brick." The inspector thought these "shanty builders to be the pioneers of the city, and dislikes to see them restricted in a locality where they will perform their legitimate function of colonizing and preparing the way for more pretentious buildings."<sup>14</sup> By 1887, with prompting from the East Washington Citizens Association, the fire limit boundary was moved from 11th Street to 15th Street, between Florida Avenue and Potomac Avenue.

Within Capitol Hill, to the east of 11th Street to 19th Street, over 630 wood-frame buildings were constructed between 1872—when permits were first required—and 1926. These buildings were predominantly residential, with a

few commercial stores, a hall and church, several warehouses, blacksmith shops, and stables constructed of wood frame as well. A cursory review of the Building Permit Database created by the D.C. Historic Preservation Office shows that wood-frame buildings were constructed from the mid-1880s into the second half of the 1920s as far east as 18th Street and to the west along 13th Street.<sup>15</sup> To the north of the Federal City, in the subdivision of Rosedale, wood framing dominated row house construction especially along 16th Street, 18th Street, 19th Street, Gales Street, and Rosedale Street, N.E., from 1886 until 1926.

Therefore, EHT Tracerics recommends the preparation of a Multiple Property Document for wood-frame buildings 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 wood-frame buildings (primary resources only), noting construction dates, architects if known, and historic/current uses. The exterior walls and roofs of many of these buildings have been sheathed with twentieth century replacement materials such as asbestos shingles, vinyl and aluminum sidings, and even brick or stucco, making positive identification during a windshield survey challenging. Historic maps, building permits, and on-site survey should be used collectively to ensure proper identification of wood-frame buildings. 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 wood-frame buildings within the Capitol Hill historic district, as well as in other nineteenth and early twentieth century neighborhoods throughout the city. An eventual single Multiple Property Documentation for the building type would provide valuable insight and possibly lead to the protection of significant wood-frame building throughout Washington, D.C.

## **6. KINGMAN PARK RECONNAISSANCE SURVEY**

The area to the east of the above-defined Capitol Hill East was developed in the twentieth century, overlaid in part on the nineteenth century subdivisions of Rosedale and Isherwood and Long Meadows. The development represents the expansion of housing between World War I and World War II, as it moved easterly towards the Anacostia.

The housing stock of Kingman Park, which appears to date primarily to the 1930s, represents a distinct development that followed the trends seen in the housing stock to the west in Capitol Hill East. Rows of two-story brick attached houses with front lawns and porches are designed in groups with similar characteristics. The great majority of the housing is derivative of the Colonial Revival Style. The association of the public green space known as Kingman Park to the east with the Kingman Park development should be investigated.

EHT Traceries recommends an additional Reconnaissance Survey for the rest of the Kingman Park neighborhood that was not included within the 19th Street boundary. This area includes the area to the east of 19th Street to Oklahoma Avenue, N.E. and 22nd Street, N.E. between Benning Road, N.E. and East Capitol Street, N.E., excluding the property that belongs to the DC Armory. After this survey, the area should be included within the proposed Capitol Hill East Historic District because of similar patterns of development.

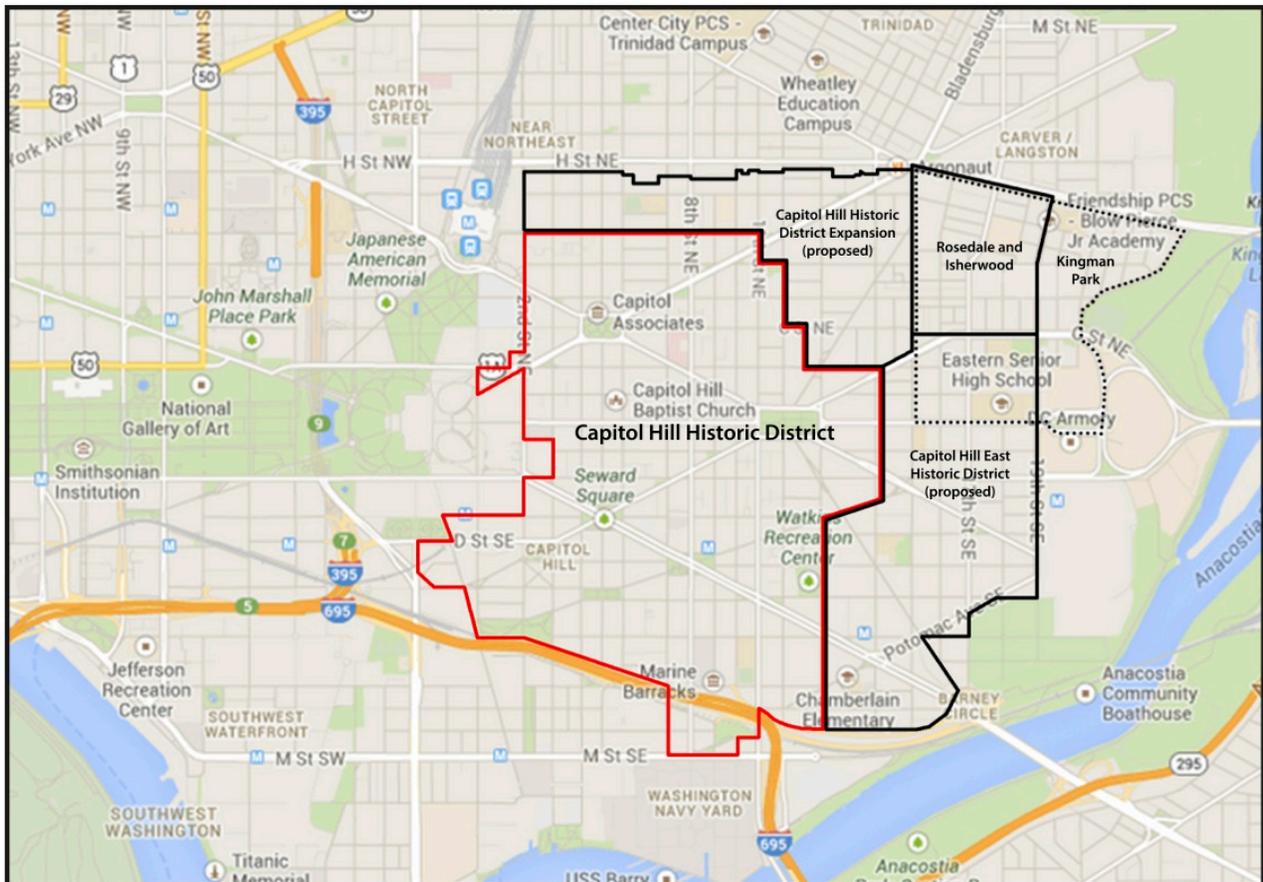


FIGURE 15: Map with the outlines of areas discussed. (Map Courtesy of Google; Diagram EHT Traceries 2014)

## NOTES

1. Although the area within the entire defined expansion boundary is deemed potentially eligible to be included within the Capitol Hill Historic District Expansion, given its size and the several political jurisdictions that it covers, it may be more expedient to add various parts of the whole at intervals based on the support and preferences from each individual Advisory Neighborhood Commission (ANC). Although this fragmentary method is atypical, it allows for expansion consistent with community support.

2. Please note that the expansion should not include those properties fronting H Street, which has its own historic context. Although some lots to the east of the Capitol Hill Historic District were built simultaneously to those west of 13th and 14th streets in the late nineteenth century, this area is outside the Federal City boundaries as surveyed by Pierre L'Enfant, and was part of the rural Washington County. The overall development history of the area to the east of 15th Street is related more to the twentieth-century suburbanization that extends eastward towards the Anacostia River in Capitol Hill East, Rosedale and Isherwood.

3. If conservation districts become an option in the District of Columbia, designating Capitol Hill East as a conservation district might be an alternative to designating the area as a historic district. A conservation district is a geographic area designated by a City to recognize the particular design and architectural qualities of that area and encourage their protection and maintenance for the benefit of the entire city. (Comprehensive Plan Volume 3: Glossary and Index, 2006 G-11). Presently, there is no conservation district enabling legislation to allow for the establishment of such conservation districts in D.C.

4. The 19th Street boundary marks the eastern boundary of the survey effort; the survey effort did not extend east beyond 19th Street because the survey was done in conjunction with the Ward 6 Advisory Neighborhood Commissions.

5. Like the recommended Capitol Hill Historic District expansion, although the area within the entire defined boundary of Capitol Hill East is deemed potentially eligible to be considered as a separate historic district, given its size and the several political jurisdictions that it covers, it may be more expedient to add various parts of the whole at intervals based on the support and preferences from each individual Advisory Neighborhood Commission (ANC). Although this fragmentary method is atypical, it allows for expansion consistent with community support.

6. Capitol Hill East includes areas outside what is commonly referred to as the "Hill East" neighborhood.

7. "Fire Limits Extended," *The Washington Post*, June 22, 1921, 14.

8. "Title to Isherwood in Question," *Washington Post*, 20 December 1894, 2.

9. “Duncanson Bros., Auctioneers.—Trustee’s Sale of Part of Square North of Square 1053,” *Evening Star*, 29 October 1894, 10. District of Columbia Land Records, Liber W.B. 41, Folio 284.

10. A Multiple Property Document nominates groups of related significant properties to the National Register of Historic Places. This document organizes themes, trends, and patterns of history shared by group of properties. If a property is included in a Multiple Property Document, this does not mean that it is automatically listed individually as a landmark or part of a historic district. Once a Multiple Property Document is prepared and entered into the National Register, then individual nominations could be prepared and submitted to the D.C. Historic Preservation Review Board/National Register as desired.

11. It is recommended that city directories and Sanborn maps be examined to identify any purpose-built residential buildings used at any time for commercial use.

12. “Extension of the Fire Limits,” *National Republican*, 13 August 1874, 4.

13. “Fire Limits Extended,” *Washington Post*, 22 June 1921, 14.

14. “The Building of Houses,” *Washington Post*, 22 June 1884.

15. Brian D. Kraft, *Building Permits Database* (Historic Preservation Office, D.C. Office of Planning, Washington, D.C., 2009).