

Our Industrial Past Walking Tour

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Learn about Capitol Hill's industrial past including manufacturing, beer brewing, coal yards, and other businesses.

Capitol Hill industry: Navy Yard, Washington Gas Light works on the Anacostia, Government Printing Office, railroad station, streetcar maintenance (2), breweries (3), ice, ice cream, bakeries, dairies (5), florists/ greenhouses, undertakers (4), musical instruments, coal yards, and a monument company.

Stop 1: 111 10th Street, SE: Organ factory.

In 1910 Samuel Waters converted this horse stable at 111 10th Street, SE (built in 1887) into an organ factory. Waters built and repaired organs, and was an inventor who received numerous patents over the years -- was very successful and numerous churches and theatres around the city boasted of having a Waters organ. The factory had no electricity; instead, the works were powered by a small gas engine (which has since been added to the Smithsonian's collections). After Waters' death in 1963, it was converted into living space. [\[see photos 1-3\]](#)

Stop 1: 109 10th Street, SE: 1887 frame dwelling

Waters, his wife and son, lived next door. The house was renovated in 2007. Before DC zoning laws in the early 20th century, many people lived next to, in front of, or over their businesses, such as grocery stores, tailors, breweries, and machine shops. As land became more valuable, population denser, and health effects known, efforts were made by city officials to separate residential, commercial, and industrial uses through zoning laws.

Directions to next stop:

Walk south on 10th Street, turn left on Independence Avenue then north on 11th Street. Opposite is Philadelphia Row 124-154 11th Street, attributed to Stephen Flanagan (1865).

Stop 2: 131 11th Street, SE: Mattingly Funeral Home

In 1894, Joseph T. Campbell, a grocer, built this large three-story brick house as a residence; his grocery store was at 230 11th Street, SE. In 1945, Robert A. Mattingly (1901-1973) opened the Mattingly Funeral Home here, which he ran until his death in 1973. He was a member of St. Peter's Catholic Church and is buried in Cedar Hill Cemetery.

Directions to next stop: Turn south on 11th Street, walking past **200-230 11th Street, SE**, Queen Anne rowhouses built by Charles Gessford in 1891: press brick (pellet, nailhead, vermiculated, and square billet molding), square and round towers, triangular pier caps, witches's hats, and stained glass.

Opposite are Craftsman-inspired rowhouses, **231-255 11th Street, SE**, built by Thomas A. Jameson in 1923: porch front houses in tapestry brick (American bond coursing 5:1), flaring mansard roof with alternating shed dormer designs, six-over-one windows (recommended in *The Craftsman* magazine) and visible rafter tails. Some doors may be original. See rowhouses built by a competitor, Herman R. Howenstein, at **518-522 14th Street, SE**, with straight mansard roof and gable dormers. Jameson and Howenstein houses are side by side on the 1500 and 1600 blocks of Potomac Avenue, SE, on the north side.

Turn east from 11th Street, enter the alley, and turn right onto Gessford Court (built by Charles Gessford in 1892). In 1897 Prather & Hall converted # 21 into a blacksmith shop. In 1919, Walter B. Avery, a contractor, converted # 15 and 17 into garages. Sometime after 1946 they were reconverted to dwellings; in 1965, # 15 was advertised for sale as a "just restored" carriage house. Rep. Adam Clayton Powell, Jr. lived in # 16. For more information, see the CHRS Gessford Court Walking Tour <https://chrs.org/category/chrs-activities/walking-tours/>

Walk east through Gessford Court to 12th Street, and turn south on 12th Street, walk south on 12th Street, passing **Mott's Market, 233 12th Street, SE**, designed by Israel Diamond, and built as a grocery by J. Diamond for owner Samuel Gotkin in 1916.

Continue south on 12th Street to South Carolina Avenue and **226 - 234 12th Street**, built by F.P Turner & Bro. in 1892 and **236 ½ to 244 ½**, designed by Nicholas Grimm in 1905, then east on D Street to 302 12th Street, SE.

Stop 3: 302 12th Street, SE: Coal Office

In 1912, J.A. Clark built this 10 x 16 coal office, to serve the coal yard to the south (now the site of the houses at 302 and 304 12th Street (built in 2005)). Even this small, utilitarian structure featured a decorative metal cornice and segmented arches over the window and door, like those used on larger residential buildings. Coal yards were common on Capitol Hill; in 1908 there were more than 25. If coal was delivered to the street in the front of a house, the homeowner had to remove within a day. After World War II furnaces burning fuel oil became popular, and coal was phased out for home use.

Directions to next stop:

Walk south on 12th Street to D Street. Turn onto D Street and walk east on D Street, passing **1232 D Street**, built in 1940, a sampler of brick mason's artistry in common red brick: American bond brick coursing 6:1, rowlock sills, soldier course lintels, basket weave, Art Deco elements.

Continue east on D Street, passing **Kentucky Courts Seniors** (built in 1965) on the left and **Buchanan Park Townhomes** (built in 2017) on the right.

Stop 4: 1331 D Street, SE: National Capital Brewery and Meadowgold Dairy

The "Brewmaster's House," associated with National Capital Brewing Co., is a Colonial Revival building constructed in 1899 as an apartment building. We understand that at one time this was where the brewmaster lived. If so, it would certainly have been a convenient location and we do know that buildings related to the brewery were built as late as 1912 (when an ice storage building was constructed in the alley). If it was the brewmaster's home, this would be the only remaining building from the brewery era. Brewery owners used saloons and beer gardens to promote beer sales. During Prohibition the brewery was converted into Meadowbrook Dairy. Square 1042 is now Beckert's Park: Safeway, retail, apartments. (2020). [see photos 4 and 5]

Directions to next stop:

Walk east on D Street, passing Harry Kite's rowhouses (**1310-1324 D Street, 1915**) Cafritz rowhouses, **1350-1360**) in tapestry brick and medallions. Turn north on Kentucky Avenue to the intersection with Independence Avenue.

Stop 5. 201-207 13th Street, SE: Stores

Albert Carry, who also owned a brewery, built three stores here in 1910. Early shopkeepers included Mamie B. Paulus (1879-1934) who sold notions and dress patterns at 201-203 13th from c. 1914 to 1934. , Frank Cusamano, a shoemaker, at 205, a Sanitary Grocery (a chain later acquired by Safeway), and Lee's Hand Laundry at 207. In the 1960s Thaddeus J. Miller operated his wholesale hardware store at 201-205. Neighbors remember shovels and sledgehammers displayed outside the store.

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The Palais Royal (A. Lisner)
G & 11th Street

Walter E. Barr Carroll's Columbia Style Shop Freedman, Aaron & Co., Inc. B. Ginsberg Nathan Goodman Paul Harmel Mamie B. Paulus	252 Eighth St. N.E. 3304-06 Georgia Ave. N.W. 3444 14th St. N.W. 725 11th St. N.W. 2851 Georgia Ave. 2000-02 18th St. N.W. 730 4½ St. S.W. 201-03 13th St. S.E.	People's Department Store The Petworth Variety Store The B. Rich Stores Mrs. Mathilda Roller Mrs. Annie Thrift Wahl's H. Weisberg Mary H. Robertson
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Directions to next stop:

Continue east on Independence Avenue, passing **Bryan School** (built in 1909 for White students, now condominiums, and rowhouses constructed in 2004), to 14th Street, SE. Cross 14th Street.

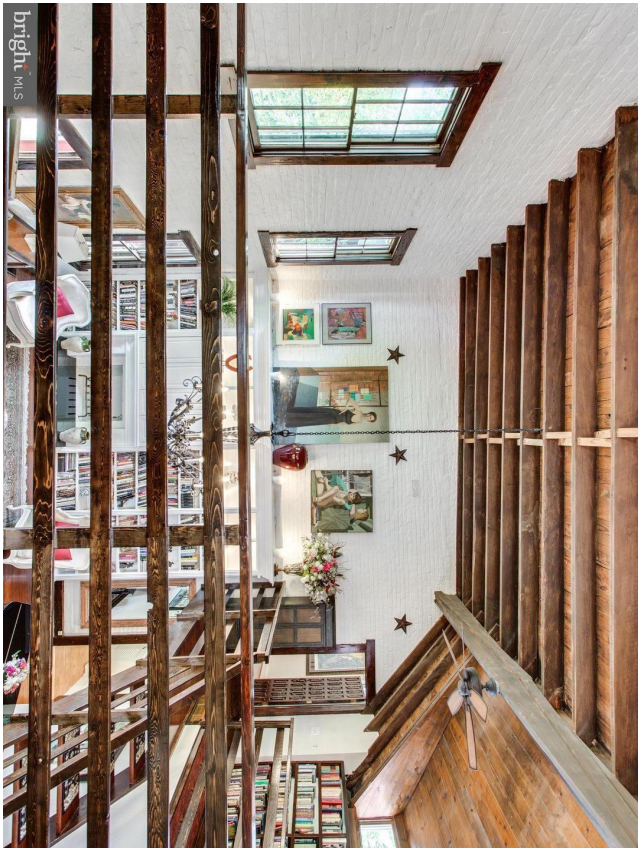
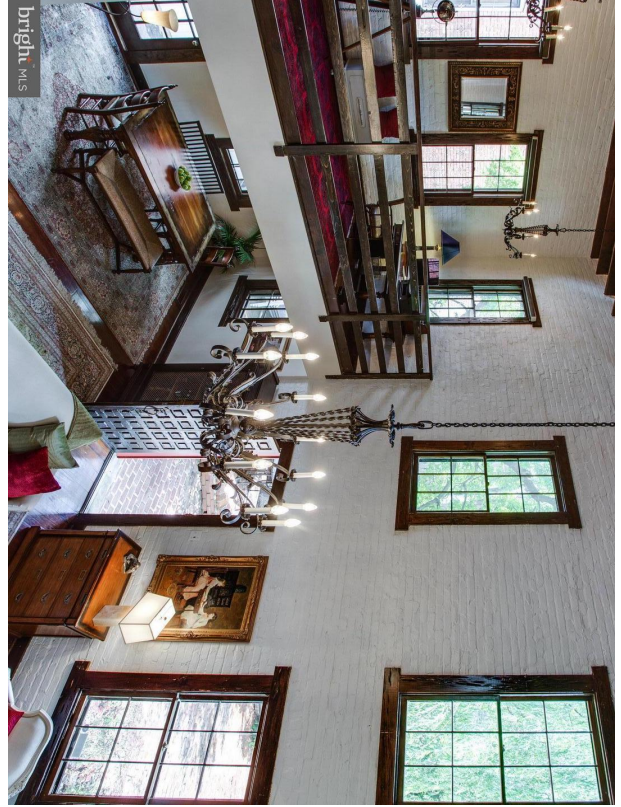
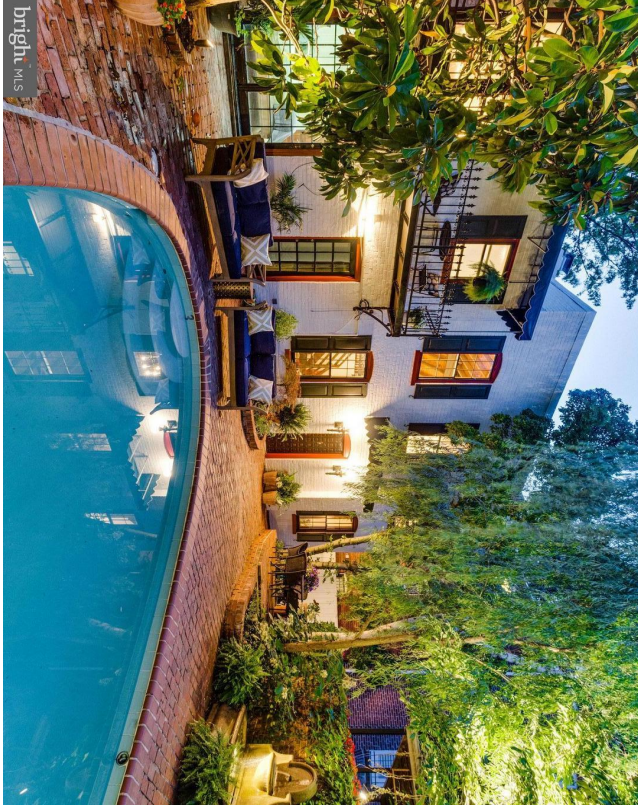
Thankful Baptist Church, 1401 Independence Avenue, was originally Haven Methodist Episcopal Church, designed by the well-known Black architect John A. Lankford in 1925.

Stop 6: 1403 Independence Avenue, SE: Piggly Wiggly

Designed by Frank R. Hollingshead and built in 1919 as a one-story grocery store, it was the home of a Piggly Wiggly between 1921 and 1925. Piggly Wiggly introduced a new retail grocery business model: customers would select their own goods (rather than a clerk waiting on them one-by-one), pay on the spot, and bring their groceries home. Piggly Wiggly operates in several southern states. Themed merchandise is for sale on www.pigglywiggly.com. [see Piggly-wiggly ad and inventory] After that store closed, Eugene and Maude Racca, who lived at 1426 Ames Place, NE, used the location for the Crusty Pie Co. between 1929 and 1933. The bakery continued in business at other locations. Eugene J. Racca emigrated from Italy to the US in 1906. After working in a bakery in San Francisco and serving in the US Army during WWI, he worked in a Baltimore Bakery where he met Milton Rivers. They founded the Crusty Pie Co. in 1929. The bakery was at 30 O Street, NE. By 1956 the company had 200 employees and 35 delivery trucks, and in 1965 was one of the two biggest bakeries in the city.

In the 1940s and 1950s there were radio and appliance stores, and in the 1980s, a printing company. Thankful Baptist Church now owns the building.

Organ Factory (residence), 111 10th St. SE



National Capital Brewing Company





APRIL 23, 1928.

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PIGGLY WIGGLY

The aristocracy of the Piggly Wiggly basket is well established. Many well-to-do women enjoy shopping here because it enables them to select what they want at their leisure from among the finest food products that the market affords.

Turnstile Coffee

First choice among thousands of Washingtonians. Serve it daily first thing in the morning. You will like it first rate the very first time you drink it. Look for it in the first aisle of every Piggly Wiggly store.

Lb. 39c



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DC Historic Preservation Office: Historyquest, an interactive GIS map. planning.dc.gov/page/historyquest-dc.
Go to www.dc.gov, and type "historyquest" in the searchbox. Once in historyquest, type in your address in that searchbox and you will see available information on the original owner, builder, architect, date of construction, dimensions, how many were built, the building permit number and permit date (if any), plus the lot and square

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Images

- 1-3. Private residence at 111 10th St. SE, originally the Waters Organ Factory
- 4-5 National Capital Brewery (LOC, 1910-1926, LC-F82-1323 P&P) and Meadowgold dairy (DC History Center, WY-1453.30 18 September 1949)
6. Piggly Wiggly advertisement, *Evening Star*, 23 April 1928, 7
7. Mattingly death notice [guides only]
8. Piggly Wiggly inventory [guides only]