



FIGURE 3: Rowhouses in proposed Capitol Hill Historic District expansion on the corner of 12th and G Street, N.E., looking Northwest. (EHT Tracerics 2012)

from the expansion area; however, because of its location at the northern edge of the boundaries, its role as part of the northern edge of G Street, N.E. justifies its inclusion in the expanded area.

Continuing to express the defined areas and period of significance, the boundary expansion recommended by EHT Tracerics would add approximately 2,508 additional properties to the Capitol Hill Historic District. Based on their dates of construction, with no integrity assessment yet conducted, 2,382 of these properties may be contributing resources.

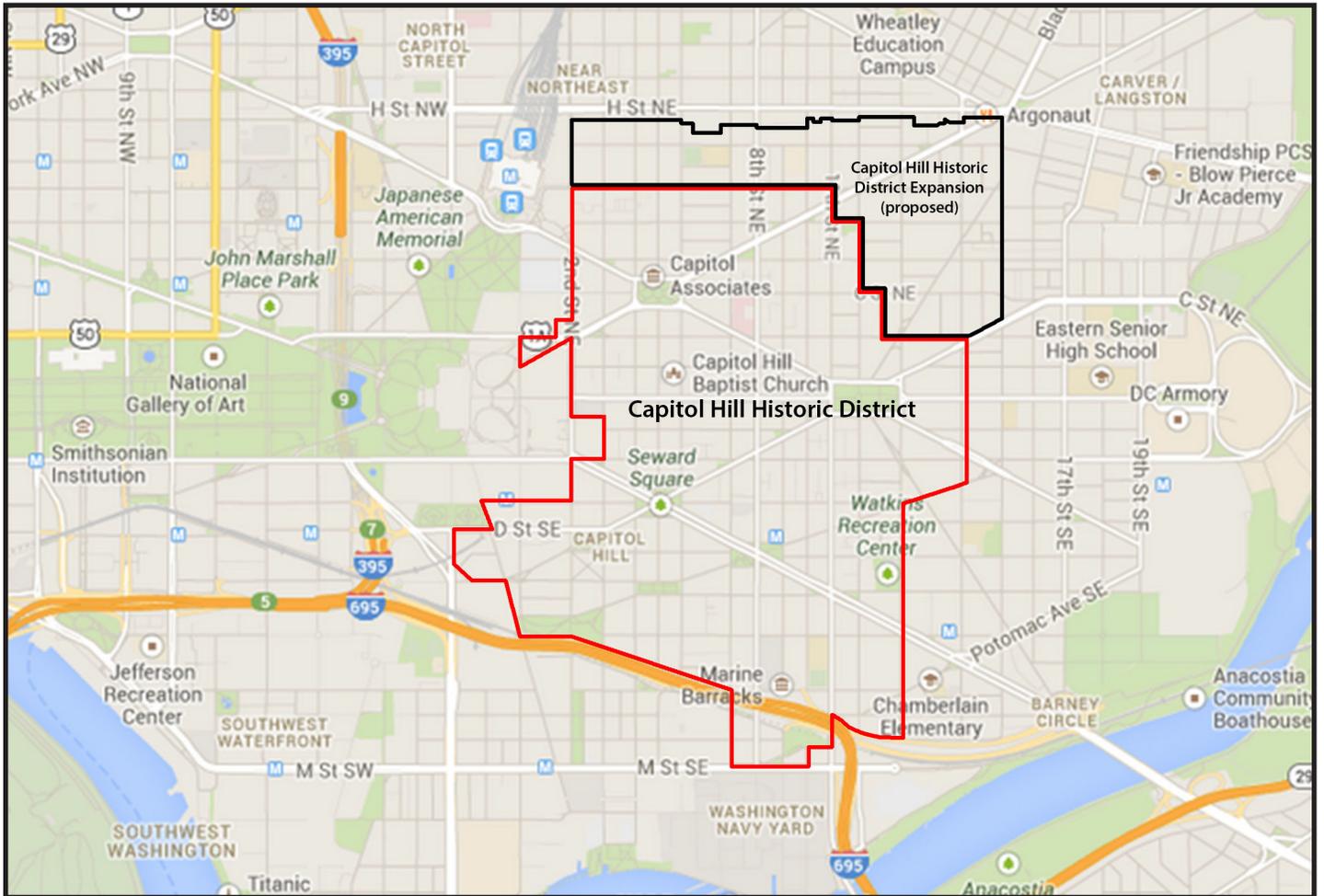


FIGURE 4: Diagram of Capitol Hill Historic District Expansion. (Map Courtesy of Google; Diagram EHT Traceries 2014)

2. CAPITOL HILL EAST HISTORIC DISTRICT

There is an area of buildings adjacent to the southernmost section of the eastern boundary of the existing Capitol Hill Historic District (13th Street, S.E./14th Street, N.E. and S.E.) that reflects the development and residential growth of Washington, D.C. from the second half of the nineteenth century through the mid-twentieth century. This area, extending roughly from 13th Street east to 19th Street, was improved with rows of houses, schools, churches, and social buildings that relate to the suburbanization of Washington, D.C., in contrast to the development of the squares to the west, which reflected the construction and operation of the U.S. Capitol and the Navy Yard. Although some development into the portion of this area that falls within the southeast quadrant can be attributed to expansion—of both the physical property and the workforce—of the Navy Yard, development and growth easterly beyond 13th Street was the direct result of available transportation, enhancements to the Anacostia Flats, and improvements/removal of the institutions on Reservation 13.

The development of this area, to be called Capitol Hill East, was the result of a tremendous housing demand in Washington at the end of the Civil War into the first half of the twentieth century. The post-Civil War development of the city resulted in new residential patterns on the city's previously undeveloped periphery. The expansion of the city's street car lines to the area in 1901 was a catalyst for the area's twentieth century suburbanization. Housing in the Washington metropolitan area during this period typically included freestanding single-family dwellings, row houses, garden apartment building complexes, and mid-rise apartment buildings. This type of housing was being erected in the northernmost areas of the city and in the neighboring suburbs of Virginia and Maryland, where land was readily available to provide yards, driveways, and garages for automobiles. During this period, the urban setting of Capitol Hill East with its narrow subdivided lots limited the housing types to row house construction and individual low-rise apartment buildings. Although set predominantly in rows like those to the west of 14th Street, the streets of Capitol Hill East more often have rows with deep front-yard setbacks, freestanding or



FIGURE 5: Rowhouses in proposed Capitol Hill East Historic District on 17th Street, S.E., looking Northwest. (EHT Tracerics 2012)

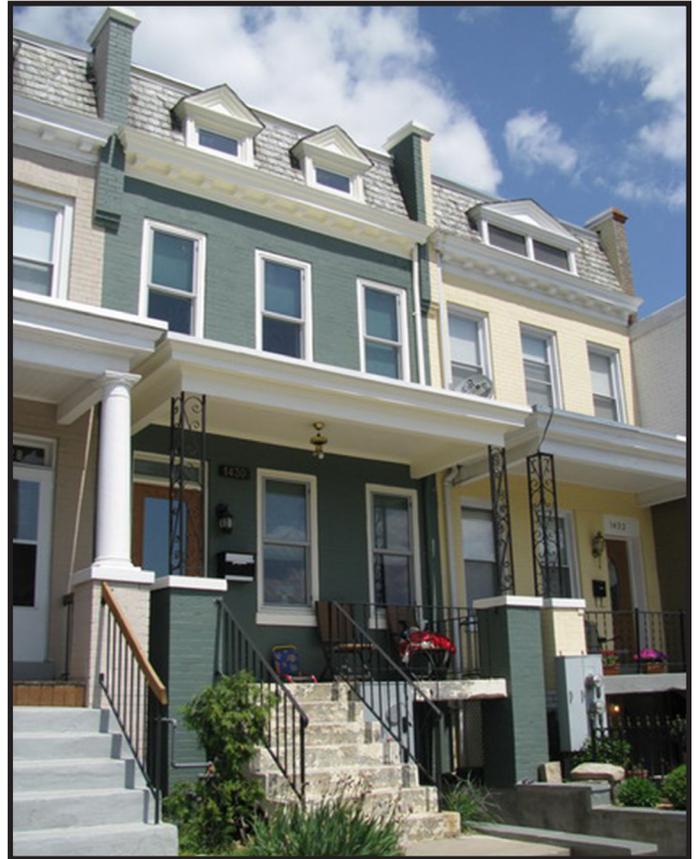


FIGURE 6: Rowhouses in proposed Capitol Hill East Historic District on Independence Avenue, S.E., looking Northeast. (EHT Tracerics 2012)

integrated garages (usually below grade and entered from the rear) designed for automobiles, full-width front porches, modern construction materials, and architectural detailing indicative of the fashions of the twentieth century that favored reduced ornamentation. This housing, sometimes lacking the input of a trained architect and instead relying on an experienced builder, was mass-produced and borrowed from several stylistic expressions such as the Colonial Revival, Classical Revival, and Craftsman. The low-rise apartment buildings

neighbor the row houses, surrounded with limited adjacent open space. The division of squares by interior roads provided off-street parking and access to garages and rear yards. Because these interior roads typically were created as part of subdivisions that took place in the twentieth century, these interior roads are wider than those to the west of 14th Street N.E. and S.E., where development came earlier and accommodation of the automobile was not a concern.

Therefore, with a historic context related to suburbanization within an urban setting, EHT Traceries recommends that Capitol Hill East should be examined for nomination to the D.C. Inventory of Historic Sites and the National Register of Historic Places as a historic district.³ Largely expressing the twentieth-century development and growth of Capitol Hill, the properties of Capitol Hill East extend from the existing historic district at 13th and 14th streets to about 19th Street, where the survey work ended.⁴ The southern boundary is established by the Southeast-Southwest Freeway and the northern boundary is C Street, N.E.⁵ The C Street border is created by the exclusion of the area to the north, west of 15th Street, from the boundaries of the original Federal City. The new Capitol Hill East Historic District should exclude Congressional Cemetery, listed as a National Historic Landmark; Kingman Park, which has not been surveyed and was developed separately; the Robert F. Kennedy Memorial Stadium property, including the parking lots; and Reservation 13 (also now known as the D.C. General Campus or Hill East Waterfront).⁶

The proposed period of significance is 1869 (the beginning of the area's development) to 1949 (the end of the area's initial development), with the greatest concentration of development occurring between the two World Wars. The major areas of significance are architecture and community planning/development under Criteria A and C of the National Register. The criteria for designation in the D.C. Inventory are history and architecture/urbanism [201.1(b) and (d)]. The integrity of each area must be assessed prior to finalization of the proposed boundaries. The historic district would include approximately 2,805 properties. Based on their dates of construction, with no integrity assessment yet conducted, 2,642 of these properties may be contributing resources.

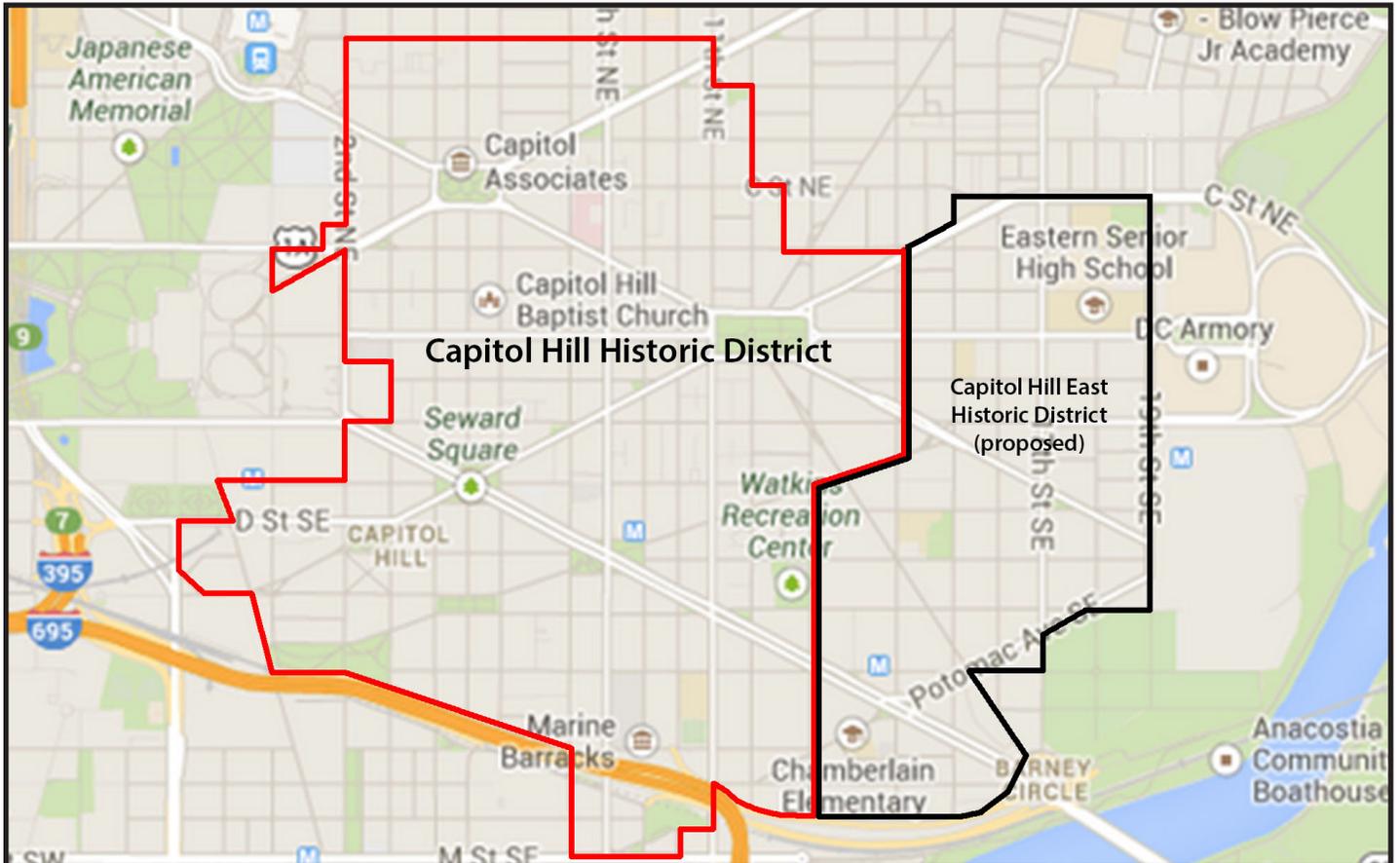


FIGURE 7: Diagram of proposed Capitol Hill East Historic District. (Map Courtesy of Google; Diagram EHT Traceries 2014)

3. ROSEDALE AND ISHERWOOD: MULTIPLE PROPERTY DOCUMENTATION

The histories of Rosedale and Isherwood are distinct in some respects from the development of other parts of Capitol Hill East, and the larger Capitol Hill, because the area was part of Washington County, Maryland until the jurisdictions were merged in the 1870s, and for some administrative purposes, it continued to be considered outside the Federal City until 1895. Therefore, the late-nineteenth-century subdivision was not required to conform to the city's street plan, and fire limit regulations restricting the construction of wood-frame dwellings were not extended into the area until 1921, resulting in development that was unique within its boundaries.⁷

Because of its location outside the federal boundaries of the City of Washington, the tract of land in the far northeastern-most corner of Capitol Hill East, north of C Street, N.E. and east of 15th Street, N.E., was often ignored during the nineteenth century. This area was excluded from the Federal City boundaries at the request of Benjamin Stoddert, who intended to purchase the tract and, like many of those original proprietors owning property near the U.S. Capitol, expected to benefit from its subsequent development. This tract, in particular, was valuable because of the exceptionally abundant spring feeding the creek that ran through it into the Eastern Branch. Although ownership in the early part of the nineteenth century has yet to be fully documented, the area's sparse development has been identified through newspaper advertisements for property in the area that reveal that the tract remained rural in nature, with both agricultural and wooded land.

By the second quarter of the nineteenth century, Ann Ogden Lingan Caldwell Bartlett owned part of the tract.⁸ In June 1832, according to a trustee's sale for Square 1053 North, which is formed by Tennessee Avenue at 15th Street, N.E., the land in the far northeastern corner of Capitol Hill East was sold to Robert Isherwood by Henry Watterston, who was acting as attorney for Bartlett.⁹ By 1876, the property was conveyed to private investors, and on December 8, 1876, Rosedale was platted as a subdivision of the larger Long Meadows. It was,