

# Historic Walking Tour: Tennessee Avenue, Warren and C Streets L'Enfant, Tiny Houses, Shopping, and Community

sponsored by  
Capitol Hill Restoration Society and  
North Lincoln Park Neighborhood Association  
October 14, 2017

**Start:** 14th and C Streets, NE, SW corner

Walk west on 1300 block of C Street to Warren Street, NE

Walk south on Warren Street to Constitution Avenue, NE.

Walk west on Constitution Avenue, NE to Tennessee Avenue

Walk northeast on Tennessee Avenue to C Street, NE

**End of tour**

**Topics:** Early landowners, founding of the city, L'Enfant Plan. Map of Washington in Embryo, Square 1033.

## 1. 1300 block of C Street, NE

South side

**Stop at: 1337-1353 C Street, NE** brick dwellings (11x25, Charles Gessford, 1886)<sup>1</sup>

**Topics:** Gessford (19th century master builder), very early "small house" as a business model/ rental market, demographic note. (Compare to 1355-1369 C Street, 12x32).

- 1301-1319 C Street, NE: 15x30 brick dwellings (1913). Architect: A.E. Landvoight
- Owner/builder: Harry A. Kite
- 1355-1369 C Street, NE: 12x32 brick dwellings (1913). Architect: Edward O. Volland.  
Owner: Shannon & Luchs.

North side

- 1362-1378 C Street, NE, 12x32 brick dwellings (1912). Architect: A. E. Landvoight.  
Owner: Teresa M. Saul; builder J.R. Haislip. See also her small houses (Landvoight) on 300 block 14th Street, NE (1912), 2 bays.
- 1348-1360 C Street, NE 13x28 brick (1911). Architect: Samuel R. Turner; Owner: Susan Mr. Merriam. Builder: A.B. Snell. AB pattern: alternating pediment at cornice.<sup>2</sup>

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<sup>1</sup> Gessford also built the same type houses at 257-261 Warren Street, NE (1886), demolished.

<sup>2</sup> Nearby: across Tennessee Avenue: 1300-1322 C Street, NE, 18x30 brick (1913) A & B dormer pattern: A: gable over 2 sets of 3/3 windows; B: pair of single 3/3 gable dormers. same as 1301-1319 C Street, NE. Architect: A.E. Landvoight. Owner/builder: Harry A. Kite.

## 2. Warren Street, NE

### Stop at 244 & 246 Warren Street, NE.

Topic: Brick coursing, Flemish bond and American bond (images on last page). Craftsman-influenced rowhouses.

**Topics:** L'Enfant Plan, demographics of Warren Street in 1920, African American homeowners and renters, Howenstein, Wire.

#### West side

- 244-262 Warren Street, NE 12x23 brick (1911) Architect: A. E. Landvoight. owner/builder: Harry A. Kite. Flemish bond, 2 bays.
- 222-224 Warren Street, NE. 13x30 brick dwellings (1916) Architect: George T. Santmyers, owner/builder: Harry A. Kite. 12.9 wide.
- 214-216 Warren Street. (1953) William Calomiris.
- 202-204 Warren Street, NE. brick stores. (1910) Architect: C.A. Didden; owner: Bartholomew Daly; builder: S. J. Brinkley. No dimensions on building permit.

#### East side

- 257-261 Warren Street, NE (Gessford, 1886, 11x25, demolished, now empty lots)
- 247-255 Warren Street, NE 13x26 brick dwellings (1911). Architect/builder: A. F. Wood. Owner: Appleton Cady, a real estate investor; two-bay segmental arches. Cady still owned all houses as of 1917.
- 241-245 Warren Street, NE (Howenstein/Grimm, 1907).<sup>3</sup> Early Howenstein project
- Builder: T.L. Lewis. Brick dwellings 15x30.
- 231-239 Warren Street, NE, 18x35 cinderblock flats (1940) Architect: George T. Santmyers. Owner: Preston E. Wire;

### Stop at: 231-239 Warren Street, NE (Wire/Santmyers, 1940) Rowhouse flats

**Topics:** Rowhouse flats, common bond, Preston E. Wire, George Santmyers

- 201-213 Warren Street, NE. 14x30 brick dwelling (1889). Owner: Henry King, Jr. Builder: Henry S. Loeffler. See also around the corner 1346-1360 Constitution Avenue, NE (1889), same owner/builder.

**Stop in front of: 1345-1363 Constitution Avenue, NE** (B. Stanley Simmons, owner/architect 1892).

**Topic:** B. Stanley Simmons

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<sup>3</sup> See 1430-1436 North Carolina Avenue, NE (1924) for typical example of Howenstein's many porch-front houses.

**3. 1300 block Constitution Avenue, NE. south side**

**Topic:** Shopping area: stores (all built as one-story):

*City Directory* showing Constitution Avenue, NE (1915)

<b>Address</b>	<b>Business</b>	<b>Name of business owner</b>	<b>Owner/architect/year built</b>
1318 Constitution Avenue	Saloon	Bartholomew Daly	Bartholomew Daly (1901). Architect: Richard Crump. Builder: Owen Donnelly
1319 Constitution Avenue	Grocery	Abraham Omansforf	Domenico Delvecchio (1909) built as a dwelling, Architect: William G. Burgess
1319 1/2 Constitution Avenue	Tailor	Abraham Omansforf	Domenico Delvecchio. (1910) Architect/builder: William G. Burgess
1320 Constitution Avenue	Oysters	Charles H. Thomas	1886
1321 Constitution Avenue	Shoemaker	Joseph Marsanopoli	Domenico Delvecchio. (1910) Architect: Albert H. Beers. Builder: Harry Delay
1323 Constitution Avenue	Laundry	Hing Lee	Owner/builder: Domenico Delvecchio (1910) Architect: A. C. Spaulding. private storage.
1325 Constitution Avenue	Shoemaker	Domenico Delvecchio	Domenico Delvecchio (1910). Architect: Albert H. Beers
1327 Constitution Avenue	Dry goods	Catherine Geddes	Catherine Geddes (1911) Architect: V. A. Hubbard, builder: George C. Hough
1329 Constitution Avenue	Barber	Lodovico Trapani	Domenico Delvecchio (1912). Architect: William J. Palmer
1329 Constitution Avenue	Shoemaker	Agatino Torre	

Around the corner on 13th Street, NE --  
 133-149 13th Street, NE Owner/builder George P. Newton (1899) Brick dwellings  
 Architect: Nicholas T. Haller.

**4. 200 block Tennessee Avenue, NE**

**Topics:** Harry Kite, demographics, white homeowners

West side

211 Tennessee Avenue, NE: apartment building.

- 215 Tennessee Avenue, NE, 18x36 brick flat (1882) Owner: Arthur L. Williams .  
 Builder: Abe Carter.
- 217-219 Tennessee Avenue, NE: 20x36 brick dwellings (1916).Architect: J. B. Davis  
 Palmer. Owner/builder: William Murphy

- 221-235 Tennessee Avenue, NE (dimensions not listed on building permit)  
Architect: George T. Santmyers. Owner/builder Harry A. Kite
- 245-263<sup>4</sup> Tennessee Avenue, NE 16x42 brick dwellings (1911). Architect: A.E. Landvoight. Owner/builder: Harry A. Kite<sup>5</sup>

### **Builders and architects**

- **Charles Gessford**, architect/builder (1831-1894). Gessford, who lived at 661 South Carolina Avenue, SE, was one of the best-known builder/ architects on Capitol Hill. His work includes Queen Anne-style brick rowhouses (824-832 D Street, SE; 638-642 East Capitol Street). He also built alley dwellings (Gessford Court). He borrowed to build his houses; when the Depression of 1893 hit, he was left with houses that no one would buy. He died a year later and was buried at Congressional Cemetery.
- **Nicholas R. Grimm**, architect (1863-1931). Grimm worked for multiple Washington developers, and exclusively for Harry Wardman from 1898 to 1905; he designed almost 200 single family rowhouses (including 750-768 13th Street, SE) and 150 rowhouse flats, and during his career he designed 1,266 buildings. [www.wardmanwashington.com/about/architects](http://www.wardmanwashington.com/about/architects).
- **Herman R. Howenstein**, builder (1877-1955). Howenstein was a major Washington developer in early twentieth century. He built many “daylighter” porch-front rowhouses including several on Capitol Hill, beginning in the early 1900s. His rowhouses often feature a straight slate mansard roof with a gable dormer. Later, with a partner, he built and owned a number of large apartment buildings, including 1301 and 1321 Massachusetts Avenue, NW; as well as the Wakefield, Potomac Park, Chatham, Highview (2505 Thirteenth Street, NW), and the Embassy (1613 Harvard Street, NW). In 1933 and 1934, lenders foreclosed on Highview and the Embassy. The foreclosure sale proceeds were less than the mortgage balances. Howenstein and his partner had personally guaranteed the mortgages, and were liable for this deficiency, which they could not pay. As a result, they both went bankrupt in 1935. Howenstein had \$13.80 in cash plus the stock in H. R. Howenstein Co. (also bankrupt) and owed almost \$400,000. He died in 1955, after a long illness.
- **Harry A. Kite**, builder (1882-1931). He was a prominent Washington developer who built many “daylighter” porch-front rowhouses all over Washington including many on Capitol Hill, as well as apartment buildings (Kew Gardens, 2700 Q Street, NW).
- **Albert E. Landvoight**, architect (1892-1955). He was born in Washington and attended McKinley High School. He began working for Harry Kite in 1913, served in World War I, and afterward continued to work as an architect. He designed residences and Harry Kite.

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<sup>4</sup> 245 is the next address after 235 TN.

<sup>5</sup> East side of Tennessee Avenue:

212-234 Tennessee Avenue 18X30 brick dwellings, 18x30 (1912 ). Architect: A.E. Landvoight  
Owner/builder: Harry A. Kite. Brick coursing: brick components: headers and stretchers; soldier course, sailor course; 3 types of brick coursing: Flemish bond: iron spot headers/red brick stretchers. AB pattern in dormer design: A: two dormers with snowflake window, B: one very large dormer. Rowhouse design: introduce variety: here: alternating dormer design: (1) 2 dormers with snowflake window (2) very large dormer.

•**George T. Santmyers**, architect (1889-1960). He studied architecture at the Washington Architecture Club Atelier (1908-1912), worked as a draftsman for Harding & Upman, Washington, DC, and began his own practice in 1914. He designed many apartments and hundreds of rowhouses, including many on Capitol Hill, for Guy L. Steuart, Thomas A. Jameson and Harry Kite. The Capitol Hill East Historic Context describes Santmyers as " by far the most active architect in Capitol Hill East. ... Santmyers designed 15,689 buildings by 1949, while only a handful of other architects designed more than 1,000 buildings and no other architect listed in the permit database designed more than 1,600. Although Santmyers is credited with the design of commercial buildings, banks, churches, public garages, and thousands of private residences, he is most celebrated for his contribution to apartment building architecture in the nation's capital. Yet, in Capitol Hill East, his work favored the single-family row house or multi-family duplex, showing his devotion and skills in the design of modest yet fashionable residences specifically for middle-income residents." [www.chrs.org](http://www.chrs.org) > History and Preservation > Beyond the Boundaries > Context Statement.

•**B. Stanley Simmons**, architect (1872-1931). He came to Washington as a child, and later studied architecture at M. I. T. He was one of the most prolific architects in Washington, and worked with every major developer, including Harry Wardman and Lester Barr. He started designing and building houses in the 1890s, before he moved on to bigger commissions. His rowhouses at 1345-1363 Constitution Avenue, NE, date from his early career. Simmons designed more than 60 apartment buildings between 1890 and 1926, including The Wyoming (1810 Wyoming Avenue, NW, considered by some to be his masterpiece), and the Embassy and the Highview for Howenstein. He also designed the National Metropolitan Bank, 15th and G Streets, NW (1905), the Northeast Savings Bank, 800 H Street, NE (1921); the Barr Building at Farragut Square (1929); the Elks Club, 919 H Street, NW (1908, demolished); and the Fairfax Hotel, 21st and Massachusetts Avenue, NW (1921).

•**Preston E. Wire**, builder (c. 1903– 1952). Wire was a major real estate developer who built many houses in various neighborhoods around Washington, including Capitol Hill and Brookland. Beginning in 1938, during a time when Washington was still segregated, Wire built 2,000 units of rental housing for African-Americans. Carver Terrace in Northeast is his best-known project.

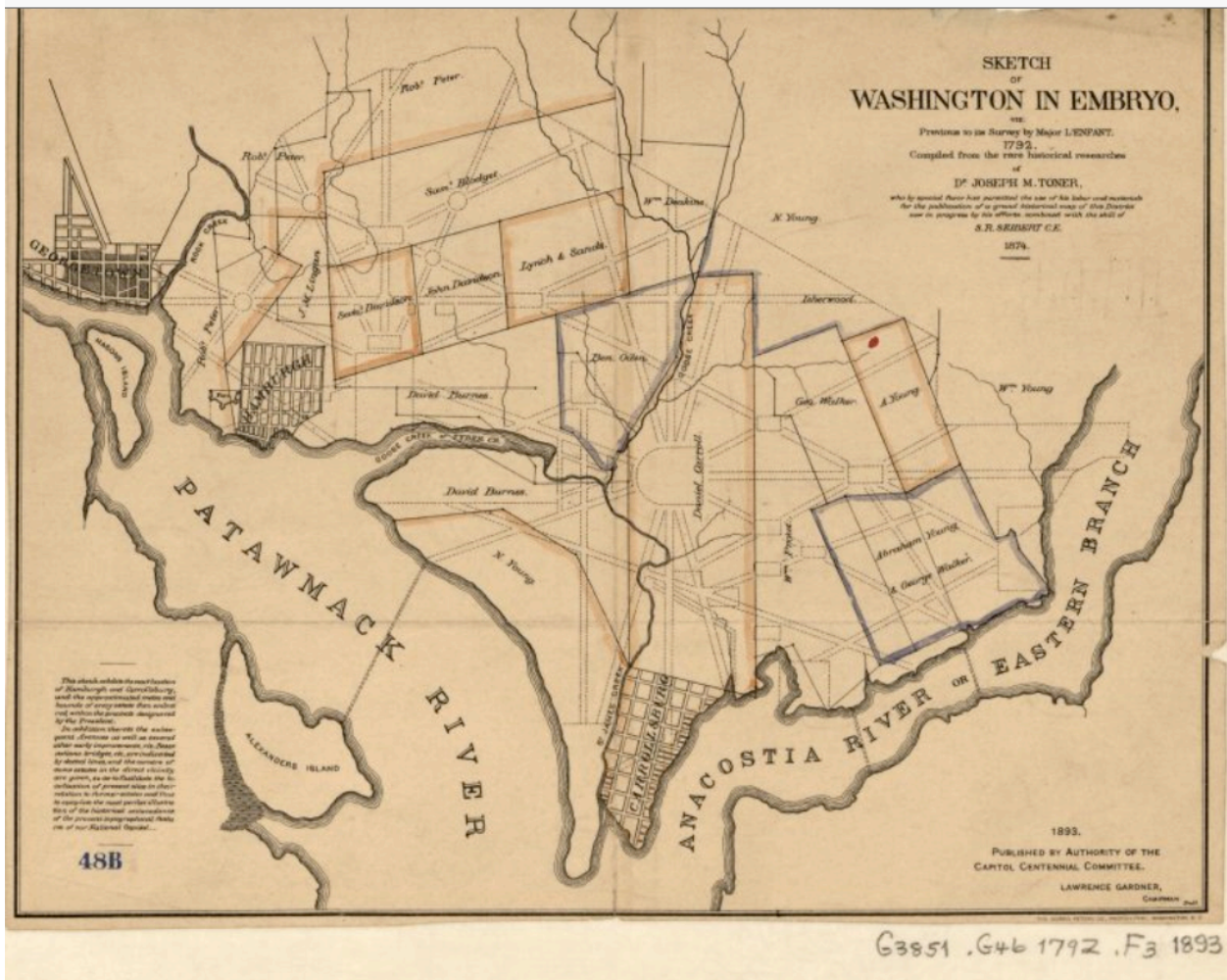
**Additional information:**

- 1910 Census (E.D. 188) [www.stevemorse.org](http://www.stevemorse.org)
- 1920 Census (E.D. 246) [www.stevemorse.org](http://www.stevemorse.org)
- *City Directories*: [www.Hathitrust.org](http://www.Hathitrust.org)
- Clark, Allen C., "The Abraham Young Mansion," *Records of the Columbia Historical Society*, 12 (1909): 53-70. Available on [www.JSTOR.org](http://www.JSTOR.org)
- [www.chrs.org](http://www.chrs.org) > Historic Preservation >
- Beyond the Boundaries Map (information on buildings, square by square)
- Beyond the Boundaries Context Statement
- [www.chrs.org](http://www.chrs.org) > Historic Preservation > CHRS Historic District Design Guidelines >
- **Building Styles in the Capitol Hill Historic District**
- **Red Brick, Brown Brick, Pressed Brick, and Common: Capitol Hill Brick**
- **Cast Iron: Firmness, Commodity, and Delight**

Capitol Hill Restoration Society  
[www.chrs.org](http://www.chrs.org) [Caphrs@aol.com](mailto:Caphrs@aol.com) 202 543-0425

# Joseph M. Toner's map of Washington in Embryo

RESTO. NO FNO... ▾

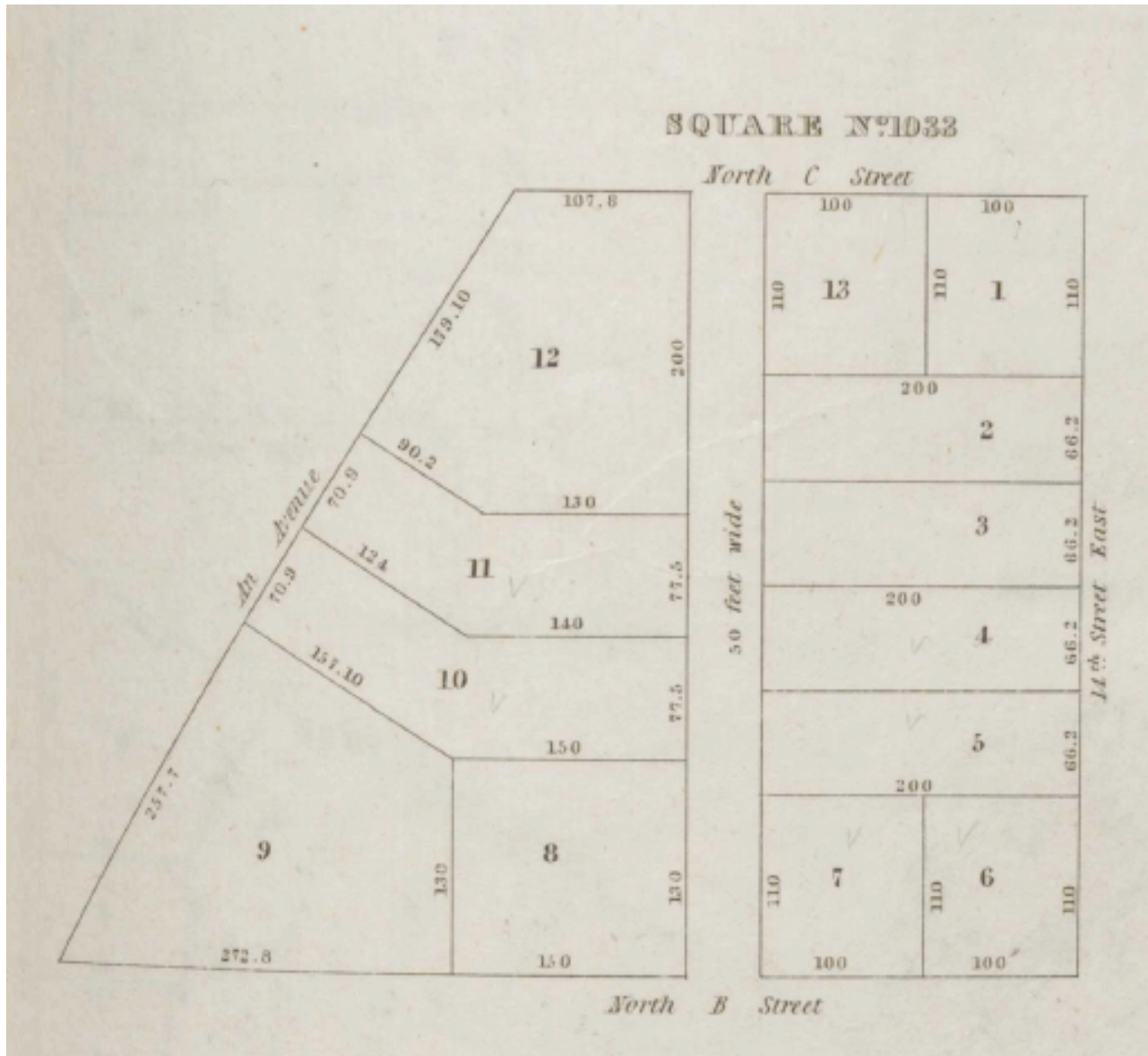


Square 1033 as laid out in the L'Enfant Plan (28 Aug. 1797) showing the future Warren Street running south from C Street to B Street (Constitution Avenue, NE).

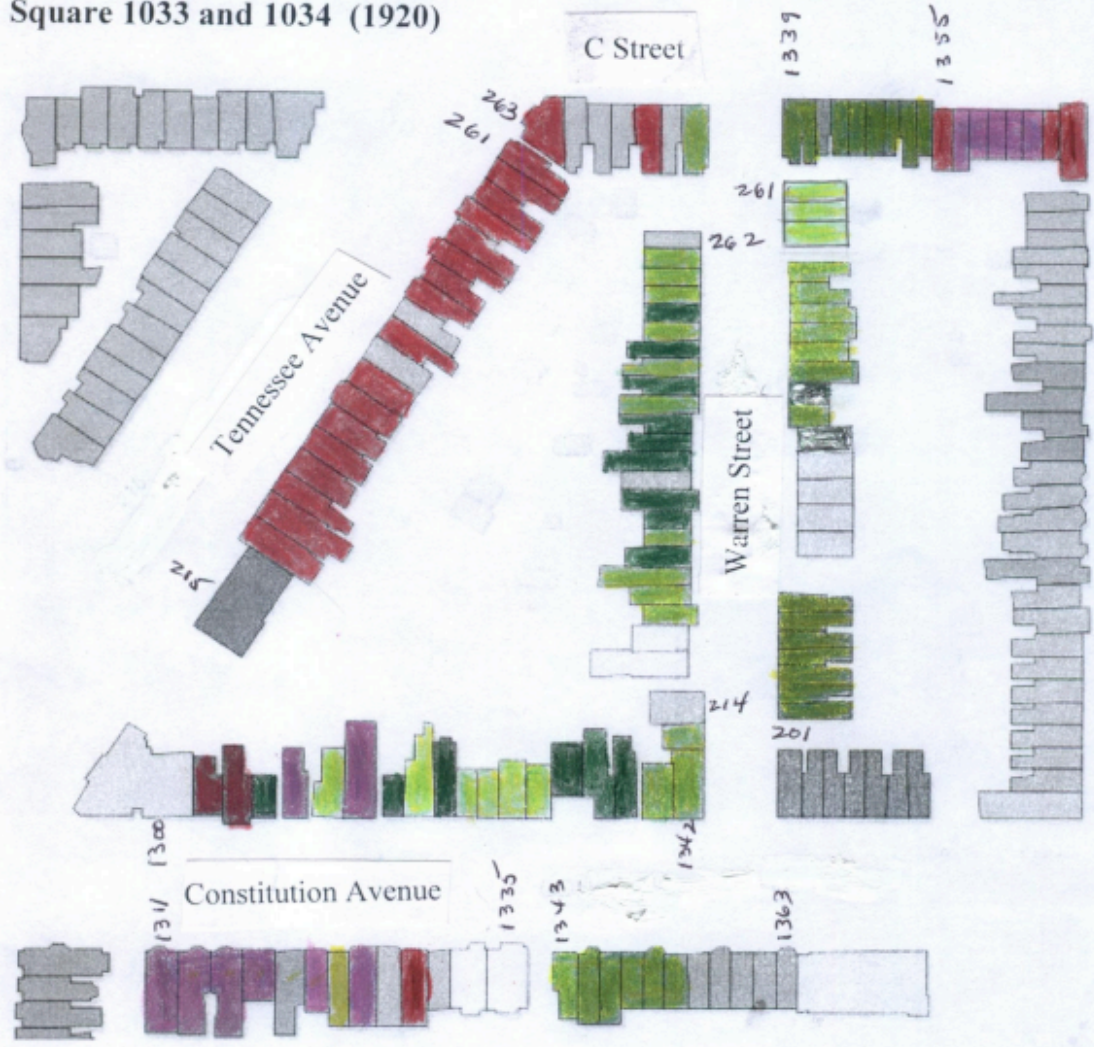
Square 1033: Lots 1-3, 8, 9, 13: Abraham Young. Lots 4-7, 10-12: United States.

Square 1033 NW: all to heirs of Abraham Young. (29 Oct. 1800).

Square 1034: Lots 1-4-, 10: United States. Lots 5-9: George Walker and heirs of Abraham Young.



Square 1033 and 1034 (1920)

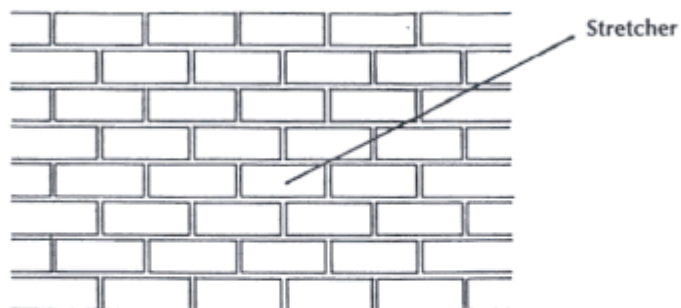


Legend

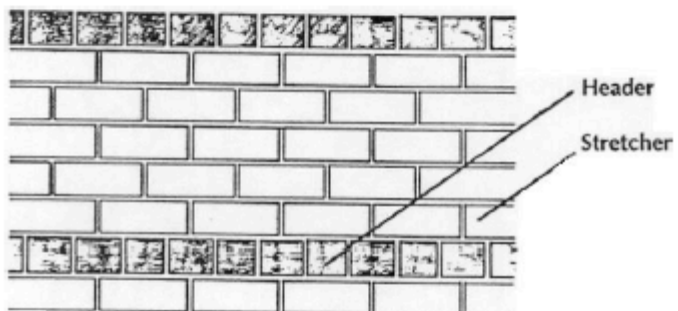
African American:	<span style="color: green;">■</span> homeowner	<span style="color: yellow;">■</span> renter
White:	<span style="color: red;">■</span> homeowner	<span style="color: purple;">■</span> renter
Asian:	<span style="color: orange;">■</span> homeowner	<span style="color: yellow;">■</span> renter



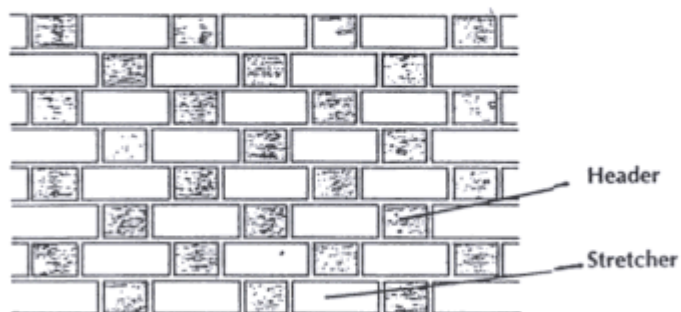
## Typical Brick Coursing



Running bond consists of all stretchers.



Common bond consists of five rows of stretchers and one row of headers.



Flemish bond consists of alternating rows of stretchers and headers.