



FIGURE 56: Aerial photograph with the outline of Capitol Hill East. (Courtesy of Google Maps, 2013)

NOTES

1. "East End up in Arms: Demand for New Site for Jail Was Not Heeded," *Washington Post*, 2 October 1901.
2. G. William Baist, *Baist's Real Estate Atlas of Surveys of Washington, District of Columbia*, vol. 2 (Philadelphia, PA: G. William Baist, 1903); Sanborn Map Company, *Insurance Maps of Washington, D.C., Volume 4* (New York, NY: Sanborn Map Company, 1904).
3. U.S. Bureau of the Census, *Historical Statistics of the United States, Colonial Times to 1970*, 26.
4. City building regulations prohibited or severely limited the construction of combustible (wood-frame) buildings in the largely developed areas of the city. The boundaries that defined these areas were known as the "fire limits" and by 1900 the eastern boundary (fire limit) had been set at 15th Street.
5. "The Barney Circle Historic District Nomination," prepared on behalf of the Barney Circle Neighborhood Watch Association by Donna Hanousek, Beth Purcell, Peter Sefton, and Nancy Metzger. 2010, unpublished.
6. Numerous articles from the *Washington Post*, including a December 10, 1951, article, "PTA Votes to Continue Strike 2 More Days," where the Southeast Civic Association worked with the Payne-Webb Parent-Teacher Association to strike in protest of the Board of Education's decision to relieve overcrowding of a black elementary school in the southeast by transferring a white school in the northeast to a black school, rather than relieving the overcrowding with another school in the southeast.
7. "Board of Trade Acts," *Washington Post*, 21 December 1900.
8. Sue Kohler, introduction to *Designing the Nation's Capital: The 1901 Plan for Washington, D.C.*, edited by Sue Kohler and Pamela Scott (Washington, D.C.: U.S. Commission of Fine Arts, 2006), xii.
9. "Flats Soon To Go: Congress May Provide Funds To Reclaim Marshes," *Washington Post*, 10 October 1909, 1; "The Flats Must Go!" *Washington Post*, 13 October 1901, 6.
10. LeRoy O. King, Jr., *100 Years of Capital Traction: The Story of Streetcars in the Nation's Capital*, (Dallas, TX: Taylor Publishing Co., 1972), 67.
11. "Real Estate Market: Local Dealers Well Satisfied with Spring Outlook" *Washington Post*, 7 April 1901, E2.
12. "Anacostia Flats Produce Malaria," *Washington Post*, 25 July 1906.
13. "Flats Soon to Go," *Washington Post*, 10 October 1909.
14. "The Flats Must Go!" *Washington Post*, 13 October 1909.
15. "Maj. Kutz, Newly Named Engineer Commissioner of the District, Brings High Ability to his Work," *Washington Post*, 8 November 1914.

16. "Anacostia Park to Have a Lake," *Washington Post*, 18 August 1920, 3.
17. "Will Urge the Change: Movement for Removal of the Almshouse and Jail," *Washington Post*, 30 April 1900, 2.
18. "Prison and Hospital," *Washington Post*, 3 October 1900, 10.
19. "Will Urge the Change: Movement for Removal of the Almshouse and Jail," *Washington Post*, 30 April 1900, 2.
20. "Zinkhan Two Ahead," *Washington Post*, 23 April 1905, M3.
21. "Would Divide Asylum," *Washington Post*, 7 September 1904, 12; "Sees Hospital Evils," *Washington Post*, 22 September 1907, 12.
22. "Jail Crusade Growing," *Washington Post*, 29 October 1908, 2.
23. "Bids for Penal Sites," *Washington Post*, 11 April 1909, 13; "Deficiency Bill Is In," *Washington Post*, 11 June 1910, 4.
24. "Virginia Sites Chosen: Excellent Locations for Work-house and Reformatory," *Washington Post*, 26 February 1910.
25. "Suggests Eastern High Site," *Washington Post*, 17 October 1915, R2.
26. It was demolished after a new jail was constructed at another location on Reservation 13.
27. The D.C. General Hospital closed in May 2001. It is now known as the D.C. General Health Campus, consisting of a number of clinics such Women's Services, Detoxification Center, and Southeast Sexually Transmitted Diseases Clinic. The Anne Archbold Hall, built in 1932, is also located on the hospital campus. The Georgian Revival-style building, recognized as a landmark in 2006, was the home of the Capitol City School of Nursing and is included in the 2002 Master Plan for redevelopment of Reservation 13.
28. G. William Baist, *Baist's Real Estate Atlas of Surveys of Washington, District of Columbia*, vol. 2, (Philadelphia, Pa: G. William Baist, 1909), Index Map.
29. G. William Baist, *Baist's Real Estate Atlas of Surveys of Washington, District of Columbia*, vol. 2, (Philadelphia, Pa: G. William Baist, 1915), Index Map.
30. Display advertisement, *Washington Post*, 12 November 1899, 15.
31. Brian D. Kraft, Building Permits Database.
32. "New Homes on the Market: H.R. Howenstein Company Offers a Row in Euclid Street," *Washington Post*, 28 November 1909, CA8; "Display Ad," *Washington Post*, 5 June 1910, R1; "Display Ad," *Washington Post*, 17 July 1910, CA5.
33. "Boom in Bloomingdale," *Washington Post*, 30 May 30, 1909, 8.
34. Beth Purcell, "Hill East History: The Big Three Rowhouse Builders: Howenstein, Jameson, and Kite," *Capitol Hill Restoration Society Newsletter*, July/August 2012, 8-9.
35. "Start Big Warehouse," *Washington Post*, 18 June 1916, R2.
36. "Photo Standalone," *Washington Post*, 17 September 1922, 46.

37. "Rites for H.A. Kite to be at Residence," *Washington Post*, 4 February 1931, 5.
38. The *Building Permits Database*, prepared by Brian Kraft, does not include statistics on construction after 1949 and therefore does not fully represent the work of mid-century developers such as Morris Cafritz.
39. U.S. Bureau of the Census, Population Census, 1920, District of Columbia, Washington, Enumeration District 246, 2B-7A.
40. Borchert, *Alley Life in Washington*, 44 and 46.
41. Borchert, *Alley Life in Washington*, 46.
42. Elizabeth Hannold, "The Influence of Sanitary Houses Can Not [sic] Be Over Estimated" *Housing Washington*, Richard Longstreth, editor (Chicago, IL: The Center for American Places at Colombia College Chicago, 2010), 136.
43. Hannold, "The Influence of Sanitary Houses Can Not Be Over Estimated," 138.
44. District of Columbia Building Permit 5306, 20 May 1911 (Brian Kraft, *Building Permits Database*).
45. Borchert, *Alley Life in Washington*, 47-52.
46. King, *100 Years of Capital Traction: The Story of Streetcars in the Nation's Capital*, 77.
47. Display advertisement, "Biggest Bargains," *Washington Post*, 29 December 1912, 11.
48. Display advertisement, "Only 2 Left," *Washington Post*, 28 January 1917, R1.
49. By 1888, the Barracks Row area had 42 properties listed as "store," in addition to a wagon shop, a plumber, two carpenters' shops, two drug stores, three cobblers, four barbershops, 13 saloons, a cigar store, an undertaker, a restaurant, two tailors, a laundry, and a tin shop. [Paraphrased from Elizabeth Hannold, et al., *Barracks Row/8th Street Survey*, *Historic Context*, 2001, unpublished.]
50. Beth Purcell, "Report on one-story commercial buildings," 2013; unpublished.
51. This property is currently the location of a Safeway grocery store.
52. Board of Education, "Report to the Commissioners of the District of Columbia, 1908-9" (Washington, D.C.: 1911), 62-68, 76; Board of Education, "Report, 1917-1918," vol. 4 of the *Annual Report of the Commissioners of the District of Columbia*, 1918 (Washington, D.C., 1918), 115-119; Antoinette Lee, *Historic School Buildings Survey of D.C. Public Schools, 1986-1987*, D.C. Historic Preservation Division.
53. Board of Trustees of Public Schools, *Report of the Board of Trustees of Public Schools, 1896-97* (Washington, D.C.: Government Printing Office, 1897), 260.
54. "Blow School Opened," *Washington Post*, 15 February 1906, 12. It is not clear from this article whether the Blow School originally served white or African American students.
55. Board of Trustees of the Public Library of the District of Columbia, *Annual Report*

- of the Board of Trustees, 1907-08 (Washington, D.C.: Government Printing Office, 1908), 46.
56. "New Mission Home Planned," *Evening Star*, 8 February 1908, 26.
 57. Board of Trustees of the Public Library of the District of Columbia, *Annual Report of the Board of Trustees, 1907-08*, 46.
 58. "Main Building on Its Way to Gales School Playgrounds," *Evening Star*, 11 April 1908, 4.
 59. "Sports of All Sorts," *Evening Star*, 21 March 1902, 9.
 60. Brian D. Kraft, "Yearly Totals," *Building Permits Database* (Historic Preservation Office, D.C. Office of Planning, Washington, D.C., 2009).
 61. Edward J. Marolda, *The Washington Navy Yard: An Illustrated History* (Washington, D.C.: Naval Historical Center, 1999), 53-54.
 62. "City is 'Home Hungry:' People Vainly Search Capital for Comfortable Abodes," *Washington Post*, 26 April 1919.
 63. U.S. Bureau of the Census, *Historical Statistics of the United States, Colonial Times to 1970*, 26.
 64. Marolda, *The Washington Navy Yard: An Illustrated History*, 63 and 66.
 65. "Added Facilities for Waterfront Asked by Jadwin," *Washington Post*, 6 December 1927, 13.
 66. "Reclaiming Flats for Anacostia Park is Carried in Bill," *Washington Post*, 25 March 1928, M15.
 67. "Added Facilities for Waterfront Asked by Jadwin," *Washington Post*, 6 December 1927, 13.
 68. "Engineer Chief Asks \$180,000 for Flats Job," *Washington Post*, 4 January 1934.
 69. "Plans for New D.C. Stadium," *Washington Post*, 13 January 1939, 19; Gerald G. Gross, "Planners Back Sports Center for Capital," *Washington Post*, 17 February 1940, 1.
 70. Frederick Gutheim and Antoinette J. Lee, *Worthy of the Nation: Washington DC, from L'Enfant to the National Capital Planning Commission* (Baltimore: Johns Hopkins University Press, 2006).
 71. The Kraft database lists a total 15,689 buildings designed by Santmyers but does not include the final years of his career.
 72. *Prominent Personages Of The Nation's Capital: A Work for Newspaper and Library Reference* (Washington, D.C.: Washington Times Co., 1925), 242.
 73. U.S. Bureau of the Census, Population Census, 1920, District of Columbia, Washington, ED 129, 9B.
 74. U.S. Bureau of the Census, Population Census, 1930, District of Columbia, Washington, ED 270, 31-32.
 75. U.S. Bureau of the Census, Population Census, 1940, District of Columbia,

Washington, ED 338-B, 2A-2-B.

76. U.S. Bureau of the Census, Population Census, 1930, District of Columbia, Washington, ED 143, 18A.

77. U.S. Bureau of the Census, Population Census, 1940, District of Columbia, Washington, ED 164, 10B, 11A.

78. "Record Day for Year," *Washington Post*, 7 June 1914, RE3.

79. Safeway, Inc. purchased the Sanitary Grocery Company, Inc. in 1938.

80. The greenhouse was razed to allow for the 1929 construction of eight two-story row houses constructed by Herman Howenstein, who monopolized development of Square 1092.

81. *Buyer's Guide and Complete Classified Business Directory* (Washington, D.C.: R. L. Polk & Co., 1930).

82. D.C. Building Permit # 2094, 5 February 1906. The building was razed to allow for the 1929 construction of the row houses at 1623-1631 G Street, S.E. by Herman Howenstein.

83. The monument company ceased operations by 1960. The building was razed to allow for the 1989 construction of 1622-1626 H Street, S.E.

84. D.C. Board of Education, "Report of the Board of Education, 1921-2" (Washington, D.C.: Government Printing Office, 1922), 52.

85. Baist, *Baist's Real Estate Atlas of Surveys of Washington, District of Columbia, 1919*, pl. 32.

86. Lee, "Historic School Buildings Survey."

87. D.C. Board of Education, "Report of the Board of Education: School Achievements in Twenty Years," (Washington, D.C.: Government Printing Office, 1941), 56-62.

88. Felix Bruner, "Trade Schools, Rated Vital Phase of Teaching, Only 'Annexes' Here," *Washington Post*, 14 April 1934, 2.

89. Bruner, "Trade Schools, Rated Vital Phase of Teaching, Only 'Annexes' Here," 2.

90. "Pupils in Vocational School Exhibit Work," *Washington Post*, 20 March 1924, 8.

91. Thirty years after its construction the Colonial Revival-style Chamberlain School was enlarged by a two-story addition. As the city moved away from vocational education in the 1990s, the school was closed. As of 2012, the building housed Friendship Chamberlain Elementary, a charter school. The only remaining vocation educational and training facility for neighborhood youths is Peter Bug's Shoe Repair Academy, open since 1978. The privately operated training program is located in a small building at 1320 E Street, S.E., on the campus of the former Buchanan School.

92. "Boys Club Ground Breaking Ceremony Tuesday; Frank R. Jelleff to Start \$200,000 Project," *Washington Post*, 11 July 1937, 8.

93. "Boys Club House Building to Begin," *Washington Post*, 10 July 1937, 11; "Boys

- Club Ground Breaking Ceremony Tuesday; Frank R. Jelleff to Start \$200,000 Project, 8.
94. "1,500 Boys Aid Dedication of Southeast Club," *Washington Post*, 20 November 1937, 17.
 95. "Southeast Unit of Boys Club Opens Tuesday," *Washington Post*, 13 March 1938, M14. And Eleanor Hill, who moved to 801 17th Street, S.E. in 1955, remembers that her son was one of the first black children to use the Boys and Girls Club, in 1964 or 1965. [From Eleanor M. Hill, "Our Life in Barney Circle," *Hill Rag*, February 2008, p. 67.]
 96. "200 Members Sought By S.E. Boys Club," *Washington Post*, 5 August 1938, 2.
 97. "New Church Incorporated," *Washington Post*, 20 March 1906, A4.
 98. The building was demolished in 2005. Purcell, "Notes on Hill East History, Architects and Builders," 6: 1-16; Beth Purcell, "Churches on 15th Street, SE: Part 2, Fifteenth Street Christian Church/Providence Baptist Church," *Capitol Hill Restoration Society News*, November 2012, 6-7.
 99. "Capital to Erect Church Duplicate," *Washington Post*, 23 June 1929, R6.
 100. This extensive body of work was deposited at the Library of Congress and has become one of the antecedents of the Historic American Buildings Survey (HABS).
 101. "Four Churches to Get SW Sites," *Washington Post*, 16 April 1958, C5. In 2008, St. Matthew's merged with the First Trinity Lutheran Church. The 1963 church has since been demolished.
 102. U.S. Federal Housing Administration, *The Structure and Growth of Residential Neighborhoods in American Cities* (Washington, D.C.: Government Printing Office, 1939), 112.
 103. Marolda, *The Washington Navy Yard: An Illustrated History*, 69-70.
 104. A few of these were not trained as architects but listed themselves as the architect on building permits for at least some of the dwellings they built.
 105. Very few of the builders working in Capitol Hill East in the 1940s are included in the list of major builders in the Brian D. Kraft *Building Permits Database*. The exceptions were L.E. Breuninger (1424-1432 L St. S.E., 1942) and Winfield S. Preston (604 12th Street, N.E., 1945). Because the database has limited information from the 1950s and does not extend beyond that decade, it is possible that builders who were active in the 1940s and early 1950s constructed additional buildings in later years.
 106. Census tracts 65, 66, and 82, east of the Capitol and bounded by Massachusetts Avenue, 8th Street, N.E. and South Carolina Avenue, S.E., are not included in these statistical areas.
 107. Interdepartmental Statistical Committee of the D.C. Government, *Statistical Areas of the District of Columbia*, May 1962, 9-10. Archived at Martin Luther King Jr. Memorial Library, Washingtoniana Division, Vertical file: Census Tracts 1930.
 108. "Bryan Shift Urged by P-TA," *Washington Post*, 16 October 1952, 21. The white

schools were Bryan, Buchanan, Kingsman and Tyler.

109. George D. Strayer, "The Report of a Survey of the Public Schools of the District of Columbia" (Washington, D.C.: U.S. Government Printing Office, 1949).

110. "Curfew Imposed as Roving Bands Plunder and Burn" *Washington Post and Times Herald*, 6 April 1968.

111. Health Statistics and Research Office, Community Health Services Administration, D.C., Department of Human Resources, "Statistical Notes," Note 5 (July 1971), 51.

112. 1980 Census statistics printouts, Martin Luther King, Jr., Memorial Library, Washingtoniana Division, Vertical file: Census 1930, D.C. Public Library.

113. Tracts 83.01 and 83.02 are bounded by H Street, 8th Street, Massachusetts Avenue and 2nd Street, N.E.

114. Richard Lyons, "East Capitol St. Site Favored for Bridge," *Washington Post*, 30 December 1949, 2; "East Capitol Bridge," *Washington Post*, 9 January 1950, 6.

115. Edward F. Ryan, "East Capitol Bridge Foes Drop Fight," *Washington Post*, 29 April 1950, B1.

116. "Ike Signs D.C. Stadium Bill," *Washington Post*, 24 September 1959, D2; Jack Walsh, "Ground Broken with Enthusiasm, Vigor for District's New Stadium," *Washington Post*, 9 July 1960, A10.

117. *Federal-Aid Highway Act of 1956* (National Interstate and Defense Highways Act), Public Law 84-627, enacted 29 June 1956.

118. Robert C. Albrook, "50 mph Traffic Loop Would 'Feed' Central D.C.," *Washington Post*, 4 December 1955, E1.

119. "Section of Southeast Expressway to Open," *Washington Post*, 3 October 1965, B5.

120. Luther P. Jackson, "Expressway Raises Relocation Problem," *Washington Post*, 18 February 1962, B4.

121. Lawrence Stern, "Planners, Park Men Rap Freeway Change," *Washington Post*, 26 May 1962, C1.

122. Lawrence Stern, "Commissioners' Shift Reflects City Freeway Feuding," *Washington Post*, 25 May 1962, B1.

123. Laurence M. Stern, "Highway Feud Bypasses Neat, Logical Approach," *Washington Post*, 10 June 1962, B1.

124. Lawrence Stern, "Commissioners' Shift Reflects City Freeway Feuding," B1.

125. Information from, Zachary Schrag, "Building the Washington Metro, an online exhibit," available from: <http://chrn.gmu.edu./metro/plan2.html>.

126. Elizabeth Kohl Draper, "Progress Report on the Restoration of Capitol Hill Southeast," *Records of the Columbia Historical Society 51-52* (Washington, D.C.: Washington

Historical Society, 1955), 134-137.

127. Justice Douglas purchased 124 3rd Street, S.E., and Sherman Adams, Assistant to President Dwight D. Eisenhower, purchased 100 C Street, S.E.; Draper, "Progress Report on the Restoration of Capitol Hill Southeast," 134-137.

128. Information from Kimberly Prothro Williams, "Capitol Hill Historic District," available from: http://dc.gov/OP/HP/District%20Brochure%20pdfs%204.1.2/Capitol_Hill_Brochure.pdf.

129. Paul W. Valentine, "D.C. White Population Up: First Increase Since 1951," *Washington Post*, 1 December 1977, 1.

130. Valentine, "D.C. White Population Up: First Increase Since 1951," 1.

131. J. Thomas Black, "Return to City Seen Escalating," *Washington Post*, 8 February 1975, E16.

132. Lawrence Feinberg, "D.C. Leads Country in Renovation of Inner-City Housing," *Washington Post*, 11 December 1981.

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