

**North Lincoln Park Walking Tour:  
Tennessee Avenue to Constitution Avenue**

sponsored by

Capitol Hill Restoration Society and North Lincoln Park Neighborhood Association  
September 13, 2015

**Start:** Maury School. Walk northeast on Tennessee Avenue to 200 and 300 block of Tennessee Avenue

Continue northeast on Tennessee Avenue, then turn east another 1/2 block to 1300 block of D Street

Walk east on D Street to 14th Street, NE

Walk south on 300 block of 14th Street, NE, then cross 14th Street to C Street

Walk west on 1300 block of C Street, and turn south on Warren Street, NE

Walk south on Warren Street to Constitution Avenue, NE

**End:** 1300 block Constitution Avenue, NE

**1. 200 block Tennessee Avenue, NE**

212-234 Tennessee Avenue (Kite/Landvoight, 1912) & 221-235 Tennessee Avenue (Kite/Santmyers, 1916)

**Stop at 229/230 Tennessee Avenue**

Rowhouse design: creating variety: here: alternating dormer design:

(1) 2 dormers with snowflake window

(2) very large dormer

**Topic:** Brick coursing: brick components: headers and stretchers; soldier course; 3 types of brick coursing: Flemish bond: iron-spot headers/red brick stretchers

**2. 300 block Tennessee Avenue, NE**

321-333 Tennessee Avenue (Kite/Landvoight, 1916)

**Stop at 325 Tennessee Avenue.**

**Topic:** Harry Kite, economics of porch-front houses

See another Harry Kite project: Corbin Place, NE (1913-1915)

Formstone/permastone: 300 Tennessee Avenue.

**Stop at 343-351 Tennessee Avenue, NE** (Dawson/Beers, 1908) 20x28 Budget: \$1,000/house

Continue northeast on Tennessee Avenue another 1/2 block to 1300 block of D Street

**3. 1300 block D Street, NE**

**Stop at Tennessee & D Streets to see 1354 D Street, NE** (Barkman/Beers, 1910) 16x27

Budget: \$1,667/house. Less expensive common brick on the side elevation.

**Topic:** Albert H. Beers

#### **4. 300 block of 14th Street, NE**

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

**Stop at: 311 and 313 14th Street.**

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

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

336-340 14th Street, NE (Dawson/Beers, 1908) 20x28, Budget: \$1,000/house

#### **5. 1300 block C Street, NE**

**Stop at: 1337-1353 C Street, NE** (11x25, Charles Gessford, 1886), stepped brick cornice,  
original ell visible from Warren Street.

**Topic:** Gessford, very early "small house," rental market, demographic note

#### **6. Warren Street, NE**

See 241-245 Warren Street, NE (Howenstein/Grimm, 1907). Early Howenstein project. See  
1430-1436 North Carolina Avenue (1924) for more typical example of Howenstein's many  
porch-front houses.

215 Warren Street, new construction, stepped brick cornice.

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

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

#### **7. 1300 block Constitution Avenue, NE**

**Stop at: 1345-1363 Constitution Avenue, NE** (B. Stanley Simmons, owner/architect, 1892)  
15x36. Budget: \$2,300/house.

**Topic:** B. Stanley Simmons, design vocabulary. *Brickbuilder* magazine image: building for  
Ludlow Mfg. Co. showing segmented arch with gauged brick and round window openings (1892).

**End of tour**

#### **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, T.J. McCubbin, George Barksdale, and Chris Cox  
Dawson.

•**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.

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

•**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 Thomas A. Jameson and Harry Kite.

•**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:**

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 >  
[Red Brick, Brown Brick, Pressed Brick, and Common: Capitol Hill Brick  
Cast Iron: Firmness, Commodity, and Delight](#)

**Capitol Hill Restoration Society**  
**www.chrs.org 202 543-0425**