

**North Lincoln Park Walking Tour:
Constitution Avenue to 14th & 15th Streets, NE**

sponsored by

Capitol Hill Restoration Society and North Lincoln Park Neighborhood Association
September 27, 2015

Start: Park at 14th Street and Constitution Avenue, NE (near Brown AME Church)

Walk north on 14th Street, NE to C Street, NE

Walk east on 1400 block of C Street to 14th Place, NE

Walk south on 200 block of 14th Place, NE to Constitution Avenue, NE, and cross
Constitution Avenue, then walk east to 15th Street, NE

Walk south on 100 block of 15th Street, NE to Ames Place, NE

Walk south on 15th Street, NE to A Street, NE, turn east onto A Street, NE

Walk east on 1500 block of A Street, NE

End of tour

1. 200 block of 14th Street, NE: a laboratory of Capitol Hill rowhouses

Stop at 218, 220, 222 14th Street, NE

- 220 14th Street, NE (17x30, designed for Dr. J.E. Toner, 1893) Budget: \$3,500
- 222 14th Street, NE (17x30 Hurley/Mullett, 1912) Budget: \$3,500
- 216-218 14th Street, NE (1922 porch-front rowhouses) Budget: \$3,250/house

See 232-238 14th Street, NE (Howenstein/Grimm, 1907) Budget: \$1,875.

Topics: Brick coursing: running bond, common bond, ornament, Howenstein.

2. 1400 block of C Street, NE

1400-1434 C Street, NE (19x32 McCubbin/Beers, 1910)

- McCubbin/Beers project: 311-319 14th Street/1400-1434 C Street/310-350 15th Street (1910) 19x32, Budget: \$1,563/house

Stop at: 1416 C Street, NE

Alternating cornice design: (1) raking eyebrow parapet scallop with oval medallion (2) rectangular stepped arch with 3-pane rectangular window in center.

Topic: Albert H. Beers: Beers drawing showing specifications for design (1): galvanized iron, front door, windows, porch columns and pickets.

See also porch-front houses 1425-1431 C Street, NE (Landvoight/Kite, 1915)

3. 200 block of 14th Place, NE

Stop at 223 14th Place.

207-261 14th Place, NE 13x40, Flemish bond brick (Landvoight/Kite, 1914) Budget: \$1,274/house.

Topic: Flemish bond brick coursing, Harry Kite.

4. 14th Place and Constitution Avenue, NE

See Howenstein porch-front houses with red tile mansard roofs at 1430-1436 North Carolina Avenue.

Topic: Kennedy Bros.: large project across Constitution Avenue

5. 100 block of 15th Street, NE: Kennedy Bros.: 2 projects
Stop at 15th Street and Ames Street.

The Coliseum: Square 1056: Motorcycle racing, track and field, baseball, 1901-1906.

Kennedy Bros. rowhouse flats

103-123 15th Street, NE (Kennedy & Davis/Edgar S. Kennedy, 1903), 16x57 Budget: \$2,500. Rowhouse flats with 2 entrances (see 109 15th Street- retains two entrances).

Kennedy Bros. Square 1056 project

Kennedy and Davis built out all of Square 1056 (14/15/A/Ames/Constituion/North Carolina): 79 rowhouses. 1907-1908. Budget: c. \$2,600/house
Pattern: (1) Flat front with porch, (2) angled bay with Palladian window transom, (3) angled bay with eyebrow and drop over front door. Angled bay houses originally lacked entry porches.

Topic: Kennedy & Davis, Alexander Sonneman. Brick coursing: Flemish bond.

- 129 15th Street, NE, store designed by Lewis Wentworth Giles.
- 210-234 15th Street, NE (Howenstein/Schrider, 1924) 16x26. Budget: \$5,000

6. 1500 block A Street, NE: Classical Revival to Craftsman-inspired rowhouses

Stop at 1505-1509 A Street, NE and 1518-1522 A Street, NE:

Craftsman-inspired Stewart Bros. projects:

- 1518-1522 A Street, NE, L.P. & G.T. Stewart/King 1928, Budget: \$5,000/house), tapestry brick, porch, mansard roof with red clay tile.
- 1505-1509 A Street, NE (Stewart/Powell), 1929, 18x33, mansard roof with green clay tile, shed dormer. Budget: \$5,000/house.
- 1511 A Street, NE (L.P. & G.T. Stewart, 1927, no architect, 22x36, Budget: \$7,000) slate mansard roof with gable dormer r.

Topic: Craftsman-inspired rowhouses

Classical Revival Deichmann rowhouses:

- 1517-1533 A Street, NE Diechmann/Diechmann, 1913, 17x32 Budget: \$2,778/house. Bay front, running bond, Classical Revival.
- 1524-1538 A Street, NE, Diechmann/Volland, 1914, 17x33, Budget: \$2,750/house. Canted oriel window over porch.

Topic: World's Columbian Exposition, Chicago, 1893; Classical Revival, cast iron steps, egg-and-dart design, Deichmann.

Builders and architects

•**Albert H. Beers**, architect (1859–1911). Originally from Bridgeport, Connecticut, at the time of his death he lived at 757 Park Road, NW, Washington, D.C.; his office was at 1342 New York Avenue, NW. Beers worked extensively with Harry Wardman, and two of their projects appear on the National Register of Historic Places. Beers designed many rowhouses for Wardman and is credited with Wardman’s breakthrough designs for “daylighter” rowhouses. He also worked with other builders, including Harry A. Kite, Chris Cox Dawson, George Barkman, and F. J. McCubbin.

•**John C. Deichmann**, builder (active c. 1909-1912). He began as a carpenter and worked up to contractor. Deichmann lived at 1520 East Capitol Street, NE (a house he designed and built in 1912) and built a number of rowhouses nearby, including in squares 1069 and 1070.

•**Lewis Wentworth Giles**, architect (1894-1974). Giles was a well-known African-American architect who graduated from Armstrong Technical and studied architecture at the University of Illinois. After serving in World War I, he worked in the office of Isaiah Hatton from 1918 to 1921. In 1921, he opened his own office at 1200 U Street, NW. He designed many churches (Rock Creek Baptist Church, 4201 Eighth Street, NW; New Mt. Olive Baptist Church, Fifty-eighth and Grant Streets, NE), offices, apartment buildings and houses in Capitol Hill, Brookland, Eastland Gardens, Capitol View and Deanwood. Later, his home and office was at 4428 Hunt Place, NE, a house that he designed.

•**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.

•**Edgar S. Kennedy**, builder (1862-1953). Kennedy arrived in Washington in 1884. After working for builder Isaac N. Davis, Kennedy and his brother William founded Kennedy Brothers in 1909. He built thousands of rowhouses, including in Mount Pleasant and North Lincoln Park, and 118 houses on E Street, NE (1914). His best-known project may be the Kennedy-Warren, 3131-3133 Connecticut Avenue, NW (1930). The rowhouses in square 1056 (1907-1908)) were relatively early in his career. Like many other developers, he went bankrupt in the 1930s. He is buried at Elmwood Cemetery.

•**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 apartments for Kite and for Boss & Phelps.

•**Thomas A. Mullett**, architect (1869-1935). Mullett began practicing architecture in his father's firm, A. B. Mullett. He designed commercial and residential buildings.

•**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 > History and Preservation > Beyond the Boundaries > Context Statement.

•**Alexander H. Sonneman**, architect (1872-19??). He was born in Montgomery County, Maryland, and attended high school in Rockville. He studied architecture with his father (who had taught architecture at the University of Giessen, Germany) and began practicing architecture in 1901. He worked with Kennedy Bros., and also worked extensively for Harry Kite, designing rowhouses and apartment buildings including Kew Gardens, 2700 Q Street, NW. In 1910 he designed two-story Mediterranean Revival rowhouses with front porches and over-hanging red tile roofs for the entire Square 862 (Seventh/Eighth/D/E Streets, NE, including Lexington Place, NE). Sonneman remained active through 1954.

•**Edward O. Volland**, architect (active 1904-1924). Volland primarily designed houses, including rowhouses on Capitol Hill in the 1910s: 103-117 15th Street, SE (1906), 1441-1443 A Street, SE (1906), 1502-1508 D Street, SE (1911). In 1906, he also designed six houses at 12th Street and Maryland Avenue, NE for Charles Boyd, built by John R. Haislip. He survived his wife's death in 1958 and was described as a retired contractor; they lived at 1515 Hamlin Street, NE.

Additional information:

www.chrs.org > Historic Preservation >

- Beyond the Boundaries Map (information on buildings, square by square)
- Beyond the Boundaries Context Statement

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

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